

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director
625 Broadway, 12th Floor, Albany, New York 12233-7011
P: (518) 402-9706 | F: (518) 402-9020
www.dec.ny.gov

Richard Mack & Randy Torres
19 India Fee Owner LLC
10 Huron FS Condo LLC
c/o Mack Real Estate Group
60 Columbus Circle, 20th Floor
New York, NY 10023

DEC 27 2016

Richard Mack
MP 145 WS Owner LLC
MP 145 WS Lessee LLC
c/o Mack Real Estate Group
60 Columbus Circle, 20th Floor
New York, NY 10023

Nathaniel Plotkin
145 West Street, LLC
c/o Palin Enterprises
235 Park Avenue, 8th Floor
New York, NY 10003

Re: Certificate of Completion
Site No.: C224147
Site: Huxley Envelope Industrial Site
Brooklyn, Kings County

Dear Mr. Mack, Mr. Torres and Mr. Plotkin:

Congratulations on having satisfactorily completed the remedial program at the Huxley Envelope Industrial site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:



Department of
Environmental
Conservation

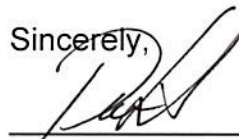
- If you are the site owner, you must record a notice of the COC in the recording office for the County (or Counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record a notice of the COC within 30 days of the date that you acquire the site. A copy of the recorded notice should be provided to the Department's project manager. If you are a non-owner, you must work with the owner to assure the notice of COC is recorded within the time frame specified. A standard notice form is attached to this letter. Please return the proof of recording to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

- Provide the notice of the COC to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in April 2018.

If you have any questions regarding any of these items, please contact John Grathwol, P.E. at (518) 402-9767.

Sincerely,



Robert W. Schick, P.E.

Director

Division of Environmental Remediation

ec w/ enclosure:

L. Shaw – Knauf Shaw LLP – lshaw@nyenvlaw.com

M. Godick – ARKF – mgodick@akrf.com

K. Anders / S. Selmer – NYSDOH

ec w/o enc.:

J. Grathwol

J. Greco

R. Cozzy

G. Burke

J. O'Connell

A. Guglielmi

K. Lewandowski

G. Heitzman

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name	Address
145 West Street, LLC	235 Park Avenue South, 8th Floor, New York, NY 10003
10 Huron FS Condo LLC	60 Columbus Circle, 20th Floor, New York, NY 10023
19 India Fee Owner LLC	60 Columbus Circle, 20th Floor, New York, NY 10023
MP 145 WS Lessee LLC	60 Columbus Circle, 20th Floor, New York, NY 10023
MP 145 WS Owner LLC	60 Columbus Circle, 20th Floor, New York, NY 10023

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 04/15/11 Agreement Execution: 6/6/11 Agreement Index No.: C224147-05-11

Application Approval Amendment: 10/21/14	Agreement Execution Amendment: 10/21/14
Application Approval Amendment: 3/24/16	Agreement Execution Amendment: 3/24/16
Application Approval Amendment: 5/17/16	Agreement Execution Amendment: 5/17/16
Application Approval Amendment: 10/14/16	Agreement Execution Amendment: 10/14/16
Application Approval Amendment: 11/14/16	Agreement Execution Amendment: 11/14/16

SITE INFORMATION:

Site No.: C224147 Site Name: Huxley Envelope Industrial Site
Site Owner: 19 India Fee Owner LLC
10 Huron FS Condo LLC
Street Address: 21, 23, and 143 India Street
Municipality: Greenpoint County: Kings DEC Region: 2
Site Size: 2.650 Acres
Tax Map Identification Number(s): 9-2530-1, 9-2530-7, 9-2530-8
Percentage of site located in an EnZone: 0 - 49%

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

CERTIFICATE ISSUANCE

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

For Parcel 9-2530-1: see Track 1 property description and site survey map exhibits

Allowable Uses under the BCP: Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial

Cleanup Track: Track 1: Unrestricted use

Tax Credit Provisions for Entities Taxable Under Article 9, 9-A, 32, and 33:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate for this area is 50%.
Tangible Property Credit Component Rate for this area is 14%.

Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate for this area is 50%.
Tangible Property Credit Component Rate for this area is 12%.

For Parcel 9-2530-7 (0.85 acres): see Track 2 property description and site survey map exhibits

Allowable Uses under the BCP: Restricted-Residential, Commercial, and Industrial

Cleanup Track: Track 2: Restricted use with generic soil cleanup objectives

Tax Credit Provisions for Entities Taxable Under Article 9, 9-A, 32, and 33:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate for this area is 40%.
Tangible Property Credit Component Rate for this area is 12%.

Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate for this area is 40%.
Tangible Property Credit Component Rate for this area is 10%.

For Parcel 9-2530-7 (0.61 acres) and Lot 9-2530-8: see Track 4 property description and site survey map exhibits

Allowable Uses under the BCP: Restricted-Residential, Commercial, and Industrial

Cleanup Track: Track 4: Track-specific soil cleanup objectives

Tax Credit Provisions for Entities Taxable Under Article 9, 9-A, 32, and 33:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate for this area is 28 %.
Tangible Property Credit Component Rate for this area is 12%.

Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate for this area is 28 %.
Tangible Property Credit Component Rate is 10%.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and two Environmental Easements granted pursuant to ECL Article 71, Title 36 which have been duly recorded in the Recording Office for Kings County as 2016000421410 and 2016000445435.

LIABILITY LIMITATION

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site,

subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

CERTIFICATE TRANSFERABILITY

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

CERTIFICATE MODIFICATION/REVOCATION

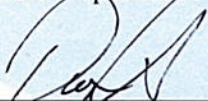
This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Basil Seggos
Commissioner
New York State Department of Environmental Conservation

By:


Robert W. Schick, P.E., Director
Division of Environmental Remediation

Date: December 27, 2016

NOTICE OF CERTIFICATE OF COMPLETION

Brownfield Cleanup Program

6 NYCRR Part 375-1.9(d)

Huxley Envelope Industrial Site, Site ID No. C224147

23 and 143 India Street

Brooklyn, Kings County

Tax Map Identification Numbers 9-2530-1 and 9-2530-8

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to 19 India Fee Owner LLC, 10 Huron FS Condo LLC, MP 145 WS Owner LLC, 145 West Street, LLC and MP 145 WS Lessee LLC for a parcel approximately 0.75 acres located at 23 India Street and for a parcel approximately 0.44 acres located at 143 India Street in Brooklyn, Kings County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

PLEASE TAKE NOTICE, the remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

The Controlled Property may be used for:

Unrestricted Use as described in 6 NYCRR Part 375-1.8(g)(1)(i); Residential Use as described in 6 NYCRR Part 375-1.8(g)(2)(i), Restricted Residential Use as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial Use as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial Use as described in 6 NYCRR Part 375-1.8(g)(2)(iv), except for the portion of the Controlled Property consisting of 0.44 acres described in Schedule A, which may be used for Restricted Residential, Commercial and Industrial Uses, but not Residential Use.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easements granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Bronx County as County Recording Identifier 2016000421410.

PLEASE TAKE NOTICE, the Environmental Easement requires that the approved site management plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

PLEASE TAKE NOTICE, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise

Huxley Envelope Industrial Site, Site #C224147, 23 and 143 India Street

occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

PLEASE TAKE NOTICE, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

PLEASE TAKE NOTICE, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

PLEASE TAKE NOTICE, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

PLEASE TAKE NOTICE, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

PLEASE TAKE NOTICE, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 located at 1 Hunter's Point Plaza, 47-40 21st Street, Long Island City, NY 11101-5401, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

19 INDIA FEE OWNER LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK)
COUNTY OF)

On the _____ day of _____, in the year 20__, before me, the undersigned, personally appeared _____, 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/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.

Signature and Office of individual
taking acknowledgment

Please record and return to:

19 India Fee Owner LLC
c/o Mack Real Estate Group
60 Columbus Circle, 20th Floor
New York, NY 10023

NOTICE OF CERTIFICATE OF COMPLETION

Brownfield Cleanup Program

6 NYCRR Part 375-1.9(d)

Huxley Envelope Industrial Site, Site ID No. C224147

21 India Street

Brooklyn, Kings County

Tax Map Identification Number 9-2530-7

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to 19 India Fee Owner LLC, 10 Huron FS Condo LLC, MP 145 WS Owner LLC, 145 West Street, LLC and MP 145 WS Lessee LLC for a parcel approximately 1.46 acres located at 21 India Street in Brooklyn, Kings County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

PLEASE TAKE NOTICE, the remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- ☐ Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- ☐ Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- ☒ Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- ☒ Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- ☒ Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easements granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Bronx County as County Recording Identifier 2016000445435.

PLEASE TAKE NOTICE, the Environmental Easement requires that the approved site management plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

PLEASE TAKE NOTICE, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability

Huxley Envelope Industrial Site, Site #C224147, 23 and 143 India Street

limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

PLEASE TAKE NOTICE, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

PLEASE TAKE NOTICE, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

PLEASE TAKE NOTICE, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

PLEASE TAKE NOTICE, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

PLEASE TAKE NOTICE, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 located at 1 Hunter's Point Plaza, 47-40 21st Street, Long Island City, NY 11101-5401, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

10 HURON FS CONDO LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

On the _____ day of _____, in the year 20__, before me, the undersigned, personally appeared _____, 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/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.

Signature and Office of individual
taking acknowledgment

Please record and return to:

10 Huron FS Condo LLC
c/o Mack Real Estate Group
60 Columbus Circle, 20th Floor
New York, NY 10023

Tax Map # 9-2530-7 21 INDIA STREET

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE,
LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF
KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED
AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY SIDE OF INDIA STREET (60
FEET WIDE), DISTANT 164.18 FEET WESTERLY FROM THE INTERSECTION
OF SAID NORTHERLY SIDE OF INDIA STREET WITH THE WESTERLY SIDE
OF WEST STREET (60 FEET WIDE), SAID POINT BEING THE POINT OR
PLACE OF BEGINNING; THENCE

WESTERLY ALONG SAID NORTHERLY SIDE OF INDIA STREET,
N90°00'00"W A DISTANCE OF 306.69 FEET TO A POINT; THENCE

NORTHERLY, N00°00'00"E A DISTANCE OF 60.75 FEET TO A POINT;
THENCE

WESTERLY, N90°00'00"W A DISTANCE OF 23.20 FEET TO A POINT;
THENCE

NORTHERLY, N21°59'24"W A DISTANCE OF 42.33 FEET TO A POINT;
THENCE

NORTHERLY, N21°59'24"E A DISTANCE OF 42.33 FEET TO A POINT;
THENCE

EASTERLY, N90°00'00"E A DISTANCE OF 23.20 FEET TO A POINT;
THENCE

NORTHERLY, N00°00'00"E A DISTANCE OF 60.75 FEET TO A POINT ON THE
SOUTHERLY SIDE OF HURON STREET (60 FEET WIDE); THENCE

EASTERLY ALONG SAID SOUTHERLY SIDE OF HURON STREET,
N90°00'00"E A DISTANCE OF 306.69 FEET TO A POINT; THENCE

SOUTHERLY, S00°00'00"W A DISTANCE OF 200.00 FEET TO A POINT, SAID
POINT BEING THE POINT OR PLACE OF BEGINNING.

ENCOMPASSING AN AREA OF 63,781 SQUARE FEET OR 1.46
ACRES, MORE OR LESS.

Tax Map # 9-2530-1 23 INDIA STREET

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE WESTERLY SIDE OF WEST STREET (60 FEET WIDE) WITH THE NORTHERLY SIDE OF INDIA STREET (60 FEET WIDE), SAID POINT BEING THE POINT OR PLACE OF BEGINNING; THENCE

WESTERLY ALONG SAID NORTHERLY SIDE OF INDIA STREET, N90°00'00"W A DISTANCE OF 164.18 FEET TO A POINT; THENCE

NORTHERLY, N00°00'00"E A DISTANCE OF 200.00 FEET TO A POINT ON THE SOUTHERLY SIDE OF HURON STREET (60 FEET WIDE); THENCE

EASTERLY ALONG SAID SOUTHERLY SIDE OF HURON STREET, N00°00'00"E A DISTANCE OF 164.18 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF SAID SOUTHERLY SIDE OF HURON STREET WITH SAID WESTERLY SIDE OF WEST STREET; THENCE

SOUTHERLY ALONG SAID WESTERLY SIDE OF WEST STREET, S00°00'00"W A DISTANCE OF 200.00 FEET TO A POINT, SAID POINT BEING THE POINT OR PLACE OF BEGINNING.

ENCOMPASSING AN AREA OF 32,836 SQUARE FEET OR 0.75 ACRES, MORE OR LESS.

Tax Map # 9-2530-8 143 INDIA STREET

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY SIDE OF INDIA STREET (60 FEET WIDE), DISTANT 470.87 FEET WESTERLY FROM THE INTERSECTION OF SAID NORTHERLY SIDE OF INDIA STREET WITH THE WESTERLY SIDE OF WEST STREET (60 FEET WIDE), SAID POINT BEING THE POINT OR PLACE OF BEGINNING; THENCE

WESTERLY ALONG SAID NORTHERLY SIDE OF INDIA STREET, N90°00'00"W A DISTANCE OF 94.70 FEET TO A POINT; THENCE

RUNNING THE FOLLOWING SIX COURSES, GENERALLY ALONG THE SHEETPILE BULKHEAD:

NORTHERLY, N07°58'16"W A DISTANCE OF 88.27 FEET TO A POINT; THENCE

NORTHERLY, N02°33'22"W A DISTANCE OF 25.07 FEET TO A POINT; THENCE

NORTHERLY, N32°37'17"E A DISTANCE OF 2.66 FEET TO A POINT; THENCE

NORTHERLY, N45°20'01"W A DISTANCE OF 4.13 FEET TO A POINT; THENCE

SOUTHERLY, S56°40'03"W A DISTANCE OF 2.76 FEET TO A POINT; THENCE

NORTHERLY, N08°19'13"W A DISTANCE OF 84.80 FEET TO A POINT ON THE SOUTHERLY SIDE OF HURON STREET (60 FEET WIDE); THENCE

EASTERLY, ALONG SAID SOUTHERLY SIDE OF HURON STREET, N90°00'00"E A DISTANCE OF 124.13 FEET TO A POINT; THENCE

SOUTHERLY, S00°00'00"W A DISTANCE OF 60.75 FEET TO A POINT; THENCE

WESTERLY, N90°00'00"W A DISTANCE OF 23.20 FEET TO A POINT; THENCE

SOUTHERLY, S21°59'24"W A DISTANCE OF 42.33 FEET TO A POINT; THENCE

SOUTHERLY, S21°59'24"E A DISTANCE OF 42.33 FEET TO A POINT; THENCE

EASTERLY, N90°00'00"E A DISTANCE OF 23.20 FEET TO A POINT; THENCE

SOUTHERLY, S00°00'00"W A DISTANCE OF 60.75 FEET TO A POINT, SAID POINT BEING THE POINT OR PLACE OF BEGINNING.

ENCOMPASSING AN AREA OF 19,349 SQUARE FEET OR 0.44 ACRES, MORE OR LESS.

Exhibit B
Site Survey

[illegible][illegible][illegible][illegible][illegible][illegible][illegible]

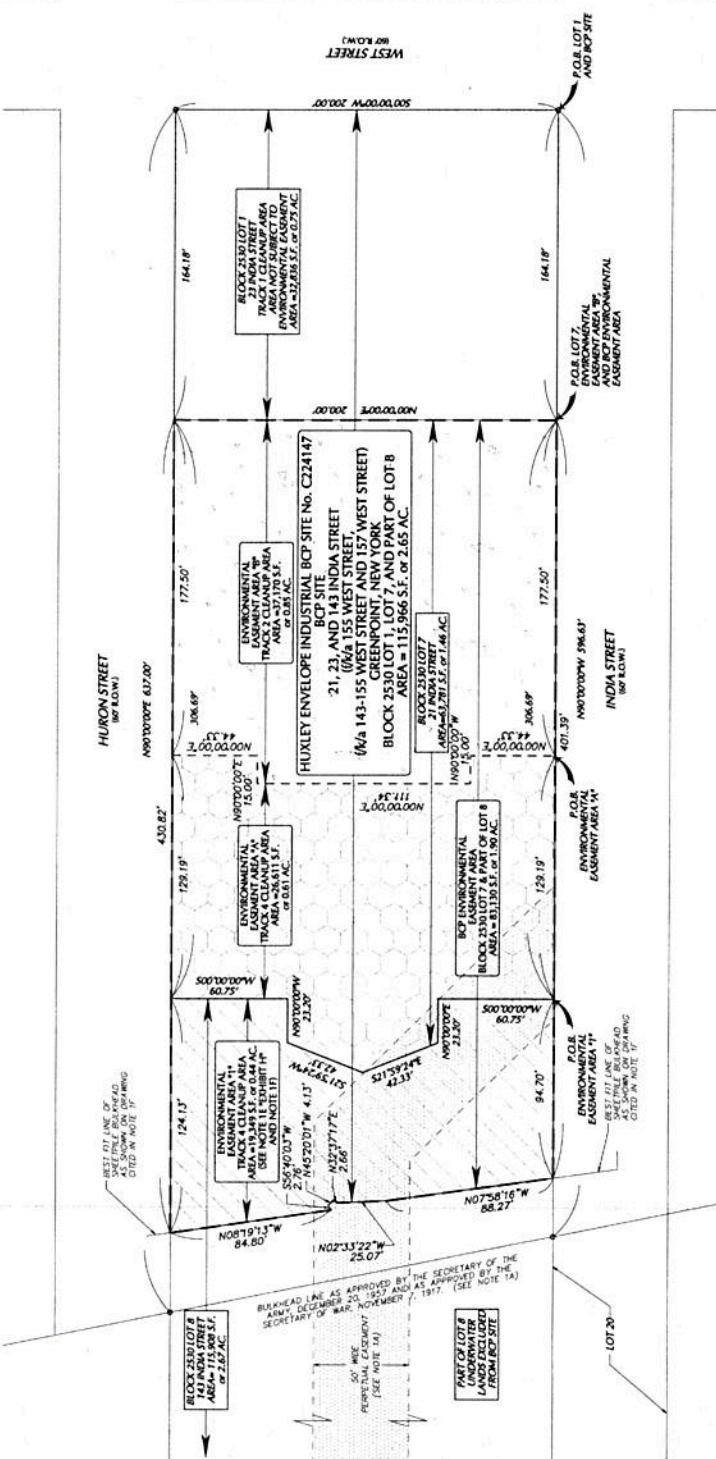
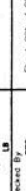
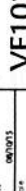
11/02/16	Added Property Address and Removed Proposed Notation	2
04/01/16	Appportioned Lots and Revised written Descriptions	1
Date	Description	No.

[illegible]

<p> </p>	<p> BROWNFIELD CLEARANCE PROGRAM SITE ENVIRONMENTAL EASEMENT AREA </p>
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	other
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NY LIC. No. 050194-1	THE CITY OF NEW YORK	NY	NEW YORK	ICA SITE NO. C21417	Sheet 003 of 003
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NOTES

- [illegible]

HATCH LEGEND

- ENVIRONMENTAL
EASEMENT AREA 11"
TRACK 4 CLEANUP AREA
- ENVIRONMENTAL
EASEMENT AREA 11"
TRACK 4 CLEANUP AREA
- ENVIRONMENTAL
EASEMENT AREA 11"
TRACK 2 CLEANUP AREA
- 50' WIDE PERPETUAL EAS

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 NEW YORK ENVIRONMENTAL CONSERVATION LAW, THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED FROM THE ENVIRONMENTAL REMEDIATION SITE CONTROL DIVISION OF THE ENVIRONMENTAL CONSERVATION DEPARTMENT, 625 BROADWAY, ALBANY, NY 12233, OR AT EROPER@ECNY.CO.

Date	Description	No.
4/02/16	Added Property Addresses and Removed Proposed Notion Only	2
4/01/16	Apportioned Lots and Revised Written Descriptions	1

[illegible]

LANGAN

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**21, 23, AND 143
INDIA STREET**
BLOCK No. 2130, LOT Nos. 1, 2, & PART OF LOT
BOROUGH OF BROOKLYN
CITY OF NEW YORK

<p>  </p>	<p> BROWNFIELD CLEAN PROGRAM SITE ENVIRONMENTAL EASEMENT AREAS </p>
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Project No. 170320701 Date 08/20/15 Scale 1"=30' Drawn By LB Checked By	Drawing No.	VE102
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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/15/2016



SITE DESCRIPTION

SITE NO. C224147

SITE NAME Huxley Envelope Industrial Site

SITE ADDRESS: 21, 23 and 143 India Street ZIP CODE: 11222

CITY/TOWN: Greenpoint

COUNTY: Kings

ALLOWABLE USE: 23 India: Unrestricted use; 21 India and 143 India: Restricted Residential

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan

☒ ☐

Monitoring Plan

☐ ☒

Operation and Maintenance (O&M) Plan

☐ ☒

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2018

Description of Institutional Control

19 India Fee Owner LLC

60 Columbus Circle, 20th Floor

143 India Street

Environmental Easement

Block: 2530

Lot: 8

Sublot:

Section: 9

Subsection:

S_B_L Image: 9-2530-8

Ground Water Use Restriction

IC/EC Plan

Site Management Plan

10 Huron FS Condo LLC

60 Columbus Circle, 20th Floor

21 India Street

Environmental Easement

Block: 2530

Lot: 7

Sublot:

Section: 9

Subsection:

S_B_L Image: 9-2530-7

Ground Water Use Restriction

IC/EC Plan

Site Management Plan

Description of Engineering Control

19 India Fee Owner LLC

60 Columbus Circle, 20th Floor

143 India Street

Environmental Easement

Block: 2530

Lot: 8

Sublot:

Section: 9

Subsection:

10 Huron FS Condo LLC S_B_L Image: 9-2530-8

60 Columbus Circle, 20th Floor

21 India Street

Environmental Easement

Block: 2530

Lot: 7

Sublot:

Section: 9

Subsection:

S_B_L Image: 9-2530-7

Cover System

Cover System

Sub-slab Depressurization System