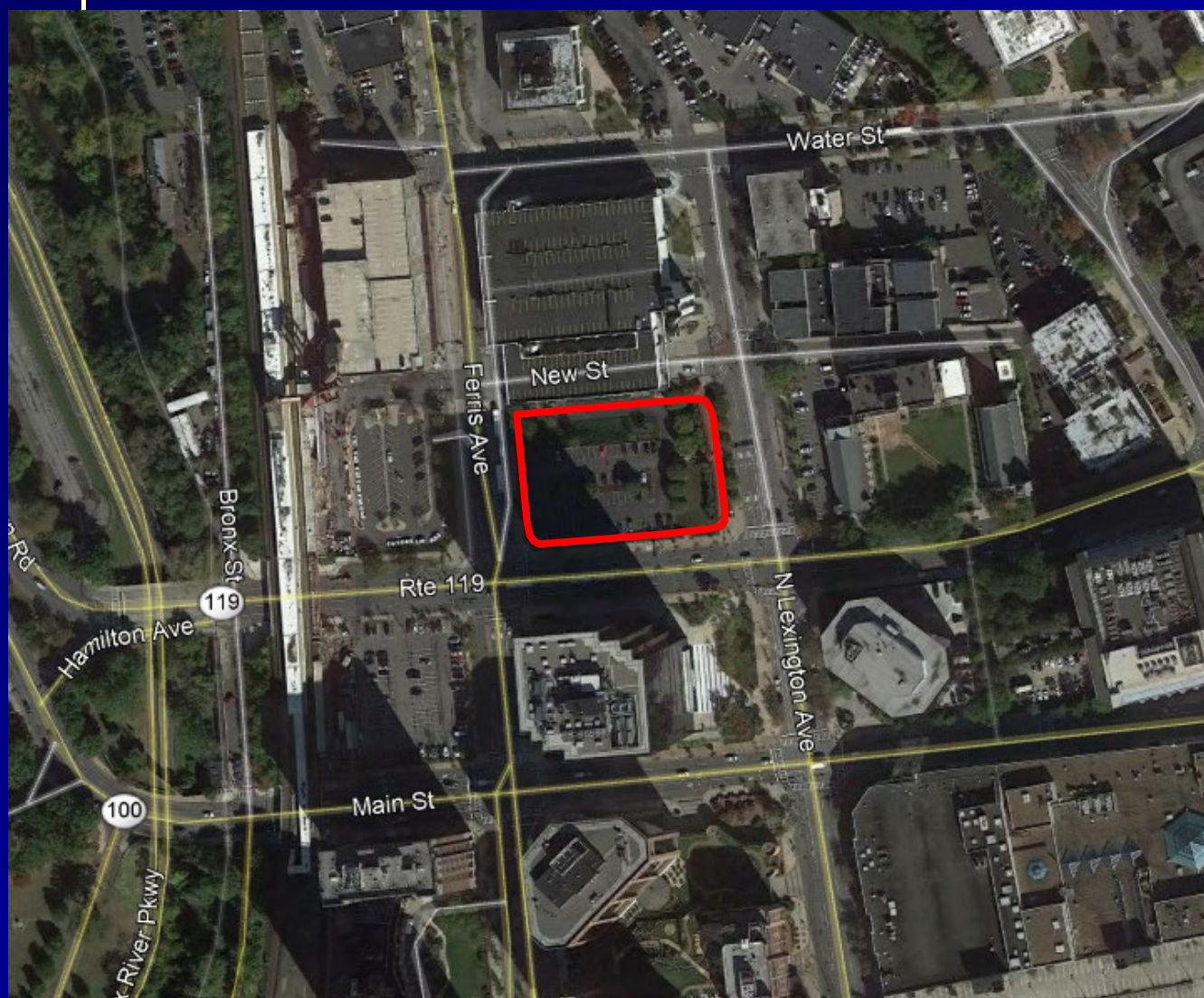


GS White Plains Owner, LLC
Brownfield Cleanup Program Application
Hope Fire Engine Co. Site
50 Hamilton Ave and p/o 85 N. Lexington Ave
(f/k/a 40-82 Hamilton Avenue; t/b/a 25 Lexington Avenue)
White Plains, New York 10601



Legal & Consulting Team:
Knauf Shaw LLP & SESI Consulting Engineers.
August 2021



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "BCA" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ Yes

☒ No

If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 11*

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME GS White Plains Owner, LLC

ADDRESS One Federal Street, Suite 1804

CITY/TOWN Boston, MA

ZIP CODE 02110

PHONE (857) 254 - 1329

FAX NA

E-MAIL ryan.souls@greystar.com

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 Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment.

Do all individuals that will be certifying documents meet the requirements detailed below? ☒ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of [DER-10: Technical Guidance for Site Investigation and Remediation](#) and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (see DER-10 / Technical Guidance for Site Investigation and Remediation for further guidance) then a 45-day public comment period is required.

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No

3. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that the site requires remediation and contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the information requested in this section in electronic format only***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do not submit paper copies of supporting documents.**

2. **SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.**

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			X
Chlorinated Solvents			X
Other VOCs			
SVOCs	X	X	
Metals	X	X	
Pesticides	X		
PCBs	X		
Other*		PFOA, PFOS	

*Please describe: _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- SAMPLE LOCATION
- DATE OF SAMPLING EVENT
- KEY CONTAMINANTS AND CONCENTRATION DETECTED
- FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE
- FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5
- FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

☒ Yes ☐ No

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

<input type="checkbox"/> Coal Gas Manufacturing	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Agricultural Co-op	<input type="checkbox"/> Dry Cleaner
<input type="checkbox"/> Salvage Yard	<input type="checkbox"/> Bulk Plant	<input type="checkbox"/> Pipeline	<input checked="" type="checkbox"/> Service Station
<input type="checkbox"/> Landfill	<input type="checkbox"/> Tannery	<input type="checkbox"/> Electroplating	<input type="checkbox"/> Unknown

Other: railroad; lumber and coal storage; feed storage; fire station

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME Hope Fire Engine Co. Site

ADDRESS/LOCATION 50 Hamilton Avenue and p/o 85 North Lexington Avenue (f/k/a 40-82 Hamilton Avenue; t/b/a 25 Lexington Avenue)

CITY/TOWN White Plains ZIP CODE 10601

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): City of White Plains and Westchester County

COUNTY Westchester County

SITE SIZE (ACRES) 1.532

LATITUDE (degrees/minutes/seconds)

41 ° 01 ' 58.9N "

LONGITUDE (degrees/minutes/seconds)

73 ° 46 ' 24.4 "

Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed, please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address

Section No.

Block No.

Lot No.

Acreage

50 Hamilton Avenue

125.66

5

2

0.77

p/o 85 North Lexington Avenue

125.66

5

1

0.762

1. Do the proposed site boundaries correspond to tax map metes and bounds? ☐ Yes ☒ No
If no, please attach an accurate map of the proposed site.

2. Is the required property map attached to the application? ☒ Yes ☐ No
(application will not be processed without map)

3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?
(See [DEC's website](#) for more information) Yes ☐ No ☒

If yes, identify census tract : _____

Percentage of property in En-zone (check one): ☒ 0-49% ☐ 50-99% ☐ 100%

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? ☐ Yes ☒ No

If yes, identify name of properties (and site numbers if available) in related BCP applications: _____

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? ☐ Yes ☒ No

6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? ☐ Yes ☒ No
If yes, attach relevant supporting documentation.

7. Are there any lands under water? ☐ Yes ☒ No
If yes, these lands should be clearly delineated on the site map.

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas?
If yes, identify here and attach appropriate information. ☐ Yes ☒ No

Easement/Right-of-way Holder

Description

NA

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type

Issuing Agency

Description

NA

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**?

☒ Yes ☐ No

Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? ☐ Yes ☐ No

If yes, requestor must answer questions on the supplement at the end of this form.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☐ No

13. If you have answered Yes to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? ☐ Yes ☐ No

NOTE: If a tangible property tax credit determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Ryan Souls			
ADDRESS One Federal Street, Suite 1804			
CITY/TOWN Boston, MA		ZIP CODE 02110	
PHONE (857) 254 - 1329	FAX NA	E-MAIL ryan.souls@greystar.com	
NAME OF REQUESTOR'S CONSULTANT SESI Consulting Engineers, Fuad Dahan, PE			
ADDRESS 12A Maple Avenue			
CITY/TOWN Pine Brook, NJ		ZIP CODE 07058	
PHONE (973) - 808 - 9050	FAX NA	E-MAIL fd@sesi.org	
NAME OF REQUESTOR'S ATTORNEY Linda Shaw, Esq., Knauf Shaw LLP			
ADDRESS 1400 Crossroads Building, 2 State Street			
CITY/TOWN Rochester, New York		ZIP CODE 14614	
PHONE (585) 546 - 8430	FAX (585) 546 - 4324	E-MAIL lshaw@nyenvlaw.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME Gateway I Group, Inc.		OWNERSHIP START DATE: 2000	
ADDRESS c/o Sentinel Real Estate Corporation, 1251 Avenue of the Americas, 35th Floor			
CITY/TOWN New York, New York		ZIP CODE 10020	
PHONE (212) 408 - 2992	FAX	E-MAIL cawleym@sentinelcorp.com	
CURRENT OPERATOR'S NAME Propark Mobility			
ADDRESS 7 Washington Avenue			
CITY/TOWN Hastings-on-Hudson, New York		ZIP CODE 10706	
PHONE (914) 478 - 6300	FAX NA	E-MAIL NA	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".			
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing 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, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☒ No
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
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☒ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☒ No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☒ No
11. Are there any unregistered bulk storage tanks on-site which require registration? ☐ Yes ☒ No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum 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 hazardous waste or discharge of petroleum.

☒ 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.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

☐ Previous Owner ☐ Current Owner ☒ Potential /Future Purchaser ☐ Other _____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached?

☒ Yes ☐ No

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. ☐ Yes ☒ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☒ No
If yes, please provide: Site # _____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☒ No
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? ☐ Yes ☒ No
If yes, please provide: Order # _____
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? ☐ Yes ☒ No
If yes, please provide explanation as an attachment.

Section IX. Contact List Information

To be considered complete, the application must include the Brownfield Site Contact List in accordance with [DER-23 / Citizen Participation Handbook for Remedial Programs](#). Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? CB-4 District

What uses are allowed by the current zoning? (Check boxes, below)

☒ Residential ☒ Commercial ☐ Industrial

If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☒ Commercial ☐ Industrial ☐ Vacant ☐ Recreational (check all that apply)

Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

3. Reasonably anticipated use Post Remediation: ☒ Residential ☒ Commercial ☐ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

If residential, does it qualify as single family housing?

☐ Yes ☒ No

4. Do current historical and/or recent development patterns support the proposed use?

☒ Yes ☐ No

See Support Narrative.

5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

See Support Narrative.

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

See Support Narrative.

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hererby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, 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.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am a Member (title) of GS White Plains Owner, LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, 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.

Date: 8/20/2021 Signature:  _____

Print Name: Ryan Souls, Vice President of GS White Plains Owner, LLC

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy of the application form with original signatures and table of contents, and one complete 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

PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS. Please provide a hard copy of ONLY the application form and a table of contents.

FOR DEC USE ONLY

BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 11

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
2. Is the property upside down or underutilized as defined below?	Upside Down? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Underutilized? <input type="checkbox"/> Yes <input type="checkbox"/> No
From ECL 27-1405(31):	
<p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p>	
<p>From 6 NYCRR 375-3.2(I) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)</p>	
<p>375-3.2:</p> <p>(I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or</p> <p>(c) there are no structures.</p> <p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.</p>	

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review). **Check appropriate box, below:**

- ☐ Project is an Affordable Housing Project - Regulatory Agreement Attached;
- ☐ Project is Planned as Affordable Housing, But Agreement is Not Yet Available*
(*Checking this box will result in a “pending” status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);
- ☐ This is Not an Affordable Housing Project.

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 article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(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 federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.

(3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

BCP Application Summary (for DEC use only)

Site Name: Hope Fire Engine Co. Site

City: White Plains

Site Address: 50 Hamilton Avenue and p/o 85 North Lexington Avenue (t/k/a 40-82 Hamilton Avenue; t/b/a 25 Lexington Avenue)

County: Westchester County **Zip:** 10601

Tax Block & Lot

Section (if applicable): 125.66 **Block:** 5 **Lot:** 2

Requestor Name: GS White Plains Owner, LLC

City: Boston, MA

Requestor Address: One Federal Street, Suite 1804

Zip: 02110

Email: ryan.souls@greystar.com

Requestor's Representative (for billing purposes)

Name: Ryan Souls

Address: One Federal Street, Suite 1804

City: Boston, MA

Zip: 02110

Email: ryan.souls@greystar.com

Requestor's Attorney

Name: Linda Shaw, Esq., Knauf Shaw LLP **Address:** 1400 Crossroads Building, 2 State Street

City: Rochester, New York

Zip: 14614

Email: lshaw@nyenvlaw.com

Requestor's Consultant

Name: SESI Consulting Engineers, Fuad Dahan, PE **Address:** 12A Maple Avenue

City: Pine Brook, NJ

Zip: 07058

Email: fd@sesi.org

Percentage claimed within an En-Zone: ☒ 0% ☒ <50% ☐ 50-99% ☐ 100%

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☒ Volunteer ☐ Participant

DER/OGC Determination: ☐ Agree ☐ Disagree

Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: ☐ Yes ☐ No

Does Requestor Claim Property is Upside Down: ☐ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: ☐ Yes ☐ No ☐ Planned, No Contract

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

BCP APPLICATION SUPPORT DOCUMENT

BCP APPLICATION SUPPORT DOCUMENT

Exhibit List

- Exhibit A -** DOS Entity Information
- Exhibit B-** Corporate Consent
- Exhibit C-** Deeds
- Exhibit D-** Site Access Agreements
- Exhibit E-** Previous Owners and Operators
- Exhibit F-** Site Drawing Spider Maps
- Exhibit G-** Survey and Tax Map
- Exhibit H-** Site Location Map, Base Map, En-Zone Map, EJ and Street Maps
- Exhibit I-** Zoning Map
- Exhibit J-** Site Contact List
- Exhibit K-** Repository Letter

ENVIRONMENTAL REPORTS SEPARATELY ATTACHED ON CD:

- A. Dec. 1999 Dames & Moore Inc. (“D&M”) Phase I ESA prepared for CB Richard Ellis Investors L.L.C. (“CB Richard”)
- B. Dec. 1999 D&M Phase II ESA prepared for CB Richard
- C. Jan. 2000 Environmental Risk Limited Environmental Summary Letter prepared for NYSDC on behalf of CIGNA Investments, Inc. (“CIGNA”)
- D. Feb. 2018 Tectonic Engineering & Surveying Consultants P.C. (“Tectonic”) Phase I ESA
- E. July 2019 (revise June 2021) SESI Phase II ESA prepared for GS White Plains Owner, LLC
- F. June 2021 SESI Phase I ESA prepared for GS White Plains Owner, LLC
- G. July 2021 SESI Phase II ESA prepared for GS White Plains Owner, LLC
- H. August 2021 SESI Remedial Investigation (“RI”) Workplan (“RIWP”) / Interim Remedial Measures Work Plan (“IRMWP”) prepared for GS White Plains Owner, LLC

PART A

SECTION I - REQUESTOR INFORMATION

The Requestor is GS White Plains Owner, LLC, a Delaware limited liability company, located at One Federal Street, Suite 1804, Boston, MA 02110. GS White Plains Owner, LLC is authorized to do business in the State of New York. *See* Exhibit A, NYSDOS Entity Information. GS White Plains Venture LLC is the sole managing member of GS White Plains Owner, LLC.

The Written Consent provides Ryan Souls with authority to sign all Brownfield Cleanup Program (“BCP”) documents on behalf of the Requestor GS White Plains Owner, LLC. *See* Exhibit B, Corporate Consent.

As further described below in Section IV, the Site is located at 50 Hamilton Avenue, White Plains, New York 10601, Tax Parcel Identification No. 125.66-5-2, and on a portion of (p/o) 85 North Lexington Avenue, White Plains, New York 10601, Tax Parcel Identification No. 125.66-5-1 (“Site” or “BCP Site”). The Site was also historically associated with the addresses 40-82 Hamilton Avenue and the future address of the final development project will be 25 Lexington Avenue, White Plains, New York 10601.

Requestor is not the owner of the site. As more fully described below in Section VI, Gateway I Group, Inc. is the current owner of the Site. *See* Exhibit C Deed. Gateway I Group, Inc., is a 501(c)(25) title holding entity for the tax-exempt entity Alaska Permanent Fund Corporation (“APFC”). The Requestor has received a temporary license from the Owner to access the property to perform investigation and remediation work required by the BCP. *See* Exhibit D Site Access Agreement.

The Requestor has no prior relationship with any current or past owners or operators of the Site except that Requestor intends to purchase the Site in October 2021. *See* Sections V and VI below, and Exhibit E, Previous Owners and Operators List. The Requestor did not cause any of the contamination on the Site, which predates the Requestor’s involvement at the Site.

SECTION II - PROJECT DESCRIPTION

Please refer to responses to Questions 1-3 on the BCP Application Form.

4. Short Project Description

The planned redevelopment of the Site entails the construction of a residential apartment building, hotel, and parking garage structure with two stories below grade. The building will include 500 apartments, 19,000 square feet of ground-floor retail and 750 parking spaces. Lot 1, 85 North Lexington Avenue, will be subdivided as part of the redevelopment project.

Schedule- Commencement through COC

A Remedial Investigation (“RI”) Work Plan (“RIWP”) / Interim Remedial Measures Work Plan (“IRMWP”) is being submitted with this application. As a result, the RI is expected to be commenced on the Site shortly after the Brownfield Cleanup Agreement (BCA) is executed in or about four months or by September - October 2021. No demolition is required at this Site. Therefore, the Remedial Investigation Report should be prepared shortly after the investigation activities are complete and a Remedial Action Work Plan (“RAWP”) will be submitted at the same time in or about November -December 2021. Some remediation may commence one the IRM WP is approved and the remainder of any remediation should be complete in early 2022. The Certificate of Completion is anticipated to be issued by December 2022.

SECTION III – PROPERTY’S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

The following is the list of environmental reports for the Site separately attached:

- A. Dec. 1999 D&M Phase I ESA prepared for CB Richard
- B. Dec. 1999 D&M Phase II ESA prepared for CB Richard
- C. Jan. 2000 Environmental Risk Limited Environmental Summary Letter prepared for NYSDEC on behalf of CIGNA
- D. Feb. 2018 Tectonic Phase I ESA
- E. July 2019 (revised June 2021) SESI Phase II ESA prepared for GS White Plains Owner, LLC
- F. June 2021 SESI Phase I ESA prepared for GS White Plains Owner, LLC
- G. July 2021 SESI Phase II ESA prepared for GS White Plains Owner, LLC
- H. August 2021 SESI RIWP / IRMWP prepared for GS White Plains Owner, LLC

2. Sampling Data

See Exhibit F, Spider Maps which include sampling data summaries, and Section IV.10.F.

3. Site Drawing

See Exhibit F, Spider Maps.

4. Past Land Uses

See Section IV.10.D for full description of past land uses. Most recently, the Site was used as a surface parking lot. Prior to that use, the Site had a long history of use as a freight yard, a lumber, coal, and feed storage yard, a railroad terminal, a fire station, and a service station. The historical owners and uses associated with the Site are described in the Exhibit E Previous Owners and Operators List.

SECTION IV – PROPERTY INFORMATION

1. Site Boundary and Tax Parcel Information

The Site boundary does not correspond to the tax boundaries. The Site includes Lot 2 and a portion of Lot 1, which extends to the other side of New Street. The Tax Boundary Map and a Survey map is provided in Exhibit G. The Site Location Map, Base Property Map, En-Zone Map and Environmental Justice (EJ) Area Maps are in Exhibit H. The Site is not located in an En-Zone or an EJ Area but is immediately adjacent to both.

2. Property Map

The Site Location and Base Property Map are in Exhibit H. A Survey map is in Exhibit G.

Please refer to responses to Questions 3-9 on the BCP Application Form.

10. Property Description Narrative

A. Site Location

See Response to Section IV.1 and IV.2 above. The Site is located at 50 Hamilton Avenue, White Plains, New York 10601, Tax Parcel Identification No. 125.66-5-2, and p/o 85 North Lexington Avenue, White Plains, New York 10601, Tax Parcel Identification No. 125.66-5-1. The Site is located north of Hamilton Avenue, and it is situated between North Lexington Avenue and Ferris Avenue. The adjacent property uses are as follows:

Direction	Adjacent Property
North	Open deck parking and bus stop
South	Office building
East	St. John's Church
West	Parking lot and bus station

The Site is located in the downtown area of White Plains, which is primarily characterized by urban development.

B. Site Features

The 1.532-acre Site is currently improved as a parking lot. No structures are present on the Site. The Site also contains a paved drive that leads from the parking lot down towards the parking garage located on the adjacent property. The Site contains landscaped areas that separate the parking area and paved drive. Lot 2 is approximately 0.77 acres and the portion of lot 1 is approximately 0.762 acres. The closest water body is the Bronx River. It is located approximately 0.118 miles west of the Site. The Site is not located in a flood zone, and no designated wetlands were identified at the subject property. *See* Flood Plain Map in Exhibit J.

C. Current Zoning and Land Use

The Site is currently located in the CB-4 District. *See* Zoning Map in Exhibit I. The CB-4 District allows commercial and some residential uses. The CB-4 designation also permits hotels. The subject property is currently used as a parking lot. On the northern portion of the Site, a paved drive leads from the parking lot down toward the bottom level of the parking garage located on the adjacent property. The eastern portion of the Site contains a

covered concrete walkway and areas landscaped with grass and trees. The landscaped areas separate the parking area and the paved drive. The New Street Right of Way and Terrace Parking Garage are located north of the Site. North Lexington Avenue and St. John the Evangelist Roman Catholic Church are located east of the Site. Hamilton Avenue and multiple commercial buildings border the southern portion of the Site. Ferris Avenue, a Greyhound Bus Station, and the White Plains Metro North Railroad Station are located west of the Site. The rail line is located approximately 0.082 miles from the Site. The closest residential area is an apartment building located approximately 0.10 miles from the Site.

D. Past Use of the Site

1. Past Use of the Site

P/O Lot 1

This portion of the Site was used as farmland until it was purchased to be used as a freight yard. Between 1885 and 1888, the lot was improved with dwellings, a rail line, and several retail establishments. Lot 1 contained a turn table and round warehouse. In 1889, lumber and coal storage yards, a railroad round house, and a fire station, known as the Hope Fire Engine Co. of White Plains, occupied the lot. In 1905, some of the on-Site structures were razed and the property was redeveloped with new railroad spurs, a railway platform, and offices for the New York Central Freight House. These improvements remained on the Site until approximately 1970. The presence of the railroad storage yard and lumber yard may have contributed to on-Site contamination. Contaminants associated with railroad operations include residual ash and cinders, chemically treated railroad ties, and petroleum related compounds. Polyaromatic hydrocarbons (“PAHs”) contaminated soils detected on the Site may be attributed to the previous railroad storage and lumber yard.

The Hope Fire Engine Co. was replaced by Fire Department Station No. 2 in 1911. It remained on the site until 1987. A UST was present at the fire station in 1930. The long history of fire station use may have contributed to contamination on the site. Investigation for PFAS revealed the presence of PFAS in groundwater. Maps from 1941 and 1943 depict Lot 1 as railroad terminal and an associated terminal. In the mid-1960s, the property became part of the White Plains Development Project, and it was ceded to the White Plains Urban Renewal Agency in 1966. Between 1967 and 1968, Hamilton Avenue was expanded. By 1970, the railroad terminal was razed and that portion of Lot 1 was turned into a parking lot. All on-site buildings were demolished by 1994. The Site was fully developed into a parking lot in 2006.

Lot 2

This lot was used as farmland until it was purchased to be used as a freight yard. By 1905, the on-Site improvements were razed and the property was redeveloped with new railroad spurs and a new storage building. The presence of the railroad storage yard and lumber yard may have contributed to contamination at the Site. In 1911, a fire station was constructed at the intersection of Hamilton and Lexington Avenue. A warehouse identified as “feed store” was constructed in 1930. In 1937, a portion of the Lot was occupied by a

terminal garage. Hamilton Service Station occupied a portion of the Site from 1937 to 1961. Stockwell & Son's Service Station occupied a portion of the lot from 1947 to 1961. The presence of service stations may have contributed to the contamination present on the Site. Rail spurs were present on Lot 2 in 1941. The dwellings located along Hamilton Avenue were razed in 1950 prior to redeveloping the area with a gas station, a beer storage warehouse, and several additional structures. In the mid-1960s, the property became part of the White Plains Development Project. The property was ceded to the White Plains Urban Renewal Agency in 1966. Between 1967 and 1968, Hamilton Avenue was expanded. By 1987, all previous developments on the lot had been razed. This portion of Lot 2 has been used as a parking lot since approximately 1995. The lot was fully developed into a parking lot in 2006.

2. Past Investigations Related to Uses and Environmental Conditions that Led to the Submission of this Application.

In December 1999, Dames & Moore Inc. ("D&M") conducted a Phase I ESA of the "Gateway Plaza Office Complex", which included: (1) an office tower, (2) a central parking area, and (3) a parking garage. The Phase I Report discussed a number of earlier reports that were not attached and the reports could not be located. The BCP Site is the central parking area discussed in this Phase I. At the time, the central parking area had been developed into a terraced parking area that slopes to a below grade parking deck under New Street. D&M did not observe any evidence of contamination during the site inspection. A review of federal and state databases revealed that the subject property was listed on the Leaking Underground Storage Tank (LUST) for a 2,000-gallon closed in place UST. The Site was given a closed classification. The Site was also identified as RCRA large quantity hazardous waste generator. D&M identified the following RECs for the Site (i) former petroleum USTs and automotive repair operations on the Site; (ii) the previous uses as railroad storage, asphalt plant and lumber yard on the property; and (iii) PAH contamination on the Site.

D&M also noted the following conclusions from earlier reports not attached:

- In October 1991, ESE was allegedly retained to conduct soil sampling and analysis associated with the removal of a leaking 2,000-gallon UST. Total Petroleum Hydrocarbons were detected at a concentration of 15,900 mg/kg, which ESE attributed to spillage during evacuation. Contaminated soils that resulted from a spill during evacuation were removed with shovels;
- In 1991, BCM allegedly conducted a Phase I ESA on the adjacent garage site and this surface parking lot site. The report identified that the Site had been used formerly as a part of a railroad freight yard, a fire station, and a Sunoco gas station. BCM conducted a survey of the parking area in 1993 and identified a former gasoline pump island on the south side of the parking lot and an abandoned UST in the southeast corner of the parking lot. BCM advanced soil borings in the vicinity of the UST and in pits on the central lot that contained construction debris. Two monitoring wells were installed. PAHs were identified within the construction debris pits;

- In May 1995, Camp Dresser allegedly prepared a UST removal report for the UST identified in BCM's 1993 land survey. Former pump island debris was removed from the Site. Approximately 106 tons of petroleum contaminated soil were removed;
- Later in 1995, Malcom Pirnie allegedly investigated the Site and identified PAH contamination that could remain onsite at that time, but that health and safety issues would need to be addressed prior to future construction activities; and finally,
- A Phase I ESA was allegedly prepared by ERL in September 1999, which stated that contaminated soils that were likely left in place during the construction of the asphalt parking area in 1995-1996. ERL allegedly took some groundwater sampling results, which identified the presence of gasoline related compounds including methyl tert-butyl ether ("MTBE"), benzene, toluene, ethylbenzene, xylenes and mercury. Mercury was detected in one soil boring at levels exceeding its cleanup goal.

In order to update all of these historic investigations, D&M conducted a Phase II ESA in December 1999 in order to evaluate the current status of soil and groundwater conditions at the Gateway Plaza Office Complex. The Phase II consisted of a Ground Penetrating Radar ("GPR") and magnetometer survey, advancement of soil borings and groundwater monitoring wells, and sample collection. No anomalies indicative of the presence of USTs were detected. The contaminants of concern were identified as PAHs in soil and PAHs and chlorinated solvents in groundwater. D&M determined that the PAH contamination is likely the result of some residual contamination associated with the former uses of the Site. Lead was detected at levels exceeding groundwater standards in all monitoring wells.

Tectonic prepared a Phase I ESA in February 2018. Tectonic identified the following RECs for the Site: (i) the cumulative impact from thirty (30) reported spills within close proximity to the Site that have the potential to impact Site soils and groundwater; (ii) the cumulative impact from thirty (30) spills within close proximity to the subject property pose a risk that vapors from these spills may migrate into the subsurface soils at the Site; (iii) evidence of railroad operations being performed in portions of the Site; (iv) the previous railroad storage yard and lumber yard that used to exist at the property; and (v) PAH impacted soils identified during a previous environmental investigation.

SESI prepared a Phase II ESA in July 2019 that evaluated the portion of the Site located at 50 Hamilton Avenue. SESI revised the report in June 2021 to include the entire BCP Site. Soil, groundwater, and soil vapor samples were collected. SESI identified the contaminants of concern as PAHs, pesticides, metals, and PCBs in soil above the unrestricted or restricted use soil cleanup objectives (SCOs). Additional soil investigation and remediation was recommended. Benzene, trichloroethylene, and vinyl chloride were detected in soil vapor and were identified as a vapor intrusion concern requiring further investigation, remediation, and/or mitigation. SESI indicated that soil vapor exceedances may be indicative of historic petroleum releases from an unknown source at the Site.

In June 2021, SESI prepared an updated Phase I ESA for the Requestor in order to determine the most up to date RECs for the Site for due diligence purposes prior to

determining whether to proceed with Site acquisition and the project. During its Site reconnaissance, SESI observed one (1) monitoring well located in the southern portion of the parking lot, which well may be part of the adjacent White Plains MGP facility remediation monitoring program. SESI listed the MGP site as a CREC (Controlled Recognized Environmental Condition) in the updated Phase I for potential groundwater migration. SESI also identified the following RECs at the Site: (i) historic fill identified at the Site during previous investigations; (ii) historic railroad operation on the northern portion of the Site; (iii) evidence of a historic fire department on the southeastern portion of the Site; and (iv) evidence of a historic gasoline USTs identified on Sanborn maps. SESI noted that additional soil investigation activities would be needed to characterize the fill material on the Site and the potential for perfluorooctanoic acids (PFAS) in soil and groundwater in relation to the historic presence of a fire department on the Site. Additional investigation to attempt to identify the suspected UST on the Site was also recommended.

SESI prepared a Supplemental Phase II ESA in July 2021. Additional soil borings, temporary wells, and soil vapor points were utilized during the investigation. SESI also collected twenty-four (24) composite samples in June 2021 for waste characterization purposes. Analytical results indicated that the contaminants of concern are SVOCs and metals in soil, SVOCs, metals, and PFAS compounds in groundwater, and VOCs in soil vapor. *See* Section IV.10.F for full Environmental Assessment. SESI attributed contamination at the Site to historic fill and historical Site uses. Trichloroethene (TCE) was detected in soil vapor samples. This suggests the presence of an on-site or nearby source of chlorinated compounds. SESI concluded that the presence of brick fragments in soil is indicative of historic fill on the Site. In addition, SESI contributed the soil contaminants to the historic fill. Metal and PFAS exceedances in groundwater were attributed to historical on-Site uses. The presence of chlorinated VOCs suggests that an on-Site or nearby source of chlorinated compounds is present.

In August 2021, SESI also prepared a RIWP / IRMWP for additional sampling to assess the complete nature and extent of the investigation of contamination at the Site. SESI recommended advancing additional soil borings to more fully delineate the contamination previously identified on the Site, and to add additional PFAS sampling. Twenty (20) soil borings will be installed to further delineate soil contamination, eight (8) permanent monitoring wells will be installed and sampled to further characterize groundwater quality, and eight (8) soil vapor points will be installed to further assess the potential for vapor intrusion unto future buildings, as well as identify potential on-Site sources if contamination. Based on the results to date, a sub-slab depressurization system (SSDS) may need to be installed during construction of future buildings on the Site. Subsequent to installation of an interlocking sheet pile support of excavation system to facilitate soil excavation, an IRM Soil removal effort will commence upon approval of this combined RIWP/ IRM WP.

An IRM was added because the cost of construction is going up so high that if this project does not move more rapidly, it may not be able to be completed within budget. The IRMWP component will expedite the soil excavation component of the remedy.

E. Site Geology and Hydrogeology

According to the United States Geological Survey's *White Plains, New York 7.5-minute topographic quadrangle* (1967), the Site is located at an elevation of 200-210 feet above mean sea level ("msl"). The Site is located in a River Valley and slopes gently in the south-southwest direction towards the Bronx River. A steep decline is present along the eastern and northern Site boundaries. During investigations of the Site, groundwater was encountered at depths ranging from approximately 12 to 30 feet below grade surface ("ft-bgs"). Groundwater flow direction is expected to be in the south and west direction. A review of New York databases showed no evidence of wetlands on the Site.

According to a U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) Custom Soil Resource Report, the mapped soils at the Site consist of Uf Urban Land. UF Urban Land is surface covered by pavement, concrete, buildings, and other structures underlain by disturbed and natural soil materials. According to the "New York State Museum and Science Service Map and Chart Series," the geology underlying the Site consists of Precambrian – Middle Proterozoic aged Fordham Gneiss, which is primarily composed of gneiss, with some amphibolite, granulite, and quartzite.

Based on soil borings, the Site is underlain by 4 inches of asphalt overlaying fill to a depth ranging from 0.5-4 ft-bgs. The fill contains brick, coal ash, and wood debris. SESI observed that the presence of trace brick materials throughout the site was indicative of historic fill material on the site. Soils to depths of 40 ft-bgs and deeper consist of medium to coarse grained sands with trace amounts of silt. In some portions of the Site, dark brown medium to fine sand with a trace of gravel and silt underlies the fill later to depths of 16 ft-bgs. The soils become coarser in texture with increasing depth. Weathered bedrock at the Site ranges from approximately 48 to 96 ft-bgs. The bedrock consists of the Fordham Gneiss formation.

F. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are PAHs, metals, pesticides and PCBs in soil, SVOCs, PFOA, PFOS and metals in groundwater, and petroleum and chlorinated VOCs in soil vapor. See Exhibit F Site Drawing Spider Maps.

Soil:

SVOCs and metals were identified as the contaminants of concern in soil when compared to the NYSDEC Restricted Residential Soil Cleanup Objectives (RRSCO). The SVOCs benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, dibenzo(a,h)anthracene, chrysene, and indeno(1,2,3-cd)pyrene were detected in the 2019 and 2021 sampling events in exceedance of their RRSCOs. Benzo(b)fluoranthene, benzo(a)anthracene, and benzo(a)pyrene exceeded their RRSCOs of 1 milligram-per-kilogram ("mg/kg") at depths of 0 to 7 ft-bgs. Mercury was detected in one boring on the Site at 6.1 mg/kg in exceedance of the RRSCO of 0.81 mg/kg at 2.5 ft-bgs. Barium was

also detected on the Site at 4320 mg/kg, which exceeds the RRSCO of 400 mg/kg. All other exceedances were above the Track 2 residential or Track 1 unrestricted SCO as shown on the soil spider maps in Exhibit F including but not limited to Site-wide iron, lead, mercury, vanadium, zinc, PCBs, 4,4'-DDE and 4,4'-DDT.

Groundwater:

SVOCs and metals were identified as the contaminants of concern in groundwater when compared to NYSDEC Groundwater Quality Standards (GWQS). Perfluorooctanoic acid (PFOA) and Perfluorooctanesulfonic acid (PFOS) were also detected in exceedance of the NYSDEC Volume A (Title 10) Subpart 5-1.51 Public Water Systems Maximum Contaminant Levels (MCLs) of 10 part per trillion (ppt).

The SVOC benzo(b)fluoranthene was detected in one boring at 0.01 ug/l above the GWQS of 0.002 ug/l. Metal GWQS exceedances for sodium, iron, and manganese were also detected on the Site. Sodium was detected in two sampling locations at 95,800 and 292,000 ug/l in exceedance of the GWQS of 20,000 ug/l. Iron was detected in two sampling locations at 1,050 and 16,000 ug/l in exceedance of the GWQS of 300 ug/l. Manganese in one sample location at 490.7 ug/l in exceedance of the GWQS of 300 ug/L. Magnesium was detected in one sampling location at 41,000 ug/l in exceedance of the GWQS of 35,000 ug/l.

PFOA was detected in two (2) samples in exceedance of the NYSDEC MCL of 10 ng/L. PFOS was detected in three samples between 20 and 26 ng/L in exceedance of the NYSDEC MCL of 10 ng/L.

Soil Vapor:

Soil vapor results identified low levels of petroleum related compounds and chlorinated VOCs. However, none of the detected levels were above the monitoring levels in the applicable DOH matrices except trichloroethene (TCE). TCE was detected at 8.76 ug/m³, which is above the DOH Soil Vapor Matrix A Screening Level of 6 ug/m³. The presence of chlorinated VOCs suggests that an on-Site or nearby source of chlorinated compounds is present.

There are no responses to question 11-13 on the BCP Application Form since this Site is not located in New York City.

PART B

SECTION V- ADDITIONAL REQUESTOR INFORMATION

See Section I, Requestor Information and responses in the Application form. As stated in Section

I, the Requestor has no prior relationship with any current or past owners or operators of the Site other than the Requestor intends to purchase the Site from Gateway I Group, Inc in October 2021. See also Exhibit E, Previous Owners and Operators List. The Requestor did not cause any of the contamination of the Site, which predates the Requestor's involvement at the Site.

SECTION VI- CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Gateway I Group, Inc. is the current of the Site. Contact information for this Site owner is in the application. Gateway I Group, Inc. has owned the Site since approximately 2000. *See Exhibit C Deeds.* Gateway I Group, Inc., is the 501(c)(25) title holding entity for the tax-exempt entity APFC.

Park Pro currently operates the garage. Park Pro's contact information is in the application. In addition, the Previous Owner and Operator list is attached in Exhibit E. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestor's relationship to each owner and operator (all of which are "None"). Exhibit E also includes the prior operators' use of the Site to the extent known.

SECTION VII- REQUESTOR ELIGIBILITY INFORMATION

Please refer to responses to Questions 1-11 on the BCP Application Form.

REQUESTOR CERTIFICATION

The Requestor certifies it is a Volunteer, since it does not own the Site; and does not have nor has ever had a relationship with any of the past owners or operators of the Site except that Requestor intends to purchase the Site from Gateway I Group, Inc. in October 2021. Requestor does not have nor has ever had a relationship with the past owners or operator 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 since its involvement with the Site.

SECTION VIII- PROPERTY ELIGIBILITY INFORMATION

Please refer to the responses to the Questions 1-6 on the BCP Application Form, which confirms the site is not ineligible for the BCP.

In addition to the responses on the application form, which clarify the Site is an eligible brownfield site pursuant to ECL § 27-1405, the following information further demonstrates this Site's eligibility for the BCP.

The Site meets the definition of an eligible “brownfield site” in Environmental Conservation Law § 27-1405(2) as “any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.” Environmental investigation results show evidence of impact from the Site’s previous commercial and industrial uses, which can be linked to and caused Site contamination above the applicable cleanup standards. See Environmental Reports separately attached and the Spider Maps in Exhibit F, providing the data demonstrating exceedances of the cleanup standards for this Site. As a result, the Site meets the definition of a brownfield site pursuant to Environmental Conservation Law §27-1405(2).

SECTION IX - CONTACT LIST INFORMATION

See Exhibit K for the Site Contact List. See Exhibit L, for the Repository Letter.

SECTION X- LAND USE FACTORS

1. Current Zoning

The Site is within the CB-4 District. *See Exhibit I, Zoning Map.* The CB-4 zoning district allows for commercial and some residential uses. The CB-4 designation also permits hotels.

2. Current Use

This Site is currently improved as a parking lot operated by Park Pro. The Site also contains a paved drive that leads from the parking lot down towards a parking garage in the adjacent parcel. The Site contains landscaped areas that separate the parking area and paved drive.

3. Intended Use Post Remediation

Post remediation use of the Site will entail the construction of a residential building, a hotel building and a parking garage structure. *See Section II, Project Scope* for a more detailed description.

4. Do current historical and/or recent development patterns support the proposed use?

Yes, current, historical and/or recent development patterns support the proposed use. Downtown White Plains has been seeing a resurgence in downtown mixed-use development.

5. Is the proposed use consistent with applicable zoning laws/maps?

Yes, the proposed use is consistent with the CB-4 zoning district, which allows for

commercial and some residential uses. The applicable zoning laws also allows for hotel uses in the district.

6. Consistent with the Master Plan?

Yes, the project is consistent with the City of White Plains Comprehensive Plan, which intends to utilize downtown residential development as a major economic generator. The plan also seeks to utilize office and retail development as a means of economic generation in the downtown area.

EXHIBIT A

Department of State

Existing Corporations and Businesses ►

Corporation & Business Entity Database Search

Selected Entity Name: GS WHITE PLAINS OWNER, LLC

Selected Entity Status Information

Current Entity Name: GS WHITE PLAINS OWNER, LLC

DOS ID #: 6014564

Initial DOS Filing Date: MAY 17, 2021

County: WESTCHESTER

Jurisdiction: DELAWARE

Entity Type: FOREIGN LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

C/O C T CORPORATION SYSTEM
28 LIBERTY STREET
NEW YORK, NEW YORK, 10005

Registered Agent

C T CORPORATION SYSTEM
28 LIBERTY STREET
NEW YORK, NEW YORK, 10005

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
-------------	---------------	--------------------

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
MAY 17, 2021	Actual	GS WHITE PLAINS OWNER, LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

[Search Results](#) [New Search](#)

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CERTIFICATE OF AUTHORITY UNDER SEC. 805 OF THE LIMITED LIABILITY COMPANY LAW

ENTITY NAME: GS WHITE PLAINS OWNER, LLC

DOCUMENT TYPE: APPLICATION FOR AUTHORITY (FOR LLC)

COUNTY: WEST

FILED:05/17/2021 DURATION:***** CASH#:210517000965 FILM #:210517000947
DOS ID:6014564

FILER:

EXIST DATE

EILEEN LANDL
C/O JONES DAY
901 LAKESIDE AVENUE
CLEVELAND, OH 44114

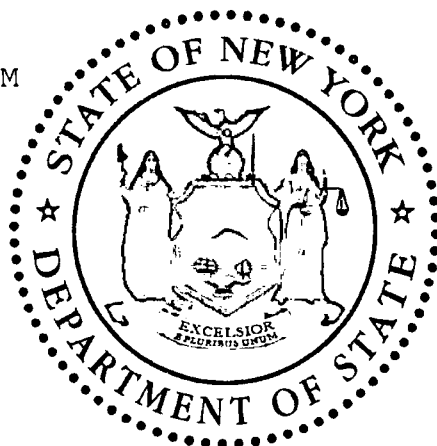
05/17/2021

ADDRESS FOR PROCESS:

C/O C T CORPORATION SYSTEM
28 LIBERTY STREET
NEW YORK, NY 10005

REGISTERED AGENT:

C T CORPORATION SYSTEM
28 LIBERTY STREET
NEW YORK, NY 10005



The limited liability company is required to file a Biennial Statement with the Department of State every two years pursuant to Limited Liability Company Law Section 301. Notification that the biennial statement is due will only be made via email. Please go to www.email.ebiennial.dos.ny.gov to provide an email address to receive an email notification when the Biennial Statement is due.

SERVICE COMPANY: C T CORPORATION SYSTEM 07

SERVICE CODE: 07

FEES	275.00
FILING	250.00
TAX	0.00
CERT	0.00
COPIES	0.00
HANDLING	25.00

PAYMENTS	275.00
CASH	0.00
CHECK	0.00
CHARGE	0.00
DRAWDOWN	275.00
OPAL	0.00
REFUND	0.00

13678967JV

DOS-1025 (04/2007)

EXHIBIT B

WRITTEN CONSENT

The undersigned, being a Vice President of GS White Plains Venture, LLC, does hereby certify as follows:

1. GS White Plains Owner, LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 50 Hamilton Avenue, White Plains, New York 10601 (tax parcel identification no. 125.66-5-2) and p/o 85 North Lexington Avenue, White Plains, New York 10601 (tax parcel identification no. 125.66-5-1) (collectively the "BCP Site").

2. GS White Plains Venture, LLC, is the sole managing member of GS White Plains Owner, LLC. GS White Plains Manager, LLC, is the manager of GS White Plains Venture LLC.

3. The following person, Ryan Souls, the Vice President of GS White Plains Manager, LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer GS White Plains Owner, LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 21 day of May 2021.



GS White Plains Owner LLC

By: GS White Plains Venture, LLC, its Sole
Managing Member

By: GS White Plains Manager, LLC, Manager

By: Matthew Warren, Vice President

EXHIBIT C



401170219DEDE

Control Number
401170219

WIID Number
2000117-000074

Instrument Type
DED



**WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)**

***** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 10

TOTAL PAGES 10

RECORDING FEES

STATUTORY CHARGE	\$5.25
RECORDING CHARGE	\$30.00
RECORD MGT. FUND	\$4.75
RP 5217	\$25.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$70.00

TRANSFER TAXES

CONSIDERATION	\$76,300,000.00
TAX PAID	\$305,200.00
TRANSFER TAX #	16188

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

**SERIAL NUMBER
DWELLING**

**RECORDING DATE 05/08/2000
TIME 14:22:00**

**THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
CITY OF WHITE PLAINS**

WITNESS MY HAND AND OFFICIAL SEAL

**LEONARD N. SPANO
WESTCHESTER COUNTY CLERK**

**Record & Return to:
HELLER EHRMAN WHITE & MCAULIFFE
6100 BANK OF AMERICA TOWER
701 FIFTH AVE.
SEATTLE, WA 98104**

P-9
T-42

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Heller Ehrman White & McAuliffe, LLP
6100 Bank of America Tower
701 Fifth Avenue
Seattle, WA 98104-7098
Attn: Donald E. Percival

RECEIVED
00 MAR - 3 AM 10:49
LEONARD N SPANO
WESTCHESTER COUNTY CLERK

MAIL TAX STATEMENTS TO:

WP-99-1207

(Above Space For Recorder's Use Only)

BARGAIN AND SALE DEED

(Standard N.Y.B.T.U. Form 8007)

Sec: 125.66 ✓

BL: ~~125.74~~ 5

LOT: 1, 2

Sec: 125.74

BL: 3

LOT: 1

Sec: 125.66 ✓

BL: 5 ✓

LOT: 2

THIS INDENTURE, made the 28 day of February, 2000, is between
CONNECTICUT GENERAL LIFE INSURANCE COMPANY, a Connecticut
corporation, party of the first part, whose address is c/o CIGNA Investments, Inc., 900
Cottage Grove Road, Hartford, Connecticut 06152-2311, and GATEWAY I GROUP,
INC., a Delaware corporation, party of the second part, whose address is c/o CB Richard
Ellis Investors, LLC, 865 South Figueroa Street, Suite #3500, Los Angeles, CA 90017-
2543.

WITNESSETH, that the party of the first part, in consideration of Ten Dollars (\$10.00)
and other valuable consideration, lawful money of the United States, paid by the party of

the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the City of White Plains, Westchester County, and more particularly described in Schedule 1 attached hereto.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER, with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

SUBJECT TO those matters listed in Schedule B (Exceptions from Coverage) of the Title Report (as defined in the Agreement for Purchase and Sale of Gateway I between Grantor and Grantee), a copy of which is attached to this Deed.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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 improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

CONNECTICUT GENERAL LIFE
INSURANCE COMPANY,
a Connecticut corporation

By CIGNA Investments, Inc., a Delaware
corporation, its authorized signatory

By [Signature]
Name: **C. DALE HWANG**
Title: **VICE PRESIDENT**

ACKNOWLEDGMENT

STATE OF Connecticut)
COUNTY OF Hartford)

ss.

On the 28 day of February in the year 2000 before me, the undersigned, personally appeared C. Dale Hwang, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signatures on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the Hartford, CT,
(insert the city or other political subdivision and the state or county or other place the acknowledgment was taken).

BARBARA T. DRESSLER
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMMISSION EXPIRES SEP. 30, 2002



Barbara T. Dressler
Signature and office of individual taking proof

✓

SCHEDULE B
Exceptions from Coverage

PRO FORMA

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of the following:

1. Tenants or persons in possession.
2. a. Such easements of support and right of way as may be necessary to maintain the existence and to allow the utilization of such pedestrian walkways as may be required by the White Plains Urban Renewal Agency, reserved to the public, as set forth in:
 - (i) Section 102(b) 2 of the Contract for Sale of Land for Private Development dated as of the 29th day of May, 1984 by and between White Plains Urban Renewal Agency, the City of White Plains, Hamilton Plaza Company, Inc. and Gateway Associates (Land Disposition Agreement) recorded in Liber 7928 cp 452;
 - (ii) Section 2 of the deed dated June 7, 1984 from the White Plains Urban Renewal Agency to Gateway Associates recorded in Liber 7928 cp 414.
- b. Covenants against discrimination on the basis of race, color, religion, creed, sex or national origin, as set forth in:
 - (i) Section 501(a)(2), (b)(1)(2), Section 502 (Section 502 relates to Section 501), Section 503 (Section 503 relates to Section 501), Section 904 and Section 905 of the Contract for Sale of Land for Private Development dated as of the 29th day of May, 1984 by and between White Plains Urban Renewal Agency, the City of White Plains, Hamilton Plaza Company, Inc. and Gateway Associates (Land Disposition Agreement) recorded in Liber 7928 cp 452.
 - (ii) Section 6 (Sections 6(b) and 6(c) relate to 6(a)), Section 14 and Section 15 of the deed dated June 7, 1984 from the White Plains Urban Renewal Agency to Gateway Associates recorded in Liber 7928 cp 414.
 - (iii) Section 6 (Sections 6(b) and 6(c) relate to 6(a)), Section 14 and Section 15 of the deed dated May 14, 1985 from White Plains Urban Renewal Agency and City of White Plains to Hamilton Plaza Company Inc. recorded May 23, 1985 in Liber 8107 cp 244.
 - (iv) Section 6 (Sections 6(b) and 6(c) relate to 6(a)), Section 14 and Section 15 of the deed dated September 12, 1985 from White Plains Urban Renewal Agency and City of White Plains to Hamilton Plaza Company Inc. recorded October 1, 1985 in Liber 8227 cp 127.
- c. Non-Exclusive Easements in favor of White Plains Urban Renewal Agency, The City of White Plains and and the Public as set forth in:
 - (i) Section 2 of the deed dated May 14, 1985 from White Plains Urban Renewal Agency and City of White Plains to Hamilton Plaza Company Inc. recorded May 23, 1985 in Liber 8107 cp 244.
 - (ii) Section 2 of the deed dated September 12, 1985 from White Plains Urban Renewal Agency and City of White Plains to Hamilton Plaza Company Inc. recorded October 1, 1985 in Liber 8227 cp 127.
- d. Easements for the Street and as required for the Avenue as set forth in Section 102(b)(7) of the Contract for Sale of Land for Private Development dated as of the 29th day of May, 1984 by and between White Plains Urban Renewal Agency, the City of White Plains, Hamilton Plaza Company, Inc. and Gateway Associates (Land Disposition Agreement) recorded in Liber 7928 cp 452. (affects Delivery Parcels 2 and 4 only). Limited to streets, avenues and easements as shown on survey made by James W. Delano last dated 12/24/99. Certification revised 1/3/00.

- e. Contingent obligation to pay development fee to the City of White Plains pursuant to Section 201(b)(iv) of the Contract for Sale of Land for Private Development dated as of the 29th day of May, 1984 by and between White Plains Urban Renewal Agency, the City of White Plains, Hamilton Plaza Company, Inc. and Gateway Associates (Land Disposition Agreement) recorded in Liber 7928 cp 452. (affects Delivery Parcels 2 and 4 only).
 - f. Possible obligation to construct a pedestrian overpass crossing Hamilton Avenue as evidenced by (i) Section 2(g) of the agreement between City of White Plains, White Plains Urban Renewal Agency and Connecticut General Life Insurance Company, dated April 29, 1996 and recorded May 28, 1996 in Liber 11430 cp 1 (ii) Instrument entitled "Certificate of Completion" dated 09/18/98 and recorded 01/08/99 in Miscellaneous Liber 558 cp 141.
 - g. Right of Way Easements shown on Filed Map No. 21580. (affects Delivery Parcels 2 and 4).
 - h. Easement Agreement by and between CONNECTICUT GENERAL LIFE INSURANCE COMPANY, WHITE PLAINS URBAN RENEWAL AGENCY and THE CITY OF WHITE PLAINS dated as of 4/29/96, recorded 5/28/96 in Liber 11429 cp 315. (affects Delivery Parcels 2 and 4).
 - i. Grant of Easements in instrument between Connecticut General Life Insurance Company & County of Westchester dated 11/4/98 and recorded 1/8/99 in Liber 12204 cp 1. (affects Delivery Parcels 2 and 4).
 - j. Reciprocal Agreement between Connecticut General Life Insurance Company & County of Westchester dated 1/4/98 and recorded 1/8/99 in Liber 12204 cp 27. (affects Delivery Parcels 2 and 4).
 - k. Notes and Easements on Filed Map No. 25695. (affects Delivery Parcels 2 and 4).
3. Policy excepts all water meter charges from date of the last actual reading of the meter including all charges entered hereafter but which might include usage prior to the date of this policy.

4. **SURVEY EXCEPTIONS:**

PARCEL I (Delivery Parcel No. 1)

- a. Concrete curbing generally on record lines;
- b. Concrete curbing, planter area, signs, granite retaining walls and trough drain encroach onto North Lexington Avenue.

PARCEL II (Delivery Parcel No. 2 and 4)

- c. Planter area and drains encroach onto North Lexington Avenue;
 - d. Drains, retaining wall and light poles encroach over northerly line along Water Street;
 - e. R.O.W. Easement crosses westerly portion of premises per Urban Renewal Agency;
- as shown on survey made by James W. Delano last dated 12/24/99. Certification revised 1/3/00.

PRO FORMA

5. The following taxes are excepted as to Section 125.74, Block 3, Lot 1:
2000 State, County and Sewer tax, a Lien 4/1/2000; due 4/1/2000.
6. The following taxes are excepted as to Section 125.66, Block 5, Lot 2:
2000 State, County and Sewer tax, a Lien 4/1/2000; due 4/1/2000.
7. The following taxes are excepted as to Section 125.66, Block 5, Lot 1.2:
2000 State, County and Sewer tax, a Lien 4/1/2000; due 4/1/2000.

PRO FORMA

Schedule 1

To Bargain and Sale Deed

(DELIVERY PARCEL NO. 1)

PARCEL I

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, known and designated as Delivery Parcel No. 1, on a certain map entitled, "Central Renewal Project, N.Y. R-37, Disposition Parcels Nos. 9, 10, 18, 19, White Plains Urban Renewal Agency, White Plains, New York," prepared by James W. Delano, Surveyor on March 26, 1984 and filed in the Westchester County Clerk's Office, Division of Land Records on June 5, 1984 as Map no. 21580, which parcel is more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Main Street at the westerly end of a curve having a radius of 20.00 feet, connecting to the westerly side of North Lexington Avenue with the said northerly side of Main Street;

THENCE along the northerly side of Main Street, South 84 degrees 03 minutes 34 seconds West 288.907 feet to the easterly end of a curve having a radius of 5.00 feet, connecting to the easterly side of Bank Street with the northerly side of Main Street;

THENCE westerly and northerly on said curve to the right having a radius of 5.00 feet, a distance of 7.854 feet to the easterly side of Bank Street;

THENCE along the easterly side of Bank Street, North 5 degrees 56 minutes 26 seconds West 203.564 feet to the southerly end of a curve having a radius of 5.00 feet, connecting the southerly side of Hamilton Avenue with the easterly side of Bank Street;

THENCE northerly and easterly on said curve to the right having a radius of 5.00 feet, a distance of 7.929 feet to the southerly side of Hamilton Avenue;

THENCE along the southerly side of Hamilton Avenue, North 84 degrees 55 minutes 13 seconds East 277.676 feet to the westerly end of a curve having a radius of 20.00 feet, connecting the westerly side of North Lexington with the southerly side of Hamilton Avenue;

THENCE easterly and southerly on said curve to the right having a radius of 20.00 feet, a distance of 29.761 feet to the westerly side of North Lexington Avenue;

THENCE along the westerly side of North Lexington Avenue, South 9 degrees 49 minutes 13 seconds East 169.783 feet to the northerly end of a curve having a radius of 20.00 feet, connecting the northerly side of Main street with the westerly side of North Lexington Avenue;

THENCE southerly and westerly on said curve to the right having a radius of 20.00 feet, a distance of 32.77 feet to the northerly side of Main Street and the point and place of BEGINNING.

(DELIVERY PARCEL NO. II & IV)

PARCEL II;

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 being known and designated as Delivery Parcel No. 2 and Delivery Parcel No. 4 as shown on a certain map entitled "Central Renewal Project Disposition Parcel Nos. 9, 10, 18, 19" and filed in the Westchester County Clerk's Office, Division of Land Records as Map No. 21580, said parcel being more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of Ferris Avenue and at the southerly terminus of a curve having a radius of 20.000 feet connecting the easterly side of Ferris Avenue with the southerly side of Water Street as shown and delineated on Filed Map Nos. 18174, 18231 and 21580;

THENCE northerly and easterly along said curve to the right having a radius of 20.000 feet and a central angle of 92 degrees 20 minutes 42 seconds for 32.234 feet to the southerly side of Water Street;

THENCE easterly along the southerly side of Water Street, North 84 degrees 29 minutes 20 seconds East 240.588 feet to the westerly terminus of a curve connecting the southerly side of Water Street with the westerly side of North Lexington Avenue, as shown and delineated on Filed Map Nos. 18231 and 21580;

THENCE easterly and southerly on a curve to the right having a radius of 20.000 feet and a central angle of 77 degrees 49 minutes 12 seconds for 27.164 feet to a point of compound curvature and a point on the westerly side of North Lexington Avenue;

THENCE southerly along the westerly side of North Lexington Avenue the following courses and distances:

On a curve to the right having a radius of 660.00 feet and a central angle of 3 degrees 55 minutes 39 seconds for 45.242 feet;

South 9 degrees 32 minutes 33 seconds East 182.613 feet;

South 9 degrees 32 minutes 50 seconds East 158.780 feet; and

South 9 degrees 58 minutes 42 seconds East 96.440 feet to the northerly terminus of a curve connecting the westerly side of North Lexington Avenue with the northerly side of Hamilton Avenue, as shown and delineated on Filed Map Nos. 15553 and 21580;

THENCE southerly and westerly on a curve to the right having a radius of 20.000 feet and a central angle of 94 degrees 53 minutes 55 seconds for 33.126 feet to a point on the northerly side of Hamilton Avenue;

THENCE westerly along the northerly side of Hamilton Avenue, South 84 degrees 55 minutes 13 seconds West 255.596 feet to the easterly terminus of a curve connecting the northerly side of Hamilton Avenue with the easterly side of Ferris Avenue;

THENCE westerly and northerly on a curve to the right having a radius of 35.000 feet and a central angle of 90 degrees 00 minutes 00 seconds for 54.978 feet to a point on the easterly side of Ferris Avenue;

THENCE northerly along the easterly side of Ferris Avenue, North 5 degrees 04 minutes 47 seconds West 50.00 feet, North 6 degrees 37 minutes 25 seconds West 333.553 feet and North 7 degrees 51 minutes 22 seconds West 77.118 feet to the point or place of BEGINNING.

Excepting and excluding therefrom that portion or portions described in a certain deed from Connecticut General Life Insurance Company to County of Westchester dated 11/4/98 and recorded 1/8/99 in Liber 12203 cp 312.

EXHIBIT D

Gateway I Group, Inc.
c/o Sentinel Real Estate Corporation
1251 Avenue of the Americas
35th Floor
New York, New York 10020
Attn: Martin Cawley

**Re: Site Access to Perform Brownfield Cleanup Program Work
50 Hamilton Avenue, White Plains, New York 10601, tax parcel identification no. 125.66-5-2 and p/o 85 North Lexington Avenue, White Plains, New York 10601, tax parcel identification no. 125.66-5-1**

Dear Mr. Cawley:

GS White Plains Owner, LLC, (GSWPO") is submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following properties: 50 Hamilton Avenue, White Plains, New York 10601, tax parcel identification no. 125.66-5-2 and p/o 85 North Lexington Avenue, White Plains, New York 10601, tax parcel identification no. 125.66-5-1 (the "BCP Site"). As you know, Gateway I Group, Inc., ("Owner") currently holds title the aforementioned parcels that make up the BCP Site. We need your written permission below to access your property for the purpose of performing environmental investigation and remediation work for acceptance into the BCP (the "Work").

If you agree to sign below, you are granting us license and right of entry to allow an appropriate contractor we hire ("GSWPO Party") to enter the BCP Site to perform the Work subject to the terms and conditions of this letter agreement ("Agreement").

1. Information. GSWPO shall provide Owner with copies of any information GSWPO received or generates about the BCP Site.
2. NYSDEC Access. To the extent an environmental easement is required for the BCP Site after the remediation is complete because a Track 1 remediation was unable to be achieved, and in the unusual circumstance that you still own the site, you are also herein giving us permission to place an environmental easement, in a form reasonably acceptable to owner, on the BCP Site to give the NYSDEC access to ensure the BCP Site is properly maintained pursuant to all program requirements.

If you have any questions, please do not hesitate to call Ryan Souls at (857) 254-1329. Otherwise, please sign below so that this work can proceed.

Thank you for your cooperation.

Sincerely,



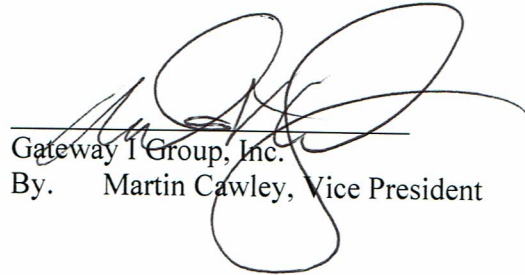
GS White Plains Owner, LLC

By: GS White Plains Venture, LLC,
its Managing Member

By: GS White Plains Manager, LLC, Manager

By: Ryan Souls, Vice President

Consented and Agreed as of August 20, 2021.



Gateway 1 Group, Inc.

By. Martin Cawley, Vice President

EXHIBIT E

PREVIOUS OWNERS & OPERATORS LIST

Hope Fire Engine Co. Site

50 Hamilton Avenue and p/o 85 North Lexington Avenue (f/k/a 40-82 Hamilton Avenue; t/b/a 25 Lexington Avenue), White Plains, NY 10601

Year	Contact Information 50 Hamilton Avenue (Lot 2) Owner	Status	Relation to Requestor
1860s -1960s	The New York and Harlem Railroad Address: c/o Metro-North Railroad 347 Madison Avenue New York, New York 10017 Phone: (212) 340-3000	Inactive	None
1960s – 9/12/1985	White Plains Urban Renewal Agency Address: Municipal Building 255 Main Street White Plains, New York 10601 Phone: (914) 422-1411	Active	None
9/12/1985 – 7/20/1993	Hamilton Plaza Company, Inc. Address: c/o Roger and Wells 200 Park Avenue New York, New York 10166 Phone: Unknown	Inactive (Merged Out)	None
7/20/1993 4/29/1996	Prudential Insurance Company of America Address: 751 Broad Street, 21 st Floor Newark, New Jersey 07102 Phone: 1(800) 778-4357	Active	None
4/29/1996 – 2/28/2000	Connecticut General Life Insurance Company Address: 900 Cottage Grove Road Bloomfield, Connecticut 06002 Phone: (860) 226-6000	Active	None
2/28/2000 – Present	Gateway I Group, Inc., c/o Sentinel Real Estate Corp. Address: 1251 Avenue of Americans, 35 th Floor New York, NY 10020 Phone: (212) 408-2992	Active	Current Owner of Site
Operator			
1860s	Farmland	N/A	None
1911 -1987	Railroad tracks extend onto the property (The New York and Harlem Railroad) Address: c/o Metro-North Railroad 347 Madison Avenue New York, New York 10017 Phone: (212) 340-3000	Inactive	None
1930 - 1950	Wholesale Feed (Feed Grinding) and Storage (Possibly White Plain Coal, Feed and Asphalt Distribution) Address: Unknown Phone: Unknown	Inactive	None
1937	Terminal Garage	N/A	None
1937 -1961	Hamilton Service Station/Star Service Station Address: Unknown Phone: Unknown	Inactive	None
1942	Coles Bros Feed Co. Address: Unknown Phone: Unknown	Inactive	None
1947 - 1961	Stockell & Son's Service Station Address: Unknown Phone: Unknown	Inactive	None
1950	Beer Storage	N/A	None
1956	Interbrite Corp. Auto Dealer Address: 200 W. 95 th Street New York, New York 10025 Phone: Unknown	Inactive	None
1995 – Present	Propark Mobility – Parking Lot Address: 7 Washington Ave Hasting – On – Hudson, New York 10706 Phone: (914) 478-6300	N/A	None

PREVIOUS OWNERS & OPERATORS LIST

Hope Fire Engine Co. Site

50 Hamilton Avenue and p/o 85 North Lexington Avenue (f/k/a 40-82 Hamilton Avenue; t/b/a 25 Lexington Avenue), White Plains, NY 10601

Year	Contact Information p/o 85 North Lexington Avenue (Lot 1) Owners	Status	Relation to Requestor
1860s -1960s	The New York and Harlem Railroad Address: c/o Metro-North Railroad 347 Madison Avenue New York, New York 10017 Phone: (212) 340-3000	Inactive	None
1960s – 5/14/1985	White Plains Urban Renewal Agency Address: Municipal Building 255 Main Street White Plains, New York 10601 Phone: (914) 422-1411	Active	None
5/14/1985 – 7/20/1993	Hamilton Plaza Company, Inc. Address: c/o Roger and Wells 200 Park Avenue New York, New York 10166 Phone: Unknown	Inactive (Merged Out)	None
7/20/1993 4/29/1996	Prudential Insurance Company of America Address: 751 Broad Street, 21 st Floor Newark, New Jersey 07102 Phone: 1(800) 778-4357	Active	None
4/29/1996 – 11/4/1998 and 2/28/2000	Connecticut General Life Insurance Company Address: 900 Cottage Grove Road Bloomfield, Connecticut 06002 Phone: (860) 226-6000	Active	None
11/4/1998 – Present	Westchester County ¹ Address: 148 Martine Avenue White Plains, New York 10602 Phone: (914) 995-2000	Active	None
2/28/2000 – Present	Gateway I Group, Inc. c/o Sentinel Real Estate Corp. Address: 1251 Avenue of Americans, 35 th Floor New York, NY 10020 Phone: (212) 408-2992	Active	Current Owner of Site
Operators			
1889 -1905	Railroad Round House, Lumber & Storage Yard and Repair Shop Address: Unknown Phone: Unknown	Inactive	None
1889 -1911	Hope Engine Company No.1 of White Plains New York (Fire Department) Address: c/o White Plains Fire Department 77 S. Lexington Avenue White Plains, New York 10601 Phone: (914) 422-6360	Active	None
1905 – 1970	Railroad Tracks	N/A	None
1905 – 1970	Railway Platform and New York Central Freight House/Offices	N/A	None
1911 - 1987	Fire Department Station No. 2 Address: c/o White Plains Fire Department 77 S. Lexington Avenue White Plains, New York 10601 Phone: (914) 422-6360	Active	None
1911 - 1987	Westchester County Department of Health Address: 134 Court Street White Plains, New York 10601 Phone: (914) 995-5800	Active	None

¹ Westchester County owns the above ground garage located on the parcel and does not own the land. Therefore, the County does not own any of the land of Lot 1 that is included in the proposed BCP Site. Deed recorded January 8, 1999, in Liber 12203, page 313 (Not included in application).

PREVIOUS OWNERS & OPERATORS LIST

Hope Fire Engine Co. Site

50 Hamilton Avenue and p/o 85 North Lexington Avenue (f/k/a 40-82 Hamilton Avenue; t/b/a 25 Lexington Avenue), White Plains, NY 10601

1970 – Present	Propark Mobility – Parking Lot Address: 7 Washington Ave Hasting – On – Hudson, New York 10706	Phone: (914) 478-6300	Active	None
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Below is a list of additional operators of the Site, though their exact location and time frame of operation is unclear:

- White Plains Gen Auto (Possibly White Plains General Auto Repairs, Inc. – Inactive 1/17/1986)
 - Address: 76 Hamilton Avenue, White Plains, NY 10601
 - Phone: Unknown
- Aid Stores
 - Address: Unknown
 - Phone: Unknown
- Carling and J. Schlitz Brewing Co.
 - Address: Unknown
 - Phone: Unknown
- Sign Masters
 - Address: 34-11 56th Street, Woodside, New York 11377
 - Phone: (718) 218-6999

EXHIBIT F

N:\ACAD\11814\CAD\ENVIRONMENTAL INVESTIGATION REPORT\11814 FIG-4 GROUNDWATER SAMPLING RESULTS PLAN.DWG 07/12/21 12:06:54PM, aas, LAYOUT:FIG-4

LEGEND:

214 - GROUNDWATER SAMPLING NUMBER & APPROX. LOCATION

Client Sample ID:		TP-213
Date Sampled:		6/15/2021
Perfluorooctanoic acid (PFOA)	ng/l	6.4
Perfluorooctanesulfonic acid	ng/l	20

STANDARDS TABLE

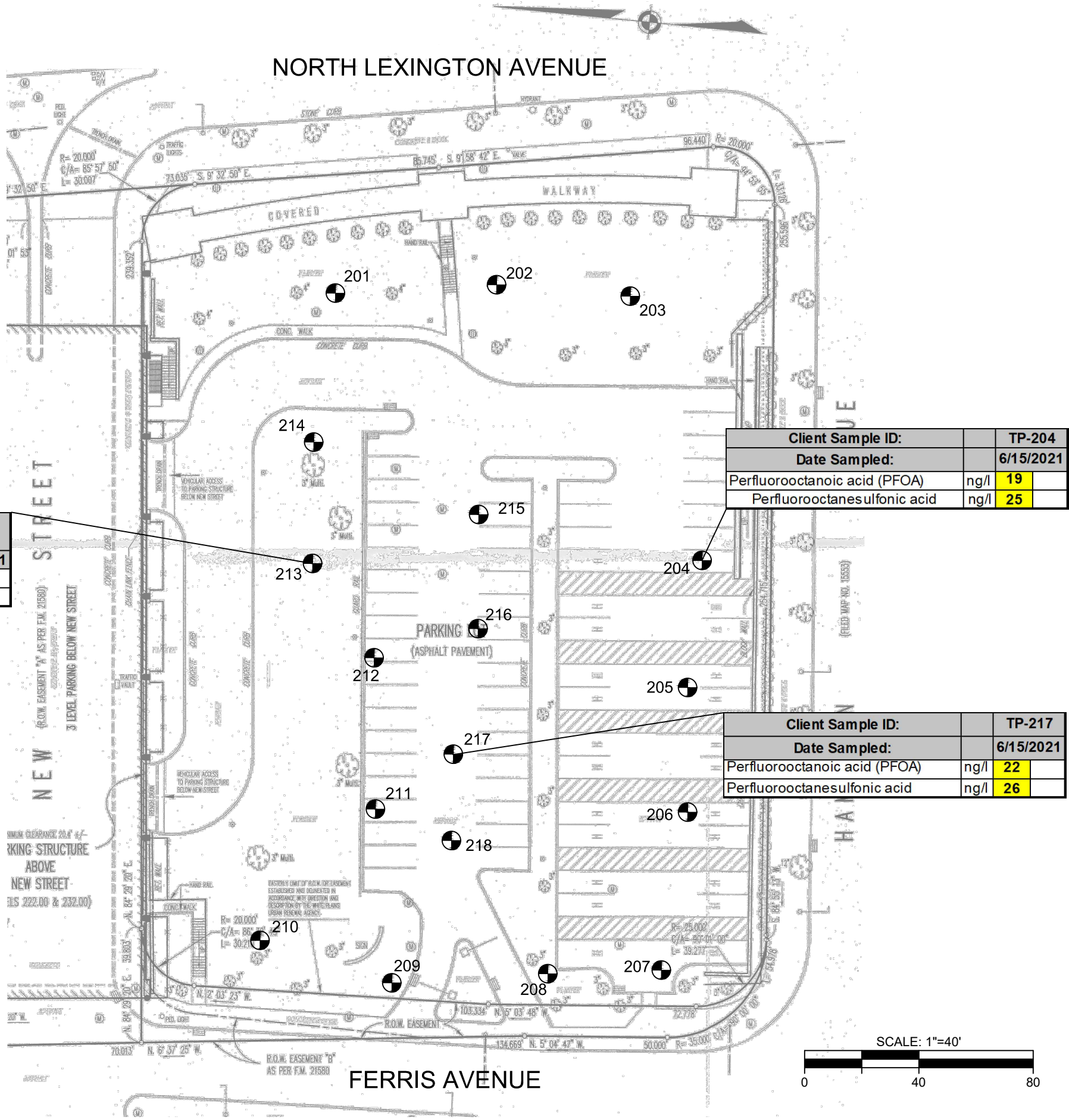
ANALYTE		NYSEDG GROUNDWATER SCREENING LEVEL
Perfluorooctanoic acid (PFOA)	ng/l	10
Perfluorooctanesulfonic acid (PFAS)	ng/l	10

NOTE:
THIS PLAN IS FOR LOCATING GW SAMPLES ONLY.
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REFERENCE
SITE INFORMATION TAKEN FROM "EXISTING CONDITION SURVEY" PREPARED BY THE OFFICE OF J.W.DELANO SURVEYING CONSULTANTS. DATED APRIL 24, 1996.

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Client Sample ID:		TP-204
Date Sampled:		6/15/2021
Perfluorooctanoic acid (PFOA)	ng/l	19
Perfluorooctanesulfonic acid	ng/l	25

Client Sample ID:		TP-217
Date Sampled:		6/15/2021
Perfluorooctanoic acid (PFOA)	ng/l	22
Perfluorooctanesulfonic acid	ng/l	26

dwg by: aas
chk by: CH
scale: 1" = 40'
date: 07/12/2021

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

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12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

50 HAMILTON AVE
WHITE PLAINS, NY


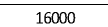

GROUNDWATER SAMPLING
RESULTS PLAN

job no: 11814
drawing no:

FIG-4

N:\ACAD\11814\CAD\11814-3 GROUNDWATER SAMPLING RESULTS PLAN.DWG 04/21/21 10:50:22AM, aas, LAYOUT: FIG-3

LEGEND:

- 214  - GROUNDWATER SAMPLING NUMBER & APPROX. LOCATION
-  - SAMPLE EXCEEDS NY-AWQS
-  - APPROXIMATE LOCATION OF SUSPECTED MONITORING WELL

STANDARDS TABLE

	NY-AWQS (ug/l)
SVOCs	
Benzo(b)fluoranthene	0.002
Iron	300
Magnesium	35000
Sodium	20000

NOTE:

THIS PLAN IS FOR LOCATING GW SAMPLES ONLY.
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CONSTRUCTION.

REFERENCE

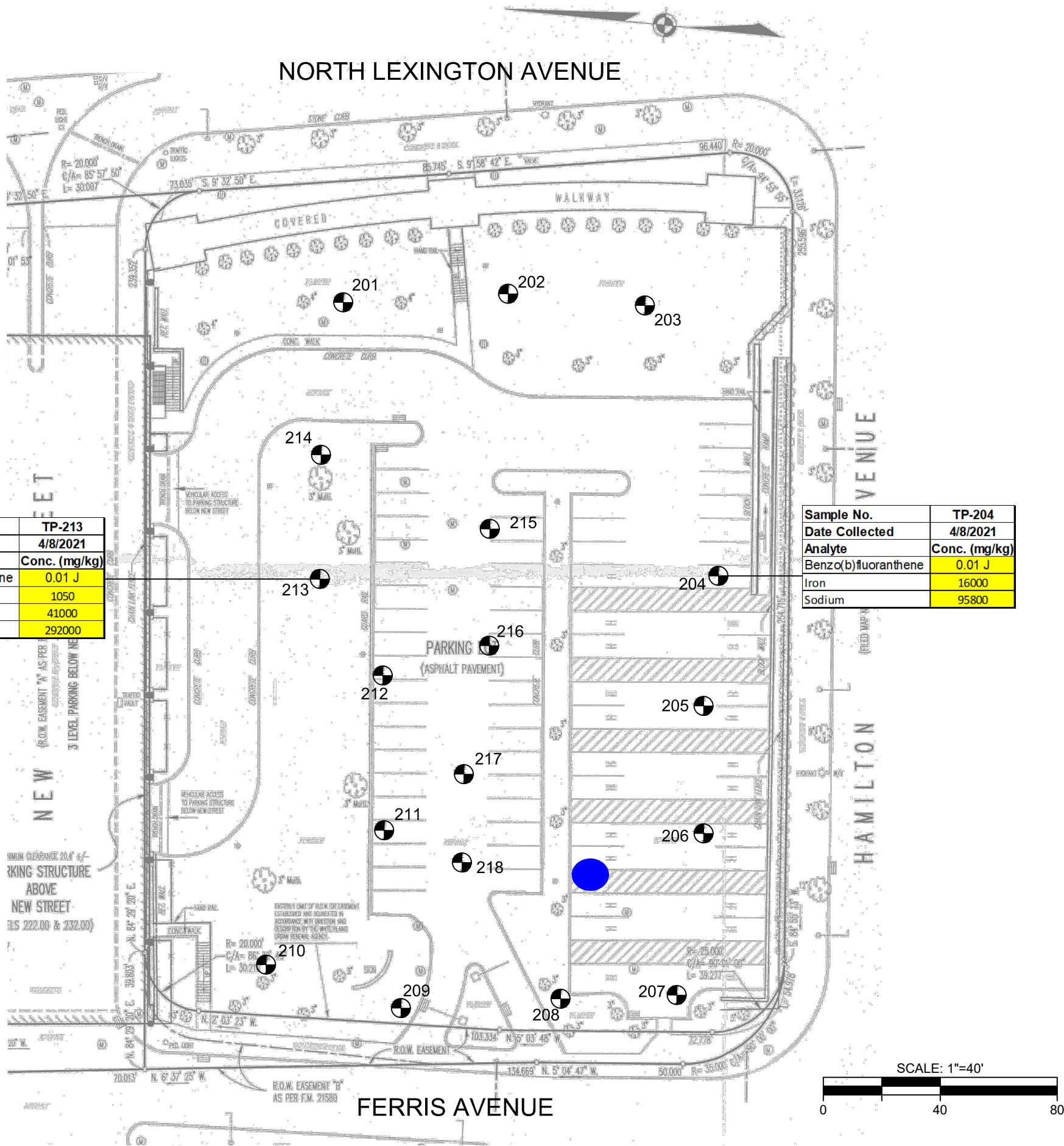
SITE INFORMATION TAKEN FROM "EXISTING CONDITION
SURVEY" PREPARED BY THE OFFICE OF J.W.DELANO
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Sample No.	TP-213
Date Collected	4/8/2021
Analyte	Conc. (mg/kg)
Benzo(b)fluoranthene	0.01 J
Iron	1050
Magnesium	41000
Sodium	292000

Sample No.	TP-204
Date Collected	4/8/2021
Analyte	Conc. (mg/kg)
Benzo(b)fluoranthene	0.01 J
Iron	16000
Sodium	95800

50 HAMILTON AVE
WHITE PLAINS, NY

GROUNDWATER SAMPLING
RESULTS PLAN

job no: 11814
drawing no:

FIG-3

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL





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dwg by: aas
chk by: CH
scale: 1" = 40'
date: 04/21/2021

N:\ACAD\11814\CAD\11814-1 SOIL SAMPLE RESULTS PLAN.DWG 04/21/21 11:13:48AM, aas, LAYOUT: FIG-1

LEGEND:

- 214  - SOIL SAMPLE NUMBER & APPROX. LOCATION
-  154 - SAMPLE EXCEEDS NY-UNRES
-  1.1 - SAMPLE EXCEEDS NY-RESR
-  4.5 - SAMPLE EXCEEDS NY-RESRR

STANDARDS TABLE

	NY-UNRES (mg/kg)	NY-RESR (mg/kg)	NY-RESRR (mg/kg)
SVOCs			
Benzo(a)anthracene	1	1	1
Benzo(a)pyrene	1	1	1
Benzo(b)fluoranthene	1	1	1
Benzo(k)fluoranthene	0.8	1	3.9
Chrysene	1	1	3.9
Dibenzo(a,h)anthracene	0.33	0.33	0.33
Indeno(1,2,3-cd)pyrene	0.5	0.5	0.5
PCBs			
Aroclor 1248	0.1	1	1
PCBs, Total	0.1	1	1
Metals			
Copper, Total	50	270	270
Lead, Total	63	400	400
Mercury, Total	0.18	0.81	0.81
Nickel, Total	30	140	310
Zinc, Total	109	2200	10000

NOTE:

THIS PLAN IS FOR LOCATING SOIL SAMPLES ONLY.
OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR
CONSTRUCTION.

REFERENCE

SITE INFORMATION TAKEN FROM "EXISTING CONDITION
SURVEY" PREPARED BY THE OFFICE OF J.W.DELANO
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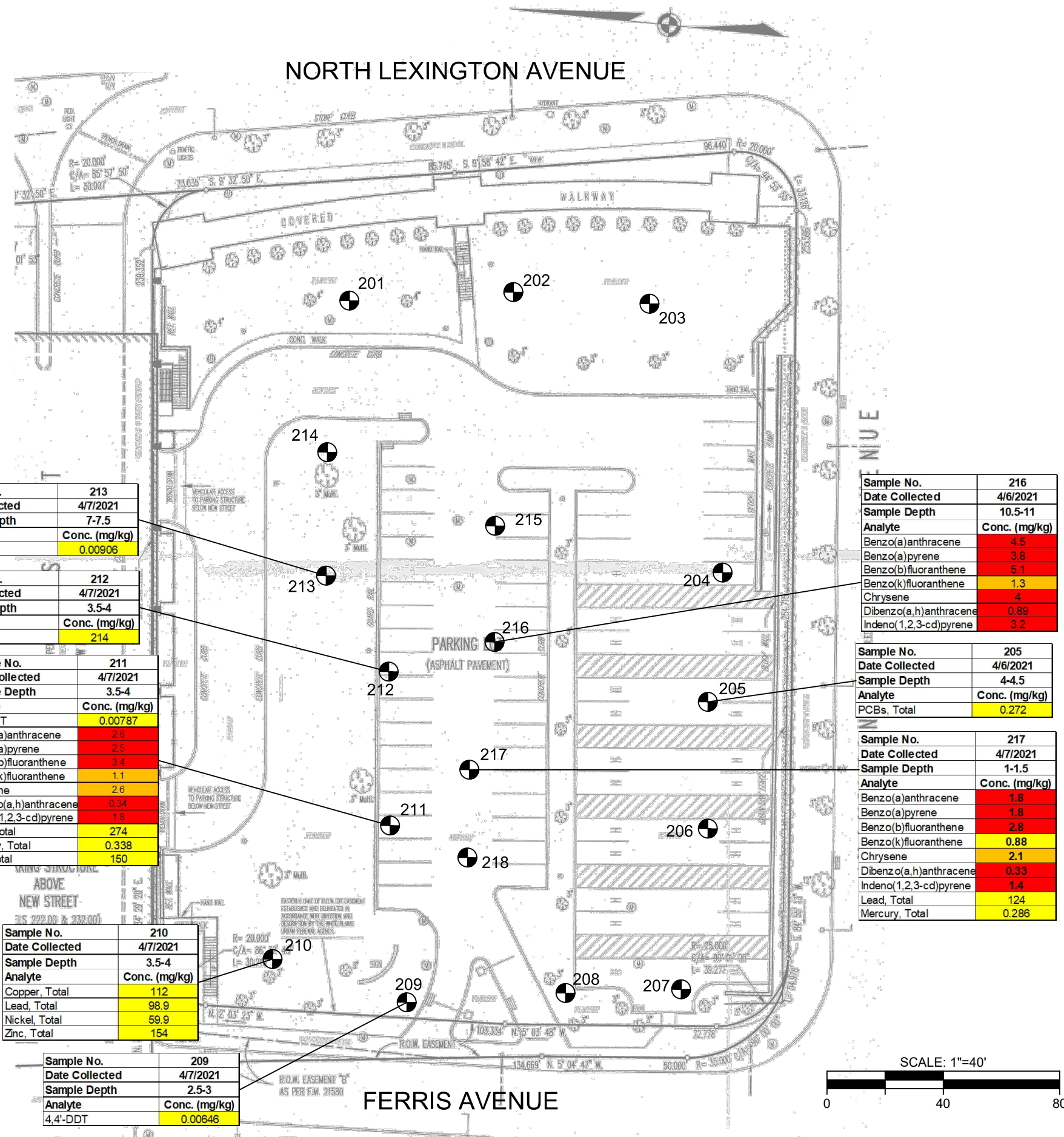
Sample No.	213
Date Collected	4/7/2021
Sample Depth	7-7.5
Analyte	Conc. (mg/kg)
4,4'-DDT	0.00906

Sample No.	212
Date Collected	4/7/2021
Sample Depth	3.5-4
Analyte	Conc. (mg/kg)
Lead, Total	214

Sample No.	211
Date Collected	4/7/2021
Sample Depth	3.5-4
Analyte	Conc. (mg/kg)
4,4'-DDT	0.00787
Benzo(a)anthracene	2.6
Benzo(a)pyrene	2.5
Benzo(b)fluoranthene	3.4
Benzo(k)fluoranthene	1.1
Chrysene	2.6
Dibenzo(a,h)anthracene	0.34
Indeno(1,2,3-cd)pyrene	1.8
Lead, Total	274
Mercury, Total	0.338
Zinc, Total	150

Sample No.	210
Date Collected	4/7/2021
Sample Depth	3.5-4
Analyte	Conc. (mg/kg)
Copper, Total	112
Lead, Total	98.9
Nickel, Total	59.9
Zinc, Total	154

Sample No.	209
Date Collected	4/7/2021
Sample Depth	2.5-3
Analyte	Conc. (mg/kg)
4,4'-DDT	0.00646



Sample No.	216
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenzo(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No.	205
Date Collected	4/6/2021
Sample Depth	4-4.5
Analyte	Conc. (mg/kg)
PCBs, Total	0.272

Sample No.	217
Date Collected	4/7/2021
Sample Depth	1-1.5
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	1.8
Benzo(a)pyrene	1.8
Benzo(b)fluoranthene	2.8
Benzo(k)fluoranthene	0.88
Chrysene	2.1
Dibenzo(a,h)anthracene	0.33
Indeno(1,2,3-cd)pyrene	1.4
Lead, Total	124
Mercury, Total	0.286

dwg by: aas
chk by: CH
scale: 1" = 40'
date: 04/21/2021

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

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12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

50 HAMILTON AVE
WHITE PLAINS, NY

SOIL SAMPLING RESULTS PLAN

job no: 11814
drawing no:

FIG-1

N:\VOLUME\B\CAO\ENVIRONMENTAL INVESTIGATION REPORT\11814-FIG-3 SOIL SAMPLE RESULTS PLAN WITH WCDWG 07/29/21 DT:16:07PM REV: LAYOUT-FIG-3

	NY-UNRES (mg/kg)	NY-RESR (mg/kg)	NY-RESRR (mg/kg)
SVOCs			
Benzofluoranthene	1	1	1
Benzofluoranthene	1	1	1
Benzofluoranthene	0.8	1	1
Chrysene	1	1	1
Dibenzofluoranthene	0.33	0.33	0.33
Indeno(1,2,3-cd)pyrene	0.5	0.5	0.5
PCBs			
Aroclor 1242	0.1	1	1
Aroclor 1248	0.1	1	1
Aroclor 1260	0.1	1	1
PCBs Total	0.1	1	1
Pesticides			
4,4'-DDE	0.0033	1.8	9.9
4,4'-DDE	0.0033	1.7	8.8
Metals			
Barium, Total	350	350	400
Cadmium, Total	2.5	2.5	4.3
Copper, Total	50	270	200
Iron, Total	63	400	400
Mercury, Total	0.18	0.81	0.81
Nickel, Total	30	140	310
Zinc, Total	109	2200	10000

Sample No.	WC-E1 (0-7)
Date Collected	6/14/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	9.928
Iron	12200
Sample No.	WC-E1 (7-14)
Date Collected	6/14/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	1000
Iron	1600
Sample No.	WC-E1 (14-18)
Date Collected	6/14/2021
Sample Depth	14-18
Analyte	Conc. (mg/kg)
4,4'-DDE	1448
Iron	1448

Sample No.	WC-D1 (0-7)
Date Collected	6/14/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	1280
Iron	640
Sample No.	WC-D1 (7-14)
Date Collected	6/14/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	8640
Iron	1900
Sample No.	WC-D1 (14-18)
Date Collected	6/14/2021
Sample Depth	14-18
Analyte	Conc. (mg/kg)
4,4'-DDE	1050
Iron	1050

Sample No.	WC-C1 (0-7)
Date Collected	6/14/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	1560
Iron	1560
Sample No.	WC-C1 (7-14)
Date Collected	6/14/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	6320
Iron	1560
Sample No.	WC-C1 (14-18)
Date Collected	6/14/2021
Sample Depth	14-18
Analyte	Conc. (mg/kg)
4,4'-DDE	7920
Iron	7920

Sample No.	WC-D2 (0-7)
Date Collected	6/15/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	17102
Iron	85
Sample No.	WC-D2 (7-14)
Date Collected	6/15/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	1600
Iron	1600
Sample No.	WC-D2 (14-21)
Date Collected	6/15/2021
Sample Depth	14-21
Analyte	Conc. (mg/kg)
4,4'-DDE	10300
Iron	10300

Sample No.	WC-C2 (0-7)
Date Collected	6/14/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	1900
Iron	2500
Sample No.	WC-C2 (7-14)
Date Collected	6/14/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	132
Iron	132
Sample No.	WC-C2 (14-21)
Date Collected	6/14/2021
Sample Depth	14-21
Analyte	Conc. (mg/kg)
4,4'-DDE	9940
Iron	9940

Sample No.	WC-B2 (0-7)
Date Collected	6/14/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	1310
Iron	132
Sample No.	WC-B2 (7-14)
Date Collected	6/14/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	629
Iron	629
Sample No.	WC-B2 (14-21)
Date Collected	6/14/2021
Sample Depth	14-21
Analyte	Conc. (mg/kg)
4,4'-DDE	9940
Iron	9940

Sample No.	WC-B1 (0-7)
Date Collected	6/14/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	8110
Iron	8110
Sample No.	WC-B1 (7-14)
Date Collected	6/14/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	6320
Iron	6320
Sample No.	WC-B1 (14-18)
Date Collected	6/14/2021
Sample Depth	14-18
Analyte	Conc. (mg/kg)
4,4'-DDE	860
Iron	860

Sample No.	WC-A1 (0-7)
Date Collected	6/14/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	1300
Iron	1300
Sample No.	WC-A1 (7-14)
Date Collected	6/14/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	8350
Iron	8350
Sample No.	WC-A1 (14-18)
Date Collected	6/14/2021
Sample Depth	14-18
Analyte	Conc. (mg/kg)
4,4'-DDE	8770
Iron	8770

Sample No.	WC-A2 (0-7)
Date Collected	6/14/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	6072
Iron	6072
Sample No.	WC-A2 (7-14)
Date Collected	6/14/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	1400
Iron	1400
Sample No.	WC-A2 (14-21)
Date Collected	6/14/2021
Sample Depth	14-21
Analyte	Conc. (mg/kg)
4,4'-DDE	12800
Iron	12800

Sample No.	WC-F1 (0-7)
Date Collected	6/14/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	1000
Iron	1000
Sample No.	WC-F1 (7-14)
Date Collected	6/14/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	8800
Iron	8800
Sample No.	WC-F1 (14-18)
Date Collected	6/14/2021
Sample Depth	14-18
Analyte	Conc. (mg/kg)
4,4'-DDE	16000
Iron	16000

Sample No.	WC-F2 (0-7)
Date Collected	6/14/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	9112
Iron	9112
Sample No.	WC-F2 (7-14)
Date Collected	6/14/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	8800
Iron	8800
Sample No.	WC-F2 (14-21)
Date Collected	6/14/2021
Sample Depth	14-21
Analyte	Conc. (mg/kg)
4,4'-DDE	16000
Iron	16000

Sample No.	WC-F3 (0-7)
Date Collected	6/15/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	1400
Iron	1400
Sample No.	WC-F3 (7-14)
Date Collected	6/15/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	8800
Iron	8800
Sample No.	WC-F3 (14-21)
Date Collected	6/15/2021
Sample Depth	14-21
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000

Sample No.	WC-F4 (0-7)
Date Collected	6/15/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-F4 (7-14)
Date Collected	6/15/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-F4 (14-21)
Date Collected	6/15/2021
Sample Depth	14-21
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000

Sample No.	WC-E3 (0-7)
Date Collected	6/14/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-E3 (7-14)
Date Collected	6/14/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-E3 (14-21)
Date Collected	6/14/2021
Sample Depth	14-21
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000

Sample No.	WC-E4 (0-7)
Date Collected	6/15/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-E4 (7-14)
Date Collected	6/15/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-E4 (14-21)
Date Collected	6/15/2021
Sample Depth	14-21
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000

Sample No.	WC-D3 (0-7)
Date Collected	6/15/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-D3 (7-14)
Date Collected	6/15/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-D3 (14-21)
Date Collected	6/15/2021
Sample Depth	14-21
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000

Sample No.	WC-D4 (0-7)
Date Collected	6/15/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-D4 (7-14)
Date Collected	6/15/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-D4 (14-21)
Date Collected	6/15/2021
Sample Depth	14-21
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000

Sample No.	WC-C4 (0-7)
Date Collected	6/15/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-C4 (7-14)
Date Collected	6/15/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-C4 (14-21)
Date Collected	6/15/2021
Sample Depth	14-21
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000

Sample No.	WC-B4 (0-7)
Date Collected	6/15/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-B4 (7-14)
Date Collected	6/15/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-B4 (14-21)
Date Collected	6/15/2021
Sample Depth	14-21
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000

Sample No.	WC-C3 (0-7)
Date Collected	6/15/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-C3 (7-14)
Date Collected	6/15/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-C3 (14-21)
Date Collected	6/15/2021
Sample Depth	14-21
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000

Sample No.	WC-B3 (0-7)
Date Collected	6/15/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-B3 (7-14)
Date Collected	6/15/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-B3 (14-21)
Date Collected	6/15/2021
Sample Depth	14-21
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000

Sample No.	WC-A3 (0-7)
Date Collected	6/15/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-A3 (7-14)
Date Collected	6/15/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-A3 (14-21)
Date Collected	6/15/2021
Sample Depth	14-21
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000

Sample No.	WC-A4 (0-7)
Date Collected	6/15/2021
Sample Depth	0-7
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-A4 (7-14)
Date Collected	6/15/2021
Sample Depth	7-14
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000
Sample No.	WC-A4 (14-21)
Date Collected	6/15/2021
Sample Depth	14-21
Analyte	Conc. (mg/kg)
4,4'-DDE	11000
Iron	11000

NORTH LEXINGTON AVENUE

FERRIS AVENUE

- LEGEND:
- WC-A4 - PROP BORING NUMBER & APPROX. LOCATION
 - 214 - SOIL SAMPLE NUMBER & APPROX. LOCATION
 - B-19 - PREVIOUS SOIL SAMPLE NUMBER & APPROX. LOCATION
 - 154 - SAMPLE EXCEEDS NY-UNRES
 - 1.1 - SAMPLE EXCEEDS NY-RESR
 - 4.5 - SAMPLE EXCEEDS NY-RESRR

Scale 1"=20'

NOTE: THIS PLAN IS FOR LOCATING SOIL SAMPLES ONLY. OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION. REFERENCE: SITE INFORMATION TAKEN FROM "EXISTING CONDITION SURVEY" PREPARED BY THE OFFICE OF J.W.DELANO SURVEYING CONSULTANTS. DATED APRIL 24, 1996.

SESICONSULTING ENGINEERS

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

12A MAPLE AVE. PINE BROOK, N.J. 07068 PH: 973-808-9050

job no. 11814

drawing no.

dwg by: ass

chk by: CH

scale: AS NOTED

date: 07/08/2021

description

rev

date

FIG-3

N:\VACATION\BROOKLYN\B4-15-1 SOIL SAMPLE RESULTS PLAN.DWG 04/22/21 11:12:47AM. ens. LAYOUT.FIC-

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NOTE:
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OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.
REFERENCE
SITE INFORMATION TAKEN FROM "EXISTING CONDITION SURVEY" PREPARED BY THE OFFICE OF J.W.DELANO SURVEYING CONSULTANTS. DATED APRIL 24, 1996.

	Pesticides	
	UnRestricted	Restricted Residential
	mg/kg	mg/kg
4,4'-DDE	0.0033	8.9
4,4'-DDT	0.0033	7.9

	Metals	
	UnRestricted	Restricted Residential
	mg/kg	mg/kg
Lead	63	400
Vanadium	NA	NA
Zinc	109	10,000
Mercury	0.18	0.81

	SVOCs	
	UnRestricted	Restricted Residential
	mg/kg	mg/kg
B(b)F	1	1
I(1,2,3-cd)pyrene	0.5	0.5

	PCBs	
	UnRestricted	Restricted Residential
	mg/kg	mg/kg
Total PCBs	0.1	1

	STANDARDS TABLE			
	NY-UNRES	NY-RES	NY-RESRR	NY-RESRR
	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)
SVOCs				
Benzo(a)anthracene	1	1	1	1
Benzo(a)pyrene	1	1	1	1
Benzo(b)fluoranthene	1	1	1	1
Benzo(k)fluoranthene	0.8	1	3.9	3.9
Chrysene	1	1	3.9	3.9
Dibenz(a,h)anthracene	0.33	0.33	0.33	0.33
Indeno(1,2,3-cd)pyrene	0.5	0.5	0.5	0.5
PCBs				
Aroclor 1248	0.1	1	1	1
PCBs, Total	0.1	1	1	1
Metals				
Copper, Total	50	270	270	270
Lead, Total	63	400	400	400
Mercury, Total	0.18	0.81	0.81	0.81
Nickel, Total	30	140	310	310
Zinc, Total	109	2200	10900	10900

B-5 (3.5-4)	
Date	6/8/2019
mg/kg	Result
4,4'-DDE	0.001
4,4'-DDT	0.010
mg/kg	Result
Lead	108
Vanadium	19.7
Zinc	133
Mercury	0.27
mg/kg	Result
B(b)F	1.4
I(1,2,3-cd)pyrene	0.77

B-5 (3.5-4) 6/8/2019	
mg/kg	Result
Lead	108
Vanadium	19.7
Zinc	133
Mercury	0.27
mg/kg	Result
B(b)F	1.4
I(1,2,3-cd)pyrene	0.77

Sample No. 210	
Date Collected	4/7/2021
Sample Depth	3.5-4
Analyte	Conc. (mg/kg)
4,4'-DDT	0.00787
Benzo(a)anthracene	2.4
Benzo(a)pyrene	2.5
Benzo(b)fluoranthene	3.4
Benzo(k)fluoranthene	1.1
Chrysene	2.6
Dibenz(a,h)anthracene	0.34
Indeno(1,2,3-cd)pyrene	1.5
Lead, Total	274
Mercury, Total	0.338
Zinc, Total	150

B-1 (3.5-4)	
Date	6/8/2019
mg/kg	Result
4,4'-DDE	0.018
4,4'-DDT	0.02
mg/kg	Result
Lead	158
Vanadium	18.5
Zinc	94.1
Mercury	0.13

B-1 (3.5-4) 6/8/2019	
mg/kg	Result
Lead	158
Vanadium	18.5
Zinc	94.1
Mercury	0.13

Sample No. 209	
Date Collected	4/7/2021
Sample Depth	2.5-3
Analyte	Conc. (mg/kg)
4,4'-DDT	0.00646

B-1 (3.5-4) 6/8/2019	
mg/kg	Result
Lead	158
Vanadium	18.5
Zinc	94.1
Mercury	0.13

Sample No. 211	
Date Collected	4/7/2021
Sample Depth	3.5-4
Analyte	Conc. (mg/kg)
4,4'-DDT	0.00787
Benzo(a)anthracene	2.4
Benzo(a)pyrene	2.5
Benzo(b)fluoranthene	3.4
Benzo(k)fluoranthene	1.1
Chrysene	2.6
Dibenz(a,h)anthracene	0.34
Indeno(1,2,3-cd)pyrene	1.5
Lead, Total	274
Mercury, Total	0.338
Zinc, Total	150

Sample No. 212	
Date Collected	4/7/2021
Sample Depth	3.5-4
Analyte	Conc. (mg/kg)
4,4'-DDT	0.00906

Sample No. 213	
Date Collected	4/7/2021
Sample Depth	7-7.5
Analyte	Conc. (mg/kg)
4,4'-DDT	0.00906

Sample No. 214	
Date Collected	4/7/2021
Sample Depth	3.5-4
Analyte	Conc. (mg/kg)
4,4'-DDT	0.00787
Benzo(a)anthracene	2.4
Benzo(a)pyrene	2.5
Benzo(b)fluoranthene	3.4
Benzo(k)fluoranthene	1.1
Chrysene	2.6
Dibenz(a,h)anthracene	0.34
Indeno(1,2,3-cd)pyrene	1.5
Lead, Total	274
Mercury, Total	0.338
Zinc, Total	150

Sample No. 215	
Date Collected	4/7/2021
Sample Depth	3.5-4
Analyte	Conc. (mg/kg)
4,4'-DDT	0.00906

Sample No. 216	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenz(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No. 217	
Date Collected	4/7/2021
Sample Depth	1-1.5
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	1.8
Benzo(a)pyrene	1.8
Benzo(b)fluoranthene	2.8
Benzo(k)fluoranthene	0.88
Chrysene	2.1
Dibenz(a,h)anthracene	0.33
Indeno(1,2,3-cd)pyrene	1.4
Lead, Total	124
Mercury, Total	0.286

Sample No. 218	
Date Collected	4/6/2021
Sample Depth	4-4.5
Analyte	Conc. (mg/kg)
PCBs, Total	0.272

Sample No. 219	
Date Collected	4/6/2021
Sample Depth	4-4.5
Analyte	Conc. (mg/kg)
PCBs, Total	0.272

Sample No. 220	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenz(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No. 221	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenz(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No. 222	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenz(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No. 223	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenz(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No. 224	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenz(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No. 225	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenz(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No. 226	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenz(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No. 227	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenz(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No. 228	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenz(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No. 229	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenz(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No. 230	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenz(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No. 231	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenz(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No. 232	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenz(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No. 233	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenz(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No. 234	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenz(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No. 235	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenz(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No. 236	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenz(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No. 237	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenz(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No. 238	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenz(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No. 239	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1
Benzo(k)fluoranthene	1.3
Chrysene	4
Dibenz(a,h)anthracene	0.89
Indeno(1,2,3-cd)pyrene	3.2

Sample No. 240	
Date Collected	4/6/2021
Sample Depth	10.5-11
Analyte	Conc. (mg/kg)
Benzo(a)anthracene	4.5
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	5.1

N:\ACAD\11814\CAD\11814 FIG-2 SOIL VAPOR LOCATION PLAN.DWG 04/21/21 03:18:22PM, jenny, LAYOUT:FIG-2

NYSDOH Matrix C SSV	
Analyte (ug/m3)	NY-SSC-A
Trichloroethene	6

LEGEND:

⊕ SV-201 - PROPOSED SOIL VAPOR NUMBER & APPROX. LOCATION

NOTE:

THIS PLAN IS FOR LOCATING SOIL VAPOR SAMPLES ONLY.
OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.

REFERENCE

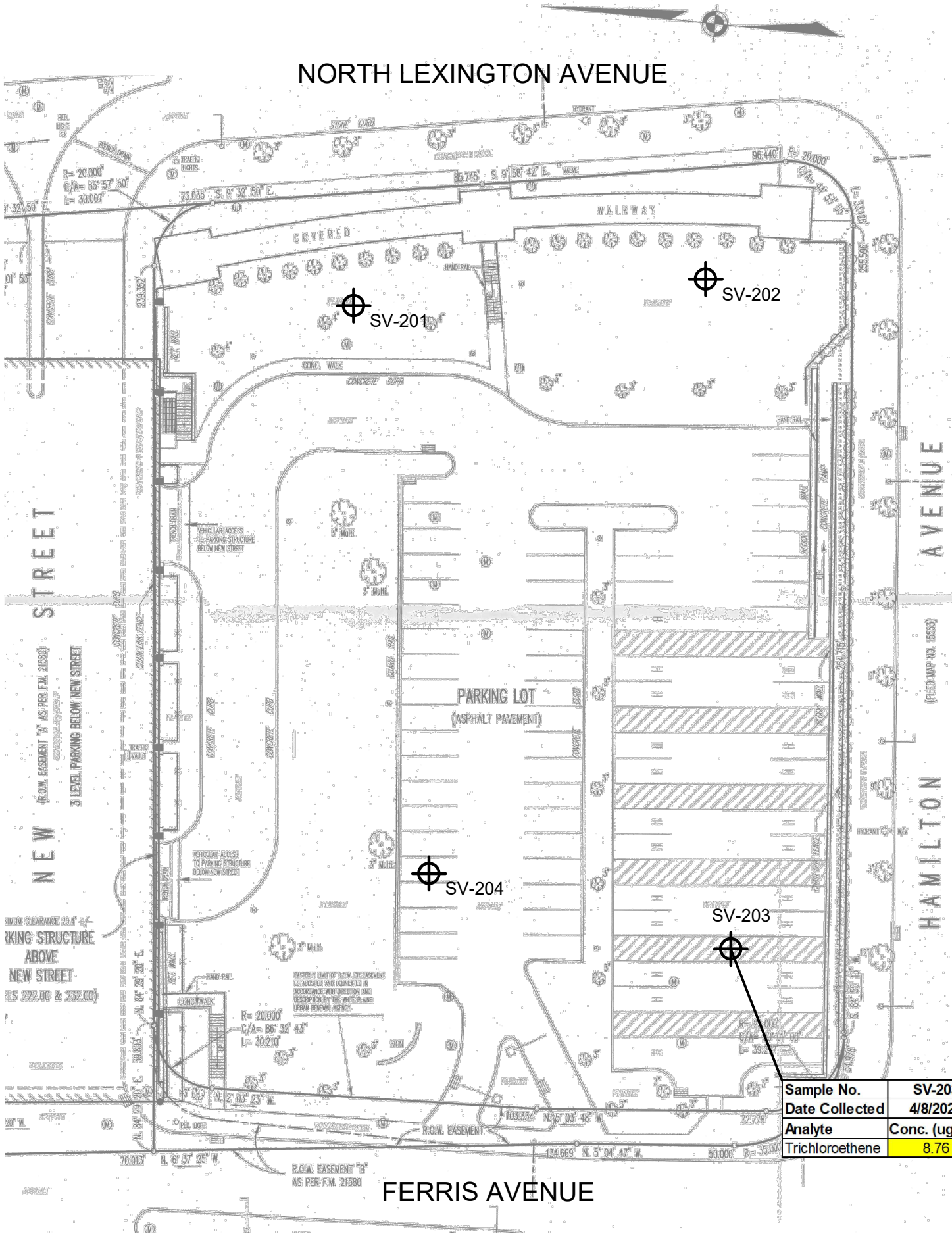
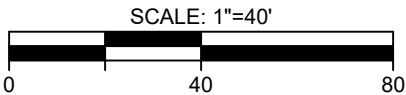
SITE INFORMATION TAKEN FROM "EXISTING CONDITION SURVEY" PREPARED BY
THE OFFICE OF J.W.DELANO SURVEYING CONSULTANTS. DATED APRIL 24, 1996.

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Sample No.	SV-203
Date Collected	4/8/2021
Analyte	Conc. (ug/m3)
Trichloroethene	8.76

project:

50 HAMILTON AVE
WHITE PLAINS, NY

job no: 11814
drawing no:

SOIL VAPOR SAMPLE
LOCATION PLAN

title:

SOILS / FOUNDATIONS

SITE DESIGN

ENVIRONMENTAL

SESI

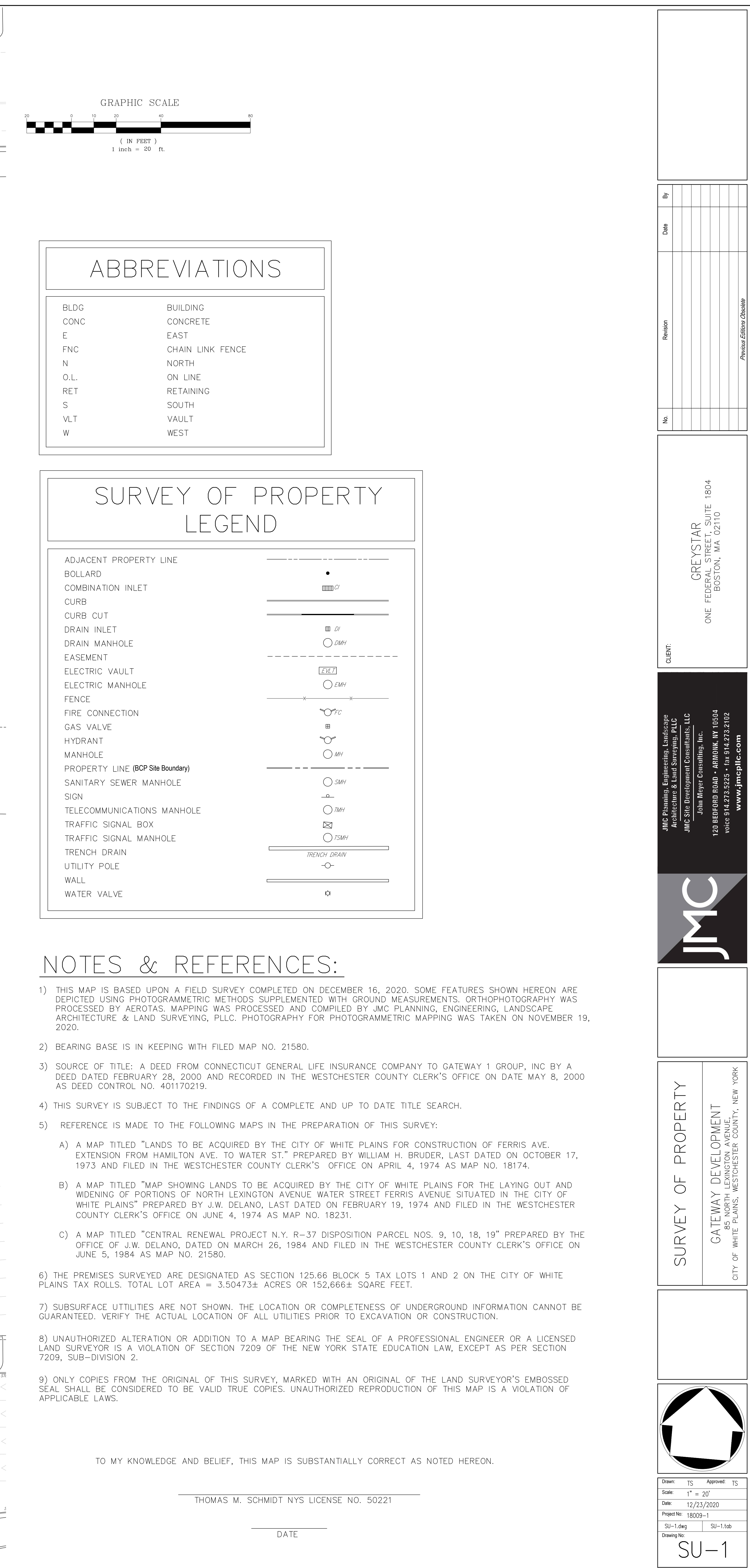
CONSULTING
ENGINEERS

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

dwg by: YW
chk by: TD
scale: AS NOTED
date: 04/21/2021

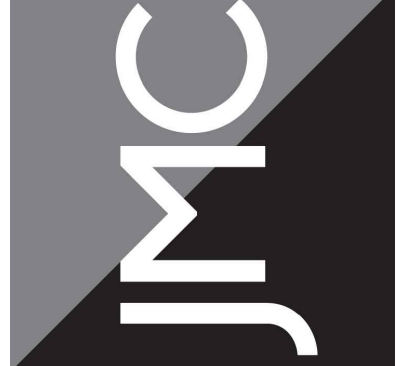
FIG-2

EXHIBIT G

[illegible]

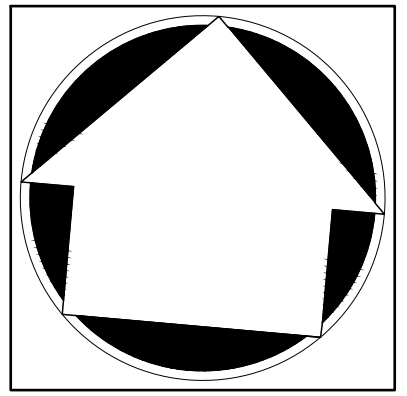
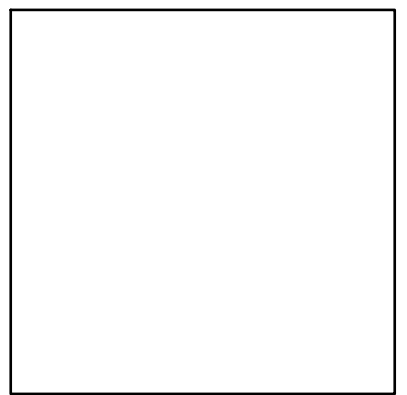
CLIENT: GREYSTAR
ONE FEDERAL STREET, SUITE 1804
BOSTON, MA 02110

**JMC Planning, Engineering, Landscape
Architecture & Land Surveying, PLLC**
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5925 • fax 914.273.2102
www.jmcpllc.com



SURVEY OF PROPERTY

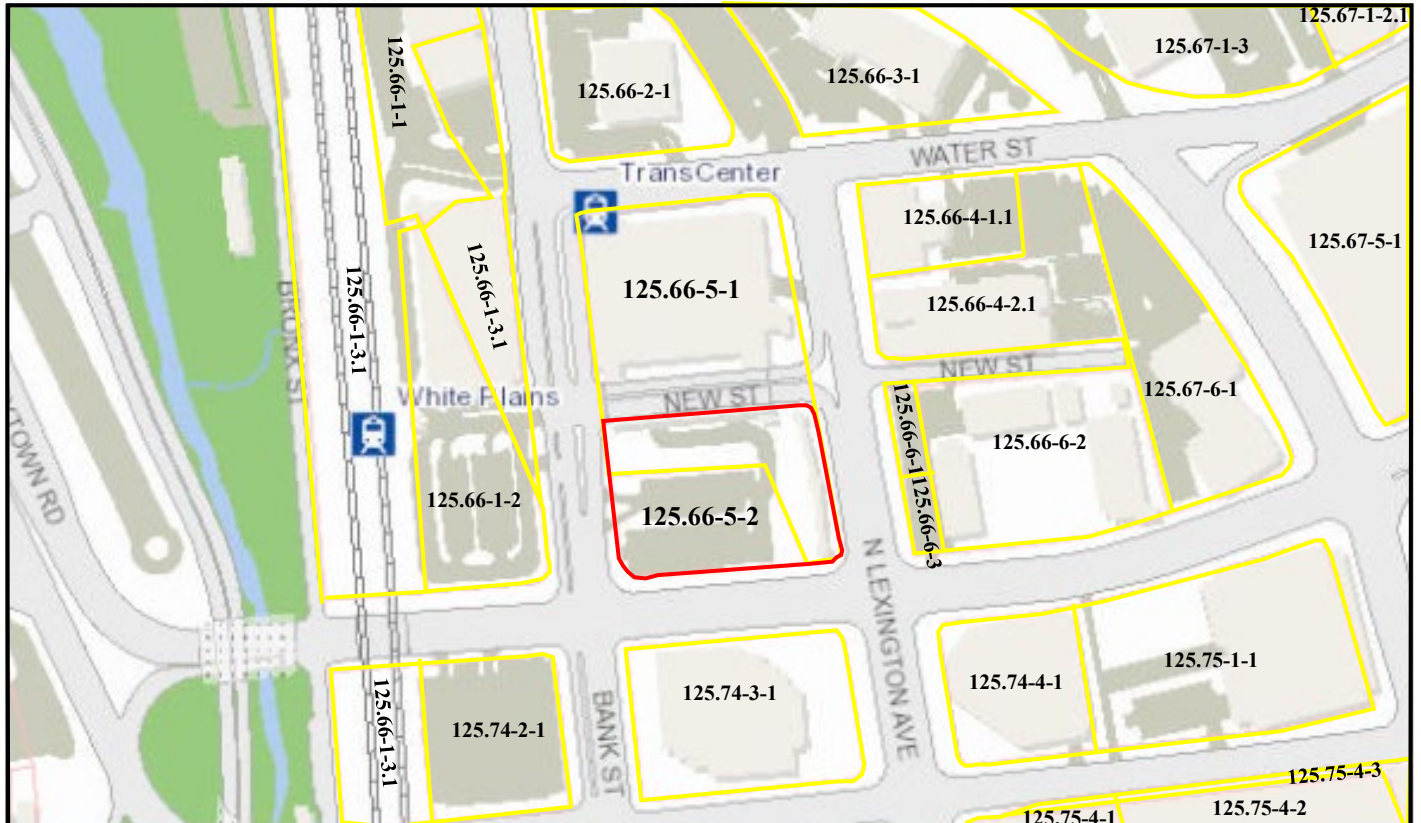
GATEWAY DEVELOPMENT
85 NORTH LEXINGTON AVENUE,
CITY OF WHITE PLAINS, WESTCHESTER COUNTY, NEW YORK



Drawn:	TS	Approved:	TS
Scale:	1" = 20'		
Date:	12/23/2020		
Project No:	18009-1		
SU-1.dwg		SU-1.tbl	
Drawing No:			
SU-1			

Tax Parcel Maps

50 Hamilton Avenue and p/o 85 North Lexington Avenue
Address: (f/k/a 40-82 Hamilton Avenue; t/b/a 25 Lexington Avenue)
White Plains, New York 10601



Disclaimer:

This tax parcel map is provided as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact the assessor's office of the municipality.

EXHIBIT H

BASE MAP

Hope Fire Engine Co. Site

50 Hamilton Avenue and p/o 85 North Lexington Avenue
(f/k/a 40-82 Hamilton Avenue; t/b/a 25 Lexington Avenue)
White Plains, New York 10601

Legend:

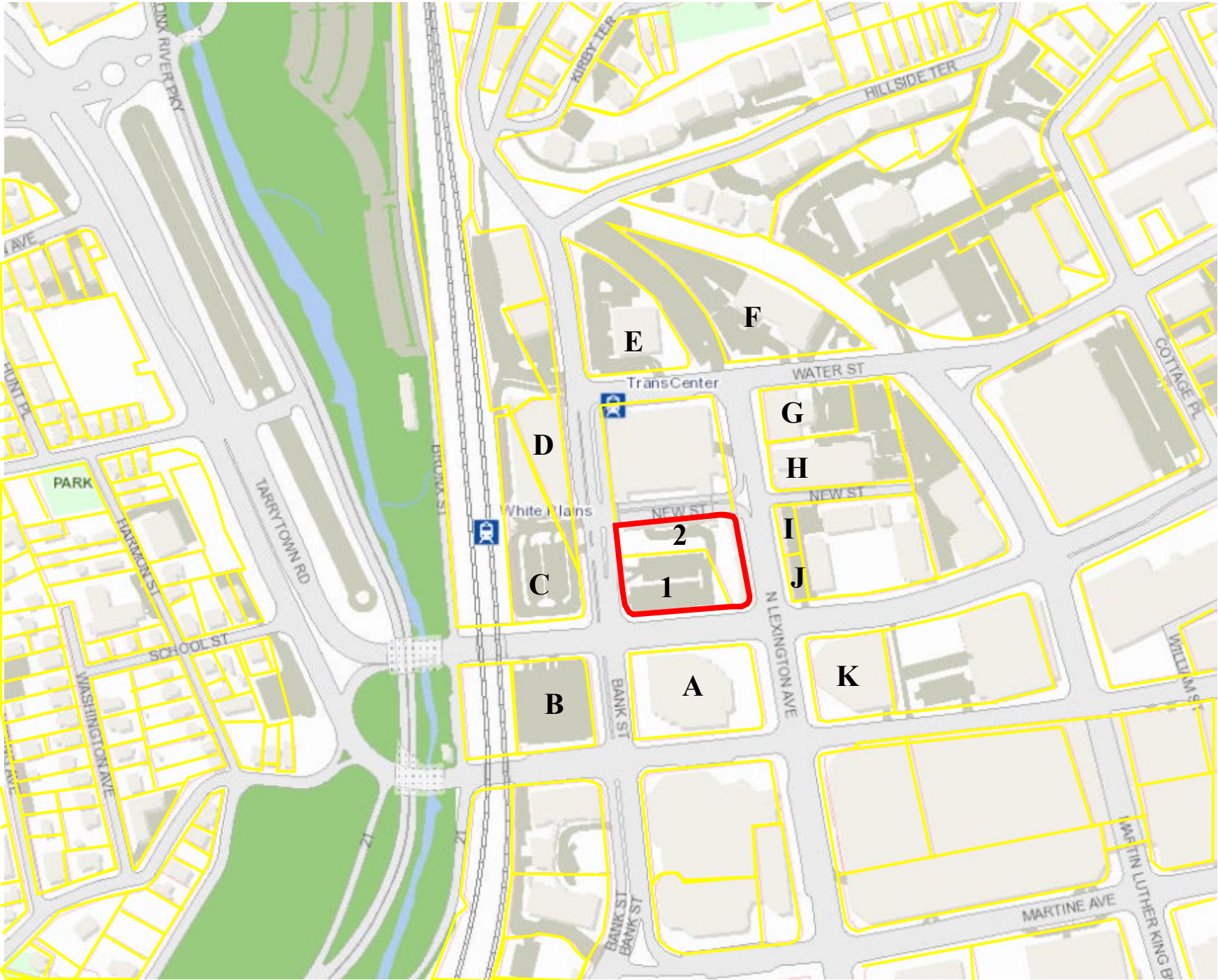
- Site Property Boundary
- Tax Parcels

Corresponding page
lists adjacent property owners by
letter A – K



All feature locations are
approximate. This map is
intended as a schematic to be
used in conjunction with
associated Application and
Support Information, and should
not be relied upon as a survey
for planning and other activities.

May 2021
Source: Westchester County GIS
Scale: 1” = 100’ approximately



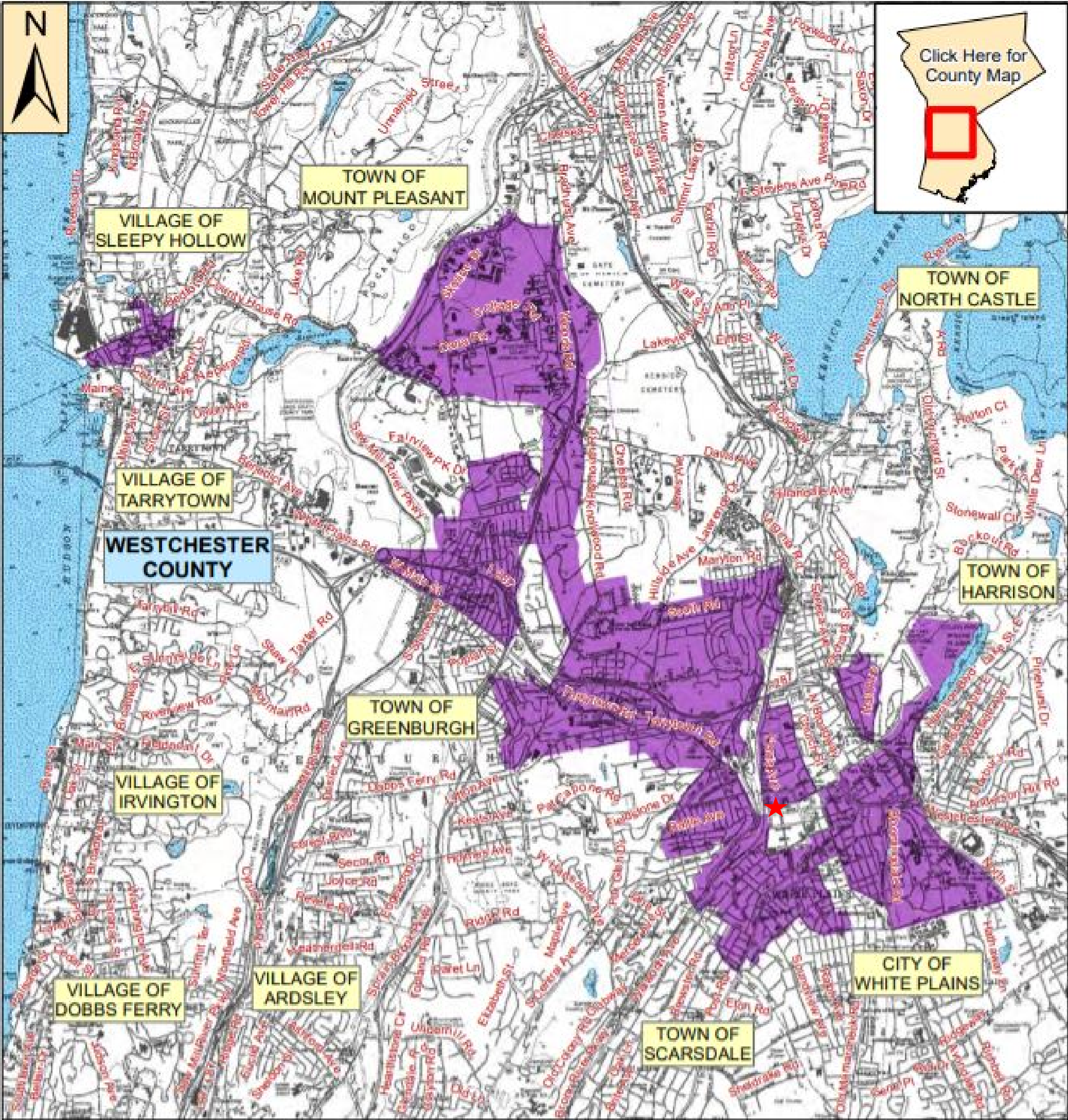
Number	Property Owner(s) Name(s)	Property Address	Section-Block-Lot
1	Gateway I Group, Inc	50 Hamilton Avenue	125.66-5-2
2	Gateway I Group, Inc and Westchester County	85 North Lexington Avenue	125.66-5-1

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	Gateway I Group, Inc.	1 N. Lexington Avenue	125.74-3-1
B	W.P. Urban Renewal	3 Hamilton Avenue	125.74-2-1
C	City of White Plains	10 Ferris Avenue	125.66-1-2
D	Metro North	16 Ferris Avenue	125.66-1-3.1
E	1 Water Street LLC	1 Water Street	125.66-2-1
F	15 Water LLC	15 Water Street	125.66-3-1
G	12 Water Street LLC	12 Water Street	125.66-4-1.1
H	Con Edison Co of NY Inc.	9 New Street	125.66-4-2.1
I	St. John's Church	New Street	125.66-6-1
J	St. John's Church	106-110 Hamilton Avenue	125.66-6-3
K	81 Main Realty LLC	81 Main Street	125.74-4-1

NYS DEC Potential Environmental Justice Area in Westchester County, New York

Address: 50 Hamilton Avenue and p/o 85 North Lexington Avenue
(f/k/a 40-82 Hamilton Avenue; t/b/a 25 Lexington Avenue)
White Plains, New York 10601

Potential Environmental Justice Areas in the City of White Plains and Towns of Greenburgh and Mt. Pleasant, Westchester County, New York



This computer representation has been compiled from supplied data or information that has not been verified by EPA or NYSDEC. The data is offered here as a general representation only and is not to be used for commercial purposes without verification by an independent professional qualified to verify such data or information.

Neither EPA nor NYSDEC guarantee the accuracy, completeness, or timeliness of the information shown and shall not be liable for any loss or injury resulting from reliance.

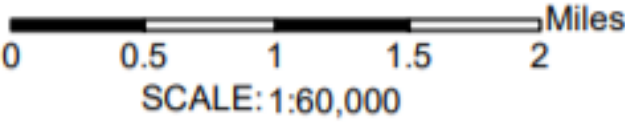
Data Source for Potential Environmental Justice Areas: U.S. Census Bureau, 2000 U.S. Census

Legend

- Potential EJ Area
- County Boundary
- Waterbodies

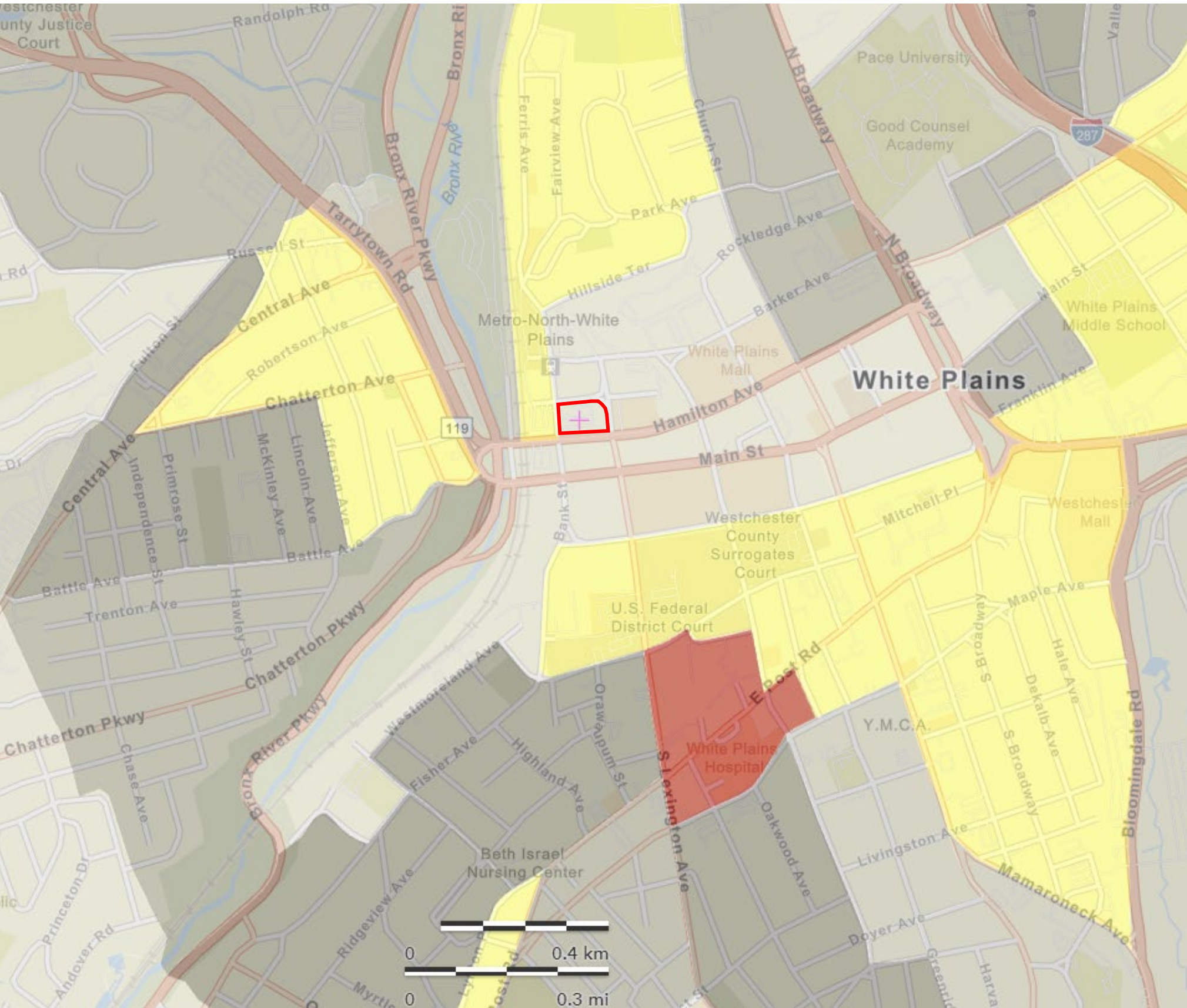


Site Location



For questions about this map contact:
New York State Department of
Environmental Conservation
Office of Environmental Justice
625 Broadway, 14th Floor
Albany, New York 12233-1500
(518) 402-8556
ej@gw.dec.state.ny.us





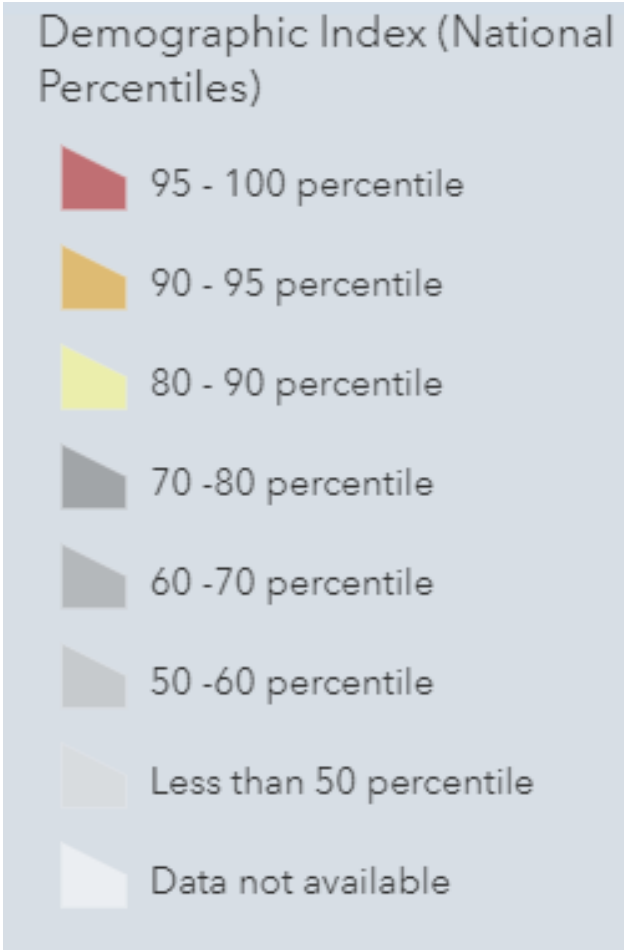
EJSCREEN ACS Summary Report

Location: User-specified point center at 41.033010, -73.773526

Ring (buffer): 1-miles radius

Description:

Population by Language Spoken at Home*			
Total (persons age 5 and above)			
English	34,764	100%	653
Spanish	17,470	50%	539
French	12,632	36%	736
French Creole	333	1%	169
Italian	N/A	N/A	N/A
Portuguese	N/A	N/A	N/A
German	151	0%	121
Yiddish	N/A	N/A	N/A
Other West Germanic	N/A	N/A	N/A
Scandinavian	N/A	N/A	N/A
Greek	N/A	N/A	N/A
Russian	N/A	N/A	N/A
Polish	N/A	N/A	N/A
Serbo-Croatian	N/A	N/A	N/A
Other Slavic	N/A	N/A	N/A
Armenian	N/A	N/A	N/A
Persian	N/A	N/A	N/A
Gujarathi	N/A	N/A	N/A
Hindi	N/A	N/A	N/A
Urdu	N/A	N/A	N/A
Other Indic	N/A	N/A	N/A
Other Indo-European	1,451	4%	217
Chinese	991	3%	225
Japanese	N/A	N/A	N/A
Korean	239	1%	131
Mon-Khmer, Cambodian	N/A	N/A	N/A
Hmong	N/A	N/A	N/A
Thai	N/A	N/A	N/A
Laotian	N/A	N/A	N/A
Vietnamese	17	0%	17
Other Asian	759	2%	231
Tagalog	179	1%	88
Other Pacific Island	N/A	N/A	N/A
Navajo	N/A	N/A	N/A
Other Native American	N/A	N/A	N/A
Hungarian	N/A	N/A	N/A
Arabic	236	1%	134
Hebrew	N/A	N/A	N/A
African	N/A	N/A	N/A
Other and non-specified	124	0%	105
Total Non-English	17,294	50%	847



11% of Population is Linguistically Isolated

En-Zone Map

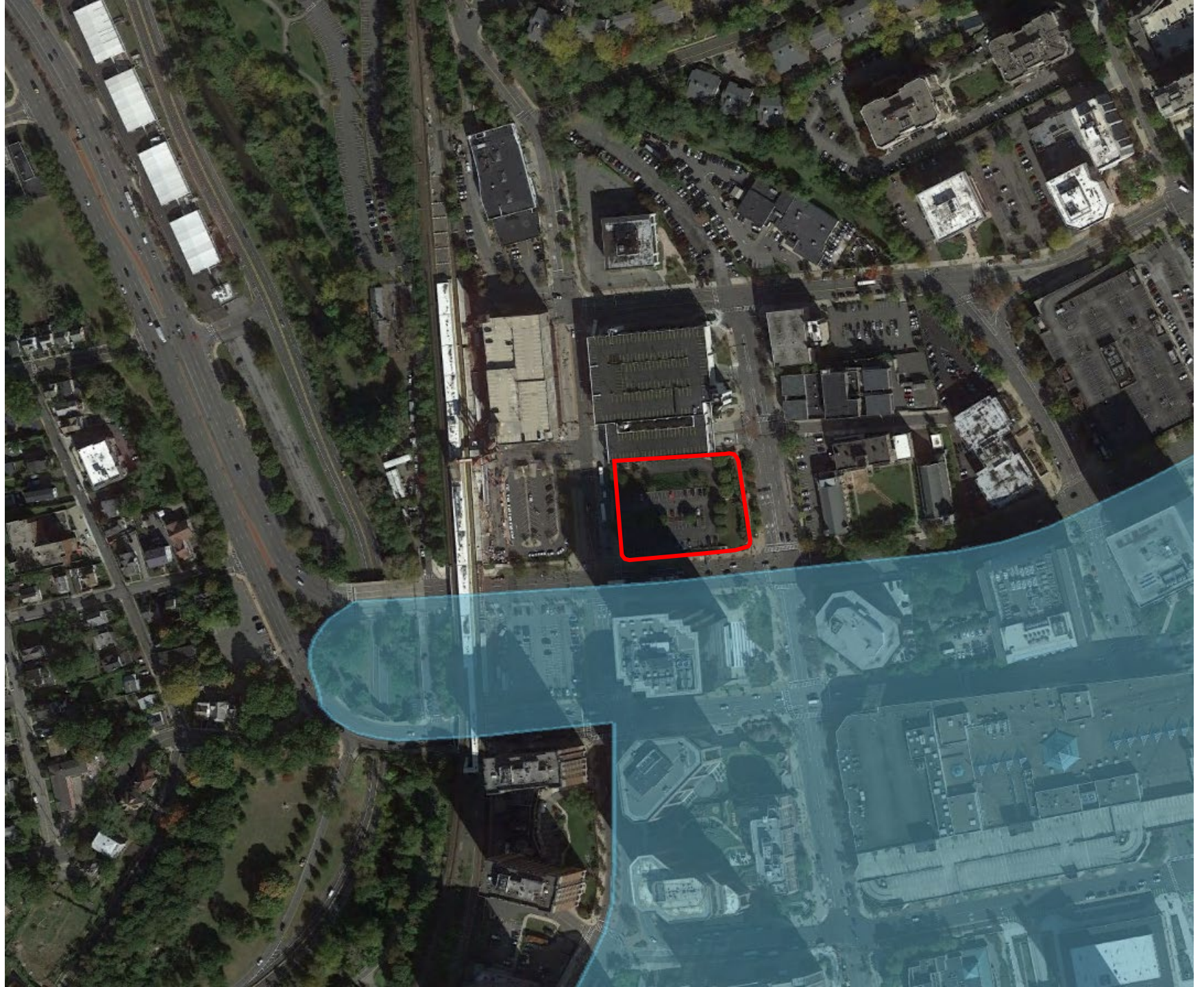
Site Name: Hope Fire Engine Co. Site

Address: 50 Hamilton Avenue and p/o
85 North Lexington Avenue
(f/k/a 40-82 Hamilton Avenue; t/b/a 25
Lexington Avenue)

White Plains, NY 10601

Legend:

 Site Boundary



Site Location Map

Site Name: Hope Fire Engine Co. Site

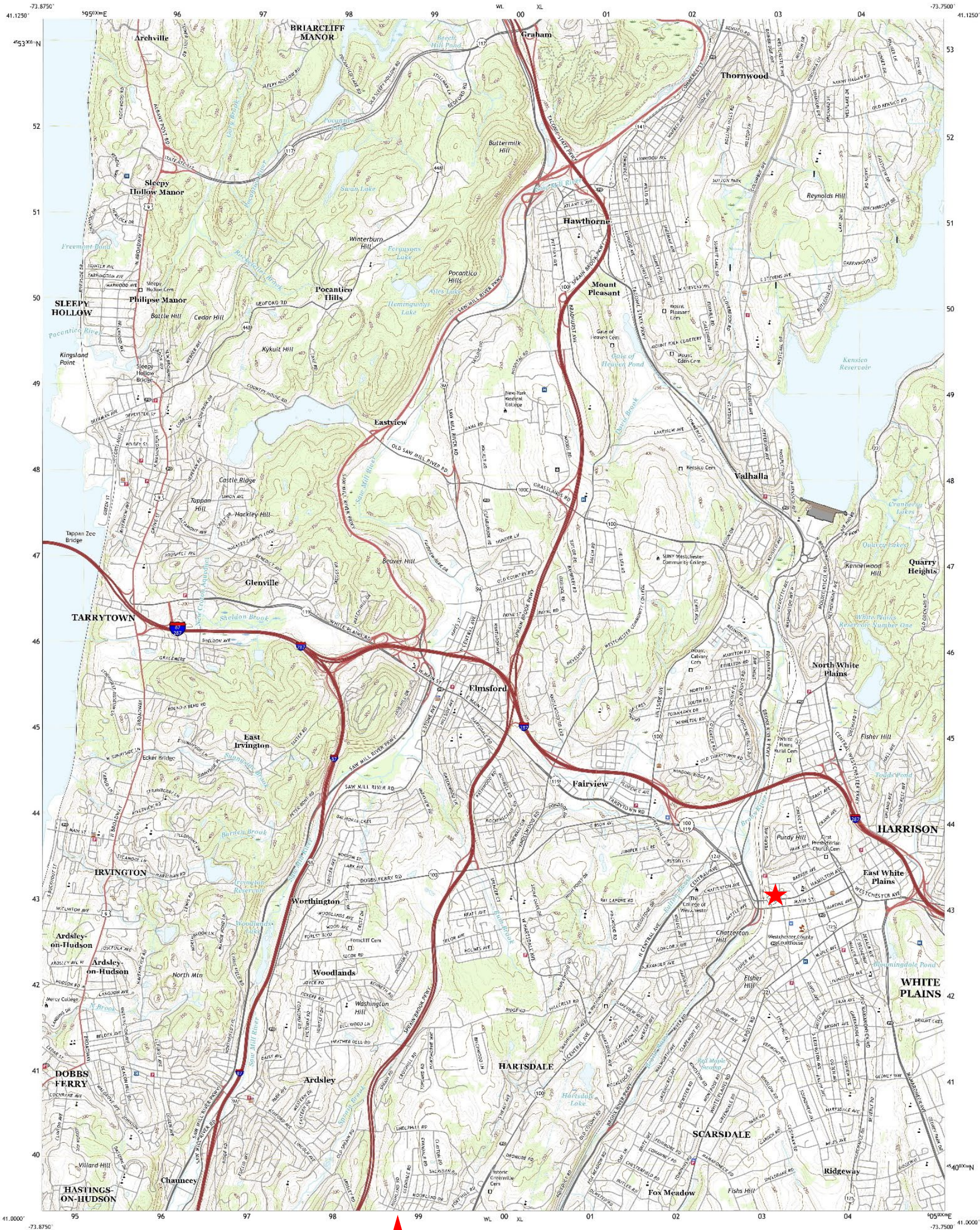
Address: 50 Hamilton Avenue and p/o 85 N. Lexington Avenue (f/k/a 40-82 Hamilton Avenue; t/b/a 25 Lexington Avenue)
White Plains, NY 10601



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



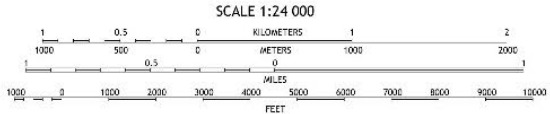
WHITE PLAINS QUADRANGLE
NEW YORK - WESTCHESTER COUNTY
7.5-MINUTE SERIES



★ Site Location

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1,000-meter grid Universal Transverse Mercator, Zone 18T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery:NIP, July 2015 - December 2017
Roads:U.S. Census Bureau, 2016
Names:GNIS, 1980 - 2019
Hydrography:National Hydrography Dataset, 2002 - 2015
Contours:National Elevation Dataset, 1999 - 2012
Boundaries:Multiple sources; see metadata file 2017 - 2018
Wetlands:FWS National Wetlands Inventory 1980 - 2011



1	2	3	1 Hawthorne
4	5	2 Ossining	2 Mount Kisco
6	7	3 Nyack	3 Nyack
		4 Cornwall	4 Cornwall
		5 Yonkers	5 Yonkers
		6 Mount Vernon	6 Mount Vernon
		7 Mamaroneck	7 Mamaroneck

WHITE PLAINS, NY
2019

Street Map

Site Name: Hope Fire Engine Co.
Site

Site Address: 50 Hamilton Avenue
and p/o 85 N. Lexington Avenue
(f/k/a 40-82 Hamilton Avenue; t/b/a
25 Lexington Avenue)
White Plains, NY 10601

Legend:
— Site Boundary

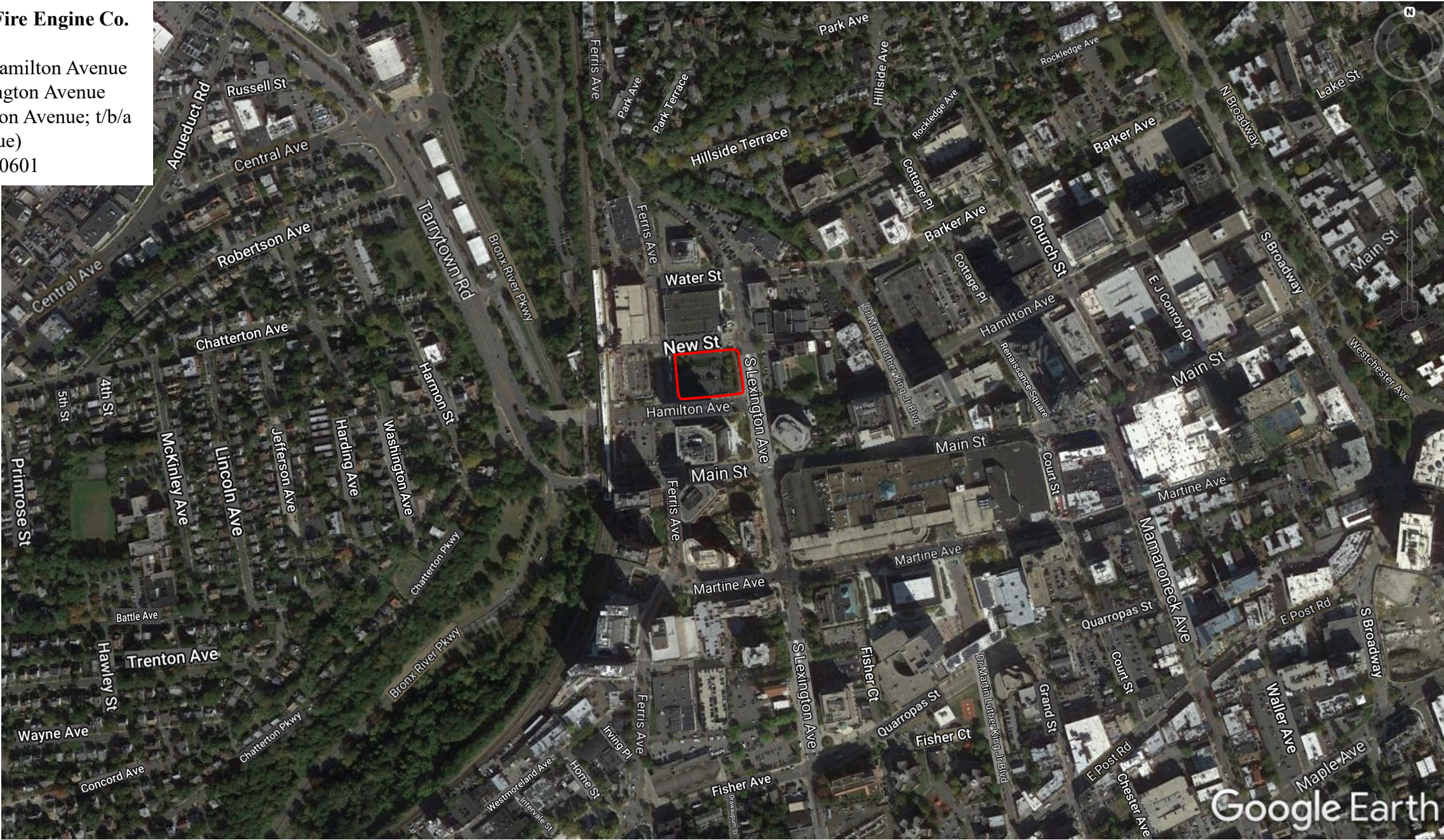



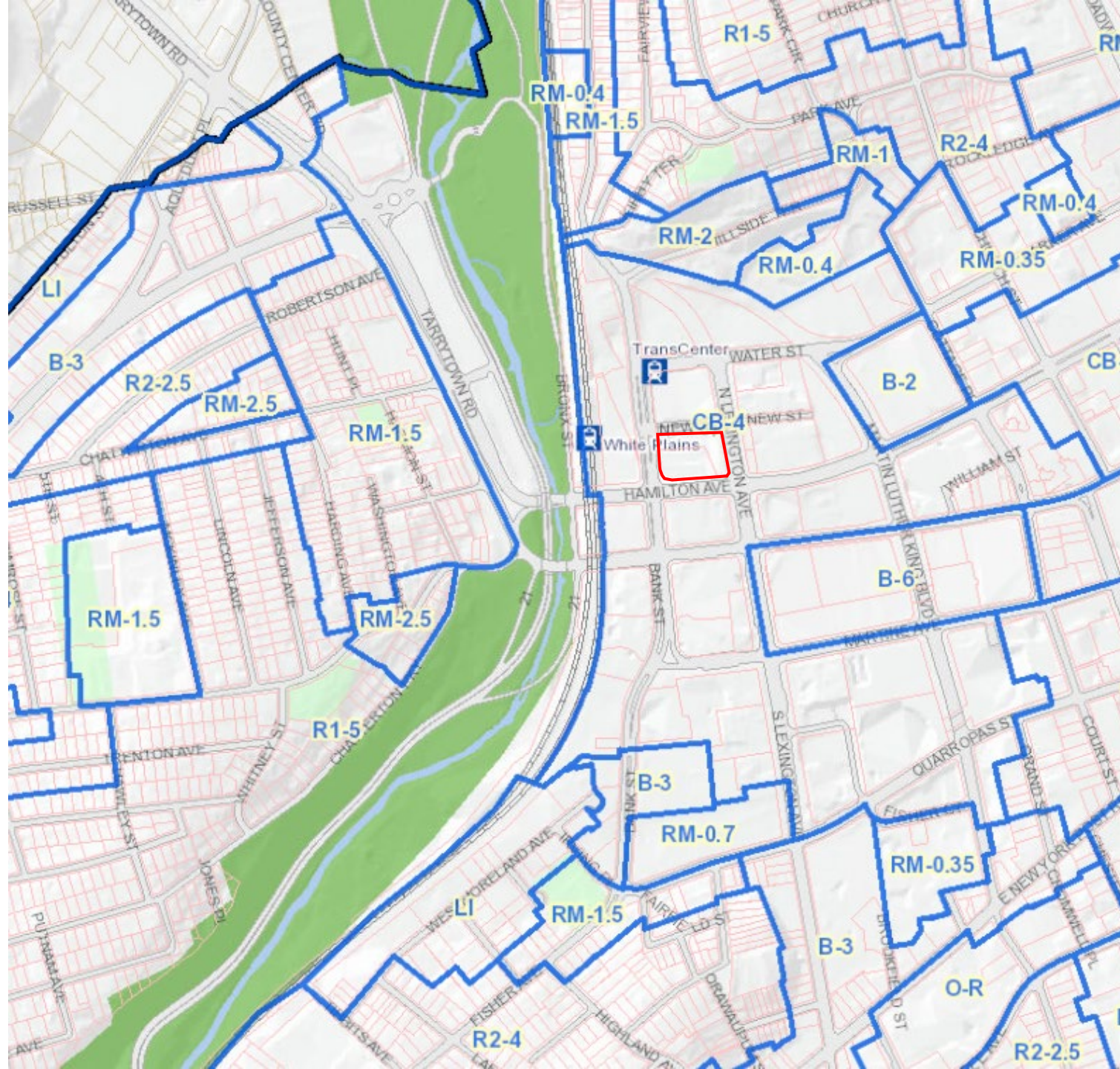
Exhibit I

ZONING MAP

Hope Fire Engine Co. Site
50 Hamilton Avenue and p/o 85 North
Lexington Avenue
(f/k/a 40-82 Hamilton Avenue; t/b/a 25
Lexington Avenue)
White Plains, New York 10601

Legend:

 Site property boundary
Zoning District: CB-4



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

May 2021

Source: Westchester County GIS

ArcGIS

Scale: 1" = 100" approximately

Zoning District: CB-4 (Core Business-4)
Business, Office and Commercial

The CB-3, CB-4 and UR-4 Districts are high-density, mixed-use areas encompassing the core of the City's central business district. Appropriate to the City's role as a regional center, these Districts permit a combination of residential, retail, office, government, business, service, cultural and entertainment "uses." These Districts also encourage high-density hi-rise housing to be built on larger sites.

Exhibit J

FLOOD MAP

Hope Fire Engine Co. Site

50 Hamilton Avenue and p/o 85
North Lexington Avenue
(f/k/a 40-82 Hamilton Avenue;
t/b/a 25 Lexington Avenue)
White Plains, New York 10601

Legend:

★ Site Location

May 2021
Source: FEMA Flood Map
Scale: 1" = 100" approximately

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas susceptible to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updates or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profile and Floodway Data and/or the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on the map apply only to landward of 0.5 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Silverwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Silverwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas are in **Special Flood Hazard Areas** may be protected by flood control structures. Refer to Section 2.4 Flood Protection Measures of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 18. The horizontal datum was NAD 83 (1983) epoch. Differences in datum, ellipsoid, projection or UTM zones used in the production of maps for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referred to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geospatial Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geospatial Survey website at <http://www.ngs.noaa.gov> or contact the National Geospatial Survey at the following address:

NGS Information Services
NCEA, NIMS12
National Geospatial Survey
SSM-C, #0002
1316 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 715-3242

To obtain current elevation, description, and/or location information for **branch marks** shown on this map, please contact the Information Services Branch of the National Geospatial Survey at (301) 715-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from digital orthophotography provided by the New York State Office of Cyber Security & Critical Infrastructure Coordination. This information was produced as 20-centimeter resolution natural color orthophotography from photography dated April 2004.

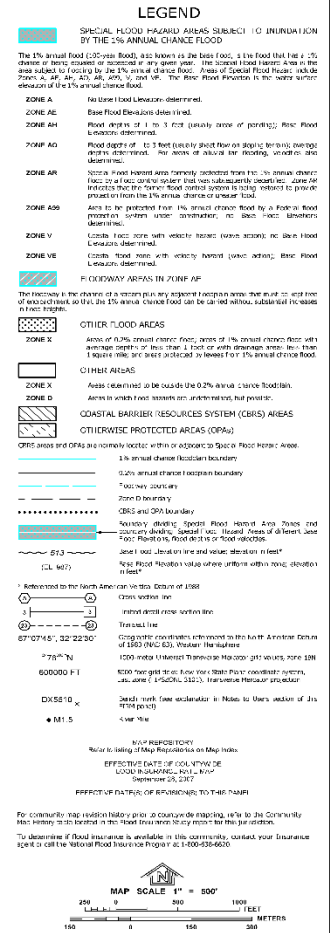
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations** and **floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contain authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unimproved streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map sheets, community map repository addresses, and a listing of Communities with existing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9610 for information on available products associated with this FIRM. Available products may include previously issued letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9629 and its website at <http://msc.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2927) or visit the FEMA website at <http://www.fema.gov>.



PANEL 0267F	
FIRM FLOOD INSURANCE RATE MAP	
for WESTCHESTER COUNTY, NEW YORK (ALL JURISDICTIONS)	
CONTAINS	NUMBER
COMMUNITY	
GREENBURGH, TOWN OF	360911
HARRISON, TOWN OF	360912
MOUNT PLEASANT, TOWN OF	360919
NORTH CASTLE, TOWN OF	360923
WHITE PLAINS, CITY OF	360935
PANEL 267 OF 426	
MAP SUFFIX: F (FIRM MAP SUFFIX FOR THIS PANEL IS 0267F)	
Include in Use: The Map Number shown below should be used when printing from within the Community Number shown above should be used for insurance applications to the subject community.	
MAP NUMBER 36119C0267F	
EFFECTIVE DATE SEPTEMBER 28, 2007	
Federal Emergency Management Agency	

Exhibit K

Site Contact List

Hope Fire Engine Co. Site

50 Hamilton Avenue and p/o 85 North Lexington Avenue (f/k/a 40-82 Hamilton Avenue; t/b/a 25 Lexington Avenue), White Plains, NY 10601

Name	Title	Address	City	State	Zip
Charles E. Schumer	U.S. Senator	780 Third Avenue, Suite 2301	New York	NY	10017
Kristen Gillibrand	U.S. Senator	780 Third Avenue, Suite 2601	New York	NY	10017
Andrea Stewart-Cousins	NYS Senator - Distrcit 35	28 Wells Avenue, Building #3	Yonkers	NY	10701
Mondaire Jones	U.S. House of Representatives - District 17	222 Mamaroneck Avenue, Suite 312	White Plains	NY	10605
Sarah Crowell	NYS DOS Office of Planning and Development	1 Commerce Place, 99 Washington Ave, Ste 1010	Albany	NY	12231
George Latimer	Westchester County Executive	148 Martine Avenue	White Plains	NY	10601
Richard Hyman	Westchester County Planning Board	148 Martine Avenue	White Plains	NY	10601
Thomas M. Roach	City of White Plains Mayor	255 Main Street	White Plains	NY	10601
John J. Ioris	City of White Plains Planning Board, Chair	255 Main Street	White Plains	NY	10601
Christopher Gomez, AICP	City of White Plains Department of Planning, Commissioner	70 Church Street	White Plains	NY	10601
The Journal News	Media Outlet	1133 Westchester Avenue, Suite N110	Mount Kisco	NY	10549
Richard G. Hope	City of White Plains Dept of Pubic Works, Bureau of Water	255 Main Street	White Plains	NY	10601
David Kvinge, AICP/ASLA	Westchester County Water Agency	148 Martine Avenue	White Plains	NY	10601
Brian Kenney	White Plains Public Library, Director	100 Martine Avenue	White Plains	NY	10601
Myra Castillo	Church Street School, Principal	295 Church Street	White Plains	NY	10603
Ryan Monk	Fusion Academy Westchester, Head of School	1 N Broadway, Suite 120	White Plains	NY	10601
Paul Bratcher	Rochambeau Alternative High School, Director	228 Fisher Avenue	White Plains	NY	10606
Jesimae Ossorio	Post Road School, Principal	175 W Post Road	White Plains	NY	10606
Rob Janowitz	Mamaroneck Avenue School, Principal	7 Nosband Avenue	White Plains	NY	10605
Shqype Rraci	Richad J. Bailey School, Principal	33 W Hillside Avenue	White Plains	NY	10607
Laura Mungin	George Washington School, Principal	100 Orchard Street	White Plains	NY	10604
Lia Da Rocha	Lia's Day Care	236 S Lexington Avenue	White Plains	NY	10606
Candy and Consuelo Camacho	My Sister's Daycare	3 Ridgeview Avenue	White Plains	NY	10606
Corel Marchena	Mini City Daycare	66 Concord Avenue	White Plains	NY	10606
Hope Pierce	Lil Explorers Day Care, Director	39 Trenton Avenue	White Plains	NY	10606
Delia Reyes	Pilar's Day Care	62 Lincoln Avenue	White Plains	NY	10606
Gateway I Group, Inc.	Adjacent Property Owner of Site and 1 N. Lexington Ave	1251 Avenue of Americas, 36th Floor	New York	NY	10020
W.P. Urban Renewal	Adjacent Property Owner of 3 Hamilton Ave	255 Main Street	White Plains	NY	10601
City of White Plains	Adjacent Property Owner of 10 Ferris Ave	255 Main Street	White Plains	NY	10601
Metro North	Adjacent Property Owner of 16 Ferris Ave	420 Lexington Avenue	New York	NY	10017
1 Water Street LLC	Adjacent Property Owner of 1 Water St	210 Hudson Street, Harborside 3, Suite 400	Jersey City	NJ	7311
15 Water LLC	Adjacent Property Owner of 15 Water St	50 Bank Street	White Plains	NY	10606
12 Water Street LLC	Adjacent Property Owner of 12 Water St	12 Water Street	White Plains	NY	10601
Con Edison Co of NY Inc.	Adjacent Property Owner/Operator of 9 New St	4 Irving Place, RM 1875	New York	NY	10003
St. John the Evangelist Roman Catholic Church	Adjacent Property Owner of New St and 106-110 Hamilton Ave	148 Hamilton Avenue	White Plains	NY	10601
81 Main Realty LLC	Adjacent Property Owner of 81 Main St	680 Fifth Avenue, 23rd Floor	New York	NY	10019
Metro North Stations	Adjacent Property Operator of 10 Ferris Avenue	16 Ferris Avenue	White Plains	NY	10601
Greyhound Bus Station	Adjacent Property Operator of 16 Ferris Avenue	11 Ferris Avenue	White Plains	NY	10601

Lab Support, A Division of On Assignment	Adjacent Property Operator of 1 Water Street	1 Water Street, 2nd Floor	White Plains	NY	10601
Concepts of Independent Choice	Adjacent Property Operator of 1 Water Street	1 Water Street, #290	White Plains	NY	10601
Pepe Cadillac	Adjacent Property Operator of 15 Water Street	15 Water Street	White Plains	NY	10601
Thomas M. Bona, PC	Adjacent Property Operator of 12 Water Street	12 Water Street	White Plains	NY	10601
Allied Universal	Adjacent Property Operator of 12 Water Street	12 Water Street, #301	White Plains	NY	10601
Capital Logistics	Adjacent Property Operator of 12 Water Street	12 Water Street, #403b	White Plains	NY	10601
Harold, Salant, Strassfield & Spielberg	Adjacent Property Operator of 81 Main Street	81 Main Street, Suite 205	White Plains	NY	10601
Schillinger & Finsterwald, LLP	Adjacent Property Operator of 81 Main Street	81 Main Street, Suite 307	White Plains	NY	10601
Schwartzapfel Lawyers P.C.	Adjacent Property Operator of 81 Main Street	81 Main Street	White Plains	NY	10601
Fiedler Deutsch, LLP	Adjacent Property Operator of 81 Main Street	81 Main Street, #304	White Plains	NY	10601
Mionetto	Adjacent Property Operator of 81 Main Street	81 Main Street, #303	White Plains	NY	10601
Steven R Sundheim & Associates	Adjacent Property Operator of 1 N. Lexington Avenue	1 N. Lexington Avenue, 15th Floor	White Plains	NY	10601
Richard N. Pitassy, Esq	Adjacent Property Operator of 1 N. Lexington Avenue	1 N. Lexington Avenue	White Plains	NY	10601
Frank Gobes Esq	Adjacent Property Operator of 1 N. Lexington Avenue	1 N. Lexington Avenue, 11th Floor	White Plains	NY	10601
Baker Leshko Saline & Drapeau, LLP	Adjacent Property Operator of 1 N. Lexington Avenue	1 N. Lexington Avenue	White Plains	NY	10601
Anthony C Saline Law Office	Adjacent Property Operator of 1 N. Lexington Avenue	1 N. Lexington Avenue	White Plains	NY	10601
Nolletti Law Group PLLC	Adjacent Property Operator of 1 N. Lexington Avenue	1 N. Lexington Avenue, 15th Floor	White Plains	NY	10601
Argus Information and Advisory Services, LLC	Adjacent Property Operator of 1 N. Lexington Avenue	1 N. Lexington Avenue	White Plains	NY	10601
Gateway Café	Adjacent Property Operator of 1 N. Lexington Avenue	1 N. Lexington Avenue, #1	White Plains	NY	10601
Cushman & Wakefield Inc	Adjacent Property Operator of 1 N. Lexington Avenue	1 N. Lexington Avenue	White Plains	NY	10601
Bleakley Platt & Schmidt, LLP	Adjacent Property Operator of 1 N. Lexington Avenue	1 N. Lexington Avenue	White Plains	NY	10601

Exhibit L



May 25, 2021

VIA ELECTRONIC MAIL
bkenney@whiteplainslibrary.org

Brian Kenney, Library Director
White Plains Public Library
100 Martine Avenue
White Plains, New York 10601

RE: Brownfield Cleanup Program Application
Applicant: GS White Plains Owner LLC
Site Address: 50 Hamilton Avenue and p/o 85 North Lexington Avenue (f/k/a
40-82 Hamilton Avenue; t/b/a 25 Lexington Avenue)
White Plains, New York 10601

Dear Mr. Kenney:

We represent GS White Plains Owner LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 50 Hamilton Avenue and p/o 85 North Lexington Avenue in the City of White Plains, Westchester County, New York. Your branch is currently the repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return the signed letter as an attachment to an email, if you are able to certify that your library would be willing and able to act as the temporary public repository for this Brownfield Cleanup Program project.

Thank you.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW

Yes, the White Plains Public Library is willing and able to act as a public repository for documents related to the cleanup of 50 Hamilton Avenue and p/o 85 North Lexington Avenue in the City of White Plains, Westchester County, New York under the NYS Brownfield Cleanup Program.

Brian Kenney, Library Director

May 26, 2021
Date