

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

DEC 19 2019

Andrew Orchulli
22nd and 111th Associates, L.L.C.
C/O The Related Companies, L.P.
60 Columbus Circle
New York, NY 10023

Re: Certificate of Completion
555 West 22nd Street
555 West 22nd Street, New York, NY
Site No. C231101

Dear Mr. Orchulli:

Congratulations on having satisfactorily completed the remedial program at the 555 West 22nd Street site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

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

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

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

- Provide the notice of the COC to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in April 2021.

If you have any questions regarding any of these items, please contact the project manager for this site, Nathan Freeman, email at nathan.freeman@dec.ny.gov or by telephone at (518) 402-9767.

Sincerely,



Michael J. Ryan, P.E.

Director

Division of Environmental Remediation

ec w/ enclosure:

A. Carrol, acarroll@tenen-env.com
D. Freeman, dfreeman@gibbonslaw.com
C. Vooris - NYSDOH
K. Kulow - NYSDOH
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov

ec w/o enc.:

N. Freeman
H. Dudek
G. Burke
J. O'Connell
A. Guglielmi
K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

22nd and 11th Associates, L.L.C.

Address

60 Columbus Circle, c/o The Related Companies, L.P.
New York, NY 10023

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 7/19/16 **Agreement Execution:** 8/15/16

Agreement Index No.: C231101-07-16

Application Approval Amendment: 10/27/17

Agreement Execution Amendment: 10/27/17

Application Approval Amendment: 5/17/18

Agreement Execution Amendment: 5/17/18

SITE INFORMATION:

Site No.: C231101 **Site Name:** 555 West 22nd Street

Site Owner: 22nd and 11th Associates, L.L.C.

Street Address: 555 WEST 22ND STREET

Municipality: NEW YORK **County:** New York

DEC Region: 2

Site Size: 0.778 Acres

Tax Map Identification Number(s): 694-2, 694-5, 694-60, 694-61, 694-65

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):

Track 2 Area: see Track 2 Area in Exhibit B (0.5919 acres)

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

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

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 40 %.

Tangible Property Credit at the time of this COC issuance is 0%.

Track 4 Area: see Track 4 Area in Exhibit B (0.1865 acres)

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

Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %.

Tangible Property Credit at the time of this COC issuance is 0%.

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 2019000355452.

LIABILITY LIMITATION

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

CERTIFICATE TRANSFERABILITY

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

CERTIFICATE MODIFICATION/REVOCATION

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

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

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

Basil Seggos
Commissioner
New York State Department of Environmental Conservation

By:  Date: 12/19/19

Michael J. Ryan, P.E., Director
Division of Environmental Remediation

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

555 West 22nd Street, Site ID No. C231101
555 West 22nd Street, New York, NY 10011

New York County, New York, Tax Map Identification Numbers 694-2, 694-5, 694-60, 694-61, 694-65

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 22nd and 11th Associates, L.L.C. for a parcel approximately 0.778 acres located at the 555 West 22nd Street in New York County, 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.
- Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

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

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long-term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for New York County as Document ID 2019000355452.

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

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

555 West 22nd Street Site, Site No.C231101

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 office located at 47-40 21st Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

22nd and 11th Associates, L.L.C.

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

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

Signature and Office of individual
taking acknowledgment

Please record and return to:
Andrew Orchulli
22nd and 11th Associates, L.L.C.
C/O The Related Companies L.P.
60 Columbus Circle
New York, NY 10023

Exhibit A

Metes and

Bounds

SCHEDULE "A" PROPERTY 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 a point distant 24.69 feet northerly from the corner formed by the northerly side of West 22nd Street and the easterly side of 11th Avenue;

RUNNING THENCE northerly, along the easterly side of 11th Avenue, a distance of 17.81 feet to a point;

THENCE westerly forming an interior angle of 270 degrees 4 minutes 51 seconds, a distance of 0.83 feet to a point;

THENCE northerly forming an interior angle of 89 degrees 46 minutes 26 seconds, a distance of 155.72 feet to a point;

THENCE easterly forming an interior angle of 90 degrees 6 minutes 46 seconds, a distance of 208.07 feet to a point;

THENCE southerly forming an interior angle of 89 degrees 57 minutes 8 seconds, a distance of 0.60 feet to a point.

THENCE easterly forming an interior angle of 270 degrees 4 minutes 51 seconds, a distance of 17.37 feet to a point.

THENCE southerly forming an interior angle of 90 degrees 0 minutes 0 seconds, a distance of 98.75 feet to a point.

THENCE westerly forming an interior angle of 90 degrees 0 minutes 0 seconds, a distance of 50.00 feet to a point.

THENCE southerly forming an interior angle of 270 degrees 0 minutes 0 seconds, a distance of 19.25 feet to a point.

THENCE westerly forming an interior angle of 90 degrees 0 minutes 0 seconds, a distance of 50.00 feet to a point.

THENCE southerly forming an interior angle of 270 degrees 0 minutes 0 seconds, a distance of 79.50 feet to a point.

THENCE westerly forming an interior angle of 90 degrees 0 minutes 0 seconds, a distance of 50.00 feet to a point.

THENCE northerly forming an interior angle of 90 degrees 0 minutes 0 seconds, a distance of 24.69 feet to a point.

THENCE westerly forming an interior angle of 270 degrees 0 minutes 0 seconds, a distance of 75.00 feet to the point or place of BEGINNING.

Area containing 33,908.18 Square Feet or 0.7784 Acres.

Exhibit B
Site Survey

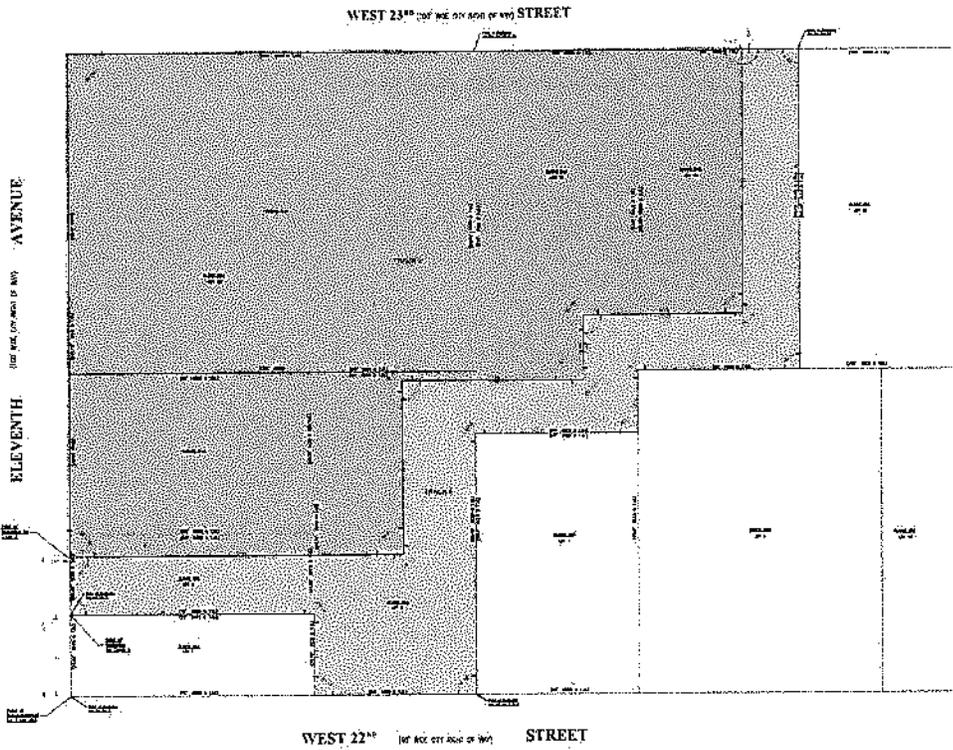


Site
The site is located at the intersection of West 23rd Street and Eleventh Avenue.

Project Description
The project consists of the construction of a new building structure on the site, including foundation, framing, and exterior walls. The building will be used for office space.

Site Conditions
The site is currently vacant and has been previously used for industrial purposes. The ground is relatively flat and free of major obstructions. There are no existing structures on the site.

Soils
The site is underlain by soft clay soils. The soils are classified as Group II-3 (Medium to Heavy Clay). The soils are generally uniform in composition and texture.



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/15/2010
2	REVISED PER CITY ENGINEER COMMENTS	11/05/2010
3	REVISED PER CITY ENGINEER COMMENTS	11/15/2010
4	REVISED PER CITY ENGINEER COMMENTS	12/01/2010
5	REVISED PER CITY ENGINEER COMMENTS	12/15/2010
6	REVISED PER CITY ENGINEER COMMENTS	01/05/2011
7	REVISED PER CITY ENGINEER COMMENTS	01/15/2011
8	REVISED PER CITY ENGINEER COMMENTS	02/01/2011
9	REVISED PER CITY ENGINEER COMMENTS	02/15/2011
10	REVISED PER CITY ENGINEER COMMENTS	03/01/2011
11	REVISED PER CITY ENGINEER COMMENTS	03/15/2011
12	REVISED PER CITY ENGINEER COMMENTS	04/01/2011
13	REVISED PER CITY ENGINEER COMMENTS	04/15/2011
14	REVISED PER CITY ENGINEER COMMENTS	05/01/2011
15	REVISED PER CITY ENGINEER COMMENTS	05/15/2011
16	REVISED PER CITY ENGINEER COMMENTS	06/01/2011
17	REVISED PER CITY ENGINEER COMMENTS	06/15/2011
18	REVISED PER CITY ENGINEER COMMENTS	07/01/2011
19	REVISED PER CITY ENGINEER COMMENTS	07/15/2011
20	REVISED PER CITY ENGINEER COMMENTS	08/01/2011
21	REVISED PER CITY ENGINEER COMMENTS	08/15/2011
22	REVISED PER CITY ENGINEER COMMENTS	09/01/2011
23	REVISED PER CITY ENGINEER COMMENTS	09/15/2011
24	REVISED PER CITY ENGINEER COMMENTS	10/01/2011
25	REVISED PER CITY ENGINEER COMMENTS	10/15/2011



NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S COMMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDING OF ALL CONSTRUCTION ACTIVITIES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATION WITH THE CITY ENGINEER.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDING OF ALL CONSTRUCTION ACTIVITIES.

GENERAL NOTES
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FOUNDATION NOTES
1. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S COMMENTS.
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FRAMING NOTES
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EXTERIOR WALLS NOTES
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ROOFING NOTES
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10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDING OF ALL CONSTRUCTION ACTIVITIES.

NOTES
This property is subject to a servitude easement held by the New York State Department of Environmental Conservation pursuant to the 12 of Article 7 of the New York Environmental Conservation Law. The servitude and its location are shown on the site plan as an Easement Area. The servitude is a right of way for the purpose of the construction of a road. The servitude is held by the New York State Department of Environmental Conservation. The servitude is located on the east side of the property. The servitude is shown on the site plan as an Easement Area.

REVISIONS

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1	ISSUED FOR PERMIT	10/15/2010
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25	REVISED PER CITY ENGINEER COMMENTS	10/15/2011

DATE 10/15/2010
SCALE AS SHOWN
PROJECT OFFICE BUILDING
CLIENT ABC COMPANY
DESIGNER DEF ENGINEERING
DATE 10/15/2010
SCALE AS SHOWN
PROJECT OFFICE BUILDING
CLIENT ABC COMPANY
DESIGNER DEF ENGINEERING

U-Haul Co of Metro New York, Inc.

2727 North Central Avenue

170 11th Avenue

Environmental Easement

Block: 694

Lot: 65

Sublot:

Section:

Subsection:

S_B_L Image: 694-65

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

548 West 23rd Street

Environmental Easement

Block: 694

Lot: 60

Sublot:

Section:

Subsection:

S_B_L Image: 694-60

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

552 West 23rd Street

Environmental Easement

Block: 694

Lot: 61

Sublot:

Section:

Subsection:

S_B_L Image: 694-61

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

555 West 22nd Street

Environmental Easement

Block: 694

Lot: 5

Sublot:

Section:
Subsection:
S_B_L Image: 694-5
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
Soil Management Plan

Description of Engineering Control

164 11th Avenue

Environmental Easement

Block: 694

Lot: 2

Sublot:

Section:

Subsection:

S_B_L Image: 694-2

Cover System

U-Haul Co of Metro New York, Inc.

2727 North Central Avenue

548 West 23rd Street

Environmental Easement

Block: 694

Lot: 60

Sublot:

Section:

Subsection:

S_B_L Image: 694-60

Cover System

552 West 23rd Street

Environmental Easement

Block: 694

Lot: 61

Sublot:

Section:

Subsection:

S_B_L Image: 694-61

Cover System

555 West 22nd Street

Environmental Easement

Block: 694

Lot: 5

Sublot:

Section:

Subsection:

S_B_L Image: 694-5

Cover System