Exhibit A Site Description

Environmental Easement Legal Description

241 West 28th Street, Lot 18 (f/k/a Lots 13, 16, 18, and 66)

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

Beginning at a point on the northerly side of West 28th Street (60 feet wide) distant 154.83 feet easterly from the intersection formed by said northerly side of West 28th Street with the easterly side of Eighth Avenue and running thence;

North 02 degrees 28 minutes 28 seconds West, a distance of 157.23 feet to a point; thence

North 82 degrees 29 minutes 27 seconds East, a distance of 3.094 feet to a point; thence

North 01 degree 24 minutes 48 seconds West, a distance of 39.96 feet to a point on the southerly side of West 29th Street (60 feet wide), said point being distant 155.00 feet easterly from the intersection formed by said southerly side of West 29th Street with said easterly side of Eighth Avenue; thence

Along said southerly side of West 29th Street, North 88 degrees 35 minutes 12 seconds East a distance of 145.00 feet to a point; thence

South 01 degree 36 minutes 00 seconds East, a distance of 24.56 feet to a point; thence

North 82 degrees 27 minutes 02 seconds East, a distance of 0.88 feet to a point; thence

South 02 degrees 26 minutes 58 seconds East, a distance of 173.08 feet to a point on said northerly side of West 28th Street; thence

Along said northerly side of West 28th Street, south 88 degrees 35 minutes 12 seconds West, a distance of 149.25 feet to the point or place of beginning.

Encompassing an area of 0.67 acres, more or less.

Exhibit B

Site Survey

WEST 28TH STREET (60' WIDE)

SURVEY DESCRIPTION BLOCK 778 LOT 18 (AKA FORMER LOTS 13, 16, 18, & 66) & DEC EASEMENT

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY, AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY SIDE OF WEST 28TH STREET (60 FEET WIDE) DISTANT 154.83 FEET EASTERLY FROM THE INTERSECTION FORMED BY SAID NORTHERLY SIDE OF WEST 28TH STREET WITH THE EASTERLY SIDE OF EIGHTH AVENUE AND RUNNING THENCE;

NORTH 02 DEGREES 28 MINUTES 28 SECONDS WEST, A DISTANCE OF 157.23 FEET TO A POINT; NORTH 82 DEGREES 29 MINUTES 27 SECONDS EAST, A DISTANCE OF 3.094 FEET TO A POINT;

NORTH 01 DEGREE 24 MINUTES 48 SECONDS WEST, A DISTANCE OF 39.96 FEET TO A POINT ON THE SOUTHERLY SIDE OF WEST 29TH STREET (60 FEET WIDE), SAID POINT BEING DISTANT 155.00 FEET EASTERLY FROM THE INTERSECTION FORMED BY SAID SOUTHERLY SIDE OF WEST 29TH STREET WITH SAID EASTERLY SIDE OF EIGHTH AVENUE; THENCE

ALONG SAID SOUTHERLY SIDE OF WEST 29TH STREET, NORTH 88 DEGREES 35 MINUTES 12 SECONDS EAST A DISTANCE OF 145.00 FEET TO A POINT; THENCE SOUTH 01 DEGREE 36 MINUTES 00 SECONDS EAST, A DISTANCE OF 24.56 FEET TO A POINT:

NORTH 82 DEGREES 27 MINUTES 02 SECONDS EAST, A DISTANCE OF 0.88 FEET TO A POINT;

SOUTH 02 DEGREES 26 MINUTES 58 SECONDS EAST, A DISTANCE OF 173.08 FEET TO A POINT ON SAID NORTHERLY SIDE OF WEST 28TH STREET; THENCE

ALONG SAID NORTHERLY SIDE OF WEST 28TH STREET, SOUTH 88 DEGREES 35 MINUTES 12 SECONDS WEST, A DISTANCE OF 149.25 FEET TO THE POINT OR PLACE OF BEGINNING. ENCOMPASSING AN AREA OF 0.67 ACRES, MORE OR LESS.

NOTES

- 1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE,
- A. BOROUGH OF MANHATTAN SECTIONAL MAP NO. 41. B. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP FOR BLOCK 778 IN MANHATTAN, EFFECTIVE DATE 08/26/2021 11:20:20.
- C. SURVEY BY BARRY M. FAHRER, JOB NO. 20100744/20140919, DATE SURVEYED 12/5/2010, LAST REVISED 11/24/2014.
- D. "DEPARTMENT OF ENVIRONMENTAL CONSERVATION, BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT", BCP SITE NAME: 241 WEST 28TH STREET, BCP SITE NO.: C231139, DATE OF ORIGINAL AGREEMENT: 12/09/2019, SIGNED AND DATED 02/08/2021 BY MICHAEL J. RYAN, P.E., DIRECTOR, DIVISION OF ENVIRONMENTAL REMEDIATION.
- "TOPOGRAPHIC, BOUNDARY, AND UTILITY SURVEY, 241-251 WEST 28TH STREET", BY LANGAN, PROJECT NO. 170017001, DRAWING NO. VB101, DATED 03/19/2019, LAST REVISED 05/26/2021. F. REEL 2720 PG 2166 (DEED) ["PARCEL A" - FORMER LOT 13 AND "PARCEL B" - FORMER LOT
- G. CRFN: 2010000398414, RECORDED/FILED: 11/26/2010 16:01 (DEED) ["PARCEL 1"- FORMER
- H. CRFN: 2020000217453, RECORDED/FILED: 07/31/2020 11:15 (DEED) [FORMER LOT 18]
- 2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN
- 3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO APPROXIMATE NORTH (SEE NOTE 1E).
- 4. STREET NAMES AND R.O.W. WIDTHS AS PER MAPS REFERENCED IN NOTES 1A AND 1E. BLOCK AND LOT NUMBERS AS PER MAP REFERENCED IN NOTE 1B.
- PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY,
- 6. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE
- 7. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
- 8. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED

ADDITIONAL UTILITY (WATER, GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS. UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE

- SUBSURFACE UTILITY INFORMATION SHOWN HEREON. 9. BLOCK 778 LOT 18 IS CURRENTLY UNDER CONSTRUCTION.
- 10. EASEMENTS AND/OR LIMITING PLANES, IF ANY, IN ADDITION TO THE DEC EASEMENT ARE NOT
- 11. THIS IS TO CERTIFY THAT THERE ARE NO STREAMS NOR NATURAL WATERCOURSES ON THE PROPERTY AS SHOWN ON THIS SURVEY.
- 12. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK
- 13. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE

DEED DESCRIPTION BLOCK 778 FORMER LOTS 13 & 16 (SEE NOTE 1F- "PARCEL A" AKA FORMER LOT 13 & "PARCEL B" AKA FORMER LOT 16)

PARCEL A:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, 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 28TH STREET, OPPOSITE THE EASTERLY FACE OF THE EASTERLY INDEPENDENT WALL OF THE BUILDING KNOWN AS 253-255 WEST 28TH STREET WHICH IS DISTANT 154 FEET 10 INCHES EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF 8TH AVENUE WITH THE NORTHERLY SIDE OF 28TH STREET: RUNNING THENCE EASTERLY ALONG THE NORTHERLY SIDE OF 28TH STREET; 49 FEET 8 INCHES TO A POINT OPPOSITE THE WESTERLY FACE OF THE WESTERLY INDEPENDENT WALL OF THE BUILDING KNOWN AS 245-247 WEST 28TH STREET; THENCE NORTHERLY ALONG THE WESTERLY FACE OF THE SAID WESTERLY WALL LAST MENTIONED, AND ALONG A LINE IN PROLONGATION THEREOF. 159 FEET AND 7-1/4 INCHES, MORE OR LESS TO THE POINT OF INTERSECTION IN A LINE PROLONGATION EASTERLY OF THE NORTHERLY FACE OF THE NORTHERLY WALL OF THE 2 STORY BUILDING STANDING ON THE PREMISES HEREBY DESCRIBED: THENCE WESTERLY ALONG SAID LINE IN PROLONGATION EASTERLY OF THE NORTHERLY FACE OF THE

SAID NORTHERLY WALL AND ALONG THE NORTHERLY FACE OF THE SAID NORTHERLY WALL, AND ALONG A LINE IN PROLONGATION THEREOF WESTERLY 49 FEET AND 4 INCHES MORE OR LESS, TO ITS INTERSECTION WITH A LINE DRAWN IN PROLONGATION OF THE EASTERLY FACE OF THE SAID EASTERLY WALL OF THE BUILDING KNOWN AS 253-255 WEST 28TH STREET; THENCE SOUTHERLY ALONG THE SAID LINE PROLONGATION OF THE EASTERLY FACE OF THE SAID EASTERLY WALL OF SAD BUILDING 253 AND 255 WEST 28TH STREET, AND ALONG THE SAID EASTERLY FACE OF SAID EASTERLY WALL LAST MENTIONED, 155 FEET AND 4-1/2 INCHES TO THE

ALL THAT CERTAIN PLOT, PIECE OF PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF WEST 29TH STREET DISTANT ONE HUNDRED EIGHTY FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF WEST 29TH STREET WITH THE EASTERLY SIDE OF EIGHTH AVENUE; RUNNING THENCE SOUTHERLY PARALLEL WITH EIGHTH AVENUE THIRTY—SEVEN FEET AND THREE AND ONE-HALF INCHES; THENCE RUNNING EASTERLY ON A LINE FORMING AN ANGLE OF 83 DEGREES 53 MINUTES 40 SECONDS ON ITS NORTHERLY SIDE WITH THE LAST MENTIONED COURSE TWENTY-ONE FEET AND EIGHT AND ONE-QUARTER INCHES; THENCE SOUTHERLY ON A LINE FORMING AN ANGLE OF 91 DEGREES 3 MINUTES AND 40 SECONDS ON ITS EASTERLY SIDE WITH THE NORTHERLY SIDE OF WEST 28TH STREET ONE HUNDRED SIXTY—TWO FEET AND SIX AND ONE—HALF INCHES TO THE NORTHERLY SIDE OF WEST 28TH STREET; THENCE EASTERLY ALONG THE NORTHERLY SIDE OF WEST 28TH STREET, FORTY-NINE FEET AND NINE INCHES; THENCE NORTHERLY ON A LINE FORMING AN ANGLE OF 88 DEGREES 56 MINUTES 20 SECONDS ON ITS WESTERLY SIDE WITH THE NORTHERLY SIDE OF WEST 28TH STREET, ONE HUNDRED SIXTY-SEVEN FEET AND TEN AND ONE-HALF INCHES; THENCE WESTERLY ON A LINE FORMING AN ANGLE OF 84 DEGREES 57 MINUTES 20 SECONDS ON ITS SOUTHERLY SIDE WITH THE LAST MENTIONED COURSE, ONE FOOT AND FOUR AND ONE-QUARTER INCHES; THENCE NORTHERLY ON A LINE FORMING AN INTERIOR ANGLE ON ITS WESTERLY SIDE WITH THE LAST MENTIONED COURSE, 96 DEGREES 5 MINUTES 20 SECONDS, TWENTY-NINE FEET AND NINE AND ONE—HALF INCHES TO THE SOUTHERLY SIDE OF WEST 29TH STREET; THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF WEST 29TH STREET SEVENTY FEET, MORE OR LESS, TO THE POINT OR PREMISES BEING KNOWN BY STREET NUMBERS 245-7 WEST 28TH STREET AND 244 WEST 29TH

DEED DESCRIPTION **BLOCK 778 FORMER LOT 66** (SEE NOTE 1G- "PARCEL 1")

PARCEL 1: BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF 29TH STREET DISTANT 155 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF 8TH AVENUE WITH THE SOUTHERLY SIDE OF 29TH STREET RUNNING;

THENCE SOUTHERLY PARALLEL WITH 8TH AVENUE, 40 FEET 1-1/2 INCHES, MORE OR LESS, TO LAND FORMERLY OF HAMMERSLEY AND CUDLIP;

THENCE EASTERLY IN A DIAGONAL LINE EXTENDING TOWARDS 29TH STREET ALONG SAID HAMMERSLEY'S LAND 25 FEET 1-3/4 INCHES TO LAND FORMERLY OF THOMAS CRAMER:

THENCE NORTHERLY PARALLEL WITH 8TH AVENUE, 37 FEET 5-1/2, MORE OR LESS, TO THE SOUTHERLY SIDE OF 29TH STREET, AND THEN WESTERLY ALONG THE SOUTHERLY SIDE OF 29TH STREET, 25 FEET TO THE POINT OR PLACE OF BEGINNING.

SAID PREMISES BEING NOW KNOWN AS AND BY THE STREET NUMBER 250 WEST 29TH STREET; AND

DEED DESCRIPTION BLOCK 778 FORMER LOT 18 (SEE NOTE 1H)

ALL THAT CERTAIN REAL PROPERTY LYING, BEING AND SITUATE IN THE CITY OF NEW YORK, COUNTY OF NEW YORK, AND STATE OF NEW YORK, MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT ON THE NORTHERLY SIDE OF WEST 28TH STREET, DISTANT 254 FEET 4
INCHES EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF
WEST 28TH STREET AND THE EASTERLY SIDE OF 8TH AVENUE;

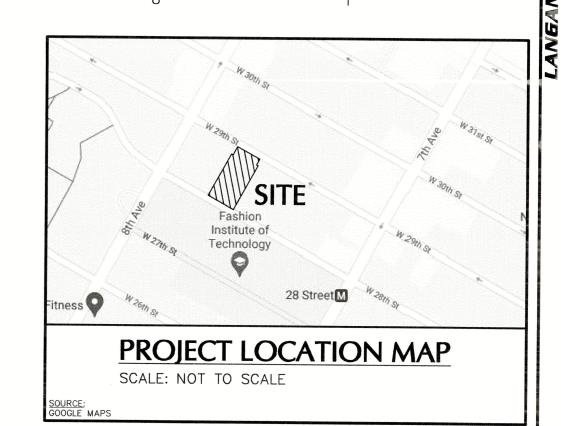
RUNNING THENCE NORTHERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 91 DEGREES 03 MINUTES 40 SECONDS A DISTANCE OF 167 FEET 9 INCHES; THENCE WESTERLY ALONG A LINE FORMING AN EXTERIOR ANGLE OF 84 DEGREES 55 MINUTES 30

SECONDS A DISTANCE OF 1 FOOT 2-3/4 INCHES; THENCE NORTHERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 83 DEGREES 51 MINUTES 50 SECONDS A DISTANCE OF 29 FEET 11-1/4 INCHES TO THE SOUTHERLY SIDE OF WEST 29TH STREET;

THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF WEST 29TH STREET 50 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE SOUTHERLY SIDE OF WEST 29TH STREET 24 FEET

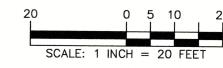
THENCE WESTERLY ALONG A LINE FORMING AN EXTERIOR ANGLE OF 83 DEGREES 51 MINUTES 50

THENCE SOUTHERLY 173 FEET 1 INCH TO A POINT ON THE NORTHERLY SIDE OF WEST 28TH STREET DISTANCE 49 FEET 9 INCHES FROM THE POINT OF BEGINNING; AND THENCE WESTERLY ALONG THE NORTHERLY SIDE OF WEST 28TH STREET 49 FEET 9 INCHES TO THE



LEGEND (NOT SHOWN TO SCALE)

---- STAND PIPE ---- STREET LIGHT ----- WATER VALVE ---- GAS VALVE ---- UNKNOWN VALVE ----- TREE ----- SIGN ---- BOLLARD ---- ELECTRIC BOX ---- MUNI METER ---- DOOR ---- DOUBLE DOOR ---- ROLL UP DOOR ---- BUILDING -----FENCE P.O.B. ---- POINT OF BEGINNING ---- ALSO KNOWN AS ---- DROP CURB ---- METAL COVER ---- CHAIN LINK --- ON LINE ---- NORTH ---- SOUTH ----- WEST ---- EAST --- CHAINLINK FENCE WOOD FENCE — — INTERIOR LOT LINES OF THE FORMER LOT CONFIGURATIONS ----- PROPERTY LINE RIGHT-OF-WAY LINE ---- DEC EASEMENT



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 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 CAN 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.

10/01/21 Revised and Reissued Date Description REVISIONS

hereby state that this plan is pased on a help share made by me or under my immediate supervision in accordance with NYSPLS Code of Practice for Land Surveys, and to the best of my professional knowledge information and belief, and in my professional opinion, correctly bepresents the conditions found on the date of the field survey at the subject property".

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.

21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com NEW YORK COUNTY

241 WEST 28TH STREET **BCP SITE NO.: C231139**

> BLOCK No. 778, LOT No. 18 **BOROUGH OF MANHATTAN** CITY OF NEW YORK

DEC EASEMENT SURVEY

Drawing Title

roject No. Drawing No. 170017001 05/26/2021 **DEC101** 1"=20" Drawn By Checked By

Filename: \\langan.com\data\NYC\data0\170017001\Survey Data - 170017001\CAD\Existing\170017001-DEC101-DEC Easement Survey.dwg Date: 10/4/2021 Time: 08:47 User: |berliner Style Table: Langan.stb Layout: ARCHD-BL