Site Code: C360129-



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

1. Check the appropriate box(es) below based on the nature of the amendment modification requested
Amendment to modify the existing BCA: [check one or more boxes below]
 ✓ Add applicant(s) ☐ Substitute applicant(s) ☐ Remove applicant(s) ☐ Change in Name of applicant(s)
Amendment to reflect a transfer of title to all or part of the brownfield site
 1a. A copy of the recorded deed must be provided. Is this attached? ☑ Yes ☐ No 1b. ☑ Change in ownership ☑ Additional owner (such as a beneficial owner)
If yes, pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been previously submitted. If not, please submit this form with this Amendment. See http://www.dec.ny.gov/chemical/76250.html
Amendment to modify description of the property(ies) listed in the existing Brownfield Cleanup Agreement [Complete Sections I and V below and Part II]
Amendment to Expand or Reduce property boundaries of the property(ies) listed in the existing Brownfield Cleanup Agreement [Complete Section I and V below and Part II]
Sites in Bronx, Kings, New York, Queens, or Richmond counties ONLY: Amendment to request determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit. Please answer questions on the supplement at the end of the form.
Other (explain in detail below)
2. Required: Please provide a brief narrative on the nature of the amendment:
White Plains Hospital Medical Center has become the new nominal title owner of the BCP Site and PY Development Owner LLC has become the beneficial owner of the BCP Site and the primary remedial party. White Plains Hospital Medical Center and PY Development LLC are seeking to be added as applicants to the application. Post Maple 77, LLC will also remain as an applicant for the BCP Site.

March 2021 1

^{*}Please refer to the attached instructions for guidance on filling out this application*

^{*}Submission of a full BCP application will be required should this application be determined to be a major amendment. If the amendment involves a non-insignificant change in acreage, applicants are encouraged to consult with the DEC project team prior to submitting this application.*

Section I. Current Agreement In	formation	
BCP SITE NAME: Post Road C	orridor-White Plain	BCP SITE NUMBER: C360129-03-13
NAME OF CURRENT APPLICAN	T(S): Post Maple 7	77 LLC c/o Grid Properties
INDEX NUMBER OF AGREEMENT: C360129 DATE OF ORIGINAL AGREEMENT: 4/11/13		
Section II. New Requestor Inform	mation (complete on	ly if adding new requestor or name has changed)
NAME PY Development Owner LLC & White Plains Hospital Medical Center		
ADDRESS 101 E. Post Road		
сіту/тоwn White Plains, N	lew York	ZIP CODE 10801
PHONE 914-849-7993	FAXNA	E-MAIL jmannino@wphospital.org; jguarracin@wphospital.org
 Is the requestor authorized to conduct business in New York State (NYS)? Yes No If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's (DOS) Corporation & Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS. 		
NAME OF NEW REQUESTOR'S	REPRESENTATIVE	Joseph Guarracino,CFO
ADDRESS PY Development Owner LLC & White Plains Hospital Medical Center, 101 E Post Road		
CITY/TOWN White Plains, New York ZIP CODE 10801		ZIP CODE 10801
PHONE 914-681-2130	FAX NA	E-MAIL jguarracin@wphospital.org
NAME OF NEW REQUESTOR'S CONSULTANT (if applicable) Michael Van der Heijden, LSRP		
ADDRESS Woodard & Curran Engineering and Geological Services P.A. P.C., 800 Westchester Avenue, Ste N507		
CITY/TOWN Rye Brook, New York ZIP CODE 10573		
PHONE 914-960-2461	FAX NA	E-MAIL mvanderheijden@woodardcurran.com
NAME OF NEW REQUESTOR'S ATTORNEY (if applicable) Linda R. Shaw, Esq.		
ADDRESS Knauf Shaw LLP, 1125 Crossroads Building, 2 State Street		
CITY/TOWN Rochester, NY ZIP CODE 14614		
PHONE 585-546-8430	FAX 585-546-4324	E-MAIL Ishaw@nyenvlaw.com
2. Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached?		
3. Describe Requestor's Relationship to Existing Applicant:		
The Requestors have no relationship to the Existing Applicant other than they are acquiring the BCP Site from the Existing Applicant.		

Section III. Current Property Owner/Operator Information (only include if new owner/operator) Owner below is: ✓ Existing Applicant New Applicant Non-Applicant			
OWNER'S NAME (if different from requestor)			
ADDRESS			
CITY/TOWN		ZIP CC	DDE
PHONE	FAX	E-MAIL	
OPERATOR'S NAME (if differen	t from requestor or owner)		
ADDRESS	,		
CITY/TOWN		ZIP CC	DDE
PHONE	FAX	E-MAIL	
Section IV. Eligibility Information	on for New Requestor (Please refer to	ECL § 27-1407 fo	r more detail)
If answering "yes" to any of the fo	ollowing questions, please provide an ex	planation as an atta	achment.
1. Are any enforcement actions	pending against the requestor regarding	g this site?	∐Yes √ No
2. Is the requestor presently sub- relating to contamination at the	oject to an existing order for the investigate site?	ation, removal or re	mediation ☐Yes
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? ☐Yes ✓ No Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.			
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the subject law; ii) any order or determination; iii) any regulation implementing ECL Article 27 Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ✓ No			
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, Department assigned site number, the reason for denial, and other relevant information. ☐ Yes ✓ No			en <u>ial,</u> and <u>ot</u> her
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ✓ No			
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ✓ No			
jurisdiction of the Department,	alsified statements or concealed materia or submitted a false statement or made ent or application submitted to the Depa	e use of or made a f	
or failed to act, and such act o	or entity of the type set forth in ECL 27- or failure to act could be the basis for de tion in any remedial program under DEC	nial of a BCP applic	cation? □Yes √ No
	antially comply with an agreement or ord	•	☐Yes ✓ No
11. Are there any unregistered but	ulk storage tanks on-site which require re	egistration?	☐Yes ✓ No

THE NEW REQUESTOR MUST CERTIFY THAT IT IS ACCORDANCE WITH ECL §27-1405 (1) BY CHECKII	
PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.	VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.
	NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.
	If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.
12. Requestor's Relationship to Property (check one):	
☐ Prior Owner ☐ Current Owner ☑ Potential /Futur	e Purchaser☑Other_ Beneficial Owner
13. If requestor is not the current site owner, proof of smust be submitted . Proof must show that the request BCA and throughout the BCP project, including the abit attached? Yes No Note: a purchase contract does not suffice as proof	tor will have access to the property before signing the lity to place an easement on the site Is this proof
110to: a parollage contract aces flot same as proc	1 01 4000001

Site Code: C360129

Section V. Property description and description of changes/ac	dditions/re	ductions (if applicab	ole)
Property information on current agreement:				
ADDRESS				
CITY/TOWN		ZIP C	CODE	
TAX BLOCK AND LOT (SBL)	TAL ACREA	AGE OF CU	IRRENT SIT	E:
Parcel Address	Section No.	Block No.	Lot No.	Acreage
2. Check appropriate boxes below:				
Addition of property (may require additional citizen participat the expansion – see attached instructions)	tion depend	ing on the	nature of	
2a. PARCELS ADDED:				Acreage Added by
Parcel Address	Section No.	Block No.	Lot No.	Parcel
	То	tal acreage	to be added	l:
Reduction of property				
2b. PARCELS REMOVED:				Acreage Removed
Parcel Address	Section No.	Block No.	Lot No.	by Parcel
Change to CDL (a.g. marge, subdivision, address shange)	Total ac	reage to be	removed: _	
Change to SBL (e.g. merge, subdivision, address change))			
2c. NEW SBL INFORMATION: Parcel Address	Section No	. Block No	. Lot No.	Acreage
If requesting to modify a metes and bounds description or reques please attach a revised metes and bounds description, survey, or				
3. TOTAL REVISED SITE ACREAGE:				

Supplement to the Application To Amend Brownfield Cleanup Agreement And Amendment - Questions for Sites Seeking Tangible Property Credits in New York City ONLY.

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	☐Yes ✓ No	
Requestor seeks a determination that the site is eligible for the tangible property credit cobrownfield redevelopment tax credit.	mponent of the Yes No	
Please answer questions below and provide documentation necessary to support and	swers.	
 Is at least 50% of the site area located within an environmental zone pursuant to Tax Please see <u>DEC's website</u> for more information. 	x Law 21(6)?	
2. Is the property upside down as defined below?	Yes No	
From ECL 27-1405(31):		
"Upside down" shall mean a property where the projected and incurred cost of the invest remediation which is protective for the anticipated use of the property equals or exceeds so of its independent appraised value, as of the date of submission of the application for participated cleanup program, developed under the hypothetical condition that the property contaminated.	eventy-five percent cipation in the	
3. Is the project an affordable housing project as defined below?	Yes No	
From 6 NYCRR 375- 3.2(a) as of August 12, 2016:		
(a) "Affordable housing project" means, for purposes of this part, title fourteen of artic seven of the environmental conservation law and section twenty-one of the tax law of that is developed for residential use or mixed residential use that must include afford residential rental units and/or affordable home ownership units.	nly, a project	
(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' households annual gross income.		
(2) Affordable home ownership projects under this subdivision must be subject to a state, or local government housing agency's affordable housing program, or a local gregulatory agreement or legally binding restriction, which sets affordable units aside towners at a defined maximum percentage of the area median income.	government's	
(3) "Area median income" means, for purposes of this subdivision, the area media for the primary metropolitan statistical area, or for the county if located outside a met statistical area, as determined by the United States department of housing and urbar development, or its successor, for a family of four, as adjusted for family size.	ropolitan	

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT

Existing Agreement Information		
BCP SITE NAME: Post Road Corridor-White Plains	BCP SITE NUMBER: C360129-03-13	
NAME OF CURRENT APPLICANT(S): Post Maple 77 LLC c/o Grid Properties		
INDEX NUMBER OF AGREEMENT: C360129		
EFFECTIVE DATE OF ORIGINAL AGREEMENT: 4/11/13		

Declaration of Amendment:

By the Requestor(s) and/or Applicant(s) signatures below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from any obligations held under the Agreement or those same laws.

Statement of Certification and Signatures: New Requestor(s) (if applicable)		
(Individual)		
I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.		
Date:Signature:		
Print Name:		
(Entity)		
I hereby affirm that I am (title Member/Chief Financial Officer) of (entity PY Development Owner LLC); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. Joseph Guarracino's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department. Date: 8/5/2021 Signature:		
Print Name: Joseph Guarracino		
Till traile.		

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT

Existing Agreement Information		
BCP SITE NAME: Post Road Corridor-White Plains	BCP SITE NUMBER: C360129-03-13	
NAME OF CURRENT APPLICANT(S): Post Maple 77 LLC c/o Grid Properties		
INDEX NUMBER OF AGREEMENT: C360129		
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Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from any obligations held under the Agreement or those same laws.

Statement of Certification and Signatures: New Requestor(s) (if applicable)
(Individual)
I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.
Date:Signature:
Print Name:
(Entity)
I hereby affirm that I am (title Member/Chief Financial Officer) of (entity White Plains Hospital Medical Center); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. Joseph Guarracino's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.
Date: 8/5/2021 Signature:
Print Name: Joseph Guarracino //

Statement of Certification and Signature applicant must sign)	es: Existing Applicant(s) (an authorized representative of each
(Individual)	
Section I above and that I am aware of this	wnfield Cleanup Agreement and/or Application referenced in a Application for an Amendment to that Agreement and/or so the requisite approval for the amendment to the BCA gnature by the Department.
Date:Signature:	
Print Name:	
(Entity)	
Application for an Amendment to that Agre below constitutes the requisite approval for upon signature by the Department	(title) of Post Maple 77 LLC (entity) which is a party to the olication referenced in Section I above and that I am aware of this ement and/or Application. Drew Greenwald's signature the amendment to the BCA Application, which will be effective
Date: 7-/3-2 Signature:	Du Ginla
Print Name: Diew Greenwald	
Please see the following page for submittal NOTE: Applications submitted in fillable Status of Agreement:	L BE COMPLETED SOLELY BY THE DEPARTMENT instructions. format will be rejected.
PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.	X VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
Effective Date of the Original Agreement:	: 4/11/13
Signature by the Department:	
DATED: 08/19/2021	NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
	By: Michael J. Ryan, P.E., Director Division of Environmental Remediation

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SUBMITTAL INFORMATION:

• **Two (2)** copies, one hard copy with original signatures and one electronic copy in final, non-fillable Portable Document Format (PDF) must be sent to:

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

NOTE: Applications submitted in fillable format will be rejected.

FOR DEPARTMENT USE ONLY	
BCP SITE T&A CODE:	LEAD OFFICE:
PROJECT MANAGER:	

EXHIBIT A

Public Inquiry Page 1 of 4

July 14, 2021 | 3:59 pm

COVID-19 Updates

The COVID-19 vaccine is here. It is safe, effective and free. Walk in to get vaccinated at sites across the state. Continue to mask up and stay distant where directed.

GET THE FACTS >

Department of State Division of Corporations

Entity Information

	Return to Results	Return to Search	
tity Details			

ENTITY NAME: PY DEVELOPMENT OWNER LLC **DOS ID:** 6013807

FOREIGN LEGAL NAME: FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY DURATION

COMPANY DATE/LATEST DATE OF DISSOLUTION:

SECTIONOF LAW: 203 LLC - LIMITED LIABILITY ENTITY STATUS: Active

DATE OF INITIAL DOS 05/14/2021 REASON FOR STATUS:

FILING:

EFFECTIVE DATE INITIAL 05/14/2021 INACTIVE DATE:

COMPANY LAW

FILING:

FOREIGN FORMATION STATEMENT STATUS: CURRENT

DATE:

COUNTY: Westchester NEXT STATEMENT DUE 05/31/2023

DATE:

JURISDICTION: New York, United States NFP CATEGORY:

Service of Process Name and Address

Name: THE LLC

Address: 101 EAST POST, 4TH FLOOR, WHITE PLAINS, NY, United States, 10601

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office or Owner Name and Address

Name:

Address:

Public Inquiry Page 2 of 4

Registered Agent Name a	and Address		
Name:			
Address:			
Entity Primary Location N	ame and Address		
Name:			
Address:			
Farmcorpflag			
Is The Entity A Farm Co	orporation: No		
Stock Information			
Share Value	Number Of Shares	Value Per Share	

Public Inquiry Page 3 of 4

Public Inquiry Page 4 of 4

Public Inquiry Page 1 of 4

July 14, 2021 | 3:59 pm

COVID-19 Updates

The COVID-19 vaccine is here. It is safe, effective and free. Walk in to get vaccinated at sites across the state. Continue to mask up and stay distant where directed.

GET THE FACTS >

Department of State Division of Corporations

Entity Information				
	Return to Results	Return to Search		
Entity Details				
ENTITY NAME: WHITE PLA CENTER	INS HOSPITAL MEDICAL	DOSI	D : 28044	
FOREIGN LEGAL NAME:		FICTITIOUS NAM	E:	
ENTITY TYPE: DOMESTIC	NOT-FOR-PROFIT	DURATIO	ON	
CORPORAT	TON	DATE/LATEST DATE (OF .	
		DISSOLUTIO	N:	
SECTIONOF LAW: -		ENTITY STATU	S: Active	
DATE OF INITIAL DOS 11/21/1893 FILING:		REASON FOR STATU	S:	
EFFECTIVE DATE INITIAL 11/21/1893 FILING:		INACTIVE DAT	E:	
FOREIGN FORMATION DATE:		STATEMENT STATU	S:	
COUNTY: Westchester		NEXT STATEMENT DU		
JURISDICTION: New York, U	Inited States	NFP CATEGOR	Y: CHARITABLE	
ENTITY DISPLAY NAME I	HISTORY FILING HISTOR	RY MERGER HISTORY	ASSUMED NAME HISTORY	
Service of Process Name and Address				
Name: ATTN: PRESIDENT				
Address: DAVIS AVENUE AT EAST	POST ROAD, WHITE PLA	AINS, NY, United States, 1	10601	

Name:
Address:

Principal Executive Office or Owner Name and Address

Name:
Address:

Public Inquiry Page 2 of 4

Registered Agent Name and	Address		
Name: THE WHITE PLAIN	S HOSPITAL ASSOCIATION		
Address: 41 E. POST RD.	, WHITE PLAINS, NY		
Entity Drimony Location Nom	a and Address		
Entity Primary Location Nam	e and Address		
Name:			
Address:			
Farmcorpflag			
Is The Entity A Farm Corp	oration: No		
Stock Information			
Stock information			
Share Value	Number Of Shares	Value Per Share	

Public Inquiry Page 3 of 4

Public Inquiry Page 4 of 4

EXHIBIT B

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



Westchester County Recording & Endorsement Page Submitter Information Stewart Title Insurance Company (pick up by Ramon 914-993-9393 Phone: Name: 914-997-1698 Address 1: 711 Westchester Avenue, Ste 302 Fax: Address 2: Email: nymetrorecordings@stewart.com City/State/Zip: White Plains NY 10604 Reference for Submitter: 1329388/71154228 c cb /WPHMC **Document Details** Control Number: 611894173 Document Type: Deed (DED) 2021070800453001001 Package ID: Document Page Count: 15 Total Page Count: 17 **Parties** Additional Parties on Continuation page 1st PARTY 2nd PARTY 1: POST MAPLE 77 LLC - Other 1: WHITE PLAINS HOSPITAL MEDICAL CENTER - Other 2: 2: PY DEVELOPMENT OWNER LLC - Other **Property** Additional Properties on Continuation page Street Address: 244-252 MAPLE AVENUE Tax Designation: 130.34-5-7 City/Town: WHITE PLAINS Village: Additional Cross-Refs on Continuation page **Cross-References** 2: 1: 4: **Supporting Documents** 2: TP-584 1: RP-5217 **Recording Fees Mortgage Taxes** Document Date: \$40.00 Statutory Recording Fee: Page Fee: \$80.00 Mortgage Amount: \$0.00 Cross-Reference Fee: Mortgage Affidavit Filing Fee: \$0.00 Basic: \$0.00 RP-5217 Filing Fee: \$250.00 Westchester: \$0.00 \$5.00 TP-584 Filing Fee: Additional: \$0.00 \$0.00 RPL 291 Notice Fee: MTA: \$0.00 Total Recording Fees Paid: \$375.00 Special: \$0.00 Transfer Taxes Yonkers: \$0.00 Consideration: \$38,000,000.00 Total Mortgage Tax: \$0.00 Transfer Tax: \$152,000.00 Exempt: \square Mansion Tax: Dwelling Type: \$0.00 Transfer Tax Number: Serial #: 32750 **Record and Return To** RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK ☐ Pick-up at County Clerk's office 07/16/2021 at 03:54 PM Recorded: Control Number: **611894173** Witness my hand and official seal Garfunkel Wild, P.C. 111 Great Neck Road Timothy C.Idoni Westchester County Clerk Great Neck, NY 11021 Attn: Attn: Andrew J. Schulson, Esq.

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

611894173DED0014

Westchester County Recording & Endorsement Page

Document Details

Control Number: 611894173 Document Type: Deed (DED)

Package ID: 2021070800453001001 Document Page Count: 15 Total Page Count: 17

Properties Addendum

276 MAPLE AVENUE 10601	WHITE PLAINS	130.34 6 5
95 W POST ROAD 10606	WHITE PLAINS	130.34 6 3
99-103 W POST ROAD 10606	WHITE PLAINS	130.34 6 1
N/A BRADY PLACE 10606	WHITE PLAINS	130.34 6 9
55 W POST ROAD 10606	WHITE PLAINS	130.34 5 4.1
77 W POST ROAD 10606	WHITE PLAINS	130.34 5 3
89 W POST ROAD 10606	WHITE PLAINS	130.34 5 1
79-83 W POST ROAD 10606	WHITE PLAINS	130.34 5 2
272 MAPLE AVENUE 10605	WHITE PLAINS	130.34 5 8
274 MAPLE AVENUE 10605	WHITE PLAINS	130.34 5 9
97 W POST ROAD 10606	WHITE PLAINS	130.34 6 2
91 W POST ROAD 10606	WHITE PLAINS	130.34 6 4
1 RATHBUN AVENUE 10606	WHITE PLAINS	130.34 6 8
3 RATHBUN AVENUE 10606	WHITE PLAINS	130.34 6 7
5 RATHBUN AVENUE 10606	WHITE PLAINS	130.34 6 6

RECORDING REQUESTED BY, AND WHEN RECORDED RETURN TO:

Garfunkel Wild, P.C. 111 Great Neck Road, 6th Floor Great Neck, New York 11021 Attention: Sean P. Leyden, Esq.

BARGAIN AND SALE DEED

THIS INDENTURE is made as of the 14th day of July, 2021 between POST MAPLE 77, LLC, a New York limited liability company ("Grantor"), having an office at c/o Grid Properties Inc., 2309 Frederick Douglass Boulevard, New York, New York 10027 and WHITE PLAINS HOSPITAL MEDICAL CENTER, a New York not-for-profit hospital, as nominee for PY Development Owner LLC, a New York limited liability company, having an office at 41 East Post Road, White Plains, New York 10601 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants and releases and assigns forever unto Grantee all those certain plots, pieces or parcels of land, together with the buildings and improvements thereon erected, situate, lying and being in the City of White Plains, County of Westchester, State of New York, more particularly described on Exhibit A attached hereto and made a part hereof (the "Property");

Being the same premises conveyed to Grantor by the following deeds:

As to Parcels I, II, III, VIII and portion of IX (Section 130.34 Block 5 Lots 1-3 and Section 130.34 Block 6 Lots 1-8 and Portion of Lot 9 as to westerly half of Brady Place adjoining Tax Lots 3, 4 and 5 and easterly half of Brady Place adjoining Tax Lot 1), Deed from Brandon R. Sall, as Referee to Post Maple 77, LLC, dated 12/8/2011 and recorded 1/10/2012 in Control No. 513403541. (Covers premises and more)

As to Parcel IV (Section 130.34 Block 5 Lot 4.1), 1) Deed from Brandon R. Sall, as Referee to Post Maple 77, LLC, dated 12/8/2011 and recorded 1/10/2012 in Control No. 513403541. (Portion of premises and more), and 2) Deed from BRK Acquisition Holdings, LLC to Post Maple 77, LLC, dated 11/22/2011 and recorded 12/7/2011 in Control No. 513253426. (Portion of premises and more)

As to Parcel V (Section 130.34 Block 5 Lot 7), Deed from West Post Realty, LLC to Post Maple 77, LLC, a New York limited liability company, dated 12/21/2016 and recorded 12/23/2016 in Control No. 560333368.

As to Parcel VI and Portion of IX (Section 130.34 Block 5 Lot 8 and Portion of Section 130.34 Block 6 Lot 9 as to easterly half of Brady Place adjoining Tax Lot 8), Deed from Westchester Business Corp. (successor by merger to 77 West Post Road, Inc., successor by merger to R & E Holding Corp.) to Post Maple 77, LLC, a New York limited liability company, dated 12/8/2011 and recorded 12/15/2011 in Control No. 513393024.

As Parcel VII and Portion of IX (Section 130.34 Block 5 Lot 9 and Portion of Section 130.34 Block 6 Lot 9 as to easterly half of Brady Place adjoining Tax Lot 9) Deed from Shirley A. Adams, as Trustee under The John W. Adams Family Trust dated July 1, 2004 to Post Maple 77, LLC, dated 4/2/2014 and recorded 4/7/2014 in Control No. 540843018.

TOGETHER with all right, title and interest, if any, of the Grantor in and to any land lying in the bed of any streets, roads, highways, avenues, opened or proposed, public or private, in front of or abutting the Property to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of Grantor, including any air, zoning and development rights, in and to the Property.

TO HAVE AND TO HOLD the Property herein granted unto the Grantee and the heirs or successors and assigns of Grantee, forever.

AND, Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvements and will apply the same first for the purpose of paying the cost of the improvements before using any part of the total of the same for any other purpose.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "its successors and assigns" had been inserted after each and every such designation.

[Remainder of Page Intentionally Left Blank; Signature Appears on the Following Page]

IN WITNESS WHEREOF, the undersigned have executed this Indenture as of the date first above written.

GRANTOR:

arst above written.	<u>GRAN'</u>	<u>ror</u> :
	POST I	MAPLE 77 LLC, a New York limited liability company
	By: GO	Post, LLC
		Name: David L. Picket Title: Authorized Signatory
	By: Gri	id Urban Ventures IV, LLC
	Ву:	Name: Drew Greenwald Title: Authorized Signatory
STATE OF NEW YORK COUNTY OF NEW YORK)) ss.
On this 17 day of I	dv in th	ne year 2021 before me, the undersigned personally appear
David L. Picket, personally l	known to	o me or proved to me on the basis of satisfactory evidence

On this <u>[2]</u> day of July, in the year 2021 before me, the undersigned personally appeared David L. Picket, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to in the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

ne marviduai oi ui	ie person upon ochan or	711111111111111111111111111111111111111	
IN WITNE	SS WHEREOF, I hereun	to set my hand and official solil.	
		Notary Public	LISA GERECITANO NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01GE6350245
STATE OF NEW	YORK)) ss.	<u> </u>	Qualified in Kings County Commission Expires November 7, 2024
COUNTY OF) day of July, in the year	· 2021before me, the undersigned	personally appeared

On this ____ day of July, in the year 2021 before me, the undersigned personally appeared Drew Greenwald, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to in the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary	Public		
1 10 100			

IN WITNESS WHEREOF, the undersigned have executed this Indenture as of the date first above written.

GRANTOR:	
POST MAPLE 77 LLC, a New York limited liability compar	ıy
By: GO Post, LLC	
By: Name: David L. Picket Title: Authorized Signatory By: Grid Urban Ventures IV, LLC By: Name: Drew Greenwald Title: Authorized Signatory	

STATE OF NEW YORK)) ss.
COUNTY OF	Ś

On this ____ day of July, in the year 2021before me, the undersigned personally appeared David L. Picket, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to in the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

		,		· · · · · · · · · · · · · · · · · · ·
			Notary Public	
STATE OF NE	W YORK)		
COUNTY OF	NYW YOU'L) ss.		
COUNTY OF	12 day of July.	in the year	2021before me,	the undersigned person

On this 12^{12} day of July, in the year 2021before me, the undersigned personally appeared Drew Greenwald, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to in the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

STEPHANIE A CHUN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CH6218312
Qualified in New York County
My Commission Expires March 01, 2019

SCHEDULE A - DESCRIPTION

Parcel I and II (Section 130.34 Block 5 Lots 1 and 2)

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

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF BRADY PLACE WITH THE SOUTHERLY SIDE OF THE NEW YORK POST ROAD AS THE SAME IS NOW ESTABLISHED AND LAID OUT;

RUNNING THENCE ALONG THE SOUTHERLY SIDE OF NEW YORK POST ROAD IN AN EASTERLY DIRECTION ON A CURVE TO THE RIGHT HAVING A RADIUS OF 615.40 FEET A LENGTH OF 78.10 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SIDE OF NEW YORK POST ROAD AS NOW LAID OUT AND ESTABLISHED, NORTH 64 DEGREES 50 MINUTES 30 SECONDS EAST 65.96 FEET TO LAND FORMERLY OF ERNEST HENRY CRAFT NOW OF CECILLE HOLDING CORPORATION;

THENCE ALONG SAID LAND OF CECILLE HOLDING CORPORATION, SOUTH 21 DEGREES 52 MINUTES 10 SECONDS EAST 253.46 FEET (DEED) (SOUTH 27 DEGREES 52 MINUTES 10 SECONDS EAST 253.46 FEET, AS SURVEYED) TO A POINT IN THE NORTHERLY SIDE OF MAPLE AVENUE AS LAID OUT AND WIDENED ON MAP NO. 10481;

THENCE ALONG THE NORTHERLY SIDE OF MAPLE AVENUE AS NOW LAID OUT AND WIDENED AS SHOWN ON SAID MAP NO. 10481, IN A WESTERLY DIRECTION ON A CURVE TO THE LEFT HAVING A RADIUS OF 4835 FEET A DISTANCE OF 64.18 FEET TO A POINT IN THE EASTERLY SIDE OF LOT 9 AS SHOWN ON MAP VOLUME 52 PAGE 16;

THENCE ALONG THE DIVISION LINE BETWEEN THE PREMISES HEREIN DESCRIBED AND LOTS 9, 8, 7 AND 6 ON "PLAN OF SUBDIVISION OF PROPERTY BELONGING TO POST ROAD CONSTRUCTION CO." FILED IN THE OFFICE OF THE COUNTY CLERK, DIVISION OF LAND RECORDS, FORMERLY REGISTER'S OFFICE OF WESTCHESTER COUNTY, N.Y., ON DECEMBER 17, 1920 IN VOLUME 52 OF MAPS AT PAGE 16, NORTH 28 DEGREES 32 MINUTES 00 SECONDS WEST 126.57 FEET TO "THE DIVISION LINE BETWEEN THE PREMISES HEREIN DESCRIBED AND LOT NO. 6 ON THE LAST MENTIONED MAP;

THENCE ALONG SAID DIVSION LINE, SOUTH 59 DEGREES 22 MINUTES 30 SECONDS WEST 71.98 FEET TO THE EASTERLY SIDE OF BRADY PLACE;

THENCE ALONG SAID SIDE OF BRADY PLACE, NORTH 30 DEGREES 37 MINUTES 30 SECONDS WEST 132.71 FEET TO THE POINT PLACE OF BEGINNING.

Parcel III (Section 130.34 Block 5 Lot 3)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF WHITE PLAINS, NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON THE SOUTHERLY SIDE OF NEW YORK POST ROAD WHICH ADJOINS THE EASTERLY LINE OF LANDS FORMERLY OF J. J. FOLEY, NOW OR LATE OF JOSEPH JOERGER AND WHICH IS 144.06 FEET EASTERLY AS MEASURED ALONG SAID SIDE OF NEW YORK POST ROAD FROM THE EASTERLY SIDE OF BRADY PLACE;

THENCE RUNNING FROM SAID POINT OF BEGINNING ALONG SAID LANDS, SOUTH 27 DEGREES 52 MINUTES 10 SECONDS EAST 253.46 FEET TO THE NORTHERLY SIDE OF MAPLE AVENUE;

THENCE ALONG SAID SIDE OF MAPLE AVENUE IN AN EASTERLY DIRECTION ON A CURVE TO THE RIGHT WITH A RADIUS Of 4835 FEET, A DISTANCE OF 64.91 FEET TO THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF PAUL REINELDT;

THENCE ALONG SAID WESTERLY BOUNDARY NORTH 27 DEGREES 52 MINUTES 10 SECONDS WEST 85.64 FEET TO THE NORTHERLY BOUNDARY OF SAID LANDS NOW OR FORMERLY OF PAUL REINELDT;

THENCE ALONG SAID NORTHERLY BOUNDARY AND ALONG THE NORTHERLY BOUNDARY OF LANDS NOW OR FORMERLY OF CHESBROUGH, NORTH 62 DEGREES 13 MINUTES 10 SECONDS EAST 134.28 FEET TO THE WESTERLY BOUNDARY OF LANDS NOW OR FORMERLY OF NANARELLA;

THENCE ALONG SAID WESTERLY BOUNDARY AND ALONG THE WESTERLY BOUNDARY OF LANDS NOW OR FORMERLY OF PAUL F. REINELDT NORTH 27 DEGREES 49 MINUTES 00 SECONDS WEST 159.12 FEET TO THE SOUTHERLY SIDE OF NEW YORK POST ROAD;

THENCE ALONG SAID SIDE OF NEW YORK POST ROAD, SOUTH 64 DEGREES 50 MINUTES 30 SECONDS WEST 199.58 FEET TO THE POINT OF BEGINNING.

Parcel IV (Section 130.34 Block 5 Lot 4.1)

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF WHITE PLAINS, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF NEW YORK POST ROAD, AS SAID POST ROAD HAS BEEN RECENTLY WIDENED, WHICH POINT IS DISTANT 536.04 FEET EASTERLY FROM THE EASTERLY SIDE OF RATHBUN AVENUE;

THENCE FROM SAID POINT OF BEGINNING, SOUTH 28° 48' 11" EAST A DISTANCE OF 159.12

FEET; THENCE NORTH 61° 13' 44" EAST A DISTANCE OF 45.12 FEET;

THENCE SOUTH 28° 51' 12" EAST A DISTANCE OF 89.61 FEET TO THE NORTHERLY SIDE OF MAPLE AVENUE AS WIDENED;

THENCE ALONG THE NORTHERLY SIDE OF MAPLE AVENUE, AS WIDENED, NORTH 62° 34' 58" EAST A DISTANCE OF 106.73 FEET TO A POINT;

THENCE ALONG THE DIVISION LINE OF BLOCK 5, LOT 4.1 AND BLOCK 5, LOT 5.1 NORTH 27 DEGREES 54 MINUTES 59 SECONDS WEST, A DISTANCE OF 120.41 FEET TO A POINT;

THENCE CONTINUING ALONG THE DIVISION LINE OF BLOCK 5, LOT 4.1 AND BLOCK 5, LOT 5.1, NORTH 62 DEGREES 13 MINUTES 37 SECONDS, A DISTANCE OF 132.41 FEET TO A POINT;

RUNNING THENCE ALONG THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF WEST POST REALTY, LLC, NORTH 32 DEGREES 42 MINUTES 31 SECONDS WEST 121.18 FEET TO THE NORTHWESTERLY SIDE OF MAPLE AVENUE AS WIDENED;

RUNNING THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3526.50 FEET, A DISTANCE OF 58.39 FEET TO A POINT;

THENCE SOUTH 63° 51' 11" WEST A DISTANCE OF 219.79 FEET ALONG THE SOUTHERLY SIDE OF NEW YORK POST ROAD, AS WIDENED TO THE POINT OR PLACE OF BEGINNING.

Parcel V (Section 130.34 Block 5 Lot 7)

ALL THAT LOT OR PARCEL OF LAND SITUATE IN THE CITY OF WHITE PLAINS, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF MAPLE AVENUE AS NOW LAID OUT AND ESTABLISHED WHERE THE SAME IS INTERRSECTED BY THE SOUTHWESTERLY LINE · OF PARCEL B DESCRIBED AND CONTAINED IN A CERTAIN DEED MADE BY SIMON ELIESON AND SAMUEL ELIESON TO THE FORD LEASING DMLOPMENT COMPANY DATED 8/17/66, RECODED 8/31/66 IN LIBER 6646 · CP 446, SAID POINT BEING DISTANT 469.04 FEET SOUTHWESTERLY AS MEASURED ALONG SAID NORTHWESTERLY SIDE OF MAPLE AVENUE FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF SOUTH LEXINGTON AVENUE WITH SAID SIDE OF MAPLE AVENUE;

RUNNING THENCE ALONG THE NORTHWESTERLY SIDE OF MAPLE AVENUE AS NOW LAID OUT AND ESTABLISHED, THE FOLLOWING COURSES AND DISTANCES;

SOUTH 63 DEGREES 34 MINUTES 08 SECONDS WEST 129.02 FEET AND IN A SOUTHWESTERLY DIRECTION ON A CURVE TO THE LEFT HAVING A RADIUS OF 4835.00 FEET, A DISTANCE OF 50.42 FEET TO A POINT MARKING THE SOUTHWESTERLY CORNER OF THE PREMISES HEREIN BEING DESCRIBED;

THENCE ALONG LAND NOW OR FORMERLY OF EDWIN AND DOROTHY SHOLZ NORTH 27 DEGREES 52 MINUTES 10 SECONDS WEST 85.64 FEET TO A POINT MARKING THE NORTHWESTERLY CORNER OF THE PREMISES HEREIN BEING DESCRIBED;

THENCE STILL ALONG SAID LAND NOW OR FORMERLY OF EDWIN AND DOROTHY SHOLZ AND CONTINUING ALONG LAND NOW OR FORMERLY OF UNG SUNG HUNG, NORTH 62 DEGREES 13 MINUTES 10 SECONDS EAST 179.40 FEET TO A POINT MARKING THE NORTHEASTERLY CORNER OF THE PREMISES HEREIN BEING DESCRIBED;

THENCE STILL ALONG SAID LANE NOW OR FORMERLY OF SIMON AND SAMUEL ELIESON SOUTH 27 DEGREES 52 MINUTES 10 SECONDS EAST 89.61 FEET TO THE POINT AND PLACE OF BEGINNING.

Parcel VI (Section 130.34 Block 5 Lot 8)

PART OF TAX LOT 8

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF WHITE PLAINS, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, DESIGNATED AS LOT NO. 8 ON A CERTAIN MAP ENTITLED, "PLAN OF SUBDIVISION OF PROPERTY BELONGING TO THE POST ROAD CONSTRUCTION CO. IN THE CITY OF WHITE PLAINS, WESTCHESTER CO., N.Y." MADE BY J. HENRY CARPENTER, CIVIL ENGINEER AND SURVEYOR, DATED APRIL, 1920, AND FILED IN THE OFFICE OF THE REGISTER OF THE COUNTY OF WESTCHESTER ON DECEMBER 17, 1920 IN VOLUME 52 OF MAPS AT PAGE 16, WHICH SAID LOT IS MORE PARTICULARLY BOUNDED AND DESCRIBED ACCORDING TO SAID MAP AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY SIDE OF BRADY PLACE, DISTANT SOUTHEASTERLY AS MEASURED ALONG THE SAME 204.71 FEET FROM ITS INTERSECTION WITH THE SOUTHEASTERLY SIDE OF N.Y. POST ROAD AS WIDENED, WHICH SAID POINT IS ALSO AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOT NO. 8 AND LOT NO. 7 AS SHOWN ON SAID MAP AND THE SAID SIDE OF BRADY PLACE;

RUNNING THENCE ALONG SAID DIVIDING LINE NORTH 56 DEGREES 07 MINUTES 30 SECONDS EAST 69.36 FEET (DEED) (NORTH 59 DEGREES 22 MINUTES 30 SECONDS EAST, 69.36 FEET, AS SURVEYED) TO LAND NOW OR FORMERLY BELONGING TO J.J. FOLEY;

THENCE ALONG SAID LAND NOW OR FORMERLY OF FOLEY, SOUTH 31 DEGREES 47 MINUTES 00 SECONDS EAST 36.02 FEET TO LOT NO. 9 AS SHOWN ON SAID MAP;

THENCE ALONG SAID LOT NO. 9 SOUTH 56 DEGREES 07 MINUTES 30 SECONDS WEST 68.05 FEET (DEED) (SOUTH 59 DEGREES 22 MINUTES 30 SECONDS EAST 68.05 FEET, AS SURVEYED) TO THE NORTHEASTERLY SIDE OF BRADY PLACE AFORESAID;

THENCE ALONG THE SAME NORTH 33 DEGREES 52 MINUTES 80 SECONDS WEST 36.00 FEET (DEED) (NORTH 30 DEGREES 37 MINUTES 30 SECONDS WEST 36.00 FEET, AS SURVEYED) TO THE POINT OR PLACE OF BEGINNING.

PART OF TAX LOT 8

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF WHITE PLAINS, COUNTY OF WESTCHESTER, STATE OF NEW YORK, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE NORTHERLY LINE OF MAPLE AVENUE, AND THE EASTERLY LINE OF BRADY PLACE AS SHOWN ON A MAP ENTITLED, "MAP SHOWING LANDS TO BE ACQUIRED BY THE CITY OF WHITE PLAINS, NEW YORK, FOR THE EXTENSION AND WIDENING OF MAPLE AVENUE FROM DAVIS AVENUE TO STERLING AVENUE", SAID MAP BEING DATED APRIL 3, 1956 AND FILED IN THE OFFICE OF THE COUNTY CLERK OF WESTCHESTER, DIVISION OF LAND RECORDS ON APRIL 20, 1956 AS MAP NO. 10481;

RUNNING THENCE NORTH 59 DEGREES 22 MINUTES 30 SECONDS EAST 68.05 FEET ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF LOT 11-J;

THENCE SOUTH 28 DEGREES 32 MINUTES 00 SECONDS EAST 18.51 FEET ALONG SAID EASTERLY LINE TO A POINT;

THENCE WESTERLY THROUGH LOT 11-J ALONG THE NEW NORTHERLY LINE OF MAPLE AVENUE BEING A CURVE TO THE LEFT HAVING A RADIUS OF 4,835.00 FEET A DISTANCE OF 67.40 FEET TO THE EASTERLY LINE OF BRADY PLACE;

THENCE NORTH 30 DEGREES 37 MINUTES 30 SECONDS WEST 16.54 FEET ALONG SAID EASTERLY LINE OF BRADY PLACE TO THE POINT OR PLACE OF BEGINNING.

Parcel VII (Section 130.34 Block 5 Lot 9)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF WHITE PLAINS, COUNTY OF WESTCHESTER, AND STATE OF NEW YORK SHOWN AND DESIGNATED AS LOTS NOS. 6 AND 7 ON A CERTAIN MAP ENTITLED "PLAN OF SUBDIVISION OF PROPERTY OWNED BY POST ROAD CONSTRUCTIONS CO, INC." MADE BY J. HENRY CARPENTER C.E. AND S. DATED APRIL, 1920 AND FILED IN THE OFFICE OF THE CLERK, COUNTY OF WESTCHESTER, DIVISION OF LAND RECORDS ON DECEMBER 17, 1920 IN VOLUME 52 OF MAPS, PAGE 16, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF BRADY PLACE, DISTANT 132.71 FEET SOUTHEASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHEASTERLY SIDE OF BRADY PLACE AND THE SOUTHEASTERLY SIDE OF N.Y. POST ROAD, AS WIDENED:

RUNNING THENCE NORTH 59 DEGREES 22 MINUTES 30 SECONDS EAST 71.96 FEET (DEED) (71.98 FEET, AS SURVEYED);

THENCE SOUTH 28 DEGREES 32 MINUTES 00 SECONDS EAST 72.04 FEET;

THENCE SOUTH 59 DEGREES 22 MINUTES 30 SECONDS WEST 69.36 FEET TO THE NORTEASTERLY SIDE OF BRADY PLACE;

THENCE NORTH 30 DEGREES 37 MINUTES 30 SECONDS WEST ALONG THE NORTHEASTERLY SIDE OF BRADY PLACE, 72.00 FEET TO THE POINT OR PLACE OF BEGINNING.

Parcel VIII (Section 130.34 Block 6 Lots 1-8)

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

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF BRADY PLACE WITH THE SOUTHERLY SIDE OF NEW YORK POST ROAD, AS THE SAME IS NOW LAID OUT AND ESTABLISHED;

RUNNING THENCE SOUTHERLY ALONG THE SAID WESTERLY SIDE OF BRADY PLACE SOUTH 33 DEGREES 52 MINUTES 30 SECONDS EAST A DISTANCE OF 255.22 FEET (DEED) (SOUTH 31 DEGREES 36 MINUTES 41 SECONDS EAST 255.22 FEET, AS SURVEYED) TO THE CORNER FORMED BY THE SAID WESTERLY SIDE OF BRADY PLACE AND THE NORTHERLY SIDE OF MAPLE AVENUE;

THENCE WESTERLY ALONG THES SAID NORTHERLY SIDE OF MAPLE AVENUE SOUTH 57 DEGREES 03 MINUTES 40 SECONDS WEST A DISTANCE OF 147.43 FEET (DEED) (SOUTH 59 DEGREES 19 MINUTES 29 SECONDS WEST 147.43 FEET, AS SURVEYED) TO THE SOUTHERLY END OF A CURVE TO THE RIGHT CONNECTING THE NORTHERLY SIDE OF MAPLE AVENUE WITH THE EASTERLY SIDE OF RATHBUN AVENUE;

THENCE NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 10 FEET AND AN ARC DISTANCE OF 15.41 FEET TO THE SAID EASTERLY SIDE OF RATHBUN AVENUE;

THENCE NORTHERLY ALONG THE SAID EASTERLY SIDE OF RATHBUN AVENUE NORTH 34 DEGREES 38 MINUTES 20 SECONDS WEST A DISTANCE OF 196.43 FEET (DEED) (NORTH 32 DEGREES 22 MINUTES 31 SECONDS 196.43 FEET, AS SURVEYED) TO THE SOUTHERLY END OF A CURVE TO THE RIGHT CONNECTING THE EASTERLY SIDE OF RATHBUN AVENUE WITH THE SOUTHERLY SIDE OF NEW YORK POST ROAD;

THENCE NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 17.12 FEET AN ARC DISTANCE OF 21.58 FEET TO THE SAID SOUTHERLY SIDE OF NEW YORK POST ROAD;

THENCE EASTERLY ALONG THE SAID SOUTHERLY SIDE OF NEW YORK POST ROAD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 615.40 FEET AN ARC DISTANCE OF 151.61 FEET TO THE INTERSECTION OF THE SOUTHERLY SIDE OF NEW YORK POST ROAD AND THE WESTERLY SIDE OF BRADY PLACE, THE POINT OR PLACE OF BEGINNING.

Parcel IX: (Section 130.34 Block 6 Lot 9) (Brady Place)

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

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF BRADY PLACE WITH THE NORTHERLY SIDE OF MAPLE AVENUE, DISTANT 147.43 FEET MEASURED SOUTH 59° 19' 29" WEST FROM A POINT IN THE SOUTHERLY LINE OF SAID MAPLE AVENUE;

RUNNING THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SAID NORTHERLY SIDE OF MAPLE AVENUE NORTH 59 DEGREES 19 MINUTES 29 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE SAID NORTHERLY SIDE OF MAPLE AVENUE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 4835.40 FEET AN ARC DISTANCE OF 8.00 FEET;

RUNNING THENCE NORTH 31 DEGREES 36 MINUTES 41 SECONDS WEST A DISTANCE OF 257.24 FEET TO A POINT OF CURVATURE TO THE SOUTHERLY SIDE OF NEW YORK POST ROAD;

THENCE ALONG THE SAID SOUTHERLY SIDE OF NEW YORK POST ROAD ON A CURVE TO THE LEFT HAVING A RADIUS OF 615.40 FEET AN ARC DISTANCE OF 28.04 FEET;

RUNNING THENCE SOUTH 31 DEGREES 36 MINUTES 41 SECONDS EAST A DISTANCE OF 255.22 FEET TO THE POINT OR PLACE OF BEGINNING.

OVERALL DESCRIPTION AS SURVEYED BY CONTROL POINT ASSOCIATES, INC., PC BY SURVEY DATED 7/13/2021 (PROJECT NO. 04-190014-04) (SECTION 130.34, BLOCK 5, LOTS 1, 2, 3, 4.1, 7, 8, 9 AND BLOCK 6, LOTS 1 THROUGH 9)

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

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF RATHBUN AVENUE WITH THE SOUTHERLY SIDE OF THE NEW YORK POST ROAD AS THE SAME IS NOW ESTABLISHED AND LAID OUT:

RUNNING THENCE ALONG THE SOUTHERLY SIDE OF NEW YORK POST ROAD IN AN EASTERLY DIRECTION ON A CURVE TO THE RIGHT HAVING A RADIUS OF 615.40 FEET, A DISTANCE OF 257.75 FEET AND A CHORD BEARING OF NORTH 51 DEGREES 51 MINUTES 25 SECONDS EAST, A CHORD DISTANCE OF 255.87 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTHERLY SIDE OF NEW YORK POST ROAD, NORTH 63 DEGREES 51 MINUTES 19 SECONDS EAST, A DISTANCE OF 485.33 FEET TO A POINT;

THENCE ALONG SAID SOUTHERLY SIDE OF NEW YORK POST ROAD, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3526.50 FEET, A DISTANCE OF 58.39 FEET AND A CHORD BEARING OF NORTH 63 DEGREES 22 MINUTES 52 SECONDS EAST AND CHORD DISTANCE OF 58.39 FEET TO A POINT;

THENCE ALONG THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF WEST POST REALTY, LLC, SOUTH 32 DEGREES 42 MINUTES 31 SECONDS EAST, A DISTANCE OF 121.18 FEET TO A POINT;

RUNNING THENCE IN A SOUTHWESTERLY DIRECTION SOUTH 62 DEGREES 13 MINUTES 37 SECONDS WEST. A DISTANCE OF 132.41 FEET TO A POINT;

RUNNING THENCE IN A SOUTHEASTERLY DIRECTION SOUTH 27 DEGREES 54 MINUTES 59 SECONDS EAST, A DISTANCE OF 120.41 FEET TO THE NORTHWESTERLY SIDE OF MAPLE AVENUE AS WIDENED;

THENCE SOUTH 62 DEGREES 34 MINUTES 58 SECONDS WEST, A DISTANCE OF 235.76 FEET TO A POINT;

RUNNING THENCE IN A SOUTHWESTERLY DIRECTION ON A CURVE TO THE LEFT HAVING A RADIUS OF 4835.00 FEET, A DISTANCE OF 254.92 FEET, A CHORD BEARING OF SOUTH 61 DEGREES 07 MINUTES 28 SECONDS WEST, AND A CHORD DISTANCE OF 254.90 FEET TO A POINT;

THENCE WESTERLY ALONG THE SAID NORTHERLY SIDE OF MAPLE AVENUE SOUTH 59 DEGREES 19 MINUTES 29 SECONDS WEST, A DISTANCE OF 167.43 FEET TO THE SOUTHERLY END OF A CURVE TO THE RIGHT CONNECTING THE NORTHERLY SIDE OF MAPLE AVENUE WITH THE EASTERLY SIDE OF RATHBUN AVENUE;

THENCE NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 10 FEET, AN ARC DISTANCE OF 15.39 FEET, A CHORD BEARING OF NORTH 76 DEGREES 39 MINUTES 07 SECONDS WEST, AND A CHORD DISTANCE OF 13.91 FEET, TO THE SAID EASTERLY SIDE OF RATHBUN AVENUE;

THENCE NORTHERLY ALONG THE SAID EASTERLY SIDE OF RATHBUN AVENUE, NORTH 32 DEGREES 22 MINUTES 31 SECONDS WEST, A DISTANCE OF 196.43 FEET TO THE SOUTHERLY END OF A CURVE TO THE RIGHT CONNECTING THE EASTERLY SIDE OF RATHBUN AVENUE WITH THE SOUTHERLY SIDE OF NEW YORK POST ROAD;

THENCE NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 17.12 FEET, AN ARC DISTANCE OF 21.58 FEET, A CHORD BEARING OF NORTH 03 DEGREES 38 MINUTES 16 SECONDS EAST, AND A CHORD DISTANCE OF 20.18 FEET, TO THE POINT OR PLACE OF BEGINNING.

EXHIBIT C

Requestor Certification

White Plains Hospital Medical Center

White Plains Hospital Medical Center, the Requestor, certifies that it is a Volunteer since it does not have nor has ever had a relationship with any of the past owners or operators of the Site other than it purchased the Site from Post Maple 77, LLC. Requestor does not have nor has it ever had a relationship with any of the past owners or operators of the Site that caused the contamination, nor did it have involvement with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to acquiring the Site and has implemented due care of the Site.

Requestor Certification

PY Development Owner LLC

PY Development Owner LLC, the Requestor, certifies it is a Volunteer since it does not have nor has ever had a relationship with any of the past owners or operators of the Site other than it is the new beneficial owner of the Site. Requestor does not have nor has it ever had a relationship with any of the past owners or operators of the Site that caused the contamination, nor did it have involvement with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to acquiring the Site and has implemented due care of the Site.

EXHIBIT D

SOLE MEMBER RESOLUTION

The undersigned, being the Sole Member of PY Development Owners LLC, does hereby certify as follows:

- 1. PY Development Owner LLC is the new beneficial owner and prospective volunteer for the Post Road Corridor-White Plains BCP Site C360129 located at 99-103 West Post Rd (130.34-6-1), 5 Rathbun Ave. (130.34-6-6), 95 West Post Rd (130.34-6-3), 79-83 West Post Rd (130.34-5-2), 77 West Post Rd (130.34-5-3), 55 West Post Rd (130.34-5-4), 41-45 West Post Rd (130.34-5-5), 35 West Post Rd (130.34-5-6) and 3 Brady Place (130.34-6-4), White Plains, New York.
- 2. That I, Joseph Guarracino, am the sole member of PY Development Owner LLC, and I am authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer PY Development Owner LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this ___ day of July, 2021.

Joseph Guarracino

Sole Member of PY Development

WRITTEN CONSENT

The undersigned, being the Vice President of Real Estate for White Plains Hospital Medical Center, does hereby certify as follows:

- 1. White Plains Hospital Medical Center is the new nominal title owner and prospective volunteer for the Post Road Corridor-White Plains BCP Site C360129 located at 99-103 West Post Rd (130.34-6-1), 5 Rathbun Ave. (130.34-6-6), 95 West Post Rd (130.34-6-3), 79-83 West Post Rd (130.34-5-2), 77 West Post Rd (130.34-5-3), 55 West Post Rd (130.34-5-4), 41-45 West Post Rd (130.34-5-5), 35 West Post Rd (130.34-5-6) and 3 Brady Place (130.34-6-4), White Plains, New York.
- 2. The following person, Joseph Guarracino, the Chief Financial Officer of White Plains Hospital Medical Center, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer White Plains Hospital Medical Center in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this ____ day of July 2021.

Joseph Mannino

Vice President of Real Estate