
PERIODIC REVIEW REPORT – 2021

for

**KELLER HOTEL SITE
144-150 BARROW STREET
New York, New York
NYSDEC BCP No. C231092**

Prepared For:

**144 Barrow Street LLC and 150 Barrow Street LLC
544 Hudson Street
New York, New York 10014**

Prepared By:

**Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
21 Penn Plaza
360 West 31st Street, 8th Floor
New York, New York 10001**

LANGAN

**May 2021
170170901**

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	General	1
1.2	Site Summary	1
1.3	Effectiveness of the Remedial Program	2
1.4	Compliance	2
1.5	Recommendations.....	2
2.0	SITE OVERVIEW	3
2.1	Site Location	3
2.2	Site Background	3
3.0	REMEDY PERFORMANCE, PROTECTIVENESS AND EFFECTIVENESS	5
4.0	IC/EC PLAN COMPLIANCE REPORT	6
4.1	IC/EC Components	6
4.2	Goal Status and Corrective Measures.....	7
4.3	Conclusions and Recommendations	8
5.0	MONITORING PLAN COMPLIANCE REPORT	9
5.1	Monitoring Plan Components.....	9
5.2	Summary of Monitoring Completed	9
5.2.1	Site Cover System Inspections	9
5.2.2	Quarterly Groundwater Sampling	9
5.3	Monitoring Deficiencies	9
5.4	Conclusions and Recommendations	9
6.0	OVERALL CONCLUSIONS AND RECOMMENDATIONS.....	10
6.1	SMP Compliance.....	10
6.2	Remedy Performance Evaluation	10
6.2.1	Site Cover System and Vapor Barrier	10
6.2.2	Quarterly Groundwater Monitoring	10
6.2.3	IC Components.....	10
6.3	Future Submittals.....	10
7.0	CERTIFICATION OF IC/ECs.....	11
7.1	IC/EC Certification Form	11
7.2	IC/EC Certification	12

FIGURES

Figure 1	Site Location Map
Figure 2	Site Layout Map
Figure 3	Site Cover Plan

APPENDICES

Appendix A	Environmental Easement
Appendix B	NYSDEC Correspondence
Appendix C	Annual Site Wide Inspection Form
Appendix D	Institutional and Engineering Controls Certification Form

1.0 INTRODUCTION

1.1 General

This Periodic Review Report for the reporting period of December 17, 2019 to April 17, 2021 was prepared in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Site Management Plan (SMP), dated December 2019. A periodic review of all institutional controls and engineering controls (IC/EC) and summary of groundwater monitoring results is a requirement of the final remedy at Keller Hotel site (NYSDEC Site No. C231092), as defined in the Certificate of Completion, dated December 19, 2019 and Site Management Plan, dated December 6, 2019. The Keller Hotel site is located at 144-150 Barrow Street located in the Greenwich Village neighborhood of New York, New York (the site) and was remediated pursuant to a Brownfield Cleanup Agreement with the NYSDEC under the New York State Brownfield Cleanup Program (NYSBCP).

1.2 Site Summary

The site is identified as Block 604, Lots 1 and the southern portion of Lot 30 (4,045 square feet) on the New York City Tax Map (Lot 30 was merged with former Lots 6 and 7 to the north). The site is approximately 7,300 square feet (0.17 acres) in area. Lot 1 is improved with the landmarked Keller Hotel building, a vacant six-story structure with a basement level. Lot 30 is vacant following the 2018 demolition of a one-story, slab-on-grade garage structure. The Keller Hotel building, was constructed around 1920 and has been vacant since the 1970s. Lot 30 was historically occupied by an automotive repair shop (as early as 1930) and then a towing company in 1998. The garage building was vacant from the late 1990s until demolition in 2018. Two gasoline underground storage tanks (USTs) were documented on Lot 30 from 1950 to 1983, and both site lots were occupied by a coal yard in the late 1800s and early 1900s.

Subsurface investigations are documented in two reports; a January 2008 Limited Phase II Investigation, and a September 2015 Remedial Investigation, conducted by Hillmann Group, LLC (Hillmann) and Langan, respectively.

Based on the results of these investigations:

- On-site soil and groundwater impacted with petroleum-related volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs) were identified in the eastern portion of the site;

- On-site soil vapor impacted with chlorinated VOCs was identified in the western portion of the site, as well as in off-site groundwater to the west of the site; and
- Historical fill exceeding Unrestricted Use (UU) and or Restricted Use – Restricted Residential (RU-RR) Soil Cleanup Objectives (SCOs) was identified under a majority of the site.

Remediation was implemented in 2109 (see Section 2.2 for additional information on the remedial program). Site management has been ongoing since the NYDEC issued a Certificate of Completion of remediation on December 19, 2019.

1.3 Effectiveness of the Remedial Program

The remedial program was designed to eliminate or mitigate environmental and potential human health exposure to adverse environmental conditions in soil and groundwater underlying the site. The IC/ECs for the December 2019 to April 2021 certification period continue to meet the remedial objectives for the site.

1.4 Compliance

All IC/ECs remained in place at the site for December 2019 to April 2021 certification period and remain effective.

1.5 Recommendations

No changes to the SMP are recommended at this time.

2.0 SITE OVERVIEW

2.1 Site Location

The site is located at 144-150 Barrow Street in the Greenwich Village neighborhood of New York, New York and is identified as Block 604, Lots 1 and the southern portion of Lot 30 (4,045 square feet) on the New York City Tax Map (Lot 30 was merged with former Lots 6 and 7 to the north). The site is approximately 7,300 square feet (0.17 acres) in area. Lot 1 is improved with the landmarked Keller Hotel building, a vacant six-story structure with a basement level. Lot 30 is vacant following the 2018 demolition of a one-story, slab-on-grade garage structure. The site is bound by a multiple-story housing/support services building and a vacant lot to the north, Barrow Street to the south, a multiple-story residential building to the east, and West Street to the west (see Figures 1 and 2).

2.2 Site Background

Remedial activities commenced in May 2019 and were completed in September 2019. The final remedy was implemented in accordance with the Remedial Work Plan (RWP), dated September 2017, Remedial Design 1 (RD1), dated April 12, 2019, and Remedial Design 2 (RD2), dated April 29, 2019, which were approved by NYSDEC on December 19, 2017, May 9, 2019, and June 14, 2019, respectively. As a prerequisite to implementing the remedy, the one-story garage/storage building on southern portion of Lot 30 was abated of asbestos and demolished. The components of the remedy included:

1. Excavation on Lot 30 to depths ranging from 10 – 12 feet bgs
2. Excavation of the petroleum-impacted area on the Barrow Street sidewalk to 12 feet bgs
3. Off-site disposal of about 1,640 cubic yards (2,447 tons) of excavated soil
4. In-situ groundwater treatment injections with Petrofix[®] by Regenesys in the petroleum-impacted areas on Lot 30 and adjacent sidewalk, and within the naphthalene impacted area beneath the southwest part of the basement on Lot 1
5. Removal of one underground storage tank (UST), and closure of NYSDEC Spill No. 9400447
6. Temporary cover systems consisting of 2-feet or more of crushed virgin gravel on Lot 30, 12 feet of gravel and sidewalk flags on the adjacent sidewalk excavation, and a temporary 3-inch concrete slab in the basement on Lot 1
7. ECs, including:

- a. A temporary cover system; the intent is for each cover system material to be temporary and to be replaced during future renovation and construction, including permanent building slabs and sidewalks; and
 - b. A waterproofing vapor barrier will be installed in the existing building on Lot 1 during renovation of the landmarked Keller Hotel building, but prior to building occupancy. Future buildings constructed on Lot 30 will also include a vapor barrier to protect against potential VOC intrusion in the building.
8. Implementation of long-term ICs in the form of an Environmental Easement (EE) containing use limitations and reference to an NYSDEC-approved SMP

The IC/ECs continue to be implemented at the site.

3.0 REMEDY PERFORMANCE, PROTECTIVENESS AND EFFECTIVENESS

The selected remedy continues to perform as specified in the SMP and remains protective of human health and the environment. A discussion of the remedy performance and effectiveness is included in Section 6.2.

4.0 IC/EC PLAN COMPLIANCE REPORT

4.1 IC/EC Components

A list of the IC/ECs implemented at the site per the RWP, RD1, RD2, Final Engineering Report (FER), and SMP are as follows:

ICs

- Compliance with the EE by the Grantee and the Grantee's successors and adherence of all elements of the SMP is required (a copy of the EE is provided in Appendix A).
- All ECs must be operated and maintained as specified in the SMP.
- A composite cover system consisting of a 2-foot layer of ¾-inch crushed virgin gravel on Lot 30 and adjacent sidewalk, and a temporary concrete slab in the basement on Lot 1 - The cover system must be inspected, certified and maintained as required in the SMP.
- A vapor barrier will be incorporated into the foundation of any new construction and must be inspected, certified and maintained as required in the SMP.
- All ECs on the Controlled Property must be inspected and certified at a frequency and in a manner defined in the SMP.
- Groundwater monitoring must be performed as defined in the SMP or subsequent NYSDEC correspondence.
- Data and information pertinent to Site Management for the Controlled Property must be reported at the frequency and in a manner defined in the SMP.
- On-site environmental monitoring devices, including but not limited to groundwater monitoring wells must be protected and replaced as necessary to ensure proper functioning in the manner specified in the SMP.
- ECs may not be discontinued without an amendment or extinguishment of the EE.
- Vegetable gardens and farming in contact with residual site soil on the Controlled Property are prohibited.
- Use of the groundwater underlying the Controlled Property is prohibited without treatment rendering it safe for the intended purpose.
- All future activities on the Controlled Property that will disturb residual contaminated material are prohibited unless they are conducted in accordance with the soil management provisions in this SMP.
- The Controlled Property may be used for restricted residential, commercial, and industrial uses only, provided the long-term ECs and ICs included in this SMP are employed.

- The Controlled Property may not be used for a higher level of use, such as (Unrestricted Use without an amendment or extinguishment of the EE.
- Grantor agrees to submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Controlled Property at any time to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow. This statement must be certified by an expert acceptable to NYSDEC.

ECs

- Composite Cover System: Exposure to remaining contamination will be prevented by an engineered composite cover system. This composite cover system is comprised of the following:
 - A minimum of 2 feet of ¾-inch crushed virgin gravel on Lot 30
 - 12 feet of crushed virgin gravel and concrete sidewalk flags in the Barrow Street sidewalk
 - 3-inch temporary concrete slab throughout the cellar of the vacant hotel building on Lot 1, with the exception of above grade column and temporary support footings
 - With the exception of the sidewalk cover system, the composite cover system is temporary and will be eventually replaced by the concrete building foundation
- A vapor barrier system will be included in the new foundation. The vapor barrier will be certified and maintained as required in the SMP (for future development).

Refer to Figure 3 for the cover system locations.

4.2 Goal Status and Corrective Measures

No deviations of the IC/ECs have been observed during the December 17, 2019 to April 17, 2021 certification period. Langan recommended termination of the groundwater monitoring at MW16 and MW17 in the western portion of the site based on late 2019 - 2020 naphthalene non-detect results or results below NYSDEC Technical & Operational Guidance Series (TOGS) 1.1.1 Ambient

Water Quality Standards and Guidance Values (SGVs) for Class GA drinking water (TOGS SGVs) in the Fourth Quarterly Post-Remedial Groundwater Monitoring Report Groundwater Monitoring Report, dated November 18, 2020. Langan also recommended a reduction in the frequency of sampling at MW18 from quarterly to semi-annual to further evaluate trends of petroleum-related VOC concentrations. In an email dated November 23, 2020, NYSDEC approved the termination of sampling at MW16 and MW17, and reduction in sampling frequency at MW18. Copies of the NYSDEC correspondence are provided in Appendix B.

4.3 Conclusions and Recommendations

No modifications to the IC/ECs are proposed at this time; however, the temporary cover system will be impacted in the second half of 2021 by new building construction on Lot 30 and renovations on Lot 1. Permanent caps (concrete slabs) will be installed during development in accordance with the SMP.

5.0 MONITORING PLAN COMPLIANCE REPORT

5.1 Monitoring Plan Components

The components of the Monitoring Plan are as follows:

- Annual inspections of the site cover system, including permanent slabs and vapor barriers once installed
- Quarterly groundwater sampling of two wells (MW16 and MW17) in the western portion of the site, and one well (MW18) located on the Barrow Street sidewalk to the south of the site - Upon approval by the NYSDEC in correspondence dated November 23, 2020, sampling of MW16 and MW17 were terminated after the fourth quarterly sampling event, and sampling of MW18 was reduced to semi-annual. A copy of the DEC correspondence approving the reduced groundwater monitoring scope is included in Appendix B.

5.2 Summary of Monitoring Completed

5.2.1 Site Cover System Inspections

An inspection of the site cover system was completed on March 13, 2021. Conditions of the on-site building, basement slab and gravel cover were inspected to determine conformance with the SMP. Damages and/or breaches to the site cover system were not identified during the inspection event. A detailed site cover system inspection report is included as Appendix C.

5.2.2 Quarterly Groundwater Sampling

Groundwater sampling events were completed in January, April, and July 2020, and January 2021, and quarterly monitoring reports were provided to the NYSDEC. A November 23, 2020 NYSDEC email approved termination of groundwater monitoring at MW16 and MW17, and reduction of sampling frequency at MW18, based on sustained improvements to groundwater quality. A copy of the NYSDEC correspondence is provided in Appendix B.

5.3 Monitoring Deficiencies

Monitoring for the December 17, 2019 to April 17, 2021 certification period complied with the SMP Monitoring Plan and subsequent NYSDEC requests.

5.4 Conclusions and Recommendations

No changes to the SMP are recommended at this time.

6.0 OVERALL CONCLUSIONS AND RECOMMENDATIONS

6.1 SMP Compliance

Each component of the SMP, including the IC/EC Plan and Monitoring Plan, was in compliance for the December 17, 2019 to April 17, 2021 certification period.

6.2 Remedy Performance Evaluation

6.2.1 Site Cover System and Vapor Barrier

Conditions of the on-site building, basement slab, gravel cover, and sidewalk were inspected for SMP compliance. No deficiencies were found with respect to the site-wide cover system; it was intact and continues to be effective in protecting public health and the environment.

6.2.2 Quarterly Groundwater Monitoring

A November 23, 2020 NYSDEC email approved termination of groundwater monitoring at MW16 and MW17, and reduction of sampling frequency at MW18. A copy of the NYSDEC correspondence is provided in Appendix B.

6.2.3 IC Components

All ICs were maintained during the December 17, 2019 to April 17, 2021 certification period, and the EE on the site remains in place.

6.3 Future Submittals

The next Periodic Review Report will be submitted in May 2022.

7.0 CERTIFICATION OF IC/ECs

7.1 IC/EC Certification Form

The completed IC/EC Certification Form is presented in Appendix D.

7.2 IC/EC Certification

For each institutional or engineering control identified for the site, I certify that the following statements are true:

- The inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;
- The institutional control and engineering control employed at this site is unchanged from the date the control was put in place, or last approved by the Department;
- Nothing has occurred that would impair the ability of the control to protect the public health and environment;
- Nothing has occurred that would constitute a violation or failure to comply with the site management plan for this control;
- Access to the site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;
- If a financial assurance mechanism is required under the oversight document for the site, the mechanism remains valid and sufficient for the intended purpose under the document;
- Use of the site is compliant with the environmental easement;
- The engineering control systems are performing as designed and are effective;
- To the best of my 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
- The information presented in this report is accurate and complete.

I certify that information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

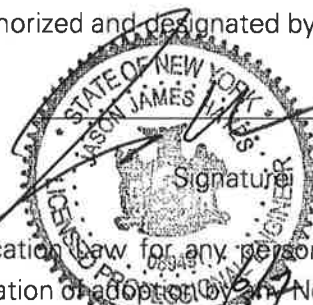
I, Jason J. Hayes, P.E., of Langan, have been authorized and designated by the site owner to sign this certification for the site.

089491-1

6/7/2021

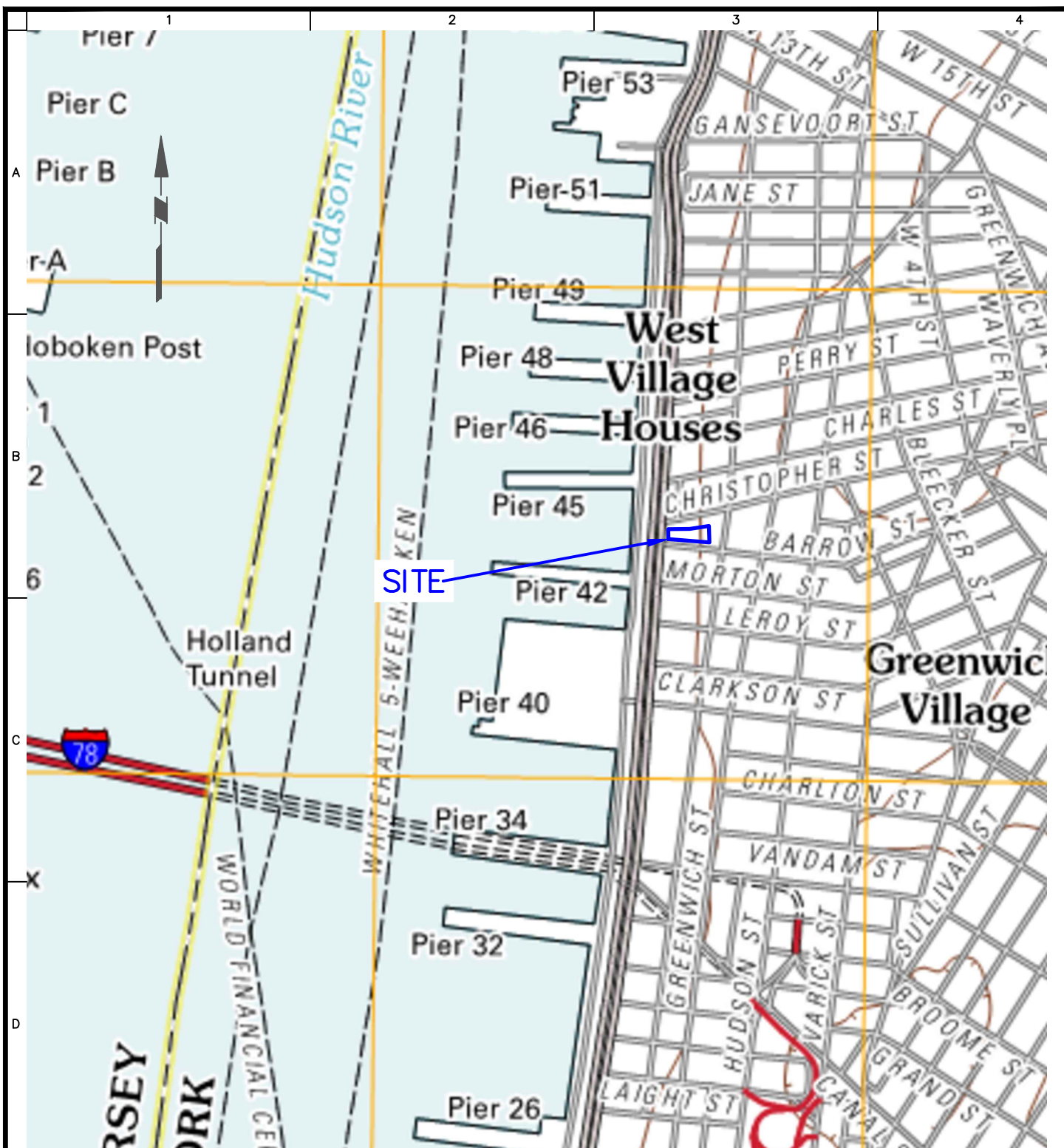
New York State Professional Engineer #

Date



It is a violation of Article 130 of New York State Education Law for any person to alter this document in any way without the express written verification or adoption by a New York State licensed engineer in accordance with Section 7209(2), Article 130, New York State Education Law.

FIGURES



NOTES: BASE MAP IS REFERENCED FROM USGS TOPOGRAPHIC MAPS FOR THE CENTRAL PARK, WEEHAWKEN, BROOKLYN, AND JERSEY CITY QUADRANGLE DATED, JULY 2011.

LANGAN

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Project

**KELLER HOTEL SITE
144-150 BARROW STREET**

BLOCK No. 604, LOT Nos. 1 & 30
MANHATTAN
NEW YORK NEW YORK

Figure Title

**SITE LOCATION
MAP**

Project No.
170170910

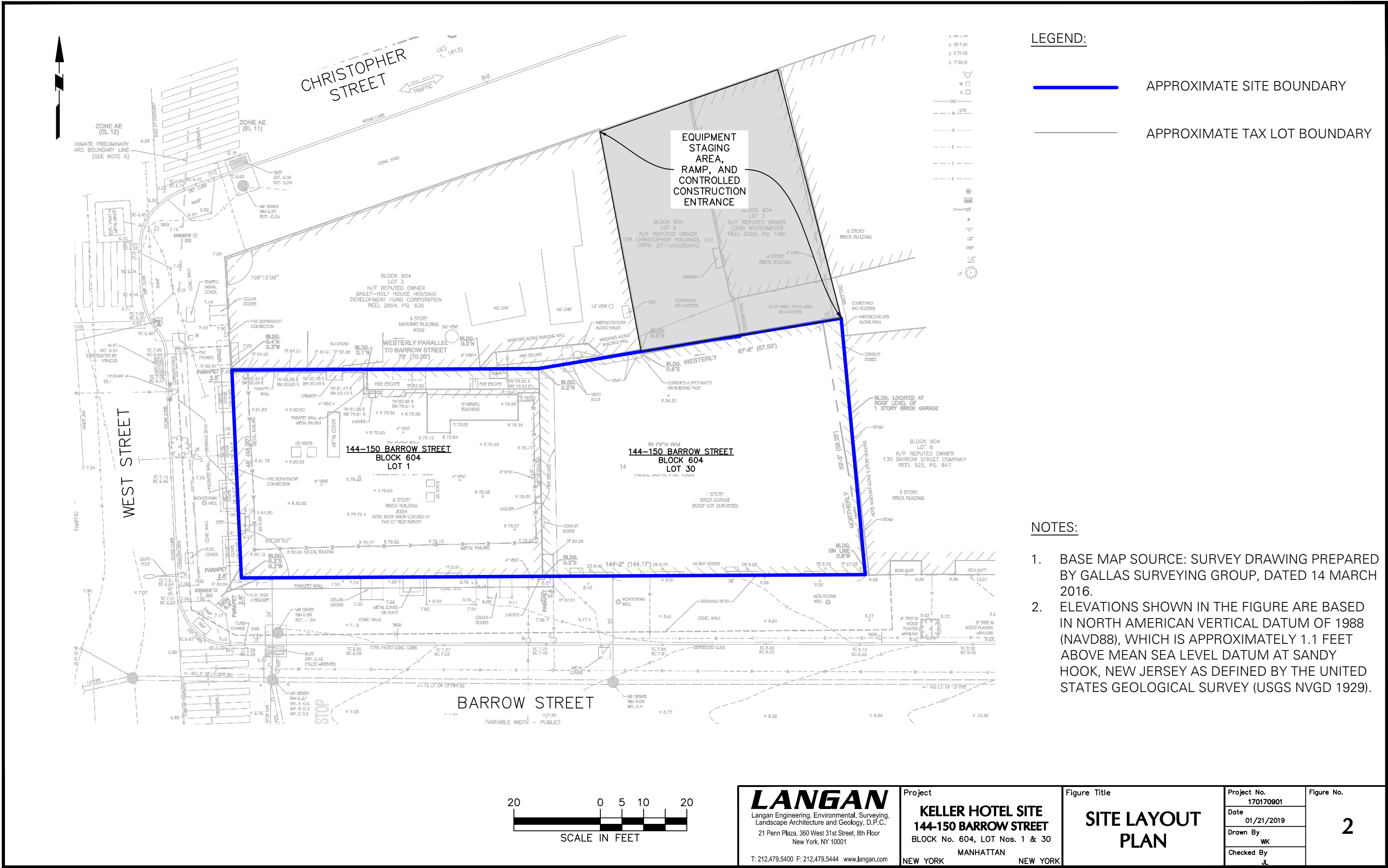
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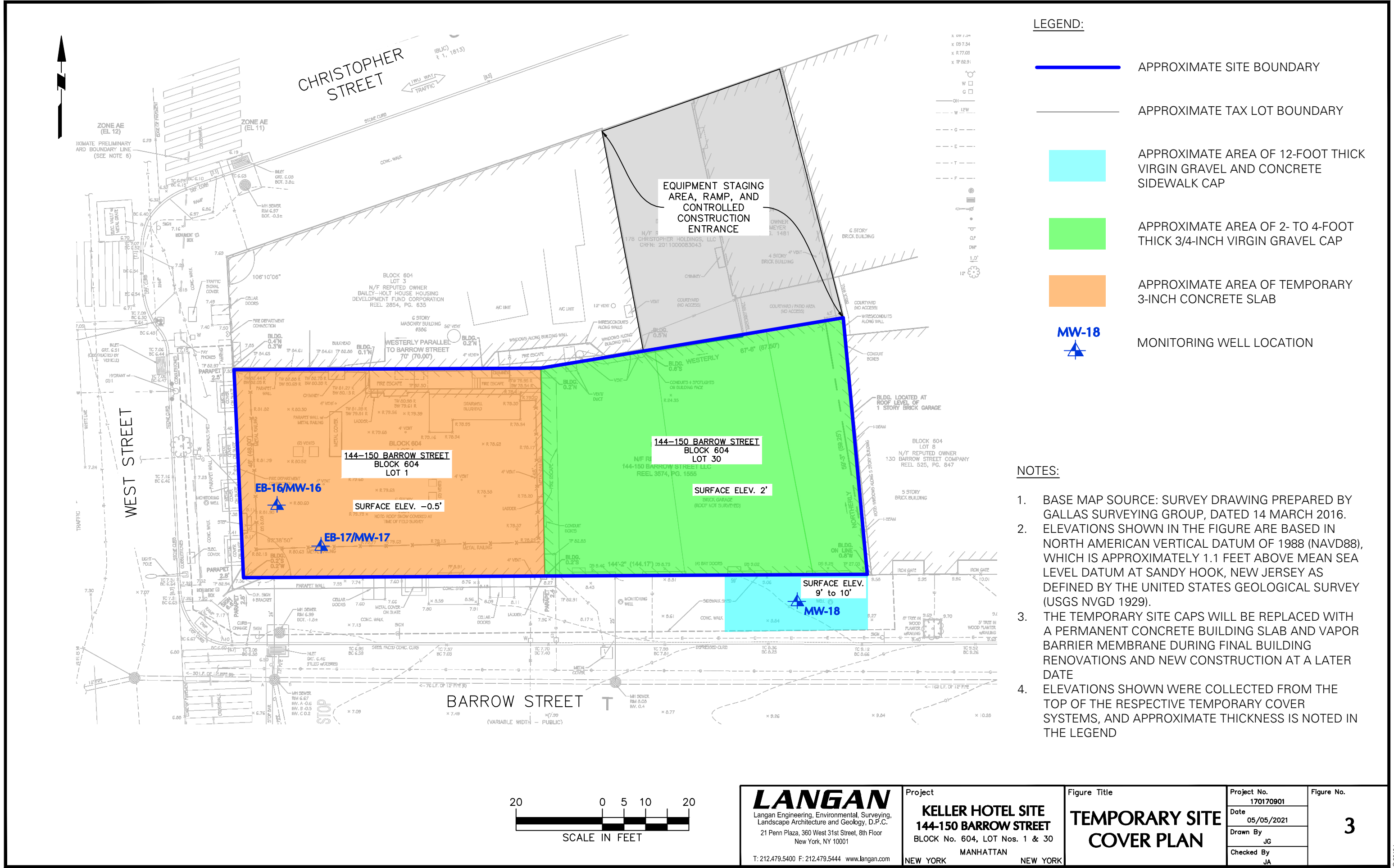
Drawn By
EB

Checked By
JL

Figure No.

1



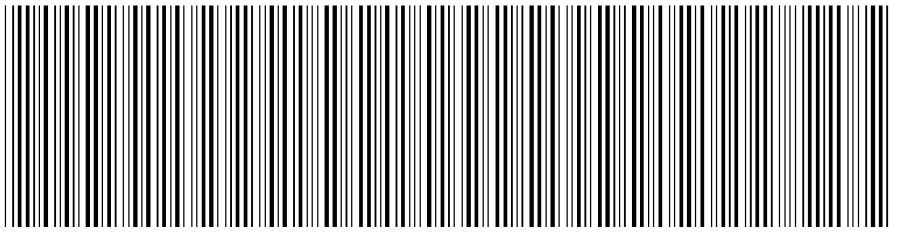


APPENDIX A

Environmental Easement

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	604	30	Entire Lot	144 BARROW STREET
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

144 BARROW STREET LLC
177 CHRISTOPHER STREET
NEW YORK, NY 10014

GRANTEE/BUYER:

THE PEOPLE OF THE STATE OF NEW YORK
625 BROADWAY
NEW YORK, NY 12233

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 82.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

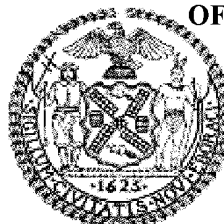
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City Register Official Signature

1

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

THIS INDENTURE made ^{as of} this 15th day of November, 2019, between Owner, 144 Barrow Street LLC, having an office at 177 Christopher Street, New York, New York 10014, County of New York, 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 144 Barrow Street in the City of New York, County of New York and State of New York, known and designated on the tax map of the New York City Department of Finance as tax map parcel number: Block 604 Lot 30, being a portion of the property conveyed to Grantor by deed dated March 29, 2019 and recorded in the City Register of the City of New York as CRFN # 2019000110391, and by a confirmation deed dated March 29, 2019 and recorded in the City Register of the City of New York as CRFN # 2019000341739. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 0.0898 +/- acres, and is hereinafter more fully described in the Land Title Survey dated October 24, 2019 and last revised October 29, 2019 prepared by Gregory S. Galls, L.L.S. of Gallas Surveying Group, 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: C231092-05-15 as amended June 3, 2019, 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 New York City Department of Health and Mental Hygiene 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: C231092
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.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

Remainder of Page Intentionally Left Blank

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

144 Barrow Street LLC:

By: 

Print Name: Neil Bender

Title: Manager

Date: 11/9/19

Grantor's Acknowledgment

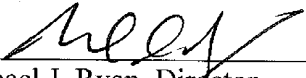
STATE OF NEW YORK)
COUNTY OF New York ss:

On the 4th day of November in the year 2019, before me, the undersigned, personally appeared Neil Bender 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.

Olena Mastov
Notary Public - State of New York



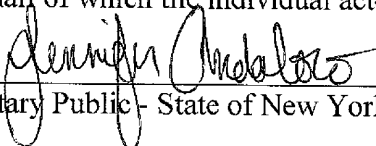
THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: 
Michael J. Ryan, Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the 15th day of November, in the year 20 , before me, the undersigned, personally appeared Michael J. Ryan, 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

JENNIFER ANDALORO
Notary Public, State of New York
No. 02AN6098246
Qualified in Albany County
Commission Expires January 14, 2020

SCHEDULE "A" PROPERTY DESCRIPTION

ENVIRONMENTAL EASEMENT PARCEL
PART OF LOT 30, BLOCK 604

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

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF BARROW STREET (WIDTH VARIES) SAID POINT BEING DISTANT 70 FEET EASTERLY ALONG SAID LINE OF BARROW STREET FROM ITS INTERSECTION WITH THE EASTERLY SIDE OF WEST STREET (WIDTH VARIES) SAID POINT OF BEGINNING ALSO BEING AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOT 1 AND THE HEREIN DESCRIBED PARCEL WITH THE AFOREMENTIONED NORTHERLY LINE OF BARROW STREET, AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

CONTINUING EASTERLY ALONG SAID LINE OF BARROW STREET, A DISTANCE OF 74' - 8 5/8" (74.72 FEET) TO A POINT, THENCE;

NORTHERLY, ALONG THE WESTERLY LINE OF LOT 8, BLOCK 604, A DISTANCE OF 59' - 7" (59.58 FEET) TO AN ANGLE POINT THEREIN, THENCE;

THROUGH LOT 30, BLOCK 604, A DISTANCE OF 46' - 8" (46.66 FEET) TO THE SOUTHEASTERLY CORNER OF LOT 3, BLOCK 604, THENCE;

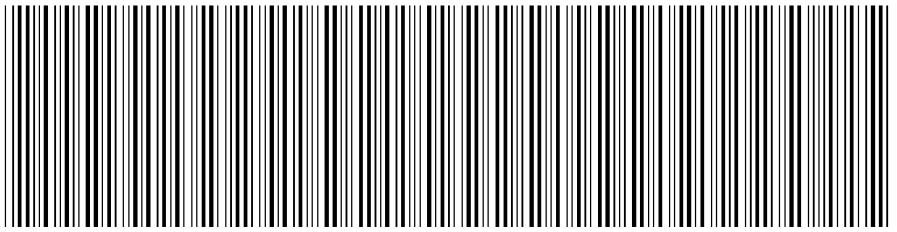
WESTERLY, ALONG THE SOUTHERLY LINE OF LOT 3, BLOCK 604, A DISTANCE OF 24' - 0 3/4" (24.06 FEET) TO A POINT, THENCE;

SOUTHERLY A DISTANCE OF 47'-11 1/2" (47.96 FEET) TO THE POINT AND PLACE OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS 3,910 SQUARE FEET OR 0.0898 ACRE.

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2019111900947002002EEC3B

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 10

Document ID: 2019111900947002

Document Date: 11-15-2019

Preparation Date: 11-19-2019

Document Type: EASEMENT

Document Page Count: 9

PRESENTER:

ROYAL REGISTERED PROPERTY REPORTS
(182870)MB
125 PARK AVENUE, SUITE 1610
NEW YORK, NY 10017
212-376-0900
MBASALATAN@ROYALABSTRACT.COM

RETURN TO:

ROYAL REGISTERED PROPERTY REPORTS
(182870)MB
125 PARK AVENUE, SUITE 1610
NEW YORK, NY 10017
212-376-0900
MBASALATAN@ROYALABSTRACT.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	604	1	Entire Lot	384 WEST STREET

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

150 BARROW STREET LLC
177 CHRISTOPHER STREET
NEW YORK, NY 10014

GRANTEE/BUYER:

THE PEOPLE OF THE STATE OF NEW YORK
625 BROADWAY
NEW YORK, NY 12233

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 82.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

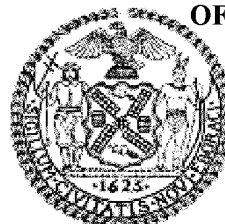
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 11-21-2019 11:59

City Register File No.(CRFN):

2019000380926



Annette McMill

City Register Official Signature

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

THIS INDENTURE made ^{as of} this 15th day of November, 2015, between Owner(s), 150 Barrow Street LLC, having an office at 177 Christopher Street, New York, New York 10014, County of New York, 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 150 Barrow Street in the City of New York, County of New York and State of New York, known and designated on the tax map of the New York City Department of Finance as tax map parcel number: Block 604 Lot 1, being the same as that property conveyed to Grantor by deed dated March 29, 2019 and recorded in the City Register of the City of New York as CRFN # 2019000110390. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 0.0775 +/- acres, and is hereinafter more fully described in the Land Title Survey dated October 24, 2019 and last revised October 29, 2019 prepared by Gregory S. Gallas, L.L.S. of Gallas Surveying Group, 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: C231092-05-15 as amended June 3, 2019, 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 New York City Department of Health and Mental Hygiene 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: C231092
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.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

Remainder of Page Intentionally Left Blank

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

150 Barrow Street LLC;

By: [Signature]

Print Name: Neil Bender

Title: Manager Date: 11/9/19

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF New York

On the 4th day of November in the year 2019, before me, the undersigned, personally appeared Neil Bender 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]
Notary Public - State of New York



**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:

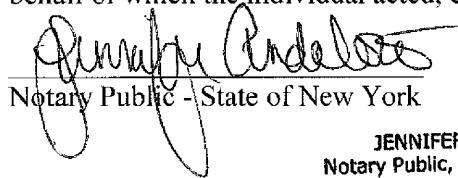


Michael J. Ryan, Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the 15th day of November, in the year 20 , before me, the undersigned,
personally appeared Michael J. Ryan, 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

JENNIFER ANDALORO
Notary Public, State of New York
No. 02AN6098246
Qualified in Albany County
Commission Expires January 14, 20 20

SCHEDULE "A" PROPERTY DESCRIPTION

ENVIRONMENTAL EASEMENT PARCEL
LOT 1, BLOCK 604

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

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY
SIDE OF WEST STREET (WIDTH VARIES) AND THE NORTHERLY SIDE OF BARROW
STREET (WIDTH VARIES) AND FROM SAID POINT OF BEGINNING RUNNING,
THENCE;

EASTERLY ALONG THE NORTHERLY SIDE OF BARROW STREET, 70 FEET TO A
POINT, THENCE;

NORTHERLY, 47' - 11 1/2" (47.96 FEET) TO A POINT ON A LINE PARALLEL WITH
BARROW STREET, THENCE;

ALONG SAID LAST MENTIONED LINE AND PARALLEL WITH BARROW STREET,
THENCE; 70' - 10 1/2" (70.875 FEET) TO THE EASTERLY SIDE OF WEST STREET,
THENCE;

SOUTHERLY ALONG THE EASTERLY SIDE OF WEST STREET, 48 FEET TO THE
CORNER FIRST ABOVE MENTIONED, TO THE POINT OR PLACE OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS 3,377 SQUARE FEET OR 0.0775 ACRE.

- NOTES:
1. PROPERTY KNOWN AS LOTS 1 & 30, IN BLOCK 604 AS DESIGNATED ON THE NEW YORK CITY DIGITAL TAX MAP, HAVING AN EFFECTIVE DATE OF NOVEMBER 8, 2017.
AREA OF LOT 1: 3,377 S.F. OR 0.0775 AC.
AREA OF LOT 30: 6,412 S.F. OR 0.1472 AC.
 2. AREA OF ENVIRONMENTAL EASEMENT PARCEL (LOT 1): 3,377 S.F. OR 0.0775 AC.
AREA OF ENVIRONMENTAL EASEMENT PARCEL (PART OF LOT 30): 3,910 S.F. OR 0.0896 AC.
 3. LOCATION OF UNDERGROUND UTILITIES HAVE BEEN OMITTED FROM THIS PLAN, BEFORE ANY EXCAVATION IS TO BEGIN. ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 4. **THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT AND IS SUBJECT TO THE COVENANTS, RESTRICTIONS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.**
 5. BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATION 10 IN NAVD 29 WHICH IS ELEVATION 8.9 IN NAVD 88) AND PARTIALLY LOCATED IN FLOOD HAZARD ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 380407182G, MAP REVISED: SEPTEMBER 5, 2007.
BE ADVISED THAT FEMA HAS POSTED A PRELIMINARY MAP FOR THIS AREA AND SHOWS THE PROPERTY LOCATED IN FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATION 11 IN NAVD 88) MAP NUMBER 380407182G, DATED: DECEMBER 5, 2013.
 6. THERE WERE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AT THE TIME OF FIELD SURVEY. NOTE THAT THE CELLAR LEVEL OF THE BUILDING CONTAINS WATER THAT APPEARS TO BE INFLUENCED BY THE TIDAL WATERS OF THE HUDSON RIVER WHICH IS WEST OF THE SITE.
 7. THE EXISTENCE OF UNDERGROUND TANKS HAS NOT BEEN DETERMINED AS PART OF THIS FIELD SURVEY.
 8. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN.
 9. SITE WAS UNDER CONSTRUCTION AT THE TIME FIELD SURVEY WAS PERFORMED.

- REFERENCES:
1. FINAL SECTION MAP NO. 18 PROVIDED BY THE CITY OF NEW YORK OFFICE OF THE PRESIDENT OF THE BOROUGH OF MANHATTAN, TOPOGRAPHICAL BUREAU.
 2. BOROUGH SURVEY MAP NO. 15 PROVIDED BY THE CITY OF NEW YORK OFFICE OF THE PRESIDENT OF THE BOROUGH OF MANHATTAN, TOPOGRAPHICAL BUREAU.
 3. MAP ENTITLED "TOPOGRAPHIC SURVEY, CHRISTOPHER ARTS DISTRICT, BLOCK NO. 604, LOT NO. 1, 3, 6, 7, 8, 14, & 30, % BLOCK NO. 606, LOT NO. 1, 4, 5, 7, 8, 11, 13, 14, 15, 22, 33, 34, 37, 38, 39, 40, & 41, BOROUGH OF MANHATTAN, CITY OF NEW YORK, NEW YORK COUNTY, NEW YORK" PREPARED BY LANGAN, DATED, JANUARY 25, 2013, PROJECT NO. 170214601, DRAWING NO. 07.01.

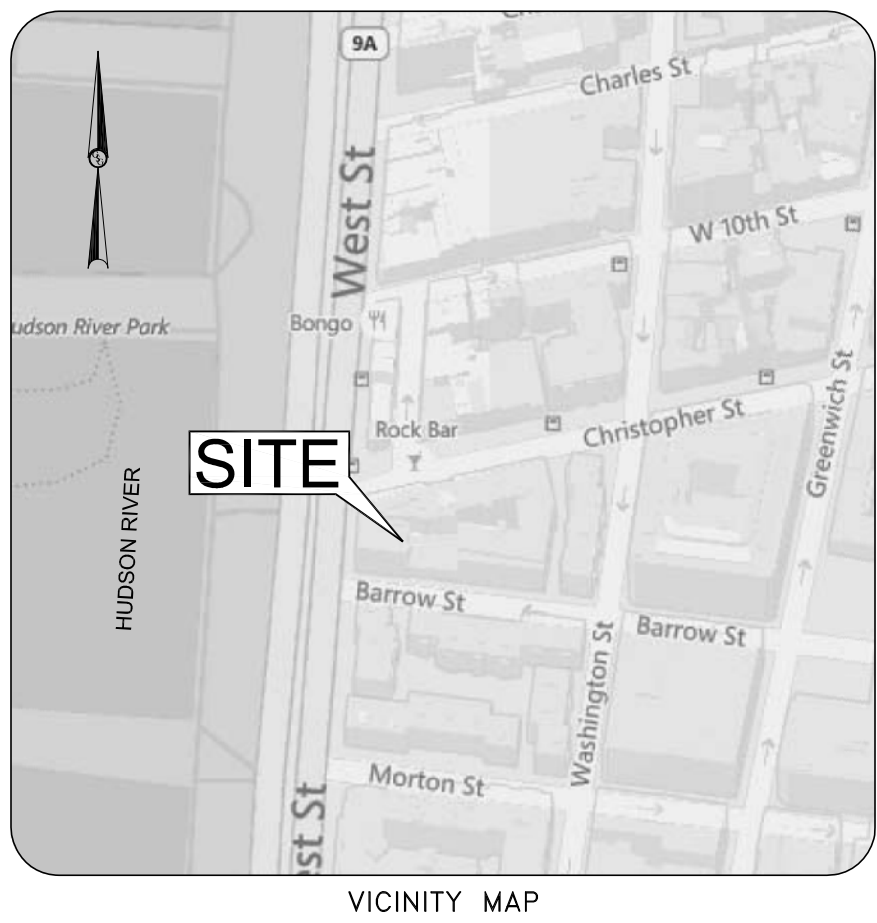
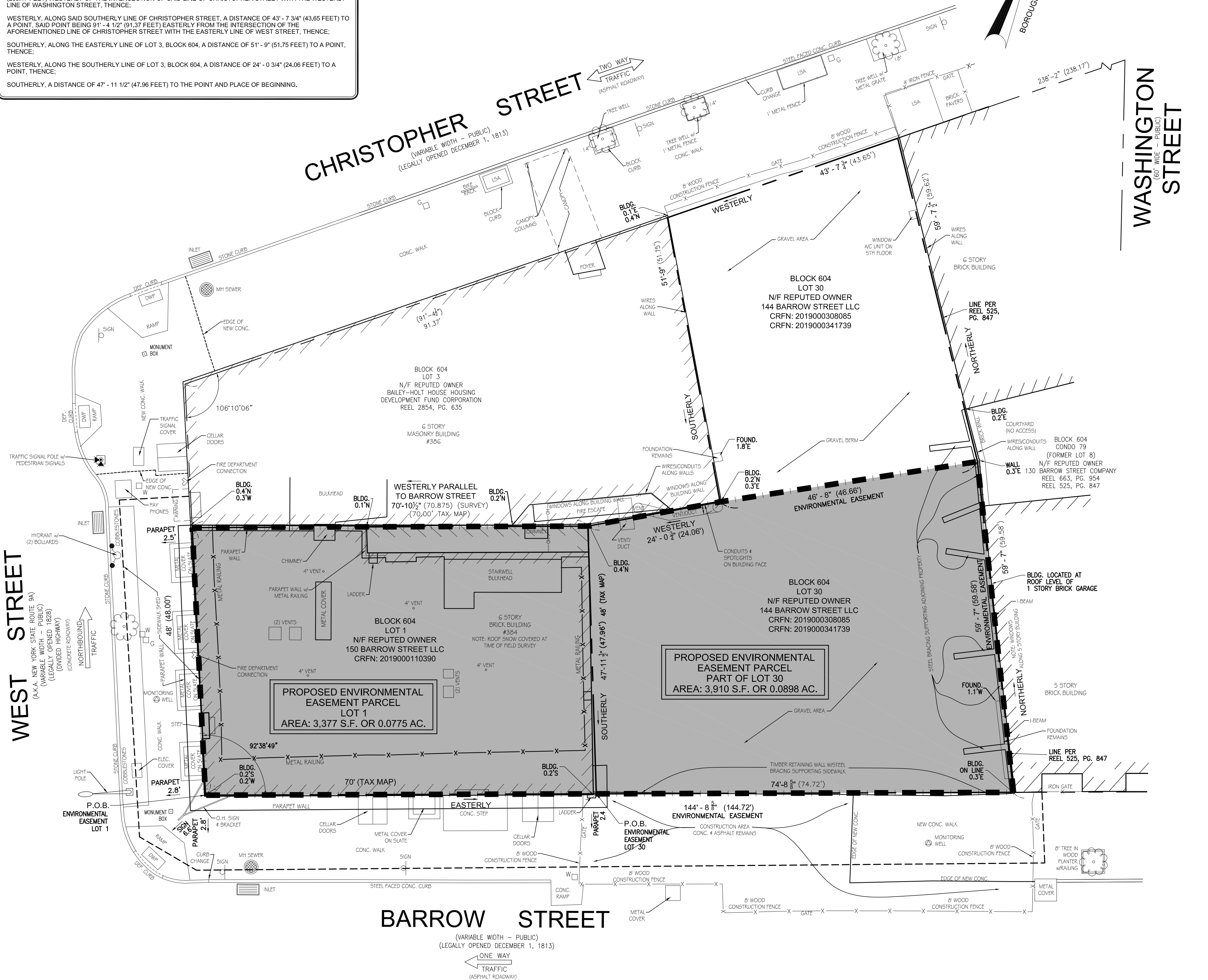
ENVIRONMENTAL EASEMENT PARCEL
PART OF LOT 30, BLOCK 604
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY SIDE OF BARROW STREET (WIDTH VARIES) SAID POINT BEING DISTANT 70 FEET EASTERLY ALONG SAID LINE OF BARROW STREET FROM ITS INTERSECTION WITH THE EASTERLY SIDE OF WEST STREET (WIDTH VARIES) SAID POINT OF BEGINNING ALSO BEING AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOT 1 AND THE HEREIN DESCRIBED PARCEL, WITH THE AFOREMENTIONED NORTHERLY LINE OF BARROW STREET, AND FROM SAID POINT OF BEGINNING RUNNING, THENCE:
CONTINUING EASTERLY ALONG SAID LINE OF BARROW STREET, A DISTANCE OF 74' - 8 5/8" (74.72 FEET) TO A POINT, THENCE;
NORTHERLY, ALONG THE WESTERLY LINE OF LOT 8, BLOCK 604, A DISTANCE OF 59' - 7" (59.58 FEET) TO AN ANGULAR POINT THEREIN, THENCE;
THROUGH LOT 30, BLOCK 604, A DISTANCE OF 46' - 8" (46.66 FEET) TO THE SOUTHEASTERLY CORNER OF LOT 3, BLOCK 604, THENCE;
WESTERLY, ALONG THE SOUTHERLY LINE OF LOT 3, BLOCK 604, A DISTANCE OF 24' - 0 3/4" (24.06 FEET) TO A POINT, THENCE;
SOUTHERLY A DISTANCE OF 47'-11 1/2" (47.96 FEET) TO THE POINT AND PLACE OF BEGINNING.

ENVIRONMENTAL EASEMENT PARCEL
LOT 1, BLOCK 604
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF WEST STREET (WIDTH VARIES) AND THE NORTHERLY SIDE OF BARROW STREET (WIDTH VARIES) AND FROM SAID POINT OF BEGINNING RUNNING, THENCE:
EASTERLY ALONG THE NORTHERLY SIDE OF BARROW STREET, 70 FEET TO A POINT, THENCE;
NORTHERLY, 47' - 11 1/2" (47.96 FEET) TO A POINT ON A LINE PARALLEL WITH BARROW STREET, THENCE;
ALONG SAID LAST MENTIONED LINE AND PARALLEL WITH BARROW STREET, THENCE; 70' - 10 1/2" (70.875 FEET) TO THE EASTERLY SIDE OF WEST STREET, THENCE;
SOUTHERLY ALONG THE EASTERLY SIDE OF WEST STREET, 48 FEET TO THE CORNER FIRST ABOVE MENTIONED, TO THE POINT OR PLACE OF BEGINNING.

- MAP LEGEND
- PROPERTY LINE
 - ENVIRONMENTAL EASEMENT LINE
 - PROPOSED ENVIRONMENTAL EASEMENT AREA
 - BUILDING FOOTPRINT AND DOORWAY AT GROUND LEVEL
 - HYDRANT
 - WATER VALVE
 - GAS VALVE
 - OVERHEAD WIRES
 - MANHOLE
 - INLET
 - UTILITY POLE/LIGHT POLE
 - BOLLARD
 - SIGN
 - CHAIN LINK FENCE
 - DETECTABLE WARNING PAD
 - DENOTES OFFSET OF STRUCTURE RELATIVE TO PROPERTY LINE
 - 1, 0'
 - NORTH
S
E
W
 - 12'
 - DENOTES TREE AND TRUNK DIAMETER

METES AND BOUNDS DESCRIPTION:
LOT 30, BLOCK 604
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY SIDE OF BARROW STREET (WIDTH VARIES) SAID POINT BEING DISTANT 70 FEET EASTERLY ALONG SAID LINE OF BARROW STREET FROM ITS INTERSECTION WITH THE EASTERLY SIDE OF WEST STREET (WIDTH VARIES) SAID POINT OF BEGINNING ALSO BEING AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOT 1 AND THE HEREIN DESCRIBED PARCEL, WITH THE AFOREMENTIONED NORTHERLY LINE OF BARROW STREET, AND FROM SAID POINT OF BEGINNING RUNNING, THENCE:
CONTINUING EASTERLY ALONG SAID LINE OF BARROW STREET A DISTANCE OF 74' - 8 5/8" (74.72 FEET) TO A POINT, THENCE;
NORTHERLY, ALONG THE WESTERLY LINE OF LOT 8, BLOCK 604 A DISTANCE OF 59' - 7" (59.58 FEET) TO AN ANGULAR POINT THEREIN, THENCE;
CONTINUING NORTHERLY, ALONG THE WESTERLY LINE OF LOT 8, A DISTANCE OF 59' - 7 1/2" (59.62 FEET) TO A POINT ON THE SOUTHERLY LINE OF CHRISTOPHER STREET (WIDTH VARIES), SAID POINT BEING DISTANT 238' - 2" (238.17 FEET) WESTERLY OF THE INTERSECTION OF SAID LINE OF CHRISTOPHER STREET WITH THE WESTERLY LINE OF WASHINGTON STREET, THENCE;
WESTERLY, ALONG SAID SOUTHERLY LINE OF CHRISTOPHER STREET, A DISTANCE OF 43' - 7 3/4" (43.65 FEET) TO A POINT, SAID POINT BEING 91' - 4 1/2" (91.37 FEET) EASTERLY FROM THE INTERSECTION OF THE AFOREMENTIONED LINE OF CHRISTOPHER STREET WITH THE EASTERLY LINE OF WEST STREET, THENCE;
SOUTHERLY, ALONG THE EASTERLY LINE OF LOT 3, BLOCK 604, A DISTANCE OF 51' - 9" (51.75 FEET) TO A POINT, THENCE;
WESTERLY, ALONG THE SOUTHERLY LINE OF LOT 3, BLOCK 604, A DISTANCE OF 24' - 0 3/4" (24.06 FEET) TO A POINT, THENCE;
SOUTHERLY, A DISTANCE OF 47' - 11 1/2" (47.96 FEET) TO THE POINT AND PLACE OF BEGINNING.

METES AND BOUNDS DESCRIPTION:
LOT 1, BLOCK 604
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:
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NORTHERLY, 47' - 11 1/2" (47.96 FEET) TO A POINT ON A LINE PARALLEL WITH BARROW STREET, THENCE;
ALONG SAID LAST MENTIONED LINE AND PARALLEL WITH BARROW STREET, THENCE; 70' - 10 1/2" (70.875 FEET) TO THE EASTERLY SIDE OF WEST STREET, THENCE;
SOUTHERLY ALONG THE EASTERLY SIDE OF WEST STREET, 48 FEET TO THE CORNER FIRST ABOVE MENTIONED, TO THE POINT OR PLACE OF BEGINNING.



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 by any party with an interest in the property. The SMP can be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov.

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK CITY AND LONG ISLAND ONE-CALL SYSTEM (1-800-272-4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 170031945 2017 MARKOUT
UTILITY COMPANY: AT&T CORPORATION (800) 241-3624
CONSOLIDATED EDISON CO. OF N.Y. (718) 472-2304
EMPIRE CITY SUBWAY MANHATTAN (212) 518-4534
MCI (800) 288-3427
CROWN CASTLE (724) 416-2973
PORT AUTHORITY OF NY & NJ (201) 595-4839
QUEST COMMUNICATIONS (720) 578-8090
RCN (718) 472-2304
TIME WARNER CABLE - MANHATTAN (800) 255-8600
PHONE NUMBER: (800) 241-3624
(718) 472-2304
(212) 518-4534
(800) 288-3427
(724) 416-2973
(201) 595-4839
(720) 578-8090
(718) 472-2304
(800) 255-8600
NOTE: ALL UTILITY COMPANIES DID NOT RESPOND TO MARKOUT REQUEST.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

1	REVISE EASEMENTS	K.G.G.	10-29-19
No.	DESCRIPTION OF REVISION	DRAWN:	DATE
ENVIRONMENTAL EASEMENT SURVEY LOTS 1 & 30, BLOCK 604 144-150 BARROW STREET (A.K.A. 176-178 CHRISTOPHER STREET) BOROUGH OF MANHATTAN CITY, COUNTY AND STATE OF NEW YORK			
GALLAS SURVEYING GROUP 2865 U.S. ROUTE 1 NORTH BRUNSWICK, NJ 08902 TEL: 732-422-0700 FAX: 732-940-8786 www.gallasurvey.com			
DATE	SCALE	DRAWN:	CHECKED:
10-24-2019	1"=10'	K.G.G./E.C.R.	D.A.H.
FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
10-14-2019	125	66	D.A./G.S.
FILE NO.:	DRAWING NAME/SHEET NO.		
G16019	G16019-ENV ESMT.DWG 1 of 1		
GREGORY S. GALLAS NEW YORK PROFESSIONAL LAND SURVEYOR #07024			
NOT VALID UNLESS EMBOSSED OR SIGNED IN BLUE INK SEAL 10-29-2019 DATE			



2865 US Route 1
North Brunswick, NJ 08902
Tele: 732-422-6700
Fax: 732-940-8786
www.gallassurvey.com

OCTOBER 29, 2019
GSG PROJECT #G16019

ENVIRONMENTAL EASEMENT PARCEL
LOT 1, BLOCK 604

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

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF WEST STREET (WIDTH VARIES) AND THE NORTHERLY SIDE OF BARROW STREET (WIDTH VARIES) AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

EASTERLY ALONG THE NORTHERLY SIDE OF BARROW STREET, 70 FEET TO A POINT, THENCE;

NORTHERLY, 47' - 11 1/2" (47.96 FEET) TO A POINT ON A LINE PARALLEL WITH BARROW STREET, THENCE;

ALONG SAID LAST MENTIONED LINE AND PARALLEL WITH BARROW STREET, THENCE; 70' - 10 1/2" (70.875 FEET) TO THE EASTERLY SIDE OF WEST STREET, THENCE;

SOUTHERLY ALONG THE EASTERLY SIDE OF WEST STREET, 48 FEET TO THE CORNER FIRST ABOVE MENTIONED, TO THE POINT OR PLACE OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS 3,377 SQUARE FEET OR 0.0775 ACRE.



2865 US Route 1
North Brunswick, NJ 08902
Tele: 732-422-6700
Fax: 732-940-8786
www.gallassurvey.com

OCTOBER 29, 2019
GSG PROJECT #G16019

ENVIRONMENTAL EASEMENT PARCEL
PART OF LOT 30, BLOCK 604

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

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CONTINUING EASTERLY ALONG SAID LINE OF BARROW STREET, A DISTANCE OF 74' - 8 5/8" (74.72 FEET) TO A POINT, THENCE;

NORTHERLY, ALONG THE WESTERLY LINE OF LOT 8, BLOCK 604, A DISTANCE OF 59' - 7" (59.58 FEET) TO AN ANGLE POINT THEREIN, THENCE;

THROUGH LOT 30, BLOCK 604, A DISTANCE OF 46' - 8" (46.66 FEET) TO THE SOUTHEASTERLY CORNER OF LOT 3, BLOCK 604, THENCE;

WESTERLY, ALONG THE SOUTHERLY LINE OF LOT 3, BLOCK 604, A DISTANCE OF 24' - 0 3/4" (24.06 FEET) TO A POINT, THENCE;

SOUTHERLY A DISTANCE OF 47'-11 1/2" (47.96 FEET) TO THE POINT AND PLACE OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS 3,910 SQUARE FEET OR 0.0898 ACRE.

APPENDIX B
NYSDEC Correspondence

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation

625 Broadway, 11th Floor, Albany, NY 12233-7020

P: (518)402-9543 | F: (518)402-9547

www.dec.ny.gov

3/5/2021

Neil Bender
144-150 Barrow Street LLC
c/o William Gottlieb Real Estate
177 Christopher Street
New York, NY 10014
nbender@wmgottlieb.com

Re: Reminder Notice: Site Management Periodic Review Report and IC/EC Certification Submittal

Site Name: Keller Hotel Site

Site No.: C231092

Site Address: 144-150 Barrow Street
New York, NY 10014

Dear Neil Bender:

This letter serves as a reminder that sites in active Site Management (SM) require the submittal of a periodic progress report. This report, referred to as the Periodic Review Report (PRR), must document the implementation of, and compliance with, site-specific SM requirements. Section 6.3(b) of DER-10 *Technical Guidance for Site Investigation and Remediation* (available online at <http://www.dec.ny.gov/regulations/67386.html>) provides guidance regarding the information that must be included in the PRR. Further, if the site is comprised of multiple parcels, then you as the Certifying Party must arrange to submit one PRR for all parcels that comprise the site. The PRR must be received by the Department no later than **May 17, 2021**. Guidance on the content of a PRR is enclosed.

Site Management is defined in regulation (6 NYCRR 375-1.2(at)) and in Chapter 6 of DER-10. Depending on when the remedial program for your site was completed, SM may be governed by multiple documents (e.g., Operation, Maintenance, and Monitoring Plan; Soil Management Plan) or one comprehensive Site Management Plan.

A Site Management Plan (SMP) may contain one or all of the following elements, as applicable to the site: a plan to maintain institutional controls and/or engineering controls ("IC/EC Plan"); a plan for monitoring the performance and effectiveness of the selected remedy ("Monitoring Plan"); and/or a plan for the operation and maintenance of the selected remedy ("O&M Plan"). Additionally, the technical requirements for SM are stated in the decision document (e.g., Record of Decision) and, in some cases, the legal agreement directing the remediation of the site (e.g., order on consent, voluntary agreement, etc.).

When you submit the PRR (by the due date above), include the enclosed forms documenting that all SM requirements are being met. The Institutional Controls (ICs) portion of the form (Box 6) must be signed by you or your designated representative. The Engineering Controls (ECs) portion of the form (Box 7) must be signed by a Professional Engineer (PE). If you cannot certify that all SM requirements are being met, you must submit a Corrective Measures Work Plan that identifies the actions to be taken to restore compliance. The work plan must include a schedule to be approved by the Department. The Periodic Review process will not be considered complete until all necessary corrective measures are completed and all required controls are certified. Instructions for completing the certifications are enclosed.



Department of
Environmental
Conservation

All site-related documents and data, including the PRR, must be submitted in electronic format to the Department of Environmental Conservation. The required format for documents is an Adobe PDF file with optical character recognition and no password protection. Data must be submitted as an electronic data deliverable (EDD) according to the instructions on the following webpage:

<https://www.dec.ny.gov/chemical/62440.html>

Documents may be submitted to the project manager either through electronic mail or by using the Department's file transfer service at the following webpage:

<https://fts.dec.state.ny.us/fts/>

The Department will not approve the PRR unless all documents and data generated in support of the PRR have been submitted using the required formats and protocols.

You may contact Michael MacCabe, the Project Manager, at 518-402-9687 or michael.maccabe@dec.ny.gov with any questions or concerns about the site. Please notify the project manager before conducting inspections or field work. You may also write to the project manager at the following address:

New York State Department of Environmental Conservation
Division of Environmental Remediation, BURB
625 Broadway

Enclosures

PRR General Guidance
Certification Form Instructions
Certification Forms

ec: w/ enclosures

Michael MacCabe, Project Manager

Sarah Quandt, Section Chief

Jane O'Connell, Hazardous Waste Remediation Supervisor, Region 2

Langan Engineering, Environ., Surveying and Landscape Arch - Jennifer Armstrong -
jarmstrong@Langan.com



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site No. C231092

Site Details

Box 1

Site Name Keller Hotel Site

Site Address: 144-150 Barrow Street Zip Code: 10014
City/Town: New York
County: New York
Site Acreage: 0.167

Reporting Period: December 17, 2019 to April 17, 2021

- | | YES | NO |
|---|--------------------------|--------------------------|
| 1. Is the information above correct? | <input type="checkbox"/> | <input type="checkbox"/> |
| If NO, include handwritten above or on a separate sheet. | | |
| 2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period? | <input type="checkbox"/> | <input type="checkbox"/> |
| If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form. | | |
| 5. Is the site currently undergoing development? | <input type="checkbox"/> | <input type="checkbox"/> |

Box 2

- | | YES | NO |
|---|--------------------------|--------------------------|
| 6. Is the current site use consistent with the use(s) listed below?
Restricted-Residential, Commercial, and Industrial | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Are all ICs in place and functioning as designed? | <input type="checkbox"/> | <input type="checkbox"/> |

**IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

Enclosure 1

Certification Instructions

I. Verification of Site Details (Box 1 and Box 2):

Answer the three questions in the Verification of Site Details Section. The Owner and/or Qualified Environmental Professional (QEP) may include handwritten changes and/or other supporting documentation, as necessary.

II. Certification of Institutional Controls/ Engineering Controls (IC/ECs)(Boxes 3, 4, and 5)

1.1.1. Review the listed IC/ECs, confirming that all existing controls are listed, and that all existing controls are still applicable. If there is a control that is no longer applicable the Owner / Remedial Party should petition the Department separately to request approval to remove the control.

2. In Box 5, complete certifications for all Plan components, as applicable, by checking the corresponding checkbox.

3. If you cannot certify "YES" for each Control listed in Box 3 & Box 4, sign and date the form in Box 5. Attach supporting documentation that explains why the **Certification** cannot be rendered, as well as a plan of proposed corrective measures, and an associated schedule for completing the corrective measures. Note that this **Certification** form must be submitted even if an IC or EC cannot be certified; however, the certification process will not be considered complete until corrective action is completed.

If the Department concurs with the explanation, the proposed corrective measures, and the proposed schedule, a letter authorizing the implementation of those corrective measures will be issued by the Department's Project Manager. Once the corrective measures are complete, a new Periodic Review Report (with IC/EC Certification) must be submitted within 45 days to the Department. If the Department has any questions or concerns regarding the PRR and/or completion of the IC/EC Certification, the Project Manager will contact you.

III. IC/EC Certification by Signature (Box 6 and Box 7):

If you certified "YES" for each Control, please complete and sign the IC/EC Certifications page as follows:

- For the Institutional Controls on the use of the property, the certification statement in Box 6 shall be completed and may be made by the property owner or designated representative.
- For the Engineering Controls, the certification statement in Box 7 must be completed by a Professional Engineer or Qualified Environmental Professional, as noted on the form.

Parcel

604-1

Engineering Control

Monitoring Wells
Monitoring Wells
Cover System

cover system and groundwater monitoring wells.

a portion of 604-30

Cover System
Monitoring Wells
Cover System
Monitoring Wells

cover system and groundwater monitoring wells.

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

b) to the best of my 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 the information presented is accurate and complete.

YES NO

☐ ☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

☐ ☐

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

Box 2A

YES NO

8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid? ☐ ☐

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid? ☐ ☐
(The Qualitative Exposure Assessment must be certified every five years)

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C231092**Box 3****Description of Institutional Controls**ParcelOwnerInstitutional Control**604-1**

150 Barrow Street LLC

Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Site Management Plan
IC/EC Plan
Ground Water Use Restriction
Landuse Restriction
Site Management Plan

IC/EC Plan

environmental easement, site management plan, soil management plan land use restriction, groundwater use restriction.

a portion of 604-30

144 Barrow Street LLC

Ground Water Use Restriction
Soil Management Plan
Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

Landuse Restriction
Site Management Plan
IC/EC Plan

environmental easement, site management plan, soil management plan land use restriction, groundwater use restriction.

Box 4**Description of Engineering Controls**

Enclosure 3
Periodic Review Report (PRR) General Guidance

- I. Executive Summary: (1/2-page or less)
 - A. Provide a brief summary of site, nature and extent of contamination, and remedial history.
 - B. Effectiveness of the Remedial Program - Provide overall conclusions regarding;
 1. progress made during the reporting period toward meeting the remedial objectives for the site
 2. the ultimate ability of the remedial program to achieve the remedial objectives for the site.
 - C. Compliance
 1. Identify any areas of non-compliance regarding the major elements of the Site Management Plan (SMP, i.e., the Institutional/Engineering Control (IC/EC) Plan, the Monitoring Plan, and the Operation & Maintenance (O&M) Plan).
 2. Propose steps to be taken and a schedule to correct any areas of non-compliance.
 - D. Recommendations
 1. recommend whether any changes to the SMP are needed
 2. recommend any changes to the frequency for submittal of PRRs (increase, decrease)
 3. recommend whether the requirements for discontinuing site management have been met.
- II. Site Overview (one page or less)
 - A. Describe the site location, boundaries (figure), significant features, surrounding area, and the nature and extent of contamination prior to site remediation.
 - B. Describe the chronology of the main features of the remedial program for the site, the components of the selected remedy, cleanup goals, site closure criteria, and any significant changes to the selected remedy that have been made since remedy selection.
- III. Evaluate Remedy Performance, Effectiveness, and Protectiveness

Using tables, graphs, charts and bulleted text to the extent practicable, describe the effectiveness of the remedy in achieving the remedial goals for the site. Base findings, recommendations, and conclusions on objective data. Evaluations and should be presented simply and concisely.
- IV. IC/EC Plan Compliance Report (if applicable)
 - A. IC/EC Requirements and Compliance
 1. Describe each control, its objective, and how performance of the control is evaluated.
 2. Summarize the status of each goal (whether it is fully in place and its effectiveness).
 3. Corrective Measures: describe steps proposed to address any deficiencies in ICECs.
 4. Conclusions and recommendations for changes.
 - B. IC/EC Certification
 1. The certification must be complete (even if there are IC/EC deficiencies), and certified by the appropriate party as set forth in a Department-approved certification form(s).
- V. Monitoring Plan Compliance Report (if applicable)
 - A. Components of the Monitoring Plan (tabular presentations preferred) - Describe the requirements of the monitoring plan by media (i.e., soil, groundwater, sediment, etc.) and by any remedial technologies being used at the site.
 - B. Summary of Monitoring Completed During Reporting Period - Describe the monitoring tasks actually completed during this PRR reporting period. Tables and/or figures should be used to show all data.
 - C. Comparisons with Remedial Objectives - Compare the results of all monitoring with the remedial objectives for the site. Include trend analyses where possible.
 - D. Monitoring Deficiencies - Describe any ways in which monitoring did not fully comply with the monitoring plan.
 - E. Conclusions and Recommendations for Changes - Provide overall conclusions regarding the monitoring completed and the resulting evaluations regarding remedial effectiveness.
- VI. Operation & Maintenance (O&M) Plan Compliance Report (if applicable)
 - A. Components of O&M Plan - Describe the requirements of the O&M plan including required activities, frequencies, recordkeeping, etc.
 - B. Summary of O&M Completed During Reporting Period - Describe the O&M tasks actually completed during this PRR reporting period.
 - C. Evaluation of Remedial Systems - Based upon the results of the O&M activities completed, evaluated

the ability of each component of the remedy subject to O&M requirements to perform as designed/expected.

- D. O&M Deficiencies - Identify any deficiencies in complying with the O&M plan during this PRR reporting period.
- E. Conclusions and Recommendations for Improvements - Provide an overall conclusion regarding O&M for the site and identify any suggested improvements requiring changes in the O&M Plan.

VII. Overall PRR Conclusions and Recommendations

- A. Compliance with SMP - For each component of the SMP (i.e., IC/EC, monitoring, O&M), summarize;
 - 1. whether all requirements of each plan were met during the reporting period
 - 2. any requirements not met
 - 3. proposed plans and a schedule for coming into full compliance.
- B. Performance and Effectiveness of the Remedy - Based upon your evaluation of the components of the SMP, form conclusions about the performance of each component and the ability of the remedy to achieve the remedial objectives for the site.
- C. Future PRR Submittals
 - 1. Recommend, with supporting justification, whether the frequency of the submittal of PRRs should be changed (either increased or decreased).
 - 2. If the requirements for site closure have been achieved, contact the Departments Project Manager for the site to determine what, if any, additional documentation is needed to support a decision to discontinue site management.

VIII. Additional Guidance

Additional guidance regarding the preparation and submittal of an acceptable PRR can be obtained from the Departments Project Manager for the site.

**IC CERTIFICATIONS
SITE NO. C231092**

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I _____ at _____,
print name print business address

am certifying as _____ (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

Date

EC CERTIFICATIONS

Box 7

Professional Engineer Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I _____ at _____,
print name print business address

am certifying as a Professional Engineer for the _____
(Owner or Remedial Party)

Signature of Professional Engineer, for the Owner or
Remedial Party, Rendering Certification

Stamp
(Required for PE)

Date

Joshua Golding

From: MacCabe, Michael (DEC) <michael.maccabe@dec.ny.gov>
Sent: Monday, November 23, 2020 4:15 PM
To: Jennifer Armstrong
Cc: Michael D. Burke; Julia Leung
Subject: RE: Keller Hotel Site - Report for 4th Quarterly Post-Remediation Groundwater Sampling

Jennifer,

Based on the data showing no naphthalene detection for four quarters, the request to discontinue sampling of monitoring wells MW-16 and MW-17 is acceptable. Sampling of MW-18 may be reduced to semiannually.

Thanks,

Michael D. MacCabe, P.E.

Senior Environmental Engineer



Division of Environmental Remediation

New York State Department of Environmental Conservation

625 Broadway, Albany, NY 12233-7016

518-402-9687 | michael.maccabe@dec.ny.gov

www.dec.ny.gov



Department of
Environmental
Conservation



From: Jennifer Armstrong <jarmstrong@Langan.com>
Sent: Wednesday, November 18, 2020 9:52 AM
To: MacCabe, Michael (DEC) <michael.maccabe@dec.ny.gov>
Cc: mburke@langan.com; Julia Leung <JLeung@Langan.com>; Jim Eustace (j.eustace@gardinerusa.com) <j.eustace@gardinerusa.com>; martin allum <m.allum@GARDINERUSA.com>; AlexR@cayre.com; David Yudelson <dyudelson@sprlaw.com>
Subject: Keller Hotel Site - Report for 4th Quarterly Post-Remediation Groundwater Sampling

Michael,

Our report for the 4th sampling event is attached. We are requesting a reduced sampling frequency for MW-18 and cessation of sampling MW-16 and MW-17. Please let us know if you have questions.

Regards,

Jennifer Armstrong, CHMM
Senior Project Manager

LANGAN

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Mobile: 917.613.7234

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New York, NY 10001-2727
www.langan.com

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APPENDIX C
Site-Wide Inspection Form

COMPOSITE COVER SYSTEM INSPECTION CHECKLIST

Site Name: 144-150 Barrow Street Location: New York, NY Project Number: 170170901

Inspector Name: Joshua Golding Date: 03/15/2021 Weather Conditions: Clear - 40 degrees

Reason for Inspection (i.e., routine, maintenance, severe condition, etc.): Initial periodic review inspection

Check one of the following: **Y:** Yes **N:** No **NA:** Not Applicable

		Y	N	NA	Normal Situation	Remarks
	General					
1	What are the current site conditions?	--	--	--	--	Vacant 6-story building at Lot 1, and vacant gravel-covered site at Lot 30.
	Impermeable Cap					
2	Are there any indications of a breach in the capping system at the time of this inspection?		X			
3	Is there any construction activity, or indication of any construction activity within the past certification year (including any tenant improvements), that included the breaching of the capping system, on-site at the time of this inspection?		X			
4	If YES to number 3, is there documentation that the Soil Management Plan, HASP, and CAMP for the site was/is being followed? Any breach of the cover system into residual contamination or the sub-slab vapor barrier membrane should be overseen by the remedial engineer and documented and reported in the periodic review report.					

*** If the answer to any of the above questions indicate non-compliance with ECs for the site, additional remarks must be provided and, where applicable, documentation attached to this checklist detailing additional inspection and repair activities.**

Additional remarks: _____

Minimum Inspection Schedule: Site-wide inspections will be conducted annually, per certification year, at a minimum. Additional inspections will also be conducted at times of severe weather condition events. All inspection events will utilize this checklist.

SITE INSPECTION CHECKLIST

Site Name: 144-150 Barrow Street Location: New York, NY Project Number: 170170901

Inspector Name: Joshua Golding Date: 03/15/2021 Weather Conditions: Clear - 40 degrees

Reason for Inspection (i.e., routine, maintenance, severe condition, etc.): Initial periodic review inspection

Check one of the following: **Y:** Yes **N:** No **NA:** Not Applicable

		Y	N	NA	Normal Situation	Remarks
	General					
1	What are the current site conditions?	--	--	--	--	Vacant 6-story building at Lot 1, and vacant gravel-covered site at Lot 30.
2	Are all applicable site records (e.g., documentation of construction activity, SMD system maintenance and repair, most current easement, etc.) complete and up to date?	X				
	Environmental Easement					
3	Has site use (restricted residential) remained the same?	X				
4	Does it appear that all environmental easement restrictions have been followed?	X				
	Impermeable Cap					
5	Are there any indications of a breach in the capping system at the time of this inspection?		X		N	
6	Are there any cracks in the building slabs?		X			
7	Are there any cracks in the building walls?		X			
8	Is there any construction activity, or indication of any construction activity within the past certification year (including any tenant improvements), that included the breaching of the capping system, on-site at the time of this inspection?		X			
9	If YES to number 8, is there documentation that the SMP, HASP, and CAMP for the site was/is being followed?					

*** If the answer to any of the above questions indicate non-compliance with any IC/ECs for the site, additional remarks must be provided and, where applicable, documentation attached to this checklist detailing additional inspection and repair activities.**

Additional remarks _____

Minimum Inspection Schedule: Site-wide inspections will be conducted annually, per certification year, at a minimum. Additional inspections will also be conducted at times of severe condition events. All inspection events will utilize this checklist.

APPENDIX D
ECIC Certification Form and NYCDOB Records



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site No. C231092 Site Details Box 1

Site Name Keller Hotel Site

Site Address: 144-150 Barrow Street Zip Code: 10014
City/Town: New York
County: New York
Site Acreage: 0.167

Reporting Period: December 17, 2019 to April 17, 2021

- | | YES | NO |
|---|-------------------------------------|-------------------------------------|
| 1. Is the information above correct? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If NO, include handwritten above or on a separate sheet. | | |
| 2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form. | | |
| 5. Is the site currently undergoing development? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | YES | NO |
|---|-------------------------------------|--------------------------|
| 6. Is the current site use consistent with the use(s) listed below?
Restricted-Residential, Commercial, and Industrial | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Are all ICs in place and functioning as designed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

Box 2A

YES NO

8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid? ☐ YES ☒ NO

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid? ☒ YES ☐ NO
(The Qualitative Exposure Assessment must be certified every five years)

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C231092**Box 3****Description of Institutional Controls**ParcelOwnerInstitutional Control**604-1**

150 Barrow Street LLC

Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Site Management Plan
IC/EC Plan
Ground Water Use Restriction
Landuse Restriction
Site Management Plan

IC/EC Plan

environmental easement, site management plan, soil management plan land use restriction, groundwater use restriction.

a portion of 604-30

144 Barrow Street LLC

Ground Water Use Restriction
Soil Management Plan
Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

Landuse Restriction
Site Management Plan
IC/EC Plan

environmental easement, site management plan, soil management plan land use restriction, groundwater use restriction.

Box 4**Description of Engineering Controls**

Parcel

604-1

Engineering Control

Monitoring Wells
Monitoring Wells
Cover System

cover system and groundwater monitoring wells.

a portion of 604-30

Cover System
Monitoring Wells
Cover System
Monitoring Wells

cover system and groundwater monitoring wells.

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

b) to the best of my 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 the information presented is accurate and complete.

YES NO

☒ ☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

☒ ☐

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. C231092

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1, 2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Matthew Abreu at 407 Broadway, 41st Fl, New York, NY 10018
print name print business address

am certifying as Owner (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Matthew Abreu
Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

5/18/21
Date

EC CERTIFICATIONS

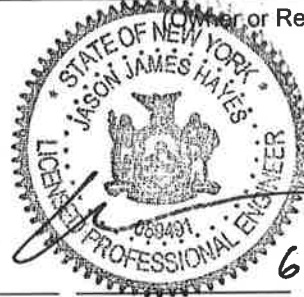
Box 7

Professional Engineer Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I JASON HAYES at LANGAN, 360 W 31ST ST., 8TH FL, NY, NY
print name print business address

am certifying as a Professional Engineer for the OWNER
(Owner or Remedial Party)



[Signature]
Signature of Professional Engineer, for the Owner or Remedial Party, Rendering Certification

[Stamp]
Stamp
(Required for PE)

6/7/2021
Date



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NYC Department of Buildings

Property Profile Overview

150 BARROW STREET

WEST STREET 385 - 385
WEST STREET 384 - 384
BARROW STREET 150 - 150

MANHATTAN 10014

Health Area : 6400
Census Tract : 69
Community Board : 102
Buildings on Lot : 1

BIN# 1010416

Tax Block : 604
Tax Lot : 1
Condo : NO
Vacant : NO

[View DCP Addresses...](#)

[Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[Pre - BIS PA](#)

[View Certificates of Occupancy](#)

Cross Street(s): WASHINGTON STREET, WEST STREET

DOB Special Place Name:

DOB Building Remarks:

Landmark Status: L - LANDMARK

Local Law: NO

SRO Restricted: YES

UB Restricted: NO

Environmental Restrictions: N/A

Legal Adult Use: NO

Special Status: N/A

Loft Law: NO

TA Restricted: NO

Grandfathered Sign: NO

City Owned: NO

Additional BINs for Building: NONE

HPD Multiple Dwelling: Yes

Special District: UNKNOWN

This property is located in an area that may be affected by the following:

Tidal Wetlands Map Check: No

Freshwater Wetlands Map Check: No

Coastal Erosion Hazard Area Map Check: No

Special Flood Hazard Area Check: Yes

[Click here for more information](#)

Department of Finance Building Classification: H9-HOTELS

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	24	1	Electrical Applications
Violations-DOB	45	12	Permits In-Process / Issued
Violations-OATH/ECB	12	5	Illuminated Signs Annual Permits
Jobs/Filings	36		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	36		Facades
Actions	30		Marquee Annual Permits
OR Enter Action Type: <input type="text"/>			Boiler Records
OR Select from List: <input type="text"/>			DEP Boiler Information
AND <input type="button" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



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NYC Department of Buildings
Property Profile Overview

144 BARROW STREET
BARROW STREET 144 - 148

MANHATTAN 10014

BIN# 1090637
Tax Block : 604
Tax Lot : 30

Community Board : 102

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

DOB Special Place Name:

DOB Building Remarks: LOTS 6/7/30 MERGED INTO NEW LOT-30 =144-148 BARROW & 176-178 CHRISTOPHER(04/

Landmark Status: Special Status: N/A

Local Law: NO Loft Law: NO

SRO Restricted: NO TA Restricted: NO

UB Restricted: NO

Environmental Restrictions: N/A Grandfathered Sign: NO

Legal Adult Use: NO City Owned: NO

Additional BINs for Building: [1010420](#)

HPD Multiple Dwelling: No

Special District: UNKNOWN

This property is located in an area that may be affected by the following:

Tidal Wetlands Map Check: No

Freshwater Wetlands Map Check: No

Coastal Erosion Hazard Area Map Check: No

Special Flood Hazard Area Check: Yes

[Click here for more information](#)

Department of Finance Building Classification: V1-VACANT LAND

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	9	0	Electrical Applications
Violations-DOB	1	0	Permits In-Process / Issued
Violations-OATH/ECB	4	2	Illuminated Signs Annual Permits
Jobs/Filings	25		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	25		Facades
Actions	17		Marquee Annual Permits
OR Enter Action Type: <input type="text"/>			Boiler Records
OR Select from List: <input type="text" value="Select..."/>			DEP Boiler Information
AND <input type="button" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.