



underberg & kessler LLP

RONALD G. HULL, OF COUNSEL  
(585) 258-2838  
rhull@underbergkessler.com

September 21, 2015

**VIA FEDERAL EXPRESS**

Andrew Gugliemi, Esq.  
New York State Department of  
Environmental Conservation  
Bureau of Remediation  
625 Broadway, 14<sup>th</sup> Floor  
Albany, New York 12233-1500

Re: Environmental Easement  
Site Name: Monoco Oil  
Site Number: C828137

Dear Mr. Gugliemi:

Enclosed please find copies of the recorded Environmental Easement and Real Estate Transfer Tax Return recorded in the Office of the Monroe County Clerk on September 9, 2015.

Also, please find enclosed copies of the municipal notices sent to the Village and Town of Pittsford by certified mail on September 21, 2015. An affidavit of service by mail is included.

If you have any future questions relating to the Environmental Easement, please contact me.

Very truly yours,

Ronald G. Hull

RGH:jms  
Enclosures

cc: Mr. Steven DiMarzo (w/ encs.)

MONROE COUNTY CLERK'S OFFICE

THIS IS NOT A BILL. THIS IS YOUR RECEIPT

ROCHESTER, NY

Receipt # 1296897

Index DEEDS

Book 11589 Page 257

No. Pages : 10

Instrument EASEMENT AGREEMENT

Date : 09/09/2015

Time : 02:54:08PM

Control # 201509090737

TT # TT0000002405

Ref 1 #

Employee : TracyC

Return To:

CHRISTOPHER J KOTARY  
301 EXCHANGE BOULEVARD  
SUITE 200  
ROCHESTER, NY 14608-

PITTSFROD CANALSIDE PROPERTIES LLC

PEOPLE OF THE STATE OF NEW YORK DEPARTMENT OF  
ENVIRONMENTAL CONSERVATION  
NYSDEC

COUNTY FEE TP584	\$	5.00
COUNTY FEE NUMBER PAGES	\$	45.00
RECORDING FEE	\$	45.00
STATE FEE TRANSFER TAX	\$	0.00

Total \$ 95.00

State of New York

TRANSFER AMT

MONROE COUNTY CLERK'S OFFICE

WARNING - THIS SHEET CONSTITUTES THE CLERKS  
ENDORSEMENT, REQUIRED BY SECTION 317-a(5) &  
SECTION 319 OF THE REAL PROPERTY LAW OF THE  
STATE OF NEW YORK. DO NOT DETACH OR REMOVE.

TRANSFER AMT

\$1.00

CHERYL DINOLFO  
MONROE COUNTY CLERK



**AFFIDAVIT OF SERVICE**

Re: Environmental Easement  
Site Name: Monoco Oil  
Site Number: C828137

STATE OF NEW YORK)  
COUNTY OF MONROE ) ss.:

DORENE M. PETERS, being duly sworn, deposes and says that: deponent is not a party to this action; she resides in the Town of Greece, State of New York; she is over 18 years of age, and is a messenger at the offices of Underberg & Kessler, LLP, attorneys for Mark IV Enterprises. That on the 21st day of September, 2015, before five thirty o'clock p.m., deponent served **Municipal Notices (attached) to the Village and Town of Pittsford** upon:

Robert Corby, Mayor  
Village of Pittsford  
21 North Main Street  
Pittsford, New York 14534

William A. Smith, Supervisor  
Town of Pittsford  
11 South Main Street  
Pittsford, New York 14534

at their last known addresses, VIA CERTIFIED MAIL/RETURN RECEIPT REQUESTED.

  
Dorene M. Peters

Sworn to before me this

21<sup>st</sup> day of September, 2015.

  
Notary Public

**CAROL A. CATERNOLO**  
Notary Public, State of New York  
Qualified in Wayne County  
Commission Expires April 18, 2019



underberg & kessler LLP

RONALD G. HULL, SENIOR COUNSEL  
(585) 258-2838  
rhull@underbergkessler.com

September 21, 2015

**CERTIFIED MAIL/RETURN RECEIPT**

Robert Corby, Mayor  
Village of Pittsford  
21 North Main Street  
Pittsford, New York 14534

Re: Notice of Environmental Easement for 75 Monroe Avenue

Dear Mayor Corby:

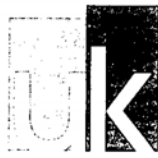
Attached please find a copy of an environmental easement granted to the New York State Department of Environmental Conservation ("DEC").

on August 12, 2015  
by Pittsford Canalside Properties LLC,  
for property at 75 Monroe Avenue, Pittsford, New York,  
Tax Map No. 151.18-1-51.1,  
DEC Site No. C828137

This Environmental Easement restricts future use of the above-referenced property to restricted residential, commercial or industrial uses. Any on-site activity must be done in accordance with the Environmental Easement and the Site Management Plan which is incorporated into the Environmental Easement. Department approval is also required prior to any groundwater use.)

Article 71, Section 71-3607 of the New York State Environmental Conservation Law requires that:

1. Whenever the department is granted an environmental easement, it shall provide each affected local government with a copy of such easement and shall also provide a copy of any documents modifying or terminating such environmental easement.



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Robert Corby, Mayor  
September 21, 2015  
Page No. 2

2. Whenever an affected local government receives an application for a building permit or any other application affecting land use or development of land that is subject to an environmental easement and that may relate to or impact such easement, the affected local government shall notify the department and refer such application to the department. The department shall evaluate whether the application is consistent with the environmental easement and shall notify the affected local government of its determination in a timely fashion, considering the time frame for the local government's review of the application. The affected local government shall not approve the application until it receives approval from the department.

An electronic version of every environmental easement that has been accepted by this Department is available to the public at: <http://www.dec.ny.gov/chemical/36045.html>. If you have any questions or comments regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald G. Hull  
As attorney for  
Pittsford Canalside Properties LLC

Enclosures

cc: Steven DiMarzo, Pittsford Canalside Properties LLC



underberg & kessler LLP

RONALD G. HULL, SENIOR COUNSEL  
(585) 258-2838  
rhull@underbergkessler.com

September 21, 2015

**CERTIFIED MAIL/RETURN RECEIPT**

William A. Smith, Supervisor  
Town of Pittsford  
11 South Main Street  
Pittsford, New York 14534

Re: Notice of Environmental Easement for 75 Monroe Avenue

Dear Supervisor Smith:

Attached please find a copy of an environmental easement granted to the New York State Department of Environmental Conservation ("DEC").

on August 12, 2015  
by Pittsford Canalside Properties LLC,  
for property at 75 Monroe Avenue, Pittsford, New York,  
Tax Map No. 151.18-1-51.1,  
DEC Site No. C828137

This Environmental Easement restricts future use of the above-referenced property to restricted residential, commercial or industrial uses. Any on-site activity must be done in accordance with the Environmental Easement and the Site Management Plan which is incorporated into the Environmental Easement. Department approval is also required prior to any groundwater use.)

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William A. Smith, Supervisor  
Town of Pittsford  
September 21, 2015  
Page No. 2

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An electronic version of every environmental easement that has been accepted by this Department is available to the public at: <http://www.dec.ny.gov/chemical/36045.html>. If you have any questions or comments regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald G. Hull  
As attorney for  
Pittsford Canalside Properties LLC

Enclosures

cc: Steven DiMarzo, Pittsford Canalside Properties LLC

MONROE COUNTY CLERK  
SEP 9 PM 2:55

exempt  
- 0 -

ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36  
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW

THIS INDENTURE made this 12<sup>th</sup> day of AUGUST, 2015 between Owner(s) Pittsford Canalside Properties LLC, having an office at 301 Exchange Boulevard, Rochester, New York 14608, County of Monroe, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

**WHEREAS**, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

**WHEREAS**, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

**WHEREAS**, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

**WHEREAS**, Grantor, is the owner of real property located at the address of 75 Monroe Avenue in the Village of Pittsford, County of Monroe and State of New York, known and designated on the tax map of the County Clerk of Monroe as tax map parcel numbers: Section 151.8 Block 1 Lot 51.1, being the same as that property conveyed to Grantor by deed dated November 1, 2010 and recorded in the Monroe County Clerk's Office in Liber and Page 10954/635. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 7.386 +/- acres, and is hereinafter more fully described in the Land Title Survey dated May, 2014 and last revised on May 21, 2015 prepared by BME Associates, which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

**WHEREAS**, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation



established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

**NOW THEREFORE**, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: B8-0728-06-08, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement")

1. **Purposes.** Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. **Institutional and Engineering Controls.** The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

**Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii),  
Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial  
as described in 6 NYCRR Part 375-1.8(g)(2)(iv)**

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Monroe County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section  
Division of Environmental Remediation  
NYSDEC  
625 Broadway  
Albany, New York 12233  
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

**This property is subject to an Environmental Easement held  
by the New York State Department of Environmental Conservation**

**pursuant to Title 36 of Article 71 of the Environmental Conservation Law.**

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:  
(i) are in-place;  
(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to: Site Number: C828137  
Office of General Counsel  
NYSDEC  
625 Broadway  
Albany New York 12233-5500

With a copy to: Site Control Section  
Division of Environmental Remediation  
NYSDEC  
625 Broadway  
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

Pittsford Canalside Properties LLC:

By: *Christopher A. DiMarzo*

Print Name: Christopher A. DiMarzo

Title: Member Date: July 31, 2015

**Grantor's Acknowledgment**

STATE OF NEW YORK )  
 ) ss:  
COUNTY OF Monroe )

On the 31st day of July, in the year 20 15, before me, the undersigned, personally appeared Christopher A. DiMarzo personally known to me ~~or proved to me on the basis of satisfactory evidence~~ to be the individual(s) whose name is is (~~are~~) subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

*Elizabeth Anne Collins*  
Notary Public - State of New York

**ELIZABETH ANNE COLLINS**  
Notary Public, State of New York  
Monroe County, Reg. #01CO826695  
Commission Expires August 6, 2016

**THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK**, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

By:   
Robert W. Schick, Director  
Division of Environmental Remediation

**Grantee's Acknowledgment**

STATE OF NEW YORK    )  
  ) ss:  
COUNTY OF ALBANY    )

On the 12<sup>th</sup> day of August, in the year 2015 before me, the undersigned, personally appeared Robert W. Schick, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public - State of New York

**PATRICK EUGENE FOSTER**  
NOTARY PUBLIC, STATE OF NEW YORK  
QUALIFIED IN KINGS COUNTY  
NO. 02FO6278032  
COMMISSION EXPIRES 03/18/2017

*Record and  
return to :*

Christopher J. Kotary, Esq.  
Attorney at Law  
301 Exchange Boulevard, Suite 200  
Rochester, New York 14608

**SCHEDULE "A" PROPERTY DESCRIPTION**

Description of the Subject Parcel and Environmental Easement Area

*7/11/11*

ALL THAT TRACT OR PARCEL OF LAND containing 7.386 acres more or less, situate in the Phelps and Gorham Purchase, Township 12, Range 5, Town Lot 24, Village of Pittsford, County of Monroe, and State of New York, being more particularly bounded and described as follows:

Beginning at the intersection of the southerly right-of-way line of Monroe Avenue - State Route 31 (Right-of Way width varies) with the westerly boundary line of lands now or formerly of Conrail (Formerly New York Central Railroad) (T.A. 151.18-01-36); thence

1. S 67 Degrees 52'48" W, a distance of 1131.36 feet to a point; thence
2. Southwesterly, along a tangent curve to the right, having a radius of 10726.50 feet, a distance of 577.40 feet to a point; thence
3. N 19 Degrees 02'09" W, a distance of 83.50 feet to a point; thence
4. Southwesterly, along a non-tangent curve to the right, having a radius of 10643.00 feet and a chord bearing of S 71 Degrees 13'03" W, a distance of 94.12 feet to a point; thence
5. N 57 Degrees 42'30" E, a distance of 820.90 feet to a point; thence
6. N 72 Degrees 53'15" E, a distance of 835.33 feet to a point; thence
7. S 63 Degrees 55'33" E, a distance of 236.71 feet to the Point of Beginning.

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

2015 SEP -9 PM 2:55

MONROE COUNTY CLERK

See Form TP-584-1, Instructions for Form TP-584, before completing this form. Print or type.

Schedule A - Information relating to conveyance

Form with fields for Grantor/Transferor (Pittsford Canalside Properties LLC) and Grantee/Transferee (People of the State of New York) including addresses, social security numbers, and federal EINs.

Location and description of property conveyed

Table with columns: Tax map designation (151.18-1-51.1), SWIS code (264601), Street address (75 Monroe Avenue), City, town, or village (Village of Pittsford), and County (Monroe).

Type of property conveyed (check applicable box)

Form with checkboxes for property types (One- to three-family house, Residential cooperative, etc.) and date of conveyance (9/9/15).

Condition of conveyance (check all that apply)

Form with checkboxes for conditions of conveyance (Conveyance of fee interest, Acquisition of a controlling interest, etc.).

Form for recording officer's use with fields for Amount received, Date received, and Transaction number.



**Schedule B — Real estate transfer tax return** (Tax Law, Article 31)

**Part I — Computation of tax due**

- 1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III) .....  **Exemption claimed**
- 2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien) .....
- 3 Taxable consideration (subtract line 2 from line 1) .....
- 4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3 .....
- 5 Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G) .....
- 6 Total tax due\* (subtract line 5 from line 4) .....

1.		00
2.	0	00
3.		00
4.		00
5.	0	00
6.		00

**Part II — Computation of additional tax due on the conveyance of residential real property for \$1 million or more**

- 1 Enter amount of consideration for conveyance (from Part I, line 1) .....
- 2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A) .....
- 3 Total additional transfer tax due\* (multiply line 2 by 1% (.01)) .....

1.		
2.		
3.		

**Part III — Explanation of exemption claimed on Part I, line 1** (check any boxes that apply)

- a Conveyance of real property is exempt from the real estate transfer tax for the following reason:  
 Conveyance is to the United Nations, the United States of America, the state of New York, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada).....
- b Conveyance is to secure a debt or other obligation.....
- c Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance.....
- d Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts .....
- e Conveyance is given in connection with a tax sale.....
- f Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F.....
- g Conveyance consists of deed of partition.....
- h Conveyance is given pursuant to the federal Bankruptcy Act.....
- i Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property.....
- j Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment.....
- k Conveyance is not a conveyance within the meaning of Tax Law, Article 31, section 1401(e) (attach documents supporting such claim).....

Total tax (from Part I, line 6 and Part II, line 3 above) is due within 15 days from the date conveyance. Please make check(s) payable to a county clerk where the recording is to take place. If the recording is to take place in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, make check(s) payable to the **NYC Department of Finance**. If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

**Schedule C - Credit Line Mortgage Certificate (Tax Law, Article 11)**

Complete the following only if the interest being transferred is a fee simple interest.

(we) certify that: (check the appropriate box)

- The real property being sold or transferred is not subject to an outstanding credit line mortgage.
- The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
  - The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
  - The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
  - The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
  - The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

**Please note:** for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

- Other (attach detailed explanation).
- The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
  - A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
  - A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
- The real property being transferred is subject to an outstanding credit line mortgage recorded in \_\_\_\_\_ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is \_\_\_\_\_. No exemption from tax is claimed and the tax of \_\_\_\_\_ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the **NYC Department of Finance**.)

**Signature (both the grantor(s) and grantee(s) must sign)**

I, the undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

<b>Steven M DiManzo</b>	<b>Member</b>	<b>Andrew Guglielmi</b>	<b>Attorney</b>
Grantor signature	Title	Grantee signature	Title
Grantor signature	Title	Grantee signature	Title

**Reminder:** Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you checked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the **NYC Department of Finance**? If no recording is required, send your check(s), made payable to the **Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

**Schedule D - Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, section 663)**

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part II, and check the second box under Exemptions for nonresident transferor(s)/seller(s) and sign at bottom.

**Part I - New York State residents**

If you are a New York State resident transferor(s)/seller(s) listed in Schedule A of Form TP-584 (or an attachment to Form TP-584), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, each resident transferor/seller must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

**Certification of resident transferor(s)/seller(s)**

I am certifying that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law, section 685(c), but not as a condition of recording a deed.

**Part II - Nonresidents of New York State**

If you are a nonresident of New York State listed as a transferor/seller in Schedule A of Form TP-584 (or an attachment to Form TP-584), you are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, section 663(c). Check the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, section 663. Each nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*. For more information, see *Payment of estimated personal income tax*, on page 1 of Form TP-584-1.

**Exemption for nonresident transferor(s)/seller(s)**

I am certifying that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, section 663 due to one of the following exemptions:

- The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from \_\_\_\_\_ Date to \_\_\_\_\_ Date (see instructions).
- The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date