



**Department of
Environmental
Conservation**

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

Please refer to the attached instructions for guidance on completing this application.

Submission of a full BCP application will be required should this application be determined to be a major amendment. If the amendment seeks to add or subtract more than an insignificant acreage of property to the BCA, applicants are encouraged to consult with the DEC project team prior to submitting this application.

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

1. Check the appropriate box(es) below based on the nature of the amendment modification(s) requested:

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Amendment to modify the existing BCA (check one or more boxes below): |
| <input checked="" type="checkbox"/> | Add applicant(s) |
| <input type="checkbox"/> | Substitute applicant(s) |
| <input type="checkbox"/> | Remove applicant(s) |
| <input type="checkbox"/> | Change in name of applicant(s) |
| <input type="checkbox"/> | Amendment to reflect a transfer of title to all or part of the brownfield site: |
| | a. A copy of the recorded deed must be provided. Is this attached? <input type="radio"/> Yes <input type="radio"/> No |
| | b. <input type="checkbox"/> Change in ownership <input type="checkbox"/> Additional owner (such as a beneficial owner) |
| | c. Pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been submitted prior to a transfer of ownership. If this has not yet been submitted, include the form with this application. Is this form attached? <input type="radio"/> Yes <input type="radio"/> No Submitted on: _____ |
| <input checked="" type="checkbox"/> | Amendment to modify description of the property(ies) listed in the existing BCA |
| <input type="checkbox"/> | Amendment to expand or reduce property boundaries of the property(ies) listed in the existing BCA |
| <input type="checkbox"/> | Sites in Bronx, Kings, New York, Queens or Richmond Counties ONLY: amendment to request determination that the site is eligible for tangible property credit component of the brownfield redevelopment tax credit. |
| <input checked="" type="checkbox"/> | Other (explain in detail below) Correct acreage |

2. REQUIRED: Please provide a brief narrative describing the specific requests included in this amendment:

Embassy Equity Partners LLC is being added to the Brownfield Cleanup Agreement ("BCA"), as the prospective purchaser of the Brownfield Cleanup Program ("BCP") Site. After closing, anticipated to occur August 2026, Embassy Equity Partners LLC will become the sole Volunteer remedial party pursuant to a second BCA Amendment Application. The current volunteer, GS Port Chester Owner, LLC, will be removed from the BCA, also pursuant to the second BCA Amendment Application. Please see Exhibit A - NYS DOS Entity Information, Exhibit B - Organization Chart, Exhibit C - Site Access Agreement, Exhibit D - Volunteer Statement and Exhibit E - Written Consents.

The BCA states that only a portion of 148 North Main Street, Tax ID: 142.23-1-52 ("Lot 52") is included within the BCP Site, this is incorrect. The entire Lot 52 is included within the BCP Site boundary. The BCA also incorrectly lists the acreage of the BCP Site as 1.270-acres, presumed to be incorrect pursuant to rounding errors in the original application package. The correct acreage of the BCP Site is 1.291-acres. Please see Exhibit F - Survey (included with original application package/shows Lot 52 as former tax parcels 142.23-1-32, 142.23-1-37, 142.23-1-38, 142.23-1-39 and 142.23-1-40), Exhibit G - Email from Town of Rye (also included in original application package/resubmitted now as proof of the merger of the aforementioned tax parcels into Lot 52, for acreage determination purposes) and Exhibit H - Site Map.

SECTION I: CURRENT AGREEMENT INFORMATION*This section must be completed in full. Attach additional pages as necessary.*

| | |
|--|--------------------------------------|
| BCP SITE NAME: Port Chester Embassy Site | BCP SITE NUMBER: C360240 |
| NAME OF CURRENT APPLICANT(S): GS Port Chester Owner, LLC | |
| INDEX NUMBER OF AGREEMENT: C360240-08-23 | DATE OF ORIGINAL AGREEMENT: 12/18/23 |
| APPLICANT'S SIGNATORY: Ryan Souls | |

SECTION II: NEW REQUESTOR INFORMATION*Complete this section only if adding new requestor(s) or the name of an existing requestor has changed.*

| | | | |
|---|--------------------------------|----------------------------------|----------------------------------|
| NAME: Embassy Equity Partners LLC | | | |
| ADDRESS: c/o Six Acres Capital, 181 Westchester Avenue, Suite 301A | | | |
| CITY/TOWN: Port Chester, New York | | | ZIP CODE: 10573 |
| PHONE: (617) 378-1862 | EMAIL: jake@sixacrecapital.com | | |
| REQUESTOR CONTACT: Jake Borden | | | |
| ADDRESS: 181 Westchester Avenue, Suite 301A | | | |
| CITY/TOWN: Port Chester, New York | | | ZIP CODE: 10573 |
| PHONE: (617) 378-1862 | EMAIL: jake@sixacrecapital.com | | |
| REQUESTOR'S CONSULTANT: SESI Consulting Engineers | CONTACT: Fuad Dahan, PE, LSRP | | |
| ADDRESS: 959 Route 46E, Floor 3, Suite 300 | | | |
| CITY/TOWN: Parsippany, New Jersey | | | ZIP CODE: 07054 |
| PHONE: (862) 702-5719 | EMAIL: fd@sesi.org | | |
| REQUESTOR'S ATTORNEY: Knauf Shaw LLP | CONTACT: Linda R. Shaw, Esq. | | |
| ADDRESS: 2600 Innovation Square, 100 S. Clinton Avenue | | | |
| CITY/TOWN: Rochester, New York | | | ZIP CODE: 14604 |
| PHONE: (585) 546-8430 | EMAIL: lshaw@nyenvlaw.com | | |
| | | Y | N |
| 1. Is the requestor authorized to conduct business in New York State? | | <input checked="" type="radio"/> | <input type="radio"/> |
| 2. If the requestor is a corporation, LLC, LLP, or other entity requiring authorization from the NYS Department of State (NYSDOS) to conduct business in NYS, the requestor's name must appear exactly as given above in the NYSDOS Corporation & Business Entity Database. A print-out of entity information from the NYSDOS database must be submitted with this application. Is this print-out attached? | | <input checked="" type="radio"/> | <input type="radio"/> |
| 3. Requestor must submit proof that the party signing this application and amendment has the authority to bind the requestor. This would be documentation showing the authority to bind the requestor in the form of corporate organizational papers, a Corporate Resolution or an Operating Agreement or Resolution for an LLC. Is this proof attached? | | <input checked="" type="radio"/> | <input type="radio"/> |
| 4. If the requestor is an LLC, the names of the members/owners must be provided. Is this information attached? | | N/A <input type="radio"/> | <input checked="" type="radio"/> |
| 5. Describe the new requestor's relationship to all existing applicants: Parties to an Agreement | | | |

SECTION III: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Complete this section only if a transfer of ownership has taken place. Attach additional pages if necessary.

| | | |
|---|--------|-----------|
| Owner listed below is: <input type="radio"/> Existing Applicant <input type="radio"/> New Applicant <input type="radio"/> Non-Applicant | | |
| OWNER'S NAME: | | CONTACT: |
| ADDRESS: | | |
| CITY/TOWN: | | ZIP CODE: |
| PHONE: | EMAIL: | |
| OPERATOR: | | CONTACT: |
| ADDRESS: | | |
| CITY/TOWN: | | ZIP CODE: |
| PHONE: | EMAIL: | |

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION

Complete this section only if adding new requestor(s). Attach additional pages if necessary.

If answering "yes" to any of the following questions, please provide additional information as an attachment. Please refer to ECL § 27-1407 for details.

| | Y | N |
|---|-----------------------|----------------------------------|
| 1. Are any enforcement actions pending against the requestor regarding this site? | <input type="radio"/> | <input checked="" type="radio"/> |
| 2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site? | <input type="radio"/> | <input checked="" type="radio"/> |
| 3. Is the requestor subject to an outstanding claim by the Spill Fund for the site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. | <input type="radio"/> | <input checked="" type="radio"/> |
| 4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the subject law; (ii) any order or determination; (iii) any regulation implementing ECL Article 27 Title 14; or (iv) any similar statute or regulation of the state or federal government? If so, provide additional information as an attachment. | <input type="radio"/> | <input checked="" type="radio"/> |
| 5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as site name, address, DEC site number, reason for denial, and any other relevant information. | <input type="radio"/> | <input checked="" type="radio"/> |
| 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 or contaminants? | <input type="radio"/> | <input checked="" type="radio"/> |
| 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? | <input type="radio"/> | <input checked="" type="radio"/> |
| 8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department? | <input type="radio"/> | <input checked="" type="radio"/> |

| SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION (continued) | | Y | N |
|---|---|---------------------------------------|----------------------------|
| 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? | <input type="radio"/> | <input checked="" type="radio"/> | |
| 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? | <input type="radio"/> | <input checked="" type="radio"/> | |
| 11. Are there any unregistered bulk storage tanks on-site which require registration? | <input type="radio"/> | <input checked="" type="radio"/> | |
| 12. THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW: | | | |
| <input type="radio"/> PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination. | <input checked="" type="radio"/> 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 a 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 they have 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's liability arises solely as a result of ownership, operation of or involvement with the site, they must submit a statement describing why they should be considered a volunteer – be specific as to the appropriate care taken. | | |
| 13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached? | N/A <input type="radio"/> | Y <input checked="" type="radio"/> | N <input type="radio"/> |
| 14. Requestor's relationship to the property (check all that apply): <input type="checkbox"/> Prior Owner <input type="checkbox"/> Current Owner <input checked="" type="checkbox"/> Potential/Future Purchaser <input type="checkbox"/> Other: _____ | | | |
| 15. If the 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 being added to the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached? | N/A <input type="radio"/> | Y <input checked="" type="radio"/> | N <input type="radio"/> |

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES

Complete this section only if property is being added to or removed from the site, a lot merger or other change to site SBL(s) has occurred, or if modifying the site address for any reason.

1. Property information on current agreement (as modified by any previous amendments, if applicable):

ADDRESS: 128 North Main Street, 132-134 North Main Street, 136-138 North Main Street, and p/o 148 North Main Street

CITY/TOWN: Port Chester, New York

ZIP CODE: 10573

| CURRENT PROPERTY INFORMATION | TOTAL ACREAGE OF CURRENT SITE: 1.270 | | | |
|--|--------------------------------------|-------|-------|-----------|
| PARCEL ADDRESS | SECTION | BLOCK | LOT | ACREAGE |
| 128 North Main Street; 132-134 North Main Street | 142.23 | 1 | 34;35 | 0.15;0.23 |
| 136-138 North Main Street | 142.23 | 1 | 36 | 0.26 |
| p/o 148 North Main Street | 142.23 | 1 | 52 | 0.63 |

2. Requested change (check appropriate boxes below):

a. Addition of property (may require additional citizen participation depending on the nature of the expansion – see instructions)

PARCELS ADDED:

| PARCEL ADDRESS | SECTION | BLOCK | LOT | ACREAGE |
|----------------|---------|-------|-----|---------|
| | | | | |
| | | | | |
| | | | | |

TOTAL ACREAGE TO BE ADDED: _____

b. Reduction of property

PARCELS REMOVED:

| PARCEL ADDRESS | SECTION | BLOCK | LOT | ACREAGE |
|----------------|---------|-------|-----|---------|
| | | | | |
| | | | | |
| | | | | |

TOTAL ACREAGE TO BE REMOVED: _____

c. Change to SBL (e.g., lot merge, subdivision, address change)

NEW PROPERTY INFORMATION:

| PARCEL ADDRESS | SECTION | BLOCK | LOT | ACREAGE |
|--|---------|-------|-------|-------------|
| 128 North Main Street; 132-134 North Main Street | 142.23 | 1 | 34;35 | 0.156;0.225 |
| 136-138 North Main Street | 142.23 | 1 | 36 | 0.269 |
| 148 North Main Street | 142.23 | 1 | 52 | 0.641 |

3. TOTAL REVISED SITE ACREAGE: 1.291

4. For all changes requested in this section, documentation must be provided. Required attachments are listed in the application instructions. Is the required documentation attached?

| | |
|--|-----------------------------------|
| Y <input checked="" type="radio"/> | N <input type="radio"/> |
|--|-----------------------------------|

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES (continued)

Complete this section for any addition of property. Use additional copies of this section as necessary.

5. Property information for parcels being added to the BCA

| PARCEL ADDRESS | SECTION | BLOCK | LOT | ACREAGE |
|---|--|---|---------------------------------------|---------|
| | | | | |
| CURRENT OWNER: | | CONTACT NAME: | | |
| ADDRESS: | | | | |
| CITY: | | STATE: | ZIP: | |
| PHONE: | | EMAIL: | | |
| OWNERSHIP START DATE: | | | | |
| CURRENT OPERATOR: | | CONTACT NAME: | | |
| PHONE: | | EMAIL: | | |
| REQUESTOR RELATIONSHIP TO NEW PROPERTY (select from below) | | | | |
| <input type="checkbox"/> PREVIOUS OWNER | <input type="checkbox"/> CURRENT OWNER | <input type="checkbox"/> POTENTIAL/FUTURE PURCHASER | <input type="checkbox"/> OTHER: _____ | |
| <p><i>If the applicant is not the current owner of the property, documentation demonstrating site access (which includes the ability to place an environmental easement on the site) must be provided. If the applicant currently owns the property being added to the site, a copy of the deed must be included.</i></p> <p>IS PROOF OF ACCESS / OWNERSHIP ATTACHED? <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> N/A</p> | | | | |

| PARCEL ADDRESS | SECTION | BLOCK | LOT | ACREAGE |
|---|--|---|---------------------------------------|---------|
| | | | | |
| CURRENT OWNER: | | CONTACT NAME: | | |
| ADDRESS: | | | | |
| CITY: | | STATE: | ZIP: | |
| PHONE: | | EMAIL: | | |
| OWNERSHIP START DATE: | | | | |
| CURRENT OPERATOR: | | CONTACT NAME: | | |
| PHONE: | | EMAIL: | | |
| REQUESTOR RELATIONSHIP TO NEW PROPERTY (select from below) | | | | |
| <input type="checkbox"/> PREVIOUS OWNER | <input type="checkbox"/> CURRENT OWNER | <input type="checkbox"/> POTENTIAL/FUTURE PURCHASER | <input type="checkbox"/> OTHER: _____ | |
| <p><i>If the applicant is not the current owner of the property, documentation demonstrating site access (which includes the ability to place an environmental easement on the site) must be provided. If the applicant currently owns the property being added to the site, a copy of the deed must be included.</i></p> <p>IS PROOF OF ACCESS / OWNERSHIP ATTACHED? <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> N/A</p> | | | | |

6. Data supporting the addition of property to the site must be included. Please refer to the instructions for a list of required tables and figures.

ARE THE REQUIRED FIGURES AND TABLES ATTACHED?

YES NO N/A (land being added has been merged with an existing BCP lot and the applicant is not seeking to add more than an insignificant acreage of property to the BCA)

**APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT SUPPLEMENT
QUESTIONS FOR SITE SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY**

Complete this section only if the site is located within the five counties comprising New York City and the requestor is seeking a determination of eligibility for tangible property credits. Provide supporting documentation as required. Refer to the application instructions for additional information.

| | Y | N |
|--|-----------------------|-----------------------|
| 1. Is the site located in Bronx, Kings, New York, Queens or Richmond County? | <input type="radio"/> | <input type="radio"/> |
| 2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit? | <input type="radio"/> | <input type="radio"/> |
| 3. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information. | <input type="radio"/> | <input type="radio"/> |
| 4. Is the property upside down as defined below? From ECL 27-1405(31): "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. | <input type="radio"/> | <input type="radio"/> |
| 5. <u>For new tax parcels being added to the BCA through this amendment ONLY:</u> Are the parcels being added underutilized as defined below? From 6 NYCRR 375-3.2(I) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category for the new tax parcels can only be made at the time of amendment application): 375-3.2: (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 (1) the proposed use is at least 75 percent for industrial uses; or (2) at which: (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses; (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and (iii) one or more of the following conditions exists, as certified by the applicant: (a) property tax payments have been in arrears for at least five years immediately prior to the application; (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 (c) there are no structures. "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. | <input type="radio"/> | <input type="radio"/> |

| | | |
|--|-----------------------|-----------------------|
| <p>6. Is the project and affordable housing project as defined below?</p> <p>From 6 NYCRR 375-3.2(a) as of August 12, 2016:</p> <p>(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.</p> <p>(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' household's annual gross income.</p> <p>(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 homeowners at a defined maximum percentage of the area median income.</p> <p>(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.</p> | <input type="radio"/> | <input type="radio"/> |
| <p>7. Is the project a planned renewable energy facility site as defined below?</p> <p>From ECL 27-1405(33) as of April 9, 2022:</p> <p>"Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.</p> <p>From Public Service Law Article 4 Section 66-p as of April 23, 2021:</p> <p>(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.</p> | <input type="radio"/> | <input type="radio"/> |
| <p>8. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and meets the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?</p> <p>From ECL 75-0111 as of April 9, 2022:</p> <p>(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.</p> | <input type="radio"/> | <input type="radio"/> |

| PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT | |
|--|--------------------------------------|
| EXISTING AGREEMENT INFORMATION | |
| BCP SITE NAME: Port Chester Embassy Site | BCP SITE NUMBER: C360240 |
| NAME OF CURRENT APPLICANT(S): GS Port Chester Owner, LLC | |
| INDEX NUMBER OF AGREEMENT: C360240-08-23 | DATE OF ORIGINAL AGREEMENT: 12/18/23 |

Declaration of Amendment:

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

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

STATEMENT OF CERTIFICATION AND SIGNATURES: NEW REQUESTOR

Complete the appropriate section (individual or entity) below only if this Amendment adds a new requestor. Attach additional pages as needed.

(Individual)

I hereby affirm that the information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory _____ (title) of Embassy Equity Partners LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Jake Borden signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon sign; _____ tment.

Date: 1/6/2026 Signature: Jacob Borden _____

Print Name: Jake Borden

DocuSigned by:

 1D76EBBE406745D...

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

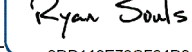
I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of GS Port Chester Owner, LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Ryan Souls signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 1/6/2026 Signature:  _____

Print Name: Ryan Souls

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

| | |
|--|--|
| <input type="checkbox"/> PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination. | <input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination. |
|--|--|

Effective Date of the Original Agreement: 12/18/23

Signature by the Department:

DATED: 3/31/26

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By:

 _____

Janet E. Brown, Assistant Director
 Division of Environmental Remediation

SUBMITTAL REQUIREMENTS:

- The Department accepts both hard copy and electronic submittal of the *Application to Amend Brownfield Cleanup Agreement and Amendment* form.
- Hard copy submissions must also include an electronic version of the complete application form and attachments, in final, non-fillable Portable Document Format (PDF), on an external storage device (such as a thumb drive or CD). Applications must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway, 12th Floor
 - Albany, NY 12233-7015
- NOTE: Electronic applications submitted in fillable format will be rejected.

EXHIBIT A



Department of State

Division of Corporations

Entity Information

[Return to Results](#)

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Entity Details ^

ENTITY NAME: EMBASSY EQUITY PARTNERS LLC

DOS ID: 7659906

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 07/15/2025

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 07/15/2025

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: WESTCHESTER

NEXT STATEMENT DUE DATE: 07/31/2027

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

[<](#) [ENTITY DISPLAY](#) [NAME HISTORY](#) [FILING HISTORY](#) [MERGER HISTORY](#) [ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: THE LLC

Address: 181 WESTCHESTER AVE, STE 301A, PORT CHESTER, NY, UNITED STATES, 10573

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value

Number Of Shares

Value Per Share

EXHIBIT B

Exhibit B

List of Members/Organization Chart

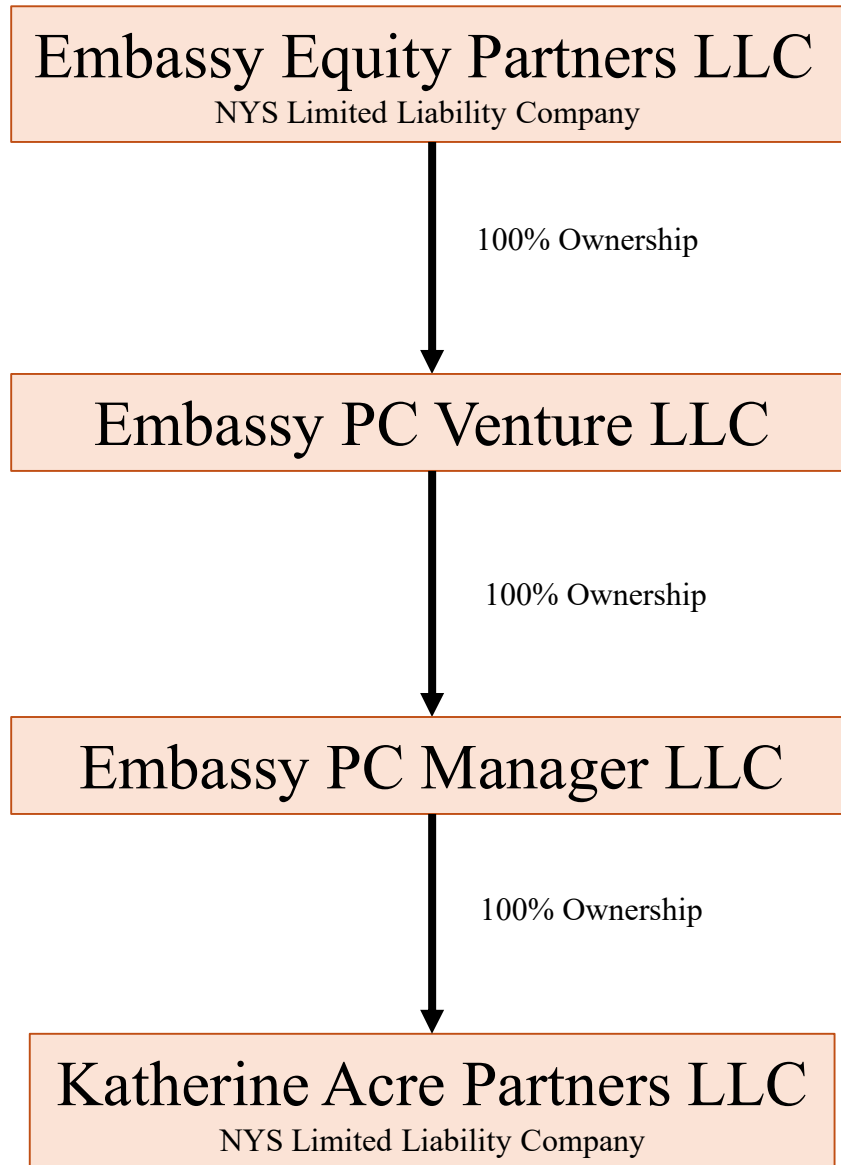


EXHIBIT C

Embassy Equity Partners LLC
181 Westchester Avenue, Suite 301A
Port Chester, New York 10573

128-130 N. Main Owners LLC
Attn: Nick Williams
181 Westchester Avenue, Suite 301A
Portchester, New York 10573

**RE: Site Access to Preform Brownfield Cleanup Program (“BCP”) Work
Port Chester Embassy Site
C360240**

Dear Mr. Williams:

As you are aware, the property located at 128 North Main Street, Port Chester, New York (Tax ID: 142.23-1-34) (the “Property”) is subject to a Brownfield Cleanup Agreement (“BCA”) between the NYS Department of Environmental Conservation (“NYS DEC”) and GS Port Chester Owner, LLC (Index No. C360240-08-23), and is therefore a portion of the BCP site known as the Port Chester Embassy Site (Site No.: C360240) (the “BCP Site”). 128-130 N. Main Owners LLC (the “Owner”) remains the current title owner of the Property. Embassy Equity Partners LLC (the “LLC”) is submitting a BCA Amendment Application to the NYS DEC to be added as a Volunteer-Remedial Party to the BCA; therefore, the LLC needs your written permission, as a representative of the Owner, to access the Property for the purpose of performing environmental investigation and remediation work pursuant to the BCA.

By signing below, you are representing that the Owner is granting the LLC what is known as a “temporary license” to allow appropriate contractors hired to enter the Property to perform investigation and remediation work until such time as the LLC becomes title owner of the Property. The LLC promises to provide copies of any information generated about the Property, and if the Property is accidentally damaged in any way, the LLC agrees to repair the damage and restore the Property to the way it was before entered by the LLC or hired contractors of the LLC. The contractors will also maintain insurance that could cover any accidents on the Property. The LLC promises to minimize any and all inconvenience to you in connection with this work.

In addition, in the unlikely circumstance that the Owner still owns the Property when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, the Owner also agrees to impose an environmental easement on the Property if required by the NYS DEC.

Sincerely,

DocuSigned by:

Jacob Borden

1D76EBBE406745D...

Jake Borden, Member

Embassy Equity Partners LLC

Embassy Equity Partners LLC
181 Westchester Avenue, Suite 301A
Port Chester, New York 10573

As an authorized person of the Owner, I am granting temporary license and agree to allow the LLC, and their agents to enter the Property to perform BCP investigation and/or remediation work required pursuant to the BCA.

DocuSigned by:

Nicholas Williams

B1E107C976DB475...

128-130 N. Main Owners LLC

Name: Nick Williams

Embassy Equity Partners LLC
181 Westchester Avenue, Suite 301A
Port Chester, New York 10573

D.R. Main, LLC
Attn: Daniel S. Lux, Managing Member
55 South Main Street, Suite #2-B
Port Chester, New York 10573

**RE: Site Access to Preform Brownfield Cleanup Program (“BCP”) Work
Port Chester Embassy Site
C360240**

Dear Mr. Lux:

As you are aware, the property located at 132-134 North Main Street, Port Chester, New York (Tax ID: 142.23-1-35) (the “Property”) is subject to a Brownfield Cleanup Agreement (“BCA”) between the NYS Department of Environmental Conservation (“NYS DEC”) and GS Port Chester Owner, LLC (Index No. C360240-08-23), and is therefore a portion of the BCP site known as the Port Chester Embassy Site (Site No.: C360240) (the “BCP Site”). D.R. Main, LLC (the “Owner”) remains the current title owner of the Property. Embassy Equity Partners LLC (the “LLC”) is submitting a BCA Amendment Application to the NYS DEC to be added as a Volunteer-Remedial Party to the BCA; therefore, the LLC needs your written permission, as a representative of the Owner, to access the Property for the purpose of performing environmental investigation and remediation work pursuant to the BCA.

By signing below, you are representing that the Owner is granting the LLC what is known as a “temporary license” to allow appropriate contractors hired to enter the Property to perform investigation and remediation work until such time as the LLC becomes title owner of the Property. The LLC promises to provide copies of any information generated about the Property, and if the Property is accidentally damaged in any way, the LLC agrees to repair the damage and restore the Property to the way it was before entered by the LLC or hired contractors of the LLC. The contractors will also maintain insurance that could cover any accidents on the Property. The LLC promises to minimize any and all inconvenience to you in connection with this work.

In addition, in the unlikely circumstance that the Owner still owns the Property when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, the Owner also agrees to impose an environmental easement on the Property if required by the NYS DEC.

Sincerely,

DocuSigned by:

Jacob Borden

1D76EBBE406745D...

Jake Borden, Member
Embassy Equity Partners LLC

Embassy Equity Partners LLC
181 Westchester Avenue, Suite 301A
Port Chester, New York 10573

As an authorized person of the Owner, I am granting temporary license and agree to allow the LLC, and their agents to enter the Property to perform BCP investigation and/or remediation work required pursuant to the BCA.

DocuSigned by:

Daniel Lux

9A3AE99E45E141B...

D.R. Main, LLC

Name: Daniel S. Lux

Title: Managing Member

Embassy Equity Partners LLC
181 Westchester Avenue, Suite 301A
Port Chester, New York 10573

Embassy Real Estate Partners, LLC
c/o New England Land Company
Attn: John McAtee
66 Field Point Rd
Greenwich, CT 06830

**RE: Site Access to Preform Brownfield Cleanup Program (“BCP”) Work
Port Chester Embassy Site
C360240**

To Whom It May Concern:

As you are aware, the property located at 136-138 North Main Street, Port Chester, New York (Tax ID: 142.23-1-36) (the “Property”) is subject to a Brownfield Cleanup Agreement (“BCA”) between the NYS Department of Environmental Conservation (“NYS DEC”) and GS Port Chester Owner, LLC (Index No. C360240-08-23), and is therefore a portion of the BCP site known as the Port Chester Embassy Site (Site No.: C360240) (the “BCP Site”). Embassy Real Estate Partners, LLC (the “Owner”) remains the current title owner of the Property. Embassy Equity Partners LLC (the “LLC”) is submitting a BCA Amendment Application to the NYS DEC to be added as a Volunteer-Remedial Party to the BCA; therefore, the LLC needs your written permission, as a representative of the Owner, to access the Property for the purpose of performing environmental investigation and remediation work pursuant to the BCA.

By signing below, you are representing that the Owner is granting the LLC what is known as a “temporary license” to allow appropriate contractors hired to enter the Property to perform investigation and remediation work until such time as the LLC becomes title owner of the Property. The LLC promises to provide copies of any information generated about the Property, and if the Property is accidentally damaged in any way, the LLC agrees to repair the damage and restore the Property to the way it was before entered by the LLC or hired contractors of the LLC. The contractors will also maintain insurance that could cover any accidents on the Property. The LLC promises to minimize any and all inconvenience to you in connection with this work.

In addition, in the unlikely circumstance that the Owner still owns the Property when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, the Owner also agrees to impose an environmental easement on the Property if required by the NYS DEC.

Sincerely,

DocuSigned by:

Jacob Borden

1D76EBBE406745D...

Jake Borden, Member

Embassy Equity Partners LLC

Embassy Equity Partners LLC
181 Westchester Avenue, Suite 301A
Port Chester, New York 10573

As an authorized person of the Owner, I am granting temporary license and agree to allow the LLC, and their agents to enter the Property to perform BCP investigation and/or remediation work required pursuant to the BCA.

Signed by:


7CA01C77E0F6491...

Embassy Real Estate Partners LLC

Name: John McAtee

Title: Managing Member

Embassy Equity Partners LLC
181 Westchester Avenue, Suite 301A
Port Chester, New York 10573

The Embassy Port Chester LLC
Attn: Nick Williams
181 Westchester Avenue, Suite 301A
Port Chester, New York 10573

**RE: Site Access to Preform Brownfield Cleanup Program (“BCP”) Work
Port Chester Embassy Site
C360240**

Dear Mr. Williams:

As you are aware, the property located at 148 North Main Street, Port Chester, New York (Tax ID: 142.23-1-52) (the “Property”) is subject to a Brownfield Cleanup Agreement (“BCA”) between the NYS Department of Environmental Conservation (“NYS DEC”) and GS Port Chester Owner, LLC (Index No. C360240-08-23), and is therefore a portion of the BCP site known as the Port Chester Embassy Site (Site No.: C360240) (the “BCP Site”). The Embassy Port Chester LLC (the “Owner”) remains the current title owner of the Property. Embassy Equity Partners LLC (the “LLC”) is submitting a BCA Amendment Application to the NYS DEC to be added as a Volunteer-Remedial Party to the BCA; therefore, the LLC needs your written permission, as a representative of the Owner, to access the Property for the purpose of performing environmental investigation and remediation work pursuant to the BCA.

By signing below, you are representing that the Owner is granting the LLC what is known as a “temporary license” to allow appropriate contractors hired to enter the Property to perform investigation and remediation work until such time as the LLC becomes title owner of the Property. The LLC promises to provide copies of any information generated about the Property, and if the Property is accidentally damaged in any way, the LLC agrees to repair the damage and restore the Property to the way it was before entered by the LLC or hired contractors of the LLC. The contractors will also maintain insurance that could cover any accidents on the Property. The LLC promises to minimize any and all inconvenience to you in connection with this work.

In addition, in the unlikely circumstance that the Owner still owns the Property when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, the Owner also agrees to impose an environmental easement on the Property if required by the NYS DEC.

Sincerely,

DocuSigned by:

Jacob Borden

1D76EBBE406745D...

Jake Borden, Member

Embassy Equity Partners LLC

Embassy Equity Partners LLC
181 Westchester Avenue, Suite 301A
Port Chester, New York 10573

As an authorized person of the Owner, I am granting temporary license and agree to allow the LLC, and their agents to enter the Property to perform BCP investigation and/or remediation work required pursuant to the BCA.

DocuSigned by:

Nicholas Williams

B1E107C976DB475...

The Embassy Port Chester LLC

Name: Nick Williams

EXHIBIT D

VOLUNTEER STATEMENT

The Requestor Embassy Equity Partners LLC certifies it is a Volunteer, since it does not have nor has ever had a relationship with any of the past owners or operators that caused the contamination of the Brownfield Cleanup Program (“BCP”) site, Port Chester Embassy Site, BCP Site No. C241283 with an address of 128 N. Main St., 132-134 N. Main St., 136-138 N. Main St. and 148 N. Main St., Port Chester, New York 10573 (“BCP Site”). Embassy Equity Partners LLC did not have any involvement with the BCP Site at the time of disposal. Embassy Equity Partners LLC is the prospective fee title owner of the BCP Site. Embassy Equity Partners LLC will perform all required environmental due diligence prior to becoming fee title owner of the BCP Site and will implement due care of the BCP Site during any BCP Site access activities once they become fee title owner.

EXHIBIT E

WRITTEN CONSENT

The undersigned, being a 50/50 partner of Katherine Acre Partners LLC, which is the sole owner of Embassy PC Manager LLC, which is the sole owner of Embassy PC Venture LLC, which is the sole owner of Embassy Equity Partners LLC, does hereby certify as follows:

1. Embassy Equity Partners LLC is a prospective Volunteer for the Brownfield Cleanup Program (“BCP”) Site located at 128 N. Main St., 132-134 N. Main St., 136-138 N. Main St., and 148 N. Main St., Port Chester, New York (Section 142.23, Block 1, Lots 34, 35, 36 and 52), known as the Port Chester Embassy Site (DEC Site No.: C360240) (the “BCP Site”).
2. Jake Borden, the other 50/50 partner of Katherine Acre Partners LLC, which is the sole owner of Embassy PC Manager LLC, which is the sole owner of Embassy PC Venture LLC, which is the sole owner of Embassy Equity Partners LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of BCP the Site Volunteer Embassy Equity Partners LLC, in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 9th day of January, 2026.

DocuSigned by:
By: Nicholas Williams
B1E107C976DB475...
Nick Williams, 50/50 Partner of
Katherine Acre Partners LLC, sole owner of
Embassy PC Manager LLC, sole owner of
Embassy PC Venture LLC, sole owner of
Embassy Equity Partners LLC

WRITTEN CORPORATE CONSENT

The undersigned, GS Port Chester Holdings (US Dev) I, LLC as the sole member of GS Port Chester Owner, LLC, does hereby certified as follows:

1. GS Port Chester Owner, LLC, is the volunteer for the Brownfield Cleanup Program (BCP) Site located at 128 N. Main Street (142.23-1-34), 132-134 N. Main Street (142.23-1-35), 136-138 N. Main Street (142.23-1-36) and 148 N. Main Street (142.23-1-52), known as the Port Chester Embassy Site, BCP Site No.: C360240 (collectively the “BCP Site”).

2. The following person, Ryan Souls, is the authorized signatory for GS Port Chester Holdings (US Dev) I, LLC, which is the sole member of GS Port Chester Owner, LLC. As such, Ryan Souls is hereby authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer GS Port Chester Owner, LLC in relation to the BCP Site.

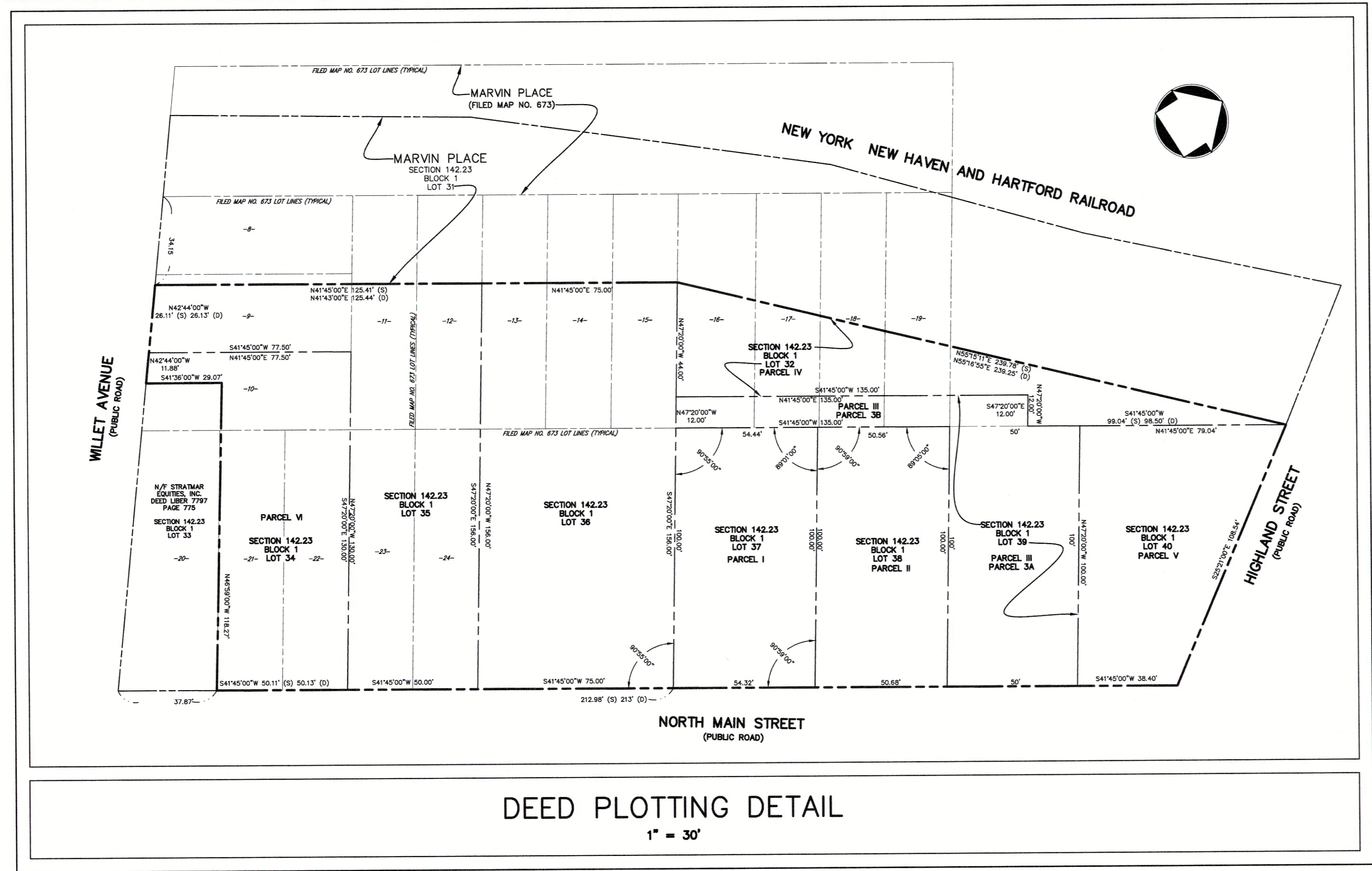
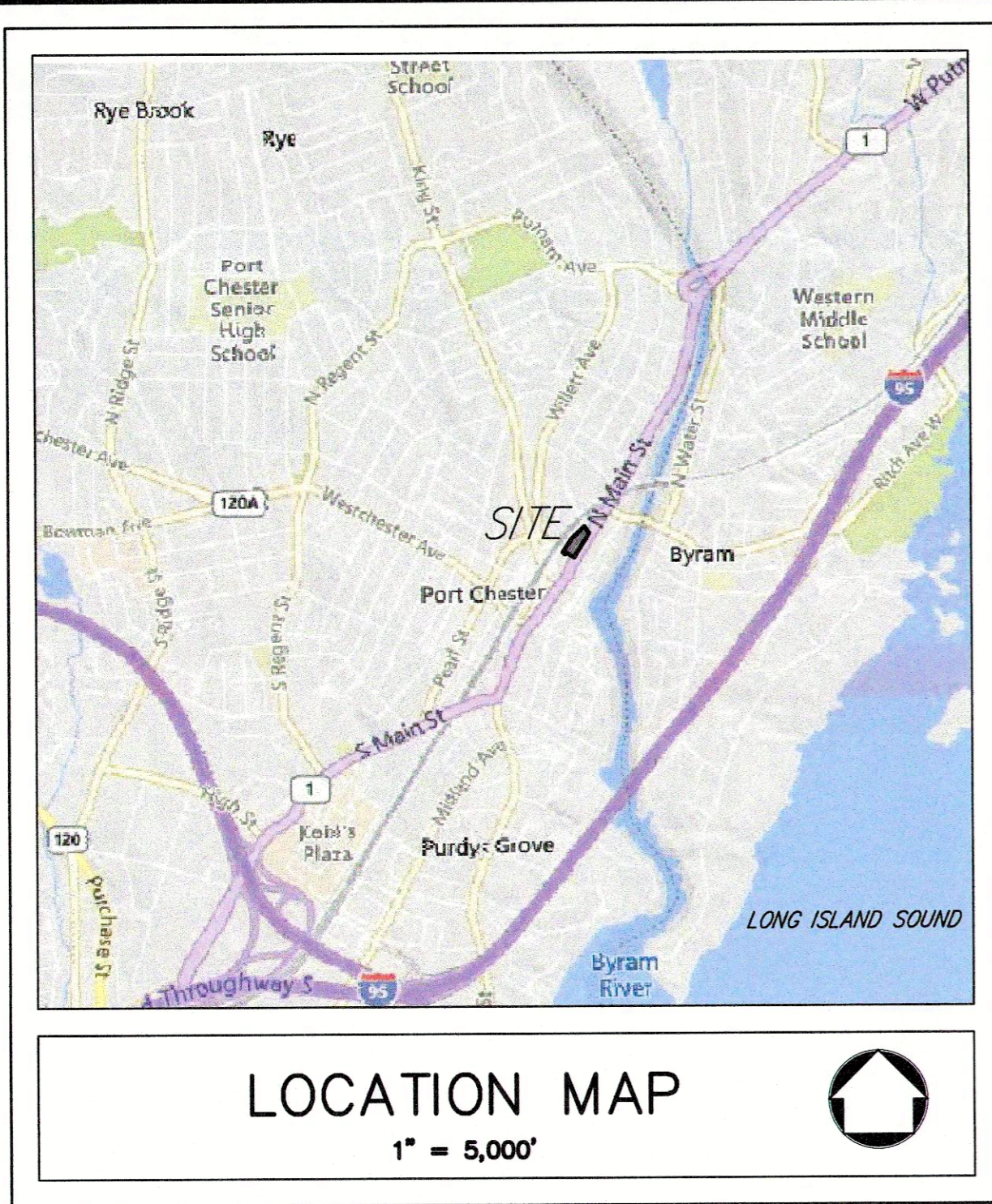
IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 19 day of October, 2023.

GS Port Chester Owner, LLC
Sole Member: GS Port Chester Holdings (US Dev) I, LLC

A handwritten signature in black ink, appearing to read 'Gary Kerr', is written over a horizontal line.

Gary Kerr
Vice President

EXHIBIT F

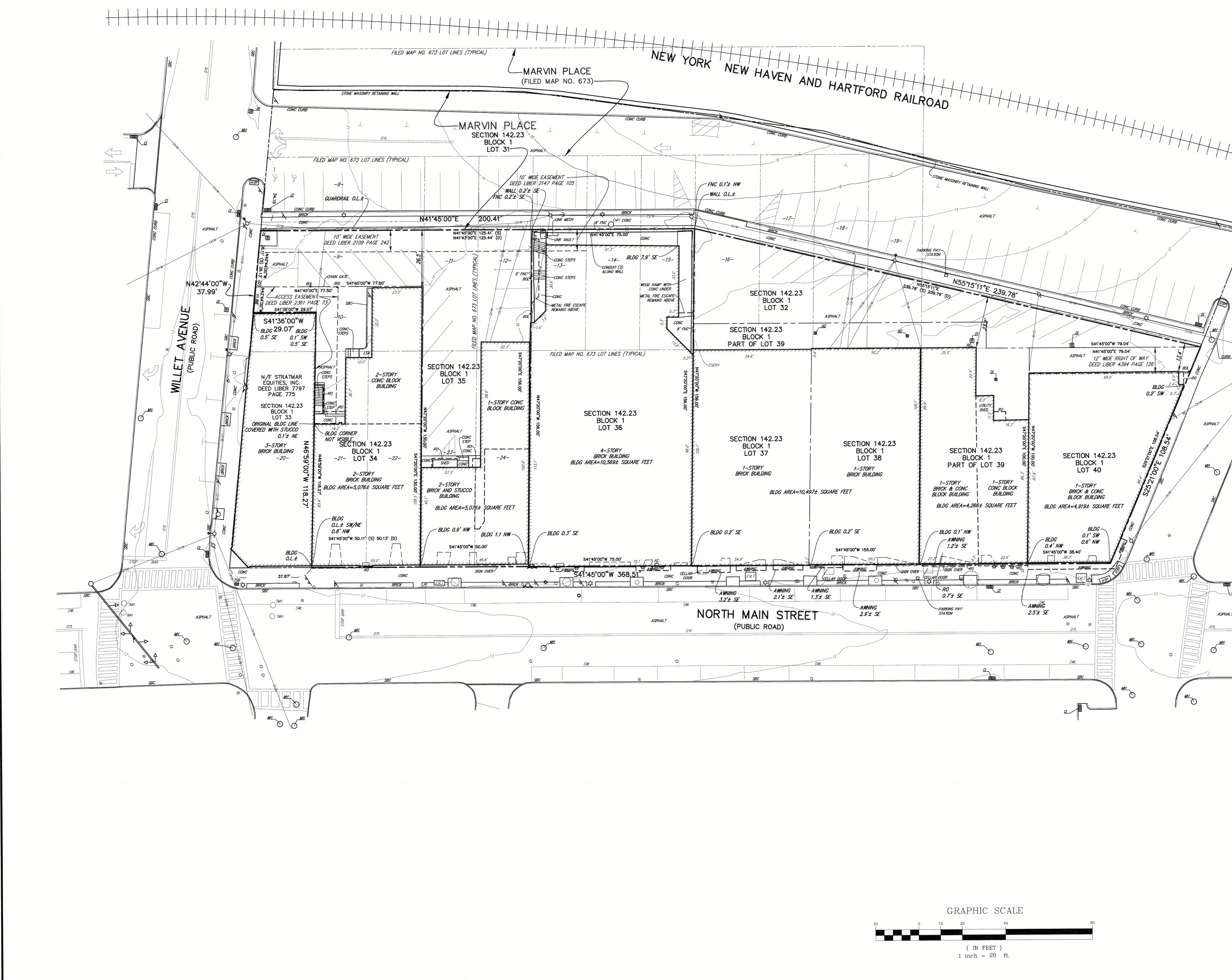


ABBREVIATIONS

| | |
|------|------------------------------|
| ASP | ASPHALT |
| BLDG | BUILDING |
| CMF | CORRUGATED METAL PIPE |
| (D) | DEED |
| E | EAST |
| EBX | ELECTRIC BOX |
| FNC | CHAIN LINK FENCE |
| FND | FUND |
| FNS | STOCKADE FENCE |
| FNW | WIRE FENCE |
| GM | GAS METER |
| N | NORTH |
| NO. | NUMBER |
| O.L. | ON LINE |
| POS | POSSIBLE |
| RCF | REINFORCED CONCRETE PIPE |
| RET | RETAINING |
| RMS | GAS VALVE |
| S | SOUTH |
| (S) | SURVEY |
| SBC | STONE BLOCK CURB |
| SMRW | STONE MASONRY RETAINING WALL |
| V.LT | VAULT |
| W | WEST |

ALTA/NSPS LAND TITLE SURVEY LEGEND

| | |
|----------------------------|------|
| ADJACENT PROPERTY LINE | --- |
| AIR CONDITIONER | AC |
| BOLLARD | BB |
| COMBINATION INLET | CI |
| CLEAN OUT | CO |
| CONTOUR LINE | CL |
| CURB | CR |
| CURB CUT | CC |
| DRAIN INLET | DI |
| DRAIN MANHOLE | DM |
| EASEMENT LINE | EL |
| ELECTRIC MANHOLE | EM |
| FENCE | F |
| FENCE POST | FP |
| FIRE CONNECTION | FC |
| GAS LINE | GL |
| GAS VALVE | GV |
| GUIDE RAIL | GR |
| GUY WIRE AND ANCHOR | GW |
| HYDRANT | H |
| LIGHT POST | LP |
| MANHOLE | M |
| MANHOLE | MA |
| OVERHEAD WIRE | OW |
| PARKING COUNT | PC |
| PROPERTY CORNER | PCOR |
| PROPERTY LINE | PL |
| ROOF OVER | RO |
| SANITARY SEWER PIPE | SSP |
| SANITARY SEWER PIPE | SSP |
| SEW | SEW |
| TELECOMMUNICATIONS MANHOLE | TCM |
| TRANSFORMER | T |
| UTILITY POLE | UP |
| UTILITY POLE WITH LIGHT | UPL |
| VENT PIPE | VP |
| WALL | W |
| WATER LINE | WL |
| WATER VALVE | WV |



OVERALL SURVEYED LEGAL DESCRIPTION:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF PORT CHESTER, TOWN OF RYE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ALONG THE NORTHEASTERLY LINE OF NORTH MAIN STREET AT ITS POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF HIGHLAND STREET;

THENCE ALONG SAID NORTHEASTERLY LINE OF NORTH MAIN STREET, SOUTH 41 DEGREES 45 MINUTES 00 SECONDS WEST, 368.51 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION OR FORMERLY OF STRATMAY ESTATES, INC., AS DESCRIBED IN A DEED DATED NOVEMBER 3, 1982 AND RECORDED AS DEED LIBER 7797 AT PAGE 779 OF THE PORT CHESTER TAX MAP;

THENCE ALONG SAID DIVISION LINE, NORTH 46 DEGREES 59 MINUTES 00 SECONDS WEST, 118.27 FEET, AND SOUTH 41 DEGREES 36 MINUTES 00 SECONDS WEST, 29.07 FEET TO THE NORTHEASTERLY LINE OF WILLET AVENUE;

THENCE ALONG SAID NORTHEASTERLY LINE OF WILLET AVENUE, NORTH 42 DEGREES 44 MINUTES 00 SECONDS WEST, 37.99 FEET TO THE SOUTHEASTERLY LINE OF MARVIN PLACE AS SHOWN ON THE TOWN OF RYE-VILLAGE OF PORT CHESTER TAX MAP, NORTH 41 DEGREES 45 MINUTES 00 SECONDS EAST, 250.44 AND 62.91 DEGREES 15 MINUTES 11 SECONDS EAST, 239.78 FEET TO THE AFORESAID SOUTHWESTERLY LINE OF HIGHLAND STREET;

THENCE SAID SOUTHWESTERLY LINE OF HIGHLAND STREET, SOUTH 25 DEGREES 21 MINUTES 00 SECONDS EAST, 108.54 FEET TO THE POINT OF BEGINNING.

NOTES & REFERENCES:

- THIS MAP IS BASED UPON A FIELD SURVEY COMPLETED ON JANUARY 20, 2023. TOPOGRAPHY AND SOME FEATURES SHOWN HEREON ARE DERIVED USING PHOTOGRAMMETRIC METHODS SUPPLEMENTED WITH GROUND MEASUREMENTS. ORTHOPHOTOGRAPHY WAS PROCESSED BY AEROTAS. TOPOGRAPHY AND MAPPING WERE PROCESSED AND COMPILED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC. PHOTOGRAPHY FOR PHOTOGRAMMETRIC MAPPING WAS TAKEN ON DECEMBER 29, 2022.
- SOURCE OF TITLE:
 - WITH RESPECT TO SECTION 142.23 BLOCK 1 TAX LOTS 32, 37, 38 AND 39, A DEED FROM SARA FLEISHMAN ET AL. TO THE EMBASSY PORT CHESTER LLC, DATED AUGUST 30, 2019 AND RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON SEPTEMBER 4, 2019 AS DEED CONTROL NO. 5923451. LOT AREA IS 0.50228 ACRES OR 22,059 SQUARE FEET.
 - WITH RESPECT TO SECTION 142.23 BLOCK 1 TAX LOT 40, A DEED FROM PETER GORDONS TO THE EMBASSY PORT CHESTER LLC, DATED SEPTEMBER 17, 2019 AND RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON SEPTEMBER 20, 2019 AS DEED CONTROL NO. 59233056. LOT AREA IS 0.134604 ACRES OR 5,872 SQUARE FEET.
 - WITH RESPECT TO SECTION 142.23 BLOCK 1 TAX LOT 34, A DEED FROM CALIF ISLAND ASSOCIATES LLC TO 126-150 N MAIN OWNERS LLC, DATED MAY 19, 2022 AND RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON JUNE 28, 2022 AS DEED CONTROL NO. 62132385. LOT AREA IS 0.156088 ACRES OR 6,799 SQUARE FEET.
 - WITH RESPECT TO SECTION 142.23 BLOCK 1 TAX LOT 35, A DEED FROM D.R. MAIN CORP. TO D.R. MAIN LLC, DATED APRIL 20, 1988 AND RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON APRIL 30, 1988 AS DEED LIBER 11985 AT PAGE 27. LOT AREA IS 0.224686 ACRES OR 9,787 SQUARE FEET.
 - WITH RESPECT TO SECTION 142.23 BLOCK 1 TAX LOT 36, A DEED FROM WESTCHESTER PLAYHOUSES, INC. TO EMBASSY REAL ESTATE PARTNERS, L.L.C., DATED SEPTEMBER 27, 2012 AND RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON OCTOBER 11, 2012 AS DEED CONTROL NO. 522493418. LOT AREA IS 0.208572 ACRES OR 11,899 SQUARE FEET.
- BEARING BASE IS IN KEEPING WITH DEED CONTROL NO. 522493418.
- TITLE EXCEPTIONS:
 - WITH RESPECT TO SECTION 142.23 BLOCK 1 TAX LOT 35, REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY TITLE NO. NCS-1F39Y02-R03 WITH AN EFFECTIVE DATE OF OCTOBER 8, 2022. THE FOLLOWING COVENANTS, CONDITIONS AND EASEMENTS ARE CONTAINED IN THE TITLE REPORT:
 - PERPETUAL EASEMENT CONTAINED IN DEED LIBER 2109 AT PAGE 242 (PLOTTED).
 - WITH RESPECT TO SECTION 142.23 BLOCK 1 TAX LOT 36, REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY TITLE NO. NCS-1F39Y02-R03 WITH AN EFFECTIVE DATE OF OCTOBER 8, 2022. THE FOLLOWING COVENANTS, CONDITIONS AND EASEMENTS ARE CONTAINED IN THE TITLE REPORT:
 - FOR INFORMATION ONLY - PASSAGEWAY EASEMENT CONTAINED IN DEED LIBER 2147 AT PAGE 105 (PLOTTED).
 - WITH RESPECT TO SECTION 142.23 BLOCK 1 TAX LOTS 32, 34, 37, 38, 39 AND 40, REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY TITLE NO. NCS-1F39Y02-R03 WITH AN EFFECTIVE DATE OF OCTOBER 8, 2022. THE FOLLOWING COVENANTS, CONDITIONS AND EASEMENTS ARE CONTAINED IN THE TITLE REPORT:
 - AS TO PARCEL IV - PERPETUAL RIGHT OF WAY DESCRIBED IN DEED LIBER 2361 AT PAGE 73 (PLOTTED).
 - AS TO PARCEL II - UTILITY EASEMENT, COVENANTS AND RESTRICTIONS CONTAINED IN DEED LIBER 4193 AT PAGE 63 (CANNOT BE PLOTTED; NOT DESCRIBED).
 - AS TO PARCEL III - UTILITY EASEMENT CONTAINED IN DEED LIBER 4197 AT PAGE 399 (CANNOT BE PLOTTED; NOT DESCRIBED).
 - AS TO PARCELS I, II, AND III - RIGHT OF WAY EASEMENT DESCRIBED IN DEED LIBER 4384 AT PAGE 128 (PLOTTED).
 - AS TO PARCEL III - RIGHTS FOR OTHERS TO MAINTAIN RETAINING WALL FOOTINGS AS CONTAINED IN DEED LIBER 4411 AT PAGE 457 (CANNOT BE PLOTTED; RETAINING WALL APPEARS TO BE CLEAR OF THE SUBJECT PROPERTY).
 - AS TO PARCEL III - ELECTRIC UTILITY CONTAINED IN DEED LIBER 4416 AT PAGE 83 (CANNOT BE PLOTTED; NOT DESCRIBED).
 - AS TO PARCEL I - PARTY WALL AGREEMENT RECORDED IN DEED LIBER 3425 AT PAGE 25 (CANNOT BE PLOTTED; AGREEMENT IS WITH PROPERTY (PARCEL I) TO THE NORTH).
 - AS TO PARCEL II - PARTY WALL AGREEMENT RECORDED IN DEED LIBER 3798 AT PAGE 283 (CANNOT BE PLOTTED; AGREEMENT IS WITH PROPERTY (PARCEL I) TO THE NORTH).
 - AS TO PARCEL II - PARTY WALL AGREEMENT RECORDED IN DEED LIBER 3428 AT PAGE 109 DEED LIBER 3801 AT PAGE 393 (CANNOT BE PLOTTED; AGREEMENT IS WITH PROPERTY (PARCEL I) TO THE SOUTH).
- REFERENCE IS MADE TO THE FOLLOWING MAPS USED IN THE PREPARATION OF THIS SURVEY:
 - AN UNTITLED MAP PREPARED BY J. A. KIRBY CO., DATED MARCH 20, 1946 AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON JUNE 7, 1946 AS MAP NO. 6086.
 - A MAP TITLED "SURVEY OF PROPERTY TO BE CONVEYED BY JESSE T. DAVIS HOLDING CO. INC. TO JACOB RODZINSKY ET AL" PREPARED BY J. A. KIRBY CO., DATED JUNE 4, 1946 AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON JULY 25, 1946 AS MAP NO. 6134.
 - A MAP TITLED "MAP OF A PORTION OF THE MOSEMAN ESTATE" PREPARED BY J. A. KIRBY CO., AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON APRIL 10, 1980 AS MAP NO. 673.
 - A MAP TITLED "NEW YORK NEW HAVEN & HARTFORD RAILROAD REAL ESTATE & RIGHT OF WAY DEPARTMENT LAND IN PORTCHESTER, N.Y. TO BE CONVEYED TO JESSE T. DAVIS & SON, INC." DATED APRIL 1946 AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON JULY 15, 1946 AS MAP NO. 6123.
- THE PREMISES SURVEYED ARE DESIGNATED AS SECTION 142.23 BLOCK 1 TAX LOTS 32, 34, 35, 36, 37, 38, 39 AND 40 ON THE TOWN OF RYE TAX ROLLS. TOTAL LOT AREA IS 1.220336 ACRES OR 56,208 SQUARE FEET.
- ALL SUBSURFACE UTILITIES SHOWN ARE NOT SHOWN. THE LOCATION OR COMPLETENESS OF UNDERGROUND UTILITIES CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL 0293, COMMUNITY PANEL NUMBER 36928 WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007 ARE LOCATED IN ZONE X (SHADED) AREA DETERMINED TO BE IN THE 0.26 TO 1 ANNUAL CHANCE FLOODPLAIN AND ARE AS WITH THE BASE FLOOD ELEVATION DETERMINED TO BE BETWEEN 12.02 AND 12.12.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF COMPLETING THE FIELD SURVEY.
- THERE ARE NO KNOWN CHANGES OF THE RIGHT OF WAY LINES, EVIDENCE OF RECENT SIDEWALK OR STREET CONSTRUCTION OR REPAIRS.
- AT THE TIME WHEN THE FIELD SURVEY WAS CONDUCTED, THERE WERE NO NETLANS DELINEATED OR FLAGGED.
- THE LOT LINES OF THE RECORD LEGAL DESCRIPTIONS AS DESCRIBED HEREON ARE CONTIGUOUS WITH ONE ANOTHER, ADJACENT PROPERTIES AND PUBLIC RIGHT OF WAYS. THERE ARE NO GAPS, GORES OR OVERLAPS.
- CONTOUR INTERVAL IS (1) ONE FOOT. VERTICAL DATUM IS REFERENCED TO NAVD 1988 WHICH WAS OBTAINED BY GPS METHODS.
- UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 2208, SUB-DIVISION 2.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE VALID TRUE COPIES. UNAUTHORIZED REPRODUCTION OF THIS MAP IS A VIOLATION OF APPLICABLE LAWS.

SURVEYOR'S CERTIFICATE

CERTIFIED TO: GREYSTAR DEVELOPMENT EAST, LLC, ITS ASSIGNEES AND NOMINEES
FIRST AMERICAN TITLE INSURANCE COMPANY, ITS ASSIGNEES AND NOMINEES

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2023 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 20, 2023.

THOMAS B. SCHMIDT, No. 52821
01/27/2023

Date: 01/27/2023
 1. REVISED PER COMMENTS
 1. REVISED PER COMMENTS

Reason:

CLIENT:

GS WHITE PLAINS OWNER, LLC
 C/O GREYSTAR 530 FIFTH AVENUE, SUITE 808
 NEW YORK, NY 10036

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.

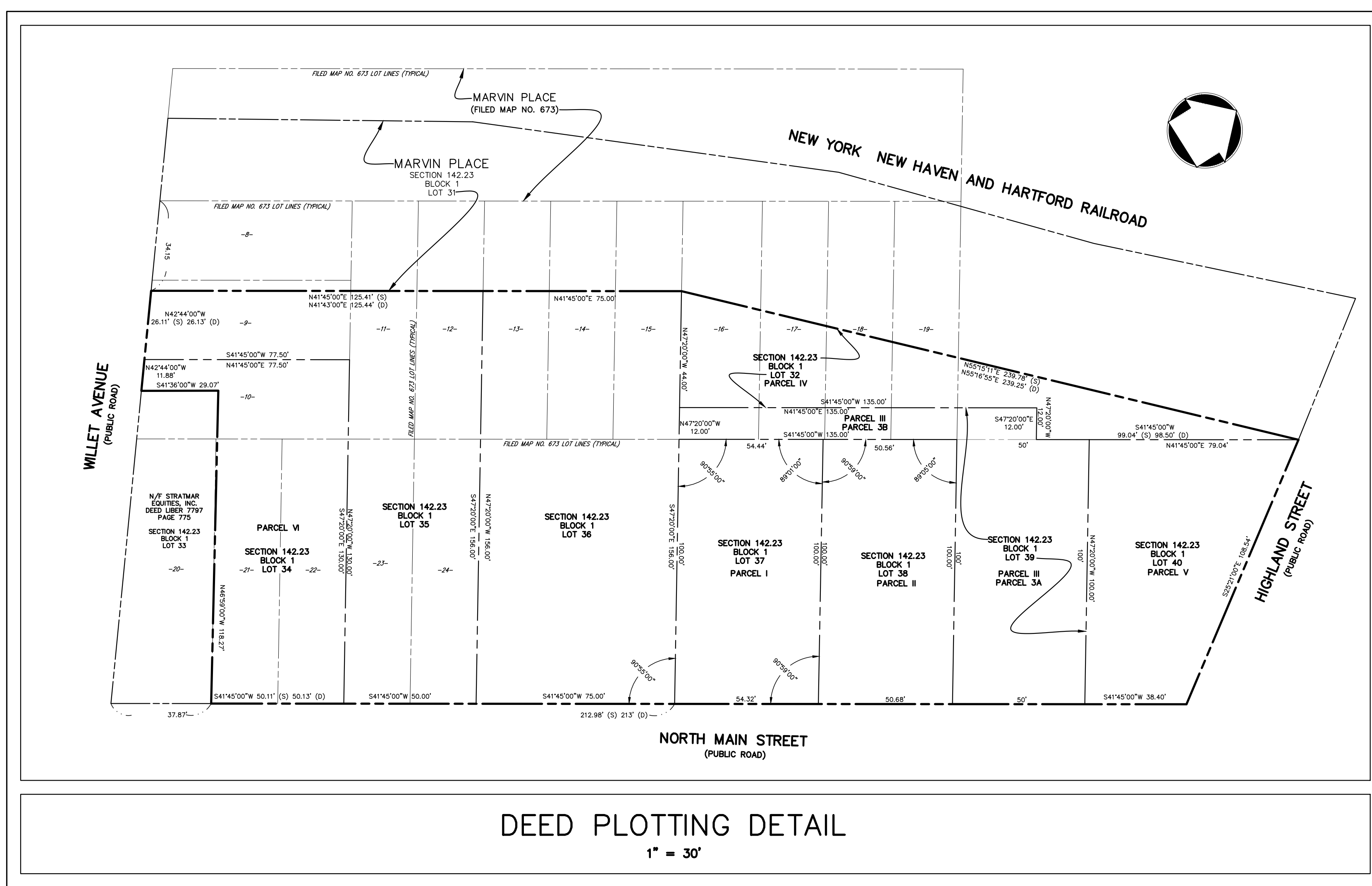
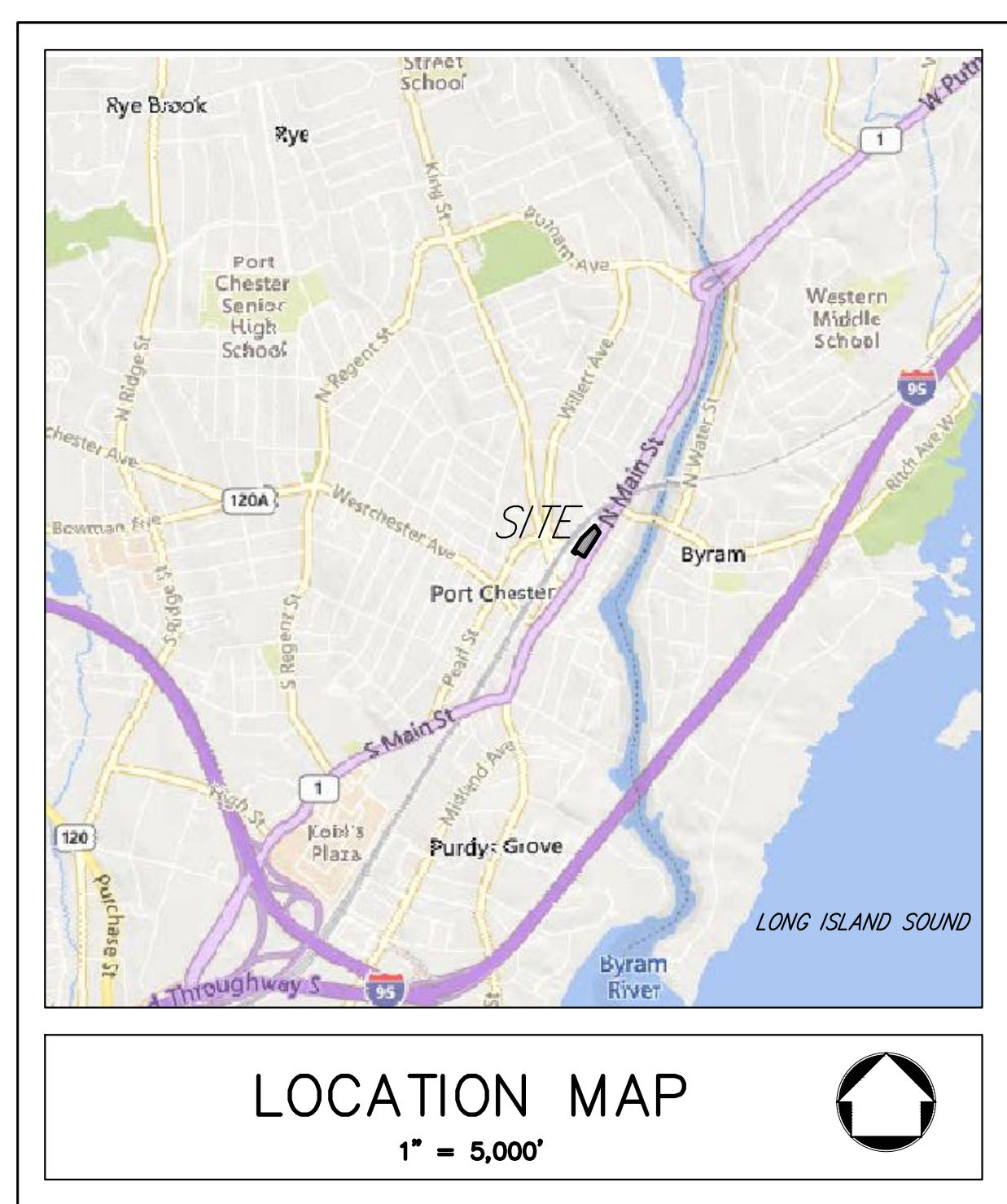
400 BERGHOFF ROAD • BAHAMUK, NY 10814
 PH: 516.433.9333 • FAX: 516.433.2192
 www.jmcpa.com

ALTA/NSPS LAND TITLE SURVEY

126-156 NORTH MAIN STREET
 MAIN STREET VILLAGE OF PORT CHESTER
 TOWN OF RYE, WESTCHESTER COUNTY, NEW YORK

Scale: 1" = 20'
 Date: 01/27/2023
 Project No: 22157
 Drawing No: ALTA-1.dwg ALTA-1.tbl

Drawn: TS
 Approved: TS



LEGAL DESCRIPTION TAX LOT 34:

TAX LOT 34 AS SURVEYED LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF PORT CHESTER, TOWN OF RYE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ALONG THE NORTHWESTERLY LINE OF NORTH MAIN STREET, SAID POINT BEING NORTH 41 DEGREES 45 MINUTES 00 SECONDS EAST, 37.97 FEET MEASURED ALONG SAID NORTHWESTERLY LINE OF NORTH MAIN STREET FROM ITS POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF WILLET AVENUE, SAID POINT BEING THE POINT OF INTERSECTION OF SAID NORTHWESTERLY LINE OF NORTH MAIN STREET WITH THE DIVISION LINE BETWEEN THE HERIN DESCRIBED PARCEL OF LAND ON THE NORTHEAST AND LANDS NOW OR FORMERLY OF STRATMAN EQUITIES, INC. DESCRIBED IN A DEED DATED NOVEMBER 3, 1982 AND RECORDED AS DEED LIBER 7797 AT PAGE 775 ON THE SOUTHWEST;

THENCE ALONG SAID DIVISION LINE, NORTH 46 DEGREES 59 MINUTES 00 SECONDS WEST, 118.27 FEET AND SOUTH 41 DEGREES 36 MINUTES 00 SECONDS WEST, 29.07 FEET TO THE APRESAID NORTHWESTERLY LINE OF WILLET AVENUE;

THENCE ALONG SAID NORTHWESTERLY LINE OF WILLET AVENUE, NORTH 42 DEGREES 44 MINUTES 40 SECONDS EAST, 11.88 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE HERIN DESCRIBED PARCEL OF LAND ON THE SOUTHWEST AND LANDS NOW OR FORMERLY OF CALF ISLAND ASSOCIATES, LLC AS DESCRIBED IN A DEED DATED APRIL 20, 1998 AND RECORDED AS DEED LIBER 11985 AT PAGE 27 ON THE NORTHEAST;

THENCE ALONG SAID DIVISION LINE, NORTH 41 DEGREES 45 MINUTES 00 SECONDS WEST, 77.50 FEET AND SOUTH 47 DEGREES 20 MINUTES 00 SECONDS WEST, 130.00 FEET TO AFRESAID NORTHWESTERLY LINE OF NORTH MAIN STREET;

THENCE ALONG SAID NORTHWESTERLY LINE OF NORTH MAIN STREET, SOUTH 41 DEGREES 45 MINUTES 00 SECONDS WEST, 50.11 FEET TO THE POINT OF BEGINNING;

BING AND INTENDED TO BE THE PARCEL V AS DESCRIBED IN THE SCHEDULE A OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE NO. NCS-1F3PNV01-B051 WITH AN EFFECTIVE DATE OF OCTOBER 10, 2022.

TAX LOT 34 RECORD LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF PORT CHESTER, TOWN OF RYE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS PART OF LOT NUMBERS 22, 23 AND 24 ON A CERTAIN MAP ENTITLED, "MAP OF A PORTION OF THE MOSEMAN ESTATE IN THE VILLAGE OF PORT CHESTER, N.Y.", BY J. A. KIRBY, FILED AS MAP NUMBER 673 ON THE 10TH DAY OF APRIL, 1880, IN THE OFFICE OF THE REGISTER OF WESTCHESTER COUNTY, NOW COUNTY CLERK'S OFFICE OF WESTCHESTER COUNTY, DIVISION OF LAND RECORDS AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY SIDE OF NORTH MAIN STREET DISTANT 37.97 FEET NORTHWESTERLY AS MEASURED ALONG SAID NORTHWESTERLY SIDE OF NORTH MAIN STREET FROM THE NORTHWESTERLY SIDE OF WILLET AVENUE;

THENCE NORTH 46° 59' WEST ALONG LAND NOW OR FORMERLY OF WESTCHESTER LIGHTING COMPANY 118.27 FEET TO A POINT;

THENCE STILL ALONG SAID LAND OF THE WESTCHESTER LIGHTING COMPANY, SOUTH 41° 36' WEST 29.07 FEET TO THE NORTHWESTERLY SIDE OF WILLET AVENUE;

THENCE NORTH 42° 44' WEST ALONG SAID WILLET AVENUE, 11.88 FEET TO LOT 9 ON THE AFORESAID MAP;

THENCE NORTH 41° 45' EAST ALONG SAID LOT 9, 77.5 FEET TO LOT 11 ON THE AFORESAID MAP;

THENCE SOUTH 47° 20' EAST ALONG SAID LOT 11 AND LOT 23, 130 FEET TO THE NORTHWESTERLY SIDE OF NORTH MAIN STREET AFORESAID;

THENCE SOUTH 41° 45' WEST ALONG SAID NORTH MAIN STREET 50.11 FEET TO THE POINT OR PLACE OF BEGINNING.

LEGAL DESCRIPTIONS TAX LOT 35:

TAX LOT 35 AS SURVEYED LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF PORT CHESTER, TOWN OF RYE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ALONG THE NORTHWESTERLY LINE OF WILLET AVENUE, SAID POINT BEING SOUTH 42 DEGREES 44 MINUTES 00 SECONDS EAST, 34.15 FEET MEASURED ALONG SAID NORTHWESTERLY LINE OF WILLET AVENUE FROM ITS POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF MARVIN PLACE, AS SHOWN ON A MAP ENTITLED, "MAP OF A PORTION OF THE MOSEMAN ESTATE", PREPARED BY J.A. KIRBY AND RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON APRIL 10, 1880, AS MAP NO. 673, SAID POINT BEING ALONG THE SOUTHWESTERLY LINE OF MARVIN PLACE, AS SHOWN ON THE TOWN OF RYE-VILLAGE OF PORT CHESTER TAX MAP AT ITS POINT OF INTERSECTION WITH THE SAID NORTHWESTERLY LINE OF WILLET AVENUE;

THENCE ALONG SAID SOUTHWESTERLY LINE OF MARVIN PLACE AS SHOWN ON THE TOWN OF RYE-VILLAGE OF PORT CHESTER TAX MAP, NORTH 41 DEGREES 45 MINUTES 00 SECONDS EAST, 124.14 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE HERIN DESCRIBED PARCEL OF LAND ON THE SOUTHWEST AND LANDS NOW OR FORMERLY OF EMBASSY REAL ESTATE PARTNERS, L.L.C. AS DESCRIBED IN A DEED DATED SEPTEMBER 27, 2012 AND RECORDED AS DEED CONTROL NO. 592343111 ON THE NORTHEAST;

THENCE ALONG SAID DIVISION LINE, SOUTH 47 DEGREES 20 MINUTES 00 SECONDS EAST, 156.00 FEET TO NORTHWESTERLY LINE OF NORTH MAIN STREET;

THENCE ALONG SAID NORTHWESTERLY LINE OF NORTH MAIN STREET, SOUTH 41 DEGREES 45 MINUTES 00 SECONDS WEST, 50.00 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE HERIN DESCRIBED PARCEL OF LAND ON THE NORTHEAST AND LANDS NOW OR FORMERLY OF CALF ISLAND ASSOCIATES, LLC AS DESCRIBED IN A DEED DATED FEBRUARY 13, 2012 AND RECORDED AS DEED CONTROL NO. 524420200 ON THE SOUTHWEST;

THENCE ALONG SAID DIVISION LINE, NORTH 47 DEGREES 20 MINUTES 00 SECONDS WEST, 130.00 FEET AND SOUTH 41 DEGREES 45 MINUTES 00 SECONDS WEST, 77.50 FEET TO AFRESAID NORTHWESTERLY LINE WESTERLY LINE OF WILLET AVENUE;

THENCE ALONG SAID NORTHWESTERLY LINE OF WILLET AVENUE, NORTH 42 DEGREES 44 MINUTES 00 SECONDS WEST, 26.11 FEET TO THE POINT OF BEGINNING;

BING AND INTENDED TO BE THE SAME PARCEL OF LAND AS DESCRIBED IN THE SCHEDULE A OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE NO. NCS-1F3PNV02-B051 WITH AN EFFECTIVE DATE OF OCTOBER 9, 2022.

TAX LOT 35 RECORD LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF PORT CHESTER, TOWN OF RYE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS PART OF LOT NUMBERS 9, 11 AND 12 AND ALL OF LOT NUMBERS 23 AND 24 ON A CERTAIN MAP ENTITLED, "MAP OF A PORTION OF THE MOSEMAN ESTATE IN THE VILLAGE OF PORT CHESTER, N.Y.", MADE BY J.A. KIRBY, FILED IN THE REGISTER'S OFFICE OF WESTCHESTER COUNTY ON APRIL 10, 1880 AS MAP NO. 673, PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF WILLET AVENUE, DISTANT 34.15 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SAID NORTHERLY OF WILLET AVENUE WITH THE EASTERLY SIDE OF MARVIN PLACE;

RUNNING THENCE NORTH 41° 45' EAST 124.14 FEET TO THE SOUTHERLY LINE OF LOT NUMBER 13 AS SHOWN ON SAID MAP;

RUNNING THENCE ALONG THE SOUTHERLY LINE OF LOT NUMBERS 13 AND 25 AS SHOWN ON SAID MAP SOUTH 47° 20' EAST 156 FEET TO THE WESTERLY SIDE OF NORTH MAIN STREET;

RUNNING THENCE ALONG THE SAID WESTERLY SIDE OF NORTH MAIN STREET SOUTH 41° 45' WEST 50 FEET TO THE NORTHERLY LINE OF LOT NUMBER 22 AS SHOWN ON SAID MAP;

RUNNING THENCE ALONG THE NORTHERLY LINE OF LOT NUMBERS 22 AND 10 AS SHOWN ON SAID MAP, NORTH 47° 20' WEST 130 FEET TO THE DIVIDING LINE BETWEEN LOT NUMBERS 9 AND 10 AS SHOWN ON SAID MAP;

RUNNING THENCE ALONG THE LAST NAMED LINE SOUTH 41° 45' WEST 77.50 FEET TO THE NORTHERLY SIDE OF WILLET AVENUE;

RUNNING THENCE ALONG THE SAID NORTHERLY SIDE OF WILLET AVENUE NORTH 42° 44' WEST 26.13 FEET TO THE POINT AND PLACE OF BEGINNING.

LEGAL DESCRIPTIONS TAX LOT 36:

TAX LOT 36 AS SURVEYED LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF PORT CHESTER, TOWN OF RYE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ALONG THE NORTHWESTERLY LINE OF NORTH MAIN STREET, SAID POINT BEING NORTH 41 DEGREES 45 MINUTES 00 SECONDS EAST, 137.98 FEET (138 FEET DEED) MEASURED ALONG SAID NORTHWESTERLY LINE OF NORTH MAIN STREET FROM ITS POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF WILLET AVENUE, SAID POINT BEING THE POINT OF INTERSECTION OF SAID NORTHWESTERLY LINE OF NORTH MAIN STREET WITH THE DIVISION LINE BETWEEN THE HERIN DESCRIBED PARCEL OF LAND ON THE NORTHEAST AND LANDS NOW OR FORMERLY OF D.R. MAN, LLC DESCRIBED IN A DEED DATED APRIL 20, 1998 AND RECORDED AS DEED LIBER 11985 AT PAGE 27 ON THE SOUTHWEST;

THENCE ALONG SAID DIVISION LINE, NORTH 47 DEGREES 20 MINUTES 00 SECONDS WEST, 156.00 FEET TO SOUTHWESTERLY LINE OF MARVIN PLACE AS SHOWN ON THE TOWN OF RYE-VILLAGE OF PORT CHESTER TAX MAP;

THENCE ALONG SAID SOUTHWESTERLY LINE OF MARVIN PLACE, NORTH 41 DEGREES 45 MINUTES 00 SECONDS EAST, 75.00 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE HERIN DESCRIBED PARCEL OF LAND ON THE SOUTHWEST AND LANDS NOW OR FORMERLY OF THE EMBASSY PORT CHESTER LLC DESCRIBED IN A DEED DATED AUGUST 30, 2019 AND RECORDED AS DEED CONTROL NO. 592343111 ON THE NORTHEAST;

THENCE ALONG SAID DIVISION LINE, SOUTH 47 DEGREES 20 MINUTES 00 SECONDS WEST, 156.00 FEET TO AFRESAID NORTHWESTERLY LINE OF NORTH MAIN STREET;

THENCE ALONG SAID NORTHWESTERLY LINE OF NORTH MAIN STREET, SOUTH 41 DEGREES 45 MINUTES 00 SECONDS WEST, 75.00 FEET TO THE POINT OF BEGINNING;

BING AND INTENDED TO BE THE SAME PARCEL OF LAND AS DESCRIBED IN THE SCHEDULE A OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE NO. NCS-1F3PNV03-B051 WITH AN EFFECTIVE DATE OF OCTOBER 8, 2022.

TAX LOT 36 RECORD LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF PORT CHESTER, TOWN OF RYE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF NORTH MAIN STREET DISTANT 138 FEET NORTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY LINE OF WILLET AVENUE AND THE WESTERLY LINE OF NORTH MAIN STREET; AND

RUNNING THENCE WESTERLY ALONG THE LINE OF PROPERTY NOW OR FORMERLY OF JOHN SMITH AND CATHERINE SMITH AND LOT NO. 12 ON MAP ENTITLED, "MAP OF A PORTION OF THE MOSEMAN ESTATE IN THE VILLAGE OF PORT CHESTER, N.Y.", MADE BY J. A. KIRBY AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE (FORMERLY REGISTER'S OFFICE), DIVISION OF LAND RECORDS, ON APRIL 10, 1880, AS MAP NO. 673, NORTH 47° 20' WEST, 156 FEET TO LAND NOW OR FORMERLY OF THE NEW YORK & NEW HAVEN RAILROAD COMPANY, NORTH 41° 45' EAST, 75 FEET TO LOT NO. 16 ON SAID MAP;

THENCE ALONG LOT NO. 16 ON SAID MAP AND ALONG THE LINE OF PROPERTY FORMERLY OF LYON, SOUTH 47° 20' EAST, 156 FEET TO THE WESTERLY LINE OF NORTH MAIN STREET AFORESAID;

THENCE ALONG SAID NORTH MAIN STREET, SOUTH 41° 45' WEST, 75 FEET TO THE POINT AND PLACE OF BEGINNING;

TOGETHER WITH A PASSAGEWAY OR RIGHT OF WAY OVER, UPON AND ACROSS LOTS NOS. 9, 11, 12 AND 13, AS SHOWN AND DESIGNATED ON SAID MAP.

LEGAL DESCRIPTIONS TAX LOT 40:

TAX LOT 40 AS SURVEYED LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF PORT CHESTER, TOWN OF RYE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ALONG THE NORTHWESTERLY LINE OF NORTH MAIN STREET AT ITS POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF HIGHLAND STREET;

THENCE ALONG SAID NORTHWESTERLY LINE OF NORTH MAIN STREET, SOUTH 41 DEGREES 45 MINUTES 00 SECONDS WEST, 38.40 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE HERIN DESCRIBED PARCEL OF LAND ON THE NORTHEAST AND LANDS NOW OR FORMERLY OF THE EMBASSY PORT CHESTER LLC AS DESCRIBED IN A DEED DATED AUGUST 30, 2019 AND RECORDED AS DEED CONTROL NO. 592343111 ON THE SOUTHWEST;

THENCE ALONG SAID DIVISION LINE, NORTH 47 DEGREES 20 MINUTES 00 SECONDS WEST, 100.00 FEET AND SOUTH 41 DEGREES 45 MINUTES 00 SECONDS EAST, 79.04 FEET TO THE AFORESAID SOUTHWESTERLY LINE OF HIGHLAND STREET;

THENCE ALONG SAID SOUTHWESTERLY LINE OF HIGHLAND STREET, SOUTH 25 DEGREES 21 MINUTES 00 SECONDS EAST, 108.54 FEET TO THE POINT OF BEGINNING;

BING AND INTENDED TO BE PARCEL V AS DESCRIBED IN THE SCHEDULE A OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE NO. NCS-1F3PNV01-B051 WITH AN EFFECTIVE DATE OF OCTOBER 10, 2022.

TAX LOT 40 RECORD LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE VILLAGE OF PORT CHESTER, TOWN OF RYE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE NORTHWESTERLY SIDE OF NORTH MAIN STREET AND THE SOUTHWESTERLY SIDE OF HIGHLAND STREET;

RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHWESTERLY SIDE OF HIGHLAND STREET, NORTH 25° 21' 00" WEST, 108.54 FEET TO A POINT;

RUNNING THENCE SOUTH 41° 45' 00" WEST, 79.04 FEET TO A POINT;

RUNNING THENCE SOUTH 47° 20' 00" EAST, 100.00 FEET TO THE NORTHWESTERLY SIDE OF NORTH MAIN STREET;

RUNNING THENCE ALONG NORTH MAIN STREET, NORTH 41° 45' 00" EAST, 38.40 FEET TO THE POINT OR PLACE OF BEGINNING.

LEGAL DESCRIPTIONS TAX LOTS 32, 37, 38 AND 39:

TAX LOTS 32, 37, 38 AND 39 AS SURVEYED LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF PORT CHESTER, TOWN OF RYE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ALONG THE NORTHWESTERLY LINE OF NORTH MAIN STREET, SAID POINT BEING SOUTH 41 DEGREES 45 MINUTES 00 SECONDS WEST, 38.40 FEET MEASURED ALONG SAID NORTHWESTERLY LINE OF NORTH MAIN STREET FROM ITS POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF HIGHLAND STREET, SAID POINT BEING THE POINT OF INTERSECTION OF SAID NORTHWESTERLY LINE OF NORTH MAIN STREET WITH THE DIVISION LINE BETWEEN THE HERIN DESCRIBED PARCEL OF LAND ON THE SOUTHWEST AND LANDS NOW OR FORMERLY OF THE EMBASSY PORT CHESTER LLC DESCRIBED IN A DEED DATED SEPTEMBER 17, 2019 AND RECORDED AS DEED CONTROL NO. 592330559 ON THE NORTHEAST;

THENCE ALONG SAID NORTHWESTERLY LINE OF NORTH MAIN STREET, SOUTH 41 DEGREES 45 MINUTES 00 SECONDS WEST, 155.00 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE HERIN DESCRIBED PARCEL OF LAND ON THE NORTHEAST AND LANDS NOW OR FORMERLY OF EMBASSY REAL ESTATE PARTNERS, L.L.C. DESCRIBED IN A DEED DATED SEPTEMBER 27, 2012 AND RECORDED AS DEED CONTROL NO. 522483418 ON THE SOUTHWEST;

THENCE ALONG SAID DIVISION LINE, NORTH 47 DEGREES 20 MINUTES 00 SECONDS WEST, 156.00 FEET TO SOUTHWESTERLY LINE OF MARVIN PLACE AS SHOWN ON THE TOWN OF RYE-VILLAGE OF PORT CHESTER TAX MAP;

THENCE ALONG SAID SOUTHWESTERLY LINE OF MARVIN PLACE, NORTH 55 DEGREES 15 MINUTES 11 SECONDS EAST, 239.78 FEET TO ITS POINT OF INTERSECTION WITH THE AFORESAID SOUTHWESTERLY LINE OF HIGHLAND STREET AT THE COMMON CORNER WITH THE AFORESAID LANDS NOW OR FORMERLY OF THE EMBASSY PORT CHESTER LLC;

THENCE ALONG SAID LANDS NOW OR FORMERLY OF THE EMBASSY PORT CHESTER LLC, SOUTH 41 DEGREES 45 MINUTES 00 SECONDS WEST, 79.04 FEET AND SOUTH 47 DEGREES 20 MINUTES 00 SECONDS EAST, 100.00 FEET TO THE POINT OF BEGINNING;

BING AND INTENDED TO BE PARCELS I, II, III AND IV AS DESCRIBED IN THE SCHEDULE A OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE NO. NCS-1F3PNV01-B051 WITH AN EFFECTIVE DATE OF OCTOBER 10, 2022.

TAX LOTS 32, 37, 38 AND 39 RECORD LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE VILLAGE OF PORT CHESTER, TOWN OF RYE, WESTCHESTER COUNTY, NEW YORK, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF NORTH MAIN STREET DISTANT 38.40 FEET SOUTHWESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHWESTERLY SIDE OF NORTH MAIN STREET AND THE SOUTHWESTERLY SIDE OF HIGHLAND STREET;

RUNNING THENCE ALONG SAID NORTHWESTERLY SIDE OF NORTH MAIN STREET SOUTH 30° 00' WEST 79.04 FEET; AND

RUNNING THENCE NORTH 59° 04' 51" WEST 156.00 FEET TO THE SOUTHERLY SIDE OF MARVIN PLACE;

RUNNING THENCE ALONG SAID SOUTHWESTERLY SIDE OF MARVIN PLACE NORTH 43° 30' 16" EAST 239.79 FEET TO THE SOUTHWESTERLY SIDE OF HIGHLAND STREET;

RUNNING THENCE SOUTH 30° 00' 00" WEST 79.04 FEET; AND

RUNNING THENCE SOUTH 59° 04' 51" EAST 100.00 FEET TO THE POINT OR PLACE OF BEGINNING.

LEGAL DESCRIPTIONS TAX LOT 32:

TAX LOT 32 AS SURVEYED LEGAL DESCRIPTION

PARCEL IV

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF PORT CHESTER, TOWN OF RYE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG THE SOUTHWESTERLY LINE OF HIGHLAND STREET AT ITS POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF LANDS FORMERLY OF JESSE T. DAVIS HOLDING CO., SAID POINT BEING NORTH 25 DEGREES 21 MINUTES 00 SECONDS WEST, 108.54 FEET MEASURED ALONG SAID SOUTHWESTERLY LINE OF HIGHLAND STREET FROM ITS POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF NORTH MAIN STREET;

THENCE ALONG SAID SOUTHWESTERLY LINE OF LANDS FORMERLY OF JESSE T. DAVIS HOLDING CO., SOUTH 41 DEGREES 45 MINUTES 00 SECONDS WEST, 99.04 FEET TO A POINT;

THENCE THROUGH SAID LANDS FORMERLY OF JESSE T. DAVIS HOLDING CO., NORTH 47 DEGREES 20 MINUTES 00 SECONDS WEST, 12.00 FEET AND SOUTH 41 DEGREES 45 MINUTES 00 SECONDS WEST, 108.54 FEET TO LANDS FORMERLY OF RODGOWSKY;

THENCE ALONG SAID LANDS, NORTH 47 DEGREES 20 MINUTES 00 SECONDS EAST, 44.00 FEET TO A POINT;

THENCE AGAIN THROUGH SAID LANDS FORMERLY OF JESSE T. DAVIS HOLDING CO., NORTH 55 DEGREES 15 MINUTES 11 SECONDS EAST, 239.78 TO THE POINT OF BEGINNING;

BING AND INTENDED TO BE PARCELS IV AS DESCRIBED IN THE SCHEDULE A OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE NO. NCS-1F3PNV01-B051 WITH AN EFFECTIVE DATE OF OCTOBER 10, 2022.

TAX LOT 32 (PARCEL IV) RECORD LEGAL DESCRIPTION

PARCEL IV

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE VILLAGE OF PORT CHESTER, TOWN OF RYE, WESTCHESTER COUNTY, NEW YORK, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF HIGHLAND STREET AT THE BOUNDARY LINE BETWEEN LANDS OF JESSE T. DAVIS HOLDING CO., INC. AND LAND NOW FORMERLY OF DANIEL RUBINO & SONS, INC., WHICH POINT IS ALSO DISTANT 108.54 FEET NORTHWESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF HIGHLAND STREET FROM ITS INTERSECTION WITH THE NORTHERLY SIDE OF NORTH MAIN STREET;

RUNNING THENCE THROUGH LAND OF SAID JESSE T. DAVIS HOLDING CO., INC., SOUTH 55° 16' 55" WEST 239.23 FEET TO LAND NOW OR FORMERLY OF JACOB RODGOWSKY;

RUNNING THENCE ALONG THE LAST MENTIONED LAND, SOUTH 47° 20' EAST 44 FEET;

RUNNING THENCE NORTH 41° 45' EAST 135 FEET;

RUNNING THENCE SOUTH 47° 20' EAST 12 FEET TO LAND NOW OR FORMERLY OF PORT CHESTER CENTRAL CORP.;

RUNNING THENCE ALONG THE LAST MENTIONED LAND AND ALONG LANDS OF DANIEL RUBINO & SONS, INC., NORTH 41° 45' EAST 98.50 FEET TO THE POINT OR PLACE OF BEGINNING.

LEGAL DESCRIPTIONS TAX LOT 37:

TAX LOT 37 AS SURVEYED LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF PORT CHESTER, TOWN OF RYE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG THE NORTHWESTERLY LINE OF NORTH MAIN STREET, SAID POINT BEING NORTH 41 DEGREES 45 MINUTES 00 SECONDS EAST, 212.98 FEET MEASURED ALONG SAID NORTHWESTERLY LINE OF NORTH MAIN STREET FROM ITS POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF WILLET AVENUE;

THENCE ALONG LANDS FORMERLY OF RODGOWSKY, NORTH 47 DEGREES 20 MINUTES 00 SECONDS WEST, 100.00 FEET TO LANDS FORMERLY OF NEW YORK, NEW HAVEN AND HARTFORD RAILROAD;

THENCE ALONG SAID LANDS, NORTH 41 DEGREES 45 MINUTES 00 SECONDS EAST, 54.44 FEET TO A POINT;

THENCE THROUGH A PARTY WALL, SOUTH 47 DEGREES 16 MINUTES 00 SECONDS EAST, 100.00 FEET TO THE AFORESAID NORTHWESTERLY LINE OF NORTH MAIN STREET;

THENCE ALONG SAID NORTHWESTERLY LINE OF NORTH MAIN STREET, SOUTH 41 DEGREES 45 MINUTES 00 SECONDS WEST, 54.32 FEET TO THE POINT OF BEGINNING;

BING AND INTENDED TO BE PARCEL I AS DESCRIBED IN THE SCHEDULE A OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE NO. NCS-1F3PNV01-B051 WITH AN EFFECTIVE DATE OF OCTOBER 10, 2022.

TAX LOT 37 (PARCEL I) RECORD LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF PORT CHESTER, TOWN OF RYE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF THE PLOT HEREBY DESCRIBED AT A POINT IN THE NORTHWESTERLY SIDE LINE OF NORTH MAIN STREET DISTANT 313 FEET NORTHWESTERLY MEASURED ALONG SAID LINE OF NORTH MAIN STREET FROM THE NORTHWESTERLY SIDE LINE OF WILLET AVENUE, SAID POINT OF BEGINNING BEING AT THE EASTERLY CORNER OF LAND NOW OR RECENTLY OF ONE RODGOWSKY;

RUNNING THENCE FROM SAID POINT OF BEGINNING NORTHWESTERLY ALONG SAID LAND OF RODGOWSKY ON A LINE FORMING AN INSIDE ANGLE WITH THE LAST DESCRIBED COURSE OF 90° 55' WEST, 150.00 FEET TO LANDS FORMERLY OF RODGOWSKY;

RUNNING THENCE ALONG SAID NORTHWESTERLY SIDE LINE OF NORTH MAIN STREET A DISTANCE OF 100 FEET TO THE WESTERLY CORNER OF THE PLOT HEREBY DESCRIBED AND TO LAND NOW OR FORMERLY OF THE NEW YORK, NEW HAVEN & HARTFORD RAILROAD COMPANY;

RUNNING THENCE NORTHWESTERLY ALONG SAID LAND NOW OR FORMERLY OF SAID RAILROAD COMPANY ON A LINE FORMING AN INSIDE ANGLE WITH THE LAST DESCRIBED COURSE OF 90° 55' A DISTANCE OF 54.44 FEET TO THE NORTHERLY CORNER OF THE PLOT HEREBY DESCRIBED;

RUNNING THENCE SOUTHERLY THROUGH THE CENTER OF A 12 INCH BROOK WALL ON A COURSE FORMING AN INSIDE ANGLE WITH THE LAST DESCRIBED COURSE BY 1 MINUTE A DISTANCE OF 100 FEET TO SAID NORTHWESTERLY SIDE LINE OF NORTH MAIN STREET AND TO THE EASTERLY CORNER OF THE PLOT HEREBY DESCRIBED;

RUNNING THENCE SOUTHERLY ALONG SAID NORTHWESTERLY SIDE LINE OF NORTH MAIN STREET ON A COURSE FORMING AN INSIDE ANGLE WITH THE LAST DESCRIBED COURSE OF 90° 58' A DISTANCE OF 54.32 FEET TO THE POINT AND PLACE OF BEGINNING.

LEGAL DESCRIPTIONS TAX LOT 38:

TAX LOT 38 AS SURVEYED LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF PORT CHESTER, TOWN OF RYE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG THE NORTHWESTERLY LINE OF NORTH MAIN STREET, SAID POINT BEING NORTH 41 DEGREES 45 MINUTES 00 SECONDS EAST, 212.98 FEET MEASURED ALONG SAID NORTHWESTERLY LINE OF NORTH MAIN STREET FROM ITS POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF WILLET AVENUE;

THENCE THROUGH A PARTY WALL, NORTH 47 DEGREES 16 MINUTES 00 SECONDS WEST, 100.00 FEET TO LANDS FORMERLY OF NEW YORK, NEW HAVEN AND HARTFORD RAILROAD;

THENCE ALONG SAID LANDS, NORTH 41 DEGREES 45 MINUTES 00 SECONDS EAST, 50.56 FEET TO THE LANDS FORMERLY OF WILCOX;

THENCE ALONG SAID LANDS, SOUTH 47 DEGREES 20 MINUTES 00 SECONDS EAST, 100.00 FEET TO THE AFORESAID NORTHWESTERLY LINE OF NORTH MAIN STREET;

THENCE ALONG SAID NORTHWESTERLY LINE OF NORTH MAIN STREET, SOUTH 41 DEGREES 45 MINUTES 00 SECONDS WEST, 50.69 FEET TO THE POINT OF BEGINNING;

BING AND INTENDED TO BE PARCEL II AS DESCRIBED IN THE SCHEDULE A OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE NO. NCS-1F3PNV01-B051 WITH AN EFFECTIVE DATE OF OCTOBER 10, 2022.

TAX LOT 38 (PARCEL II) RECORD LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE VILLAGE OF PORT CHESTER, TOWN OF RYE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF THE PLOT HEREBY DESCRIBED AT A POINT IN THE NORTHWESTERLY SIDE LINE OF NORTH MAIN STREET BEING 297.32 FEET MEASURED NORTHWESTERLY ALONG SAID NORTHWESTERLY SIDE LINE OF NORTH MAIN STREET FROM THE NORTHWESTERLY SIDE LINE OF WILLET AVENUE;

RUNNING THENCE FROM SAID POINT OF BEGINNING NORTHWESTERLY THROUGH THE CENTER OF A 12 INCH BROOK WALL ON A COURSE FORMING AN INSIDE ANGLE WITH THE LAST DESCRIBED COURSE BY AN ANGLE OF 90° 59' WITH SAID NORTHWESTERLY SIDE LINE OF NORTH MAIN STREET A DISTANCE OF 100 FEET TO THE WESTERLY CORNER OF THE PLOT HEREBY DESCRIBED;

RUNNING THENCE NORTHWESTERLY ALONG LAND NOW OR FORMERLY OF THE NEW YORK, NEW HAVEN & HARTFORD RAILROAD COMPANY ON A COURSE FORMING AN INSIDE ANGLE WITH THE LAST DESCRIBED COURSE OF 90° 59' A DISTANCE OF 50.69 FEET TO THE NORTHERLY CORNER OF THE PLOT HEREBY DESCRIBED AND TO LAND FORMERLY OF WILCOX AND NOW OR FORMERLY OF ONE FERRIS;

RUNNING THENCE SOUTHERLY ON A COURSE FORMING AN INSIDE ANGLE WITH THE LAST DESCRIBED COURSE OF 89° 5' ALONG SAID LAND NOW OR FORMERLY OF FERRIS A DISTANCE OF 100 FEET TO SAID NORTHWESTERLY SIDE LINE OF NORTH MAIN STREET AND TO THE EASTERLY CORNER OF THE PLOT HEREBY DESCRIBED;

RUNNING THENCE SOUTHERLY ALONG SAID NORTHWESTERLY SIDE LINE OF NORTH MAIN STREET ON A COURSE FORMING AN INSIDE ANGLE WITH THE LAST DESCRIBED COURSE OF 90° 59' A DISTANCE OF 50.69 FEET TO THE POINT OR PLACE OF BEGINNING.

LEGAL DESCRIPTIONS TAX LOT 39:

TAX LOT 39 AS SURVEYED LEGAL DESCRIPTION

PARCEL III (PARCEL 3A)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF PORT CHESTER, TOWN OF RYE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG THE NORTHWESTERLY LINE OF NORTH MAIN STREET, SAID POINT BEING SOUTH 41 DEGREES 45 MINUTES 00 SECONDS WEST, 38.40 FEET MEASURED ALONG SAID NORTHWESTERLY LINE OF NORTH MAIN STREET FROM ITS POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF HIGHLAND STREET;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF NORTH MAIN STREET, SOUTH 41 DEGREES 45 MINUTES 00 SECONDS WEST, 50.00 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE HERIN DESCRIBED PARCEL OF LAND ON THE NORTHEAST AND LANDS FORMERLY OF THE WEALE, ON THE ON THE SOUTHWEST;

THENCE ALONG SAID DIVISION LINE, NORTH 47 DEGREES 20 MINUTES 00 SECONDS WEST, 100.00 FEET TO LANDS FORMERLY OF NEW YORK, NEW HAVEN AND HARTFORD RAILROAD;

THENCE ALONG SAID LANDS, NORTH 41 DEGREES 45 MINUTES 00 SECONDS EAST, 50.00 FEET TO THE LANDS FORMERLY OF WHITE;

THENCE ALONG SAID LANDS, SOUTH 47 DEGREES 20 MINUTES 00 SECONDS EAST, 100.00 FEET TO THE POINT OF BEGINNING;

BING AND INTENDED TO BE PARCEL III (PARCEL 3A) AS DESCRIBED IN THE SCHEDULE A OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE NO. NCS-1F3PNV01-B051 WITH AN EFFECTIVE DATE OF OCTOBER 10, 2022.

TAX LOT 39 (PARCEL III, PARCELS 3A AND 3B) RECORD LEGAL DESCRIPTION

PARCEL III (PARCEL 3A)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE VILLAGE OF PORT CHESTER, TOWN OF RYE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF NORTH MAIN STREET ADJOINING LAND NOW OR FORMERLY OF BARNUM AND FORMERLY BELONGING TO ONE TWEDDLE, WHICH POINT OF BEGINNING IS DISTANT 87 FEET AND 9 INCHES NORTHWESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SAID NORTHWESTERLY SIDE OF NORTH MAIN STREET WITH THE NORTHWESTERLY SIDE OF HIGHLAND STREET;

RUNNING THENCE NORTHWESTERLY ALONG LAND NOW OR FORMERLY OF BARNUM AND AT RIGHT ANGLES OR NEARLY, SO WITH NORTH MAIN STREET AFORESAID, 100 FEET TO LAND OF THE NEW YORK, NEW HAVEN & HARTFORD RAILROAD COMPANY;

RUNNING THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED LAND, 50 FEET TO LAND NOW OR FORMERLY OF ONE WHITE;

RUNNING THENCE SOUTHERLY ALONG SAID LAND NOW OR FORMERLY OF WHITE, 100 FEET TO THE NORTHWESTERLY SIDE OF NORTH MAIN STREET;

RUNNING THENCE SOUTHERLY ALONG THE NORTHWESTERLY SIDE OF NORTH MAIN STREET, 50 FEET TO THE POINT OR PLACE OF BEGINNING;

PARCEL III (PARCEL 3B)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF PORT CHESTER, TOWN OF RYE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG THE BOUNDARY LINE BETWEEN THE LAND OF JACOB RODGOWSKY, ET AL, THE LAND OF PORT CHESTER CENTRAL CORP. AND THE LAND OF JESSE T. DAVIS HOLDING CO., INC., RUNNING THENCE ALONG THE BOUNDARY LINE OF LAND OF JACOB RODGOWSKY, ET AL, AND THE LAND OF JESSE T. DAVIS HOLDING CO., INC. NORTH 47° 20' 00" WEST 12 FEET;

RUNNING THENCE THROUGH THE LAND OF JESSE T. DAVIS HOLDING CO., INC. NORTH 41° 45' EAST 135 FEET;

RUNNING THENCE SOUTH 47° 20' EAST 12 FEET TO THE LAND OF PORT CHESTER CENTRAL CORP.;

RUNNING THENCE SOUTH 41°

EXHIBIT G

From: Maria Rappoccio <mrappoccio@townofryeny.com>

Sent: Wednesday, April 12, 2023 12:21:34 PM

To: colvert <colvert@stkatherinegroup.com>

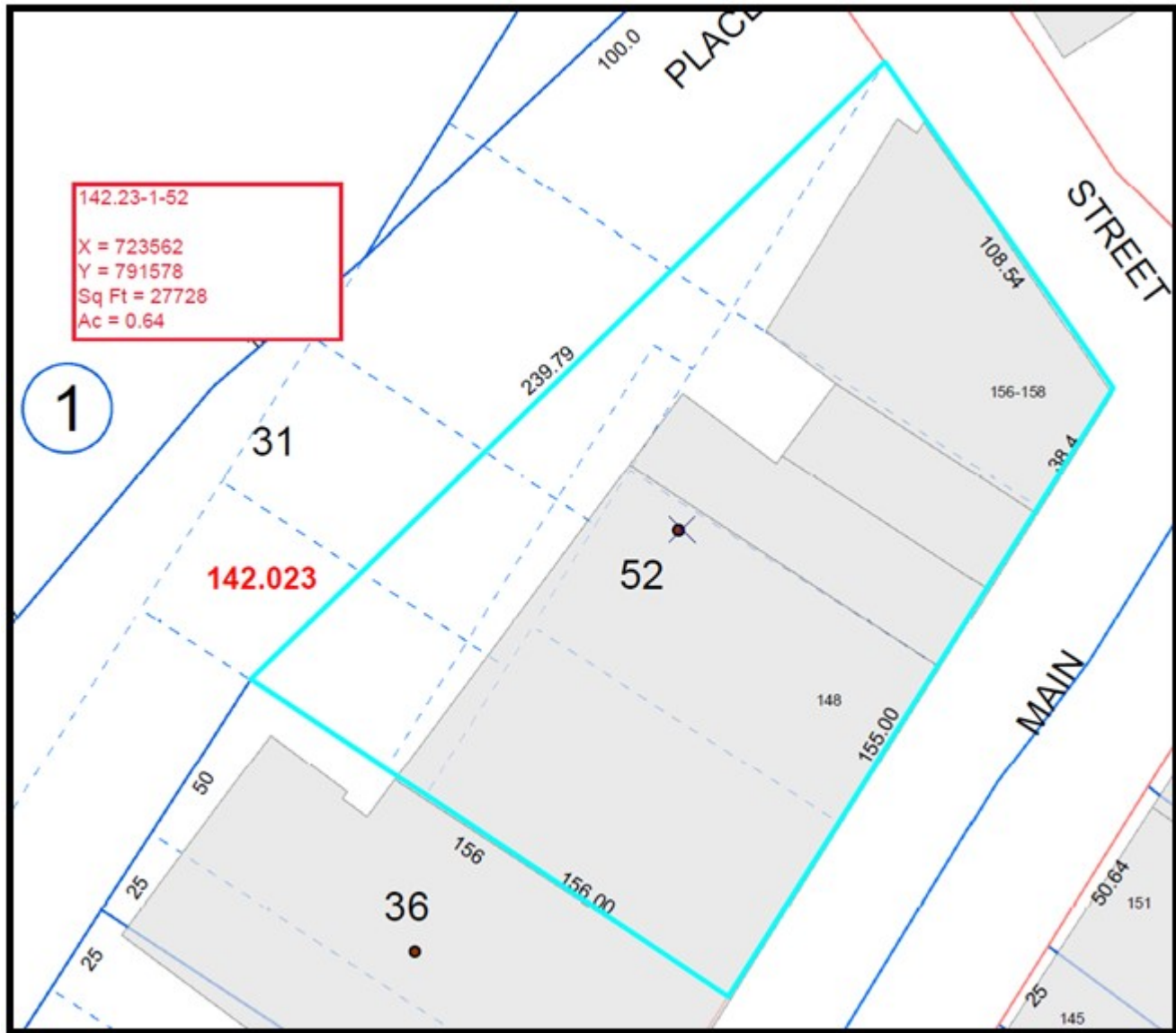
Cc: nick <nick@stkatherinegroup.com>; David Rivera <david.rivera2@greystar.com>; Donohue, Kevin <KDonohue@portchesterny.gov>; Lavalla, Curt <CLavalla@portchesterny.gov>; Charles Zaba <czaba@townofryeny.com>; Gordon Casement <gcasement@townofryeny.com>

Subject: [EXTERNAL] RE: Embassy Tax Parcel Merge - Street Address Assignment -Proposed New SBL 142.23-1-52

Good Afternoon,


Yes, lot 40 is included in the merge (see below) map. Sorry, I sent you the map image of just lots 32, 37, 38 & 39 that transferred on one deed (59234-3111) and not the final map that showed lot 40 that transferred separately (59253-3059).

Below is the final map of the 5 merged properties into one that of course will NOT be official on June 1, 2023.



Sincerely,
Maria Rappoccio
Cell (914) 417-5105

Maria Rappoccio | Appraisal Technician | Town of Rye | 222 Grace Church St. Port Chester, NY 10573 | 3rd Fl.-Suite 303 | (914) 939-3075 x140 | (914) 939-8926 FAX | Normal Office Hours 8:30 am to 4:00 pm (Monday through Friday)

We Will Remember 



Please take a moment to complete our [Customer Service Feedback Form](#). Thank you

Important Assessment Calendar Dates:

May 1st - Tax Status Day & Exemption Application Deadlines

June 1st - Tentative Assessment Roll—For your Latest Assessment Visit: <https://townofrye.sdgny.com/search.aspx> (and search for your property)

3rd Tuesday in June - Grievance Day

September 15th - Final Assessment Roll

FORMS & INFORMATION: <http://www.townofryeny.com/assessment-home.html>

SENIOR/AGED ALL EXEMPTION RENEWAL DEADLINE: May 1st

STAR EXEMPTION for New Owners: To apply contact NYS: (518)-457-2036 / <https://www.tax.ny.gov/>

TAXES: For taxes/tax payments contact the Tax Receiver's Office at (914)-939-3558. Copies of tax bill can be found at: <https://townofrye.sdgny.com/search.aspx> (click on the [Tax Info] button on left then [View Tax Bills]) or for the Village of Mamaroneck's Village tax bill go to: <https://www.village.mamaroneck.ny.us/clerk-treasurer/pages/view-or-pay-village-property-taxes>

From: Colvert Moore <colvert@stkatherinegroup.com>

Sent: Tuesday, April 11, 2023 3:19 PM

To: Maria Rappoccio <mrappoccio@townofryeny.com>

Cc: Nick Williams <nick@stkatherinegroup.com>; David Rivera <david.rivera2@greystar.com>; Donohue, Kevin <KDonohue@portchesterny.gov>; Lavalla, Curt <CLavalla@portchesterny.gov>; Charles Zaba <czaba@townofryeny.com>; Gordon Casement <gcasement@townofryeny.com>

Subject: Re: Embassy Tax Parcel Merge - Street Address Assignment -Proposed New SBL 142.23-1-52

Maria, I noticed in that perimeter outline that Lot 40 is not included. I know that from the actual application as well as your assessment log records, that lot 40 is part of the merge.

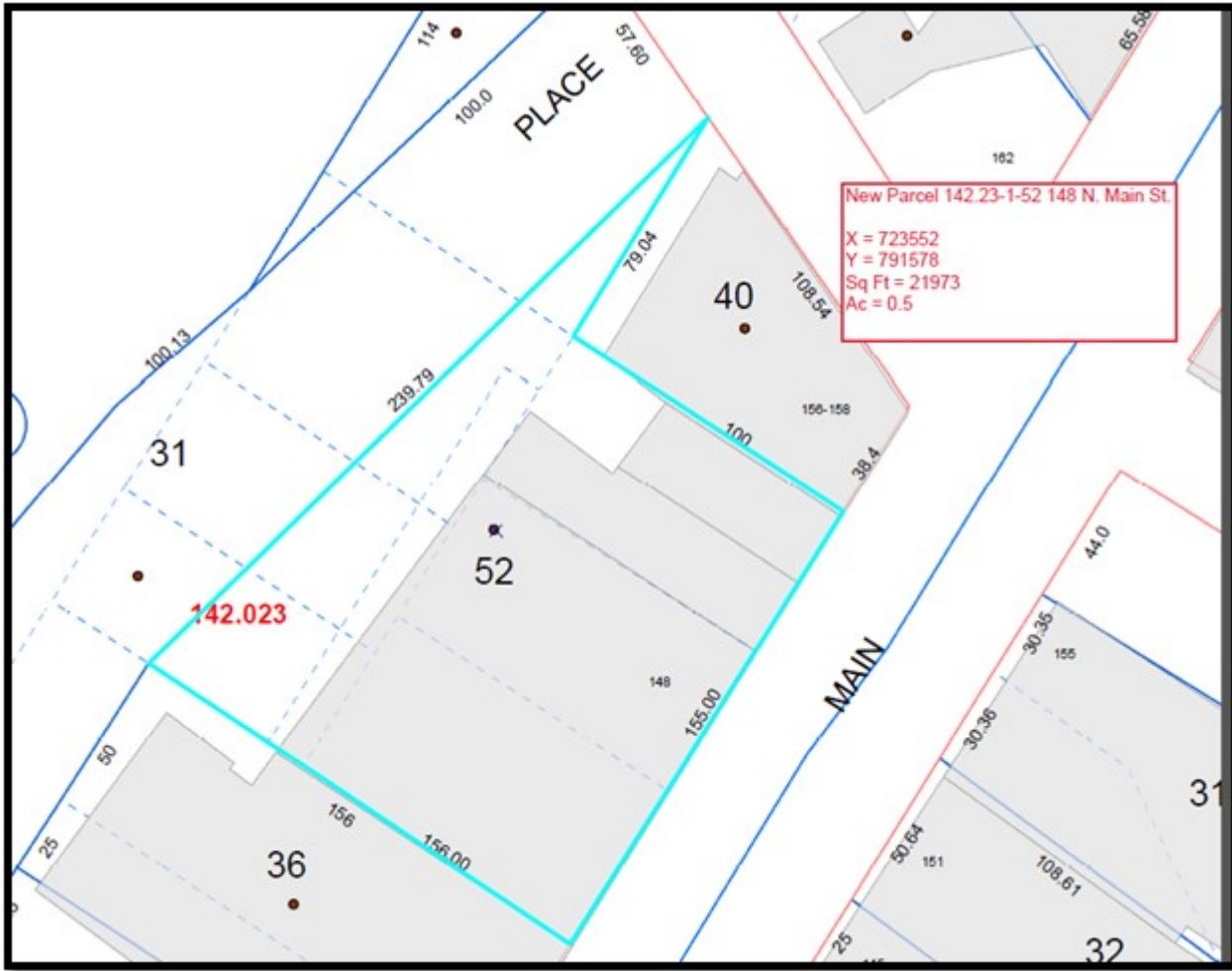
Just would like to confirm this is accurate before finalizing?

Thanks

On Tue, Apr 11, 2023 at 2:10 PM Maria Rappoccio <mrappoccio@townofryeny.com> wrote:

Good Afternoon,

The new proposed Section/Block/Lot is **142.23-1-52** with the new street address of 148 N Main St for the 2023 Tentative Assessment Roll.



Please be reminded that the above map change will **NOT** be official until the June 1, 2023 Tentative Assessment Roll.

Have a great rest of the day.

Sincerely,

Maria Rappoccio

Cell (914) 417-5105

Maria Rappoccio | Appraisal Technician | Town of Rye | 222 Grace Church St. Port Chester, NY 10573 | 3rd Fl.-Suite 303 | (914) 939-3075 x140 | (914) 939-8926 FAX | Normal Office Hours 8:30 am to 4:00 pm (Monday through Friday)

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June 1st - Tentative Assessment Roll—For your Latest Assessment Visit: <https://townofrye.sdgny.com/search.aspx> (and search for your property)

3rd Tuesday in June - Grievance Day

September 15th - Final Assessment Roll

FORMS & INFORMATION: <http://www.townofryeny.com/assessment-home.html>

SENIOR/AGED ALL EXEMPTION RENEWAL DEADLINE: May 1st

STAR EXEMPTION for New Owners: To apply contact NYS: (518)-457-2036 / <https://www.tax.ny.gov/>

TAXES: For taxes/tax payments contact the Tax Receiver's Office at (914)-939-3558. Copies of tax bill can be found at: <https://townofrye.sdgny.com/search.aspx> (click on the [Tax Info] button on left then [View Tax Bills]) or for the Village of Mamaroneck's Village tax bill go to: <https://www.village.mamaroneck.ny.us/clerk-treasurer/pages/view-or-pay-village-property-taxes>

EXHIBIT H



— BCP Site Boundary
— Tax Parcels

| REVISION TABLE | | |
|----------------|---------|----------------------|
| DATE | MADE BY | CHANGES OR ADDITIONS |
| | | |
| | | |

| REVISION TABLE | | |
|----------------|---------|----------------------|
| DATE | MADE BY | CHANGES OR ADDITIONS |
| | | |
| | | |

| SPECIAL DISTRICTS | |
|-------------------|---------|
| SCHOOL: | FIRE: |
| SEWER: | LIGHT: |
| WATER: | REFUSE: |

| LEGEND | |
|--------------------------|--------------------------|
| PROPERTY LINE | STATE LINE |
| ROAD OR RAIL ROAD BNDY. | RIGHT OF WAY |
| SECTION LINE/BLOCK LIMIT | STREAM OR RIVER |
| VILLAGE LINE | TOWNSHIP OR COMMON OWNER |
| TOWNSHIP LINE | TAX MAP BLOCK NO. |
| COUNTY LINE | COORDINATE LOCATOR |

| LEGEND | |
|--------------------|------------|
| TAX MAP PARCEL NO. | 116.00-111 |
| CALCULATED ACRES | 7.5 AC. |
| DEED ACRES | 7.5 A. |
| SCALED DIMENSION | 300 S. |
| DEED DIMENSION | 300 S. |

| SHEET INDEX | |
|-------------|----------------|
| 136.078 | 136.079 |
| 142.022 | 142.023 |
| 142.030 | 142.031 |



Department of
Environmental
Conservation

60-Day Advance Notification of Site Change of Use

Physical Alteration, Transfer of Certificate of Completion, and/or Ownership Required by 6NYCRR Part 375-1.11(d) and 375-1.9(f)

SUBMITTAL INSTRUCTIONS:

Please submit via Site Control Dropbox as described below, OR, if file size permits, by email to DERSiteControl@dec.ny.gov. Print to pdf before submitting.

You may submit your document(s) via ground mail at the address below however please – DO NOT submit both electronic and ground mail.

a.) VIA SITE CONTROL DROPBOX:

Request an Invitation

In the "Title" field, please include the following: "Change of Use – Site Name, Site # C360240."

After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.

Packages submitted through third-party file transfer services will not be accepted.

b.) VIA GROUND MAIL:

Save the COU form w/attached file(s) and cover letter (optional) to an external storage device (e.g., thumb drive, flash drive). Do NOT include any paper.

Mail the external storage device to the following address:

Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7020

Section I: Property Information

Site Name: Port Chester Embassy Site

DEC Site # C360240

Site Address: 128 N. Main Street, 132-134 N. Main Street, 136-138 N. Main Street, and 148 N. Main Street, Port Chester, New York 10573

Section II: Contact Information Person Submitting Notification

Name: Linda R. Shaw, Esq., Knauf Shaw LLP

Address 1: 2600 Innovation Square, 100 S. Clinton Avenue

Address 2: Rochester, New York 14604

Phone: (585) 546-8430

E-mail: lshaw@nyenvlaw.com

Section III: Type of Change and Date

Change of Ownership

Change of Remedial Parties

Transfer of Certificate of Completion

Other (e.g., any physical alteration or other change of use)

Proposed Date of Change (mm/dd/yyyy) August 2026

Section IV: Description of Proposed Change (Required)

Please provide a brief narrative of the proposed changes(s) indicated above. Attach maps, drawings, and/or parcel information as needed. If "other" the description must explain and advise the DEC how such change may or may not affect the site's proposed, ongoing, or completed remedial program (attach additional sheets if needed).

Embassy Equity Partners LLC is being added to the Brownfield Cleanup Agreement ("BCA"), as the prospective purchaser of the Brownfield Cleanup Program ("BCP") Site. After closing, anticipated to occur August 2026, Embassy Equity Partners LLC will become the sole Volunteer remedial party and current volunteer GS Port Chester Owner, LLC will be removed from the BCA.

Section V: Certification Statement

Where the change results in a change in ownership or in responsibility for the proposed, ongoing, or completed remedial program for the site, the following certification must be completed (by owner or designated representative: see § 375-1.11(d)(4)(i):

I hereby certify that the prospective purchaser and/or remedial party has been provided a copy of any order, agreement, Site Management Plan, or State Assistance Contract regarding the Site's remedial program as well as a copy of all approved remedial work plans and reports.

Name: DocuSigned by:
Ryan Souls 1/6/2026
3DD118E73CF84D3... (Signature) (Date)

Ryan Souls
(Print Name)

Address1: GS Port Chester Owner, LLC

Address2: 280 Park Avenue, 24 East, New York, New York 10017

Phone: (212) 364-6342 Email: ryan.souls@greystar.com

Section VI: Contact Information for New Owner, Remedial Party, or CoC Holder

If the site will be sold or there will be a new remedial party, identify the prospective owner(s) or party(ies) along with contact information. If the site is subject to an Environment Easement, Deed Restriction, or Site Management Plan subject to periodic certification of institutional controls/engineering controls (IC/ECs), indicate who will be the certifying party (attach additional sheets if needed).

Prospective Owner Prospective Remedial Party Prospective Owner Representative

Name: Embassy Equity Partners LLC

Address:1 Attn: Jake Borden, c/o Six Acres Capital

Address2: 181 Westchester Avenue, Suite 301A, Port Chester, New York 10573

Phone: (617) 378-1862 Email: jake@sixacrecapital.com

Cert. Party Name: _____

Address:1 _____

Address2: _____

Phone: _____ Email: _____

Section VII: Agreement to Notify DEC After Transfer

If Section VI applies, i.e., all or part of the site will be sold, in accordance with § 375-1.11(d)(4)(ii) 30 days after the transfer a letter to notify the DEC of the completion of the transfer must be provided. If the current owner is also the CoC holder for the site, the CoC should be transferred to the new owner using DEC's approved "Notice of Transfer of COC" forms found at [Initial Notice And Transfer Of Certificate Of Completion - NYSDEC](#). This form has its own filing requirements at §375-1.9(f).

Signing below indicates that theses notices will be provided to the DEC within the specified timeframes as follows:

Within 30 days of the sale of the site, I agree to submit to the DEC:

1. The name and contact information for the new owner(s) per §375-1.11(d)(4)(ii)
2. The name and contact information for any owner representative; and
3. A Notice of Transfer using the DEC form [Initial Notice And Transfer Of Certificate Of Completion - NYSDEC](#).

DocuSigned by:

 Name: _____ 1/6/2026
3DD118E73CF84D3... _____
 (Signature) (Date)

Ryan Souls

 (Print Name)

Address1: **GS Port Chester Owner, LLC**

Address2: **280 Park Avenue, 24 East, New York, New York 10017**

Phone: **(212) 364-6342** Email: **ryan.souls@greystar.com**

Continuation Sheet (if needed for multiple owners, representatives, or remedial parties)

Prospective Owner Prospective Remedial Party Prospective Owner Representative

Name: _____

Address:1 _____

Address2: _____

Phone: _____ Email: _____

Prospective Owner Prospective Remedial Party Prospective Owner Representative

Name: _____

Address:1 _____

Address2: _____

Phone: _____ Email: _____

Prospective Owner Prospective Remedial Party Prospective Owner Representative

Name: _____

Address:1 _____

Address2: _____

Phone: _____ Email: _____

Prospective Owner Prospective Remedial Party Prospective Owner Representative

Name: _____

Address:1 _____

Address2: _____

Phone: _____ Email: _____



2600 Innovation Square
100 South Clinton Avenue
Rochester, New York 14604
nyenvlaw.com

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

January 9, 2026

VIA SITE CONTROL DROPBOX

Chief, Site Control Section
Division of Environmental Remediation
New York State Department of Environmental Conservation
635 Broadway, 12th Floor
Albany, New York 12233-7015

**RE: Brownfield Cleanup Program – Brownfield Cleanup Agreement Amendment
Port Chester Embassy Site
C360240**

Dear Sir or Madam:

A Brownfield Cleanup Agreement (“BCA”) Amendment Application for the above-referenced Brownfield Cleanup Program Site has been uploaded to the Site Control Dropbox.

Embassy Equity Partners LLC is being added to the BCA and is anticipated to purchase the BCA Site in August 2026. After closing, Embassy Equity Partners LLC will become the sole Volunteer remedial party and current Volunteer GS Port Chester Owner, LLC will be removed from the BCA, pursuant to another BCA Amendment Application.

There is also an error in the original BCA for this BCP Site. The original BCA lists that only a portion of 148 Main Street (142.23-1-53) is included within the BCP Site boundary, this is incorrect. All of 148 Main Street (142.23-1-53) is included within the BCP Site boundary; moreover, the correct acreage of the BCP Site is 1.291-acres.

Sincerely,

KNAUF SHAW LLP

A handwritten signature in black ink that reads "Linda R. Shaw". The signature is written in a cursive, flowing style.

LINDA R. SHAW, ESQ.

LRS/rro
Enclosure