

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director  
625 Broadway, 12th Floor, Albany, New York 12233-7011  
P: (518) 402-9706 | F: (518) 402-9020  
www.dec.ny.gov

DEC 26 2018

18<sup>th</sup> Highline Associates, L.L.C.  
C/O Frank Monterisi, Jr.  
The Related Companies  
60 Columbus Circle  
New York, NY 10023

Re: Certificate of Completion  
515 West 18<sup>th</sup> Street, New York  
New York County  
Site No: C231093

Dear Mr. Monterisi:

Congratulations on having satisfactorily completed the remedial program at the 515 West 18<sup>th</sup> Street site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:

- If you are the site owner, you must record a notice of the COC in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record a notice of the COC within 30 days of the date that you acquire the site. A copy of the recorded notice should be provided to the Department's project manager. If you are a non-owner, you must work with the owner to assure the notice of COC is recorded within the time frame specified. A standard notice form is attached to this letter. Please return the proof of recording to:

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

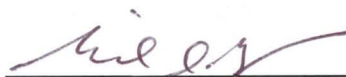


Department of  
Environmental  
Conservation

- Provide the notice of the COC to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in April, 2020.

If you have any questions regarding any of these items, please contact Douglas MacNeal at 518-402-9662 or [douglas.macneal@dec.ny.gov](mailto:douglas.macneal@dec.ny.gov).

Sincerely,



---

Michael J. Ryan, P.E.

Director

Division of Environmental Remediation

ec w/enclosure:

Alana Carroll, [acarroll@tenen-env](mailto:acarroll@tenen-env)

David Freeman, [dfreeman@gibbonslaw.com](mailto:dfreeman@gibbonslaw.com)

C. Vooris, NYSDOH

D. Hettrick, NYSDOH

Matt Gokey, [matthew.gokey@tax.ny.gov](mailto:matthew.gokey@tax.ny.gov)

Matt Culotti, [matthew.culotti@tax.ny.gov](mailto:matthew.culotti@tax.ny.gov)

ec w/o enclosure:

D. MacNeal

G. Heitzman

J. O'Connell, R2

M. Warner, OGC

K. Lewandowski



NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)  
*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

**Name**

**Address**

18th Highline Associates, L.L.C.

60 Columbus Circle, New York, NY 10023

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 6/11/15    **Agreement Execution:** 7/2/15    **Agreement Index No.:** C231093-05-15

**Application Approval Amendment:** none

**Agreement Execution Amendment:** none

**SITE INFORMATION:**

**Site No.:** C231093    **Site Name:** 515 West 18th Street

**Site Owner:** 18th Highline Associates, L.L.C.

**Street Address:** 511 West 18th Street and 131 10th Avenue

**Municipality:** New York    **County:** New York    **DEC Region:** 2

**Site Size:** 1.056 Acres

**Tax Map Identification Number(s):** 620-29, 690-20

**Percentage of site located in an EnZone:** 0 - 49 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

**CERTIFICATE ISSUANCE**

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

**Allowable Uses under the BCP:** Restricted-Residential, Commercial, and Industrial  
**Cleanup Track:** Parcel 1: Track 2 Restricted use with generic soil cleanup objectives  
Parcels 2 – 8: Track 4 Restricted use with site specific soil cleanup objectives

**Tax Credit Provisions for Entities Taxable Under Article 9, 9-A, 32, and 33:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is:

Parcel 1: 40%

Parcels 2 through 8: 28%

Tangible Property Credit Component Rate is 12 % for all parcels.

**Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is:

Parcel 1: 40%

Parcels 2 through 8: 28%

Tangible Property Credit Component Rate is 10 % for all parcels.



The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for New York County as 2018000393460.

#### **LIABILITY LIMITATION**

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

#### **CERTIFICATE TRANSFERABILITY**

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

#### **CERTIFICATE MODIFICATION/REVOCATION**

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Basil Seggos  
Commissioner  
New York State Department of Environmental Conservation

By:  Date: 12/26/18

Michael J. Ryan, P.E., Director  
Division of Environmental Remediation

**NOTICE OF CERTIFICATE OF COMPLETION**

**Brownfield Cleanup Program  
6 NYCRR Part 375-1.9(d)**

**515 West 18th Street, Site ID No. C231093  
511 West 18th Street and 131 10th Avenue, New York, NY 10011  
New York, New York County, Tax Map Identification Number(s) 620-29, 690-20**

**PLEASE TAKE NOTICE**, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to 18th Highline Associates, L.L.C. for a parcel approximately 1.056 acres located at 511 West 18th Street and 131 10th Avenue in the City and County of New York.

**PLEASE TAKE NOTICE**, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

**PLEASE TAKE NOTICE**, the remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

**PLEASE TAKE NOTICE**, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for New York County as 2018000393460

**PLEASE TAKE NOTICE**, the Environmental Easement requires that the approved site management plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

**PLEASE TAKE NOTICE**, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise



*515 West 18<sup>th</sup> Street, C231093, 511 West 18<sup>th</sup> Street and 131 10<sup>th</sup> Avenue*

occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

**PLEASE TAKE NOTICE**, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

**PLEASE TAKE NOTICE**, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

**PLEASE TAKE NOTICE**, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

**PLEASE TAKE NOTICE**, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

**PLEASE TAKE NOTICE**, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

**PLEASE TAKE NOTICE**, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 located at 47-40 21<sup>st</sup> Street, Long Island City, New York, 11101 by contacting the Regional Environmental Remediation Engineer.

**WHEREFORE**, the undersigned has signed this Notice of Certificate

18<sup>th</sup> Highline Associates, L.L.C.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF NEW YORK            ) SS:  
COUNTY OF                    )

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_, before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
Signature and Office of individual  
taking acknowledgment

**Please record and return to:**  
18<sup>th</sup> Highline Associates, L.L.C.  
C/O The Related Companies  
60 Columbus Circle  
New York, NY 10023

**Exhibit A**  
**Site Description**

## Legal Description of Parcel 1

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the westerly side of 10th Avenue with the northerly side of West 18th Street;

RUNNING THENCE westerly, along said northerly side of West 18th Street, a distance of 325 feet;

THENCE northerly, and parallel with 10th Avenue, a distance of 92 feet;

THENCE easterly, and parallel with the northerly side of West 18th Street, a distance of 150 feet;

THENCE northerly, and parallel with 10th Avenue, a distance of 92 feet to the southerly side of West 19th Street;

THENCE easterly, along said southerly side of West 19th Street, a distance of 175 feet to the corner formed by the intersection of said southerly side of West 19th Street with the westerly side of 10th Avenue;

THENCE southerly, along said westerly side of 10th Avenue, a distance of 184 feet to the point or place of BEGINNING.

Area containing 46,000.00 Square Feet or 1.0560 Acres  
less the Areas of Track 4 Parcels



## Legal Description of Parcel 2

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of West 19th Street, distant 161.05 feet westerly from the corner formed by the intersection of the westerly side of 10th Avenue and the southerly side of West 19th Street;

RUNNING THENCE southerly, forming an interior angle on its southerly side, 89 degrees 57 minutes 33 seconds with 10th Avenue a distance of 106.21 feet to a point;

THENCE westerly, forming an interior angle on its westerly side, 90 degrees 01 minutes 32 seconds, a distance of 73.54 feet to a point;

THENCE northerly, forming an interior angle on its easterly side, 108 degrees 21 minutes 53 seconds, a distance of 14.95 feet to a point;

THENCE easterly, forming an interior angle on its southerly side, 71 degrees 39 minutes 03 seconds, a distance of 64.37 feet to a point;

THENCE northerly, forming an exterior angle on its westerly side, 90 degrees 00 minutes 00 seconds, a distance of 92.00 to a point along the southerly side of West 19th Street;

THENCE easterly, along said southerly side of West 19th Street, a distance of 13.95 feet to the point or place of BEGINNING.

Area containing 2,358.50 Square Feet or 0.0541 Acres

### Legal Description of Parcel 3

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of West 19th Street, distant 86.65 feet westerly from the corner formed by the intersection of the westerly side of 10th Avenue and the southerly side of West 19th Street;

RUNNING THENCE southerly forming an interior angle on its southerly side, 88 degrees 34 minutes 49 seconds with 10th Avenue a distance of 11.69 feet to a point;

THENCE westerly forming an interior angle on its westerly side, 90 degrees 37 minutes 59 seconds, a distance of 40.24 feet to a point;

THENCE northerly forming an interior angle on its easterly side, 91 degrees 21 minutes 53 seconds, a distance of 14.95 feet to a point;

THENCE easterly forming an interior angle on its southerly side, 71 degrees 46 minutes 40 seconds, a distance of 11.13 feet to a point along the southerly side of West 19th Street;

THENCE easterly along said southerly side of West 19th Street, a distance of 40.72 to the point or place of BEGINNING.

Area containing 461.77 Square Feet or 0.0106 Acres

## Legal Description of Parcel 4

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point distant 89.90 feet westerly and perpendicular to the Point of Commencement, said Point of Commencement being a point along the westerly side of Tenth Avenue distant 26.59 feet southerly from the corner formed by the intersection of the southerly side of West 19th Street with the westerly side of Tenth Avenue;

RUNNING THENCE westerly and still perpendicular to Tenth Avenue, a distance of 30.07 feet to a point;

THENCE southerly and perpendicular to the last course, a distance of 10.90 feet to a point;

THENCE easterly and perpendicular to the last course, a distance of 30.07 feet to a point; point;

THENCE northerly and again perpendicular to the last course, a distance of 10.90 feet to the point or place of BEGINNING.

Area containing 327.81 Square Feet or 0.0075 Acres



## Legal Description of Parcel 5

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point distant 91.11 feet westerly and perpendicular to the Point of Commencement, said Point of Commencement being a point along the westerly side of Tenth Avenue distant 66.46 feet southerly from the corner formed by the intersection of the southerly side of West 19th Street with the westerly side of Tenth Avenue;

RUNNING THENCE southerly, forming an exterior angle with said perpendicular line, on its easterly side, 88 degrees 50 minutes 22 seconds, a distance of 11.65 feet to a point;

THENCE westerly forming an interior angle on its westerly side, 87 degrees 46 minutes 07 seconds, a distance of 29.32 feet to a point;

THENCE northerly forming an interior angle on its easterly side, 89 degrees 01 minutes 56 seconds, a distance of 11.41 feet to a point;

THENCE easterly forming an interior angle on its southerly side, 91 degrees 25 minutes 53 seconds, a distance of 28.68 feet to the point or place of BEGINNING.

Area containing 334.26 Square Feet or 0.0076 Acres

## Legal Description of Parcel 6

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point distant 90.74 feet westerly and perpendicular to the Point of Commencement, said Point of Commencement being a point along the westerly side of Tenth Avenue distant 106.29 feet southerly from the corner formed by the intersection of the southerly side of West 19th Street with the westerly side of Tenth Avenue;

RUNNING THENCE southerly, forming an exterior angle with said perpendicular line, on its easterly side, 89 degrees 26 minutes 54 seconds, a distance of 11.62 feet to a point;

THENCE westerly forming an interior angle on its westerly side, 89 degrees 26 minutes 10 seconds, a distance of 29.25 feet to a point;

THENCE northerly forming an interior angle on its easterly side, 88 degrees 50 minutes 01 seconds, a distance of 11.52 feet to a point;

THENCE easterly forming an interior angle on its southerly side, 91 degrees 22 minutes 15 seconds, a distance of 28.91 feet to the point or place of BEGINNING.

Area containing 336.49 Square Feet or 0.0077 Acres

## Legal Description of Parcel 7

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point distant 90.39 feet westerly and perpendicular to the Point of Commencement, said Point of Commencement being a point along the westerly side of Tenth Avenue distant 146.06 feet southerly from the corner formed by the intersection of the southerly side of West 19th Street with the westerly side of Tenth Avenue;

RUNNING THENCE southerly, forming an exterior angle with said perpendicular line, on its easterly side, 91 degrees 09 minutes 49 seconds, a distance of 11.82 feet to a point;

THENCE westerly forming an interior angle on its westerly side, 90 degrees 25 minutes 13 seconds, a distance of 28.57 feet to a point;

THENCE northerly forming an interior angle on its easterly side, 92 degrees 14 minutes 03 seconds, a distance of 11.39 feet to a point;

THENCE easterly forming an interior angle on its southerly side, 88 degrees 38 minutes 07 seconds, a distance of 29.10 feet to the point or place of BEGINNING.

Area containing 334.43 Square Feet or 0.0076 Acres



## Legal Description of Parcel 8

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of West 18th Street, distant 86.47 feet westerly from the corner formed by the intersection of the westerly side of 10th Avenue and the northerly side of West 18th Street;

RUNNING THENCE westerly along said northerly side of West 18th Street, a distance of 40.68 feet to a point;

THENCE northerly forming an interior angle on its easterly side, 88 degrees 53 minutes 55 seconds, a distance of 11.33 feet to a point;

THENCE easterly forming an interior angle on its southerly side, 91 degrees 05 minutes 54 seconds, a distance of 40.24 feet to a point;

THENCE southerly forming an interior angle on its westerly side, 91 degrees 07 minutes 29 seconds, a distance of 11.33 feet to the point or place of BEGINNING.

Area containing 458.28 Square Feet or 0.0105 Acres

## TRACK LAND AREAS

TRACK 4A LAND AREA = 2358.50 S.F.

TRACK 4B LAND AREA = 461.77 S.F.

TRACK 4C LAND AREA = 327.81 S.F.

TRACK 4D LAND AREA = 334.26 S.F.

TRACK 4E LAND AREA = 336.49 S.F.

TRACK 4F LAND AREA = 334.43 S.F.

TRACK 4G LAND AREA = 458.28 S.F.

TOTAL TRACK 4 LAND AREA = 4,275.05 S.F.

TRACK 2 LAND AREA = 46,000.0 S.F. - 4,275.05 S.F. = 41,724.95 S.F.

**Exhibit B**

**Site Survey**

NO.	DATE	REVISIONS & REVISIONS DISPOSITION	FRAC. A	APPROVED BY
1	12/11/18		40	J. WEBB
2	1/11/19		40	J. WEBB

Map Amendments



New York City Land Surveyors, P.C.  
65 Montgomery Ave. Staten Island, NY 10310  
www.nylandsurveyors.com  
Phone: 377-6418-6181 Fax: 377-6418-6184

**Legal Descriptions of Former Tax Lot 20**

Block 690, Lot 20 on the tax map of New York City, known as 511 West 185 Street, New York, N.Y.

**PARCELS I**  
All that certain 3800 square feet parcel of land, with the buildings and improvements thereon erected thereon, siting and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:  
BEGINNING at a point on the southerly side of West 186 Street, a distance 181.20 feet westerly from the corner formed by the intersection of the westerly side of West 190 Avenue and the southerly side of West 186 Street.  
RUNNING THENCE southerly, forming an interior angle on its southerly side, 88 degrees 02 minutes 13 seconds to its southerly side, 188 feet to a point.  
THENCE westerly, forming an interior angle on its westerly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point.  
THENCE northerly, forming an interior angle on its northerly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point.  
THENCE easterly, forming an interior angle on its easterly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point.  
THENCE southerly, forming an interior angle on its southerly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point along the southerly side of West 186 Street.

**PARCELS II**  
All that certain 4800 square feet parcel of land, siting and being in the Borough of Manhattan, County, City and State of New York, and being designated as a Mass Graded Map of Land belonging to Debarth, Inc., made by George E. Smith, Civil Engineer, January 31, 1937, in New York City, recorded and approved by the Registrar of the County of New York on June 10, 1937 as Map No. 1377, bounded and described as follows:  
NORTHERLY by East by Northwell Street.  
EASTERLY by Lot Number one hundred and thirty-one (131).  
SOUTHERLY by the rear of Lot Number one hundred and fifty-two (152) on said map and 608.975 feet by Lot Number one hundred and thirty (130) on said map.  
East by centering in breadth and front and rear, Twenty-Nine (29) feet and in length on each side, thirty one (31) feet. The above mentioned lines being that of the Registrar of the County of New York on June 10, 1935 as Map No. 1377.

**PARCELS III**  
All that certain 6000 square feet parcel of land, siting and being in the Borough of Manhattan, County, City and State of New York, and being designated as a Mass Graded Map of Land belonging to Debarth, Inc., made by George E. Smith, Civil Engineer, January 31, 1937, in New York City, recorded and approved by the Registrar of the County of New York on June 10, 1935 as Map No. 1377, bounded and described as follows:  
NORTHERLY by East by Northwell Street.  
EASTERLY by Lot Number one hundred and thirty-one (131) on said map.  
SOUTHERLY by the rear of Lot Number one hundred and fifty-two (152) on said map and WESTERLY by Lot Number one hundred and thirty (130) on said map.  
East by centering in breadth and front and rear, Twenty-Nine (29) feet and in length on each side, thirty one (31) feet. The above mentioned lines being that of the Registrar of the County of New York on June 10, 1935 as Map No. 1377.

**PARCELS IV**  
Being and to be for the same premises conveyed to Debarth, Inc. by United States Trust Company in a deed dated October 26, 1939, recorded in the Office of the Registrar of the County of New York, in the Office of the Registrar of the County of New York on June 10, 1935 as Map No. 1377.  
All that certain 1000 square feet parcel of land, siting and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:  
BEGINNING at a point on the northerly side of West 180 Street, a distance 170 feet from the corner formed by the intersection of the westerly side of West 190 Avenue and the southerly side of West 180 Street.  
RUNNING THENCE northerly, parallel with West 180 Street, 188 feet to the southerly side of West 180 Street.  
THENCE westerly along the southerly side of West 180 Street, 82 feet to a point.  
THENCE southerly, parallel with West 180 Street, 82 feet to a point.  
THENCE easterly, parallel with West 180 Street, 82 feet to a point.  
THENCE northerly, parallel with West 180 Street, 188 feet to the southerly side of West 180 Street, 208 feet to the point or place of BEGINNING.

**TRACK LAND AREAS**

TRACK 1A LAND AREA	= 3258.50 S.F.
TRACK 1B LAND AREA	= 4871.77 S.F.
TRACK 1C LAND AREA	= 3221.91 S.F.
TRACK 1D LAND AREA	= 241.36 S.F.
TRACK 1E LAND AREA	= 338.48 S.F.
TRACK 1F LAND AREA	= 341.42 S.F.
TRACK 1G LAND AREA	= 458.28 S.F.
TOTAL TRACK LAND AREA	= 14,276.82 S.F.
TRACK 2 LAND AREA	= 48,080.50 S.F. = 1,124.90 S.F.

**THE ENGINEERING AND INSTITUTIONAL CONTROLS for the Easement are set forth in more detail in the Site Management Plan ("SMP"). A copy of the SMP must be obtained by any party with an interest in the property. The SMP may be obtained from the New York State Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.state.ny.gov.**

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law.

**Legal Description of Parcel 3**

All that certain 4800 square feet parcel of land, siting and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of West 186 Street, a distance 181.20 feet westerly from the corner formed by the intersection of the westerly side of West 190 Avenue and the southerly side of West 186 Street.  
RUNNING THENCE southerly, forming an interior angle on its southerly side, 88 degrees 02 minutes 13 seconds to its southerly side, 188 feet to a point.  
THENCE westerly, forming an interior angle on its westerly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point.  
THENCE northerly, forming an interior angle on its northerly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point.  
THENCE easterly, forming an interior angle on its easterly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point.  
THENCE southerly, forming an interior angle on its southerly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point along the southerly side of West 186 Street.

**Legal Description of Parcel 4**

All that certain 4800 square feet parcel of land, siting and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of West 186 Street, a distance 181.20 feet westerly from the corner formed by the intersection of the westerly side of West 190 Avenue and the southerly side of West 186 Street.  
RUNNING THENCE southerly, forming an interior angle on its southerly side, 88 degrees 02 minutes 13 seconds to its southerly side, 188 feet to a point.  
THENCE westerly, forming an interior angle on its westerly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point.  
THENCE northerly, forming an interior angle on its northerly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point.  
THENCE easterly, forming an interior angle on its easterly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point.  
THENCE southerly, forming an interior angle on its southerly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point along the southerly side of West 186 Street.

**Legal Description of Parcel 5**

All that certain 4800 square feet parcel of land, siting and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of West 186 Street, a distance 181.20 feet westerly from the corner formed by the intersection of the westerly side of West 190 Avenue and the southerly side of West 186 Street.  
RUNNING THENCE southerly, forming an interior angle on its southerly side, 88 degrees 02 minutes 13 seconds to its southerly side, 188 feet to a point.  
THENCE westerly, forming an interior angle on its westerly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point.  
THENCE northerly, forming an interior angle on its northerly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point.  
THENCE easterly, forming an interior angle on its easterly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point.  
THENCE southerly, forming an interior angle on its southerly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point along the southerly side of West 186 Street.

**Legal Description of Parcel 6**

All that certain 4800 square feet parcel of land, siting and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of West 186 Street, a distance 181.20 feet westerly from the corner formed by the intersection of the westerly side of West 190 Avenue and the southerly side of West 186 Street.  
RUNNING THENCE southerly, forming an interior angle on its southerly side, 88 degrees 02 minutes 13 seconds to its southerly side, 188 feet to a point.  
THENCE westerly, forming an interior angle on its westerly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point.  
THENCE northerly, forming an interior angle on its northerly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point.  
THENCE easterly, forming an interior angle on its easterly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point.  
THENCE southerly, forming an interior angle on its southerly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point along the southerly side of West 186 Street.

**Legal Description of Former Tax Lot 29**

Block 690, Lot 29 on the tax map of New York City, known as 131 1/2 Avenue, New York, N.Y.

All that certain 4800 square feet parcel of land, with the buildings and improvements thereon erected thereon, siting and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:  
BEGINNING at the corner formed by the intersection of the southerly side of West 180 Street and the southerly side of West 188 Street, 120 feet.  
THENCE southerly, parallel with West 188 Avenue, 188 feet to the southerly side of West 180 Street, and  
THENCE easterly, along the southerly side of West 180 Street, 26 feet to the corner formed by the intersection of the southerly side of West 180 Street with the southerly side of West 188 Street.  
THENCE southerly, along the southerly side of West 188 Street, 188 feet to the corner, the point of place of BEGINNING.  
Being the same premises fronted as Parcel 1 in a certain deed from National City Bank, Inc., to the City of New York, recorded and approved by the Registrar of the County of New York on June 10, 1935 as Map No. 1377.

**Legal Description of Parcel 1**

All that certain 4800 square feet parcel of land, siting and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the westerly side of West 180 Avenue and the southerly side of West 180 Street, 208 feet to the point or place of BEGINNING.  
RUNNING THENCE southerly, parallel with West 180 Street, a distance of 188 feet to a point.  
THENCE westerly, parallel with West 180 Street, 82 feet to the southerly side of West 180 Street.  
THENCE easterly, parallel with West 180 Street, 82 feet to a point.  
THENCE northerly, parallel with West 180 Street, 188 feet to the southerly side of West 180 Street, 208 feet to the point or place of BEGINNING.

**Legal Description of Parcel 7**

All that certain 4800 square feet parcel of land, siting and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

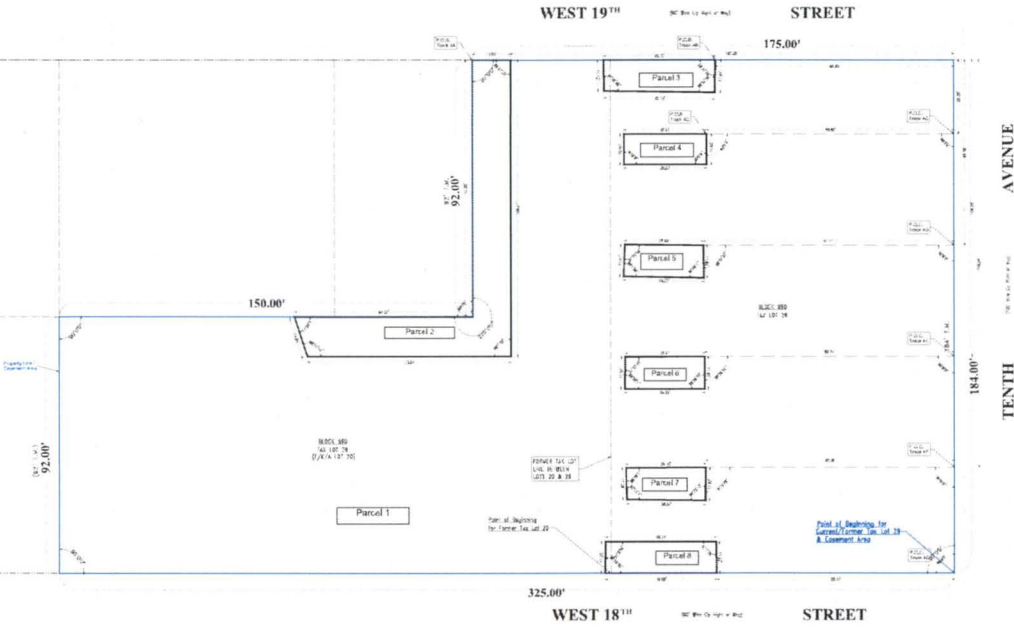
BEGINNING at a point distant 90.29 feet southerly and perpendicular to the Point of Commencement, said Point of Commencement being a point along the southerly side of West 190 Avenue, a distance 148.65 feet southerly from the corner formed by the intersection of the southerly side of West 190 Avenue and the southerly side of West 186 Street.  
RUNNING THENCE southerly, forming an interior angle on its southerly side, 88 degrees 02 minutes 13 seconds to its southerly side, 188 feet to a point.  
THENCE westerly, forming an interior angle on its westerly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point.  
THENCE northerly, forming an interior angle on its northerly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point.  
THENCE easterly, forming an interior angle on its easterly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point.  
THENCE southerly, forming an interior angle on its southerly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point along the southerly side of West 186 Street.

**Legal Description of Parcel 8**

All that certain 4800 square feet parcel of land, siting and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point distant 90.29 feet southerly and perpendicular to the Point of Commencement, said Point of Commencement being a point along the southerly side of West 190 Avenue, a distance 148.65 feet southerly from the corner formed by the intersection of the southerly side of West 190 Avenue and the southerly side of West 186 Street.  
RUNNING THENCE southerly, forming an interior angle on its southerly side, 88 degrees 02 minutes 13 seconds to its southerly side, 188 feet to a point.  
THENCE westerly, forming an interior angle on its westerly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point.  
THENCE northerly, forming an interior angle on its northerly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point.  
THENCE easterly, forming an interior angle on its easterly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point.  
THENCE southerly, forming an interior angle on its southerly side, 88 degrees 02 minutes 13 seconds, a distance of 14.93 feet to a point along the southerly side of West 186 Street.

**NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION NOTE:**  
"This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this easement are set forth in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP may be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov"



**SURVEYOR'S CERTIFICATE:**  
To: New York State Department of Environmental Conservation  
This is to certify that this survey was prepared in accordance with the working copy of practice for land surveys, adopted by the New York State Association of Professional Land Surveyors, and was made for the purpose of recording, and that the survey was conducted and carried out in accordance with the provisions of the governmental statutes and regulations which govern the practice of the Surveying Profession, and that the Surveyor is duly qualified to perform the duties of a Professional Land Surveyor in the State of New York.  
Date of this Certificate: August 28, 2018

Patrick A. Webb  
Professional Land Surveyor  
License # 20858  
Date of last Update by Public Notation: August 28, 2018

**Map of Survey of Property**

4515 WEST 18 STREET  
NYS DEC BASINEMENT SURVEY  
Project Number: 2017-144-0909  
Survey Order: 6-17-18  
Scale: 1" = 50'  
Date: 8/28/18

Drawn: 25	Approved: PAGES	Scale:
Sheet: No. 690	Total No. of Sheets: 29	2
Sheet No. 7072		





**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Form**  
 12/17/2018



**SITE DESCRIPTION**

**SITE NO.**            **C231093**

**SITE NAME** 515 West 18th Street

**SITE ADDRESS:** 511 West 18th Street and 131 10th Avenue      **ZIP CODE:** 10011

**CITY/TOWN:**    New York

**COUNTY:**      New York

**ALLOWABLE USE:** Restricted-Residential, Commercial, and Industrial

**SITE MANAGEMENT DESCRIPTION**

SITE MANAGEMENT PLAN INCLUDES:	YES	NO
IC/EC Certification Plan	■	□
Monitoring Plan	■	□
Operation and Maintenance (O&M) Plan	□	■

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2020

**Description of Institutional Control**

**18th Highline Associates, L.L.C.**

c/o The Related Companies, 60 Columbus Circle

**131 10th Avenue**

Environmental Easement

Block: 620

Lot: 29

Sublot:

Section:

Subsection:

S\_B\_L Image: 620-29

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**511 West 18th Street**

Environmental Easement

Block: 690

Lot: 20

Sublot:

Section:

Subsection:

S\_B\_L Image: 690-20

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**Description of Engineering Control**

**18th Highline Associates, L.L.C.**

c/o The Related Companies, 60 Columbus Circle

**131 10th Avenue**

Environmental Easement

Block: 620

Lot: 29

Sublot:

Section:

Subsection:

S\_B\_L Image: 620-29

Cover System

**511 West 18th Street**

Environmental Easement

Block: 690

Lot: 20

Sublot:

Section:

Subsection:

S\_B\_L Image: 690-20

Cover System