NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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

18th Highline Associates, L.L.C. C/O Frank Monterisi, Jr. The Related Companies 60 Columbus Circle New York, NY 10023

JAN 30 2019

Re:

Brownfield Cleanup Program Certificate of Completion

515 West 18th Street, New York

New York County Site No: C231093

Dear Mr. Monterisi:

On December 26, 2018, the New York State Department of Environmental Conservation (Department) issued a certificate of completion (COC) for the remedial program at the above-referenced site. On January 11, 2019, the Department was notified, for the first time, of a transcription error in the July 2, 2015 Brownfield Cleanup Agreement (BCA) regarding the site's tax block and lot information, as well as a tax lot merger that occurred after the time of BCA execution. In light of this new information, the Department is now issuing a revised COC reflecting the accurate and current tax block and lot information for the site.

Please note that you are required to perform the following tasks (even if already performed with the December 26, 2018 COC):

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

Chief, Site Control Section New York State Department of Environmental Conservation Division of Environmental Remediation



625 Broadway Albany, NY 12233-7020

- Provide the notice of the COC to the Document Repositories within 10 days
 of issuance of the COC. The Department will develop a fact sheet
 announcing the issuance of the COC and describing the institutional and
 engineering controls (IC/ECs), if any, that are required at the site and
 distribute it to the County Listserv within 10 days;
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in April, 2020.

If you have any questions regarding any of these items, please contact Douglas MacNeal at 518-402-9662 or douglas.macneal@dec.ny.gov.

Sincerely,

Michael J. Ryan, P.E

Director

Division of Environmental Remediation

ec w/enclosure:

Alana Carroll, acarroll@tenen-env David Freeman, dfreeman@gibbonslaw.com

C. Vooris, NYSDOH

D. Hettrick, NYSDOH

Matt Gokey, <u>matthew.gokey@tax.ny.gov</u>
Matt Culotti, <u>matthew.culotti@tax.ny.gov</u>

ec w/o enclosure:

- D. MacNeal
- G. Heitzman
- J. O'Connell, R2
- J. Brown
- M. Warner, OGC
- K. Lewandowski

NOTICE OF CERTIFICATE OF COMPLETION Brownfield Cleanup Program 6 NYCRR Part 375-1.9(d)

515 West 18th Street, Site ID No. C231093 511 West 18th Street and 131 10th Avenue, New York, NY 10011 New York, New York County, Tax Map Identification Number(s) 690-29

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to 18th Highline Associates, L.L.C. for a parcel approximately 1.056 acres located at 511 West 18th Street and 131 10th Avenue in the City and County of New York.

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

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

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

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

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for New York County as 2018000393460

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

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

515 West 18th Street, C231093, 511 West 18th Street and 131 10th Avenue

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

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

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

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

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

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

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

WHEREFORE, the undersigned has signed this Notice of Certificate

New York, NY 10023

	18th Highline Associates, L.L.C.
	By:
	Title:
	Date:
STATE OF NEW YORK) SS: COUNTY OF)	
evidence to be the individual(s) whose nar acknowledged to me that he/she/they exec	in the year 20, before me, the undersigned, personally known to me or proved to me on the basis of satisfactory me is (are) subscribed to the within instrument and cuted the same in his/her/their capacity(ies), and that by t, the individual(s), or the person upon behalf of which the int.
	Please record and return to:
Signature and Office of individual	18 th Highline Associates, L.L.C.
taking acknowledgment	C/O The Related Companies
	60 Columbus Circle

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP) CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

Address

18th Highline Associates, L.L.C.

60 Columbus Circle, New York, NY 10023

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 6/11/15 Agreement Execution: 7/2/15 Agreement Index No.: C231093-05-15

Application Approval Amendment: none

Agreement Execution Amendment: none

SITE INFORMATION:

Site No.: C231093 Site Name: 515 West 18th Street Site Owner: 18th Highline Associates, L.L.C.

Street Address: 511 West 18th Street and 131 10th Avenue

Site Size: 1.056 Acres

Tax Map Identification Number(s): 690-29 Percentage of site located in an EnZone: 0 - 49 %

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

CERTIFICATE ISSUANCE

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

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

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

Allowable Uses under the BCP: Restricted-Residential, Commercial, and Industrial **Cleanup Track:** Parcel 1: Track 2 Restricted use with generic soil cleanup objectives Parcels 2 – 8: Track 4 Restricted use with site specific soil cleanup objectives

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

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is:

Parcel 1: 40%

Parcels 2 through 8: 28%

Tangible Property Credit Component Rate is 12 % for all parcels.

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

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is:

Parcel 1: 40%

Parcels 2 through 8: 28%

Tangible Property Credit Component Rate is 10 % for all parcels.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for New York County as 2018000393460.

LIABILITY LIMITATION

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

CERTIFICATE TRANSFERABILITY

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

CERTIFICATE MODIFICATION/REVOCATION

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

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

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

Basil Seggos Commissioner

New York State Department of Environmental Conservation

Michael J. Ryan, P.E., Director

Division of Environmental Remediation

Exhibit A Site Description

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the Intersection of the westerly side of 10th Avenue with the northerly side of West 18th Street;

RUNNING THENCE westerly, along said northerly side of West 18th Street, a distance of 325 feet:

THENCE northerly, and parallel with 10th Avenue, a distance of 92 feet:

THENCE easterly, and parallel with the northerly side of West 18th Street, a distance of 150 feet;

THENCE northerly, and parallel with 10th Avenue, a distance of 92 feet to the southerly side of West 19th Street;

THENCE easterly, along said southerly side of West 19th Street, a distance of 175 feet to the corner formed by the intersection of said southerly side of West 19th Street with the westerly side of 10th Avenue:

THENCE southerly, along said westerly side of 10th Avenue, a distance of 184 feet to the point or place of BEGINNING.

Area containing 46,000.00 Square Feet or 1.0560 Acres less the Areas of Track 4 Parcels

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of West 19th Street, distant 161.05 feet westerly from the corner formed by the intersection of the westerly side of 10th Avenue and the southerly side of West 19th Street;

RUNNING THENCE southerly, forming an interior angle on its southerly side, 89 degrees 57 minutes 33 seconds with 10th Avenue a distance of 106.21 feet to a point;

THENCE westerly, forming an interior angle on its westerly side, 90 degrees 01 minutes 32 seconds, a distance of 73.54 feet to a point;

THENCE northerly, forming an interior angle on its easterly side, 108 degrees 21 minutes 53 seconds, a distance of 14.95 feet to a point;

THENCE easterly, forming an interior angle on its southerly side, 71 degrees 39 minutes 03 seconds, a distance of 64.37 feet to a point:

THENCE northerly, forming an exterior angle on its westerly side, 90 degrees 00 minutes 00 seconds, a distance of 92.00 to a point along the southerly side of West 19th Street;

THENCE easterly, along said southerly side of West 19th Street, a distance of 13.95 feet to the point or place of BEGINNING.

Area containing 2,358.50 Square Feet or 0.0541 Acres

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerty side of West 19th Street, distant 86.65 feet westerly from the corner formed by the intersection of the westerly side of 10th Avenue and the southerly side of West 19th Street:

RUNNING THENCE southerly forming an Interior angle on its southerly side, 88 degrees 34 minutes 49 seconds with 10th Avenue a distance of 11.69 feet to a point;

THENCE westerly forming an interior angle on its westerly side, 90 degrees 37 minutes 59 seconds, a distance of 40.24 feet to a point;

THENCE northerly forming an interior angle on its easterly side, 91 degrees 21 minutes 53 seconds, a distance of 14.95 feet to a point;

THENCE easterly forming an interior angle on its southerly side, 71 degrees 46 minutes 40 seconds, a distance of 11.13 feet to a point along the southerly side of West 19th Street;

THENCE easterly along said southerly side of West 19th Street, a distance of 40.72 to the point or place of BEGINNING.

Area containing 461.77 Square Feet or 0.0106 Acres

ALL THAT CERTAIN plot; piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point distant 89.90 feet westerly and perpendicular to the Point of Commencement, said Point of Commencement being a point along the westerly side of Tenth Avenue distant 26.59 feet southerly from the comer formed by the intersection of the southerly side of West 19th Street with the westerly side of Tenth Avenue;

RUNNING THENCE westerly and still perpendicular to Tenth Avenue, a distance of 30.07 feet to a point;

THENCE southerly and perpendicular to the last course, a distance of 10.90 feet to a point;

THENCE easterly and perpendicular to the last course, a distance of 30.07 feet to a point; point;

THENCE northerly and again perpendicular to the last course, a distance of 10.90 feet to the point or place of BEGINNING.

Area containing 327.81 Square Feet or 0.0075 Acres

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point distant 91.11 feet westerly and perpendicular to the Point of Commencement, said Point of Commencement being a point along the westerly side of Tenth Avenue distant 66.46 feet southerly from the corner formed by the intersection of the southerly side of West 19th Street with the westerly side of Tenth Avenue;

RUNNING THENCE southerly, forming an exterior angle with said perpendicular line, on its easterly side, 88 degrees 50 minutes 22 seconds, a distance of 11.65 feet to a point;

THENCE westerly forming an interior angle on its westerly side, 87 degrees 46 minutes 07 seconds, a distance of 29.32 feet to a point;

THENCE northerly forming an interior angle on its easterly side, 89 degrees 01 minutes 56 seconds, a distance of 11.41 feet to a point;

THENCE easterly forming an Interior angle on its southerly side, 91 degrees 25 minutes 53 seconds, a distance of 28.68 feet to the point or place of BEGINNING.

Area containing 334.26 Square Feet or 0.0076 Acres

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point distant 90.74 feet westerly and perpendicular to the Point of Commencement, said Point of Commencement being a point along the westerly side of Tenth Avenue distant 106.29 feet southerly from the corner formed by the intersection of the southerly side of West 19th Street with the westerly side of Tenth Avenue;

RUNNING THENCE southerly, forming an exterior angle with said perpendicular line, on its easterly side, 89 degrees 26 minutes 54 seconds, a distance of 11.62 feet to a point;

THENCE westerly forming an interior angle on its westerly side, 89 degrees 26 minutes 10 seconds, a distance of 29.25 feet to a point;

THENCE northerly forming an Interior angle on its easterly side, 88 degrees 50 minutes 01 seconds, a distance of 11.52 feet to a point;

THENCE easterly forming an Interior angle on its southerly side, 91 degrees 22 minutes 15 seconds, a distance of 28.91 feet to the point or place of BEGINNING.

Area containing 336.49 Square Feet or 0.0077 Acres

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point distant 90.39 feet westerly and perpendicular to the Point of Commencement, said Point of Commencement being a point along the westerly side of Tenth Avenue distant 146.06 feet southerly from the corner formed by the intersection of the southerly side of West 19th Street with the westerly side of Tenth Avenue;

RUNNING THENCE southerly, forming an exterior angle with said perpendicular line, on its easterly side, 91 degrees 09 minutes 49 seconds, a distance of 11.82 feet to a point;

THENCE westerly forming an interior angle on its westerly side, 90 degrees 25 minutes 13 seconds, a distance of 28.57 feet to a point;

THENCE northerly forming an interior angle on its easterly side, 92 degrees 14 minutes 03 seconds, a distance of 11.39 feet to a point;

THENCE easterly forming an interior angle on its southerty side, 88 degrees 38 minutes 07 seconds, a distance of 29:10 feet to the point or place of BEGINNING.

Area containing 334.43 Square Feet or 0.0076 Acres

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerty side of West 18th Street, distant 86.47 feet westerly from the corner formed by the intersection of the westerly side of 10th Avenue and the northerty side of West 18th Street;

RUNNING THENCE westerly along said northerly side of West 18th Street, a distance of 40.68 feet to a point;

THENCE northerly forming an interior angle on its easterly side, 88 degrees 53 minutes 55 seconds, a distance of 11.33 feet to a point;

THENCE easterly forming an interior angle on its southerly side, 91 degrees 05 minutes 54 seconds, a distance of 40.24 feet to a point;

THENCE southerly forming an interior angle on its westerly side, 91 degrees 07 minutes 29 seconds, a distance of 11.33 feet to the point or place of BEGINNING.

Area containing 458.28 Square Feet or 0.0105 Acres

TRACK LAND AREAS

TRACK 4A LAND AREA - 2358.50 S.F.

TRACK 4B LAND AREA = 461.77 S.F.

TRACK 4C LAND AREA = 327.81 S.F.

TRACK 4D LAND AREA = 334.26 S.F.

TRACK 4E LAND AREA = 336.49 S.F.

TRACK 4F LAND AREA - 334.43 S.F.

TRACK 4G LAND AREA = 458.28 S.F.

TOTAL TRACK 4 LAND AREA = 4,275.05 S.F.

TRACK 2 LAND AREA = 46,000.0 S.F. - 4275.05 S.F. = 41,724.95 S.F.

Exhibit B

Site Survey

Legal Descriptions of Former Tax Lot 20

Block 690, Let 20 on the tax map of New York City, known as 511 West 18th Street. New York, NY:

RUNINING thence northerly parallel with the westerly side of Tenth Avenue, ninety-two field to the center line of the block;

THENCE westerly along the center line of the block, two hundred feet, THENCE southerly again parallel with the westerly side of Tenth Avenue, ninety-haro feet to the northerly side of Eighteenth Street;

THENCE casterly along the said northerly side of Eighteenth Street, two hundred leet to the moint or store of BEGSANIAG

ALL that certain plot, pleco or parcel of land, situate, lying and being in the Borough of Mannettain, CRD, County and State of New York, and Insoam and designated on a Nea antitled Yuley of land belonging to Bornuel Boyst, Ese, made by Googe B. Smith, CRJ Stunyope, January 24, 1925' as Number One hundred and Trity-aged (153) bounded and described as Notices.

EASTERLY by Lot Number one hundred and thirty-seven (137);

NORTHERLY in front by Nineleenth Street,

EASTERLY by Lot Number one hundred and thiny six (136) on said map

SOLITHERS.Y in the near by the near of Lot Number one hundred and fifty-four (154) or said map and WESTERS.Y by Lot Number one hundred and thirty-eight (136) on said map.

Said iot containing in breadth and front and rear, teently-five (25) fact and in length on each ade, ninety two feet. The above mentioned map being find in the Office of the Register of the County of New York on June 10, 1835 as Map No. 317.

Being and intended to be the same premises conveyed to Cotent Really Associates by United States Trucking Corporation in a dead dated October 26, 1979 incontrol in Real-Glid at page 1981 on November 1, 1978 in the Coten of the Register of New York City, Seld picts, pieces or parcels of land when taken together are further counted on described as follows:

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 searched as follows: BEGINNING at a point on the northerly side of West 18th Street distant 125 het seatisfy from the conser furmed by the intersection of the weaterly side of Tenth Avenue with the northerly side of West 18th Street;

RUANING THENCE northerly, parallel with ISth Avenue, 164 feet to the southerly side of West 1979 Street.

THENCE weaterly along the southerly aide of West 19th Street, 50 feet to a point;

THENCE southerly, parallel with 10th Avenue, 92 feet to a point; THENCE westerly along a line forming an engis of 90 degrees 00 minutes 08 seconds on its northerly aids with the previous course, 150 feet to a point;

THENCE southerly, parallel with 10th Avenue, 92 feet to the northerly side of West 18th Street:

THENCE existerly stong the northerly side of West 18th Street, 200 feet to the point or place of BEGINNING.

TRACK LAND AREAS

TRACK 4A LAND AREA = 2358 50 S.F.

TRACK 48 LAND AREA = 461.77 S.F TRACK 4C LAND AREA = 327.81 S.F

TRACK 4D LAND AREA = 334 28 S.F.

TRACK 4E LAND AREA - 336.49 S.F. TRACK 4F LAND AREA = 334.43 S.F

TOTAL TRACK 4 LAND AREA = 4,275.05 B.F.

TRACK 2 LAND AREA = 48,000.0 S.F. - 4275.05 S.F. = 41,724.95 S.F.

Legal Description of Parcel 2

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Menhetten, County, City and State of New York, bounded and described as follows:

RUNNING THENCE southerly, forming an interior angle on its southerly side, 89 degrees 57 minutes 33 seconds with 10th Avenue a distance of 106.21 feet to a point;

THENCE easterly, along said southerly side of West 19th Street a distance of 13.95 feet to the point or place of BEGINNING.

Area containing 2,358.50 Square Feet or 0.0541 Acres

Legal Description of Parcel 3

BECENNING at a point on the southerly side of West 19th Street, distant 86.66 feet westerly from the corner formed by the infamention of the westerly side of 10th Avenue and the southerly side of West 19th Street.

THENCE easterly stong said southerly side of West 19th Street, a distance of 49.72 to the point or place of BEGRANING. Area containing 461.77 Square Feet or 0.0106 Acres

Legal Description of Parcel 4

RUNNING THENCE westerly and still perpendicular to Tenth Avenue, a distance of 30.07 feet to a point;

THENCE southerly and perpendicular to the last course, a distance of 10.90 feet to a point,

THENCE easterly and perpendicular to the last course, a distance of 30.07 feet to a point; point;

THENCE northerly and again perpendicular to the last course, a distance of 10.90 feet to the point or place of BEGINNING. Area containing 327.81 Square Feet or 0.0075 Acres

Legal Description of Parcel 5

BEGINNING at a point distant 91.11 flust westerly and perpendicular to the Point of Commencement, said Point of Commencement being point along the washerly side of Tenth Aversus distant 68.48 flust suchedy from the comer formed by the intransaction of the southerly from the comer formed by the intransaction of the southerly side of West 19th Street with the ameliant yield of Tenth Avenue.

RUNNING THENCE southerly, forming an exterior angle with said perpendicular line, on its essterly side, 88 degrees 50 minutes 22 seconds, a distance of 11.85 feet to a point:

THENCE sastarly forming an interior angle on its southerly side. 91 degrees 25 minutes 53 seconds, a distance of 26.68 feet to the point or place of BEGINAING.

Area containing 334.26 Square Feet or 0.0076 Acres

WEST 19TH

Legal Description of Parcel 6

BEGINNING at a point distant 90.74 feet westerly and perpendicular to the Point of Commencement, said Point of Commencement being a point disciple westerly relief or if mith Avorus distant 106.28 feet southerly from the comer fermed by the intersection of the coult-only side of Vivalt 19th Street with the seaterly side of Tarith Avenue.

RUNNING THENCE southerly, forming an enterior angle will said perpendicular line, on its easierly side, 80 degrees 26 minutes 54 aeconds, a distance of 11.62 feet to a point; THENCE westerly forming an interior angle on its westerly side, 89 degrees 26 minutes 10 seconds, a distance of 29.25 feet to a

THENCE northerly forming an inturior angle on its easterly side, 88 degrees 50 minutes 01 seconds, a distance of 11.52 feet to a near.

THENCE easterly forming an interior angle on its southerly side. 91 degrees 22 minutes 15 seconds, a distance of 28.91 feet to the point or place of BEGINNING.

STREET

1, 12-11-18 WETES & BOUNDS DESCRIPTIONS TRACK 4 UD P JONES NO. DATE BY APPROVED BY Map Amendments



TE

Legal Description of Former Tax Lot 29 Block 690, Lot 29 on the tax map off-less York City, known as 131 KOth Avenue, New York, NY

Thence westerly along the northerly side of West 18th Street, 125 feet;

Thence northerly, parallel with 10th Avenue, 184 feet to the southerly side of West 19th Street; and

Therice easterly, slong the southerly side of West 19th Direct, 125 feet to the corner formed by the intersection of the said southerly side of West 19th Direct with the westerly side of IOth Avenue. Thence southerly, along the westerly side of 10th Avenue, 184 feet to the comer, the point or place of BEGINNING.

Being the same premises mentioned as Parcal II in a certain deed from National Garage Co., Inc. to Coted Really Associates dated April, 1981, recented on April3, 1981 in ReadS1, page 751 in the Office of the City Register, New York Courty.

Legal Description of Parcel 1

ALL that certain plot, piece or percel of litrid, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

RUNNING THENCE westerly, along said northerly side of West 18th Street, a distance of 325 feet; THENCE northerly, and parallel with 19th Avenue, a distance of 62 feet.

THENCE easterly, and parallel with the northerly side of West 18th Street, a distance of 150 feet; THENCE northerly, and parallel with 10th Avenue, a distance of 92 feet to the southerly side of West 19th Street,

THENCE southerly, along said westerly side of 10th Avenue, a distance of 184 feet to the point or place of BEGINNING.

P.O.B. P.O.B. Treat 48 Parcel 3 P.G.C. Trace 4C P O.B. Trans dC Parcel 4 92.00 P.O.C. Track 40 Parcel 5 150.00 BLOCK 660 TAX (DT 26 POC. Two et TENTH P.O.C. Track of Parcel 7 Parcel 1 faint of Beginning for Former Tox Lot 29 Tue sa Parcel 8

325.00

"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 Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov".

SURVEYOR'S CERTIFICATE:

skirt no

Pennick B. Johns
New York State Liberard Land Surveyor
License # 0506024

STREET

Map of Survey of Property in the Causity of New York Borough of Westhelton City of New York # 515 WEST 18 STREET NYS DEC EASEMENT SURVEY Project Number: 2017-144-690NY Survey Date: 8-17-2018

No. 515 WEST 18TH STREET NEW YORK NY 10033

Approved: PJDNES Dwg#

Block No. 690 Lot No.(s) 29 2 Sheet No. 2 OF 2

THE ENGINEERING AND INSTITUTIONAL CONTROLS for the Easement are set forth in more detail 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 may be obtained from the New York State Department of **Environmental Conservation, Division of** Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.state.ny.gov.

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.

Legal Description of Parcel 7

ALL THAT CERTAIN plot, piece or percel of land, situate, lying and being in the Borough of Menhattan, County, City and State of New York: bounded and described as follows:

BEGINNING at a point distant 80.39 feet westerly and perpendicate to the Point of Commencement, said Point of Commencement being a point strong the westerly side of Farth Avenue distant 146.08 feat southerly from the corner formed by the internaction of the southerly from the corner formed by the internaction of the southerly side of Visel 18th Street with the vesterly side of Ternif Avenue.

RUNNING THENCE southerly, forming an exterior angle with said perpendicular line, on its casterly side, 91 degrees 09 minutes 49 seconds, a distance of 11 82 feet to a point;

THENCE westerly forming an interior angle on its westerly side, 10 degrees 25 minutes 1.3 seconds, a distance of 28.57 feet to a

THENCE northerly forming an interior angle on its easterly side, 92 degrees 14 minutes 03 seconds, a distance of 11.39 feet to a THENCE easterly forming an interior angle on its southerly side, 88 degrees 38 minutes 97 seconds, a distance of 29.19 feet to the point of place of BEGINNING.

Area containing 334.43 Square Feat or 0.0076 Acres

Legal Description of Parcel 8

ALL THAT CERTAIN plot, piece or percel of land, shuste, lying and being in the Borough of Manhatten, County, City and State of New York, bounded and described as fellows: BEGRANING at a point on the northerly side of West 18th Street distant 86.47 foot wealantly from the corner formed by the intersection of the westerly side of 10th Avenue and the northerly side of West 18th Street.

RUNNING THENCE westerly along said northerly side of West 18th Street, a distance of 40.68 feet to a point;

Area containing 458.28 Square Feet or 8.9185 Acres.

NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION NOTE:

WEST 18TH

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





NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION Site Management Form

1/15/2019

SITE DESCRIPTION



SITE NO.

C231093

SITE NAME 515 West 18th Street

SITE ADDRESS: 511 West 18th Street and 131 10th Avenue

ZIP CODE: 10011

CITY/TOWN:

New York

COUNTY: New York

ALLOWABLE USE: Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:

YES NO

IC/EC Certification Plan

Monitoring Plan

П

Operation and Maintenance (O&M) Plan

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date:

04/26/2020

Description of Institutional Control

18th Highline Associates, L.L.C.

c/o The Related Companies, 60 Columbus Circle 511 West 18th Street **Environmental Easement** Block: 690

Lot: 29

Sublot:

Section:

Subsection:

S_B_L Image: 690-29

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

18th Highline Associates, L.L.C.

c/o The Related Companies, 60 Columbus Circle 511 West 18th Street

Environmental Easement

Block: 690

Lot: 29 Sublot:

Section:

Subsection:

S_B_L Image: 690-29 Cover System