

Main-Court Partners LLC
Brownfield Cleanup Program Application
180 Main Street Oil Storage Site
180 Main Street, White Plains, NY 10601



Legal & Consulting Team:
Knauf Shaw LLP & SESI.
October 2025

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October 22, 2025

VIA ELECTRONIC MAIL

Site Control Section
Attn: Len Zinoman
NYS Department of Environmental Conservation
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, New York 12233-7020

**RE: Brownfield Cleanup Program Application – Second Submission
180 Main Street Oil Storage Site
C360268**

Dear Len:

On behalf of Main-Court Partners LLC, a revised Brownfield Cleanup Program (“BCP”) application, in response to a Letter of Incomplete Application received via email from the NYS Department of Environmental Conservation (the “Department”) on October 21, 2025, has been uploaded to Site Control Dropbox. Responses to each comment are provided below.

Section I: Property Information

- Please round the Site Size down to 3 decimal points, the limit of the DEC tracking system.

RESPONSE: The Site acreage has been rounded to 1.822-acres.

Section X: Requestor Eligibility

- Provide a statement why the requestor should be considered a volunteer.

RESPONSE: A Requestor Volunteer Certification was included in the Support Narrative Document on page 17. For your convenience, please also see the Certification below:

The Requestor certifies that it is a Volunteer, since it does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination other than the plan to purchase the Site from the current owner. Requestor did not have any involvement with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to acquiring the Site and has implemented due care of the Site to the extent it has accessed the Site for due diligence purposes.



Additional Comments

- In the top section of Page 1 of the revised application, please select “yes” to indicate that the submittal is a revised application and include the NYS DEC site code in the space provided.

RESPONSE: “Yes” has been selected to indicate that this is a revised submission of an incomplete application and the site code “C360268” has been provided.

Sincerely,

KNAUF SHAW LLP

A handwritten signature in black ink that reads "Linda R. Shaw".

LINDA R. SHAW, ESQ.

Enclosure

cc: Sarah Saucier, NYS DEC
Ian Goller, NYS DEC
Kerry Maloney, NYS DEC
Steven McCague, NYS DEC
Ashley Johnson, NYS DEC
Michael Murphy, NYS DEC
Kelly Lewandowski, NYS DEC
Bruce Berg, Main-Court Partners LLC
Fuad Dahan and Steven Gustems, SESI Consulting Engineers



SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
 - a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
 - b. one individual file (PDF) of each previous environmental report; and,
 - c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.

a. VIA SITE CONTROL DROPBOX:

- [Request an invitation](#) to upload files to the Site Control submittal dropbox.
- In the "Title" field, please include the following: "New BCP Application - *Proposed Site Name*".
- 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.
- Application packages submitted through third-party file transfer services will not be accepted.

b. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- 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

SITE NAME: 180 Main Street Oil Storage Site

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments.

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C360268

☒

Yes

☐

No



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 16.1 – March 2025

SECTION I: Property Information

PROPOSED SITE NAME **180 Main Street Oil Storage Site**

ADDRESS/LOCATION **180 Main Street**

CITY/TOWN **White Plains**

ZIP CODE **10601**

MUNICIPALITY (LIST ALL IF MORE THAN ONE) **White Plains, Westchester County**

COUNTY **Westchester County**

SITE SIZE (ACRES) **1.822**

LATITUDE

LONGITUDE

41°	01'	55.1705"	-073°	46'	05.8463"
-----	-----	----------	-------	-----	----------

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting "p/o" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
180 Main Street	125.75	4	4..11	1.822

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	☒	☐
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)	☒	☐
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) If yes, identify census tract: <u>93</u> Percentage of property in En-zone (check one): ☐ 0% ☐ 1-49% ☐ 50-99% ☒ 100%	☒	☐
4. Is the project located within a disadvantaged community? See application instructions for additional information.	☒	☐
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	☐	☒
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications:	☐	☒

SECTION I: Property Information (continued)		Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?		☐	☒
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.		☒	☐
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		☐	☒
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		☐	☒
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____		☐	☒
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <u>Easement/Right-of-Way Holder</u> <u>Description</u>		☐	☒
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <u>Type</u> <u>Issuing Agency</u> <u>Description</u>		☐	☒
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		☒	☐
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.			
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		☐	☒
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		☐	☐
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?		☐	☐
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.			
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions. Initials of each Requestor: _____ _____ _____ _____ _____ _____			

SECTION II: Project Description

1. The project will be starting at: ☒ Investigation ☐ Remediation

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

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

☐ Yes ☐ No ☒ N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

☒ RIWP ☐ RAWP ☐ IRM ☐ No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.

Is this information attached? ☒ Yes ☐ No

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see [DER-31, Green Remediation](#)). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.

Is this information attached? ☒ Yes ☐ No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?

☐ Yes ☒ No

SECTION III: Ecological Concerns

- | | Y | N |
|---|----------------------------------|----------------------------------|
| 1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site? | ☒ | ☐ |
| 2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources? | ☐ | ☒ |
| 3. Is/are there a/any Contaminant(s) of Ecological Concern? | ☐ | ☒ |
| If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report. | | |
| 4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application? | ☒ | ☐ |

N/A ☒

SECTION IV: Land Use Factors

1. What is the property's current municipal zoning designation? <u>B-6 (Enclosed Mall)</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential ☐ Commercial ☒ Industrial ☒		
3. Current use (select all that apply): Residential ☐ Commercial ☐ Industrial ☐ Recreational ☐ Vacant ☒		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y ☒	N ☐
5. Reasonably anticipated post-remediation use (check all that apply): Residential ☒ Commercial ☒ Industrial ☐ If residential, does it qualify as single-family housing? N/A ☐	☐	☒
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	☒	☐
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	☐	☒
8. Do current and/or recent development patterns support the proposed use?	☒	☐
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	☐	☒
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	☒	☐

SECTION V: Current and Historical Property Owner and Operator Information

CURRENT OWNER Galleria City Holding Co LLC		
CONTACT NAME Steven Plenge		
ADDRESS c/o Pacific Realty, 100 North Pacific Coast Highway, Site 1925		
CITY El Segundo	STATE CA	ZIP CODE 90245
PHONE (310) 321-5980	EMAIL splenge@pacificretail.com	
OWNERSHIP START DATE 10/18/2022		
CURRENT OPERATOR Same as Owner		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OPERATION START DATE Vacant Since March 2023		

SECTION VI: Property's Environmental History

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

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard ([ASTM E1903](#)). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
2. **SAMPLING DATA:** Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	☐	☐	☒
Chlorinated Solvents	☐	☐	☒
Other VOCs	☐	☒	☐
SVOCs	☒	☒	☐
Metals	☒	☒	☐
Pesticides	☐	☒	☐
PCBs	☐	☐	☐
PFAS	☐	☒	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected:

3. For each impacted medium above, include a site drawing indicating:

- Sample location
- Date of sampling event
- Key contaminants and concentration detected
- For soil, highlight exceedances of reasonably anticipated use
- For groundwater, highlight exceedances of 6 NYCRR part 703.5
- For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application?



YES



NO

4. Indicate Past Land Uses (check all that apply):

☐ Coal Gas Manufacturing	☒ Manufacturing	☐ Agricultural Co-Op	☐ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other: Print shops, painting and oil shops, bottling works, plumbing and tin shop, the Westchester County Courthouse, Abrahan & Straus, Stem's, and Macy's Department Store with large heating oil tanks.

SECTION VII: Requestor Information					
NAME Main-Court Partners LLC					
ADDRESS 160 Hillair Circle					
CITY/TOWN White Plains		STATE NY	ZIP CODE 10605		
PHONE (914) 907-7577		EMAIL bberg1222@gmail.com			
				Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?				☒	☐
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?				☒	☐
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A ☐				☒	☐
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.				☒	☐

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Bruce Berg			
ADDRESS 160 Hillair Circle			
CITY White Plains		STATE NY	ZIP CODE 10605
PHONE (914) 907-7577		EMAIL bberg1222@gmail.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Fuad Dahan and Steven Gustems			
COMPANY SESI Consulting Engineers			
ADDRESS 959 Route 46E, Floor 3, Suite 300			
CITY Parsippany		STATE NJ	ZIP CODE 07054
PHONE (862) 702-5728		EMAIL fd@sesi.org; ssg@sesi.org	
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda R. Shaw, Esq.			
COMPANY Knauf Shaw LLP			
ADDRESS 2600 Innovation Square, 100 S. Clinton Avenue			
CITY Rochester		STATE NY	ZIP CODE 14604
PHONE (585) 546-8430		EMAIL lshaw@nyenvlaw.com	

SECTION IX: Program Fee

Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee waiver with supporting documentation.

	Y	N
1. Is the requestor applying for a fee waiver?	☐	☒
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application? N/A	☒	☐

SECTION X: Requestor Eligibility

If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	☐	☒
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	☐	☒
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	☐	☒
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	☐	☒
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	☐	☒
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	☐	☒
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved 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?	☐	☒
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	☐	☒
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?	☐	☒
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?	☐	☒
11. Are there any unregistered bulk storage tanks on-site which require registration?	☐	☒

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below:

PARTICIPANT

A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☐**VOLUNTEER**

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☒

NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

☒ Yes

☐ No

☐ N/A

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

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

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

Is this proof attached?

☒ Yes

☐ No

☐ N/A

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION XI: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	☐	☒
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	☐	☒
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	☐	☒
4. If the answer to question 2 or 3 above is YES, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. N/A ☒	☐	☐
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	☐	☒
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	☐	☒

SECTION XII: Site Contact List

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

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

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Sole Member (title) of Main-Court Partners LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 9/18/25

Signature: 

Print Name: Bruce Berg

PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27-1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 16.1

Please respond to the questions below and provide additional information and/or documentation as required. Please refer to the application instructions.	Y	N
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	☐	☐
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	☐	☐
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	☐	☐
4. Is the property upside down or underutilized as defined below?		
Upside down	☐	☐
Underutilized	☐	☐

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.

From 6 NYCRR 375-3.2(I) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application):

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.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

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

Check appropriate box below:

- ☐ Project is an Affordable Housing Project – regulatory agreement attached
- ☐ Project is planned as Affordable Housing, but agreement is not yet available
- ☐ This is not an Affordable Housing Project

From 6 NYCRR 375-3.2(a) as of August 12, 2016:

- (a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.
- (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ household’s annual gross income.
- (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.
- (3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

6. Is the site a planned renewable energy facility site as defined below?

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

*Selecting this option will result in a “pending” status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

☐ No – not a planned renewable energy facility site

If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

“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.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(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.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

☐ Yes - *Selecting this option will result in a “pending” status, as a BOA conformance determination has not yet been made. Proof of conformance will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

☐ No

From ECL 75-0111 as of April 9, 2022:

(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.

BCP APPLICATION SUPPORT DOCUMENT

Exhibit List

Exhibit A	Site Location Map, Base Map, and Street Map
Exhibit B	Tax Boundary Map, Survey Map and Reapportionment Documents
Exhibit C	Brownfield Opportunity Area (“BOA”) Map, Disadvantage Communities Map (“DCM”), Environmental Justice Map and En-Zone Map
Exhibit D	Flood Map
Exhibit E	Zoning Map
Exhibit F	Previous Owners and Operators List
Exhibit G	Deed
Exhibit H	Site Access Agreement
Exhibit I	Site Drawing Spider Maps and REC Location Map
Exhibit J	NYS DOS Entity Information
Exhibit K	Sole Member Written Consent
Exhibit L	Site Contact List
Exhibit M	Repository Confirmation

ENVIRONMENTAL REPORTS:

1. July 1988 Spill Incident Database Report for Spill Number 8803673
2. September 1988 Spill Incident Database Report for Spill Number 8805571
3. April 1997 Fuel Oil Tank Upgrade Project Report Tank Closure and Installation prepared by Clayton Environmental Consultants, Inc. for Macy’s East Inc.
4. April 2019 Phase I Environmental Site Assessment prepared by ATC Group Services LLC for WP Galleria Realty, LP
5. August 2025 Phase I Environmental Site Assessment prepared by SESI for Main-Court Partners LLC
6. September 2025 Phase II Environmental Site Assessment Report prepared by SESI for Main-Court Partners LLC
7. September 2025 Remedial Investigation Work Plan prepared by SESI for Main-Court Partners LLC

SECTION I – PROPERTY INFORMATION

The Site is located at the following address:

Parcel Address	Tax Parcel Identification No.	Acreage ¹
180 Main Street	125.75-4-4..11	1.822 (Exact: 1.8218)

The Site located in the City of White Plains, New York 10601 (“Site” or “BCP Site”). The Site Location Map, Base Map and Street Map are in Exhibit A. The Site consists of a Condominium Lot was created and approved by the City of White Plains known as 125.75-4-4..11. The Site was previously a portion of the former N/A Martine Avenue (125.75-4-4) and a portion of the former 100 Main Street (125.75-4-3).

1. Site Boundary and Tax Parcel Information

The Site boundary does correspond to Condominium Tax Lot approved by the City of White Plains as Tax Lot 125.75-4-4..11. The Tax Boundary Map, City of White Plains September 2024 new lot number approval and a Survey Map are provided in Exhibit B.

2. Property Maps

The Site Location Map, Base Map and Street Map are in Exhibit A. The Tax Boundary Map and Survey Map are in Exhibit B.

3-5. BOA, Disadvantaged Communities, EJ and En-Zone Designations

The Site BOA, Disadvantaged Communities, Environmental Justice, and En-Zone Maps are in Exhibit C. The Site is located in an EnZone Type AB, Census Tract 93. The Site is not located in a BOA or a Potential Environmental Justice Area. The Site is located in a Disadvantaged Community Area. According to the New York State Disadvantaged Communities Map, the Site is located on Census Tract 36119009300, which has an environmental burden higher than 55% of Census Tracts statewide and a population vulnerability higher than 80% percent of Census Tracts statewide.

6-7. Please refer to the BCP Application Form.

8. Spills

There have been two 1998 spills associated with one of the two large 10,000 gallon storage tanks. See further details in Section VI.4.2. A tightness test failure required this tank to be relined. However, it is not clear from the DEC spill closure report if any remediation was performed yet the file notes that groundwater was impacted. In 1997 these tanks were closed in place but again no remediation was noted in the 1997 Clayton Tank Closure Report attached hereto. In addition, until these large tanks are removed, it is difficult to know if there is trapped contaminated soil under the tanks. See Exhibit I – REC Location Map.

¹ The acreage was determined using the Survey of Property Map, created by Line & Grade Surveyors D.P.C. See Exhibit B – Survey.

9-10. Please refer to the BCP Application Form.

12. Easements and Existing Right of Ways

There are no Easements or Existing Right-of-Ways located on the Site.

13. Please refer to BCP Application Form.

14. Property Description and Environmental Assessment

A. Site Location

The Site is located at the following address:

Parcel Address	Tax Parcel Identification No.
180 Main Street	125.75-4-4..11

The Site is located in the City of White Plains, New York 10601. The Site is located in a commercial, residential and governmental buildings area. To the north and east of the Site are buildings used for commercial, residential and office purposes. There is also a park located to the east of the Site. To the west of the Site is parking and the remaining vacant Galleria Mall. Immediately to the south of the Site is the remaining portion of the vacant former Macy's Department Store, which now has its own Condominium Lot and is a separate BCP Site #C360258 known as 50 Court Street since it is being separately remediated and redeveloped, and beyond that is the Westchester County Office Building and Surrogate's Courthouse.

B. Site Features

The Site is currently occupied by a portion of the former Galleria Mall Macy's building, which is vacant. The building became vacant around March 2023 when the Department store and the entirety of the former Mall closed. The building is occasionally used by Homeland Security and local Police for active shooter practice, but they are not a tenant, and the building is otherwise vacant. The closest water body, the Bronx River, is located approximately 0.35 miles from the Site. The Site is not located in a Flood Zone and is in an area of a minimal flood hazard. See Exhibit D, Flood Map.

C. Current Zoning and Land Use

The Site is currently located in the B-6 (Enclosed Mall) District. See Exhibit E, Zoning Map. The Site is currently vacant other than for occasional law enforcement shooter training. The Site is bound to the north and east by commercial, residential and office buildings. The Site is bound to the south by the remainder of the vacant Macy's building and the Westchester County Office Building and Surrogate's Courthouse. To the west of the Site is the remainder of the Galleria Mall. The Site is located approximately 1,638 feet to the east of the White Plains Metro North Railroad Station and Rail-line. Therefore, the Site is a transit-oriented development Site. The Site is in the

middle of a rezoning effort to change the zoning to enable the planned mixed use residential/commercial project to proceed on the Site.

D. Past Use of the Site

See Section IV.4 for a full description of past land uses. Grand Street ran from north to south through the middle of the Site from the 1800s until at least the 1970s. From 1885 until 1950, the western portion of the Site contained some or all of the following historical uses: print shops, painting and oil shops, bottling works, plumbing and tin shops. The eastern half of the Site was developed in approximately 1885 and was occupied by the Westchester County Courthouse until approximately 1950. A hotel may also have been present on western portion of the Site as of 1894; a police station on the southwest portion of the Site as of 1905; and a fire department on the western side as of 1911. Subsequently, the Courthouse moved to an adjacent property, and by 1971 the former Courthouse building on this Site was demolished. In 1978, the White Plains Urban Renewal Agency acquired the Site, and the Galleria Mall started to be constructed that same year. Initially, an A&S Department Store occupied the Site from 1980-1996, and then it was converted to a Macy's Department Store in 1996, until the Site became vacant in 2023. Since 2023 it has occasionally been used by law enforcement for training purposes. The two stores used large heating oil tanks to heat the stores, which are still present but closed in place. The historical owners and operations associated with the Site are further described below and in Exhibit F, Previous Owners and Operators List.

E. Site Geology and Hydrogeology

Per the USDA National Cooperative Soil Survey map, the soil at the Site is characterized as Urban Land Outwash Substratum (UoA), which is urban land that is surface covered by pavement, concrete, buildings and other structures, and is underlain by disturbed and natural soil material and till substratum, with a 0 to 3 percent slope. The stratigraphy of the Site, from the surface down, consists of fill material to a depth of approximately 8 feet below grade surface (ft-bgs). Under the fill material is generally brown/gray coarse to fine sand, some silt and little gravel to boring completion. Based upon the New York State geologic database, the overburden is underlain by the Inwood marble formation. Based on subsurface investigations on nearby properties, bedrock is anticipated to be encountered at depths ranging from 20 to 40 ft-bgs. According to a Remedial Investigation Report from an adjacent BCP Site (C360073) to the northeast of the Site, located at 221 Main Street, the elevation of groundwater at the Site is approximately 180-200 feet above mean sea level, and the groundwater is expected to follow the topography in the western direction.

F. Environmental Assessment

In soil, SVOCs were detected in significant exceedance of the Restricted Residential Soil Cleanup Objective (RRSCOs), including Benzo(a)anthracene (max of 31 mg/kg), Benzo(a)pyrene (max of 28 mg/kg), Benzo(b)fluoranthene (max of 35 mg/kg), Benzo(k)fluoranthene (max of 11 mg/kg) Chrysene (max of 27 mg/kg), Dibenzo(a,h)anthracene (max of 4 mg/kg) and Indeno(1,2,3-cd)pyrene (max of 14 mg/kg). The heavy metal Lead (max of 752 mg/kg), was also detected on the Site in exceedance of its RRSCO. SVOCs, a VOC and Metals were detected in soil in exceedance of the Protection of Groundwater Soil Cleanup Standards (POGW SCOs). The VOC

detected in exceedance of the POGW SCOs was Acetone. The SVOCs detected in exceedance of the POGW SCOs include Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Chrysene, and Indeno(1,2,3-cd)pyrene. The metal detected in exceedance of the POGW SCOs was Lead.

In groundwater, one VOC, SVOCs, Pesticides, PFAS and Metals were detected in exceedance of the Ambient Water Quality Standards (AWQS). The VOC Chloroform (max of 12 µg/L), was detected in exceedance of the AWQS. The SVOCs that exceed their respective AWQS include Benzo(a)anthracene (max of 1.3 µg/L), Benzo(a)pyrene (max of 1.5 µg/L), Benzo(b)fluoranthene (max of 1.7 µg/L), Benzo(k)fluoranthene (max of 0.59 µg/L), Chrysene (max of 2.3 µg/L), Hexachlorobenzene (max of 0.04 µg/L) and Indeno(1,2,3-cd)pyrene (max of 0.9 µg/L). The Pesticides that exceed their respective AWQS include Chlordane (max of 0.177 µg/L) and Dieldrin (max of 0.013 µg/L). The PFAS compounds that exceed their respective AWQS include Perfluorooctanesulfonic Acid (PFOS) (max of 8.16 µg/L) and Perfluorooctanoic Acid (PFOA) (max of 121 µg/L). The Metals that exceed their respective AWQS include Antimony (max of 5.5 µg/L), Barium (max of 1833 µg/L), Beryllium (max of 3.46 µg/L), Chromium (max of 303.3 µg/L), Copper (max of 579.8 µg/L), Iron (max of 154000 µg/L), Lead (max of 258.3 µg/L), Magnesium (max of 201000 µg/L), Manganese (max of 4715 µg/L), Nickel (max of 246.9 µg/L), Selenium (max of 37.9 µg/L) and Sodium (max of 1020000 µg/L).

In soil vapor (SV) and indoor air (IA), VOCs were detected within one sample of each collected from the Site. The following were detected in both SV and IA: Acetone (2-Propanone) (SV – 79.6 µg/m³ and IA – 4.5 µg/m³), Benzene (SV – 2.5 µg/m³ and IA – 1.3 µg/m³), Dichlorodifluoromethane (SV – 39 µg/m³ and IA – 2.4 µg/m³), Ethanol (SV – 21.1 µg/m³ and IA – 14 µg/m³), Ethylbenzene (SV – 2.4 µg/m³ and IA – 0.78 µg/m³), Heptane (SV – 7.4 µg/m³ and IA – 0.49 µg/m³), Hexane (SV – 9.9 µg/m³ and IA – 0.67 µg/m³), Isopropyl Alcohol (SV – 42.5 µg/m³ and IA – 5.2 µg/m³), Methylene Chloride (SV – 17 µg/m³ and IA – 0.69 µg/m³), Methyl Ethyl Ketone (SV – 11 µg/m³ and IA – 0.35 µg/m³), 2,2,4-Trimethylpentane (SV – 2.4 µg/m³ and IA – 0.93 µg/m³), Tetrachloroethylene (SV – 14 µg/m³ and IA – 0.75 µg/m³), Toluene (SV – 21 µg/m³ and IA – 2.3 µg/m³), m,p-Xylene (SV – 5.6 µg/m³ and IA – 2.2 µg/m³), o-Xylenes (SV – 1.9 µg/m³ and IA – 0.83 µg/m³) and Xylenes (total) (SV – 7.4 µg/m³ and IA – 3 µg/m³). The following were detected in only SV: Carbon Disulfide (38.3 µg/m³), 1,1-Dichloroethane (20 µg/m³), 1,1-Dichloroethylene (6.7 µg/m³), 1,4-Dioxane (19 µg/m³), Ethyl Acetate (4 µg/m³), Methyl Isobutyl Ketone (4.5 µg/m³), 1,1,1-Trichloroethane (195 µg/m³) and Tertiary Butyl Alcohol (8.5 µg/m³). The following were detected in only IA: Chloromethane (1 µg/m³), Carbon Tetrachloride (0.52 µg/m³), 1,2,4-Trimethylbenzene (0.59 µg/m³), Trichlorofluoromethane (1.5 µg/m³) and Propylene (2.6 µg/m³).

15-17. Regarding Questions 15-17 on the BCP Application Form:

There are no responses to question 15-17 on the BCP Application Form since this Site is not located in New York City.

SECTION II: PROJECT DESCRIPTION

1-3. Please refer to the BCP Application Form.

4. Short Project Description

The planned redevelopment of the Site entails the construction of a 505 unit apartment building with either 12% affordable units for 60%-80% Area Median Income (AMI) at a 60% threshold or 8% affordable units for 40% AMI, a 40,000 square foot retail component on the ground floor and several levels of parking under the building to accommodate approximately 300-400 vehicles. Privately owned publicly accessible open space will also be created as a part of the project. The project is in close proximity to the Metro North train station and will result in a transit oriented mixed use walkable community building.

Schedule – Commencement through COC

A Remedial Investigation (“RI”) Work Plan (“RIWP”) has been submitted with the BCP Application. In order to complete the investigation the building has to be demolished in order to remove the two large 10,000 gallon tanks. The Remedial Investigation is expected to be completed on the Site shortly after the Site has been accepted into the program in January 2026. Site preparation activities, including demolition and tank removal are expected to commence thereafter in Spring 2026 as well; specifically, demolition from approximately from February to April 2026. The Remedial Investigation Report (“RIR”) will be submitted by March - April 2026. The Remedial Action Work Plan (“RAWP”) will be submitted around the same time. The RAWP Approval and a Decision Document is anticipated to be issued June 2026, and the RAWP will be implemented from June to September 2026. A Site Management Plan (“SMP”) and Final Engineering Report (“FER”) will be submitted in October 2026. The Certificate of Completion is anticipated to be issued on or before December 31, 2026.

5. Green and Sustainable Remediation (GSR)

GRS principles will be incorporated into each step of the BCP Process:

Remedial Investigation/Alternatives Analysis: GSR will be incorporated into RI project planning, including the application of the proposed environmental footprint analysis tool, and how climate resiliency will be included. A discussion about the plan to implement GSR will be included in the RIWP and implemented during the RI. Specifically during the RI implementation, the consultant will:

- Evaluate sensitive, local human and ecological receptors which require protection from contaminants of concern, traffic, noise, dust and odors during the implementation. An enhanced Community Air Monitoring Plan will be implemented.
- Identify vendors with operation centers local to the Site to minimize fuel consumption associated with travel to and from the Site and encourage use of the Metro North Train Station located approximately 0.30 miles from the Site.
- Salvage organic debris that is uncontaminated and free of pests or disease, for use as supplemental infill, mulch or compost.
- Salvage uncontaminated objects with potential recycle, resale, donation or onsite infrastructure value, such as steel, concrete and granite.
- Designate collection points for recycling single-use items such as metal, plastic and glass containers; paper and cardboard; and other consumable items.

- Advise contractors to avoid idling vehicles while on the BCP Site and to use mass transit near the Site for access to the Site.

Remedial Design and Remedial Action: Green remediation principles and techniques will be implemented to the extent feasible in the design and implementation of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term and specify chemicals or agents, where applicable, that are not harmful or hazardous to aquatic environments and the subsurface, are readily biodegradable, and/or can help to improve site geochemical conditions;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating green space when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this Site, including that any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

An environmental footprint analysis will be completed, which will use an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar Department accepted tool and construction considerations should reference NYSDEC standard specification 01 89 29-Green Remediation Practice and the associated Form A – Summary of Green Remediation Metrics will be used to track actual metrics for the footprint analysis. Contractors will also pay attention to the carbon emissions used in the material generation and transportation to reduce the carbon footprint and recycling applicability where possible. This extends to the use of drilling fluids that are biodegradable and chemicals that are not harmful or hazardous during site operations. Contractors will reference the ISS Factsheet provided by the NYSDEC when selecting materials, methods and general operations for this work if required at the Site.

Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect

to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Site Management: GSR will be incorporated into Site Management, including use of DEC's SMP template, resource and energy consumption reduction, waste minimization, and climate resiliency evaluation within Periodic Review Reports (PRRs). Further, progress with respect to green and sustainable remediation metrics will be tracked, and reported in PRRs, as part of the Site Management program, and opportunities to further reduce the environmental footprint of the project will be identified as appropriate.

Redevelopment: The new on-Site building will implement green stormwater management practices, evaluate the use of geothermal heating and cooling for project, with the goal of designing buildings to a LEED Silver standard. The building will also meet one of the following criteria:

1. Energy Star Multifamily New Construction Program
2. ICC/ASHRAE 700 – 2020 National Green Building Standard Silver or higher

The Project is also a transit-oriented development project since the new apartment complex is located approximately 0.30 miles, which is walking distance, to the White Plains Metro North train station.

6. Climate Change Screening or Vulnerability Assessment

The Site is entering the program at the investigation Stage, therefore, a Climate Change Screening or Vulnerability Assessment is not required at this time. The remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the Site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities. The closest body of water to the Site is the Bronx River, which is approximately 0.35 miles from the Site. The Site is not located in a flood zone. See Exhibit D – Flood Map.

SECTION III: ECOLOGICAL CONCERNS

1-3. Please refer to the BCP Application Form

4. Fish and Wildlife Resources Impact Analysis Part I (FWRIA Part I).

The Bronx River is 0.35 miles from the Site. However, a Fish & Wildlife assessment is not anticipated for this Site due to its urban location and distance from surface water bodies and wildlife areas, as well as the unlikelihood that the type of contamination found to date on this Site could migrate and impact the nearest water body. The Site is also not in a Flood Zone. See Exhibit D. A Fish & Wildlife assessment confirming these facts will be included in the Remedial Investigation Report.

SECTION IV: LAND USE FACTORS

1. Current Zoning

The Site is within the B-6 (Enclosed Mall) District. See Exhibit E, Zoning Map.

2. Allowed Uses

The B-6 Zoning District, or “Enclosed Mall,” allows for various permitted principal uses and special uses such as recreation, semi-public, community facilities, office, business, and parking. The Site is being rezoned as part of a newly proposed Transit Development 2 (TD-2) District. Since the mall closed, the City of White Plains is facilitating this rezoning to allow for multifamily residential and other uses generally similar to the existing Transit Development 1 (TD-1) District, in support of the City’s goal to increase available housing units and to reuse the land on the underutilized closed mall land. The development plan for the proposed project on the Site has been analyzed in a Final Environmental Impact Statement (FEIS). Approval for the rezoning anticipated to be approved by the City of White Plains is expected by the end of this calendar year.

3-4. Current Use

This Site is currently vacant and has been vacant since Macy’s closed in March 2023. The building is occasionally used by homeland security and police for active shooter practice.

5. Intended Use Post Remediation

After the remediation, the Site will be used for a mixed use residential and commercial project, with a certain percentage of the apartments being slated as affordable housing. See more detailed project description in Section II.4 above.

6. Post Remediation Use

After the remediation, the Site will be used for a mixed use residential and commercial project, with a certain percentage of the apartments being slated as affordable housing. See more detailed project description in Section II.4 above.

7. Renewable Energy Facility

The proposed post-remediation use is not a renewable energy facility.

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

Yes, current, historical and/or recent development patterns support the proposed use since more transit-oriented residential development is needed in White Plains and is consistent with the City’s rezoning efforts for the enclosed mall. Moreover, having additional affordable housing units is consistent with local planning efforts and will enhance affordable living in this City at this location which is near the train station, and in both an En-Zone and disadvantaged community.

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

No, the project is not consistent with the current Zoning Ordinance of the City of White Plains since the current zoning of the Site is B-6 (Enclosed Mall). However, as noted above, the City of White Plains is currently engaged in a rezoning effort to amend the Zoning Ordinance and Zoning Map. The rezoning effort underway entails the creation of a new Transit Development 2 District (TD-2). The proposed TD-2 District is consistent with the City's goal to create a more mixed-use, walkable community on the Site. The proposed TD-2 District complements the Transit Development 1 (TD-1) District recently created for the nearby Hamilton Green redevelopment project and would further the City's goals of transit-oriented development in proximity to the White Plains Metro-North Station. The Requestor projects having the City's rezoning approval by the end of the year.

10. Consistent with the Master Plan?

Yes, the project is consistent with the City's Master Plan, which allows for multi-family residential buildings and commercial buildings near the Metro North train Station to enhance transit oriented residential living.

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

The owners of the Site are listed in the table below.

Parcel Address	Owner	Ownership Start Date
180 Main Street	Galleria City Holding Company LLC	10/18/2022

See Exhibit G - Deed for additional information.

Requestor is not the owner of the site. Galleria City Holdings Company LLC is the current owner of the Site. See Exhibits G - Deeds. The Requestor has received a temporary license from the Owner to access the Site to perform investigation and remediation work required by the BCP. See Exhibit H - Site Access Agreement.

The Previous Owner and Operator list is attached in Exhibit F. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestor's relationship to each owner and operator (all of which are "None"). Exhibit F also includes the prior operators' use of the Site.

SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

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

- a. July 1988 Spill Incident Database Report for Spill Number 8803673
- b. September 1988 Spill Incident Database Report for Spill Number 8805571
- c. April 1997 Fuel Oil Tank Upgrade Project Report Tank Closure and Installation Prepared by Clayton Environmental Consultants, Inc. for Macy's East Inc.
- d. April 2019 Phase I Environmental Site Assessment Prepared by ATC Group Services LLC for WP Galleria Realty, LP
- e. August 2025 Phase I Environmental Site Assessment prepared by SESI for Main-Court Partners LLC
- f. September 2025 Phase II Environmental Site Assessment Report prepared by SESI for Main-Court Partners LLC
- g. September 2025 Remedial Investigation Work Plan prepared by SESI for Main-Court Partners LLC

2. Sampling Data

See Exhibit I - Spider Maps which include sampling data summaries.

3. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are SVOCs and Lead in soil, VOCs, SVOCs, Pesticides, PFAS and Metals in groundwater, and Petroleum and Chlorinated VOCs in soil vapor and indoor air. See Exhibit I - Site Drawing Spider Map.

Soil:

Analytes > RRSCOs	Detections > RRSCOs	Detections > POGW SCOs	Maximum Detection (mg/kg)	RRSCO (mg/kg)	POGW SCOs	Max Detection Sample ID	Depth (ft-bgs)
VOCs							
Acetone	-	2	0.054	100	0.05	SB-6A	5-5.5
SVOCs							
Benzo(a)anthracene	8	8	31	1	1	SB-113	9.5-10
Benzo(a)pyrene	8	1	28	1	22	SB-113	9.5-10
Benzo(b)fluoranthene	9	6	35	1	1.7	SB-113	9.5-10
Benzo(k)fluoranthene	2	5	11	3.9	1.7	SB-113	9.5-10
Chrysene	5	8	27	3.9	1	SB-113	9.5-10
Dibenzo(a,h)anthracene	6	-	4	0.33	1000	SB-113	9.5-10
Indeno(1,2,3-cd)pyrene	10	2	14	0.5	8.2	SB-113	9.5-10
Metals							
Lead	1	1	752	400	450	SB-34	3-3.5

Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (µg/L)	Sample ID	AWQS (µg/L)
VOCs (µg/L)				
Chloroform	1	12	GW-27	7
SVOCs (µg/L)				
Benzo(a)anthracene	2	1.3	GW-2	0.002
Benzo(a)pyrene	2	1.5	GW-2	0
Benzo(b)fluoranthene	3	1.7	GW-2	0.002
Benzo(k)fluoranthene	3	0.59	GW-2	0.002
Chrysene	3	2.3	GW-2	0.002
Hexachlorobenzene	1	0.04	GW-27	0.04
Indeno(1,2,3-cd)pyrene	3	0.9	GW-2	0.002
Pesticides (µg/L)				
Chlordane	1	0.177	GW-2	0.05
Dieldrin	1	0.013	GW-20	0.004
Metals (µg/L)				
Antimony	1	5.5	GW-2	3
Barium	2	1833	GW-27	1000
Beryllium	1	3.46	GW-27	3
Chromium	4	303.3	GW-2	50
Copper	2	579.8	GW-27	200
Iron	5	154000	GW-27	300
Lead	3	258.3	GW-2	25
Magnesium	4	201000	GW-27	35000
Manganese	5	4715	GW-2	300
Nickel	2	246.9	GW-27	100
Selenium	4	37.9	GW-2	10
Sodium	5	1020000	GW-20	20000
Thallium	2	1.52	GW-27	0.5
PFAS (ng/L)				
Perfluorooctanesulfonic Acid (PFOS)	2	8.16	GW-2	2.7
Perfluorooctanoic Acid (PFOA)	2	121	GW-2	6.7

Soil Vapor:

Analytes	Total Detections in Soil Vapor	Total Detections in Indoor Air	Max Detection in Soil Vapor ($\mu\text{g}/\text{m}^3$)	Max Detection in Indoor Air ($\mu\text{g}/\text{m}^3$)
VOCs				
Acetone (2-Propanone)	1	1	79.6	4.5
Benzene	1	1	2.5	1.3
Carbon Disulfide	1	-	38.3	-
Chloromethane	-	1	-	1
Carbon Tetrachloride	-	1	-	0.52
1,1-Dichloroethane	1	-	20	-
1,1-Dichloroethylene	1	-	6.7*	-
1,4-Dioxane	1	-	19	-
Dichlorodifluoromethane	1	1	39	2.4
Ethanol	1	1	21.1	14
Ethylbenzene	1	1	2.4	0.78
Ethyl Acetate	1	-	4	-
Heptane	1	1	7.4	0.49
Hexane	1	1	9.9	0.67
Isopropyl Alcohol	1	1	42.5	5.2
Methylene Chloride	1	1	17	0.69
Methyl Ethyl Ketone	1	1	11	0.35
Methyl Isobutyl Ketone	1	-	4.5	-
1,1,1-Trichloroethane	1	-	195*	-
1,2,4-Trimethylbenzene	-	1	-	0.59
2,2,4-Trimethylpentane	1	1	2.4	0.93
Tertiary Butyl Alcohol	1	-	8.5	-
Tetrachloroethylene	1	1	14	0.75
Toluene	1	1	21	2.3
Trichlorofluoromethane	-	1	-	1.5
m,p-Xylene	1	1	5.6	2.2
o-Xylene	1	1	1.9	0.83
Propylene	-	1	-	2.6
Xylenes (total)	1	1	7.4	3

*Above the DOH Matrices Sub Slab Screening Level

4. Past Land Use

1. Past Use of the Site

The according to the Sanborn fire insurance maps, Grand Street ran through the middle of the Site from the 1800s until at least the 1970s. From 1885 until 1950, the western portion of the Site contained some or all of the following historical uses: print shops, painting and oil shops, bottling

works, plumbing and tin shops. The eastern half of the Site was developed in approximately 1885 and was occupied by the Westchester County Courthouse until approximately 1950. In 1893, a building was added to the western side of the Court House and was utilized as the Hall of Records. A hotel may also have been present on western portion of the Site as of 1894; a police station on the southwest portion of the Site as of 1905; and a fire department on the western side as of 1911. In 1916, a fireproof building was added to the Westchester County Courthouse to the north of the original building. The Site remained mostly unchanged until 1950.

Subsequently to 1950, the Courthouse moved to an adjacent property, and by 1971 the former Courthouse building on this Site was demolished. In 1978, the White Plains Urban Renewal Agency acquired the Site, and the Galleria Mall started to be constructed that same year. The current Galleria Mall building was constructed on the Site between 1979 and 1980. The portion of the Galleria Mall building located on the Site was then utilized as an Abraham & Straus, and then a Stern's Department Store, until 1996. In 1996, Macy's Department Store opened until the store later closed in March 2023. The building is still present on the Site and is vacant, except for occasional use by homeland security and police for active shooter training per a license agreement, which can be canceled by the owner at any time. All the prior buildings appeared to be heated with heating oil and housed large oil tanks.

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

In April 2019, ATC Group Services LLC completed a Phase I Environmental Site Assessment (ESA) for the entire former tax lot #125.75-4-4, which included the Site and the remainder of the property that was occupied by the Macy's store. A number of spills were noted in the 2019 Phase I Report. Two spills were reported to the NYSDEC in 1988 and were identified as Spill Numbers 8803673 and 8805571. Both of these spills appear to be related to tank test failures associated with a 10,000-gallon Underground Storage Tank ("UST"), which according to the 2019 Phase I ESA was re-lined and put back in service following the closure of the spill cases with the NYSDEC. Four oil fill ports were observed on the Site, two located on the sidewalk along Main Street, directly in front of the loading dock and two within the loading dock area. Please see Exhibit I – REC Location Map.

According to a Fuel Oil Tank Upgrade Project Report, prepared by Clayton Environmental Services, Inc., which has been included with this application, two 10,000-gallon USTs were installed on the Site in 1979 on a concrete pad below the loading dock area and were closed in place in January 1997. The four oil fill ports are likely associated with the two USTs. An Aboveground Storage Tank ("AST") was also observed on the Site located within the eastern portion of the loading dock area. The AST was reportedly installed in 1997. The purpose of the 1,000-gallon diesel AST was to transfer fuel to a 100-gallon day AST and emergency generator. The emergency generator is located within the penthouse generator room of the property building and oil staining was observed on the concrete pad below the generator's engine. A passenger elevator located on the Site had minor staining in the vicinity of the equipment and a slight petroleum like sheen on standing water within the loading dock area was observed. Nevertheless, these observations were considered de minimis conditions by the consultant. A screening survey for readily observable mold and conditions conducive to mold was also conducted on the property.

It was noted that there were various areas of water-stained ceiling tiles and visible mold growth throughout the building.

In August 2025, SESI Consulting Engineers (“SESI”) prepared a Phase I Environmental Site Assessment for Requestor. This Phase I listed the above-mentioned USTs as recognized environmental conditions (RECs) and provided that the USTs were registered with PBS number 3-492205. This Phase I also listed the above-mentioned spills, identified as Spill Numbers 8803673 and 8805571, as Controlled Recognized Environmental Conditions (“CRECs”) and recognized multiple Business Environmental Risks (“BERs”). The BERs included: (1) the above-mentioned AST; (2) potential Polychlorinated Biphenyl (PCB) Caulk throughout the building; (3) potential asbestos-containing materials; and (4) potential lead-based paint. Several pieces of universal waste were identified on the property causing SESI to recommend a universal waste survey prior to demolition. Finally, since historic operations contained petroleum and volatile organic compound uses, which may have contributed to soil and groundwater vapor, SESI also recommended a vapor intrusion evaluation as part of the redevelopment process.

In September 2025, SESI completed a Phase II ESA Report. This investigation included collecting soil samples from 5 to 20 feet-below grade surface (ft-bgs), three groundwater samples, one soil vapor sample and one indoor air vapor sample. The soil samples showed SVOCs levels exceeding their respective RRSCOs throughout the Site from 1-7 ft-bgs and one high lead RRSCO exceedance. The stratigraphy of the Site consists of fill material below the surface to about 8 ft-bgs, then an underlay of brown/gray coarse to fine sand, some silt and little gravel. Groundwater was encountered between 20-23 ft-bgs on the east. The groundwater samples showed consistent concentrations of various SVOCs, VOCs, PFAS compounds, metals and pesticides exceeding their respective AWQS throughout the Site. The soil vapor samples revealed a number of petroleum hydrocarbon and chlorinated VOCs that were detected in the soil vapor and indoor air sample. One of the chlorinated VOCs exceeded its respective NYSDOH subslab decision matrix screening level. SESI concluded that the exceedances in soil, groundwater, and soil vapor reported during the investigation are likely the result of the Site’s historical land uses, including the USTs, and the presence of contaminated historic fill.

In September 2025, SESI also prepared a Remedial Investigation Work Plan (RIWP) for the Requestor to accompany this application. Since the investigation cannot be completed until the two large 10,000 gallon tanks are removed from under the building, the RIWP includes building demolition and tank removal to complete the investigation under the tanks and Site-wide.

SECTION VII: REQUESTOR INFORMATION

The Requestor is Main-Court Partners LLC, a New York limited liability company, located at 160 Hillair Circle, White Plains, NY 10605. Main-Court Partners LLC is authorized to do business in the State of New York. See Exhibit J, NYSDOS Entity Information. The sole member is Bruce Berg. The Sole Member Written Consent provides Bruce Berg with authority to sign all Brownfield Cleanup Program (“BCP”) documents on behalf of the Requestor Main-Court Partners LLC. See Exhibit K – Sole Member Written Consent.

Requestor is not the owner of the site. As more fully described below in Section IX, Galleria City Holding Company LLC is the current owner of the Site. See Exhibit G Deed. The Requestor has received a temporary license from the Owner to access the property to perform investigation and remediation work required by the BCP. See Exhibit H - Site Access Agreement.

The Requestor has no prior relationship with any current or past owners or operators of the Site. See Exhibit F - Previous Owners and Operators List. The Requestor did not cause any of the contamination of the Site, which predates the Requestor's involvement at the Site.

SECTION VIII: REQUESTOR CONTACT INFORMATION

Please refer to the BCP Application Form.

SECTION IX: PROGRAM FEE

Please refer to the BCP Application Form.

SECTION X: REQUESTOR ELIGIBILITY

1-10. Please refer to BCP Application Form.

11. Unregistered Bulk Storage Tanks

There are no Unregistered Bulk Storage Tanks located on the Site. The two large 10,000-gallon tanks that are still located on the Site are registered and closed in place. Please see Exhibit I – REC Location Map. The remaining 1,000 gallon AST at the loading dock area and the 100 gallon AST in the penthouse are collectively under the more than 1,101 gallons required for registration.

REQUESTOR VOLUNTEER CERTIFICATION

The Requestor certifies that it is a Volunteer, since it does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination other than the plan to purchase the Site from the current owner. Requestor did not have any involvement with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to acquiring the Site and has implemented due care of the Site to the extent it has accessed the Site for due diligence purposes.

SECTION XI: PROPERTY ELIGIBILITY INFORMATION

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

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

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

SECTION XII: SITE CONTACT LIST

See Exhibit L - Site Contact List. See Exhibit M - Repository Conformation.

EXHIBIT A

BASE MAP

180 Main Street Oil Storage Site
180 Main Street
White Plains, NY 10601

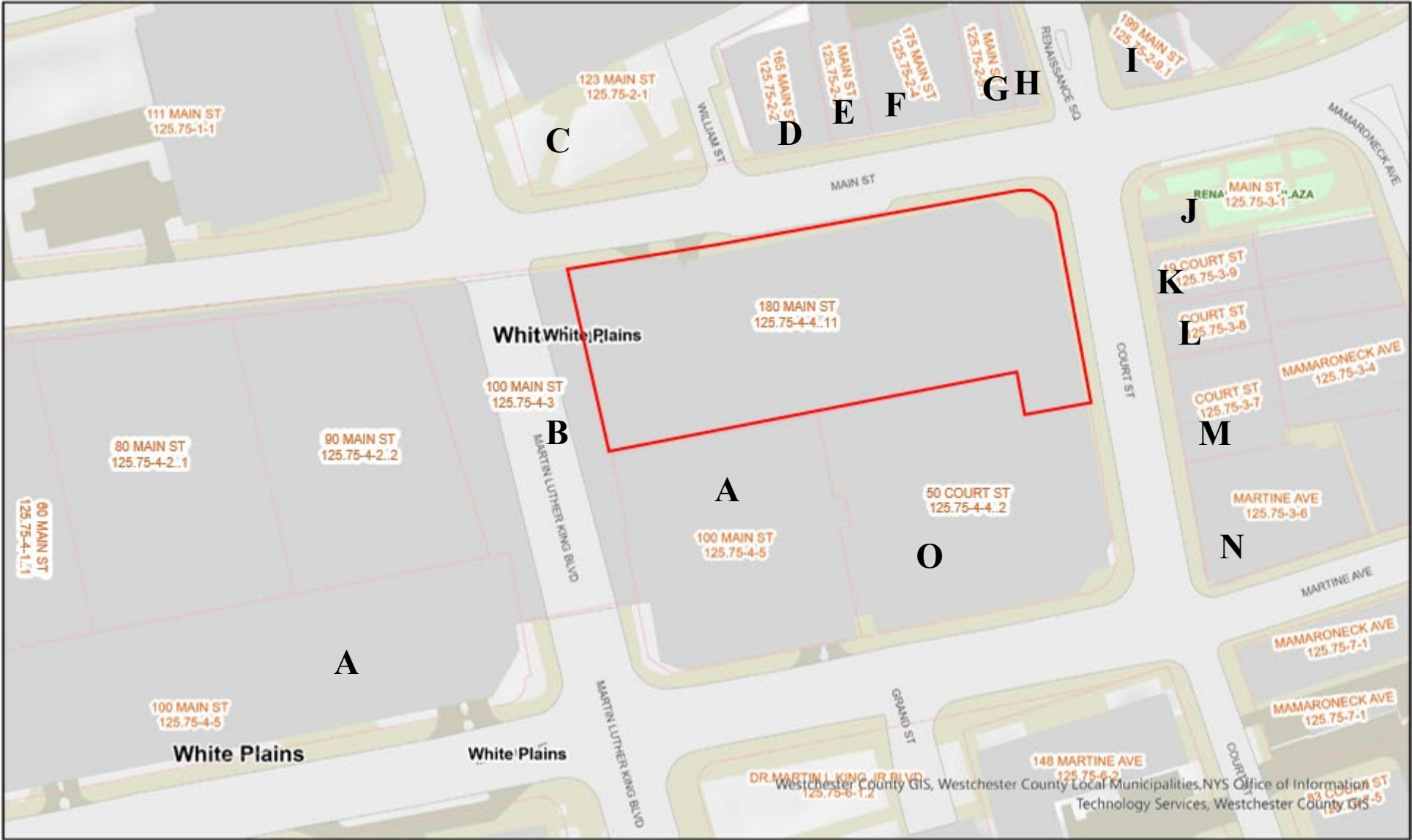
Legend:
— Site Property Boundary

Corresponding page
lists adjacent property owners by
letter A – R



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

September 2025
Source: Westchester County GIS
Scale: 1" = 100' approximately



September 12, 2025

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

1:1,500



0 70 140 280
ft

Westchester County GIS
GIS
<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	City of White Plains	100 Main Street	125.75-4-5
B	Galleria City Holding Company LLC	100 Main Street	125.75-4-3
C	Power Authority of the State of New York	123 Main Street	125.75-2-1
D	A & F Williams Street LLC	165 Main Street	125.75-2-2
E	Edwin McMahon Singer	171-173 Main Street	125.75-2-3
F	Wyssup-Laurel Glen Corp	175 Main Street	125.75-2-4
G	K.A.T. Meat Corp	Main Street	125.75-2-5.1
H	NISI 189 LLC,	189 Main Street	125.75-2-6
I	199 Main Street Realty Corp.	199 Main Street	125.75-2-9.1
J	City of White Plains	N/A Main Street	125.75-3-1
K	Dions Court Plaza LLC	19 Court Street	125.75-3-9
L	E. Minskoff, et al	25-29 Court Street	125.75-3-8
M	24-46 Mamaroneck Avenue Associates, LLC	31-37 Court Street	125.75-3-7
N	Court & Martine 2009 LLC	167-183 Martine Avenue	125.75-3-6
O	Galleria City Holding Company LLC	50 Court Street	125.75-4-4..2

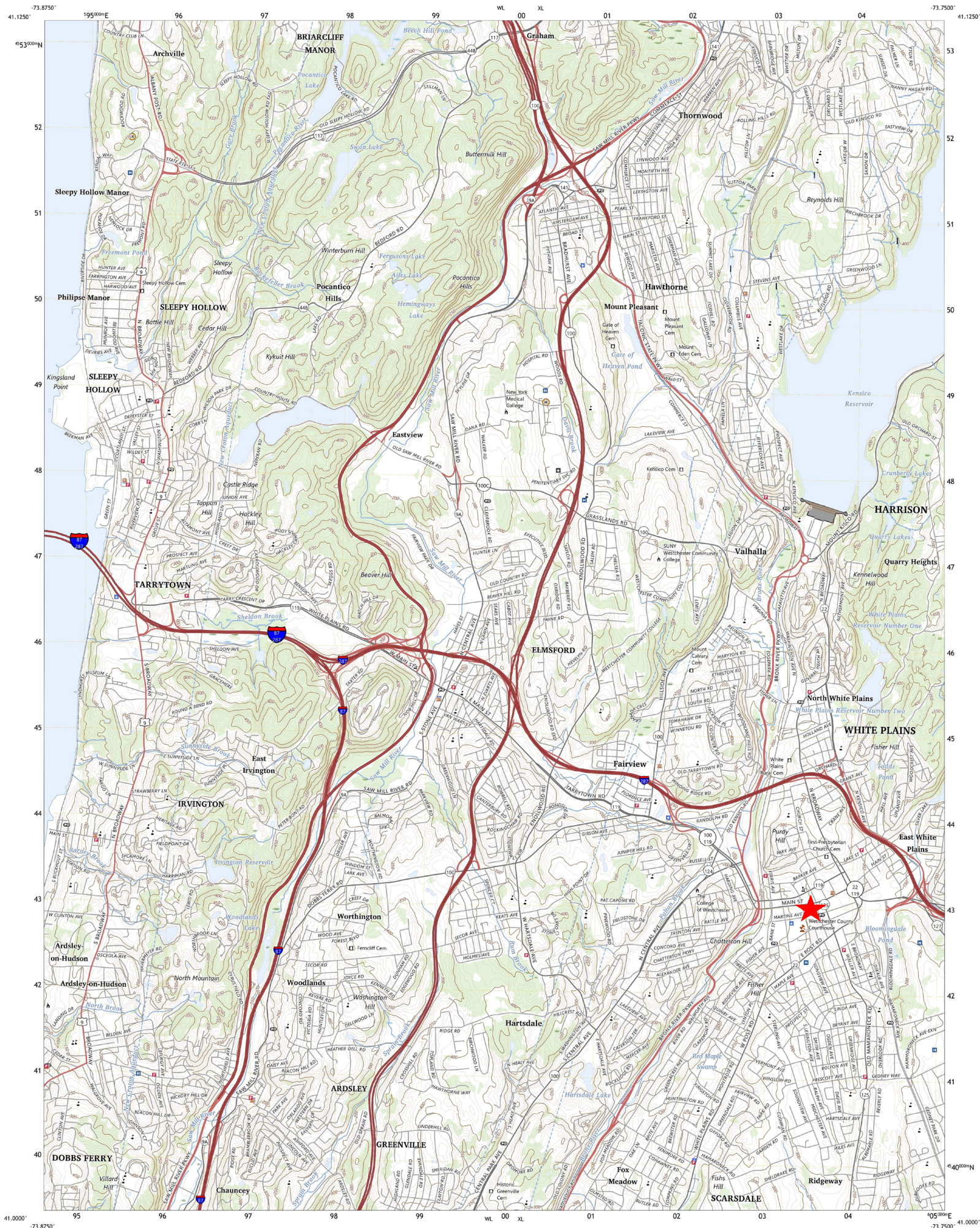
SITE LOCATION MAP



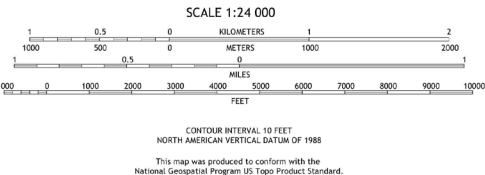
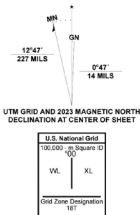
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



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



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 18T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.
Imagery.....NAIP, August 2017 - December 2017
Roads.....U.S. Census Bureau, 2016
Names.....GNS, 1980 - 2023
Hydrography.....National Hydrography Dataset, 2002 - 2022
Contours.....National Elevation Dataset, 1999
Boundaries.....Multiple sources, see metadata file 2021 - 2022
Wetlands.....FWS National Wetlands Inventory 1990 - 2011



1	2	3
4	5	6
7	8	9

ADJOINING QUADRANGLES

- 1 Haverstraw
- 2 Ossining
- 3 Mount Kisco
- 4 Nyack
- 5 Glenville
- 6 Yonkers
- 7 Mount Vernon
- 8 Mamaroneck

- ROAD CLASSIFICATION
- Expressway
 - Secondary Hwy
 - Ramp
 - Interstate Route
 - Local Connector
 - Local Road
 - AWD
 - US Route
 - State Route

WHITE PLAINS, NY
2023



Street Map

180 Main Street Oil Storage Site

180 Main Street, White
Plains, NY 10601

Legend:
— Site Property Boundary

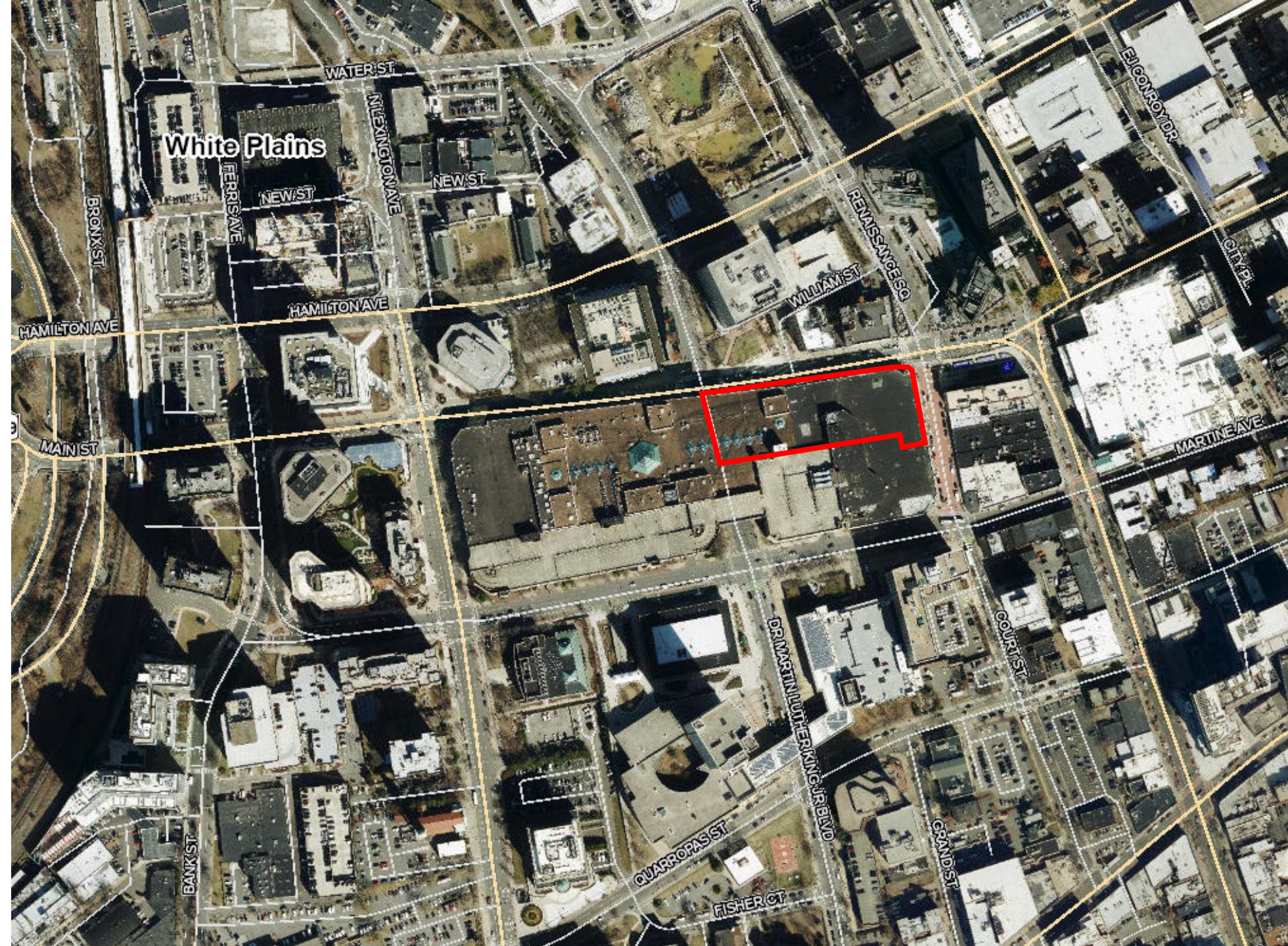


EXHIBIT B



DEPARTMENT OF PUBLIC WORKS

MUNICIPAL BUILDING • 255 MAIN STREET • WHITE PLAINS, NEW YORK 10601
(914) 422-1206 • FAX: (914) 422-1469

THOMAS M. ROACH
MAYOR

STEFANIA A. MIGNONE
COMMISSIONER

JOSEPH C. TYROS, P.E.
DEPUTY COMMISSIONER

CHRISTOPHER D. ROBESON
DEPUTY COMMISSIONER

September 24, 2024

Cappelli Organization
Attn: Bruce Berg, Chief Executive Officer
5 Renaissance Square
42nd Floor
White Plains, NY 10601

Re: New Address Assignments (SBL: 125.75-4-4)
 -180 Main Street, White Plains, NY 10601 (SBL: 125.75-4-4..1) (Unit 1)
 - 50 Court Street, White Plains, NY 10601 (SBL: 125.75-4-4..2) (Unit 2)

To Whom It May Concern:

The Department of Public Works has assigned the street addresses of 180 Main Street to Unit 1 and 50 Court Street to Unit 2, as indicated above and depicted on the attached survey.

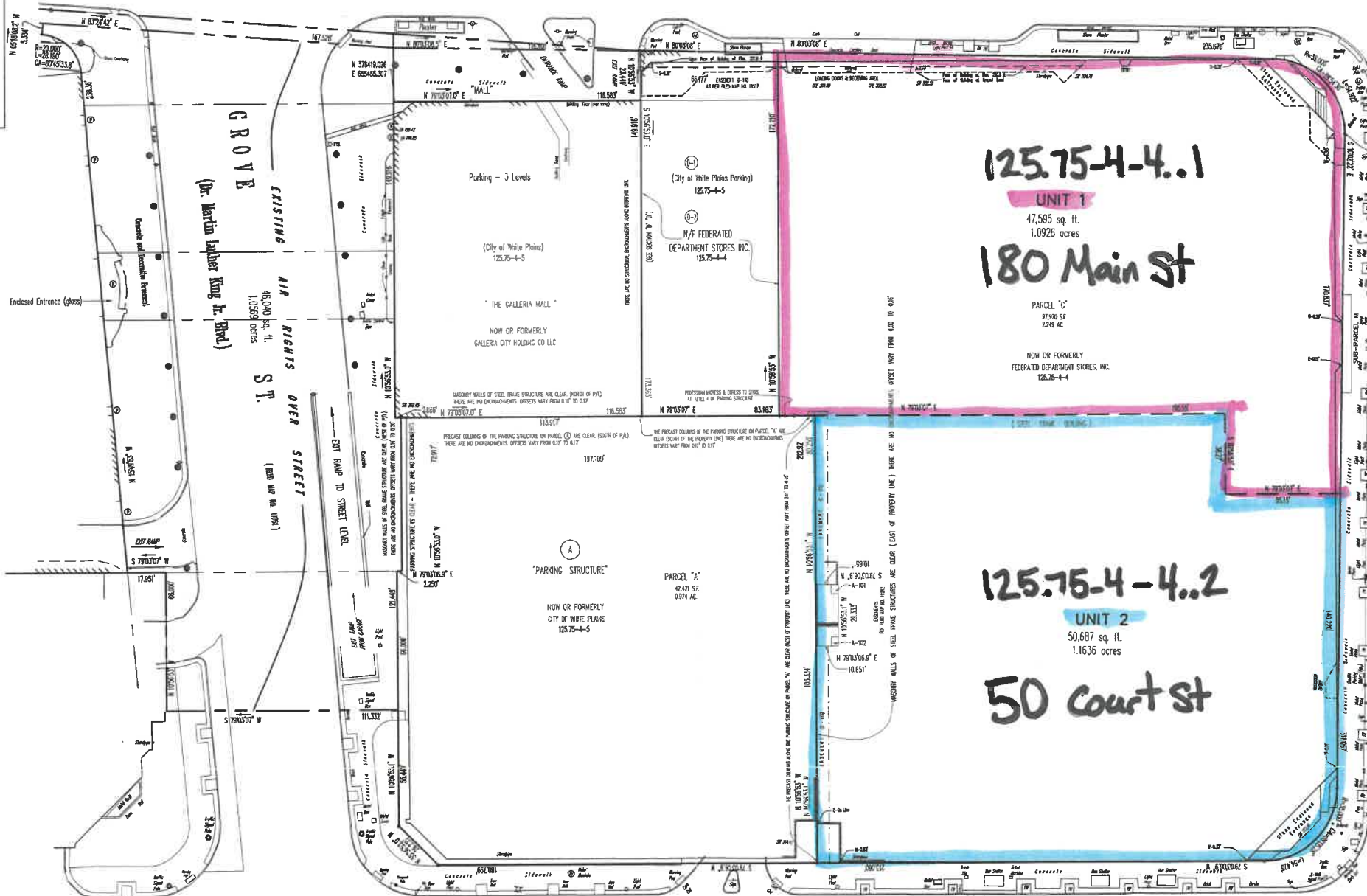
The addresses must be clearly displayed so they may be seen from the street, in accordance with the City of White Plains Municipal Code (Title IX, Chapter 9-3, Article IV).

The Department of Public Works, will by copies of this letter, give notice of the new address assignments to various municipal agencies and the U.S. Post Office enabling them to include it in their records.

Kind Regards,


Stefania A. Mignone
Commissioner of Public Works

cc: Lorenzo Robinson, USPS - Postmaster (White Plains)
Michael Montaruli, USPS - Address Management Systems



OLD TAX LOT PARCEL	OLD AREA	NEW TAX LOT PARCEL	NEW AREA
125.75-S-4	125.75 SQ. FT.	125.75-S-5	47,595 SQ. FT.
		125.75-S-6	50,887 SQ. FT.

UNIT 1	67,248 SQ. FT.	1,000 AC.
UNIT 2	60,867 SQ. FT.	1,120 AC.
TOTAL	128,115 SQ. FT.	2,120 AC.

UNIT 1	SHEET 75 - BLOCKS 6040 & 6041
UNIT 2	SHEET 75 - BLOCKS 6040 & 6041

This is to certify that the Unit designation and the Tax Lot numbers shown herein will conform to the official Tax Lot number of each Unit on the proposed roll of the City of White Plains, County of Westchester, State of New York.

To: Attorney: _____

Signed before me this _____ day of _____

Notary Public: _____

_____ Date _____

_____ Diner _____

_____ Address _____

Owner: Galleria City Holding Co LLC
7 Renaissance Sq.
McGee Plaza, NYC 10021

MARTINE AVENUE

Galleria East Condominium
Located at 100 Main Street
White Plains, NY 10601 and
prepared for
Galleria City Holding Co LLC
in the City of
White Plains
Westchester County, N.Y.
Scale 1"=20' Oct. 6, 2023

The premises being Lot 4, Block 4, Section 125.75 as shown on the official Tax

<u>Legend</u>		
	Osby Ave	Gas Line
	Gravelhush	Water Line
	Hydant	Sewer Line
	Super Markale	Drain Line
	Drish Markale	Environment
	Marshale	Environment
	Gas Hole	Building Line
	Water Hole	Property Line
	Drain Hole	
	Light Pole	Point of Beginning
	Ammonia Parking	P.O.B.

We, Line and Grade Surveyors, D.P.C., the surveyors who made this map do hereby certify that the survey of property shown hereon was completed Sept. 2, 2022 and that this map was completed on February 20, 2024.

Revisions:
Air Rights Parcel added Oct. 12, 2023
Parcel Areas revised January 10, 2024
Revision to signature blocks on Feb. 15, 2024
Revision to Unit 1 boundary and area on Feb. 20, 2024

E:\Collaris-White Plains\dwg\37510-Collaris-Condominium-East Elev

LINE & GRADE SURVEYORS D.P.C.

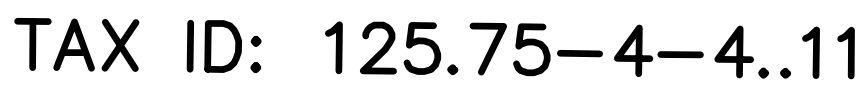
23 Nepperhan Avenue
Elmsford, New York 10523
Phone: (914) 347-3141
Email: office@elmsondgrade.net

Copyright (c) 2023 LINE & GRADE SURVEYORS D.P.C. All Rights Reserved

SPATIAL REFERENCE SYSTEM
USA/NAVD27 NEW YORK (EAST)
VERTICAL DATUM: NAVD29

VERBODEN DARM: NAVO29

Steven J. Wozniak



TOTAL LOT AREA
(INCLUDES D-2, E-2
from Elev. 222.08 and Up
and Parcel K-1)

79,358 sq. ft.
1.8218 acres



The surveyor's seal, signature and any certification appearing hereon signify that, to the best of his knowledge and belief, this survey was prepared in accordance with the minimum standards for land surveys as set forth in the Code of Practice adopted by the New York State Association of Professional Land Surveyors, Inc.

Certifications shall run only to the person for whom this survey was prepared, and on his behalf, to the title company, lending institution and governmental agency listed hereon.

Underground improvements, structures, utilities or encroachments, and any easements related thereto, are not depicted hereon unless otherwise noted.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.



1) The premises source of title are recorded in the Westchester County Clerk's Office (Division of Land Records) are as follows:

A) Control No. 622273842 dated October 18, 2022 and recorded October 28, 2022.

(The property described in the deed is the overall property. A portion of said property is shown on the survey).

3) This survey has been revised with the benefit of Title Report Commitment No. FA-WE-522157.

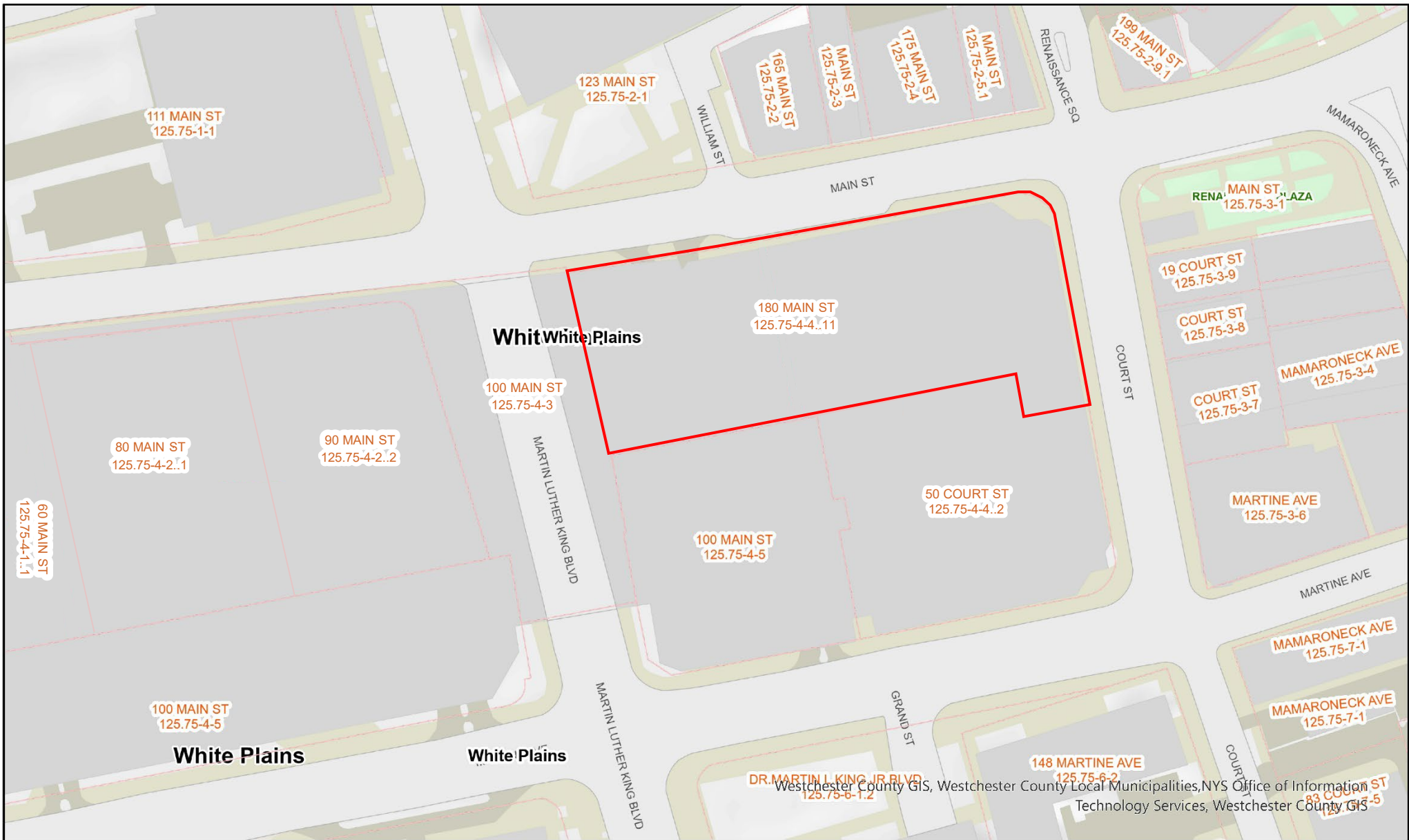


(IN METERS)

1 : 250

180 MAIN STREET, WHITE PLAINS, NEW YORK

E: \Galleria-White Plains\dwg\58711-Galleria-East-Unit 1.dwg



September 12, 2025

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

1:1,500



Westchester County GIS

GIS Geographic Information System

<http://giswww.westchestergov.com>

Michaelian Office Building

148 Martine Avenue Rm 214

White Plains, New York 10601

EXHIBIT C

BOA Map

180 Main Street Oil
Storage Site

180 Main Street
White Plains, NY 10601

Legend:

★ Site Location

■ Designated BOA



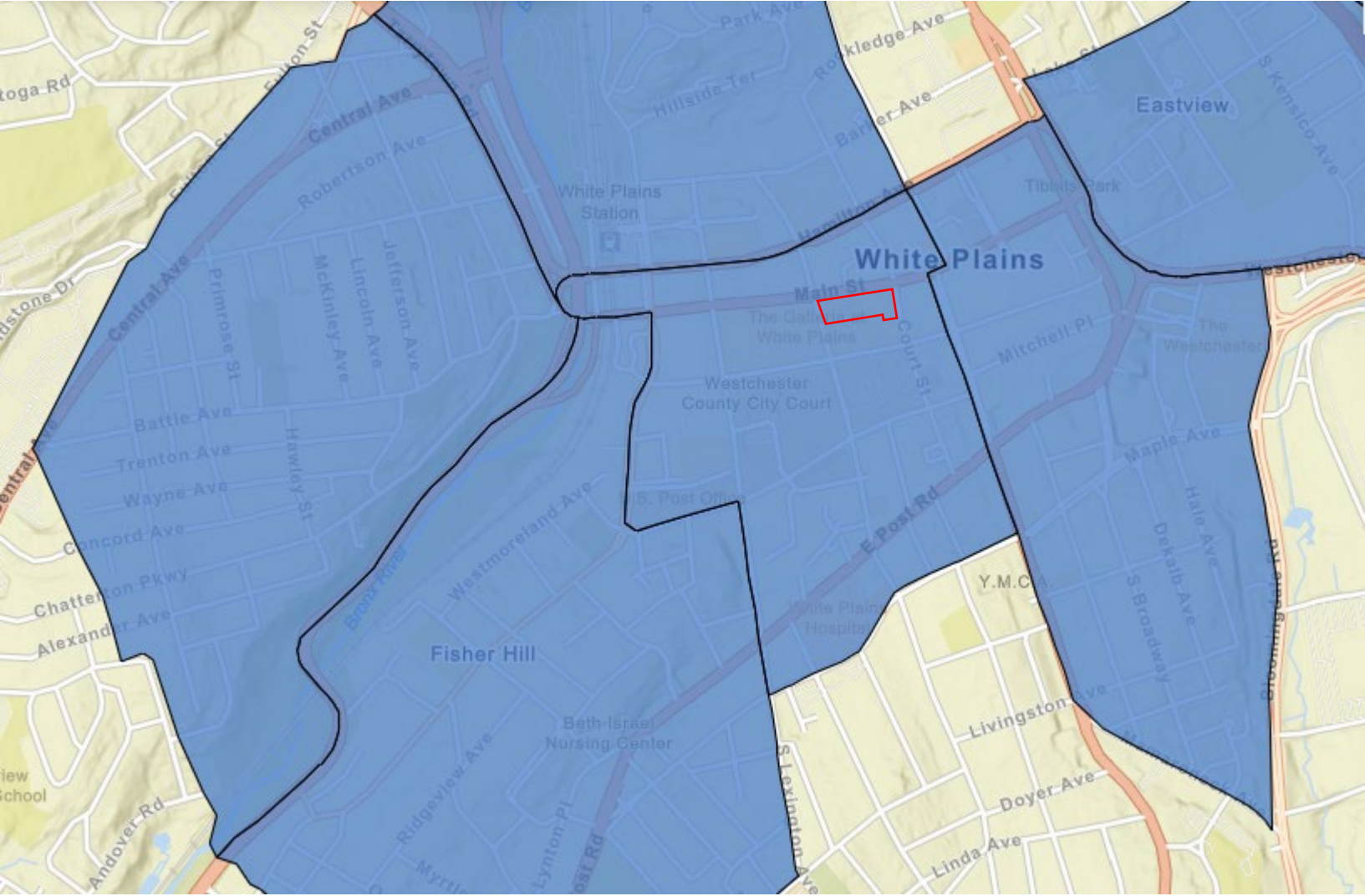
July 2024

Source: NYS DOS Geographic
Information Gateway

Scale: 1" = 100' approximately

Disadvantaged Communities Map

180 Main Street Oil Storage Site
180 Main Street
White Plains, NY 10601



DAC

GEOID: 36119009300
Household Count: 1430
Population Count: 2968
Regional Economic Development Council: Mid-Hudson

- Legend:**
- Site Property Boundary
 - Disadvantaged Community

Census Tract 36119009300 is **Designated a DAC**
This Tract covering **White Plains city** has a population of **2,968**

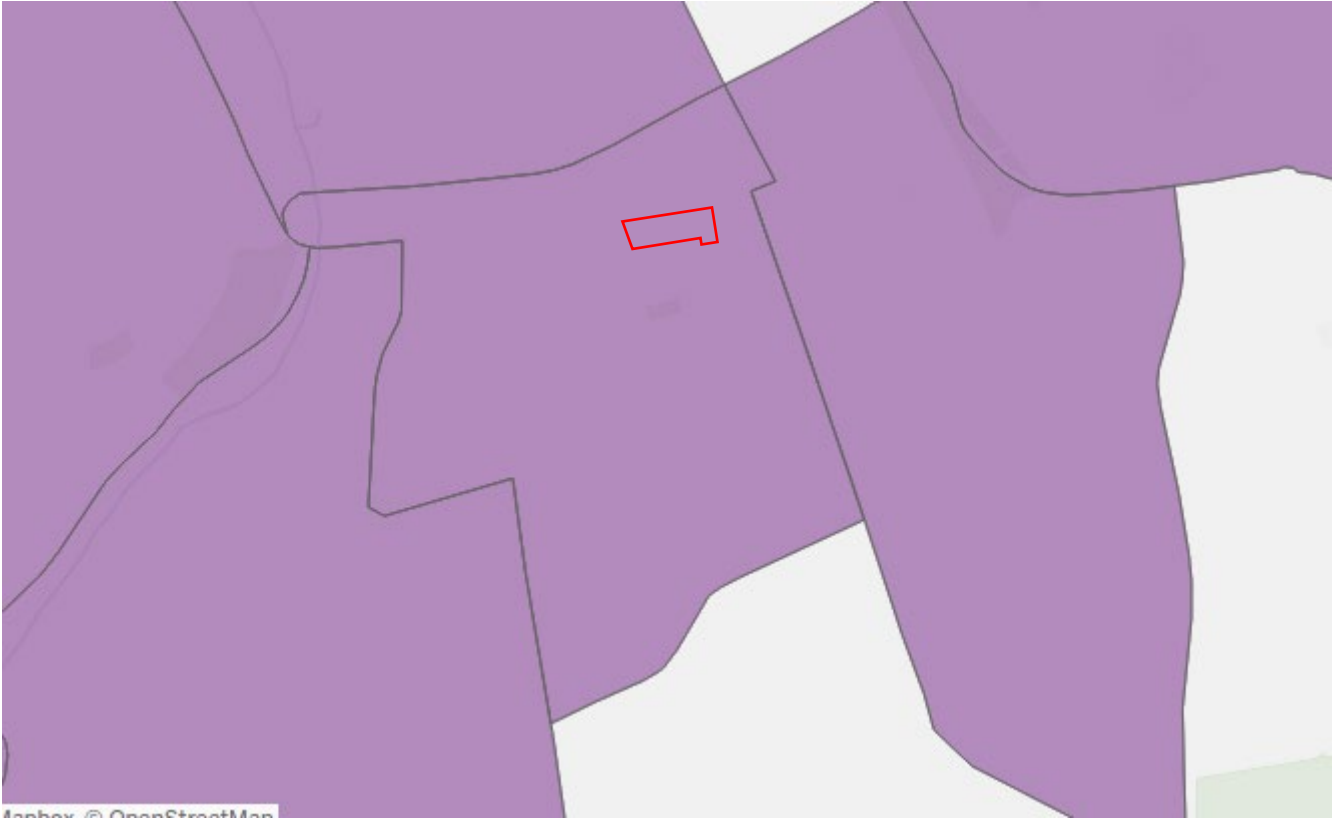
Environmental Burden is higher
than **55%** of Census Tracts statewide
Population Vulnerability is higher
than **80%** of Census Tracts statewide

Population Characteristics & Vulnerability ...

Health Impacts & Burdens	Asthma ED visits	77%
	COPD ED visits	72%
	Heart attack (MI) Hospitalization	7%
	Low Birthweight	50%
	Pct Adults Age 65+	93%
	Pct w/ Disabilities	75%
	Pct w/o Health Insurance	85%
	Premature Deaths	18%
Housing, Mobility, Communications	Energy Poverty / Cost Burden	6%
	Homes Built Before 1960	13%
	Housing Cost Burden (Rental C...	87%
	Manufactured Homes	0%
	Pct Renter-Occupied Homes	79%
	Pct w/o Internet (home or cellul...	44%
Income	Pct <100% of Federal Poverty ...	89%
	Pct <80% Area Median Income	86%
	Pct Single-Parent Households	89%
	Pct w/o Bachelor/E's Degree	44%
	Unemployment Rate	97%
Race/Ethnicity	Limited English Proficiency	85%
	Pct Asian	79%
	Pct Black or African American	72%
	Pct Latino/a or Hispanic	88%
	Pct Native American or Indigen...	2%

Environmental Burden & Climate Change Risk ...

Land Use & Historic Discrimination	Active Landfills	0%
	Housing Vacancy Rate	60%
	Industrial/Manufacturing/Mining La...	0%
	Major Oil Storage Facilities	0%
	Municipal Waste Combustors	0%
	Power Generation Facilities	0%
	Regulated Management Plan (Ch...	27%
	Remediation Sites	57%
	Scrap Metal Processing	0%
Potential Climate Change Risk	Agricultural Land Use	0%
	Coastal Flooding and Storm Risk	0%
	Driving Time to Urgent/Critical Care	1%
	Extreme Heat Projections (>90° d...	96%
	Inland Flooding Risk Areas	7%
	Low Vegetative Land Cover	84%
Potential Pollution Exposure	Benzene Concentration (Modeled)	55%
	Particulate Matter (PM2.5)	48%
	Traffic: Diesel Trucks	65%
	Traffic: Number of Vehicles	89%
	Wastewater Discharge	13%

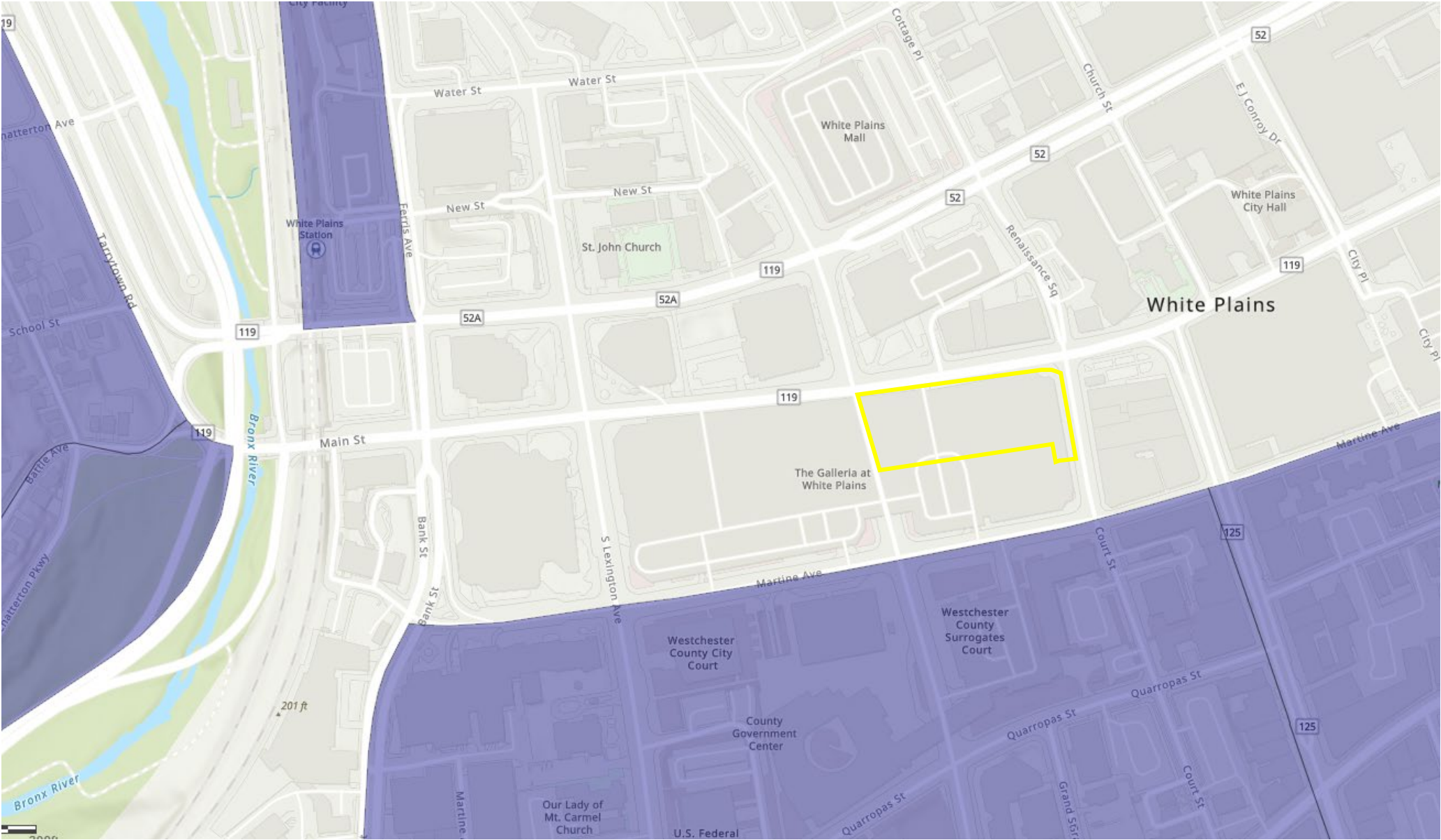


Legend:
— Site Property Boundary

Disadvantaged Community

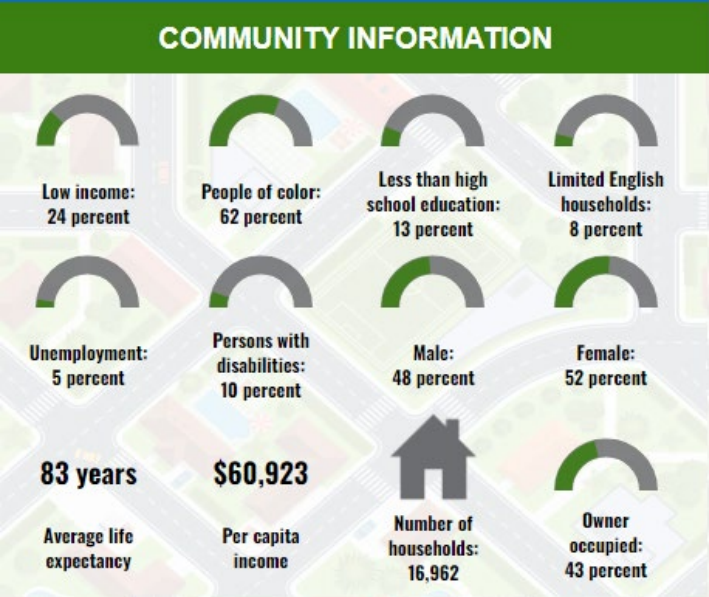
EJ MAP
180 Main Street
Oil Storage Site

180 Main Street,
White Plains, NY
10601



Legend:

- Site Property Boundary
- Potential EJ Area



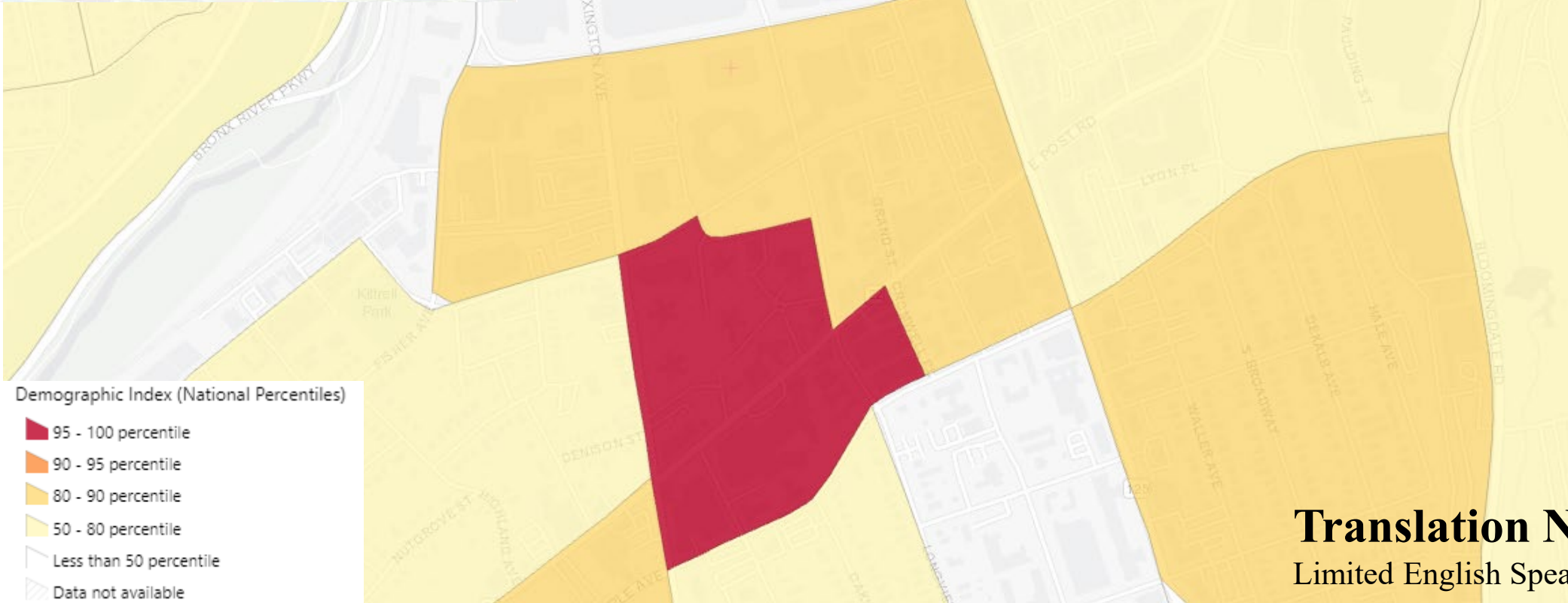
1 mile Ring Centered at 41.032055,-73.767335

Population: 40,664

Area in square miles: 3.14

LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	53%
Spanish	31%
French, Haitian, or Cajun	2%
Russian, Polish, or Other Slavic	1%
Other Indo-European	7%
Korean	1%
Chinese (including Mandarin, Cantonese)	2%
Tagalog (including Filipino)	1%
Other Asian and Pacific Island	1%
Other and Unspecified	1%
Total Non-English	47%



En-Zone Map

180 Main Street Oil
Storage Site

180 Main Street,
White Plains, NY
10601

Legend:
Site Property
Boundary



93	
STATEFP	36
COUNTYFP	119
TRACTCE	009300
GEOID	36119009300
NAME	93
NAMELSAD	Census Tract 93
MTFCC	G5020
FUNCSTAT	S
ALAND	555583
AWATER	0
INTPTLAT	+41.0295908
INTPTLON	-073.7698819
FIPS	36119009300
County_FIPS	36119
Geography	Census Tract 93
County	Westchester County
UnempRate	12.2
NYS_UR	7.1
Pov_Rate	33.5
County_PR	8.4
CountyRateX2	16.8
Criteria_A	Y
Criteria_B	Y
Both_AB	Y
EnZoneType	AB

July 2024
Source: Google Earth
Scale: 1" = 100' approximately

EXHIBIT D

180 Main Street
White Plains, NY 10601

 Site Location

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

July 2024

Source: FEMA Flood Map

Scale: $1'' = 100''$ approximately

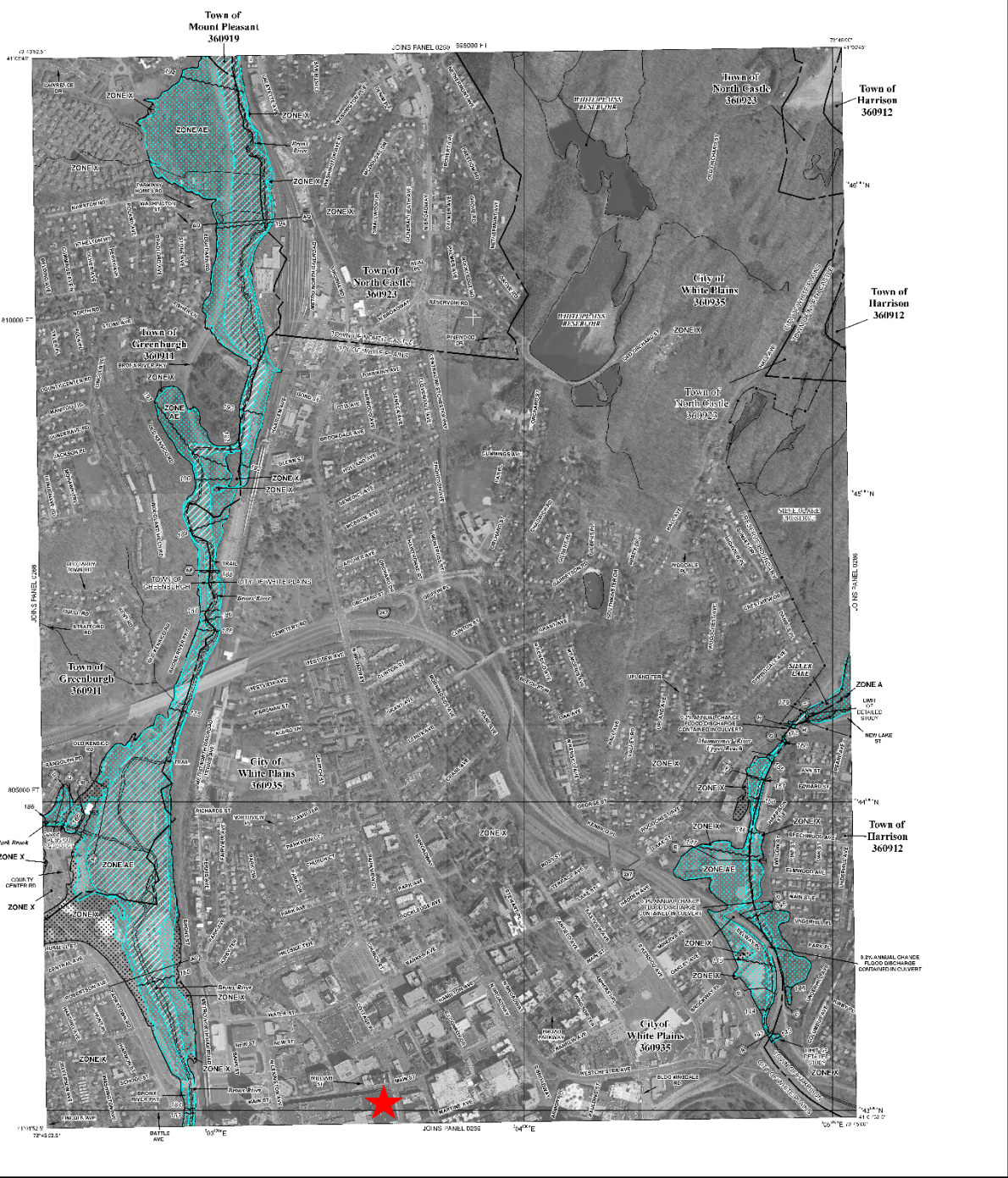
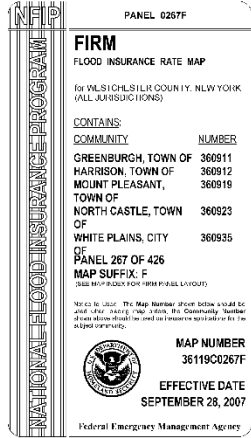
[illegible]

EXHIBIT E

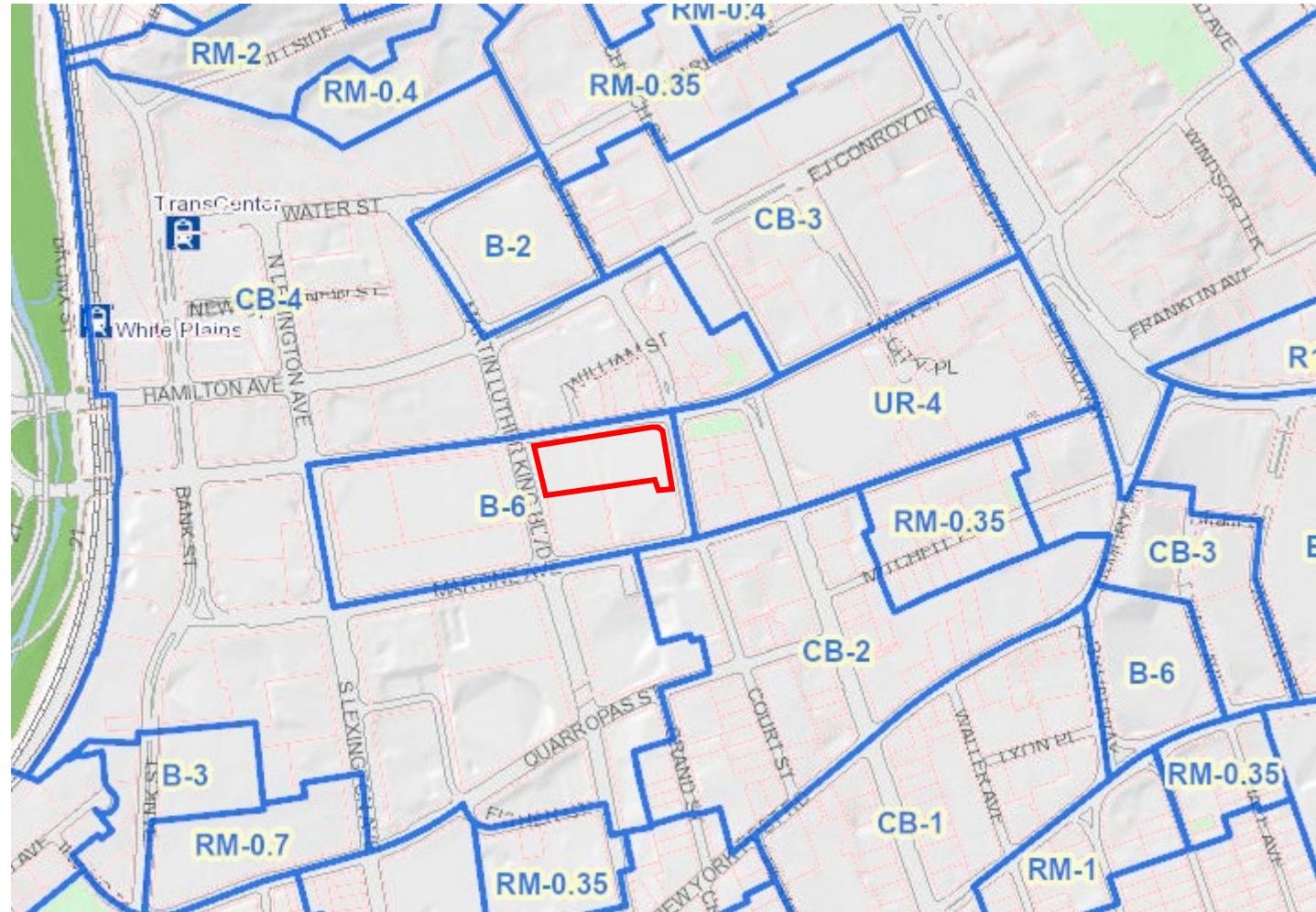
ZONING MAP

180 Main Street Oil Storage Site

180 Main Street, White Plains,
NY 10601

Legend:

 Site property boundary
Zoning Districts: B-6 (Enclosed Mall)



July 2024

Source: Westchester County GIS

ArcGIS

Scale: 1" = 100' approximately

Zoning District: B-6 (Enclosed Mall)

USE	TYPE
Commercial indoor "recreation facilities"	PP
"Health Clubs"	SP
Theaters	PP
Accessory "dish antennas" as regulated by Sections 4.4.24 and 6.7.21	SP
Churches or other places of worship	PP
Sunday schools or other similar religious schools	PA
"Uses" of the City of White Plains	PP
"Uses" of other governments, subject to the requirements of Section 5.6	PP
"Nursery schools" or "day care centers"	PP
"Nursery schools" or "day care centers" in conjunction with a permitted church or other place of worship, "membership club," or "public school" or "private secondary or elementary school"	PA
Independent, unaffiliated "nursery schools" or "day care centers" located within a permitted church or other place of worship, "membership club," or "public school" or "private secondary or elementary school"	SP
Business, administrative or headquarters offices for "philanthropic institutions"	PP
Stores for sales at retail or performance of customary personal services or services clearly incident to retail sales, including "real estate offices," but not including sales of automobile parts or accessories involving installation at point of sale	PP

"Retail laundries" or "retail dry cleaners"	PP
Banks	PP
"Consumer financial service establishments"	PP
Business or trade schools	PP
Libraries, museums or art galleries	PP
Newsstands	PA
"Restaurants" or "cafeterias"	PP
"Fast food eating establishments"	PP
"Restaurants" or "cafeterias" for employees	PA
"Cafes"	PP
"Accessory electronic games"	PA
"Motor vehicle repair shops"	SP*
Medical laboratories	PP
"Public utility buildings or structures"	SP
"Parking lots" or "parking garages"	PA
"Parking lots" or "parking garages" of the City of White Plains or its Parking Department	PP

KEY:

PP = Permitted Principal "Use";

PA = Permitted "Accessory Use";

SP = Special Permit "Use";

(R-A), etc. = Prior District designation;

* = When in the Central Parking Area

EXHIBIT F

PREVIOUS AND CURRENT OWNERS & OPERATORS LIST

180 Main Street Oil Storage Site
180 Main Street, White Plains, NY 10601

Year	Contact Information 180 Main Street 125.75-4-4..11 Former Portion of 125.75-4-4 Owners		Status	Relation to Requestor
____-1978	White Plains Urban Renewal Agency Address: 225 Main Street, Suite 102 White Plains, NY 10601	Phone: (914) 422-1300	Active	None
1978-1981	Courtmart, Inc. Address: 430 Park Ave New York, NY 10022	Phone: Unknown	Inactive	None
1978-1989	Federated Department Stores, Inc. Address: 80 State Street Albany, NY 12207	Phone: Unknown	Inactive	None
1989-____	A&S Galleria Real Estate, Inc. (c/o Federated Department Stores, Inc.) Address: 1633 Broadway New York, NY 10019	Phone: Unknown	Inactive	None
____-2019	Macy's Retail Holdings, Inc. Address: 600 Mamaroneck Ave, Suite 400 Harrison, NY 10528	Phone: Unknown	Inactive	None
2019-2022	WP Galleria Realty LP Address: 2029 Century Park E, Suite 1550 Los Angeles, CA 90067	Phone: Unknown	Inactive	None
2022-Present	Galleria City Holding Company LLC Address: 80 State Street Albany, NY 12207	Phone: (310) 321-5980	Active	Current Owners
Operators				
1885-1977 (approx.)	Westchester County Courthouse Address: 166 Main Street White Plains, NY	Phone: Unknown	Inactive	None
1980-2023	The Galleria Mall Address: 100 Main Street White Plains, NY 10601	Phone: (914) 682-0111	Inactive	None
1980-1996	Abraham & Straus / Stern's, Located in The Galleria Mall Address: 100 Main Street White Plains, NY 10601	Phone: Unknown	Inactive	None
1996-2023	Macy's Department Store, Located in The Galleria Mall Address: 100 Main Street White Plains, NY 10601	Phone: (888) 257-6757	Inactive	None
March 2023-present	Vacant (currently used on occasion for homeland security and police active shooter training)		N/A	N/A

PREVIOUS AND CURRENT OWNERS & OPERATORS LIST

180 Main Street Oil Storage Site
180 Main Street, White Plains, NY 10601

Year	Contact Information 180 Main Street 125.75-4-4..11 Former Portion of 125.75-4-3 Owners	Status	Relation to Requestor
Unknown - 1978	White Plains Urban Renewal Agency Address: 225 Main Street, Suite 102 White Plains, NY 10601 Phone: (914) 422-1300	Active	None
1978 – 1996	CF White Plains Associates Address: Unknown Phone: Unknown	Unknown	None
1996 – 2003	CF Galleria at White Plains, L.P. Address: Unknown Phone: Unknown	Inactive	None
2003 – 2019	White Plains Galleria Limited Partnership Address: Unknown Phone: Unknown	Inactive	None
2019-2022	WP Galleria Realty LP Address: 2029 Century Park E, Suite 1550 Los Angeles, CA 90067 Phone: Unknown	Inactive	None
2022-Present	Galleria City Holding Company LLC Address: 80 State Street Albany, NY 12207 Phone: (310) 321-5980	Active	Current Owners
Operators			
1885 – 1970s	Grand Street (Road Runs through what is know a portion of Condo Lot 4..1/Former Lot 3)	Inactive	None
1885 - 1900	Eastern State Journal Printing		
1885 - 1911	Lawyer Offices and other Unlabeled Offices	N/A	None
1885 - 1950	Various Drug Stores	N/A	None
1889 - 1894	Coat Shop	N/A	None
1889 - 1905	Harold W. Paints and Oils Tin Shop		
1889 - 1911	Geo J. Franz Bottling Works		
1889 - 1911	Fire Department – Union House & Lodge Co. No. 1		
1894	Callans Hotel		
1900 - 1905	Johnson's Café		
1900 - 1911	Plumbing Shop and Storage	N/A	None
1905	Westchester County Republican Committee		
1905 - 1911	Bowling Alley	N/A	None
1905 - 1911	Westchester County Reporter Printing		

PREVIOUS AND CURRENT OWNERS & OPERATORS LIST**180 Main Street Oil Storage Site
180 Main Street, White Plains, NY 10601**

1905 - 1930	County Trust Co.		
1911	Barber	N/A	None
1911	Lawyers Title Insurance and Trust Co.		
1911	Home Saving Bank		
1911	Frist National Bank		
1930	Furniture Storage		
1930 - 1942	Various Stores	N/A	None
1942	New York Title Insurance Co.		
1950s – 1970s	Various Stores and Restaurants (Cabinet Shop/Paints)	N/A	None
1980-2023	The Galleria Mall Address: 100 Main Street White Plains, NY 10601 Phone: (914) 682-0111	Inactive	None
March 2023-present	Vacant (currently used on occasion for homeland security and police active shooter training)	N/A	N/A

EXHIBIT G

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



651573132DED004X

Westchester County Recording & Endorsement Page

Submitter Information

Name: DelBello Donnellan Weingarten Wise & Wiederkehr, L Phone: 914-681-0200
Address 1: 1 North Lexington Ave. Fax:
Address 2: Email: plc@ddw-law.com
City/State/Zip: White Plains NY 10601 Reference for Submitter: CORRECTION WARRANTY DEED - G/

Document Details

Control Number: **651573132** Document Type: **Deed (DED)**
Package ID: 2025060600058001003 Document Page Count: **28** Total Page Count: **30**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: WP GALLERIA REALTY L P - Other
2:

2nd PARTY

1: GALLERIA CITY HOLDING CO LLC - Other
2:

Property

☒ Additional Properties on Continuation page

Street Address: 100 MAIN STREET Tax Designation: 125.75-4-1
City/Town: WHITE PLAINS Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 622273842 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$145.00
Cross-Reference Fee: \$0.50
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$250.00
TP-584 Filing Fee: \$5.00
RPL 291 Notice Fee: \$0.00
Local Tax Receipt Filing Fee: \$0.00
Total Recording Fees Paid: **\$440.50**

Transfer Taxes

Consideration: \$0.00
Transfer Tax: \$0.00
Mansion Tax: \$0.00
Transfer Tax Number: 22628

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 07/18/2025 at 09:57 AM
Control Number: **651573132**
Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

DelBello Donnellan Weingarten Wise & Wiederkehr, LLP
360 Hamilton Avenue
Suite 1010
White Plains, NY 10601
Attn: Heidi M. Winslow, Esq.

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

651573132DED004X

Westchester County Recording & Endorsement Page

Document Details

Control Number: **651573132**

Document Type: **Deed (DED)**

Package ID: 2025060600058001003

Document Page Count: 28

Total Page Count: 30

Properties Addendum

100 MAIN ST 10601	WHITE PLAINS	125.75-4-2
100 MAIN ST 10601	WHITE PLAINS	125.75-4-3
100 MAIN STREET 10601	WHITE PLAINS	125.75 4 4

CORRECTION
WARRANTY DEED

WP GALLERIA REALTY LP,
a Delaware limited partnership

TO

GALLERIA CITY HOLDING COMPANY LLC,
a Delaware limited liability company

ADDRESS: The Galleria
 100 Main Street
 White Plains, New York

SECTION: 125.75
BLOCK: 4
LOTS: 1, 2, 3 and 4
CITY: White Plains
COUNTY: Westchester
STATE: New York

RETURN BY MAIL TO:

DelBello Donnellan Weingarten Wise & Wiederkehr, LLP
360 Hamilton Avenue, Suite 1010
White Plains, New York 10601
Attention: Heidi M. Winslow, Esq.

**CORRECTION
WARRANTY DEED**

WP GALLERIA REALTY LP, a Delaware limited partnership, having an address at c/o Pacific Retail Capital Partners, 2029 Century Park East, Suite 1550, Los Angeles, California 90067 ("**Grantor**"), for consideration paid, unto **GALLERIA CITY HOLDING COMPANY LLC**, a Delaware limited liability company, having an address at c/o Galleria Manager Realty LLC, 2029 Century Park East, Suite 1550, Los Angeles, California 90067 ("**Grantee**"), does as of this 8th day of July, 2025, hereby give, grant, bargain, sell and confirm unto Grantee, its successors and assigns forever, that certain piece or parcel of land in the City of White Plains, County of Westchester and State of New York, described on **Exhibit A** attached hereto and made a part hereof (the "**Premises**").

TO HAVE AND TO HOLD the above granted and bargained Premises, with the appurtenances thereto, unto Grantee, its successors and assigns forever, to its and their own proper use and behoof.

Said Premises being and intended to be the same premises described in a certain Deed from White Plains Galleria Limited Partnership, a Delaware limited partnership, to Grantor, dated September 15, 2016 and recorded September 19, 2016 in Control No. 562523249 (as to Tax Lots 1, 2 and 3) and Deed from Macy's Retail Holdings, Inc. to Grantor, dated April 30, 2019 and recorded May 31, 2019 in Control No. 591233092 (as to Tax Lot 4).

THIS CORRECTION WARRANTY DEED is being recorded for the purpose of correcting the address of the Grantee contained in deed made by **WP GALLERIA REALTY LP**, grantor to **GALLERIA CITY HOLDING COMPANY LLC**, grantee, dated October 18, 2022, and recorded in the Office of the Clerk of the County of Westchester on October 28, 2022 in Control Number 622273842 (the "Original Deed"). The Grantee's address in the Original Deed was a scrivener error and "c/o Galleria Manager Realty LLC, 2029 Century Park East, Suite 1550, Los Angeles, California 90067" is the correct address.

And, Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that at and until the ensealing of these presents, it is well seized of the Premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as set forth on **Exhibit B** attached hereto and made a part hereof.

And furthermore, Grantor does by these presents bind itself and its successors and assigns forever to **WARRANT AND DEFEND** the above granted and bargained Premises to Grantee, its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

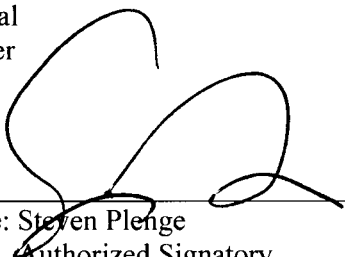
IN WITNESS WHEREOF, the Grantor has duly executed this Correction Warranty Deed the day and year first above written.

WP Galleria Realty LP,
a Delaware limited partnership,

By: Manager Realty LLC, a Delaware limited liability company,
its general partner

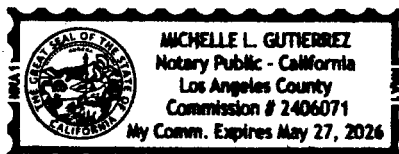
By: Aareal Holding Realty LP, a Delaware limited partnership,
its
sole member

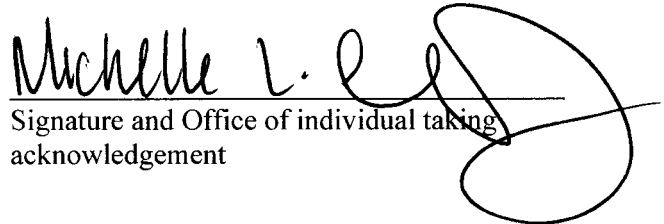
By: Pacific Manager GP, Inc., a Delaware corporation, its
general
partner

By: 
Name: Steven Plenge
Title: Authorized Signatory

STATE OF CALIFORNIA)
)ss.:
COUNTY OF LOS ANGELES)

On the 7th day of July in the year 2025 before me, the undersigned, a Notary Public in and for said State, personally appeared **Steven Plenge** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument and that such individual made such appearance before the undersigned in the in the City of Los Angeles, County of Los Angeles and the State of California.




Signature and Office of individual taking
acknowledgement

Signature and Acknowledgment Page to Correction Warranty Deed

✓

EXHIBIT A

Legal Description

(Attached)

SCHEDULE A - DESCRIPTION**PARCEL E-2**

ALL that volume of space, situate, lying and being in the City of White Plains, County of Westchester and State of New York, shown and designated as Parcel "E-2" on a certain map entitled, "Survey of Central Renewal Project Parcels Nos. 20, 21, 22 & 23, prepared for White Plains Urban Renewal Agency, situated in City of White Plains, Westchester County, New York" dated May 15, 1978, made by James W. Delano and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on June 8, 1978 as Map No. 19512 which lies above the horizontal plane having an elevation of 222.08 feet above the datum level in use by the City of White Plains, which datum level is the National Geodetic Survey Standard Datum 1929, said Volume is bounded by and lien within the vertical planes which are formed by projecting vertically upward, the boundaries of all that plot or parcel described as follows:

BEGINNING at a point which is intersection of the proposed easterly right-of-way line of Grove Street with the proposed southerly right-of-way line of Main Street, which point is further identified as North 376,419.026 and East 655,455.307 in the New York State Plane Coordinate System, East Zone, and proceeding;

THENCE along the proposed southerly right-of-way line of Main Street, North 79 degrees 03 minutes 06.9 seconds East 116.583 feet to a point;

THENCE South 10 degrees 56 minutes 53.1 seconds East 149.915 feet to a point;

THENCE South 79 degrees 03 minutes 06.9 seconds West 116.583 feet to the proposed easterly right-of-way line of Grove Street;

THENCE along the proposed easterly right-of-way line of Grove Street, North 10 degrees 56 minutes 53.1 seconds West 149.916 feet to the proposed southerly right-of-way line of Main Street at the point of BEGINNING.

PARCEL F

ALL that certain plot, piece or parcel of land, situate, lying and being in the City of White Plains, County of Westchester and State of New York, shown and designated as Parcel "F" on a certain map entitled, "Survey of Central Renewal Project Parcels Nos. 21, 21, 22 & 23, prepared for White Plains Urban Renewal Agency situate in City of White Plains, Westchester County, New York" dated May 15, 1978, made by James W. Delano and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on June 8, 1978 as Map No. 19512, said parcel being more particularly bounded and described as follows:

BEGINNING at a point on the proposed southerly right-of-way line of Main Street, at the westerly end of a curve connecting the proposed southerly right-of-way line of Main Street with proposed westerly right-of-way line of Grove Street, which point of beginning is further identified as North 376,419.515 and East 655,284.539 in the New York State Plane Coordinate System, East Zone, and proceeding;

THENCE along the proposed southerly right-of-way line of Main Street, South 83 degrees 24 minutes 33 seconds West 361.643 feet to a point;

THENCE South 10 degrees 56 minutes 53.1 seconds East 283.220 feet to a point;

THENCE North 79 degrees 03 minutes 06.9 seconds East 399.298 feet to a point on the proposed westerly right-of-way line of Grove Street;

THENCE along the proposed southerly right-of-way line of Grove Street, North 15 degrees 49 minutes 53 seconds West 238.370 feet to a point of curvature;

THENCE along a curve to the left having a radius of 20.00 feet and a central angle of 80 degrees 45 minutes 33.8 seconds a distance of 28.19 feet to the proposed southerly right-of-way line of Main Street at the point of BEGINNING.

PARCELG-1

ALL that volume of space, situate, lying and being in the City of White Plains, County of Westchester and State of New York, shown and designated as "Fee Plane G-I" on a certain map entitled, "Survey of Central Renewal Project Parcels Nos. 20, 21, 22, & 23, prepared for White Plains Urban Renewal Agency, situate in City of White Plains, Westchester County, New York" dated May 15, 1978, made by James W. Delano and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on June 8, 1978 as Map No. 19512 which lies above the horizontal plane having elevation 218.80 feet above the datum level in use by the City of White Plains, which datum level is the National Geodetic Survey Standard Datum 1929, said Volume is bounded by and lies within the vertical planes which are formed by projecting vertically upward the boundaries of all that plot or parcel described as follows:

BEGINNING at a point on the proposed southerly right-of-way line of Main Street, at the westerly end of a curve connecting the proposed westerly right-of-way line of Grove Street with the proposed southerly right-of-way line of Main Street, which point of beginning is further identified as North 376,419.515 and East 655,284.539 in the New York State Plane Coordinate System, East Zone, and proceeding;

THENCE along the following courses and distances: North 5 degrees 18 minutes 08.3 seconds West 5.334 feet; North 83 degrees 24 minutes 42 seconds East 167.528 feet to a northerly extension of the proposed easterly right-of-way line of Grove Street;

THENCE along said northerly extension of the proposed easterly right-of-way line of Grove Street, South 10 degrees 56 minutes 53.1 seconds East 26.318 feet to a point;

THENCE South 79 degrees 03 minutes 06.9 seconds West 147.835 feet to the proposed westerly right-of-way line of Grove Street;

THENCE along the proposed westerly right-of-way line of Grove Street, North 15 degrees 49 minutes 53 seconds West 15.561 feet to a point of curvature;

THENCE along a curve to the left having a radius of 20.00 feet and a central angle of 80 degrees 45 minutes 33.8 seconds a distance of 28.19 feet to the proposed southerly right-of-way line of Main Street at the point of BEGINNING.

PARCEL G-2

ALL that volume of space, situate, lying and being in the City of White Plains, County of Westchester and State of New York, shown and designated as "Fee Plane G-2" on a certain map entitled, "Survey of Central Renewal Project Parcels Nos. 20, 21, 22, and 23, prepared for White Plains Urban Renewal Agency, situate in the City of White Plains, Westchester County, New York" dated May 15, 1978, made by James W. Delano and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on June 8, 1978 as Map No. 19512 which lies above an inclined plane having elevation 218.80 feet at its northerly extremity and elevation 217.25 feet at its southerly extremity above the datum level in use by the City of White Plains, which datum level is the National Geodetic Survey Standard Datum 1929 said volume is bounded by and lies within the vertical planes which are formed by projecting vertically upward the boundaries of all that plot or parcel described as follows:

BEGINNING at a point on the proposed westerly right-of-way line of Grove Street, 85.816 feet southerly of the southerly end of a curve connecting the proposed westerly right-of-way line of Grove Street with the proposed southerly right-of-way line of Main Street, which point of beginning is further identified as North 376,322.542 and East 655,329.487 in the New York State Plane Coordinate System, East Zone, and proceeding;

THENCE in a northerly direction along the proposed westerly right-of-way line of Grove Street, North 15 degrees 49 minutes 53 seconds West 70.225 feet to a point;

THENCE across proposed Grove Street, North 79 degrees 03 minutes 06.9 seconds East 147.835 feet to the proposed easterly right-of-way line of Grove Street;

THENCE along the proposed easterly right-of-way line of Grove Street, South 10 degrees 56 minutes 53.1 seconds East 70.000 feet;

THENCE across proposed Grove Street, South 79 degrees 03 minutes 06.9 seconds West 141.854 feet to the proposed westerly right-of-way line of Grove Street at the point of BEGINNING.

PARCEL G-3

All that volume of space, situate, lying and being in the City of White Plains, County of Westchester and State of New York, shown and designated as "Fee Plane G-3" on a certain map entitled, "Survey of Central Renewal Project Parcels Nos. 20, 21, 22 & 23, prepared for White Plains Urban Renewal Agency, situate in City of White Plains Westchester County, New York" dated May 15, 1978, made by James W. Delano and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on June 8, 1978 as Map No. 19512 which lies above the horizontal plane having elevation 217.25 feet above the datum level in use by the City of White Plains, which datum level is the National Geodetic Survey Standard Datum 1929, said volume is bounded by and lies within the vertical planes which are formed by projecting vertically upward the boundaries of all that plot or parcel described as follows:

BEGINNING at a point on the proposed westerly right-of-way line of Grove Street, 85.816 feet southerly of the southerly end of a curve connecting the proposed westerly right-of-way line of Grove Street with the proposed southerly right-of-way line of Main Street, which point of beginning is further identified as North 376,322.542 and East 655,329.487 in the New York State Plane Coordinated System, East Zone, and proceeding;

THENCE across proposed Grove Street, North 79 degrees 03 minutes 06.9 seconds East 141.854 feet to the proposed easterly right-of-way line of Grove Street;

THENCE along the proposed easterly right-of-way line of Grove Street, South 10 degrees 56 minutes 53.1 seconds East 32.000 feet to a point;

THENCE across proposed Grove Street, South 79 degrees 03 minutes 06.9 seconds West 139.120 feet to the proposed westerly right-of-way line of Grove Street;

THENCE along the proposed westerly right-of-way line of Grove Street, North 15 degrees 49 minutes 53 seconds West 32.117 feet to the point of BEGINNING.

PARCEL G-4

ALL that volume of space, situate, lying and being in the City of White Plains, County of Westchester and State of New York, shown and designated as "Fee Plane G-4" on a certain map entitled, "Survey of Central Renewal Project Parcels Nos. 20, 21, 22 & 23, prepared for White Plains Urban Renewal Agency, situate in City of White Plains, Westchester County, New York" dated May 15, 1978 made by James W. Delano and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on June 8, 1978 as Map No. 19512 which lies above an inclined plane having elevation 217.25 feet at its northerly extremity and elevation 221.83 feet at its southerly extremity above the datum level in use by the City of White Plains, which datum level is the National Geodetic Survey Standard Datum 1929, said volume is bounded by and lies within the vertical planes which are formed by projecting vertically upward the boundaries of all that plot or parcel described as follows:

BEGINNING at a point on the proposed westerly right-of-way line of Grove Street, 117.933 feet southerly of the southerly end of a curve connecting the proposed westerly right-of-way line of Grove Street with the proposed southerly right-of-way line of Main Street, which point of beginning is further identified as North 376,291.644 and East 655,338.249 in the New York State Plane Coordinate System, East Zone, and proceeding;

THENCE across proposed Grove Street, North 79 degrees 03 minutes 06.9 seconds East 139.120 feet to the proposed easterly right-of-way line of Grove Street;

THENCE along the proposed easterly right-of-way of Grove Street, the following courses and distances:

South 10 degrees 56 minutes 53.1 seconds East 47.083 feet;

North 79 degrees 03 minutes 06.9 seconds East 2.666 feet;

South 10 degrees 56 minutes 53.1 seconds East 72.917 feet;

THENCE across proposed Grove Street, South 79 degrees 03 minutes 06.9 seconds West 131.534 feet to the proposed westerly right-of-way line of Grove Street;

THENCE along the proposed westerly right-of-way line of Grove Street, North 15 degrees 49 minutes 53 seconds West 120.437 feet to the point of BEGINNING.

PARCEH H-1

ALL that volume of space, situate, lying and being in the City of White Plains, County of Westchester and State of New York, shown and designated as Parcel "H-1" on a certain map entitled, "Survey of Central Renewal Project Parcels Nos. 20, 21, 22 & 23, prepared for White Plains Urban Renewal Agency, situate in City of White Plains, Westchester County, New York" dated May 15, 1978, made by James W. Delano and filed in the Office of the County Clerk of Westchester County, (Division of Land Records) on June 8, 1978 as Map No. 19512 which lies above the horizontal plane having elevation 219.50 feet above the datum level in use by the City of White Plains, which datum level is the National Geodetic Survey Standard Datum 1929, said volume is bounded by and lies within the vertical planes which are formed by projecting vertically upward the boundaries of all that plot or parcel described as follows:

BEGINNING at a point on the proposed southerly right-of-way line of Main Street, at the westerly end of a curve connecting the proposed westerly right-of-way line of Grove Street with the proposed southerly right-of-way line of Main Street, which point is further identified as North 376,419.515 and East 655,284.539 in the New York State Plane Coordinated System East Zone, and proceeding;

THENCE along the proposed southerly right-of-way line of Main Street, South 83 degrees 24 minutes 33 seconds West 361.643 feet to a point;

THENCE along the following courses and distances:

North 6 degrees 35 minutes 27 seconds West 5.333 feet;

North 83 degrees 24 minutes 33 seconds East 361.763 feet;

South 5 degrees 18 minutes 08.3 seconds East 5.334 feet to the proposed southerly right-of-way line of Main Street at the point of BEGINNING.

PARCEL H-2

ALL that volume of space, situate, lying and being in the City of White Plains, County of Westchester and State of New York, shown and designated as Parcel "H-2" on a certain map entitled, "Survey of Central Renewal Project Parcels Nos. 20, 21, 22 & 23, prepared for White Plains Urban Renewal Agency, situate in City of White Plains, Westchester County, New York" dated May 15, 1978, made by James W. Delano and filed in the Office of the County, Clerk of Westchester County, (Division of Land Records) on June 8, 1978 as Map No. 19512 which lies above the horizontal plane having elevation 238.00 feet above the datum level in use by the City of White Plains, which datum level is the National Geodetic Survey Standard Datum 1929, said volume is bounded by and lies within the vertical planes which are formed by projecting vertically upward the boundaries of all that plot or parcel described as follows:

BEGINNING at a point which is the northwest corner of Parcel H-1, described previously, which point is further identified as North 376,383.304 and East 654,924.674 in the New York State Plane Coordinate System, East Zone, and proceeding;

THENCE along the following courses and distances:

North 6 degrees 35 minutes 27 seconds West 6.667 feet;

North 83 degrees 24 minutes 33 seconds East 528.782 feet to a point on the northerly extension of the proposed easterly line of Grove Street;

THENCE South 10 degrees 56 minutes 53.1 seconds East 6.693 feet to a point;

THENCE South 83 degrees 24 minutes 41 seconds West 167.528 feet to the north easterly corner of Parcel-1;

THENCE along the northerly line of Parcel H-1, South 83 degrees 24 minutes 33 seconds West 361.763 feet to the point of BEGINNING.

PARCEL J

ALL that certain plot, piece or parcel of land, situate, lying and being in the City of White Plains, County of Westchester and State of New York, shown and designated as Parcel "J" on a certain map entitled, "Survey of Central Renewal: Project Parcels Nos. 20, 21, 22 & 23, prepared for White Plains Urban Renewal Agency situate in City of White Plains, Westchester County, New York" dated May 15, 1978, made by James W. Delano and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on June 8, 1978 as Map No. 19512, said parcel being more particularly bounded and described as follows:

BEGINNING at a point on the proposed southerly right-of-way line of Main Street, at the easterly end of a curve connecting the proposed easterly right-of-way line of South Lexington Avenue with the proposed southerly right-of-way line of Main Street, which point is further identified as North 376,355.559 and East 654,731.011 in the New York State Plane Coordinate System, East Zone, and proceeding;

THENCE in a westerly and southerly direction, along a curve to the left having a radius of 20.00 feet and a central angle of 93 degrees 13 minutes 46 seconds a distance of 32.543 feet to the proposed easterly right-of-way line of South Lexington Avenue;

THENCE along the proposed easterly right-of-way line of South Lexington Avenue, South 9 degrees 49 minutes 13 seconds East 278.584 feet to a point;

THENCE North 79 degrees 03 minutes 06.9 seconds East 222.001 feet to a point;

THENCE North 10 degrees 56 minutes 53.1 seconds West 283.220 feet to a point on the proposed southerly right-of-way line of Main Street;

THENCE along the proposed southerly right-of-way line of Main Street, South 83 degrees 24 minutes 33 seconds West 195.568 feet to the point of BEGINNING.

PARCEL K-1

All that volume of space, situate, lying and being in the City of White Plains, County of Westchester and State of New York, shown and designated as Parcel "K-1" on a certain map entitled, "Survey of Central Renewal Project Parcels Nos. 20, 21, 22, & 23, prepared for White Plains Urban Renewal Agency, situate in City of White Plains, Westchester County, New York" dated May 15, 1978, made by James W. Delano and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on June 8, 1978 as Map No. 19512 which lies above the horizontal plane having elevation 219.50 feet above the datum level in use by the City of White Plains, which datum level is the National Geodetic Survey Standard Datum 1929, said volume is bounded by and lies within the vertical planes which are formed by projecting vertically upward the boundaries of all that plot or parcel described as follows:

BEGINNING at a point which is the intersection of the proposed easterly right-of-way line of Grove Street with the proposed southerly right-of-way line of Main Street, which point is further identified as North 376,419.026 and East 655,455.307 in the New York State Plane Coordinate System, East Zone, and proceeding;

THENCE along the proposed southerly right-of-way line of Main Street, the following courses and distances:

North 79 degrees 03 minutes 06.9 seconds East 116.583 feet;

North 10 degrees 56 minutes 53.1 seconds West 23.450 feet to a point;

THENCE South 80 degrees 03 minutes 08 seconds West 116.601 feet to a northerly extension of the proposed easterly right-of-way line of Grove Street;

THENCE along the northerly extension of the proposed easterly right-of-way line of Grove Street, South 10 degrees 56 minutes 53.1 seconds East 25.485 feet to the proposed southerly right-of-way line of Main Street at the point of BEGINNING.

PARCEL K-2

ALL that volume of space, situate, lying and being in the City of White Plains, County of Westchester and State of New York, shown and designated as Parcel "K-2" on a certain map entitled Survey of Central Renewal Project Parcels Nos. 20, 21, 22 and 23, prepared for White Plains Urban Renewal Agency, situate in City of White Plains, Westchester County, New York" dated May 15, 1978, made by James W. Delano and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on June 8, 1978 as Map No. 19512 which lies above the horizontal plane having elevation 238.00 above the datum level in use by the City of White Plains, which datum level is the National Geodetic Survey Standard Datum 1929, said volume is bounded by and lies within the vertical planes which are formed by projecting vertically upward the boundaries of all that plot or parcel described as follows:

BEGINNING at a point which is the northwesterly corner of Parcel K-1, which point is further identified as North 376,444.048 and East 655,450.467 in the New York State Plane Coordinate System, East Zone, and proceeding;

THENCE along the northerly extension of the proposed easterly right-of-way line of Grove Street, North 10 degrees 56 minutes 53.1 seconds West 6.693 feet to a point;

THENCE in an easterly direction, North 83 degrees 24 minutes 33 seconds East 114.289 feet to a point on the northerly line of Parcel K-1;

THENCE in a westerly direction along the northerly line of Parcel K-1, South 80 degrees 03 minutes 08 seconds West 113.976 feet to the proposed easterly right of-way line of Grove Street at the point of BEGINNING.

PARCEL L-1

ALL that volume of space, situate, lying and being in the City of White Plains, County of Westchester and State of New York shown and designated as "Fee Plane L-1" on a certain map entitled, "Survey of Central Renewal Project Parcels Nos. 20, 21, 22 & 23, prepared for White Plains Urban Renewal Agency, situate in City of White Plains, Westchester County, New York" dated May 15, 1978 made by James W. Delano and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on June 8, 1978 as Map No. 19512 which lies between an inclined plane having elevation 197.35 feet at its extremity and elevation 199.10 feet at its westerly extremity and an upper limiting horizontal plane having elevation 263.00 feet above the datum level in use by the City of White Plains, which datum level is the National Geodetic Survey Standard Datum 1929, said volume is bounded by and lies within the vertical planes which are formed by projecting vertically upward the boundaries of all that plot or parcel described as follows:

BEGINNING at a point on the proposed southerly right-of-way line of Main Street, 195.568 feet easterly of the easterly end of a curve connecting the proposed easterly right-of-way line of South Lexington Avenue with the proposed southerly right-of-way line of Main Street, which point of beginning is further identified as North 376,378.006 and East 654,925.286 in the New York State Plane Co-ordinate System, East Zone, and proceeding;

THENCE along the following courses and distances:

North 6 degrees 35 minutes 27 seconds West 5.333 feet;

South 83 degrees 24 minutes 33 seconds West 161.375 feet;

South 6 degrees 35 minutes 27 seconds East 5.333 feet to the proposed southerly right-of-way line of Main Street;

THENCE along the proposed southerly right-of-way line of Main Street, North 83 degrees 24 minutes 33 seconds East 161.375 feet to the point of BEGINNING.

PARCEL L-2

ALL that volume of space, situate, lying and being in the City of White Plains, County of Westchester and State of New York, shown and designated as "Fee Plane L-2" on a certain map entitled, "Survey of Central Renewal Project Parcels Nos. 20, 21, 22 & 23, prepared for White Plains Urban Renewal Agency, situate in City of White Plains, Westchester County, New York" dated May 15, 1978 made by James W. Delano and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on June 8, 1978 as Map No. 19512 which lies between the horizontal plane having elevation 238.00 feet and the horizontal plane having elevation 263.00 feet above the datum level in use by the City of White Plains, which datum level is the National Geodetic Survey Standard Datum 1929, said volume is bounded by and lies within the vertical planes which are formed by projecting vertically the boundaries of all that plot or parcel described as follows:

Projecting vertically the boundaries of all the plot or parcel described as follows:

BEGINNING at a point which is the northeast corner of Fee Plane L-1 described previously, which point is identified as North 376,383.304 and East 654,924.674 in the New York State Plane Coordinate System, East Zone, and proceeding thence along the following courses and distances;

North 6 degrees 35 minutes 27 seconds West 6.667 feet;

South 83 degrees 24 minutes 33 seconds West 121.375 feet;

South 6 degrees 35 minutes 27 seconds East 6.667 feet to a point on the northerly boundary line of Fee Place L-1;

THENCE along the northerly boundary of Fee Plane L-1, North 83 degrees 24 minutes 33 seconds East 121.375 feet to the point of BEGINNING.

PARCEL L-3A

ALL that volume of space, situate, lying and being in the City of White Plains, County of Westchester and State of New York, shown and designated as "Fee Plane L-3A" on a certain map entitled "Survey of Central Renewal Agency, situate in City of White Plains, Westchester County, New York" dated May 15, 1978 made by James W. Delano and in the Office of the County Clerk of Westchester County (Division of Land Records) on June 8, 1978 as Map No. 19512 which lies between the horizontal plane having elevation 263.00 feet above the datum level in use by the City of White Plains, which datum level is the National Geodetic Survey Standard Datum 1929, said volume is bounded by and lies within the vertical planes which are formed by projecting vertically the boundaries of all that plot or parcel described as follows:

BEGINNING at a point on the proposed easterly right-of-way line of South Lexington Avenue, 38.584 feet southerly of the southerly end of a curve connecting the proposed southerly right-of-way line of Main Street with the proposed easterly right-of-way line of South Lexington Avenue, which point of BEGINNING is further identified as North 376,294.261 and East 654,720.180 in the New York State Plane Coordinate System, East Zone, and proceeding thence along the following courses and distances;

South 80 degrees 10 minutes 47 seconds West 5.500 feet;

South 9 degrees 49 minutes 13 seconds East 31.625 feet;

North 80 degrees 10 minutes 47 seconds East 5.500 feet to the proposed easterly right-of-way line of South Lexington Avenue;

THENCE along the proposed easterly right-of-way line of South Lexington Avenue, North 9 degrees 49 minutes 13 seconds West 31.625 feet to the point of BEGINNING.

PARCEL L-3B

ALL that volume of space, situate, lying and being in the City of White Plains, County of Westchester and State of New York, shown and designated as "Fee Plane L-3B" on a certain map entitled, "Survey of Central Renewal Project Parcels Nos. 20, 21, 22 and 23, prepared for White Plains Urban Renewal Agency, situate in City of White Plains, Westchester County, New York" dated May 15, 1978 made by James W. Delano, filed in the Office of the County Clerk of Westchester County (Division of Land Records) on June 8, 1978 as Map No. 19512 which lies between an inclined plane having elevation 199.25 feet at its northerly extremity and elevation 199.35 feet at its southerly extremity and an upper limiting horizontal plane having elevation 263.00 feet above the datum level in use by the City of White Plains, which datum level is the National Geodetic Survey Standard Datum 1929, said volume is bounded by and lies within the vertical planes which are formed by projecting vertically the boundaries of all that plot or parcel described as follows:

BEGINNING at a point on the proposed easterly right-of-way line of South Lexington Avenue, 70.209 feet southerly of the southerly end of a curve connecting the proposed southerly right-of-way line of Main Street with the proposed easterly right-of-way line of South Lexington Avenue, which point of BEGINNING is further identified as North 376,263.100 and East 654,725.574 in the New York State Plane Coordinate System, East Zone, and proceeding thence along the following courses and distances:

South 80 degrees 10 minutes 47 seconds West 5.500 feet;

South 9 degrees 49 minutes 13 seconds East 19.000 feet;

North 80 degrees 10 minutes 47 seconds East 5.500 feet to the proposed easterly right-of-way line of South Lexington Avenue;

THENCE along the proposed easterly right-of-way line of South Lexington Avenue, North 9 degrees 49 minutes 13 seconds West 19.00 feet to the point of BEGINNING.

PARCEL L-3C

ALL that volume of space, situate, lying and being in the City of White Plains, County of Westchester and State of New York, shown and designated as "Fee Plane L-3C" on a certain map entitled, "Survey of Central Renewal Project Parcels Nos. 20, 21, 22 and 23, prepared for White Plains Urban Renewal Agency, situate in City of White Plains, Westchester County, New York" dated May 15, 1978, made by James W. Delano and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on June 8, 1978 as Map No. 19512 which lies between the horizontal plane having elevation 238.00 feet and the horizontal plane having elevation 263.00 feet above the datum level in use by the City of White Plains, which datum level is the National Geodetic Survey Standard Datum 1929, said volume is bounded by and lies within the vertical planes which are formed by projecting vertically the boundaries of all that plot or parcel described as follows:

BEGINNING at a point on the proposed easterly right-of-way line of South Lexington Avenue, 89.209 feet southerly of the southerly end of a curve connecting the proposed southerly right-of-way line of Main Street with the proposed easterly right-of-way line of South Lexington Avenue, which point of BEGINNING is further identified as North 376,244.378 and East 654,728.814 in the New York State Plane Coordinate System, East Zone, and proceeding thence along the following courses and distances:

South 80 degrees 10 minutes 47 seconds West 5.500 feet;

South 9 degrees 49 minutes 13 seconds East 71.375 feet;

North 80 degrees 10 minutes 47 seconds East 5.500 feet to the proposed easterly right-of-way line of South Lexington Avenue;

THENCE along the proposed easterly right-of-way line of South Lexington Avenue, North 9 degrees 49 minutes 13 seconds West 71.375 feet to the point of BEGINNING.

PARCEL L-4

ALL that volume of space, situate, lying and being in the City of White Plains, County of Westchester and State of New York, shown and designated as "Fee Plane L-4" on a certain map entitled, "Survey of Central Renewal Project Parcels Nos. 20, 21, 22 and 23, prepared for White Plains Urban Renewal Agency, situate in City of White Plains, Westchester County, New York" dated May 15, 1978, made by James W. Delano and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on June 8, 1978 as Map No. 19512 which lies between the horizontal plane having elevation 220.00 feet and the horizontal plane having elevation 263.00 feet, above the datum level in use by the City of White Plains, which datum level is the National Geodetic Survey Standard Datum 1929, said volume is bounded by and lies within the vertical planes which are formed by projecting vertically the boundaries of all that plot or parcel described as follows:

BEGINNING at a point on the proposed easterly right-of-way line of South Lexington Avenue, 182.584 feet southerly of the southerly end of a curve connecting the proposed southerly right-of-way line of Main Street with the proposed easterly right-of-way line of South Lexington Avenue, which point of BEGINNING is further identified as North 376,152.371 and East 654,744.740 in the New York State Plane Coordinate System, East Zone, and proceeding thence along the following courses and distances:

South 80 degrees 10 minutes 47 seconds West 3.500 feet;

South 9 degrees 49 minutes 13 seconds East 96.000 feet;

North 80 degrees 10 minutes 47 seconds East 3.500 feet to the proposed easterly right-of-way line of South Lexington Avenue;

THENCE along the proposed easterly right-of-way line of South Lexington Avenue, North 9° 49' 13" West 96.000 feet to the point of BEGINNING.

TOGETHER with the following valid and subsisting easements with others to all the benefits of:

1. Easements for the benefit of Sub-Parcels E-2 and F and Sub Sub-Parcels G-1, G-2, G-3 and G-4 and H-2, as shown on Filed Map, No. 19512, to construct, maintain and reconstruct columns for purposes of support, together with decorative lighting to be attached to such columns, which columns may contain various utility pipes, conduits and other lines as well as ventilation shafts, all as shown on Sheet 3 of the filed map, in the areas designated as Easement Nos. A-106 through A-111, F-124 and F-126 through F-133.

stewart title

Policy Number: O-8911-000937973

Date of Policy: October 18, 2022

File Number: 71204770

2. Easements for the benefits of Sub-Parcel F and Sub Sub-Parcels G-1, G-2, G-3, G-4, H-1 and H-2 as shown on Filed Map, No. 19512, to construct, maintain and reconstruct a column for the purposes of support together with decorative lighting to be attached to such column, which column may contain various utility pipes, conduits and other lines as well as ventilation shafts, all as shown on Sheet 2 of the Filed Map No. 19512 in the area designated as Easement No. F-176.
 3. Easement for the benefit of Sub-Parcels E-2 and F and Sub Sub-Parcels G-1, G-2, G-3, G-4 and H-2, as shown on the Filed Map No. 19512, to construct, maintain and reconstruct footings for purposes of support, all as shown on Sheet 3 of the Filed Map No. 19512 in the areas designated as Easement Nos. A-112, F-125 and F-134 respectively.
 4. Easements for the benefit of Sub-Parcel F and Sub Sub-Parcels G-1, G-2, G-3, G-4, H-1 and H-2 as shown on Filed Map No. 19512, in the area designated as Easement Nos. F-135 through F-146.
 5. Easements for the benefit of Sub-Parcel F and Sub Sub-Parcels G-1, G-2, G-3, G-4, H-1 and H-2 as shown on Filed Map No. 19512, to construct, maintain and reconstruct lighting fixtures, all as shown on Sheet 2 of the filed map in the areas designated as Easement Nos. F-147 through F-157 respectively.
 6. Easements for the benefit of Sub-Parcel F and Sub Sub-Parcels G-1, G-2, G-3, G-4, H-1 and H-2 as shown on Filed Map No. 19512 to construct, maintain and reconstruct wall and column footings, all as shown on Sheet 1 of the filed map in the area designated as Easement No. F-168.
 7. Easements for the benefit of Sub-Parcels J and F and Sub Sub-Parcels L-1, L-2, L-3A, L-3B, L-3C and L-4 as shown on filed Map No. 19512, to construct, maintain and reconstruct wall and column footings, all as shown on Sheet 6 of the filed map in the area designated as Easement Nos. J-158 and J-159 respectively.
 8. Easements for the benefit of Sub-Parcels J and F and Sub Sub-Parcels L-1, L-2, L-3A, L-3B, L-3C and L-4 as shown on filed Map No. 19512, to construct, maintain and reconstruct planters, air shafts and stairs, all as shown on 5 of the filed map in the areas designated as Easement Nos. J-162 and J-165 respectively.
 9. Easements for the benefits of Sub-Parcels J and Sub Sub-Parcels L-1, L-2, L-3A, L-3B, L-3C and L-4 as shown on Filed Map No. 19512, to construct, maintain and reconstruct canopies, as shown on Sheet 5 of the filed map, in the areas designated as Easement Nos. J-163 and J-166 respectively.
 10. Easements for the benefit of Sub-Parcel J and Sub Sub-Parcels L-1, L-2, L-3A, L-3B, L-3C and L-4 as shown on Filed Map No. 19512 to construct, maintain and reconstruct signs, as shown on Sheet 5 of the filed map, in the areas designated as Easement Nos. J-164 and J-167 respectively.
 11. Easements for the benefit of Sub-Parcel E-2 and Sub Sub-Parcels G-1, G-2, G-3, G-4, K-1, K-2 and H-2, as shown on the Filed Map, to construct, maintain and reconstruct footings for purposes of support, all as shown on Sheet 3 of the filed map in the areas designated as Easement Nos. D-120 through D-123.
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12. Easements for the benefit of Sub-Parcel E-2 and Sub Sub-Parcels G-1, G-2, G-3, G-4, K-1, K-2 and H-2, as shown on the Filed Map, to construct, maintain and reconstruct columns for purposes of support, together with decorative lighting to be attached to such columns, which columns may contain various utility pipes, conduits and other lines, all as shown on Sheet 3 of the filed map in the areas designated as Easement Nos. D-113 through D-116.
13. Easements in common with for the benefit of Sub Parcel E-2 and Sub Sub-Parcels G-1, G-2, G-3, G-4, K-1, K-2 and H-2 as shown on the Filed Map, to construct, maintain and reconstruct columns for purposes of support, together with decorative lighting to be attached to such columns, which columns may contain various utility pipes, conduits and other lines, common with the owner of the property referred to on Sheet 3 of the filed map as Parcel "A" all as shown on Sheet 3 of the filed map in the areas designated as Easements Nos. A-103 and A-104 respectively.
14. Easements in common with others for the benefits of Sub-Parcels E-2 and Sub Sub-Parcels G-1, G-2, G-3, G-4, K-1 and K-2 and H-2 as shown on the Filed Map, to construct, maintain and reconstruct a footing for purposes of support in common with the owner of the property referred to on Sheet 3 of the filed map as Parcel "A", all as shown on Sheet 3 of the filed map in the area designated as Easement No. A-105.
15. Easements for the benefits of Sub-Parcel F and Sub Sub-Parcels G-1, G-2, G-3 and G-4 as shown on the Filed Map, to install, maintain and replace decorative railings adjacent to the curbs of Grove Street beneath Sub-Sub-Parcel G-1, G-2, G-3 and G-4.

TOGETHER with valid and subsisting easements in common with others contained in Letters (A) and (B) in Section 4.03, Letters (A) and (B) Section 4.04, Letters (A), (B) and (G) in Section 4.05, Letters (A), (B), (E) and (F) in Section 4.06 and all of Section 4.08 of the Operation and Reciprocal Easement Agreement recorded in Liber 7475 Cp 1, as amended.

TOGETHER with an easement granted by White Plains Urban Renewal Agency to CF White Plains Associates, dated June 24, 1981 recorded July 1, 1981 in Liber 7709 of Conveyances Page 150.

AND

Subparcel C (Fee)

ALL that certain plot, piece or parcel of land. situate, lying and being in the City of White Plains, County of Westchester and State of New York shown and designated as Parcel "C" on a certain map entitled "Survey of Central Renewal Project Parcels Nos. 20, 21, 22 & 23 prepared for White Plains (Urban Renewal Agency situate in City of White Plains, Westchester County, New York", dated May 15, 1978 made by James W. Delano and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on 6/8/78 as Map No. 19512 said parcel being more particularly bounded and described as follows:

BEGINNING at a point on the proposed northerly right-of-way line of Martine Avenue which is at the westerly end of a curve connecting the proposed westerly right-of-way line of Court Street with the said proposed northerly right-of-way line of Martine Avenue, which point is further identified as North 376,141.205 and East 655,929.548 in the New York State Plane Coordinate System, East Zone, and proceeding:

THENCE in an easterly to northerly direction along a curve to the left having a radius of 35.000 feet and a central angle of 89 degrees 05 minutes 28.9 seconds a distance of 54.423 feet to the proposed westerly right-of-way line of Court Street;

THENCE, along the proposed westerly right of way line of Court Street, North 10 degrees 02 minutes 22 seconds West 311.057 feet to a point of curvature;

THENCE, along a curve to the left having a radius of 35.000 feet and a central angle of 89 degrees 54 minutes 30 seconds a distance of 54.922 feet to the proposed southerly right-of-way line of Main Street;

THENCE along the proposed southerly right-of-way line of Main Street, South 80 degrees 03 minutes 08 seconds West 235.676 feet to a point;

THENCE, the following courses and distances:

South 10 degrees 56 minutes 53.1 seconds East 172.210 feet;
North 79 degrees 03 minutes 06.9 seconds East 17.016 feet;
South 10 degrees 56 minutes 53.1 seconds East 80.250 feet;
North 79 degrees 03 minutes 06.9 seconds East 10.651 feet;
South 10 degrees 56 minutes 53.1 seconds East 29.333 feet;

South 79 degrees 03 minutes 06.9 seconds West 10.651 feet;
South 10 degrees 56 minutes 53.1 seconds East 103.334 feet to the proposed northerly right-of-way line of Martine Avenue;

THENCE, along the proposed northerly right-of-way line of Martine Avenue, North 79 degrees 03 minutes 06.9 seconds East 213.080 feet to the point of BEGINNING.

Subparcel D-2 (Fee-above-a-plane)

ALL that volume of space, situate, lying and being in the City of White Plains, County of Westchester and State of New York shown and designated as Parcel "D-2" on a certain map entitled, "Survey of Central Renewal Project Parcels Nos. 20, 21, 22 & 23, prepared for White Plains Urban Renewal Agency, situate in the City of White Plains, Westchester County, New York" dated May 15, 1978, made by James W. Delano and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on 6/8/78. as Map No. 19512, which lies above the horizontal plane having elevation 222.08 feet above the datum level in use by the City of White Plains, which datum level is the National Geodetic Survey Standard Datum 1929, said volume is bounded by and lies within the vertical planes which are formed by projecting vertically upward the boundaries of all that plot or parcel described as follows:

BEGINNING at a point on the proposed Southerly right-of-way line of Main Street 235.676 feet westerly of the Westerly end of a curve connecting the proposed southerly right-of-way line of Main Street with the proposed westerly right-of-way line of Court Street, which point of BEGINNING is further identified as North 376,475.623 and East 655,630.497 in the New York State Plane Coordinate System, East Zone and proceeding:

THENCE, along the proposed Southerly right-of-way line of Main Street, South 80 degrees 03 minutes 08 seconds West 66.177 feet to a point;

THENCE, South 10 degrees 56 minutes 53.1 seconds East 173.365 feet to a point;

THENCE North 79 degrees 03 minutes 06.9 seconds East 66.167 feet to a point;

THENCE North 10 degrees 56 minutes 53.1 seconds West 172.210 feet to the proposed southerly right-of-way line of Main Street at the point of BEGINNING.

Subparcel M (Fee-above-a-plane)

ALL that volume of space situate, lying and being in the City of White Plains, County of Westchester and State of New York shown and designated as Parcel "M" on a certain Map entitled "Survey of Central Renewal Project Parcels Nos. 20, 21, 22 and 23, prepared for White Plains Urban Renewal Agency, situate in City of White Plains, Westchester County New York" dated May 15, 1978, made by James W. Delano and filed in the office of the County Clerk of Westchester County (Division of Land Records) on 6/8/78, at Map No. 19512, which lies above the horizontal plane having elevation 283.50 feet above the datum level in use by the City of White Plains which datum level is the National Geodetic Survey Standard Datum 1929, said volume is bounded by and lies within vertical planes which are formed by projecting vertically upward the boundaries of all that plot or parcel described as following:

BEGINNING at a point on the proposed westerly right-of-way line of Court Street, 76.223 feet southerly of the southerly end of a curve connecting the proposed southerly right-of-way line of Main Street with the proposed westerly right-of-way line of Court Street, which point of BEGINNING is further identified as North 376,412.908 and East 655,916.428 in the New York State Plane Coordinate System, East Zone, and proceeding;

THENCE along the proposed westerly right-of-way line of Court Street, South 10 degrees 02 minutes 22 seconds East 46.506 feet to a point;

THENCE, North 79 degrees 03 minutes 06.9 seconds East 4.938 feet to a point;

THENCE North 10 degrees 56 minutes 53.1 seconds West 46.500 feet to a point;

THENCE, South 79 degrees 03 minutes 06.9 seconds West 4.200 feet to a point on the proposed westerly right-of-way line of Court Street at the point of BEGINNING.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Declaration of Restrictions recorded in Liber 6808 Page 92, as amended by Liber 6893 Page 414, Liber 6909 Page 631, Liber 6992 Page 611, Liber 6992 Page 617, Liber 7056 Page 485, Liber 7146 Page 796, Liber 7192 Page 566, Liber 7256 Page 155, Liber 7322 Page 607, Liber 7432 Page 1, Liber 7560 Page 166, Liber 8484 Page 257, Liber 11563 Page 78 and Control No. 403110365.

With regard thereto:

- i) Certificate of Completion recorded in Liber 7709 Page 135.
 - ii) Certificate of Completion recorded in Liber 7709 Page 139.
 - iii) Certificate of Completion recorded in Liber 7709 Page 131.
2. Terms, covenants, restrictions, conditions and provisions contained in Sections 5.01 (c) and 5.03 of the Contract for Sale of Land for Private Redevelopment made by and between White Plains Urban Renewal Agency ("Agency") and CF White Plains Associates ("Redeveloper"), dated as of 6/13/1978 and recorded in Liber 7474 Page 181. (As to Tax Lots 1-3)

With regard thereto:

- i) Certificate of Completion recorded in Liber 7709 Page 135.
 - ii) Certificate of Completion recorded in Liber 7709 Page 139.
 - iii) Certificate of Completion recorded in Liber 7709 Page 131.
3. Terms, covenants, restrictions and easements contained in the Operation and Reciprocal Easement Agreement made by and among the City of White Plains ("City"), Federated Department Stores, Inc. ("FDS"), J.C. Penney Properties Inc. ("Penney") and CF White Plains Associates ("CF"), dated as of 6/13/1978 and recorded in Liber 7475 Page 1.

With regard thereto:

- i) Assignment and Assumption of Construction and Operating Agreement from J.C. Penney Properties, Inc., as assignor to CFN, Inc., as assignee, dated as of 11/30/2001 and recorded 1/1/2002 in Control No. 413580096, as further assigned by Assignment and Assumption of REA Documents (Reciprocal Easement Agreement) made by and between CFN, Inc., as assignor to White Plains Galleria, Inc., as assignee, dated as of 1/31/2003 and recorded 5/13/2003 in Control No. 431210084.
4. Terms, covenants, restrictions, conditions and easements set forth in the deed made by White Plains Urban Renewal Agency to CF White Plains Associates, dated as of 6/13/1978 and recorded in Liber 7474 Page 740, other than for those covenants set out as "FIRST" through "FIFTH" contained therein. (Affects Tax Lots 1-3)

With regard thereto:

- i) Certificate of Completion recorded in Liber 7709 Page 135.
 - ii) Certificate of Completion recorded in Liber 7709 Page 139.
 - iii) Certificate of Completion recorded in Liber 7709 Page 131.
5. Terms, covenants, restrictions, conditions and provisions contained in Sections 5.01 (c) and 5.03 of the Contract for Sale of Land for Private Redevelopment made by and between White Plains Urban Renewal Agency ("Agency") and Courtmart, Inc. ("Redeveloper"), dated as of 6/13/1978 and recorded in Liber 7474 Page 343.

With regard thereto:

- i) Certificate of Completion recorded in Liber 7709 Page 126.
- f) Terms, covenants, restrictions, conditions and easements set forth in deed made by White Plains Urban Renewal Agency to Courtmart, Inc., grantee of a limited estate and Federated Department Stores, Inc., grantee of a vested remainder, dated as of 6/13/1978 and record in Liber 7475 Page 171 other than for those covenants set out as "FIRST" through "FIFTH" contained therein. (Affects Tax Lot 4)

With regard thereto:

- i) Certificate of Completion recorded in Liber 7709 Page 126.
6. Easements as set forth in Easement Agreement made by and between White Plains Urban Renewal Agency ("Grantor") to CF White Plains Associates ("Grantee"), dated as of 6/25/1981 and recorded 7/1/1981 in Liber 7709 Page 150.
7. Easements as shown on Filed Map No. 19512 and 20630.
8. Terms, covenants, conditions, provisions and agreements as set forth in an unrecorded Lease dated 7/1/2013 made by and between White Plains Galleria Limited Partnership, as lessor and H & M Hennes & Mauritz L.P., as lessee, as recited in Non-Disturbance and Attornment Agreement made by and among Trimont Real Estate Advisors, Inc. ("Mortgagee"), H & M Hennes & Mauritz L.P. ("Tenant") and White Plains Galleria Limited Partnership ("Landlord"), dated as of 7/1/2013 and recorded 12/24/2013 in Control No. 532323518.

EXHIBIT H

Main-Court Partners LLC
160 Hillair Circle
White Plains, New York 10605

Galleria City Holding Company LLC
Attn: Steve M. Plenge
100 North Pacific Coast Highway
Suite 1925
El Segundo, CA 90245

**Re: Site Access to Perform Brownfield Cleanup Program Work
180 Main Street, White Plains, NY 10601**

Dear Mr. Plenge:

Main-Court Partners LLC is submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following property: 180 Main Street (Tax Parcel No. 125.75-4-4..11 (the "BCP Site"). As you know, Galleria City Holding Company LLC owns the aforementioned parcel that makes up the BCP Site. We need your written permission below to access your property for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

If you agree to sign below, you are granting us what is known as a "temporary license" to allow an appropriate contractor we hire to enter the property to perform investigation and remediation work. We promise to provide you with copies of any information we generate about the property, and if we do accidentally damage your property in any way, we agree to repair the damages to restore the property to the way it was before we entered. Our contractor will also maintain insurance that would cover any accidents on the job. We promise to minimize any and all inconvenience to you in connection with this work, and we will give you one week notice before the work begins.

In addition, in the unlikely circumstance that Galleria City Holding Company LLC still owns the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, you are hereby also agreeing to impose an environmental easement on the BCP Site if required by the New York State Department of Environmental Conservation.

If you have any questions, please do not hesitate to call me. Otherwise, please sign below so that this work can proceed. Thank you for your cooperation.

Sincerely,



Main-Court Partners LLC

By: Bruce Berg, Sole Member

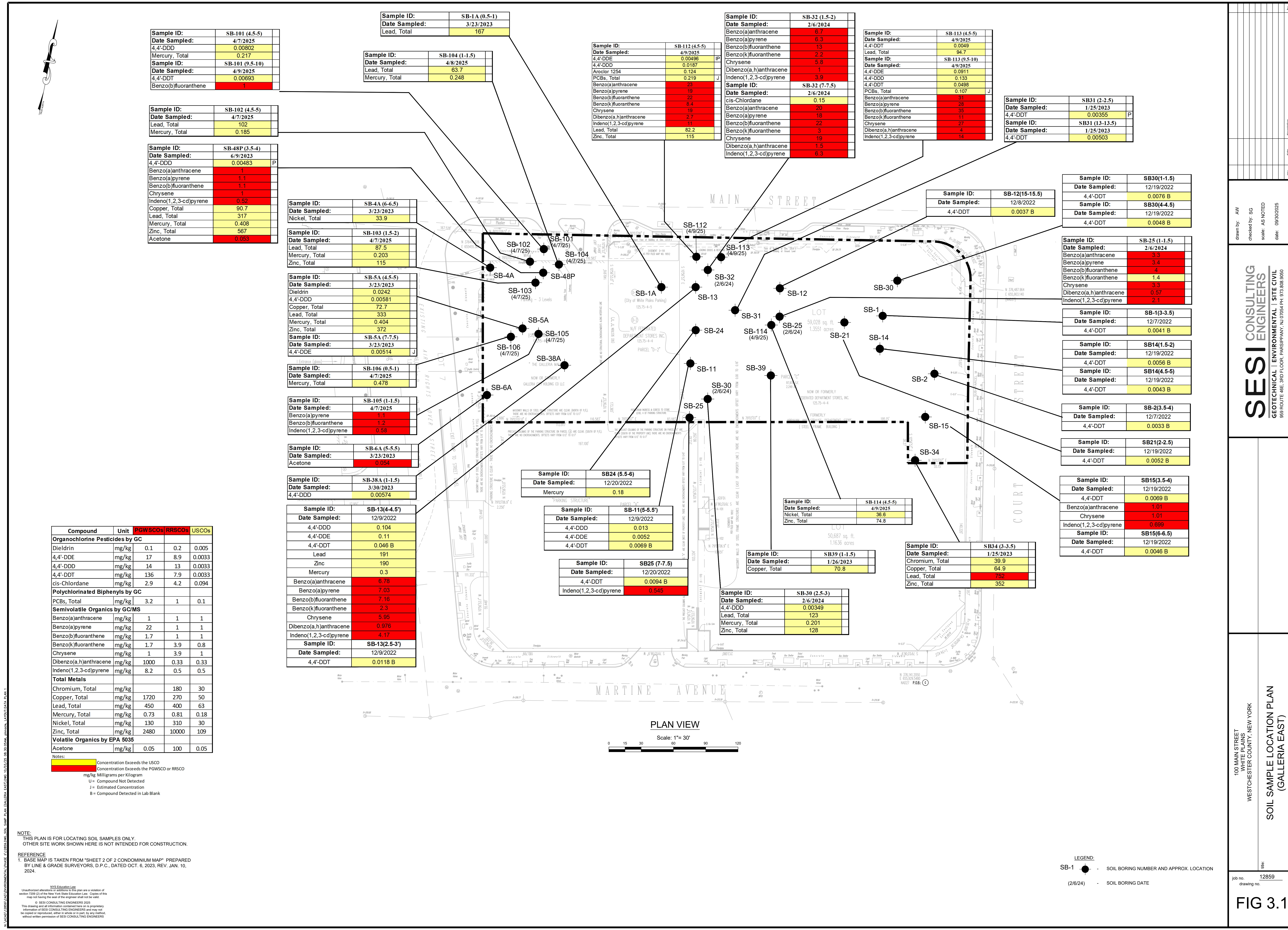
As an authorized signatory for the Site owner Galleria City Holding Company LLC, I am authorized to grant this temporary license and agree to allow Main-Court Partners LLC and its agents to enter my property to perform the BCP Investigation and/or remediation work required.

A handwritten signature in dark ink, appearing to read 'Steven M. Plenge', written over a horizontal line.

Galleria City Holding Company LLC

By: Steven M. Plenge

Exhibit I



N:\CADD\12859\CADD\ENVIRONMENTAL\Prop\12859 DWG 3DOL GW DATA (UNIT 1) DWG 09/16/23 DB 25:00AM dsm word LAYOUT GW DATA

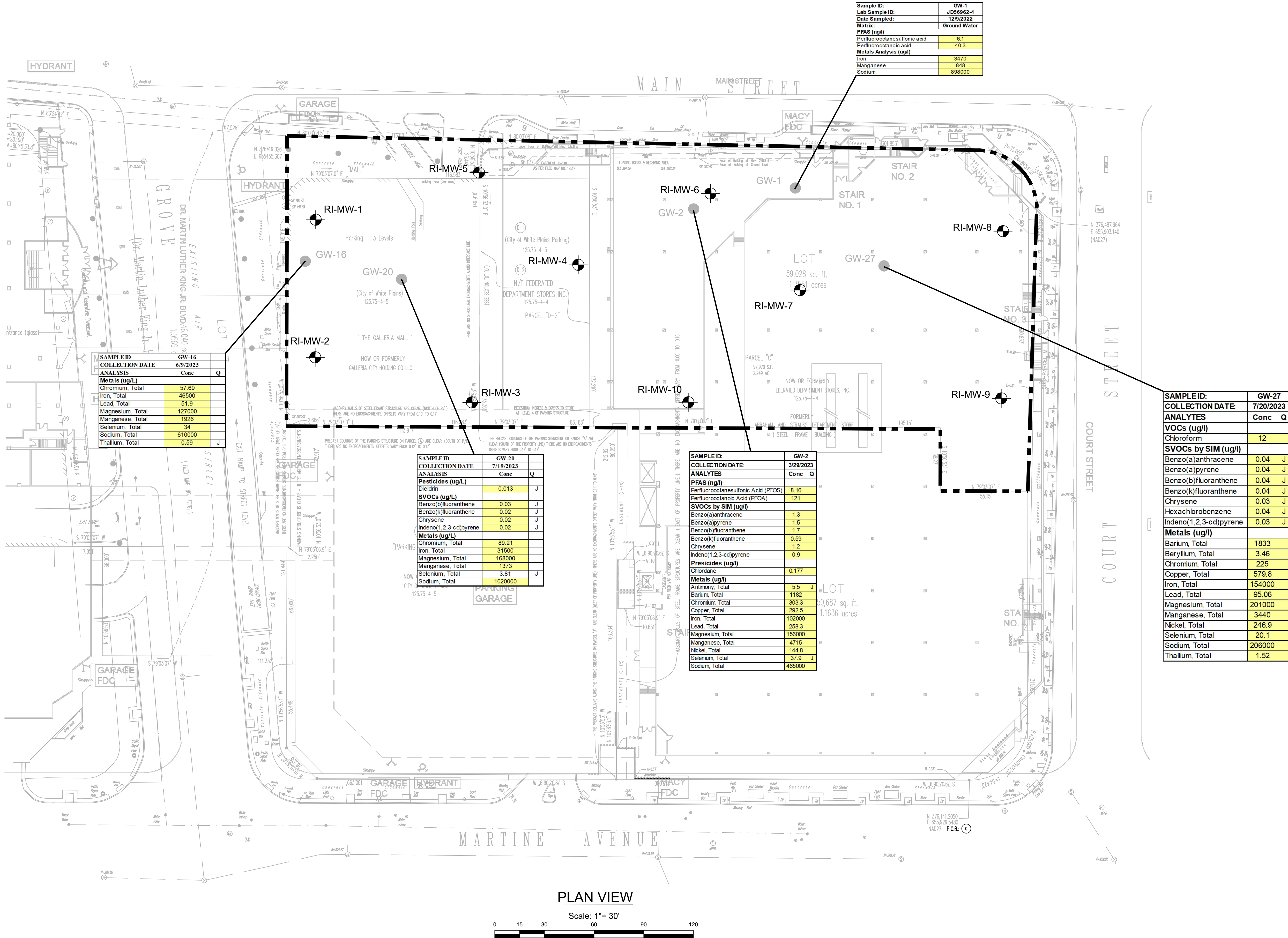
ANALYTES	NY-AWQS
VOCs (ug/l)	
Acetone	50
Chloroform	7
Styrene	5
PFAS (ng/l)	
Perfluorooctanesulfonic Acid (PFOS)	2.7
Perfluorooctanoic Acid (PFOA)	6.7
SVOCs (ug/l)	
Phenol	1
SVOCs by SIM (ug/l)	
Benzo(a)anthracene	0.002
Benzo(a)pyrene	0
Benzo(b)fluoranthene	0.002
Benzo(k)fluoranthene	0.002
Chrysene	0.002
Hexachlorobenzene	0.04
Indeno(1,2,3-cd)pyrene	0.002
Presicides (ug/l)	
Dieldrin	0.004
Chlordane	0.05
Metals (ug/l)	
Antimony, Total	3
Arsenic, Total	25
Barium, Total	1000
Beryllium, Total	3
Cadmium, Total	5
Chromium, Total	50
Copper, Total	200
Iron, Total	300
Lead, Total	25
Magnesium, Total	35000
Manganese, Total	300
Mercury, Total	0.7
Nickel, Total	100
Selenium, Total	10
Sodium, Total	20000
Thallium, Total	0.5

Notes
NYSDEC AWQS - New York State Department of Environmental Conservation Ambient Water Quality Standard
Exceedance of the NY SDEC AWQS
J = Estimated
ND = Not Detected

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

REFERENCE
1. BASE MAP IS TAKEN FROM "SURVEY OF PROPERTY GALLERIA EAST CONDOMINIUM - UNIT 1" PREPARED BY LINE & GRADE SURVEYORS, D.P.C., SEPTEMBER 24, 2024.

NYS Education Law
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180 MAIN STREET
WHITE PLAINS, NY
WESTCHESTER COUNTY, NEW YORK

PROPOSED GROUNDWATER SAMPLE
LOCATION PLAN

job no. 12859
drawing no.

FIG-3.2

SESI CONSULTING
ENGINEERS

GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 route 46e, 3rd floor, parsippany, nj 07054 ph-973.808.9050

dwg by: AW
chk by: SG
scale: AS NOTED
date: 08/27/2025

by
rev
date
description

N:\CADD\12859\CADD\ENVIRONMENTAL\DWG\12859.DWG, 50% VAPOR CONCENTRATION PLAN (FIG 3.3) (UNIT 1).DWG 09/16/25 08:26:15AM, dsn: wscs, layout: FIG-3.3, SV, SAMP, (UNIT 1)

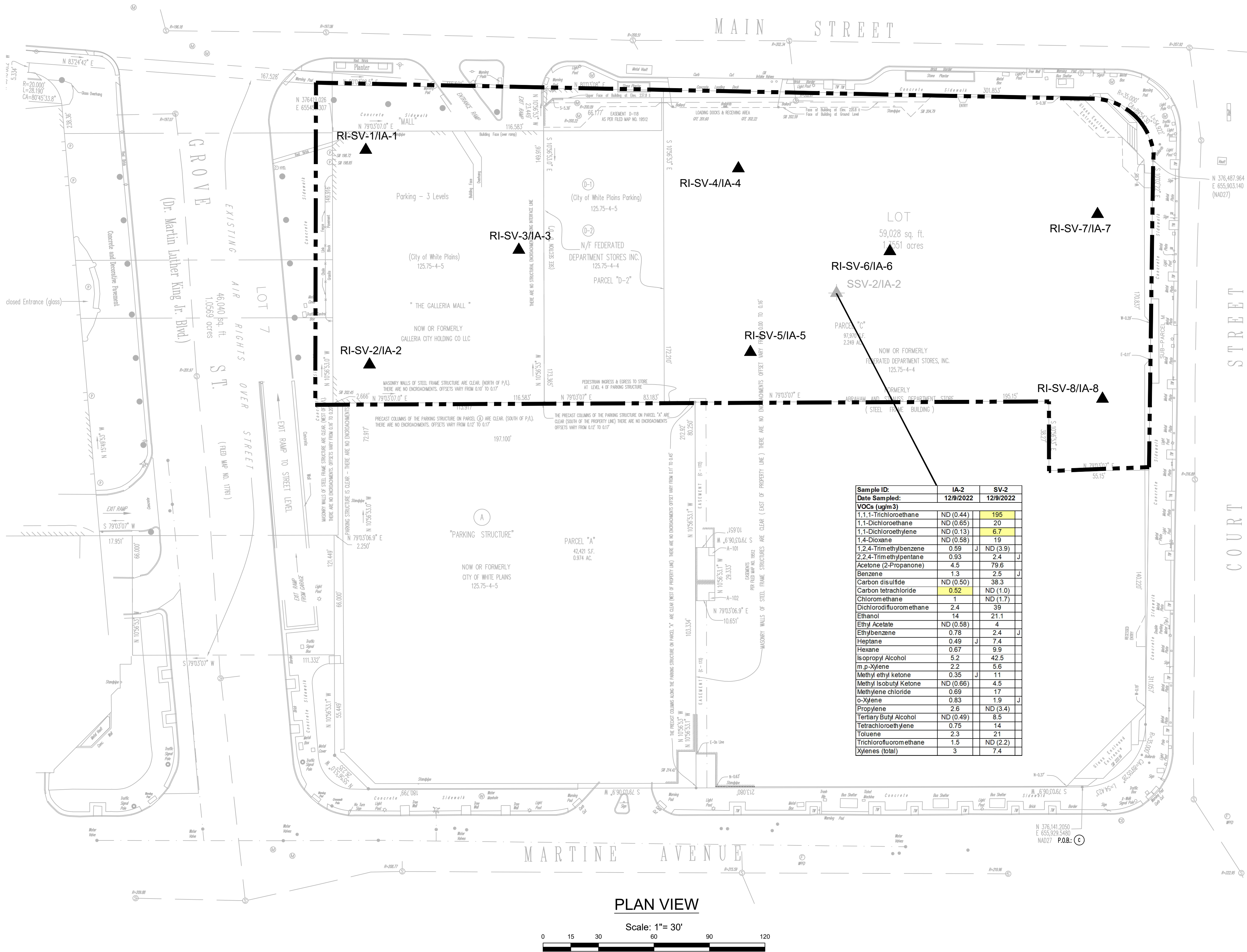
VOCs (ug/m3)	IAC-A	IAC-B	IAC-D	IAC-E	IAC-F	SSC-A	SSC-B	SSC-D	SSC-E	SSC-F
1,1,1-Trichloroethane		3					100			
1,1-Dichloroethane	0.2					6				
1,1-Dichloroethylene								60		
1,2,4-Trimethylbenzene		2								
1,3,5-Trimethylbenzene		2								
1,4-Dioxane								60		
2,2,4-Trimethylpentane		2								
4-Ethyltoluene										
Acetone (2-Propanone)										
Benzene		2						60		
Carbon disulfide										
Carbon tetrachloride	0.2					6				
Chloroform										
Chloromethane										
Cyclohexane		2						60		
Dichlorodifluoromethane										
Ethanol										
Ethyl Acetate		2								
Ethylbenzene								60		
Heptane			6						200	
Hexane			6							200
Isopropyl Alcohol										
m,p-Xylene			6							200
Methyl ethyl ketone										
Methyl isobutyl Ketone										
Methylene chloride	3						100			
o-Xylene										
Propylene		2						60		
Tertiary Butyl Alcohol										
Tetrachloroethylene	3					10		100		
Toluene	0.2					6				300
Trichloroethylene										
Trichlorofluoromethane										
Xylenes (total)										

Notes
SSC-A: New York DOH Matrix A Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated February 2024
SSC-B: New York DOH Matrix B Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated February 2024
SSC-D: New York DOH Matrix D Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated February 2024
SSC-E: New York DOH Matrix E Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated February 2024
SSC-F: New York DOH Matrix F Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated February 2024
IAC-A: New York DOH Matrix A Indoor Air Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated February 2024
IAC-B: New York DOH Matrix B Indoor Air Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated February 2024
IAC-D: New York DOH Matrix D Indoor Air Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated February 2024
IAC-E: New York DOH Matrix E Indoor Air Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated February 2024
IAC-F: New York DOH Matrix F Indoor Air Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated February 2024
Exceedance of a IAC/SSC NYDOH Matrix

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

REFERENCE
1. BASE MAP IS TAKEN FROM "SURVEY OF PROPERTY GALLERIA EAST CONDOMINIUM - UNIT 1" PREPARED BY LINE & GRADE SURVEYORS, D.P.C., SEPTEMBER 24, 2024.

NYS Education Law
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Sample ID:	IA-2	SV-2
Date Sampled:	12/9/2022	12/9/2022
VOCs (ug/m3)		
1,1,1-Trichloroethane	ND (0.44)	195
1,1-Dichloroethane	ND (0.65)	20
1,1-Dichloroethylene	ND (0.13)	6.7
1,4-Dioxane	ND (0.58)	19
1,2,4-Trimethylbenzene	0.59	ND (3.9)
2,2,4-Trimethylpentane	0.93	2.4
Acetone (2-Propanone)	4.5	79.6
Benzene	1.3	2.5
Carbon disulfide	ND (0.50)	38.3
Carbon tetrachloride	0.52	ND (1.0)
Chloromethane	1	ND (1.7)
Dichlorodifluoromethane	2.4	39
Ethanol	14	21.1
Ethyl Acetate	ND (0.56)	4
Ethylbenzene	0.78	2.4
Heptane	0.49	7.4
Hexane	0.67	9.9
Isopropyl Alcohol	5.2	42.5
m,p-Xylene	2.2	5.6
Methyl ethyl ketone	0.35	11
Methyl isobutyl Ketone	ND (0.66)	4.5
Methylene chloride	0.69	17
o-Xylene	0.83	1.9
Propylene	2.6	ND (3.4)
Tertiary Butyl Alcohol	ND (0.49)	8.5
Tetrachloroethylene	0.75	14
Toluene	2.3	21
Trichlorofluoromethane	1.5	ND (2.2)
Xylenes (total)	3	7.4

LEGEND:
SSV-3/IA-3 - SOIL VAPOR/INDOOR AIR NUMBER AND APPROX. LOCATION
RI-SV-3/IA-3 - PROPOSED SOIL VAPOR/INDOOR AIR NUMBER AND APPROX. LOCATION

180 MAIN STREET
WHITE PLAINS, NY
WESTCHESTER COUNTY, NEW YORK

title:
PROPOSED SOIL VAPOR LOCATION PLAN

job no. 12859
drawing no.

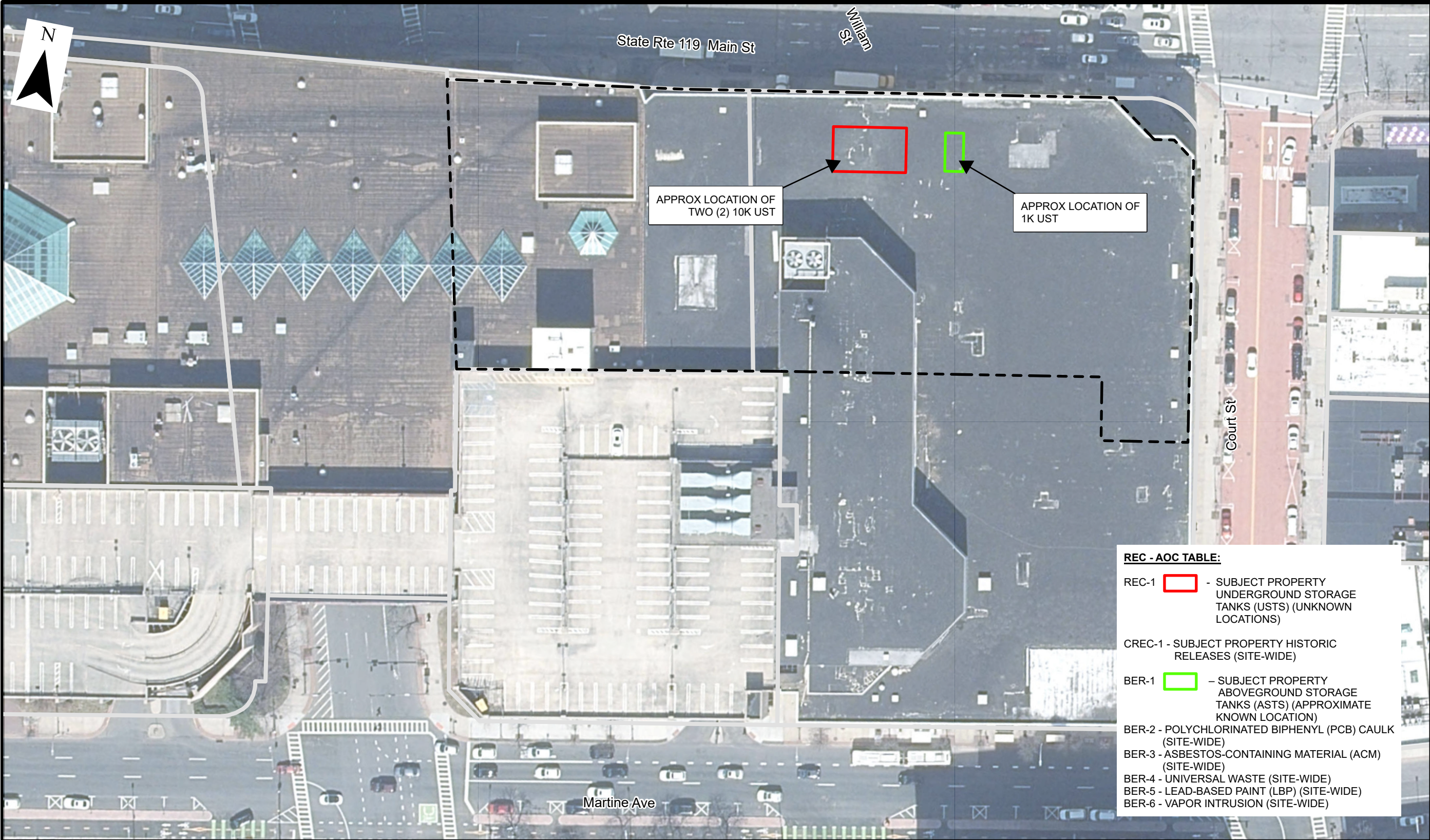
SES CONSULTING ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 route 46e, 3rd floor, parsippany, nj 07054 ph- 973.808.9050

dwg by: AW
chk by: SG
scale: AS NOTED
date: 08/27/2025

rev
description
date

FIG-3.3

Y:\GIS\Project_Numbers\12859\APRX_PROJECT\APRX_Phase1_Pt1_No.aprx, 9/24/2025 9:42 AM, Kim Vanderklein, LAYOUT: FIG-10.1



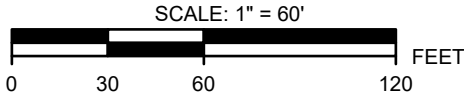
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REFERENCE:
MAXAR, MICROSOFT, NYS OFFICE OF INFORMATION TECHNOLOGY SERVICES - GIS PROGRAM OFFICE, NYS DEPT OF TAXATION AND FINANCE'S OFFICE OF REAL PROPERTY TAX SERVICES

LEGEND:
- • SUBJECT PROPERTY
TAX PARCELS

REC - AOC TABLE:	
REC-1	- SUBJECT PROPERTY UNDERGROUND STORAGE TANKS (USTS) (UNKNOWN LOCATIONS)
CREC-1 - SUBJECT PROPERTY HISTORIC RELEASES (SITE-WIDE)	
BER-1	- SUBJECT PROPERTY ABOVEGROUND STORAGE TANKS (ASTS) (APPROXIMATE KNOWN LOCATION)
BER-2 - POLYCHLORINATED BIPHENYL (PCB) CAULK (SITE-WIDE)	
BER-3 - ASBESTOS-CONTAINING MATERIAL (ACM) (SITE-WIDE)	
BER-4 - UNIVERSAL WASTE (SITE-WIDE)	
BER-5 - LEAD-BASED PAINT (LBP) (SITE-WIDE)	
BER-6 - VAPOR INTRUSION (SITE-WIDE)	



dwg by: KBV
chk by: SG
scale: AS NOTED
date: 9/24/2025

SESI CONSULTING ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 route 46e, 3rd floor, parsippany, nj 07054 ph: 973.808.9050

project:
100 MAIN STREET
WHITE PLAINS, WESTCHESTER COUNTY, NY

title:
REC LOCATION MAP - UNIT 1

job no.: 12859
drawing no:

FIG-10.1

Exhibit J



Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details

ENTITY NAME: MAIN-COURT PARTNERS LLC
DOS ID: 7242888
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 01/31/2024
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 01/31/2024
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: WESTCHESTER
NEXT STATEMENT DUE DATE: 01/31/2026
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: BRUCE BERG
Address: 160 HILLAIR CIRCLE, WHITE PLAINS, NY, UNITED STATES, 10605

Electronic Service of Process on the Secretary of State as agent: 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 K

WRITTEN CONSENT

The undersigned, being the Sole Member of Main-Court Partners LLC, does hereby certify as follows:

1. Main-Court Partners LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 180 Main Street (Tax Parcel No. 125.75-4-4..11) (the "BCP Site").

2. I, Bruce Berg, am the sole member of Main-Court Partners LLC, and am therefore authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer Main-Court Partners LLC.

3. I am authorized to execute any document required as a result of the Site's participation in the Brownfield Cleanup Program on behalf of Main-Court Partners LLC, including the Brownfield Cleanup Agreement, any Change of Use applications, BCA Amendments, and if required an environmental easement.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 18th day of September, 2024.



Bruce Berg
Sole Member, Main-Court Partners LLC

Exhibit L

Site Contact List

180 Main Street Oil Storage Site

180 Main Street, White Plains, NY 10601

Name	Title	Address	City	State	Zip
Chuck Schumer	U.S. Senator	Leo O'Brien Building, Room 827	Albany	NY	12207
Kirsten Gillibrand	U.S. Senator	Leo O'Brien Building, Room 821	Albany	NY	12207
Jamaal Bowman	U.S. House of Representatives, 16th District	222 Mamaroneck Avenue, Suite 312	White Plains	NY	10605
Shelley B. Mayer	NYS Senator, 37th District	235 Mamaroneck Avenue, Suite 400	White Plains	NY	10605
George Latimer	Westchester County Executive	148 Martine Avenue	White Plains	NY	10601
Richard Hyman	Westchester County Planning Board, Chair	148 Martine Avenue	White Plains	NY	10601
Thomas Roach	Mayor of White Plains	255 Main Street	White Plains	NY	10601
Christopher Gomez, AICP	White Plains Planning Department, Commissioner	70 Church Street	White Plains	NY	10601
John J. Ioris	White Plains Planning Board, Chair	255 Main Street	White Plains	NY	10601
Bureau of Water and Wastewater	City of White Plains Public Water Supply	255 Main Street	White Plains	NY	10601
Stefania A. Mignone	White Plains Department of Public Works, Commissioner	255 Main Street	White Plains	NY	10601
The Journal News	Media Outlet	1133 Westchester Avenue, Suite N110	White Plains	NY	10604
Brian Kenney	White Plains Public Library, Library Director	100 Martine Avenue	White Plains	NY	10601
Margaret Gregory	Fusion Academy Westchester, Area Head of School	1 North Broadway, Suite 120	White Plains	NY	10601
Leroy Dixon	White Plains Middle School Eastview Campus, Principal	350 Main Street	White Plains	NY	10601
Robert Janowitz	Mamaroneck Avenue School, Principal	7 Nosband Avenue	White Plains	NY	10605
To Whom It May Concern	Athena Montessori Children's Program	20 Greenridge Avenue	White Plains	NY	10605
Jesimae Ossorio	Post Road School, Principal	175 W Post Street	White Plains	NY	10606
Paul Bratcher	Rochambeau Alternative High School, Director	228 Fisher Avenue	White Plains	NY	10606
Myra Castillo	Church Street School, Principal	295 Church Street	White Plains	NY	10603
Jean Newton	Music Conservatory of Westchester, Executive Director	216 Central Avenue	White Plains	NY	10606
To Whom It May Concern	Gurukulam Indian School of Culture, Languages and Arts	P.O Box 521	White Plains	NY	10602
To Whom It May Concern	The Learning Experience - White Plains	610 Mamaroneck Avenue	White Plains	NY	10605
Ms. Imani	Kiddie Academy of White Plains, Director	222 Bloomingdale Road, Suite 108	White Plains	NY	10605
To Whom It May Concern	Children's Corner Learning Center	1133 Westchester Avenue	White Plains	NY	10604
To Whom It May Concern	Children's Corner Learning Center	120 Bloomingdale Road	White Plains	NY	10605
To Whom It May Concern	Next Steps	203 East Post Road	White Plains	NY	10601
To Whom It May Concern	D Z Strad Music School	60 South Lexington Avenue	White Plains	NY	10606
Josefa Estrella	Estrella's Child Care LLC, Director	91 Russell Street	White Plains	NY	10606
Anatolia Torres	Westchester Sunny Daycare	52 W Prospect Avenue	White Plains	NY	10607
Claudia P. Ordonez	Sunnyside Daycare Adventures	2 Jefferson Avenue	White Plains	NY	10606
To Whom It May Concern	Titi's Star Child Care Corp	1 Fairview Avenue	White Plains	NY	10603
Nelly Flores	Pilar's Happy Place: Day Care	62 Lincoln Avenue	White Plains	NY	10606
Patricia N. Diez Canseco	Patricia's Day Care, Inc.	58 Lincoln Avenue	White Plains	NY	10606
To Whom It May Concern	Lil Explorers	39 Trenton Avenue	White Plains	NY	10606
To Whom It May Concern	My Sister's Daycare	3 Ridgeway Avenue	White Plains	NY	10606
To Whom It May Concern	Prospect Academy of Westchester	82 Prospect Street	White Plains	NY	10606
Jennifer Frias-Gonzalez	Little Disciple Learning Center, Program Director	348 S Lexington Avenue	White Plains	NY	10606
To Whom It May Concern	Chubb Institute	190 E Post Road	White Plains	NY	10601

Galleria City Holding Company LLC	Owner of Site and Adjacent Property Onwer of 50 Court Street	100 North Pacific Coast Highway, Suite 1925	Segundo	CA	90245
City of White Plains	Adjacent Property Owner of 100 Main Street and N/A Main Street	255 Main Street	White Plains	NY	10601
A & F Williams Street LLC, Mezzanine	Adjacent Property Owner of 165 Main Street	199 Main Street	White Plains	NY	10601
Edwin McMahon Singer	Adjacent Property Owner of 171-173 Main Street	174 Fifth Ave, #305	New York	NY	10010
Wyssup-Laurel Glen Corp, ATTN Steve Staiano	Adjacent Property Owner of 175 Main Street	866 Lexington Ave, Second Floor	New York	NY	10065
K.A.T. Meat Corp	Adjacent Property Owner of 185-187 Main Street	185-187 Main Street	White Plains	NY	10601
199 Main Street Realty Corp., Mezzanine Level	Adjacent Property Owner of 199 Main Street	199 Main Street	White Plains	NY	10601
Power Authority of the State of New York ATTN: Lawrence Gomez	Adjacent Property Owner/Operator of 123 Main Street	P.O. Box 220	White Plains	NY	10601
Dions Court Plaza LLC, C/O Rraci Realty	Adjacent Property Owner of 19 Court Street	19 Court Street, Ste 400	White Plains	NY	10601
E. Minskoff, et al C/O Minskoff Grant Realty	Adjacent Property Owner of 25-29 Court Street	55 Church Street, Suite 207	White Plains	NY	10601
24-46 Mamaroneck Avenue Associates, LLC C/O Silverman Realty GRP	Adjacent Property Owner of 31-37 Court Street	237 Mamaroneck Avenue	White Plains	NY	10605
Court & Martine 2009 LLC C/O Minskoff Grant Realty	Adjacent Property Owner of 167-183 Martine Avenue	55 Church Street, Suite 207	White Plains	NY	10601
NISI 189 LLC,	Adjacent Property Owner of 189 Main Street	103 North Salem Road	Cross River	NY	10518
Gyu-Kaku Japanese BBQ	Adjacent Property Operator of 165 Main Street	159 Main Street	White Plains	NY	10601
Pearl Care Search Group	Adjacent Property Operator of 165 Main Street	2 William Street, Suite 303	White Plains	NY	10601
Two William Street American Express	Adjacent Property Operator of 165 Main Street	111 Main Street	White Plains	NY	10601
ADMANCO	Adjacent Property Operator of 165 Main Street	131 Main Street	White Plains	NY	10601
National Insurance LLC	Adjacent Property Operator of 165 Main Street	165 Main Street	White Plains	NY	10601
Sharon G. Kennelly, Attorney	Adjacent Property Operator of 165 Main Street	2 William Street, Suite 404	White Plains	NY	10601
Damore Deli and Café	Adjacent Property Operator of 175 Main Street	175 Main Street	White Plains	NY	10601
Colombian House Restaurant	Adjacent Property Operator of 175 Main Street	175 Main Street	White Plains	NY	10601
Lowe's Air Duct Cleaning	Adjacent Property Operator of 175 Main Street	175 Main Street, Suite 508	White Plains	NY	10601
Glen C. Kurtis PC	Adjacent Property Operator of 175 Main Street	175 Main Street, Suite 614	White Plains	NY	10601
Chen's Poke	Adjacent Property Operator of 175 Main Street	175 Main Street	White Plains	NY	10601
Asopao Dominican Fusion Cuisine	Adjacent Property Operator of Main Street	185 Main Street	White Plains	NY	10601
Shiki Sushi & Yakitori	Adjacent Property Operator of Main Street	187 Main Street	White Plains	NY	10601
Greca Estiatorio	Adjacent Property Operator of 189 Main Street	189 Main Street	White Plains	NY	10601
Serafina Italian Restaurant	Adjacent Property Operator of 199 Main Street	199 Main Street	White Plains	NY	10601
Empire Core Group LLC	Adjacent Property Operator of 199 Main Street	199 Main Street, Floor 10	White Plains	NY	10601
Gourari Law	Adjacent Property Operator of 199 Main Street	199 Main Street, Suite 500	White Plains	NY	10601
True Care Home Care	Adjacent Property Operator of 199 Main Street	199 Main Street, Suite 300	White Plains	NY	10601
Starbucks	Adjacent Property Operator of Main Street	200 Main Street	White Plains	NY	10601
Atomic Promotions	Adjacent Property Operator of 19 Court Street	19 Court Street	White Plains	NY	10601
Coarl Seafood	Adjacent Property Operator of 19 Court Street	19 Court Street	White Plains	NY	10601
Handle Bar Men's Salon	Adjacent Property Operator of 25-29 Court Street	23 Court Street	White Plains	NY	10601
Addicted to Ink	Adjacent Property Operator of 25-29 Court Street	29 Court Street	White Plains	NY	10601
CVS/Pharmacy	Adjacent Property Operator of 31-37 Court Street	24 Mamaroneck Avenue	White Plains	NY	10601
Michelle's Nail Spa	Adjacent Propety Operator of 167-183 Martine Avenue	39 Court Street	White Plains	NY	10601
Island Foot Spa	Adjacent Propety Operator of 167-183 Martine Avenue	47 Court Street	White Plains	NY	10601
Caribbean Thyme Restaurant	Adjacent Propety Operator of 167-183 Martine Avenue	51 Court Street	White Plains	NY	10601
Freshie's	Adjacent Property Operator of 167-183 Martine Avenue	173 Martine Avenue	White Plains	NY	10601

Crown Beauty Supply	Adjacent Propety Operator of 167-183 Martine Avenue	175 Martine Avenue	White Plains	NY	10601
Makondo Restaurant	Adjacent Propety Operator of 167-183 Martine Avenue	179 Martine Avenue	White Plains	NY	10601
Anthony Deli Mini Market	Adjacent Propety Operator of 167-183 Martine Avenue	183 Martine Avenue, #3304	White Plains	NY	10601

Exhibit M

From: [Kenney, Brian](#)
To: [Sarah Ahrens](#)
Subject: Re: Document Repository Request - White Plains Macy's Galleria Mall Site
Date: Wednesday, July 31, 2024 8:44:13 AM

WARNING: External Sender! Exercise caution with links, attachments and requests for login information.

Yes

Brian Kenney, Ph.D.
Library Director
[White Plains Public Library](#)
100 Martine Avenue
White Plains, New York 10601
Tel 914 422-6955

On Wed, Jul 31, 2024 at 8:43 AM Sarah Ahrens <sahrens@nyenvlaw.com> wrote:

Good morning Mr. Kenney,

I am just following up to see if you received my email last week about the White Plains Public Library serving as the repository for the Brownfield Cleanup of 100 Main Street. Is the library able to fulfill this role?

Sarah Ahrens

Paralegal

Knauf Shaw LLP

2600 Innovation Square

[100 South Clinton Avenue](#)

[Rochester, New York 14604](#)

585.546.8430 x 116

sahrens@nyenvlaw.com

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From: Sarah Ahrens

Sent: Friday, July 19, 2024 10:13 AM

To: bkenney@whiteplainslibrary.org

Cc: Rebecca Owten <rowten@nyenvlaw.com>

Subject: Document Repository Request - White Plains Macy's Galleria Mall Site

Hello Mr. Kenney,

I am a paralegal at Knauf Shaw LLP, and we represent Main-Court Partners LLC in its anticipated Brownfield Cleanup Program application for the site located at 180 Main Street, City of White Plains, Westchester County, New York. The White Plains Public Library is currently the repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

I require you, in your capacity as Library Director, to sign and date the attached letter and to return the signed letter to me or rowten@nyenvlaw.com as an attachment to an email as soon as possible so we may continue our work on the application and the application may be submitted to the DEC in a timely manner.

Thank you for your time.

Sarah Ahrens

Paralegal

Knauf Shaw LLP

2600 Innovation Square

[100 South Clinton Avenue](#)

[Rochester, New York 14604](#)

585.546.8430 x 116

sahrens@nyenvlaw.com

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