#### 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, 20<sup>th</sup> 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, 20<sup>th</sup> Floor
New York, NY 10023

Nathaniel Plotkin 145 West Street, LLC c/o Palin Enterprises 235 Park Avenue, 8<sup>th</sup> 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:



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.

Robert W. Schick, P.E.

Director

Division of Environmental Remediation

ec w/ enclosure:

L. Shaw - Knauf Shaw LLP - Ishaw@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):**

Address Name 145 West Street, LLC 235 Park Avenue South, 8th Floor, New York, NY 10003 60 Columbus Circle, 20th Floor, New York, NY 10023 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

#### 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 Agreement Execution Amendment: 5/17/16 Application Approval Amendment: 5/17/16 Agreement Execution Amendment: 10/14/16 Application Approval Amendment: 10/14/16 Agreement Execution Amendment: 11/14/16

#### SITE INFORMATION:

Site No.: C224147 Site Name: Huxley Envelope Industrial Site

Site Owner: 19 India Fee Owner LLC

Application Approval Amendment: 11/14/16

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

9-2530-1, 9-2530-7, 9-2530-8 Tax Map Identification Number(s):

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

\_\_ Date: December 27,2016

By:

Robert W. Schick, P.E., Director

Division of Environmental Remediation

#### 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 3751.8(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 21<sup>st</sup> Street, Long Island City, NY 11101-5401, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

New York, NY 10023

	19 INDIA FEE OWNER LLC
	By:
	Title:
	Date:
STATE OF NEW YORK ) SS COUNTY OF )	S:
acknowledged to me that he/she/they	, in the year 20, before me, the undersigned, personally mally known to me or proved to me on the basis of satisfactory ose name is (are) subscribed to the within instrument and y executed the same in his/her/their capacity(ies), and that by rument, the individual(s), or the person upon behalf of which the trument.
	Please record and return to:
Signature and Office of individual	
taking acknowledgment	19 India Fee Owner LLC
	c/o Mack Real Estate Group
1. <b>4</b> .0	60 Columbus Circle, 20th Floor

### 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.
$\boxtimes$	Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii
$\boxtimes$	Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
$\boxtimes$	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 21<sup>st</sup> Street, Long Island City, NY 11101-5401, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

New York, NY 10023

WILKER	TAB, the undersigned has signed this rvotice of certificate
• 5	10 HURON FS CONDO LLC
	By:
	Title:
	Date:
STATE OF NEW YORK ) SS COUNTY OF )	
evidence to be the individual(s) whos acknowledged to me that he/she/they	, in the year 20, before me, the undersigned, personally hally known to me or proved to me on the basis of satisfactory se name is (are) subscribed to the within instrument and executed the same in his/her/their capacity(ies), and that by ment, the individual(s), or the person upon behalf of which the rument.
	Please record and return to:
Signature and Office of individual	
taking acknowledgment	10 Huron FS Condo LLC
	c/o Mack Real Estate Group
	60 Columbus Circle, 20th Floor

#### 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.

#### <u>Tax Map # 9-2530-1 23 INDIA STREET</u>

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

### BLOCK 2530 LOT 1 TRACK 1 CLEANUP AREA WRITTEN DESCRIPTION-

LASTERLY ALONG SAD SOUTHERLY SIDE OF HURCH STREET, MONOCOOPER, & DESTIN SOUTHERLY SUD PONT, SAU PONT BLYGO THE SALD SOUTHERLY SUD THE HURCH STREET WITH SAD MESTERLY SOC OF WEST STREET, MESTERLY ALONG SAD NORTHERLY SIDE OF INDIA STREET, VIOLUCIOO W. A. DISTANCE OF 164.18 FEET TO A. POINT, THENCE ALL THAT CERTAIN PLOT PRECE OF PARCEL OF LAND STRATE, LYND AND BEING IN THE BOROLOF OF BROOKIN, COUNTY OF RIGHT OF NEW YORK, BOLNEED AND RECEIVED AND TOLLOWS. EGBNENG AT A POINT AT THE INTERSECTION OF THE MESTERY SOLE OF WEST STREET (OF ITET WORD, SAID POWN OFFINERY SIZE OF MICH. STREET (NO. TEET WORD, SAID POWN SEND THE POINT OF PLACE OF BECANNIC, THENCE WORTHERLY, MODDOTOTE A DISTANCE OF 200,00 FEET TO A MODEL WITH BEST (60 FEET MODEL). BROKEN SOUTHERLY ALONG SAID WESTERLY SIDE OF WEST STREET, SOCOOTION WEST STREET, SAID SOCOOTION TO A POINT, SAID POINT OF PLACE OF BECANNIA. DICOMPASSING AN AREA OF 32,838 SQUARE FEET OR 0.75 NORES, MORE OR LESS.

## WRITTEN DESCRIPTION-BLOCK 2530 LOT 7

ALL THAT CIPTAIN PLOT, PECE OR PARCEL OF LAND STLATE, THING AND BEING IN THE BORGUCH OF BRODGLIN, COUNTY OF MINKS, CITY AND STATE OF NEW YORK, BOUNDED AND COSCIONED AS FOLLOWS: ASTERLY ALONG SAD SOUTHERY SIDE OF HURON STREET, APONDODE A DISTANCE OF JOB RETIT TO A POINT; THENCE A A POWER IN THE WORTHERLY SOF OF INDIA (6) TET WOLD DUSTANT INTENT MET STEETS FROM EXECUTION OF SUD WORTHOLY SOE OF NOTA STREET WATERLY SOE OF WEST STREET (OF BECONNIC.) SOUNERLY, SOUDDOO'N A DISTANCE OF 200.00 FEET TO A PONT, SALD FORT BEING THE FONT OR PLACE OF RECIONSING, DISCOMASSING AN AREA OF 63,781 SQUARE FEET OR 1.46 ACRES, WORK, WORK OR U.ESS. KORTHERLY, NOOTOO'DE A DISTANCE OF 60,73 FEET TO A TOOM ON TON THE SOUTHERLY SOC OF HURON STREET (60 FEET MOC); PIENCE NORTHERY, N2159/24"W A DISTANCE OF 42.33 FEET TO A PONT, THENCE MESTURY ALONG SAD NORTHERY SEC OF NOA STREET, WOODSOO'N A DISTANCE OF 306.69 PLET TO A POINT, PRINCE HORTHERY, NOOTOO'DO'E A DISTANCE OF 60,75 FEET TO A MESTERLY, NOOTOTOTW A DISTANCE OF 23.20 FEET TO A AGRIHORLY, N21'59'24"E A DISTANCE OF 42.33 FEET TO A CONT, THENCE LASTERLY, NECTODOCE A DISTANCE OF 23.20 FEET TO A POWI; PICKE

## WRITTEN DESCRIPTION-

BCP ENVIRONMENTAL EASEMENT AREA WRITTEN DESCRIPTION

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RUNNING THE FOLLOWING SIX COURSES, CENERALLY ALONG THE SHEETPILE BULLOFALD: BEDNANG AT A POINT AT THE INTERSECTION OF THE MISTERY SOLE OF WASTERY (FOR FEET MISTER) WITH THE MISTERY SOLE OF HOLA STREET (60 FEET WICH, SAD POINT BEING THE POINT OF PLACE OF BEDNAND, THENCE ALL THAT CRATAN PLOT, PECT OR PARCE, OF LAND STRATE, UNIX AND BENG IN THE ROBOUGH OF BROOKLIN, COUNTY OF KNOS, OFFT AND STRATE OF NEW YORK, BOUNDED AND OSSORIED AS FOLLOWS: MESTERLY ALONG SAID NORTHERLY SIDE OF INDIA STREET, MONOCOOW A DISTANCE OF 563.57 FEET TO A PONT; PHONE OF 563.57 FEET TO A PONT;

NORTHERLY, NORTH'S A DISTANCE OF BALBO FIET TO A POINT ON THE SOUTHERLY SIDE OF HURON STREET (80 FIET WIDE); THENCE SOUTHERLY, \$56'40'03"# A DISTANCE OF 2.78 FEET TO A POINT; THENCE NORTHERLY, NAZSTYTTE A DISTANCE OF 2.66 FEET TO A POINT, THENCE NORTHERLY, M4520'01"W A DISTANCE OF 4:13 FEET TO A POINT; THENCE NORTHERLY, NOTSATISTW A DISTANCE OF 88.27 FIET TO A POINT, THENCE NORTHERLY, NOZSSZZYW A DISTANCE OF 25.07 FEET TO A POINT, THENCE.

ECONNEC AT A POINT IN THE WORTHOLY SOLE OF HOLY STREET, (FOR LINES), DAYSHI TALKS THE WESTERN FROM WITH ME WESTERN OF SOLE OF WITHOUT SOLE OF MAN, STREET, SALD FOOT BEHG, THE FONT OF PLACE OF RECOMMEN. RUNNING THE FOLLOWING SIX COURSES, CONERALLY ALONG THE SHEETPILE BLACHEAD: ALL THAT CERTAIN PLOT, PECC OR PARKEL OF LAND STLATE, I'VNS AND EINNO IN THE BROKUCH OF BROCKLY, COLNITY OF MENS, OTTY AND STATE OF NEW YORK, BOANGED AND DESCRIBED AS FOLLOWS: WORTHERLY, NAZYSTYTE A DISTANCE OF 2.66 FEET TO A POINT, THENCE DORTHERLY, N4520'01"W A DISTANCE OF 4:13 FEET TO NORTHERY, NOTSELLE"W A DISTANCE OF 88.27 FEET TO A POINT, THENCE NORTHERLY, NOZSSZZIW A DISTANCE OF 25.07 FEET TO A POINT, THENCE MESTERLY ALONG SAID NORTHERLY SIDE OF INDA STREET, WOODGOO'N A DISTANCE OF 401,39 FEET TO A POINT, THENCE

LASTERLY ALDAG SAU SQUINERLY SOE OF HURCH STREET, MODOVOE A DELINACE OF SUSCAPPIETT DA POWER, SAU POWER ERHO THE RITEXECTION OF SAU SQUINERLY SIEE OF HURCH STREET, WITH SAU MESTERLY SIEE OF MISSION STREET, THENCE

HORTHERLY, NOBIBILITY & DISTANCE OF 84.80 FEET TO PONT ON THE SOUTHERLY SIDE OF HURON STREET (50 FEET WICE). THENCE

COUNTRY, SSCHOOLW A DISTANCE OF 2.76 FEET TO A POINT, THENCE

EASTERLY ALONG SAID SOUTHERY SIDE OF HURON STREET, NACOUDOUS A DISTANCE OF 430.82 FEET TO A POINT, THENCE

SOUTHERLY, SOUTHOUTH A DISTANCE OF 200,00 FEET TO A PONT, SAID POINT BEING THE POINT OR PLACE OF BEGINNING

DICOMPASSING AN AREA OF 83,130 SQUARE FEET OR 1,90 ACRES, MORE OR LESS.

DICOMPASSING AN AREA OF 115,000 SQUARE FEET OR 2.65 ACRES, MORE OR LESS. SOUTHERLY ALONG SAID WESTERLY SIDE OF MEST STREET, SOOTOO'N A DISTANCE OF 200,000 FEET TO A POINT, SAID POINT OR PLACE OF BEGINNING.

# ENVIRONMENTAL EASEMENT AREA "B" TRACK 2 CLEANUP AREA

WRITTEN DESCRIPTION.

REGIONNE, AT A POINT IN THE MORPHERY SEC OF INDA THE MESSAGE THE WEST DATABLE AND THE SECTION OF SECULAR STREET WHICH THE WEST SECULAR STREET (SO THE SECULAR STREET WHICH SELVE THE SECULAR STREET OF THE SECULAR STREET THE SECULAR SECULAR STREET OF THE SECULAR STREET OF THE SECULAR STREET OF THE SECURITY SECULAR STREET OF THE SECURITY SECULAR STREET OF THE SECURITY SECULAR SECULAR STREET OF THE SECULAR STREET OF THE SECURITY SECURIT MESTERLY ALONG SAID NORTHERLY SIDE OF INDIA STREET, WOODGOO'N A DISTANCE OF 177,50 FLET TO A POINT. THENCE ASTERLY ALONG SAD SOUTHERLY SIDE OF HURON STREET, HOUSE ADSTANCE OF 177.50 FIET TO A PIGNT; THENCE ALL THAT CRETAIN PLOT, PIECE OR PARCEL OF LAND STEATE, THING AND BESIGN IN THE BOROLDEN OF BROOKING, COUNTY OF KINGS, OITY AND STATE OF NEW YORK, BOUNCED AND DESCRIBED AS POLLOWS: HORDIERLY, NODDOZOCE A DISTANCE OF 44.33 FEET TO A POINT ON THE SOUTHERLY SDE OF HURON STREET (60 FEET MOS). THENCE CORTHERNY, NOOTOOTOO'E A DISTANCE OF 111.34 FEET TO A POINT, THENCE HOND, THENCE A DISTANCE OF 44.33 FEET TO A POINT, THENCE MESTERLY, NADTOCOOPE A DISTANCE OF 15.00 FEET TO A POINT; THENCE EASTERLY, NGCOCCOTE A DISTANCE OF 15.00 FEET TO A POINT, THENCE

CONTINUE, SOCIOTOOM A DISTANCE OF 200,00 FEET TO A CONT. SAID POINT BEING THE POINT OR PLACE OF BEGINNING

NICOUPASSING AN AREA OF 37,170 SQUARE FEET OR 0.85 NORES, MORE OR LESS.

SEE DRAWING NO. VE102 SHEET NO. 001 OF 002 FOR NOTES

## EASEMENT AREA "!" TRACK 4 CLEANUP AREA WRITTEN DESCRIPTION-

ALL THAT CEPTAIN PLOT, PECE OR PARCEL OF LAND STLATE, TWING AND BEDING IN THE BORDLICH OF BRODGLYN, COUNTY OF MICH. AND STATE OF NEW YORK, BOANDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE MORPHOLY SCIE OF INDIA STREET (FOR TELL WING, DISTANT ATABLE THE WESTER, TROU-THE INTERCEDIEN OF SAO, NORTHERY, 200F OF NOAD STREET WITH THE WESTER SCIE OF WEST STREET (OF TELL WICK), SAUD POINT BETTO THE POINT OR PLACE OF ECONOMIC.

NORTHERLY, NORTHING A DISTANCE OF BARD FEET TO PONT ON THE SOUTHERLY SIDE OF HURON STREET (50 FEET WORD), THENCE RINNING THE FOLLOWING SIX COURSES, GENERALLY ALONG THE PREFINE BULIORAD: NORTHERLY, NASZO'OT"W A DISTANCE OF A13 FEET TO A POINT; THENCE SOUPERLY, SSENCOSTW A DISTANCE OF 2.76 FEET TO A POINT; THENCE ESTERLY ALONG SAID NORTHERLY SIDE OF INDIA STREET, RECOCOCOO'N A DISTANCE OF 94.70 FEET TO A POINT, THENCE HONE, HAZSTITE A DISTANCE OF 266 FEET TO PONT, HENCE NORTHERLY, NOTS&16"W A DISTANCE OF 88.27 FEET TO A PONT; THENCE NORTHERLY, NOZUSZZIW A DISTANCE OF 25,07 FEET TO A POINT, THENCE

EASTERLY ALONG SAD SOUTHERLY SDE OF HURON STREET, NOOTGOO'E A DISTANCE OF 124,13 FEET TO A POINT, THENCE SOUTHERLY, SOUTHOOF # A DISTANCE OF 60.75 FEET TO A POINT, SAID POINT BEING THE POINT OR PLACE OF BECHANING SOUTHERLY, SOCOODOOW A DISTANCE OF 60.75 FEET TO A POINT, BIEDICE. SOUTHERLY, S21'59'24"W A DISTANCE OF 42.33 FIET TO A PONT; THONG. SOUTHERLY, S21'59'24"E A DISTANCE OF 42.33 FEET TO A POINT, PADICE. MESTERLY, NOCOC'OC'W A DISTANCE OF 23,20 FEET TO A PONT, THONG. ASTRUM, NOODOOO'E A DISTANCE OF 23.20 FEET TO A POINT, THENCE

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

MESTERLY ALONG SAID NORTHERLY SDE OF INDIA STREET, NOOTOOO'N A DISTANCE OF 129.19 FEET TO A POINT; THENCE LASTER, Y ALONG SAD SQUINERLY SOC OF HURCH STREET, NOODGOO'C A DISTANCE OF 129.19 FEET TO A POINT, THENCE ALL THAT CREAM PLOT, PECS OR PARCEL OF LAND STEATE, THING AND BENGIN THE BOROLOGY OF BROOKEN, COUNTY PRINCE, CITY AND STATE OF NEW YORK, BOLNOED AND DESCRIBED AS POLLOWS: MORTHERLY, MODDO'DOTE A DISTANCE OF 60.75 FEET TO A POINT ON THE SOUTHERLY SIDE OF HURON STREET (60 FEET WOE); PHENCE SOUTHERLY, SOUTHOUTH A DISTANCE OF 44.33 FEET TO A POINT, SAID POINT BEING THE POINT OR PLACE OF BECOMMING NORTHERLY, NOCTOCOTE A DISTANCE OF BO.75 FEET TO A POINT, THENCE MORTHERLY, N2150'24"W A DISTANCE OF 42.33 FEET TO A HORTHERLY, N2139/24°E A DISTANCE OF 42.33 FEET TO A SOUTHERLY, SOUTHOOM A DISTANCE OF 44.33 FEET TO A POINT, THENCE SOUTHERLY, SOUDD'OO'N A DISTANCE OF 111.34 FEET TO A POINT, THENCE DICOMPASSING AN AREA OF 28,811 SQUARE FEET OR 0.61 ACRES, MORE OR LESS. MESTERLY, NECTODOO'N A DISTANCE OF 23.20 FEET TO A EASTERLY, NSCHOOLOC'E A DISTANCE OF 23.20 FEET TO A POINT, THENCE MESTERLY, MODOD'00"W A DISTANCE OF 13.00 FEET TO A PONT; THENCE EASTERLY, NECTODOOFE A DISTANCE OF 15.00 FEET TO A POINT, THENCE EASEMENT AREA "A"
TRACK 4 CLEANUP AREA

21, 23, AND 143 INDIA STREET LANGAN

ROCK No. 2530, LOT Nov. 1, 7, & PART OF LOT No. 8 BORICOLO FOR BROOKEN CITY OF NEW YORK.

1430 Town By SHOUND BROWNFIELD CLEANUP PROGRAM SITE ENVIRONMENTAL EASEMENT AREAS BCASTIE No. C224140

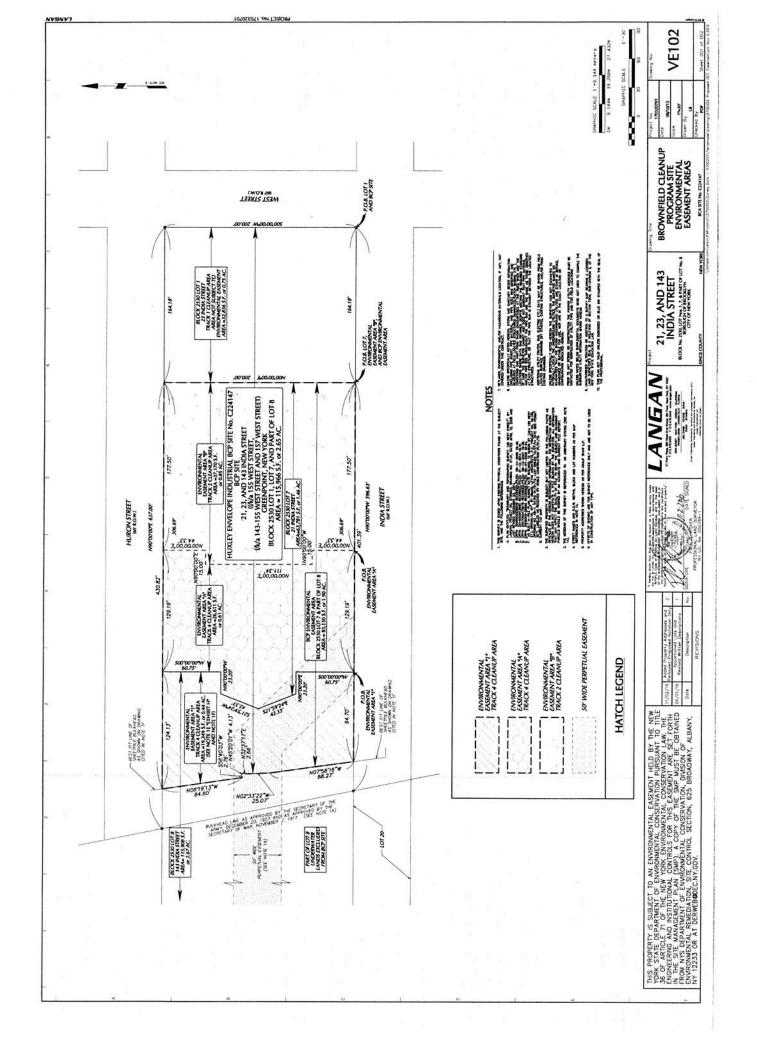
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PNCS COUNTY

VE102 Project No 170320701 Date





#### 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 Cover System

Sub-slab Depressurization System 21 India Street

Environmental Easement

Block: 2530 Lot: 7

Sublot:

Section: 9

Subsection:

S\_B\_L Image: 9-2530-7 Cover System