



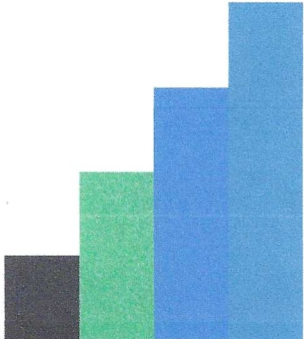
MLK DEVELOPERS LLC

BROWNFIELD CLEANUP APPLICATION

80 MAIN STREET SITE
80 MAIN STREET, WHITE PLAINS, NEW YORK 10601
WESTCHESTER COUNTY

PREPARED FOR: NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION

PREPARED BY:
Denise J. D'Ambrosio
2 Westchester Park Drive, Suite 418
White Plains, New York 10604



BCP APPLICATION
80 MAIN STREET
WESTCHESTER COUNTY

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Phase II Environmental Site Assessment, SESI, February 2026 (prepared for MLK Developers LLC)

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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...
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.

a. 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 12233-7015

Form with fields for SITE NAME: 80 Main Street, and two questions about BCA amendments and revised submissions, each with Yes/No radio buttons.



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information							
PROPOSED SITE NAME 80 Main Street							
ADDRESS/LOCATION 80 Main Street							
CITY/TOWN White Plains				ZIP CODE 10601			
MUNICIPALITY (LIST ALL IF MORE THAN ONE) White Plains							
COUNTY Westchester				SITE SIZE (ACRES) 1.174			
LATITUDE			LONGITUDE				
41	°	1	'	53 N	"		
				73	°		
				46	'		
					12 E		
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
80 Main Street, White Plains, New York 10601				125.75	4	2..2	1.174
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.						Y	N
						<input checked="" type="radio"/>	<input type="radio"/>
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)						<input checked="" type="radio"/>	<input type="radio"/>
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): <input type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input checked="" type="radio"/> 100%						<input checked="" type="radio"/>	<input type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.						<input checked="" type="radio"/>	<input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.						<input type="radio"/>	<input checked="" type="radio"/>
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: _____						<input type="radio"/>	<input checked="" type="radio"/>

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

4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).
 Is this information attached? Yes No

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.
 Is this information clearly identified in the BCP project schedule? Yes No N/A

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?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is/are there a/any Contaminant(s) of Ecological Concern?	<input type="radio"/>	<input checked="" type="radio"/>

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>TD-2 (Transit Development-2)</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input checked="" type="checkbox"/>		
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 <input checked="" type="radio"/>	N <input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
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.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information

CURRENT OWNER Galleria City Holding Company LLC		
CONTACT NAME Steven Plenge, c/o Galleria Manager Realty LLC		
ADDRESS 2029 Century Park East, Suite 1550		
CITY Los Angeles	STATE CA	ZIP CODE 90067
PHONE (310) 321-5980	EMAIL splenge@pacificretail.com	
OWNERSHIP START DATE October 18, 2022 upon purchase of the Galleria Mall		
CURRENT OPERATOR Galleria City Holding Company LLC		
CONTACT NAME Steven Plenge, c/o Galleria Manager Realty LLC		
ADDRESS 2029 Century Park East, Suite 1550		
CITY Los Angeles	STATE CA	ZIP CODE 90067
PHONE (310) 321-5980	EMAIL splenge@pacificretail.com	
OPERATION START DATE October 18, 2022 but tenancies terminated and vacant by 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please describe other known contaminants and the media affected:

- 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):

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

Other: Historic operations of concern are gas storage, carriage shop, several blacksmiths with painting, marble cutter, cabinet shop, furniture repair, tailor, several printing shops (one with a gas engine), laundry, tailors, several paint and oil shops, cobbler, several upholstery shops and bicycle repair shop.

SECTION VII: Requestor Information			
NAME MLK Developers LLC			
ADDRESS 710 Rock Ridge Road			
CITY/TOWN Fairfield		STATE CT	ZIP CODE 06824
PHONE (917) 807-4504		EMAIL Btierney5@gmail.com	
1. Is the requestor authorized to conduct business in New York State (NYS)?			Y <input checked="" type="radio"/>
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?			N <input type="radio"/>
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 <input type="radio"/>			<input checked="" type="radio"/>
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.			<input checked="" type="radio"/>

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Brian Tierney			
ADDRESS 710 Rock Ridge Road			
CITY Fairfield		STATE CT	ZIP CODE 06824
PHONE (917) 807-4504		EMAIL Btierney5@gmail.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Fuad Dahan			
COMPANY SESI Consulting Engineers			
ADDRESS 959 Route 46E, Floor 3, Suite 300			
CITY Parsippany		STATE New Jersey	ZIP CODE 07054
PHONE (862) 702-5719		EMAIL fd@sesi.org	
REQUESTOR'S ATTORNEY (CONTACT NAME) Denise J. D'Ambrosio			
COMPANY Law Office of Denise J. D'Ambrosio			
ADDRESS 2 Westchester Park Drive, Suite 418			
CITY White Plains		STATE New York	ZIP CODE 10604
PHONE (914) 393-9578		EMAIL denisedambrosiolaw@gmail.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?	<input type="radio"/>	<input checked="" type="radio"/>
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	<input checked="" type="radio"/>	<input type="radio"/>

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?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input checked="" type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the 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?	<input type="radio"/>	<input checked="" type="radio"/>
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.	<input type="radio"/>	<input checked="" type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input checked="" type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>

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.	<input type="radio"/>	<input checked="" type="radio"/>
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: _____	<input type="radio"/>	<input checked="" type="radio"/>
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: _____	<input type="radio"/>	<input checked="" type="radio"/>
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 <input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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: _____	<input type="radio"/>	<input checked="" type="radio"/>
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.	<input type="radio"/>	<input checked="" type="radio"/>

SECTION XII: Site Contact List
<p>To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. Please attach, at a minimum, the names and mailing addresses of the following:</p> <ul style="list-style-type: none"> • 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 an authorized representative (title) of MLK Developers 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: 2/2/26 Signature: 

Print Name: Brian Tierney

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.

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

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(l) 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:

- (l) “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.

**80 MAIN STREET BCP APPLICATION
SUPPLEMENTAL NARRATIVE AND EXHIBITS**

SECTION I: PROPERTY INFORMATION

Site Property and Tax Parcel Identification

The Site is located at 80 Main Street, White Plains, New York 10601. **A Site Location Map, a Base Map, a Street Map and list of Adjacent Properties are attached as Exhibit A.** The maps collectively provide with clarity and accuracy the location of the Site with respect to aerial view, adjacent streets and roadways with map scale and orientation. The proposed brownfield property lines are consistent with the tax identification for the property. Owners of property adjacent to the Site are identified.

The Site is a portion of the enclosed vacant Galleria Mall property which spans an extensive portion of the City of White Plains downtown interior dividing the City and impeding traverse across the City by traffic and pedestrians. The address location for the entire Galleria Mall was 100 Main Street. The Galleria Mall property has since received zoning approval by the City of White Plains for residential and commercial development which will provide needed housing in the interior of the City, a vibrant downtown, and allow for this work/play project with access to the nearby train station.

The Site, along with two other parcels along Main Street which are not the subject of this application, have received approval for residential developments with lower-level retail as part of the Galleria West Condominium. The three separate condominium parcels are Units A, B and C and have been assigned individualized street addresses and tax lot identifiers. Condominium Unit C located at 80 Main Street is the property that is the subject of this application and is identified on the City of White Plains Tax Map as 125.75-4-2..2 (“Site”). The boundary of the Site condominium development proposed for 80 Main Street is consistent with the new tax boundary for the Unit C condominium parcel. **A Tax Map and Site Boundary Description for the Site are attached as Exhibit B.**

One Hundred percent (100%) of the Site is in En-Zone 93. The Site is also situated in a Disadvantaged Community. The Site is not located within a BOA. **An En-Zone Map, a Disadvantaged Community Map and a BOA Map are attached as Exhibit C.**

Site Location

This 1.174-acre Site is located at 80 Main Street, White Plains, New York 10601. The Site is in the Transit Development-2 District (TD-2)), formerly Enclosed Mall B-6 (B-6) zone, which is within walking distance of the Metro North - White Plains train station. The Site is bound to the north by Main Street, to the east by Martin Luther King Boulevard, to the west by a portion of the

former Galleria Mall located at 70 Main Street and to the south by a portion of the Galleria West parking structure. See Exhibit A.

Site Features

The Site is improved with the former Galleria Mall which has been vacant since on or about March 2023. On occasion the vacant mall is used by Homeland Security and local police departments for training exercises. The Site is located approximately 0.35 miles from the Bronx River. The Site is not located in a flood zone or otherwise an environmentally sensitive area. **A Flood Map is attached as Exhibit D.** There are no mapped, regulated NYSDEC freshwater wetlands immediately on or directly adjacent to 80 Main Street.

Current Zoning and Land Use

The Site is located in the TD-2 (Transit Development-2) district, formerly the B-6 (Enclosed Mall) zone. The TD-2 zone was approved by the City of White Plains Common Council on December 1, 2025 after extensive study to allow for the Galleria Mall to be demolished and developed with dense residential and commercial uses inclusive of the current proposed residential mixed-use development at 80 Main Street. The zoning change is consistent with the desired City of White Plains plan for dense residential development near the White Plains train station which is approximately 0.35 miles from the Site and within easy walking distance. **A Zoning Map is attached as Exhibit E.** Proximate properties already include commercial, business, retail and dense residential uses.

Past Use of the Site

The following historic uses, based on Sanborn Fire Insurance Maps of the Site circa 1885-1980, likely contributed to the Site contamination including: gas storage; carriage shop with woodworking; blacksmithing; marble cutting; cabinetry and furniture repair; printing; laundry and drycleaning; paint and oil shops; and shoe, upholstery, and bicycle repair. The Galleria Mall was constructed in approximately 1980 and the ground floor of the Site was then used as a Blink Fitness gym as well as storage rooms, a mechanical room, an electrical room, and common spaces for the mall.

There is no reason to believe there were prior investigatory or remedial actions associated with the Site.

Site Geology and Hydrogeology

Based on U.S. Geological Survey and Westchester County GIS databases, the Site lies at elevations ranging from approximately 180-200 feet above the National Geodetic Vertical Datum of 1983 (an approximation of sea level), with ground sloping downward to the west.

Based on the subsurface investigations conducted to date, the stratigraphy of the Site, from the surface down, consists of fill material below surface over to depths approximately up to 8 ft-bgs.

Fill material is underlain by generally brown/gray coarse to fine sand, some silt and little gravel to boring completion.

Based on the subsurface investigations conducted to date, groundwater was encountered at depths ranging from 11-15 ft-bgs. The groundwater flow is presumed to be in a westerly direction across the Site toward the Bronx River located approximately 0.35 miles west of the Site.

Environmental Assessment

The Phase I Environmental Site Assessment (Phase I ESA) conducted at the Site by SESI (February 2025) identified the following historic uses (circa 1885-1950) of concern: a gas tank, carriage shop (including woodworking), several blacksmiths with painting, marble cutter, cabinet shop, furniture repair, tailor, several printing shops (one with gas engine), laundry, tailors, several paint and oil shops, cobbler, several upholstery shops, and bicycle repair shop. The Galleria Mall was constructed in approximately 1980. The ground floor of the Subject Property was previously improved with a Blink Fitness gym as well as storage rooms, a mechanical room, an electrical room, common spaces for the mall, and a loading dock with the potential for contributory contamination.

SESI conducted subsurface soil, groundwater and soil vapor sampling to investigate the Site historical uses. The investigation identified volatile organic compounds (VOCs), SVOCs (primarily PAHs), and metals throughout the Site, and pesticides at the southern and northern portions of the Site. VOCs, PFAS, PAHs, and metals were found in groundwater, and PHC and chlorinated VOCs in the soil vapor throughout the Site. It was determined the contamination was likely associated with historical uses, potential USTs, and historic fill contamination.

SESI recommended that prior to any development of the Site additional investigation be conducted to delineate the extent of the VOCs, SVOCs (PAHs), metals, pesticides, and PFAS contamination in soil and in groundwater and a soil vapor intrusion evaluation to address the potential for soil vapor contamination. SESI also identified the need to determine the influence of upgradient contamination on the Site from the *50 Court Street BCP Site (C360258)* and *180 Main Street Oil Storage Site BCP (C360268)*.

The Phase II Environmental Site Assessment conducted at the Site by SESI (February 2026) confirmed soil, ground water, and soil vapor contamination of the Site identified during the Phase I ESA. SESI identified exceedances in the soil and groundwater, particularly, VOCs, SVOCs (primarily PAHs), metals and pesticides. PFAS was also identified in groundwater to exceed AWQS throughout the Site. Several PHC and chlorinated VOCs were detected in soil vapor and indoor air samples. The contaminants were identified in locations throughout the Site. **A Contaminate Summary Table and Spider Maps depicting contaminated soil, water and air samples are attached collectively as Exhibit F.**

SECTION II: PROJECT DESCRIPTION

Short Project Description

The planned project for the Site entails the construction of a 39-floor condominium tower with ground floor retail space. There will be approximately 543 residential units consisting of studios and one-, two- and three-bedroom units of which 12% will be affordable at 60% of the Area Median Income. Parking for the development will be provided by a combination of above and below-grade parking for residential and retail use. The Site will also include condominium common space and City of White Plains required open space.

The Site's project is not proposed to be a "renewable energy facility".

Project Schedule

A proposed Remedial Investigation Work Plan ("RIWP") is being filed with this BCP application. The Site remedial investigation work is anticipated to begin in May 2026. **The Project Schedule through issuance of the Certificate of Completion is attached as Exhibit G.**

There are no private or public funding source deadlines associated with BCP milestones.

Green and Sustainable Remediation Description

During the RIWP field activities, SESI will implement the NYSDEC DER-31 "Green Remediation" objectives by considering "all environmental effects of remedy implementation and incorporating options to minimize the environmental footprint of cleanup actions". This approach is intended to improve the overall sustainability of remediation by promoting the use of more sustainable practices and technologies. Green Remediation practices and technologies are less disruptive to the environment, generate less waste, increase reuse and recycling, and emit fewer pollutants, including greenhouse gases, to the atmosphere. Green Remediation concepts and techniques that will be considered during the remedial investigation include:

- Eliminating idling vehicles and equipment when possible; reducing emission of CO₂, N₂O, CH₄, and other greenhouse gases contributing to climate change;
- Operation of particulate detectors to monitor and minimize dust export of contaminants;
- Operation of VOC detectors to monitor and minimize VOC exposures; and
- Conducting sampling events simultaneously to minimize travel to/from the Site (economy of scale implementing multiple sampling events).

SECTION IV: LAND USE FACTORS

Current Zoning and Land Use

On December 1, 2025, the Site was rezoned from B-6 (Enclosed Mall) to Transit Development-2 District (TD-2). The TD-2 zone was created to facilitate the demolition of the former Galleria Mall and to allow for the development of the core of the City of White Plains with transit-oriented residential towers, and significant community open space along with dining and retail uses. The TD-2 District allows for dense residential and retail development near the train station consistent with other recent developments in downtown White Plains. The enclosed mall concept has become outdated and has served as an impediment to the development of White Plains as a transit and pedestrian oriented business and residential community. Elimination of the enclosed mall is consistent with the vision embodied in the City of White Plains Comprehensive Plan for a vibrant community-oriented downtown. The TD-2 District is surrounded by governmental, office, retail and more recently dense residential development with ground floor retail and restaurant uses.

The former Galleria Mall which was constructed in 1980 no longer supports commercial operations and has been vacant since March 2023. The vacant mall has occasionally been used by Homeland Security and local police departments for training exercises.

Based on Sanborne Maps there have been numerous historic operational uses of the Site over the years prior to its development as a mall as follows: gas tank(s), carriage shop (including woodworking), several blacksmiths with painting, marble cutter, cabinet shop, furniture repair, tailor, several printing shops (one with gas engine), laundry, tailors, several paint and oil shops, cobbler, several upholstery shops, and bicycle repair shop. The Galleria Mall was constructed in approximately 1980. It was determined by SESI that the contamination of the Site was likely associated with the historic uses, potential USTs, and historic fill contamination existing prior to the development of the mall. Accordingly, a singular identifiable source of contamination is not identifiable.

SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY

Environmental Reports

The following are the Site environmental reports which are separately included with this application:

(1) Phase I Environmental Site Assessment prepared by SESI for MLK Developers LLC, White Plains, dated March 2025.

(2) Phase II Environmental Site Assessment prepared by SESI for MLK Developers LLC, White Plains, dated February 2026.

Sampling Data

The sampling data derived from the Phase II Environmental Site Assessment conducted by SESI is summarized in Section I: Environmental Assessment of the application, and in the Contaminate Summary Data Summary and Spider Maps attached as Exhibit F.

SECTION VII: REQUESTOR INFORMATION

The Requester is MLK Developers LLC, a New York limited liability company, authorized to conduct business in the State of New York. **NYS Department of State's Corporation & Business Entity Database Site Information is attached as Exhibit H.** The Requestor is located at 710 Ridge Rock Road, Fairfield CT 06824. Brian Tierney is the sole and managing member of MLK Developers LLC.

Brian Tierney, as sole and managing member of the Requestor MLK Developers LLC, has been authorized to execute this BCP application and all documents required to facilitate the BCP remedial program for the Site including, but not limited to, access agreements, BCP amendments, and an environmental easement for the Site as may be required. **The MLK Developers LLC designation and certification of authority ("Corporate Authority") is attached as Exhibit I.**

MLK Developers LLC does not own the Site. The Site is owned by Galleria City Holding Company LLC, located at c/o Galleria Manager Realty LLC, 2029 Century Park East, Suite 1550, Los Angeles, CA 90067. **The Deed inclusive of the Site is attached as Exhibit J.**

SECTION VIII: REQUESTOR CONTACT INFORMATION

Complete contact information for the Requester representative, Site owner, environmental consultant and legal counsel is provided in the BCP Application Form. Each representative except for the Site owner requests copies of correspondence, notices, etc.

SECTION IX: PROGRAM FEE

The Requestor is not seeking a program fee waiver.

SECTION X: REQUESTOR ELIGIBILITY

Volunteer Status

MLK Developers LLC has no current or prior relationship with the owner of the Site other than in a development capacity after purchase by the owner of the former Galleria Mall in or about October 2022 when the mall was slated to discontinue operation. MLK Developers LLC also had no relationship with the most recent and prior owners and operators of the Site. **A list of known Previous Owners and Operators of the Site is attached as Exhibit K.**

The Requestor did not cause any contamination of the Site, which predates this BCP application. The Requestor has also performed all required environmental due diligence in relation to the Site by the Phase 1 and Phase II reports accompanying this application. Environmental due diligence was undertaken shortly after the Site became available for development. The environmental due diligence did not reveal contamination that required immediate remedial action.

Volunteer Non-Owner Access Agreement

The current owner of the Site has executed an access and consent agreement for the Site which authorizes MLK Developers LLC access to the property throughout the BCP application and BCP project, to participate in the BCP, and to investigate and perform a remedial program for the Site, including but not limited to authority to execute and grant to the NYSDEC an environmental easement on the Site should MLK Developers LLC not own the Site at the time the remediation for the Site is complete. **The Access and Consent Agreement is attached as Exhibit L.**

Volunteer Certification

The Requestor certifies that it is a Volunteer, since it does not own the Site; does not have nor has it ever had a relationship with any of the past owners or operators of the Site that caused the contamination and was not involved with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to acquiring the Site and such due diligence did not reveal contamination requiring immediate remedial measures. The owner of the Site purchased it subsequent to the historic uses responsible for the Site contamination. The nature of the contamination since ownership by the owner is not of a nature that immediate remedial measures were necessary prior to this application into the BCP.

SECTION XI: PROPERTY ELIGIBILITY INFORMATION

In addition to the responses on the BCP Application Form, 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 sampling demonstrates the impact of the Site’s previous commercial, retail and residential uses caused contamination above the applicable cleanup standards. See Environmental Reports separately attached and the Spider Maps in Exhibit F of data demonstrating exceedances of the cleanup standards for this Site.

SECTION XII - CONTACT LIST INFORMATION AND REPOSITORY

The Site Contact List and Repository Letter are attached as Exhibits M and N respectively.

EXHIBIT A

Site Location Map, Base Map, Steet Map and Adjacent Property Owners

SITE LOCATION MAP

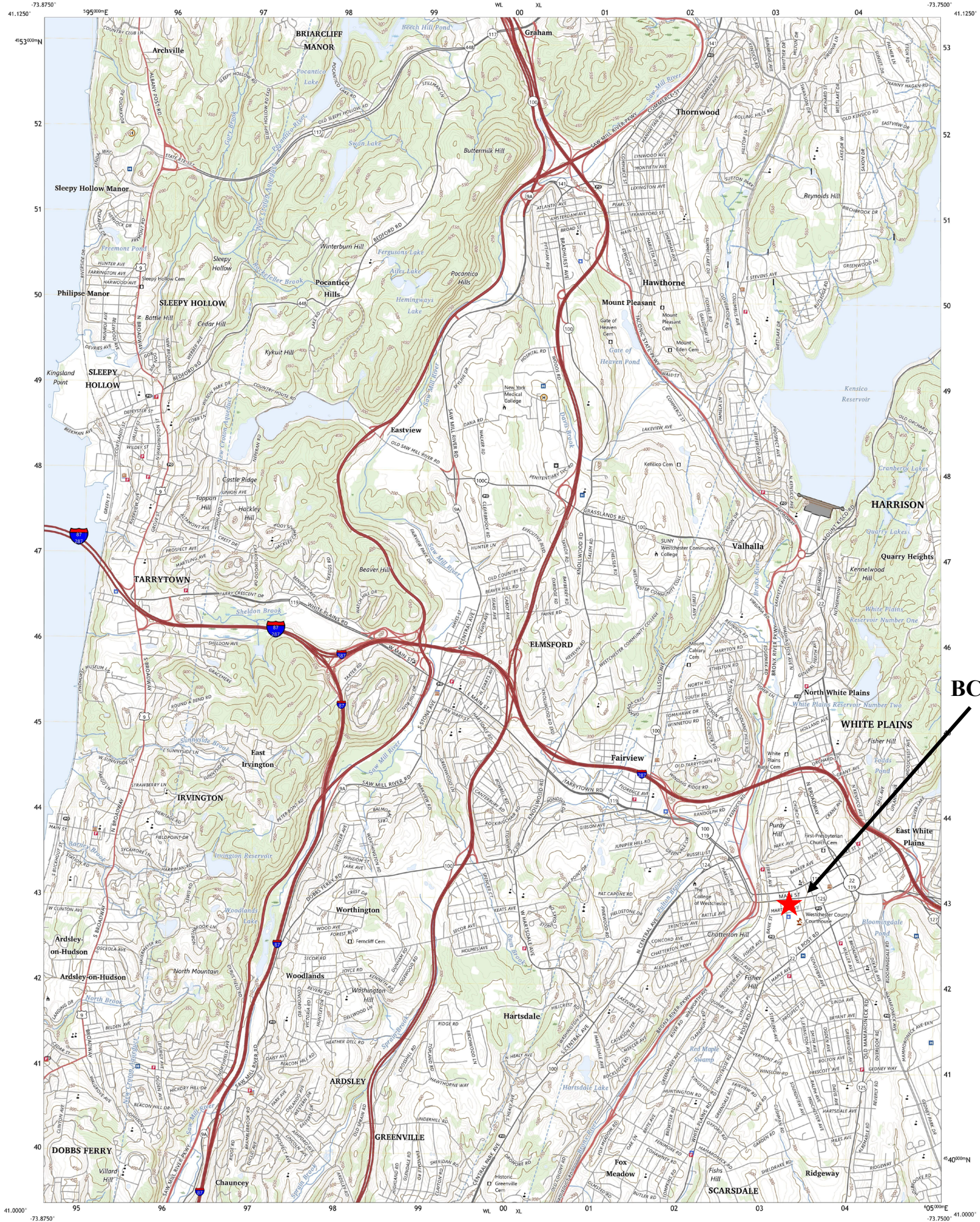
★ BCP Site Location



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



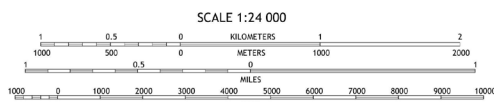
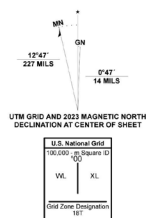
WHITE PLAINS QUADRANGLE
NEW YORK - WESTCHESTER COUNTY
7.5-MINUTE SERIES



BCP Site Location

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

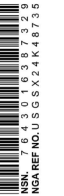
Imagery.....N.A.I.P., August 2017 - December 2017
Roads.....U.S. Census Bureau, 2016
Names.....GNIS, 1988 - 2023
Hydrography.....National Hydrography Dataset, 2002 - 2022
Contours.....National Elevation Dataset, 1999
Boundaries.....Multiple sources, see metadata file 2021 - 2022
Wetlands.....FWS National Wetlands Inventory 1990 - 2011



1	2	3	1 Haverstraw
2	3	4	2 Ossining
3	4	5	3 Mount Kisco
4	5	6	4 Hopewick
5	6	7	5 Glenville
6	7	8	6 Tonawanda
7	8		7 Mount Vernon
8			8 Mamaroneck

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

WHITE PLAINS, NY
2023



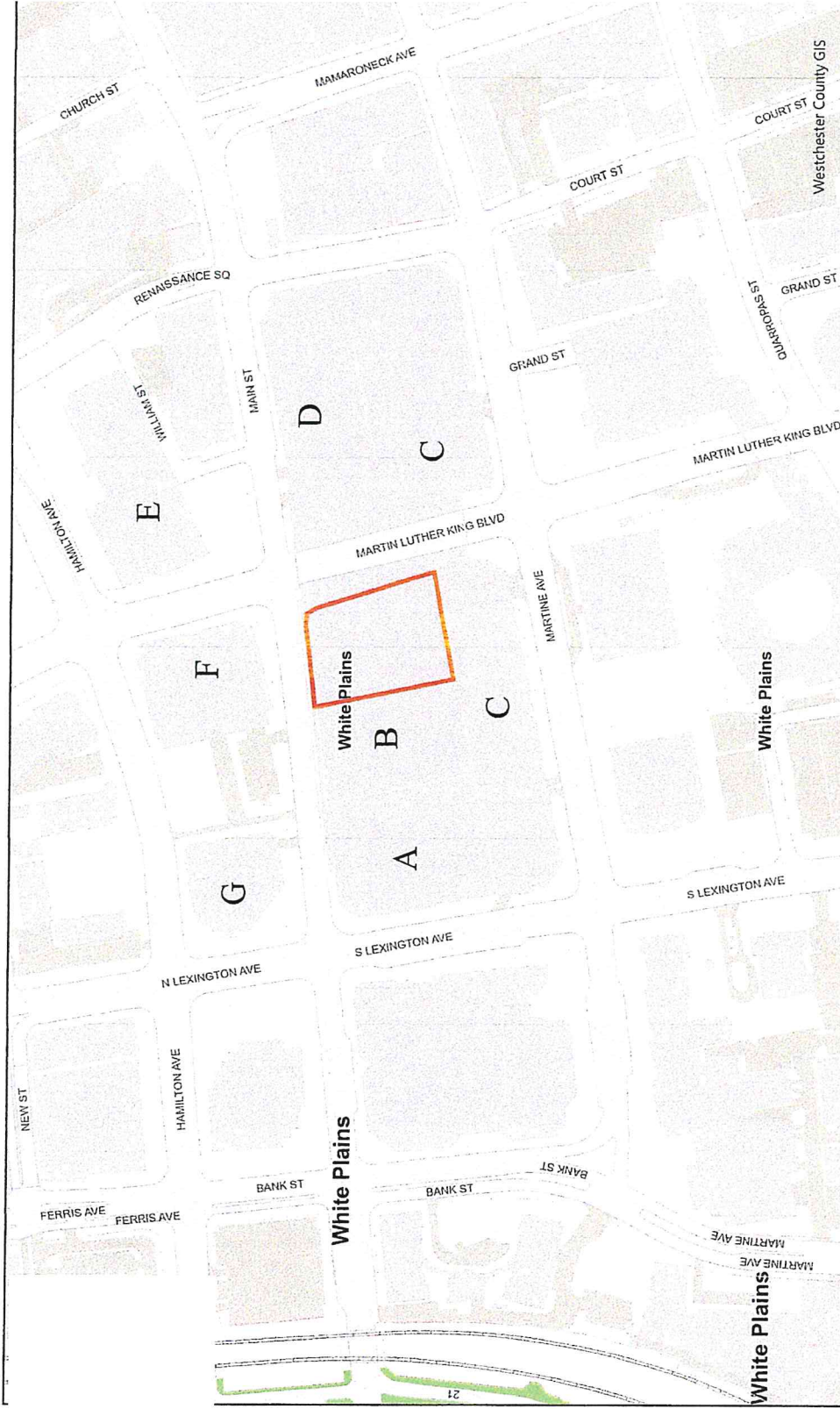
BASE MAP

80 Main Street Site
80 Main Street
White Plains, NY 10601
125.75-4-2..2

Legend:

 Site Property Boundary

Corresponding page
lists adjacent property owners by
letter A – G



1:3,000
Westchester County GIS
GIS
<http://giswww.westchester.gov>
Michaelian Office Building
148 Mainline Avenue Rm 214
White Plains, New York 10601

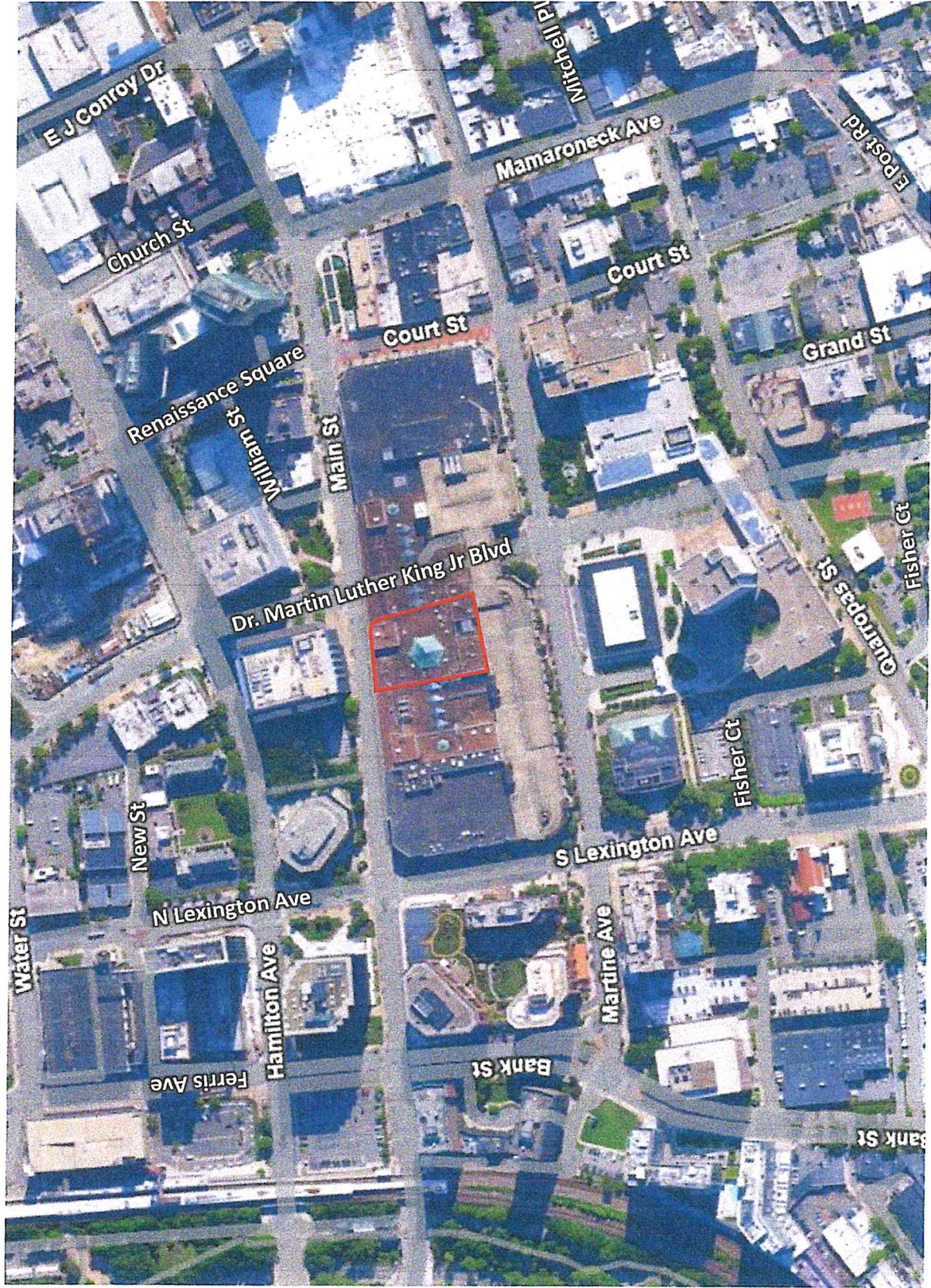
Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from 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.

December 2025
Source: Westchester County GIS
Municipal Tax Parcel Viewer

Street Map

80 Main Street Site
80 Main Street

White Plans, NY 10601



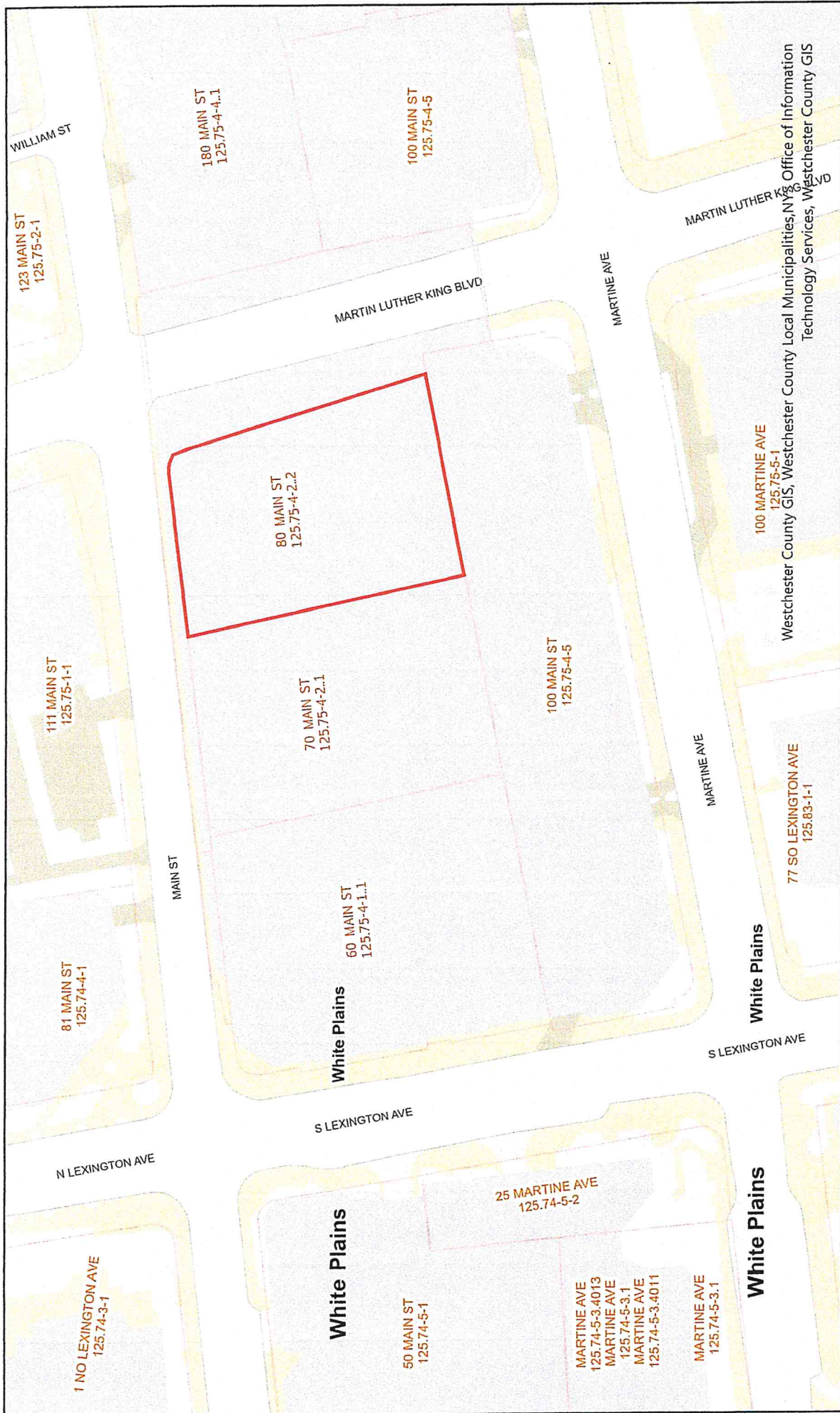
Legend:

— Site Property Boundary

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	Galleria City Holding Company LLC	60 Main Street	125.75-4-1..1
B	Galleria City Holding Company LLC	70 Main Street	125.75-4-2..1
C	City of White Plains	100 Main Street	125.75-4-5
D	Galleria City Holding Company LLC	180 Main Street	125.5-4-4..1
E	Power Authority of The State of New York	123 Main Street	125.75-2-1
F	Verizon of New York, Inc.	111 Main Street	125.75-1-1
G	81 Main Realty LLC	81 Main Street	125.75-4-1

EXHIBIT B

Tax Map and Site Boundary Description



1:1,500



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

June 4, 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.

Westchester County Local Municipalities, NY Office of Information Technology Services, Westchester County GIS

White Plains

White Plains

White Plains

White Plains

MAIN STREET

EXISTING GROVE

(Dr. Martin Luther King Jr. Blvd.)

AIR RIGHTS OVER STREET

UNIT C
51,152± SF.
1.1743 Ac.

TAX MAP 125.75-4-2.2

LANDS N/F OF
CITY OF WHITE PLAINS
SECT. 125.75, BLOCK 4, LOT 5

POINT OF BEGINNING

UNIT B

SOUTH LEXINGTON AVENUE

SURVEY OF PROPERTY
PREPARED FOR
**GALLERIA CITY HOLDING
COMPANY LLC**
PROPERTY SITUATE IN THE
CITY OF WHITE PLAINS
COUNTY OF WESTCHESTER
STATE OF NEW YORK

DATE: OCTOBER 20, 2023



SCALE: 1" = 30.00'



REFERENCE IS MADE TO A MAP ENTITLED "CONDOMINIUM SITE PLAN" PREPARED FOR GALLERIA WEST CONDOMINIUM AND GALLERIA CITY HOLDING CO. LLC FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS ON MAY 24, 2023 AS MAP NO. 1988L.

REFERENCE IS MADE TO A MAP ENTITLED "SURVEY OF CONDOMINIUM PROJECT PARCELS Nos. 20, 21, 22 & 23" PREPARED FOR THE PLAINS URBAN REDEVELOPMENT ACT, PREPARED BY JAMES A. DELANO FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS ON JAN. 8, 1978 AS MAP NO. 1982.

THE SURVEYORS SEAL, SIGNATURE AND ANY CERTIFICATION ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE SURVEYOR'S BOARD OF PROFESSIONAL LAND SURVEYORS, INC.

UNAUTHORIZED ALTERATION OR REVISION TO A SURVEY MAP BEING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 1708, SUB-DIVISION 1 OF THE NEW YORK STATE EDUCATION LAW.



LINE & CADRE SURVEYORS, D.P.C.
31 Nepperhan Avenue
Elmsford, New York 10523
Phone: (914) 347-3141 Fax: (914) 347-3120
email: Office@lineandcadre.net

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Schedule A Description:

Galleria West Condominium UNIT C

ALL that certain plot, piece or parcel of land situate, lying and being in the City of White Plains, County of Westchester and State of New York, being known and designated as Unit C on a certain map entitled "Condominium Site Plan prepared for Galleria West Condominium and Galleria City Holding Co. LLC", located at 100 Main Street, White Plains, NY 10601 dated May 14, 2025, filed in the Westchester County Clerk's Office, Division of Land Records on May 29, 2025 as Map No. 29883, being more particularly described as follows:

BEGINNING at a point on the southerly right-of-way line of Main Street marking the division line between Unit B and Unit C being distant 390.269 feet east of the easterly end of a curve connecting the easterly right-of-way line of South Lexington Avenue with the southerly right-of-way line of Main Street, said point is identified as North 376,355.559 and East 654,731.011 in the New York State Plane Coordinate System (NAD27-East Zone) as shown on Filed Map No. 19512;

RUNNING THENCE along the southerly line of Main Street North 83 degrees 24 minutes 33.0 seconds East a distance of 166.954 feet to a point of curvature;

THENCE along a curve to the right having a radius of 20.000 feet and central angle of 80 degrees 45 minutes 33.8 seconds a distance of 28.19 feet to a point;

THENCE along the westerly side of Dr. Martin Luther King Jr. Blvd. (formerly Grove Street) South 15 degrees 49 minutes 53.0 seconds East a distance of 238.370 feet to a point;

THENCE along the northerly side of lands N/F of the City of White Plains South 79 degrees 03 minutes 06.9 seconds West a distance of 208.811 feet to a point;

THENCE along the easterly side of Unit B North 10 degrees 10 minutes 16.1 seconds West a distance of 268.453 feet to the point and place of BEGINNING.

Containing within said bounds 51,152 ± sq. ft. (1.1743 Ac.) of land.

EXHIBIT C





En-Zone Map, Disadvantaged Community Map and BOA Map

En-Zone Map

80 Main Street Site
80 Main Street,
White Plains, NY 10601



Legend:

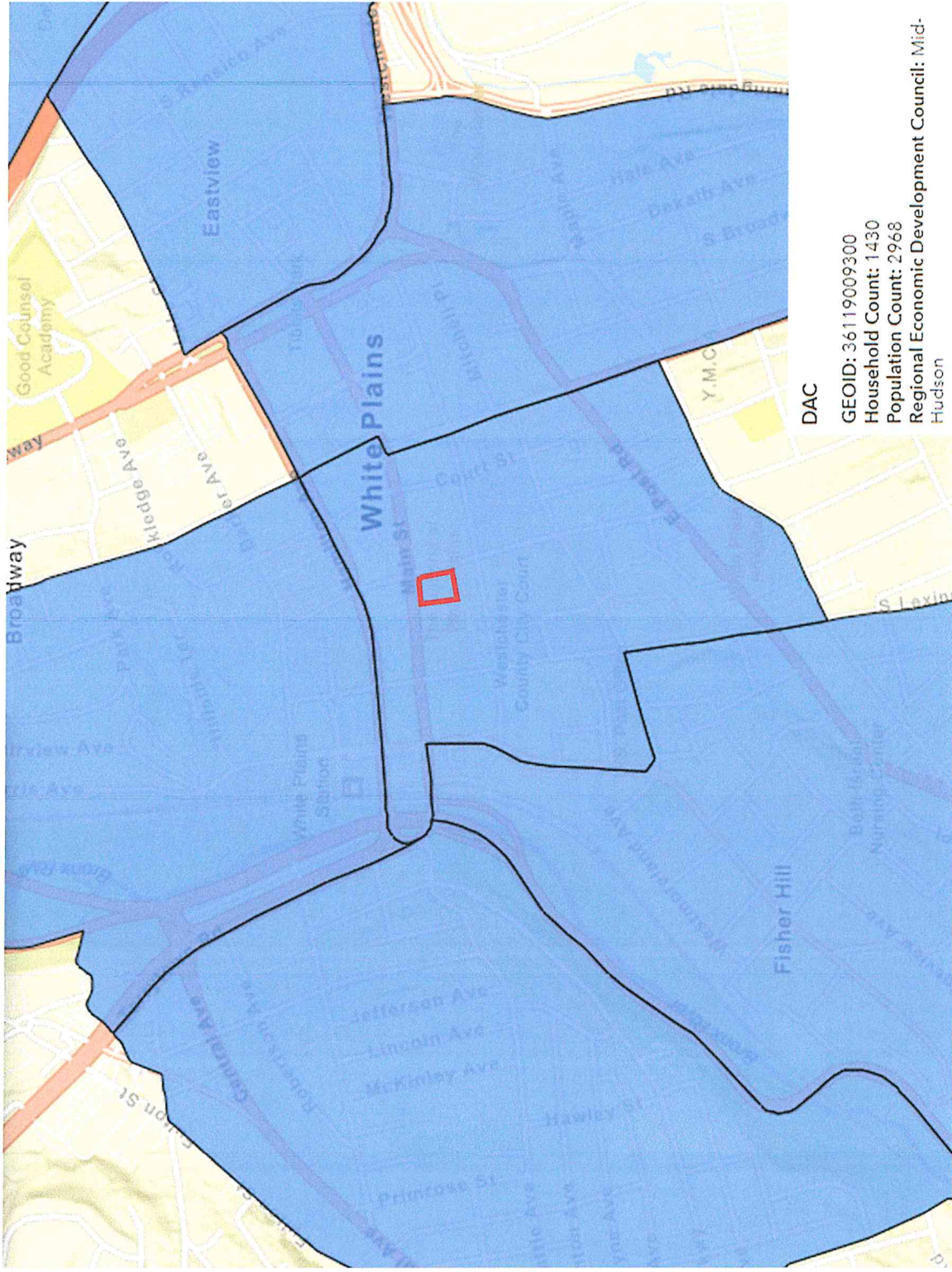
-  Site Property Boundary
-  En-Zone Type A - Poverty Rate of at least 20% and Unemployment Rate at least 125% of State rate (Not Pictured)
-  En-Zone Type B - Poverty Rate of at least 2 times County Poverty Rate
-  En-Zone Type AB - Both Criteria A and B Met



	93
STATEFP	36
COUNTYFP	119
TRACTCE	009300
GEOID	36119009300
NAME	93
NAMLSAD	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

December 2025
Source: Google Earth

**Disadvantaged
Communities Map**
80 Main Street Site
80 Main Street
White Plains, NY 10601



Legend:

- Site Property Boundary
- Disadvantaged Community

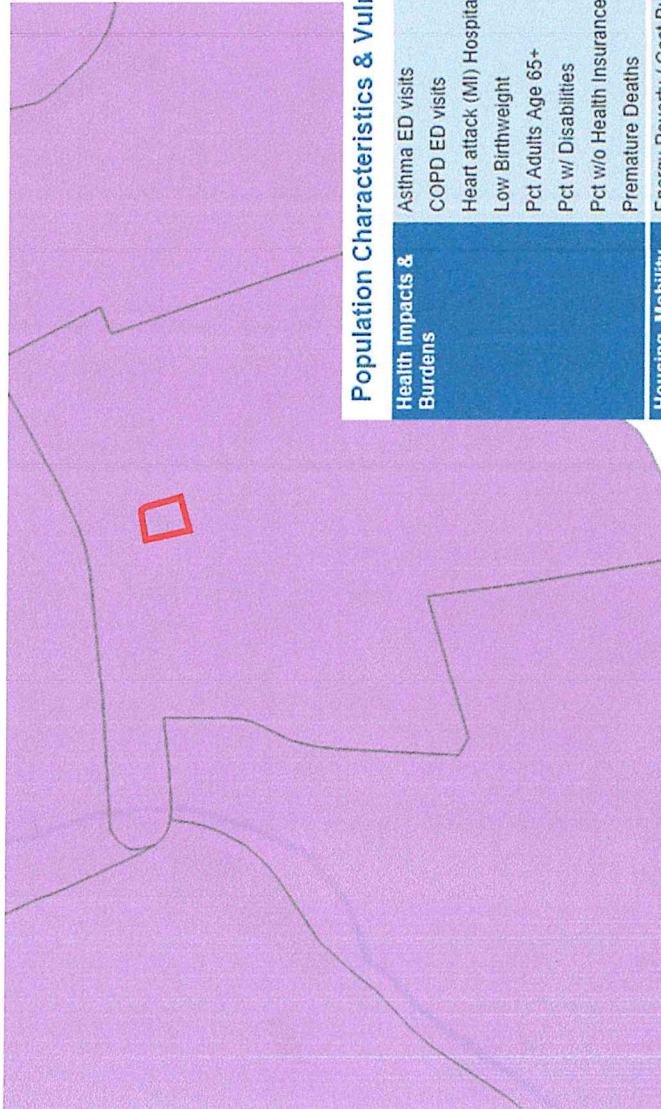
**Source: NYSERDA Disadvantaged
Communities Map**

DAC

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

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 ...

Category	Metric	Value
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%
Housing, Mobility, Communications	Pct w/o Health Insurance	85%
	Premature Deaths	18%
	Energy Poverty / Cost Burden	6%
	Homes Built Before 1960	13%
	Housing Cost Burden (Rental C...	87%
	Manufactured Homes	0%
Income	Pct Renter-Occupied Homes	79%
	Pct w/o Internet (home or cellul...	44%
	Pct <100% of Federal Poverty ..	89%
	Pct <80% Area Median Income	86%
	Pct Single-Parent Households	89%
	Pct w/o Bachelor/Es Degree	44%
Race/Ethnicity	Unemployment Rate	97%
	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 ...

Category	Metric	Value
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%
	Agricultural Land Use	0%
Potential Climate Change Risk	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%
	Benzene Concentration (Modeled)	55%
Potential Pollution Exposure	Particulate Matter (PM2.5)	48%
	Traffic: Diesel Trucks	65%
	Traffic: Number of Vehicles	89%
	Wastewater Discharge	13%

Legend:

- Site Property Boundary
- Disadvantaged Community

Source: NYS Climate Act Disadvantaged Communities Criteria Map

BOA Map

80 Main Street Site

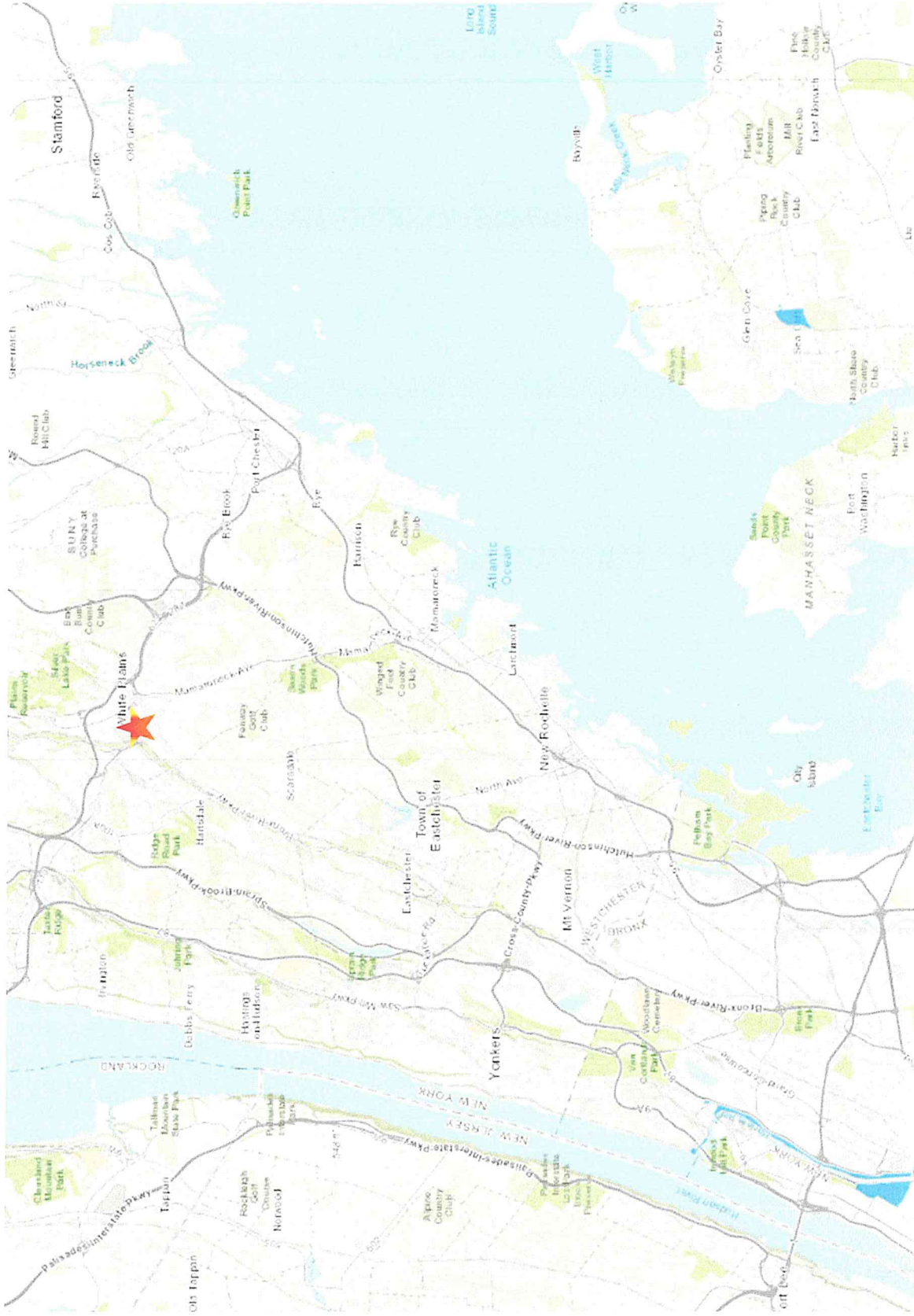
80 Main Street

White Plains, NY 10601

Legend:



Site Location



December 2025

Source: NYS DOS

Geographic Information Gateway

EXHIBIT D
Flood Map

EXHIBIT E
Zoning Map

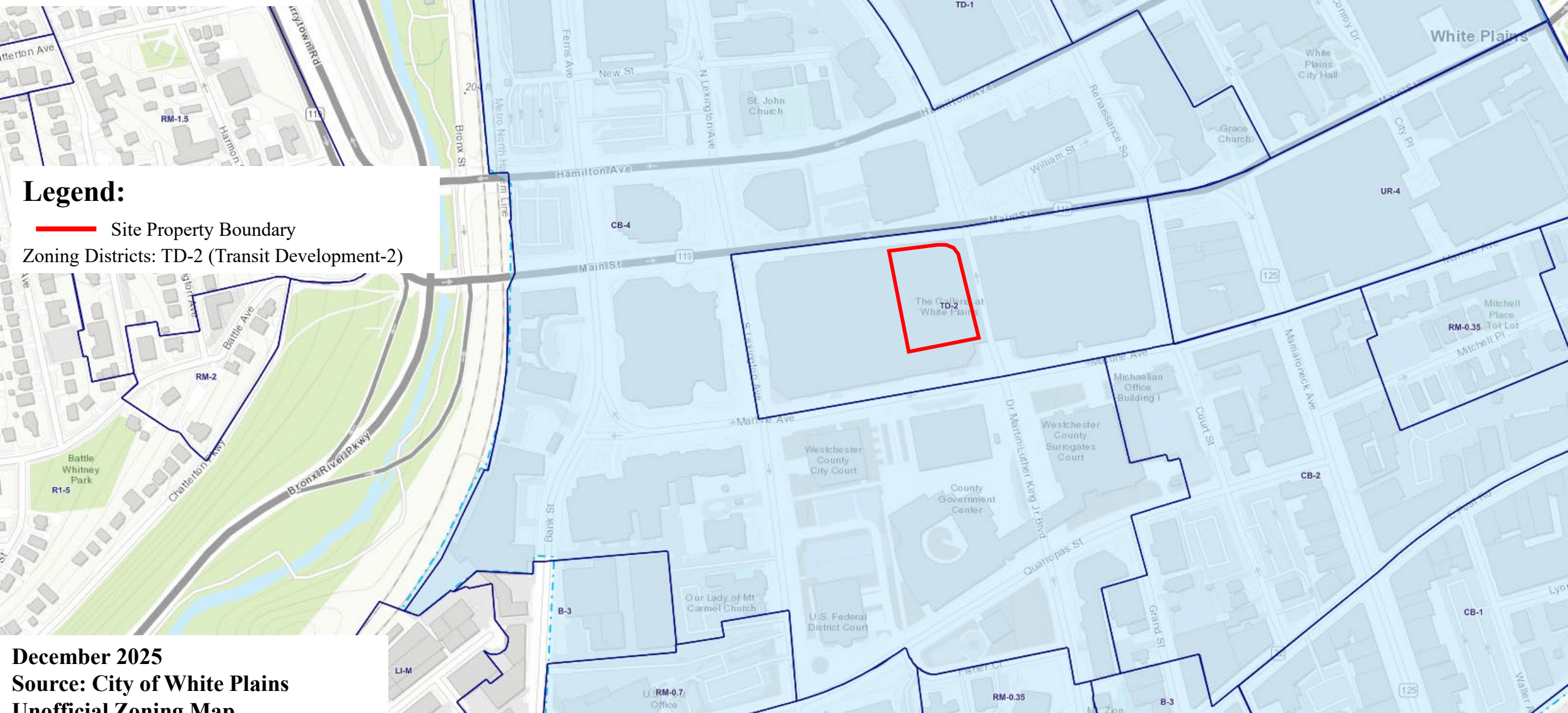
ZONING MAP

80 Main Street Site
80 Main Street
White Plains, NY 10601

Legend:

 Site Property Boundary

Zoning Districts: TD-2 (Transit Development-2)



December 2025
Source: City of White Plains
Unofficial Zoning Map

Zoning District: TD-2 (Transit Development-2)

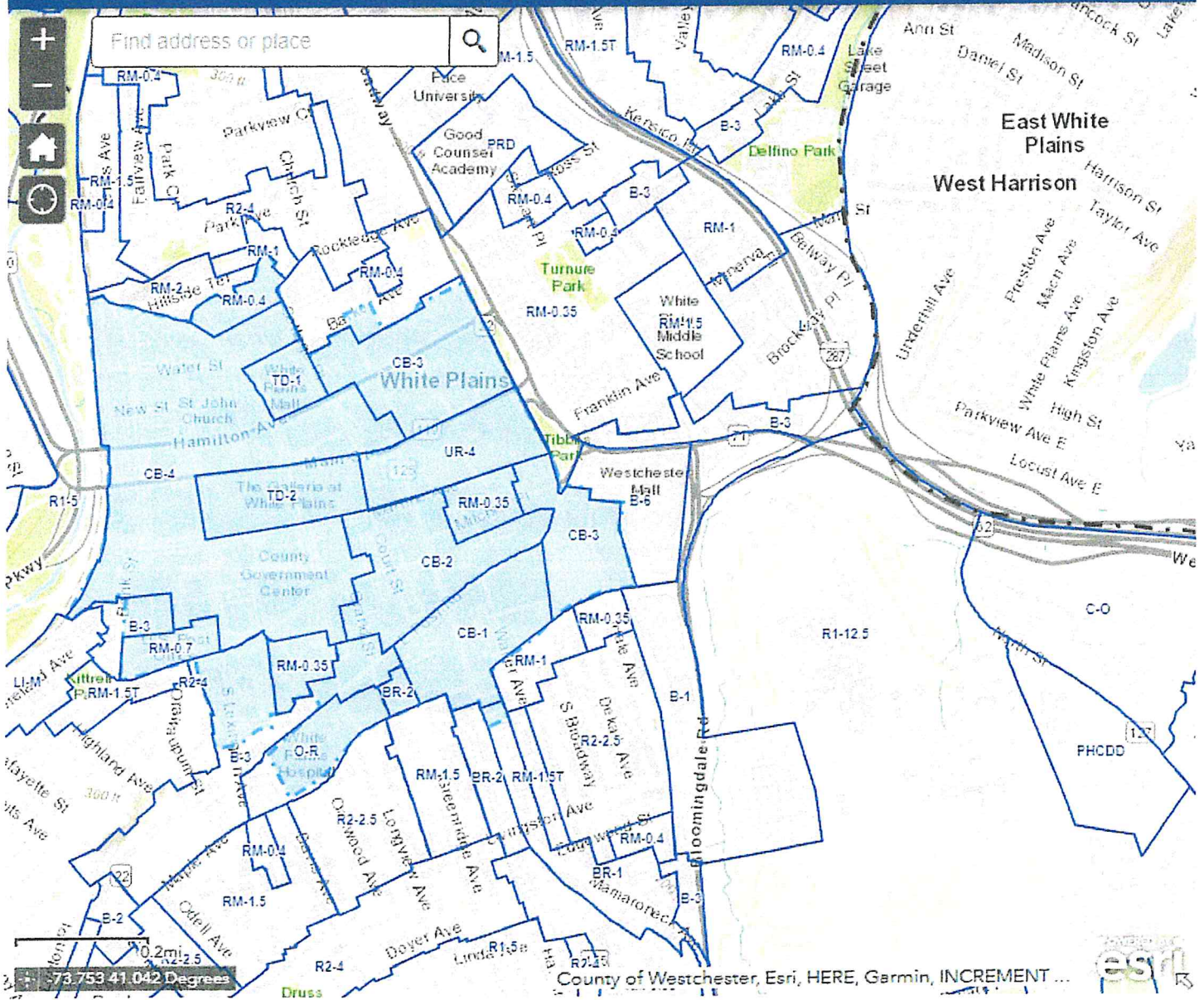
Source: City of White Plains Zoning Ordinance

District: TD-2	
USE	TYPE
"Multi-family dwellings"	PP
The keeping of "household pets"	PA
Non-profit "recreational facilities"	PA
Commercial indoor "recreation facilities"	PP
"Health clubs"	SP
Health maintenance, rehabilitation and fitness centers not operated as "Health Clubs"	SP
Theaters	PP
Membership clubs	SP
Accessory "swimming pools" as regulated by Sections 4.4.24 and 6.7.3	SP
Accessory tennis courts, paddle tennis courts or other similar courts	SP
Accessory "dish antennas" as regulated by Sections 4.4.23 and 6.7.21	SP
Churches or other places of worship	PP
Sunday schools or other similar religious schools	PA
Parish houses or rectories	PA
Convents	PP
"Emergency shelters"	SP
"Uses" of the City of White Plains	PP
"Uses" of other governments, subject to the requirements of Section 5.6	PP
"Public schools"	PP
"Private secondary or elementary schools"	SP
"Nursery schools" or "day care centers"	SP
"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
"Universities," "colleges" or seminaries	PP
"Assisted living facility"	PP
Libraries, museums, or art galleries not operated for profit	PP
Business or professional offices	PP
Business or Professional Offices of "Professional Persons"	PP
Offices for group education, training or counseling in "buildings" containing no residential "uses"	PP
Offices for group education, training or counseling in "buildings" containing no residential "uses"	PP
Office in residence of a "professional person" as regulated by Sec. 5.4.2	PA
Business, administrative or headquarters offices for "philanthropic institutions"	PP
Office space for physicians and dentists within the lowest "story" of a "multi-family dwelling"	SP

District: TD-2	
USE	TYPE
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
"Craft Food Market Hall"	PP
"Retail laundries" or "retail dry cleaners"	PP
Banks	PP
"Consumer financial services establishments"	PP
Business or trade schools	PP
Libraries, museums or art galleries	PP
"Hotels"	PP
"Extended Stay Hotels"	PP
Newsstands	PA
Radio stations	PP
"Customary home occupations" as regulated by Section 5.4.2	PA
"Restaurants" or "cafeterias"	PP
Outdoor dining	SP
"Fast food eating establishments"	SP
"Restaurants" or "cafeterias" for employees	PA
"Accessory Cabarets"	SP
"Primary Cabarets"	SP
"Cafés"	PP
"Bars"	PP
"Accessory electronic games"	PA
Medical laboratories	SP
"Public utility buildings or structures"	SP
"Solar Energy System" as regulated by Sections 4.4.21 and 6.7.35	PA
"Private garages," carports or open parking for private passenger vehicles	PA
"Parking lots" or "parking garages"	PA
Commercial "Parking lots" for private passenger vehicles, but not for storage of used or new motor vehicles for sale or for hire	SP
"Parking lots" or "parking garages" of the City of White Plains or its Parking Department	PP
Stacked attendant parking	SP

KEY
 PP = Permitted Principal "Use"
 PA = Permitted "Accessory Use"
 SP = Special Permit "Use"
 * = When in the Central Parking Area

City of White Plains Unofficial Zoning Map



County of Westchester, Esri, HERE, Garmin, INCREMENT ...



STATE OF NEW YORK }
COUNTY OF WESTCHESTER } ss.:
CITY OF WHITE PLAINS }

I, the undersigned, City Clerk, of the City of White Plains, NY, do hereby certify that I have compared the proceeding with the original Ordinance adopted by the Common Council of the City of White Plains, NY, by a vote of the majority of the members of the Common Council at a **Regular Stated** meeting held **December 1, 2025**, and I do hereby certify the same to be a correct transcript therefrom and of the whole of said original.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of White Plains, NY, this

December 2, 2025

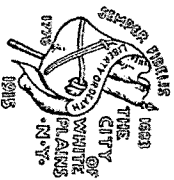
Jill Lannetta

Jill Lannetta
City Clerk of White Plains

CERTIFIED COPY

from the

CITY OF WHITE PLAINS
255 Main Street
White Plains, NY 10601



CERTIFIED COPY

of a(an)

ORDINANCE

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF WHITE PLAINS AND THE ZONING MAP OF THE CITY OF WHITE PLAINS TO CREATE A NEW TRANSIT DEVELOPMENT-2 (TD-2) ZONING DISTRICT AND TO REZONE THE PROPERTIES KNOWN AS THE FORMER GALLERIA MALL AND THE LEXINGTON-GROVE PARKING GARAGES, AND FURTHER TO APPROVE A CONCEPTUAL DEVELOPMENT PLAN FOR THE DEVELOPMENT OF THE FORMER GALLERIA MALL AND PARKING GARAGES.

ADOPTED BY THE
COMMON COUNCIL

of the

CITY OF WHITE PLAINS

on

December 1, 2025

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF WHITE PLAINS AND THE ZONING MAP OF THE CITY OF WHITE PLAINS TO CREATE A NEW TRANSIT DEVELOPMENT-2 (TD-2) ZONING DISTRICT AND TO REZONE THE PROPERTIES KNOWN AS THE FORMER GALLERIA MALL AND THE LEXINGTON-GROVE PARKING GARAGES, AND FURTHER TO APPROVE A CONCEPTUAL DEVELOPMENT PLAN FOR THE DEVELOPMENT OF THE FORMER GALLERIA MALL AND PARKING GARAGES.

The Common Council of the City of White Plains hereby ordains and enacts as follows:

Section 1. The Zoning Ordinance of the City of White Plains, as adopted June 1, 1981 and as amended to date be, and hereby is, amended to include a new Transit Development-2 (TD-2) Zoning District and is further amended to include the changes attached to this Ordinance as Exhibit A.

Section 2. The Zoning Map of the City of White Plains, as adopted June 1, 1981 and as amended to date be, and hereby is, amended to rezone the properties known and designated as Section 125.75, Block 4, Lots 1, 2, 3, 4 ad 5 on the Tax Assessment Map of the City of White Plains from the Business-6 (B-6) Zoning District to the Transit Development-2 (TD-2) Zoning District.

Section 3. The Conceptual Development Plan for the development of the properties rezoned by this Ordinance, as proposed by the Applicant in Appendix C in the Final Environmental Impact Statement dated June 27, 2025 and accepted by the Common Council on July 7, 2025, and as required by Sections 5.13.1 and 5.13.2 of the Zoning Ordinance of the City of White Plains, as amended by this Ordinance, be and hereby is approved.

Section 4. This Ordinance shall take effect immediately.

- I. Section 5.2 of the Zoning Ordinance (“List of Use Regulations”) shall be amended to add “TD-2 District” immediately after TD-1 District, as follows:

District: TD-2

<u>USE</u>	<u>TYPE</u>
<u>“Multi-family dwellings”</u>	<u>PP</u>
<u>The keeping of “household pets”</u>	<u>PA</u>
<u>Non-profit “recreational facilities”</u>	<u>PA</u>
<u>Commercial indoor “recreation facilities”</u>	<u>PP</u>
<u>“Health clubs”</u>	<u>SP</u>
<u>Health maintenance, rehabilitation and fitness centers not operated as “Health Clubs”</u>	<u>SP</u>
<u>Theaters</u>	<u>PP</u>
<u>Membership clubs</u>	<u>SP</u>
<u>Accessory “swimming pools” as regulated by Sections 4.4.24 and 6.7.3</u>	<u>SP</u>
<u>Accessory tennis courts, paddle tennis courts or other similar courts</u>	<u>SP</u>
<u>Accessory “dish antennas” as regulated by Sections 4.4.23 and 6.7.21</u>	<u>SP</u>
<u>Churches or other places of worship</u>	<u>PP</u>
<u>Sunday schools or other similar religious schools</u>	<u>PA</u>
<u>Parish houses or rectories</u>	<u>PA</u>
<u>Convents</u>	<u>PP</u>
<u>“Emergency shelters”</u>	<u>SP</u>
<u>“Uses” of the City of White Plains</u>	<u>PP</u>
<u>“Uses” of other governments, subject to the requirements of Section 5.6</u>	<u>PP</u>
<u>“Public schools”</u>	<u>PP</u>
<u>“Private secondary or elementary schools”</u>	<u>SP</u>
<u>“Nursery schools” or “day care centers”</u>	<u>SP</u>
<u>“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”</u>	<u>PA</u>
<u>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”</u>	<u>SP</u>
<u>“Universities,” “colleges” or seminaries</u>	<u>PP</u>
<u>“Assisted living facility”</u>	<u>PP</u>
<u>Libraries, museums, or art galleries not operated for profit</u>	<u>PP</u>
<u>Business or professional offices</u>	<u>PP</u>
<u>Business or Professional Offices of “Professional Persons”</u>	<u>PP</u>
<u>Offices for group education, training or counseling in “buildings” containing no residential “uses”</u>	<u>PP</u>
<u>Offices for group education, training or counseling in "buildings" containing no residential "uses"</u>	<u>PP</u>
<u>Office in residence of a "professional person" as regulated by Sec. 5.4.2</u>	<u>PA</u>
<u>Business, administrative or headquarters offices for “philanthropic</u>	<u>PP</u>

District: TD-2

<u>USE</u>	<u>TYPE</u>
<u>institutions</u>	
<u>Office space for physicians and dentists within the lowest “story” of a “multi-family dwelling”</u>	<u>SP</u>
<u>Stores for sales at retail or performance of customary personal services or services clearly incident to retails sales, including “real estate offices,” but not including sales of automobile parts or accessories involving installation at point of sale</u>	<u>PP</u>
<u>“Craft Food Market Hall”</u>	<u>PP</u>
<u>“Retail laundries” or “retail dry cleaners”</u>	<u>PP</u>
<u>Banks</u>	<u>PP</u>
<u>“Consumer financial services establishments”</u>	<u>PP</u>
<u>Business or trade schools</u>	<u>PP</u>
<u>Libraries, museums or art galleries</u>	<u>PP</u>
<u>“Hotels”</u>	<u>PP</u>
<u>“Extended Stay Hotels”</u>	<u>PP</u>
<u>Newsstands</u>	<u>PA</u>
<u>Radio stations</u>	<u>PP</u>
<u>“Customary home occupations” as regulated by Section 5.4.2</u>	<u>PA</u>
<u>“Restaurants” or “cafeterias”</u>	<u>PP</u>
<u>Outdoor dining</u>	<u>SP</u>
<u>“Fast food eating establishments”</u>	<u>SP</u>
<u>“Restaurants” or “cafeterias” for employees</u>	<u>PA</u>
<u>“Accessory Cabarets”</u>	<u>SP</u>
<u>“Primary Cabarets”</u>	<u>SP</u>
<u>“Cafés”</u>	<u>PP</u>
<u>“Bars”</u>	<u>PP</u>
<u>“Accessory electronic games”</u>	<u>PA</u>
<u>Medical laboratories</u>	<u>SP</u>
<u>“Public utility buildings or structures”</u>	<u>SP</u>
<u>“Private garages,” carports or open parking for private passenger vehicles</u>	<u>PA</u>
<u>“Parking lots” or “parking garages”</u>	<u>PA</u>
<u>Commercial “Parking lots” for private passenger vehicles, but not for storage of used or new motor vehicles for sale or for hire</u>	<u>SP</u>
<u>“Parking lots” or “parking garages” of the City of White Plains or its Parking Department</u>	<u>PP</u>
<u>Stacked attendant parking</u>	<u>SP</u>

KEY

PP = Permitted Principal “Use”

PA = Permitted “Accessory Use”

SP = Special Permit “Use”

* = When in the Central Parking Area

EXHIBIT F

Contaminant Summary Table and Spider Maps

Analyte > RRSCO	Detections > RRSCO	Maximum Detection (mg/kg)	RRSCO (mg/kg)	Depth (ft-bgs)
Anthracene	1	180	100	6-6.5
Benzo(a)anthracene	3	200	1.4	6-6.5
Benzo(a)pyrene	3	180	1	6-6.5
Benzo(b)fluoranthene	3	210	1.4	6-6.5
Benzo(g,h,i)perylene	1	100	4.9	6-6.5
Benzo(k)fluoranthene	3	68	4.9	6-6.5
Chrysene	3	180	4.9	6-6.5
Phenathrene	2	850	4.9	6-6.5
Dibenzo(a,h)anthracene	3	28	0.33	6-6.5
Dibenzofuran	1	110	18	6-6.5
Indeno(1,2,3-cd)pyrene	3	95	1.4	6-6.5
Pyrene	1	400	100	6-6.5
Naphtalene	1	110	100	6-6.5
Acetone	3	0.33	100	6-6.5

Analyte > AWQS	Detections > AWQS	Maximum Detection (ppb)	AWQS (ppb)
Acetone	1	72	50
Styrene	2	16	5
Perfluorooctanesulfonic Acid (PFOS)	2	24.1	2.7
Perfluorooctanoic Acid (PFOA)	2	29	6.7
Phenol	1	1.2	1
Benzo(a)anthracene	2	6.1	0.002
Benzo(a)pyrene	2	6.4	0
Benzo(b)fluoranthene	2	7.2	0.002
Benzo(k)fluoranthene	2	2.4	0.002
Chrysene	2	5.5	0.002
Indeno(1,2,3-cd)pyrene	1	3.7	0.002
Arsenic, Total	1	26.29	25
Barium, Total	3	2441	1000
Beryllium, Total	2	3.59	3
Chromium, Total	3	453.1	50
Copper, Total	3	426	200
Iron, Total	3	205000	300
Lead, Total	3	213	25
Magnesium, Total	3	267000	35000
Manganese, Total	3	9555	300
Mercury, Total	1	1.88	0.7
Nickel, Total	3	206.9	100
Selenium, Total	2	42.2	10
Sodium, Total	3	480000	20000
Thallium, Total	3	1.5	0.5

Analyte	Total Detections	Maximum Detection (ug/m ³)	Type
Benzene	2	4.06	Indoor Air
Benzene	1	63.9	Soil Vapor
Carbon Tetrachloride	2	0.522	Indoor Air
Ethylbenzene	1	2.01	Indoor Air
Ethylbenzene	2	886	Soil Vapor
o-xylene	1	2.42	Indoor Air
o-xylene	1	66.5	Soil Vapor
p/m-xylene	1	7.34	Indoor Air



SAMPLE ID:	IA-9	SSV-9
LAB ID:	L2318681-02	L2318681-04
COLLECTION DATE:	4/7/2023	4/7/2023
SAMPLE MATRIX:	INDOOR AIR	SOIL_VAPOR
VOCs (ug/m3)	Conc RL	Conc RL
1,2,4-Trimethylbenzene	1.47 0.983	5.6 5.46
1,3-Butadiene	1.67 0.442	90.9 2.46
2,2,4-Trimethylpentane	1.45 0.934	ND 5.18
2-Butanone	3.07 1.47	378 8.2
4-Ethyltoluene	ND 0.983	8.65 5.46
Acetone	30.6 2.38	2680 13.2
Benzene	4.06 0.639	63.9 3.55
Carbon disulfide	ND 0.623	6.73 3.46
Carbon tetrachloride	0.522 0.126	ND 6.98
Chloromethane	1.08 0.413	ND 2.29
Dichlorodifluoromethane	2.79 0.989	418 5.49
Ethanol	9.59 9.42	409 52.4
Ethylbenzene	2.01 0.869	247 4.82
Heptane	1.16 0.82	ND 4.55
Isopropanol	ND 1.23	60.2 6.83
n-Hexane	2.27 0.705	5.08 3.91
o-Xylene	2.42 0.869	27.6 4.82
p/m-Xylene	7.34 1.74	133 9.64
Tertiary butyl Alcohol	ND 1.52	69.4 8.43
Tetrachloroethene	ND 0.136	16.4 7.53
Toluene	7.16 0.754	107 4.18
Trichlorofluoromethane	1.28 1.12	ND 6.24

SAMPLE ID:	IA-9	SSV-9
LAB ID:	L2318681-01	L2318681-03
COLLECTION DATE:	4/7/2023	4/7/2023
SAMPLE MATRIX:	INDOOR AIR	SOIL_VAPOR
VOCs (ug/m3)	Conc RL	Conc RL
1,2,4-Trimethylbenzene	1.45 0.983	18.7 13.2
1,3-Butadiene	1.46 0.442	38.7 5.95
2,2,4-Trimethylpentane	1.23 0.934	ND 12.6
2-Butanone	ND 1.47	1150 19.8
4-Ethyltoluene	ND 0.983	21 13.2
Acetone	14.8 2.38	4320 32.1
Benzene	3.48 0.639	37.1 8.59
Carbon disulfide	ND 0.623	14 8.38
Carbon tetrachloride	0.51 0.126	ND 16.9
Chloroform	ND 0.977	31.3 13.1
Chloromethane	1.07 0.413	ND 5.55
Dichlorodifluoromethane	2.71 0.989	ND 13.3
Ethanol	22.4 9.42	976 127
Ethylbenzene	1.46 0.869	886 11.7
Heptane	1.07 0.82	16.2 11
Isopropanol	2.1 1.23	225 16.5
n-Hexane	1.96 0.705	16.2 9.48
o-Xylene	1.89 0.869	66.5 11.7
p/m-Xylene	5.26 1.74	77.3 23.4
Tertiary butyl Alcohol	6.4 1.52	92.2 20.4
Tetrachloroethene	0.176 0.136	27.5 18.2
Toluene	6.1 0.754	43.3 10.1
Trichlorofluoromethane	1.39 1.12	ND 15.1

dwg by: AW
 chk by: SG
 scale: AS NOTED
 date: 02/19/2025

SESI CONSULTING ENGINEERS
 GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
 959 ROUTE 46E, 3RD FLOOR, PARSEPPANY, NJ 07054 PH: 973.808.9050

project: 80 MAIN STREET
 CITY OF WHITE PLAINS
 WESTCHESTER COUNTY, NEW YORK
 title: SOIL VAPOR LOCATION PLAN

job no: 12859
 drawing no:

FIG 3.3

VOLATILE ORGANICS IN AIR (ug/m3)	IAC-A	IAC-B	IAC-D	IAC-E	IAC-F	SSC-A	SSC-B	SSC-D	SSC-E	SSC-F
1,2,4-Trimethylbenzene			2						60	
1,3,5-Trimethylbenzene			2						60	
1,3-Butadiene										
2,2,4-Trimethylpentane			2						60	
2-Butanone										
4-Ethyltoluene										
Acetone			2						60	
Carbon disulfide										
Carbon tetrachloride	0.2					6				
Chloroform										
Chloromethane			2						60	
Dichlorodifluoromethane										
Ethanol			2						60	
Ethylbenzene			6						200	
Heptane										
Isopropanol										
Methylene chloride	3								100	
n-Hexane			6						200	
o-Xylene			2						60	
p/m-Xylene					6				200	
Tertiary butyl Alcohol										
Tetrachloroethene	3								100	
Toluene						10				300
Trichlorofluoromethane										

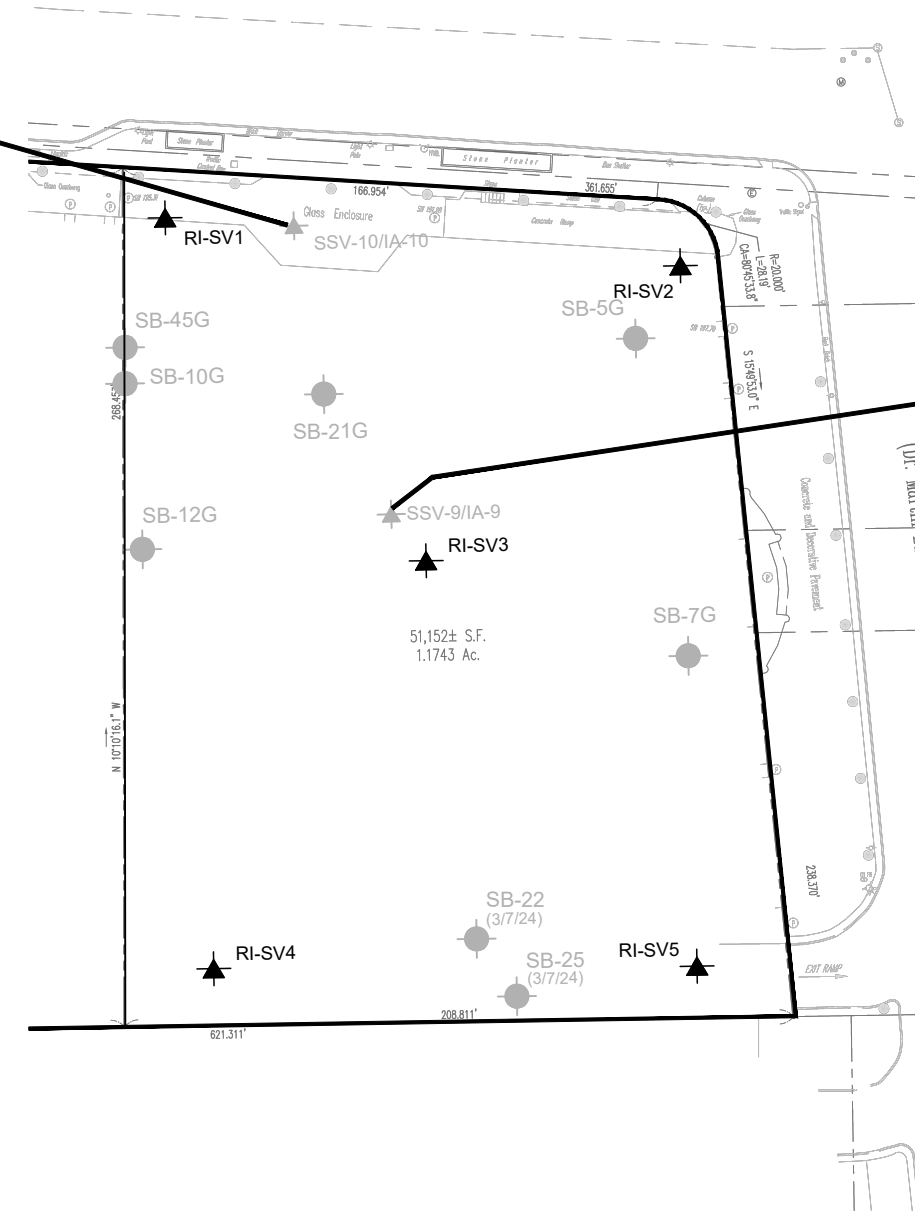
Notes
 SSC-A: New York DOH Matrix A Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated February 2024.
 SSC-B: New York DOH Matrix B Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and 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.
 Exceedence of a IAC/SSC NY DOH Matrix
 Reporting Limit is above the IAC/SSC NY DOH Matrix

NYS Education Law
 Unauthorized alterations or additions to this plan are a violation of section 7209 (2) of the New York State Education Law. Copies of this map not having the seal of the engineer shall not be valid.

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

REFERENCE
 1. BASE MAP IS TAKEN FROM "SUBDIVISION OF PROPERTY" PREPARED BY LINE & GRADE SURVEYORS, D.P.C., DATED FEBRUARY 3, 2025.



LEGEND:
 RI-SV5 - PROPOSED SOIL VAPOR SAMPLE NUMBER AND APPROX. LOCATION
 SSV-9/IA-9 - SOIL VAPOR NUMBER & APPROX. LOCATION

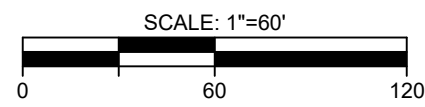


EXHIBIT G
Project Schedule

The proposed BCP project schedule is presented on the table below.

Table: Proposed BCP Project Schedule

Activity	Estimated Start Date and Anticipated Time Frame
BCP Application 30-day public comment period	April 2026
BCA Execution	May 2026
RIWP Approval	May 2026
RIWP implementation, including waste characterization sampling	June 2026
Draft RIR submission to NYSDEC	August 2026
RIR NYSDEC/NYSDOH review and comment period	September/October 2026
Revised RIR submission to NYSDEC	November 2026
Draft RAWP submission to NYSDEC	November 2026
RAWP NYSDEC/NYSDOH review and comment period	December 2026
RAWP 45-day public comment period	January to February 2027
RAWP NYSDEC/NYSDOH comments	February 2027
Revised RAWP submission to NYSDEC	February 2027
Decision Document and Approval of RIR and RAWP	March 2027
Implement RAWP, including Support of Excavation	March through August 2027
SMP submission to NYSDEC	August 1, 2027
FER submission to NYSDEC	October 1, 2027
Certificate of Completion Issued	November 2027

EXHIBIT H

NYSDOS Corporate Entity Information (MLK Developers LLC)

An official website of New York State.
[Here's how you know](#) ▾



Department of State Division of Corporations

Entity Information

[Return to Results](#) [Return to Search](#)

Entity Details

ENTITY NAME: MLK DEVELOPERS LLC
DOS ID: 7522747
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTION OF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 01/30/2025
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 01/30/2025
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: WESTCHESTER
NEXT STATEMENT DUE DATE: 01/31/2027
JURISDICTION:
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: BRIAN TIERNEY

Address: 710 ROCK RIDGE ROAD, FAIRFIELD, CT, UNITED STATES. 06824

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

[Agencies](#) [App Directory](#) [Counties](#) [Events](#) [Programs](#) [Services](#)

EXHIBIT I

Corporate Authority (MLK Developers)

**80 MAIN STREET
DESIGNATION AND CERTIFICATION OF AUTHORITY**

MLK Developers LLC certifies as follows:

1. Brian Tierney is the sole member of MLK Developers LLC which is filing a Brownfield Cleanup Program (“BCP”) application for property located at 80 Main Street, White Plains, New York (“BCP Site”).

2. Brian Tierney is hereby designated and authorized on behalf of MLK Developers LLC to execute all documents required to facilitate the BCP remedial program for the BCP Site including but not limited to an access agreement; a BCP amendment and an environmental easement as may be required by the BCP remedial program for the issuance of a Certificate of Completion.

IN WITNESS HEREOF, the undersigned executes this Designation and Certification of Authority on this 17 day of February 2026.

MLK Developers LLC

By: 
Brian Tierney, Sole Member

EXHIBIT J

Site Ownership Deed (Galleria City Holding Company LLC)

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

1st PARTY 2nd PARTY
 1: WP GALLERIA REALTY L P - Other 1: GALLERIA CITY HOLDING CO LLC - Other
 2: 2: - Other

Additional Parties on Continuation page

Property

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

Additional Properties on Continuation page

Cross-References

1: 622273842 2: 3: 4:

Additional Cross-Refs on Continuation page

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**

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**

Transfer Taxes

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

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
 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 ensembling 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.

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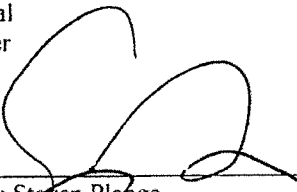
IN WITNESS WHEREOF, the Grantor has duly executed this Correction Warranty Deed the day and year first above written.

WP Galleria Realty LP,
a Delaware limited partnership,

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

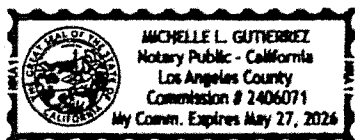
By: Aareal Holding Realty LP, a Delaware limited partnership,
its
sole member

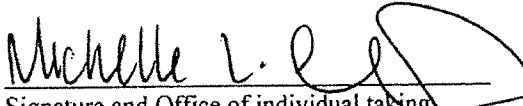
By: Pacific Manager GP, Inc., a Delaware corporation, its
general
partner

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

✓

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.



622273842DED0010

Westchester County Recording & Endorsement Page

Submitter Information

Name: Stewart Title Insurance Company (pick up by Ramon) Phone: 914-993-9393
 Address 1: 711 Westchester Avenue, Ste 302 Fax: 914-997-1698
 Address 2: Email: nymetrorecordings@stewart.com
 City/State/Zip: White Plains NY 10604 Reference for Submitter: 165145171204770 GALLERIA MALL

Document Details

Control Number: **622273842** Document Type: **Deed (DED)**
 Package ID: 2022081500336001004 Document Page Count: **28** Total Page Count: **30**

Parties

Additional Parties on Continuation page

1st PARTY

2nd PARTY

1: WP GALLERIA REALTY LP - Other 1: GALLERIA CITY HOLDING CO LLC - Other
 2: 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: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584 3: TP-584.1

Recording Fees

Statutory Recording Fee: \$40.00
 Page Fee: \$145.00
 Cross-Reference Fee: \$0.00
 Mortgage Affidavit Filing Fee: \$0.00
 RP-5217 Filing Fee: \$250.00
 TP-584 Filing Fee: \$5.00
 RPL 291 Notice Fee: \$0.00
 Total Recording Fees Paid: **\$440.00**

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**

Transfer Taxes

Consideration: \$0.00
 Transfer Tax: \$0.00
 Mansion Tax: \$0.00
 Transfer Tax Number: 4529

Dwelling Type: Exempt:
 Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 10/28/2022 at 02:53 PM
 Control Number: **622273842**
 Witness my hand and official seal

Timothy C. Idoni
 Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

Stewart Title
 711 Westchester Ave
 Suite 302
 White Plains, NY 10604
 Attn: NYMETRO RECORDING DEPARTMENT

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.

622273842DED0010

Westchester County Recording & Endorsement Page

Document Details

Control Number: **622273842**

Document Type: **Deed (DED)**

Package ID: 2022081500336001004

Document Page Count: 28

Total Page Count: 30

Properties Addendum

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

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
One North Lexington Avenue
White Plains, New York 10601
Attention: Heidi M. Winslow, Esq.

WARRANTY DEED

WP GALLERIA REALTY LP, a Delaware limited partnership, with a principal place of business at c/o Pacific Retail Capital Partners, 100 N. Pacific Coast Highway, Suite 1925, El Segundo, California 90245 ("**Grantor**"), for consideration paid, unto GALLERIA CITY HOLDING COMPANY LLC, a Delaware limited liability company, with a principal place of business at c/o Cappelli Organization, 7 Renaissance Square, 4th Floor, White Plains, New York 10601 ("**Grantee**"), does as of this 18th day of October, 2022, 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 WP Galleria Realty, LP, a Delaware limited partnership, 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 WP Galleria Realty, LP, a Delaware limited partnership, dated April 30, 2019 and recorded May 31, 2019 in Control No. 591233092 (as to Tax Lot 4).

And also, Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that at and until the ensembling 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.

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SIGNATURE PAGE FOLLOWS

Exhibit A to Bargain and Sale Deed

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 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 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 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.

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.

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 K

Previous Site Owners and Operators

PREVIOUS OWNERS & OPERATORS LIST
80 Main Street
80 Main Street, White Plains, New York 10601

Year	Contact Information 80 Main Street (125.75-4-2..2) F/K/A: 100 Main Street (125.75-4-1)	Status	Relation to Requestor
Owners			
Unknown- 1978	White Plains Urban Renewal Agency Address: 255 Main Street White Plains, New York 10601 Phone: (914) 422-1300	Active	None
1978-1996	CF White Plains Associates - White Plains Hospital Physician Associates Address: 41 E. Post Road White Plains, New York 10601 Phone: (914) 681-0600	Unknown	None
1996-2003	CF Galleria at White Plains L.P. Address: c/o CT Corporation System, 111 Eighth Avenue New York, New York 10011 Phone: Unknown	Inactive	None
2003-2016	White Plains Galleria Limited Partnership Address: c/o CT Corporation System, 28 Liberty Street New York, New York 10005 Phone: Unknown	Inactive	None
2016-2022	WP Galleria Realty LP Address: 100 North Pacific Coast Highway, Suite 1925 El Segundo, California 90245 Phone: Unknown	Active	None
2022- present	Galleria City Holding Company LLC Address: c/o Pacific Realty 2029 Century Park E Suite 1550 Los Angeles, California 90067 Phone: (310) 464-7514	Active	None
Operators			
1885-1905	White Plains Hotel Address: Unknown Phone: Unknown	Unknown	None
1885	Cigar Factory Address: Unknown Phone: Unknown	Unknown	None
1885	WM. J. Sutton Carriage Shops (Including painting, melt melting and woodworking) Address: Unknown Phone: Unknown	Unknown	None
1885-1950	Various food stores (bakery, meat, fish, dairy, etc.) and commercial stores (barber, jewelry, etc.) Address: Unknown Phone: Unknown	Unknown	None
1889-1894	John R. Breese Carriage Factory Address: Railroad Avenue White Plains, New York Phone: Unknown	Unknown	None
1900	E. Bentley Carriage Works Address: Unknown Phone: Unknown	Unknown	None
1900-1905	Salvation Army Hall Address: 615 Slaters Lane Alexandria, Virginia 22314 Phone: 1(800) 725-2769	Active	None
1905	Blacksmith Address: Unknown Phone: Unknown	Unknown	None
1905	H.C. Purdy Carriage Works Address: Unknown Phone: Unknown	Unknown	None

PREVIOUS OWNERS & OPERATORS LIST
80 Main Street
80 Main Street, White Plains, New York 10601

1911	Moving Picture Theatre Address: Railroad Avenue White Plains, New York	Phone: Unknown	Unknown	None
1911-1942	Fowler & Sellars Co. Address: 80 Main White Plains, New York 10601	Phone: Unknown	Unknown	None
1911	Daily Record Address: Unknown	Phone: Unknown	Unknown	None
1911	The Daily Argus Address: Unknown	Phone: Unknown	Inactive	None
1930-1942	Genung's Department Store Address: 24 Main Street White Plains, New York 10601	Phone: Unknown	Inactive	None
1950	Dry Cleaning Address: Unknown	Phone: Unknown	Unknown	None
1950	Harow & Paint Address: Unknown	Phone: Unknown	Unknown	None
1950	Sonotone Corporation Address: 92 Main Street White Plains, New York 10601	Phone: Unknown	Unknown	None
1980-2023	The Galleria Mall Address: 100 Main Street White Plains, NY 10601	Phone: (914) 682-0111	Inactive	None
1980-2001	J.C. Penney Corporation, Inc. Address: 100 Main Street White Plains, New York 10601	Phone: 1 (800) 322-1189	Active	None
2003-2021	Sears, Roebuck and Company Address: 100 Main Street White Plains, New York 10601	Phone: (914) 644-1400	Inactive	None
2023-present	Vacant		N/A	None

EXHIBIT L

Site Access and Consent Agreement (Galleria City Holding Company LLC)

MLK DEVELOPERS LLC
710 Rock Ridge Road
Fairfield, CT 06824

Galleria City Holding Company LLC
c/o Galleria Manager Realty LLC
Attn: Steven Plenge
2029 Century Park East Suite #1550
Los Angeles, CA 90067

February 17, 2026

Re: Site Access to Perform Brownfield Cleanup Program Work
80 Main Street, White Plains, New York 10601

Dear Mr. Plenge:

MLK Developers LLC (“MLK”) is submitting a Brownfield Cleanup Program (“BCP”) Application to the New York State Department of Environmental Conservation (the “NYSDEC”) to voluntarily investigate and remediate the following property: 80 Main Street, White Plains, NY 10601 (Tax Parcel No. 125.75-4-2..2) (the “BCP Site”). As you know, Galleria City Holding Company LLC owns the aforementioned parcel that makes up the BCP Site.

Owner authorizes MLK to submit the BCP Application to NYSDEC and participate in the NYSDEC BCP. MLK requires Owner’s written permission below to access the BCP site for the purpose of performing all obligations under the NYSDEC BCP including environmental investigation and remediation work for the purpose of obtaining a Certificate of Completion (“Remedial Program”) under 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 BCP Site to perform the Remedial Program. We shall provide you with copies of any information that we generate about the BCP Site, and if we or any person or entity acting on our behalf (including, without limitation, any contractor hired to enter the BCP Site to perform the Remedial Program (collectively, the “MLK Parties”)) damages the BCP Site in any way, we agree to repair the damages to restore the BCP Site to the way it was before any such MLK Party entered the BCP Site. Our contractor will also maintain insurance that would cover any accidents on the job. We shall minimize any and all inconvenience to you in connection with performance of the Remedial Program, and will give you at least one week advance notice before the work begins.

In addition, in the unlikely circumstance that you still own the BCP Site when the Certificate of Completion is about to be obtained for the BCP Site, and a Track 1 remediation level is not achieved, you are hereby also agreeing to grant to the NYSDEC, an environmental easement on the BCP Site if required by the NYSDEC, subject to the terms required by the NYSDEC BCP, for issuance of a Certificate of Completion for the BCP Site.

Thank you for your cooperation.

Sincerely,


MLK Developers LLC
By. Brian Tierney
Authorized Signatory

As an authorized signatory for the site owner, I am authorized to grant this temporary license and agree to allow MLK and its agents to enter the BCP Site to perform the Remedial Program under the BCP.


Galleria City Holding Company LLC
By. Steven Plenge
Authorized Signatory

EXHIBIT M
Site Contact List

Site Contact List

80 MAIN STREET SITE 80 Main Street, White Plains, New York 10601

Name	Title	Address	City	State	Zip
Hon. Charles Schumer	U.S. Senator	11A Clinton Avenue, Room 827	Albany	NY	12207
Kristen Gillibrand	U.S. Senator	11A Clinton Avenue, Room 821	Albany	NY	12207
Kisha Santiago	NYS DOS - Office of Planning, Development and Community Infrastructure, Deputy	One Commerce Plaza, 99 Washington Ave, Suite 1010	Albany	NY	12231
Michael Lawler	U.S. House of Representatives, 17th District	60 McAlpine Avenue	Mahopac	NY	10541
Andrea Stewart-Cousins	New York State Senator, 35th District	188 State Street, Room 907	Albany	NY	12247
Chris Burdick	NYS Assembly Member, 93rd District	S. Bedford Road	Mt. Kisco	NY	10549
Kenneth Jenkins	Westchester County Executive	148 Martine Avenue	White Plains	NY	10601
Bernard Thombs	Westchester County Planning Board, Chair	148 Martine Avenue	White Plains	NY	10601
Justin C. Brasch	White Plains, Mayor	255 Main Street	White Plains	NY	10601
John J. Iorris	White Plains Planning Board, Chair	255 Main Street	White Plains	NY	10601
Kevin Hodapp, P.E.	White Plains Building Department, Commissioner	70 Church Street	White Plains	NY	10601
The Journal News	Media Outlet		White Plains	NY	10601
Stefania Mignone	White Plains Dept of Public Works, Bureau of Water & Wastewater	1133 Westchester Ave. Suite N 110, 255 Main Street	White Plains	NY	10604
Laura Eekley	White Plains Public Library, Library Director	100 Martine Avenue	White Plains	NY	10601
Myra Castillo	White Plains Elementary School, Principal	295 Church Street	White Plains	NY	10603
Dr. Matthew L. Ierardi	White Plains Middle School, Eastview Campus, Principal	350 Main Street	White Plains	NY	10601
Julie Choi	Fusion Academy Westchester, Head of School	1 N Broadway, Suite 120	White Plains	NY	10601
Khali Murrell	Rochambeau Alternative High School, Director	228 Fisher Avenue	White Plains	NY	10606
Paul M. Pizzutello	Reach Academy, Principal	45 E Gainsborg Avenue	West Harrison	NY	10604
Anatolia Torres	Westchester Sunny Day Care	52 West Prospect Avenue	White Plains	NY	10607
Adagui G. Marchena	Mini City Daycare, LLC	66 Concord Avenue	White Plains	NY	10606
Kerri Pritchett	Children's Corner Learning Center, Director	120 Bloomingdale Road	White Plains	NY	10604
Consuelo Camacho	My Sister's Daycare, Owner	3 Ridgeview Avenue	White Plains	NY	10606
Lia Da Rocha	Lia's Day Care	236 S Lexington Avenue	White Plains	NY	10606
Imani Oliva Williams	Kiddle Academy of White Plains, Director	222 Bloomingdale Road, Suite 108	White Plains	NY	10605
City of White Plains	Adjacent Property Owner of 100 Main Street	255 Main Street	White Plains	NY	10601
Verizon of New York	Adjacent Property Owner of 111 Main Street	111 Main Street	New York	NY	10601
81 Main Realty Corp..	Adjacent Property Owner of 81 Main Street	680 Fifth Avenue, 23 rd FL	New York	NY	10601
Power Authority of State of New York	Adjacent Property Owner of 123 Main Street	123 Main Street (Lori Alessio)	White Plains	NY	10601
Galleria City Holding Company LLC	Adjacent Property Owner of 70, 100 and 180 Main Street	2029 Century Park East, Suite 1550, (S. Plenge)	Los Angeles	CA	90067
Harold Salant Strassfeld & Spelling	Adjacent Property Operator of 81 Main Street	81 Main Street, Suite 205	White Plains	NY	10601
Freixenet Mionetto USA Inc.	Adjacent Property Operator of 81 Main Street	81 Main Street, Suite 303	White Plains	NY	10601
Worby Vecchio Edelman L.L.P.	Adjacent Property Operator of 81 Main Street	81 Main Street, Suite 306	White Plains	NY	10601

Fiedler Deutsch, LLP	Adjacent Property Operator of 81 Main Street	81 Main Street, Suite 304	White Plains	NY	10601
DB US Holding Corporation	Adjacent Property Operator of 81 Main Street	81 Main Street, Suite 504	White Plains	NY	10601
Newmark	Adjacent Property Operator of 81 Main Street	81 Main Street, 5 th FL	White Plains	NY	10601
Stonebridge Partners	Adjacent Property Operator of 81 Main Street	81 Main Street, Suite 505	White Plains	NY	10601
Davis & Associates P.C.	Adjacent Property Operator of 81 Main Street	81 Main Street, Suite 205	White Plains	NY	10601
Abrams Fenserman, LLP	Adjacent Property Operator of 81 Main Street	81 Main Street, Suite 400	White Plains	NY	10601
LNK Partners LLC	Adjacent Property Operator of 81 Main Street	81 Main Street, Suite 501	White Plains	NY	10601

EXHIBIT N
Repository Consent Letter

Law Office of
Denise J. D'Ambrosio, Esq.
Attorney at Law

December 19, 2025

By Email
leckley@whiteplainslibrary.org

Laura Eckley
Library Director
White Plains Public Library (WPPL)
100 Martine Avenue
White Plains, New York 10601

Re: BCP Application
80 Main Street Site
White Plains, New York 10601

Dear Director Eckley:

MLK Developers LLC is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application for the 80 Main Street Site ("Site") located at 80 Main Street in White Plains currently designated as Section 125.75, Block 4, Lot 2..2. It is a requirement of the NYSDEC BCP that the BCP application include a letter certifying local library consent to serving as public repository for all documents pertaining to the remedial program for the BCP Site. The documents maintained in the repository should be made available to the public upon request.

The documents will be provided to WPPL in electronic format unless you indicate hard copy is preferred. Please call or email if you have any questions; otherwise please sign below indicating that the WPPL consents to act as the public repository for this BCP project. Thank you.


Sincerely,


Denise J. D'Ambrosio

WPPL public repository consent.



Laura Eckley, Library Director



Date