



Department of
Environmental
Conservation

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

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

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

Amendment to modify the existing BCA: [check one or more boxes below]

- Add applicant(s)
- Substitute applicant(s)
- Remove applicant(s)
- Change in Name of applicant(s)

Amendment to reflect a transfer of title to all or part of the brownfield site

1a. A copy of the recorded deed must be provided. Is this attached? Yes No

1b. Change in ownership Additional owner (such as a beneficial owner)

If yes, pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been previously submitted. If not, please submit this form with this Amendment. See <http://www.dec.ny.gov/chemical/76250.html>

Amendment to modify description of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Sections I and V below and Part II*]

Amendment to Expand or Reduce property boundaries of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Section I and V below and Part II*]

Sites in Bronx, Kings, New York, Queens, or Richmond counties ONLY: Amendment to request determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit. Please answer questions on the supplement at the end of the form.

Other (explain in detail below)

2. Required: Please provide a brief narrative on the nature of the amendment:

A 0.0683-acre portion of the BCP Site is being removed from the BCA because it is an existing City Street/Sidewalk. See the Survey showing the area to be removed attached as Exhibit A and the Legal Description of the portion of the Site being removed and the new Legal Description of the Site attached as Exhibit B. Therefore, the BCP Site is now 1.4632 Acres.

The BCP Site was formerly made up of Lot 2 (50 Hamilton Avenue) and a portion of Lot 1 (85 No. Lexington Avenue). Those Lots have since merged, making the BCP Site one lot, known as a Portion of Lot 2.1 with a new address of 25 N. Lexington Avenue. It is a "portion of" the Lot because the small 0.0683-acre area being removed from the Site is still part of the new tax parcel. See the Subdivision Map, 2022 Final Tax Assessment Roll, and an email from the White Plains Tax Assessor confirming lot No. 2.1 attached as Exhibit C.

Narrative Continued on Next Page.

Please refer to the attached instructions for guidance on filling out this application

Submission of a full BCP application will be required should this application be determined to be a major amendment. If the amendment involves more than an insignificant change in acreage, applicants are encouraged to consult with the DEC project team prior to submitting this application.

Narration Continuation

Volunteer GS White Plains Owner LLC also became the title owner of the BCP Site by deed dated December 16, 2021 and recorded December 20, 2021. See deed attached as Exhibit D. This transfer will not affect remedial efforts because GS White Plains Owner LLC is the Remedial Party for the Site.

Section I. Current Agreement Information			
BCP SITE NAME: Hope Fire Engine Co. Site		BCP SITE NUMBER: C360219	
NAME OF CURRENT APPLICANT(S): GS White Plains Owner, LLC			
INDEX NUMBER OF AGREEMENT: C360219-11-21		DATE OF ORIGINAL AGREEMENT: 12/7/2021	
Section II. New Requestor Information (complete only if adding new requestor or name has changed)			
NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
1. Is the requestor authorized to conduct business in New York State (NYS)? <input type="checkbox"/> Yes <input type="checkbox"/> No			
<ul style="list-style-type: none"> If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's (DOS) Corporation & Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS. 			
NAME OF NEW REQUESTOR'S REPRESENTATIVE			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF NEW REQUESTOR'S CONSULTANT (if applicable)			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF NEW REQUESTOR'S ATTORNEY (if applicable)			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
2. Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached? <input type="checkbox"/> Yes <input type="checkbox"/> No			
3. Describe Requestor's Relationship to Existing Applicant:			

Section III. Current Property Owner/Operator Information (only include if new owner/operator)
Owner below is: Existing Applicant New Applicant Non-Applciant

OWNER'S NAME (if different from requestor) GS White Plains Owner, LLC

ADDRESS One Federal Street, Suite 1804

CITY/TOWN Boston, MA

ZIP CODE 02110

PHONE (857) 254 - 1329

FAX N/A

E-MAIL ryan.souls@greystar.com

OPERATOR'S NAME (if different from requestor or owner)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

Section IV. Eligibility Information for New Requestor (Please refer to ECL § 27-1407 for more detail)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? Yes No
2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site? Yes No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Yes No
 Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the subject law; ii) any order or determination; iii) any regulation implementing ECL Article 27 Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. Yes No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, Department assigned site number, the reason for denial, and other relevant information. Yes No
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? Yes No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? Yes No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department? Yes No
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? Yes No
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? Yes No
11. Are there any unregistered bulk storage tanks on-site which require registration? Yes No

THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL §27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

PARTICIPANT

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

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 checking this box, 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; 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.

12. Requestor's Relationship to Property (check one):

Prior Owner Current Owner Potential /Future Purchaser Other _____

13. If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached? Yes No

Note: a purchase contract does not suffice as proof of access.

Section V. Property description and description of changes/additions/reductions (if applicable)

1. Property information on current agreement:

ADDRESS 50 Hamilton Avenue and Portion of 85 North Lexington Avenue

CITY/TOWN White Plains, NY

ZIP CODE 10061

TAX BLOCK AND LOT (SBL)

TOTAL ACREAGE OF CURRENT SITE: 1.532

Parcel Address	Section No.	Block No.	Lot No.	Acreage
50 Hamilton Avenue	125.66	5	2	0.77
Portion of 85 North Lexington Avenue	125.66	5	1	0.762

2. Check appropriate boxes below:

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

2a. PARCELS ADDED:

Parcel Address	Section No.	Block No.	Lot No.	Acreage Added by Parcel

Total acreage to be added: _____

Reduction of property

2b. PARCELS REMOVED:

Parcel Address	Section No.	Block No.	Lot No.	Acreage Removed by Parcel
Portion of 25 North Lexington Avenue	125.66	5	2.1	0.0683

Total acreage to be removed: 0.0683

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

2c. NEW SBL INFORMATION:

Parcel Address	Section No.	Block No.	Lot No.	Acreage
Merged into 25 N. Lexington Avenue (125.66-5-2.1)				
Portion of 25 North Lexington Avenue	125.66	5	2.1	1.4632

If requesting to modify a metes and bounds description or requesting changes to the boundaries of a site, please attach a revised metes and bounds description, survey, or acceptable site map to this application.

3. TOTAL REVISED SITE ACREAGE: 1.4632

Supplement to the Application To Amend Brownfield Cleanup Agreement And Amendment - Questions for Sites Seeking Tangible Property Credits in New York City ONLY.

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information.	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Is the property upside down as defined below?	<input type="checkbox"/> Yes <input type="checkbox"/> No
From ECL 27-1405(31):	
<p>"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.</p>	
3. Is the project an affordable housing project as defined below?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>From 6 NYCRR 375- 3.2(a) as of August 12, 2016:</p> <p>(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.</p> <p>(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' households annual gross income.</p> <p>(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.</p> <p>(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.</p>	

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT

Existing Agreement Information	
BCP SITE NAME: Hope Fire Engine Co. Site	BCP SITE NUMBER: C360219
NAME OF CURRENT APPLICANT(S): GS White Plains Owner, LLC	
INDEX NUMBER OF AGREEMENT: C360219-11-21	
EFFECTIVE DATE OF ORIGINAL AGREEMENT: 12/7/2021	

Declaration of Amendment:

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

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

Statement of Certification and Signatures: New Requestor(s) (if applicable)

(Individual)

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. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

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

_____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

Statement of Certification and Signatures: Existing Applicant(s) (an authorized representative of each applicant must sign)

(Individual)

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

Date: _____ Signature: _____

Print Name: _____

(Entity)

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

Date: 8/29/2022 Signature: 

Print Name: Ryan Souls

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Please see the following page for submittal instructions.

NOTE: Applications submitted in fillable format will be rejected.

Status of Agreement:

PARTICIPANT

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

VOLUNTEER

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

Effective Date of the Original Agreement: 12/7/2021

Signature by the Department:

DATED: Type text here

10/10/2022ere

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By: Andrew Guglielmi

Andrew Guglielmi, Director
Division of Environmental Remediation

SUBMITTAL REQUIREMENTS:

- **Two (2)** copies, one hard copy with original signatures and one electronic copy in final, non-fillable Portable Document Format (PDF) must be sent to:

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

- **NOTE: Applications submitted in fillable format will be rejected.**

FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: _____ **LEAD OFFICE:** DER, Albany _____

PROJECT MANAGER: Greta White _____

EXHIBIT A

REVISED BCP SITE LEGAL DESCRIPTION
P/O SECTION: 125.66 BLOCK: 5 LOT: 2.1
COUNTY OF WESTCHESTER, CITY AND STATE OF NEW YORK

BEGINNING at a point on along the northerly line of Hamilton Avenue at the westerly terminus of a curve having a radius of 20.00 feet connecting said northerly line of Hamilton Avenue with the westerly line of North Lexington Avenue as shown on FILED MAP No. 21580;

THENCE along said northerly line of Hamilton Avenue, South 84 degrees 55 minutes 13 seconds West, a distance of 254,715 feet to a point of curvature;

THENCE northwesterly along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 90 degrees 01 minutes 00 seconds and an arc length of 39,277 feet to its point tangency with the easterly line of Ferris Avenue;

THENCE along westerly line of the environmental easement area, North 05 degrees 03 minutes 49 seconds West, a distance of 72,778 feet and North 02 degrees 03 minutes 23 seconds West, a distance of 103,334 feet to a point of curvature;

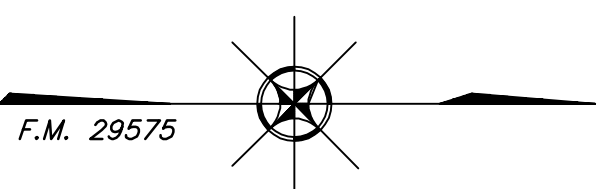
THENCE northwesterly along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 86 degrees 32 minutes 43 seconds and an arc length of 30,210 feet to its point of intersection with the southerly line of Right of Way Easement A as shown on the aforesaid FILED MAP No. 21580;

THENCE through the aforesaid Delivery Parcel No.2 and along said southerly line of Right of Way Easement A, North 84 degrees 29 minutes 20 seconds East, a distance of 239,352 feet to a point of curvature and thence southeasterly along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 85 degrees 57 minutes 50 seconds and an arc length 30,007 feet to its point of tangency with the aforesaid westerly line of North Lexington Avenue;

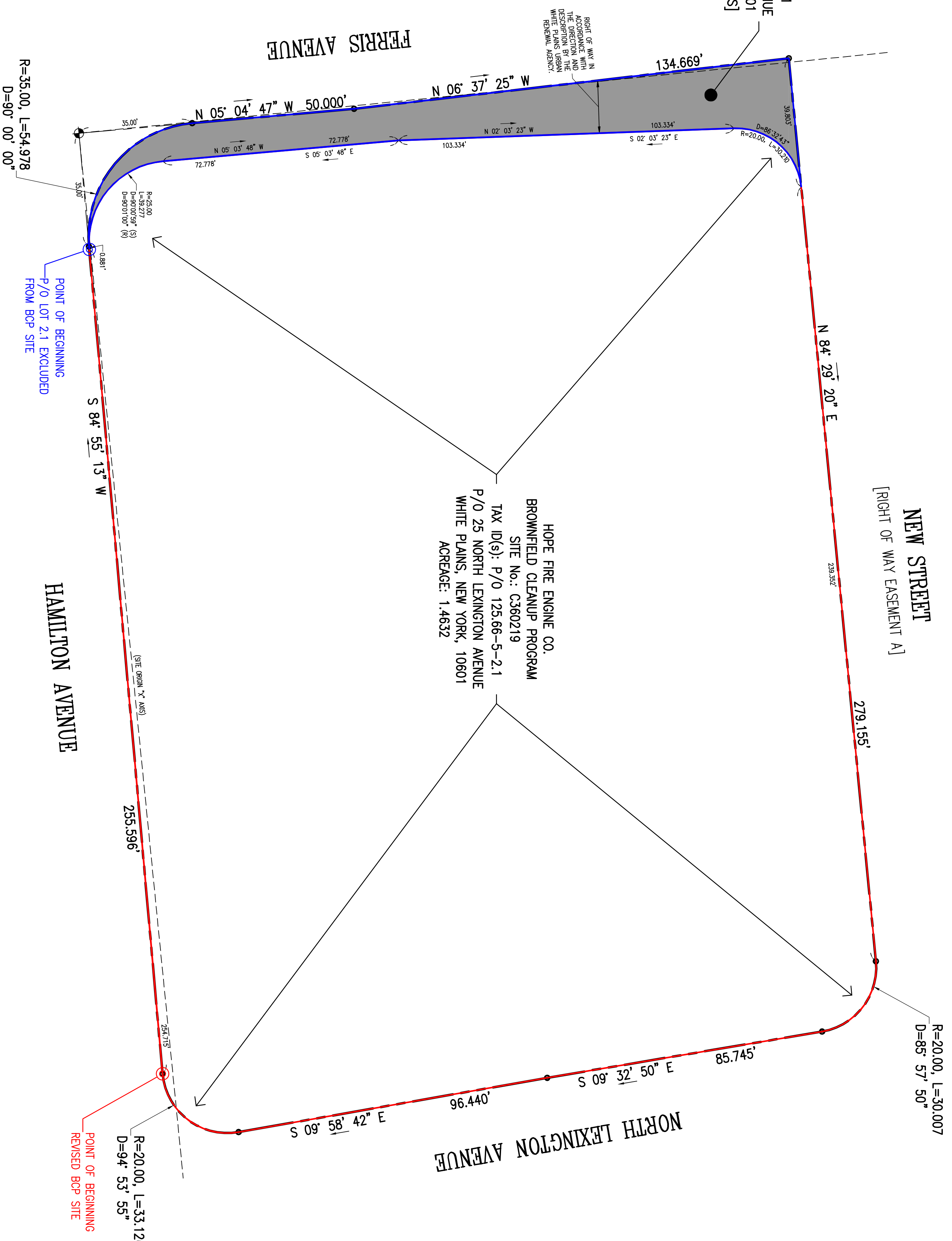
THENCE along said westerly line of North Lexington Avenue, South 09 degrees 32 minutes 50 seconds East, a distance of 63,745 feet and South 09 degrees 38 minutes 42 seconds East, a distance of 96,440 feet to a point of curvature;

THENCE southwesterly along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 94 degrees 53 minutes 55 seconds and an arc length of 33,126 feet to its point of tangency with the aforesaid northerly line of Hamilton Avenue, the point and place of BEGINNING;

Conditions within said bounds 63,740 square feet more or less or 1,4632 acres of land more or less.



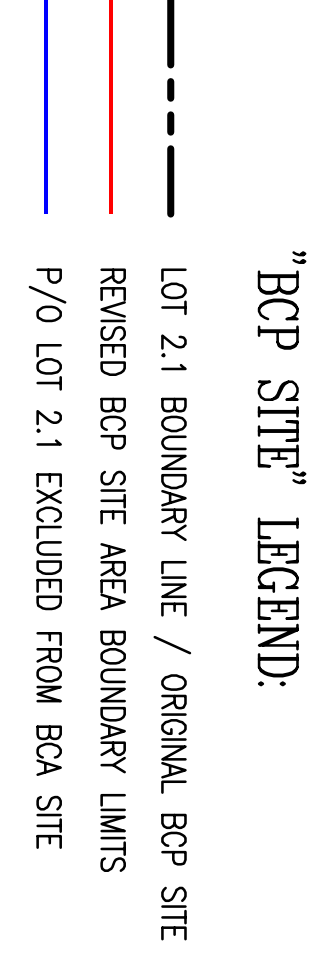
TAX ID(S): P/O 125.66-5-2.1
 P/O 25 NORTH LEXINGTON AVENUE
 WHITE PLAINS, NEW YORK, 10601
 [±2,977 S.F. - ±0.0683 ACRES]



HOPE FIRE ENGINE CO.
 BROWNFIELD CLEANUP PROGRAM
 SITE No.: C360219
 TAX ID(S): P/O 125.66-5-2.1
 P/O 25 NORTH LEXINGTON AVENUE
 WHITE PLAINS, NEW YORK, 10601
 ACREAGE: 1.4632

ACREAGE SCHEDULE:

PARCEL	SQ. FT.	ACRES
ORIGINAL BCP SITE (LOT 2.1)	66,716 ±	1.5315 Ac.
REVISED BCP SITE AREA	63,740 ±	1.4632 Ac.
P/O LOT 2.1 EXCLUDED FROM BCP SITE	2,977 ±	0.0683 Ac.



P/O LOT 2.1 EXCLUDED FROM BCP SITE
 SECTION: 125.66 BLOCK: 5 LOT: 2.1
 COUNTY OF WESTCHESTER
 CITY AND STATE OF NEW YORK

RUNNING from a point on along the northerly line of Hamilton Avenue of the westerly terminus of a curve having a radius of 20.00 feet connecting said northerly line of Hamilton Avenue with the westerly line of North Lexington Avenue as shown on FILED MAP no. 21580;

THENCE along said northerly line of Hamilton Avenue, South 84 degrees 55 minutes 13 seconds West, a distance of 254,715 feet to a point of BEGINNING;

THENCE along said northerly line of Hamilton Avenue, South 84 degrees 55 minutes 13 seconds West, a distance of 254,715 feet to a point of curvature;

THENCE northwesterly along the arc of a curve to the right having a radius of 35.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and an arc length of 54,978 feet to its point tangency with the easterly line of Ferris Avenue;

THENCE along said easterly line of Ferris Avenue, North 05 degrees 04 minutes 47 seconds West, a distance of 134,669 feet to its point of intersection with the southerly line of Right of Way Easement A as shown on the aforesaid FILED MAP no. 21580;

THENCE through the aforesaid Delivery Parcel No.2 and along said southerly line of Right of Way Easement A, North 84 degrees 29 minutes 20 seconds East, a distance of 39,803 feet to a point of non-tangent curvature;

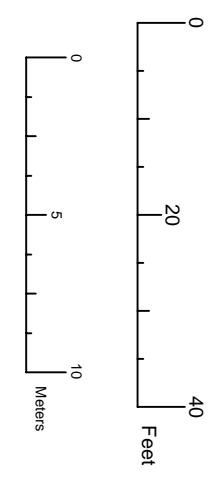
THENCE southwesterly along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 86 degrees 32 minutes 43 seconds and an arc length 30,210 feet to its point of tangency with the westerly line of the revised BCP (brownfield cleanup program) Site;

THENCE along aforesaid westerly line of BCP Site, South 02 degrees 03 minutes 23 seconds East, a distance of 103,334 feet and South 05 degrees 03 minutes 48 seconds East, a distance of 72,778 feet to a point of curvature;

THENCE southwesterly along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 90 degrees 01 minutes 00 seconds and an arc length of 39,277 feet to its point of tangency with the aforesaid northerly line of Hamilton Avenue, the point and place of BEGINNING;

Conditions within said bounds 2,977 square feet more or less or 0.0683 acres of land more or less.

BROWNFIELD CLEANUP PROGRAM
 PREPARED FOR
25 NORTH LEXINGTON AVENUE
HOPE FIRE ENGINE CO. SITE No.: C360219
GATEWAY II -
 BCP SITE AREA: 63,740 S.F. (1.4632 Ac.)
 P/O TAX ID: 125.66-5-2.1
 PROPERTY SITUATE IN THE
CITY OF WHITE PLAINS
COUNTY OF WESTCHESTER
STATE OF NEW YORK



DATE: AUGUST 19, 2022

THE PURPOSE OF THIS MAP IS TO INDICATE THE AREA BOUNDED BY THE METES AND BOUNDS SHOWN ON THIS MAP) INCLUDED FOR A BROWNFIELD SUBMISSION, THE METES AND BOUNDS OF THE BOUNDARY SHOWN IN THIS MAP DOES NOT INDICATE OWNERSHIP FOR WHOM THIS MAP IS PREPARED AND IS UNLAWFUL FOR USE IN TRANSFER OF TITLE.

THE SURVEYOR'S SEAL, SIGNATURE AND ANY CERTIFICATION APPEARING HEREON SIGNIFY THAT, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR LAND SURVEYS AS SET FORTH IN THE CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

LIN & GRAD SURVEYORS D.P.C.

23 Nepperhan Avenue
 Elmford, New York 10523
 Phone: (914) 347-3141
 email: office@linandgrad.com

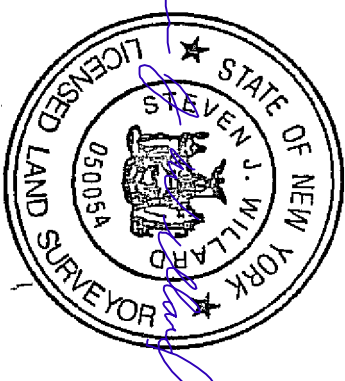


EXHIBIT B



REVISED BCP SITE LEGAL DESCRIPTION
P/O SECTION: 125.66 BLOCK: 5 LOT: 2.1
COUNTY OF WESTCHESTER, CITY AND STATE OF NEW YORK

BEGINNING at a point on along the northerly line of Hamilton Avenue at the westerly terminus of a curve having a radius of 20.00 feet connecting said northerly line of Hamilton Avenue with the westerly line of North Lexington Avenue as shown on filed map no. 21580;

THENCE along said northerly line of Hamilton Avenue, South 84 degrees 55 minutes 13 seconds West, a distance of 254.715 feet to a point of curvature;

THENCE northwesterly along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 90 degrees 01 minutes 00 seconds and an arc length of 39.277 feet to its point tangency with the easterly line of Ferris Avenue;

THENCE along westerly line of the environmental easement area, North 05 degrees 03 minutes 48 seconds West, a distance of 72.778 feet and North 02 degrees 03 minutes 23 seconds West, a distance of 103.334 feet to a point of curvature;

THENCE northeasterly along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 86 degrees 32 minutes 43 seconds and an arc length of 30.210 feet to its point of intersection with the southerly line of Right of Way Easement A as shown on the aforesaid filed map no. 21580;

THENCE through the aforesaid Delivery Parcel No.2 and along said southerly line of Right of Way Easement A, North 84 degrees 29 minutes 20 seconds East, a distance of 239.352 feet to a point of curvature and thence southeasterly along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 85 degrees 57 minutes 50 seconds and an arc length 30.007 feet to its point of tangency with the aforesaid westerly line of North Lexington Avenue;

THENCE along said westerly line of North Lexington Avenue, South 09 degrees 32 minutes 50 seconds East, a distance of 85.745 feet and South 09 degrees 58 minutes 42 seconds East, a distance of 96.440 feet to a point of curvature;

THENCE southwestly along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 94 degrees 53 minutes 55 seconds and an arc length of 33.126 feet to its point of tangency with the aforesaid northerly line of Hamilton Avenue, the point and place of BEGINNING.

Contains within said bounds 63,740 square feet more or less or 1.4632 acres of land more or less.

10/10/2022



P/O LOT 2.1 EXCLUDED FROM BCP SITE
SECTION: 125.66 BLOCK: 5 LOT: 2.1
COUNTY OF WESTCHESTER
CITY AND STATE OF NEW YORK

RUNNING from a point on along the northerly line of Hamilton Avenue at the westerly terminus of a curve having a radius of 20.00 feet connecting said northerly line of Hamilton Avenue with the westerly line of North Lexington Avenue as shown on filed map no. 21580;

THENCE along said northerly line of Hamilton Avenue, South 84 degrees 55 minutes 13 seconds West, a distance of 254.715 feet to a point of BEGINNING;

THENCE along said northerly line of Hamilton Avenue, South 84 degrees 55 minutes 13 seconds West, a distance of 0.881 feet to a point of curvature;

THENCE northwesterly along the arc of a curve to the right having a radius of 35.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and an arc length of 54.978 feet to its point tangency with the easterly line of Ferris Avenue;

THENCE along said easterly line of Ferris Avenue, North 05 degrees 04 minutes 47 seconds West, a distance of 50.000 feet and North 06 degrees 37 minutes 25 seconds West, a distance of 134.669 feet to its point of intersection with the southerly line of Right of Way Easement A as shown on the aforesaid filed map no. 21580;

THENCE through the aforesaid Delivery Parcel No.2 and along said southerly line of Right of Way Easement A, North 84 degrees 29 minutes 20 seconds East, a distance of 39.803 feet to a point of non-tangent curvature;

THENCE southwestly along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 86 degrees 32 minutes 43 seconds and an arc length 30.210 feet to its point of tangency with the westerly line of the revised BCP (brownfield cleanup program) Site;

THENCE along aforesaid westerly line of BCP Site, South 02 degrees 03 minutes 23 seconds East, a distance of 103.334 feet and South 05 degrees 03 minutes 48 seconds East, a distance of 72.778 feet to a point of curvature;

THENCE southeasterly along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 90 degrees 01 minutes 00 seconds and an arc length of 39.277 feet to its point of tangency with the aforesaid northerly line of Hamilton Avenue, the point and place of BEGINNING.

Contains within said bounds 2,977 square feet more or less or 0.0683 acres of land more or less.

EXHIBIT C

From: Tasch, Lloyd <ltasch@whiteplainsny.gov>

Sent: Thursday, August 25, 2022 10:12 AM

To: Bruce Berg <bruce@icappelli.com>

Cc: Lloyd Tasch (ltasch@ci.white-plains.ny.us) <ltasch@ci.white-plains.ny.us>; Kevin McManus <kmcmanus@icappelli.com>

Subject: Re: FW: Gateway II [JMC Project 18009]

The correct Tax ID is 125.66-5-2.1

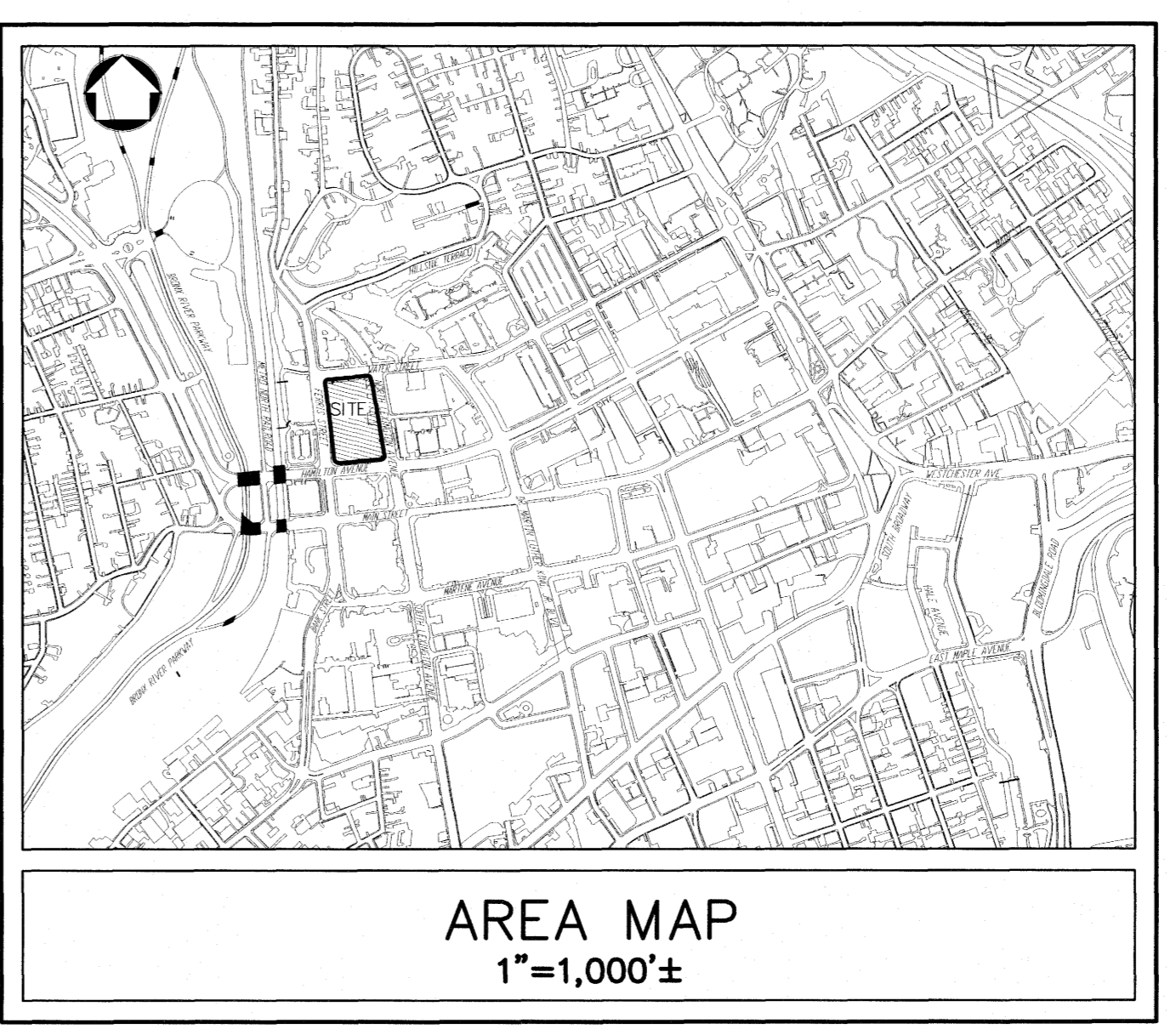
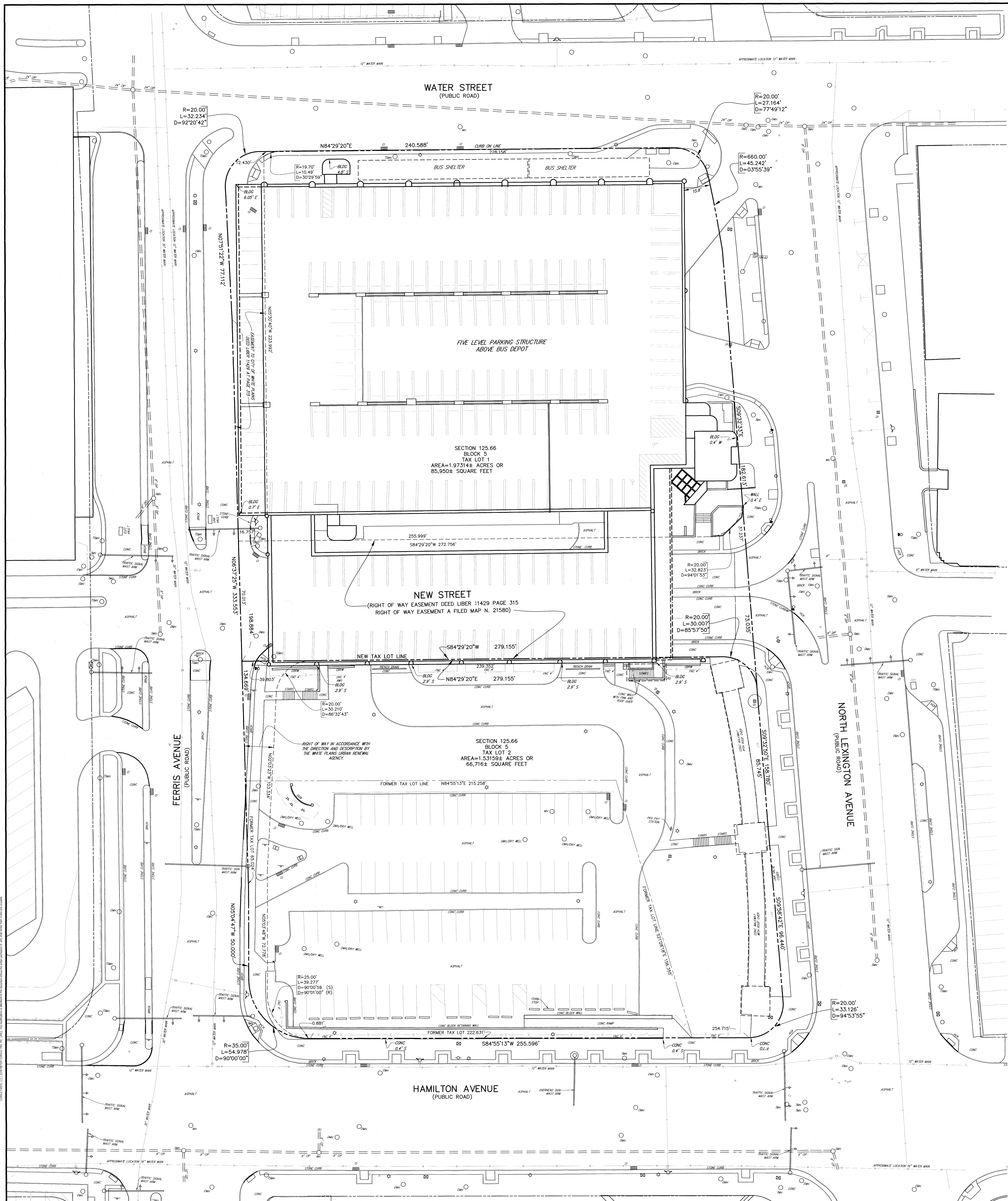
On Wed, Aug 24, 2022 at 4:48 PM Bruce Berg <bruce@icappelli.com> wrote:

Lloyd – can you confirm the Tax ID for the 25 N Lexington Avenue parcel being developed by Greystar.

This map indicates that the Tax ID is 125.66-5-2 but according to our attorney and to someone in your department, the correct Tax ID is 125.66-5-2.1

Can you confirm which is correct?

Bruce



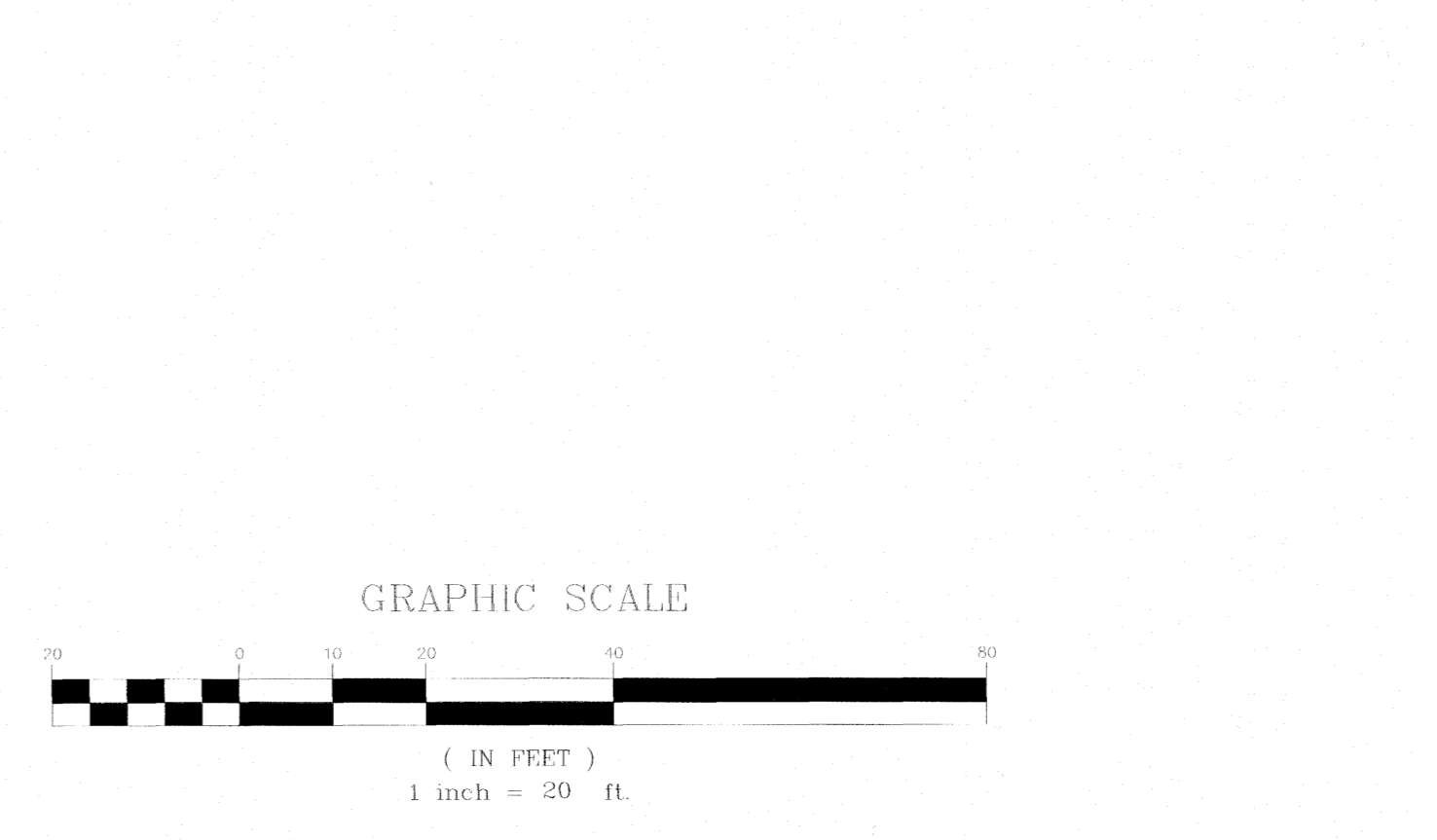
ZONING COMPLIANCE TABLE

DESCRIPTION	REQUIREMENT	PROPOSED
MINIMUM LOT DIMENSIONS	(SQUARE FEET)	152,846
MINIMUM LOT AREA REQUIRED PER DWELLING UNIT	(SQUARE FEET)	N/A
FOOTAGE	(FEET)	N/A
DEPTH	(FEET)	N/A
MAXIMUM BUILDING COVERAGE	%	80
0 FT TO 10 FT	% SQUARE FEET	80
10 FT TO 20 FT	% SQUARE FEET	40
20 FT TO 30 FT	% SQUARE FEET	30
30 FT TO 40 FT	% SQUARE FEET	20
40 FT TO 50 FT	% SQUARE FEET	10
50 FT TO 60 FT	% SQUARE FEET	5
60 FT TO 70 FT	% SQUARE FEET	2
70 FT TO 80 FT	% SQUARE FEET	1
80 FT TO 90 FT	% SQUARE FEET	0
90 FT TO 100 FT	% SQUARE FEET	0
100 FT TO 150 FT	% SQUARE FEET	0
150 FT TO 200 FT	% SQUARE FEET	0
200 FT TO 250 FT	% SQUARE FEET	0
250 FT TO 300 FT	% SQUARE FEET	0
300 FT TO 350 FT	% SQUARE FEET	0
350 FT TO 400 FT	% SQUARE FEET	0
400 FT TO 450 FT	% SQUARE FEET	0
450 FT TO 500 FT	% SQUARE FEET	0
500 FT TO 550 FT	% SQUARE FEET	0
550 FT TO 600 FT	% SQUARE FEET	0
600 FT TO 650 FT	% SQUARE FEET	0
650 FT TO 700 FT	% SQUARE FEET	0
700 FT TO 750 FT	% SQUARE FEET	0
750 FT TO 800 FT	% SQUARE FEET	0
800 FT TO 850 FT	% SQUARE FEET	0
850 FT TO 900 FT	% SQUARE FEET	0
900 FT TO 950 FT	% SQUARE FEET	0
950 FT TO 1000 FT	% SQUARE FEET	0
MAXIMUM BUILDING HEIGHT	(FEET)	4
STORIES	(STORIES)	5
FEET	(FEET)	20
ACCESSORY STRUCTURES	(FEET)	10
MINIMUM DISTANCE TO ANY OTHER STRUCTURE	(FEET)	N/A
DISTANCE TO SIDE LOT LINE	(FEET)	N/A
DISTANCE TO REAR LOT LINE	(FEET)	N/A
DISTANCE TO NEAR LOT LINE	(FEET)	N/A
FRANKLIN	(SPACES)	500
RESIDENTIAL - 1 SPACE/LOT**	(SPACES)	60
RESTAURANT/RETAIL - 1.5 SPACES/LOT SQUARE FOOT	(SPACES)	60
OFFICE TRANSIENT PARKING	(SPACES)	100
STREET	(SPACES)	750
LOADING	(SPACES)	2

- ZONING COMPLIANCE TABLE NOTES**
1. DIMENSIONAL REGULATIONS APPLY TO THE ENTIRE AREA DESIGNATED AS A "DEVELOPMENT SITE" AND ARE NOT APPLIED TO INDIVIDUAL AREAS, NOTWITHSTANDING THE SUBDIVISION OR DIVIDED OWNERSHIP OF SUCH SITE.
 2. "USABLE OPEN SPACE" SHALL BE PROVIDED IN THE AMOUNT TO BE DETERMINED BY THE APPROVING AGENCY.
 3. ON DEVELOPMENT SITES WITH A "LOT AREA" GREATER THAN 60,000 SQUARE FEET WITH "FRONTAGE" ON AT LEAST 2 "STREETS", AND WHERE 50 PERCENT OR MORE OF THE TOTAL "FAR" IS RESIDENTIAL, THE "FAR" MAY BE INCREASED TO 8.5.
 4. SEE SECTION 5.3.3.2 - SITES FROM 100,000 TO 200,000 SQUARE FEET (MAXIMUM BUILDING COVERAGE) FOR HEIGHT: UP TO 90 FEET - 91 FEET TO 100 FEET - 100 FT TO 150 FEET - 150 FT TO 200 FEET - 200 FT TO 250 FEET - 250 FT TO 300 FEET - 300 FT TO 350 FEET - 350 FT TO 400 FEET - 400 FT TO 450 FEET - 450 FT TO 500 FEET - 500 FT TO 550 FEET - 550 FT TO 600 FEET - 600 FT TO 650 FEET - 650 FT TO 700 FEET - 700 FT TO 750 FEET - 750 FT TO 800 FEET - 800 FT TO 850 FEET - 850 FT TO 900 FEET - 900 FT TO 950 FEET - 950 FT TO 1000 FEET.
 5. "GROSS FLOOR AREA" NOT DEVELOPED OR REQUIRED FOR CONFORMANCE TO THIS ORDINANCE ON A "LOT" OR DESIGNATED "DEVELOPMENT SITE" MAY BE TRANSFERRED TO A NON-CONTIGUOUS DESIGNATED "DEVELOPMENT SITE" ON ISSUANCE OF A SPECIAL PERMIT BY THE COMMON COUNCIL.
 6. SEE SECTION 5.3.1 (FOOTNOTE FROM SCHEDULE OF DIMENSIONAL REGULATIONS, ITEM 2, HOWEVER, APPLIES ONLY TO CB-2 AND CB-3).
 7. NO "ACCESSORY BUILDING" PERMITTED IN A "SIDE YARD" OF ANY INDIVIDUAL AREAS, NOTWITHSTANDING THE SUBDIVISION OR DIVIDED OWNERSHIP OF SUCH SITE.
 8. FOR MULTI-FAMILY DWELLINGS: 1 SPACE PER DWELLING UNIT PLUS 1/4 PER BEDROOM IN CB-4, EXCEPT IN THE CENTRAL PARKING AREA AND OVER 3 STORIES, 1 PER DWELLING UNIT.

- SURVEY NOTES & REFERENCES:**
- 1) THIS MAP IS BASED UPON A FIELD SURVEY COMPLETED ON DECEMBER 16, 2020. SOME FEATURES SHOWN HEREON ARE DERIVED USING PHOTOGRAMMETRIC METHODS SUPPLEMENTED WITH GROUND MEASUREMENTS. ORTHOPHOTOMETRY WAS PERFORMED BY AERIALS. MAPPING WAS PERFORMED AND COMPLETED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, P.C. PHOTOGRAMMETRY FOR PHOTOGRAMMETRIC MAPPING WAS TAKEN ON NOVEMBER 19, 2020.
 - 2) BEARING BASE IS IN KEEPING WITH FILED MAP NO. 21580.
 - 3) SOURCE OF TITLE: A DEED FROM CONNECTICUT GENERAL LIFE INSURANCE COMPANY TO GATEWAY I GROUP, INC. BY A DEED DATED FEBRUARY 28, 2000 AND RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON DATE MAY 8, 2000 AS DEED NUMBER 1-0117-215.
 - 4) THE PREMISES SURVEYED ARE DESIGNATED AS SECTION 125.66 BLOCK 5 TAX LOTS 1 AND 2 ON THE CITY OF WHITE PLAINS TAX ROLLS, TOTAL LOT AREA = 3,504,734 ACRES LR 152,686.8 SQUARE FEET.
 - 5) SUBSURFACE UTILITIES ARE NOT SHOWN, THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED, VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.
 - 6) THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED, VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION. SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILED OF FIELD EVIDENCE, RECORD MAPS AND A UTILITY MARK-OUT PERFORMED DURING JANUARY 2019 BY UTILITY DETECTION, INC. MAPS AND A UTILITY MARK-OUT PERFORMED DURING JANUARY 2019 BY UTILITY DETECTION, INC.
 - 7) UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 - 8) ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL, SHALL BE CONSIDERED TO BE VALID TRUE COPIES. UNAUTHORIZED REPRODUCTION OF THIS MAP IS A VIOLATION OF APPLICABLE LAWS.

TOTAL AREA OF SUBJECT LOTS = 3.50473± ACRES
SHEET 74 BLOCK 6788 OF THE COUNTY INDEX SYSTEM



EXISTING PUBLIC WATER/PUBLIC SEWER
WESTCHESTER COUNTY DEPARTMENT OF HEALTH
NEW ROCHELLE, NEW YORK

APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1021 OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISIONS OF PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER FACILITIES TO SERVE ALL STRUCTURES INTENDED FOR HUMAN OCCUPANCY CONSTRUCTED HEREON.

EVERY PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAT SHOWING THIS ENDORSEMENT. ANY ERASURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAN AFTER THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL.

APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH ON BEHALF OF THE DEPARTMENT OF HEALTH
P.E. DATE: 11/19/2021

THE OWNER OF THIS MAP IS FAMILIAR WITH THIS MAP AND ITS LEGENDS AND CONSENTS TO ITS FILING

APPROVED BY THE DEPARTMENT OF PUBLIC WORKS
RICHARD G. HOPE DATE: 11/20/2021
CITY OF WHITE PLAINS COMMISSIONER OF PUBLIC WORKS

APPROVED BY THE RESOLUTION OF THE PLANNING BOARD OF WHITE PLAINS
DATE: 11/29/2021
SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES, ERASURES, MODIFICATIONS OR REVISIONS OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL.

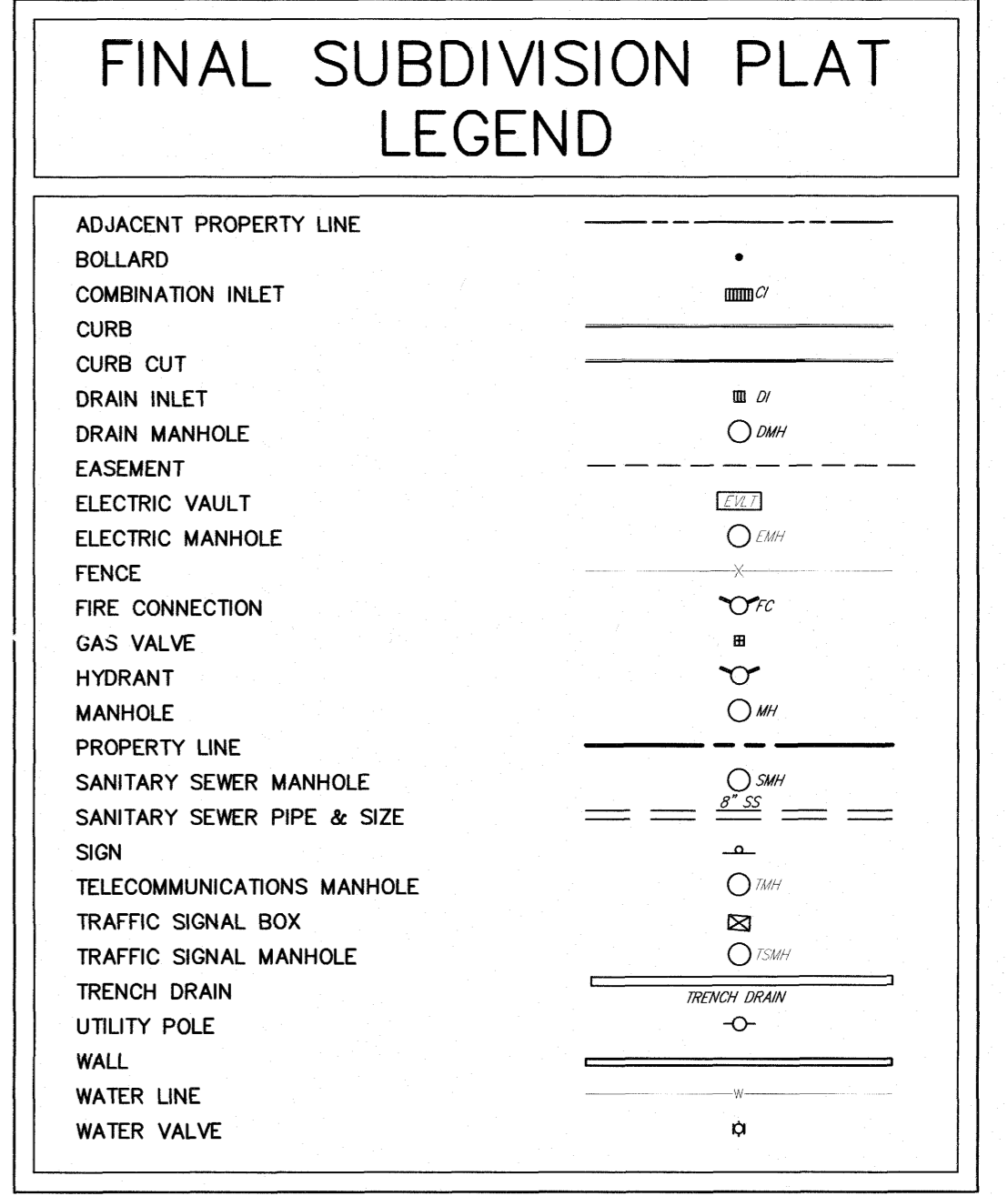
JOHN J. COFFEY DATE: 11/29/2021
CITY OF WHITE PLAINS CHAIRMAN OF PLANNING BOARD

ALL TAXES HAVE BEEN PAID TO DATE
11/30/21 DATE

RECEIVER OF TAXES

ABBREVIATIONS

BLDG	BUILDING
CP	CAST IRON PIPE
CONC	CONCRETE
E	EAST
FNC	CHAIN LINK FENCE
N	NORTH
OL	ON LINE
RET	RETAINING
S	SOUTH
V	VAULT
W	WEST



FILED DEC 01 2021
NUMBER 79575
FILED 10
DEC 01 2021

THOMAS M. SCHMIDT, THE SURVEYOR WHO MADE THIS MAP, DO HEREBY CERTIFY THAT THE SURVEY ON WHICH THIS MAP IS BASED WAS COMPLETED ON DECEMBER 23, 2020 AND THAT THIS MAP WAS COMPLETED APRIL 10, 2021.

THOMAS M. SCHMIDT NY L.S. NO. 50221
DATE: 11/02/2021

JMC
JMC Planning, Engineering, Landscape Architecture & Land Surveying, P.C.
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10904
www.jmcplc.com

FINAL SUBDIVISION PLAT
GATEWAY DEVELOPMENT
85 NORTH LEXINGTON AVENUE
CITY OF WHITE PLAINS, WESTCHESTER COUNTY, NEW YORK

Drawn: TS Approved: TS
Scale: 1" = 20'
Date: 08/10/2021
Project No: 18009-1
18009-1SP-1.dwg FSP-1.dwg
Drawing No: FSP-1

TAX MAP PARCEL ID	CD	PROPERTY LOCATION & CLASS	ASSESSMENT EXEMPTION CODE	COUNTY	CITY	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	SCHOOL DISTRICT	--LAND-- TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	PARCEL SIZE/GRID COORD	--TOTAL-- SPECIAL DISTRICTS			
125.66-5-2.1	GD	25 NO LEXINGTON AVE 330 VACANT LAND IN COMME	18020 COUNTY IDA	125.66-5-2.1		
GS WHITE PLAINS OWNERS LLC		WP SCHOOL DISTRICT	CITY TAXABLE	ACCT: 10270000800		200,000
SUITE 1804		UNFINISHED	SCHOOL TAXABLE	200,000		200,000
ONE FEDERAL STREET PLAZA		REVIEW AV / PILOT?	GAL174 REFUSE DISPOSAL	200,000		200,000
BOSTON MA 02110		ACREAGE 1.53	SB171 BRONX VALLEY SE			
		EAST 692572 NRTH 802026				
		DEED BK 61326 PG 03265				
		FULL MKT VAL 7,751,937				
		NEW ST				
		620 RELIGIOUS	25110 CHURCHES	125.66-6-1		
125.66-6-1	PG	WP SCHOOL DISTRICT	COUNTY TAXABLE	ACCT: 40020000700		5,450
ST. JOHN'S CHURCH		WBL 4002 7	CITY TAXABLE	5,450		5,450
148 HAMILTON AVE.		ACREAGE 0.12	SCHOOL TAXABLE			
WHITE PLAINS NY 10601		FRNT 44.00 DPTH 118.00	GAL174 REFUSE DISPOSAL			
		EAST 692832 NRTH 802170	5,450 EX			
		FULL MKT VAL 211,240	SB171 BRONX VALLEY SE			
		148 HAMILTON AVE				
		620 RELIGIOUS	25110 CHURCHES	125.66-6-2		
125.66-6-2	PZ	WP SCHOOL DISTRICT	COUNTY TAXABLE	ACCT: 40020000100		280,050
ST. JOHN'S CHURCH		WBL 4002 1,1A	CITY TAXABLE	280,050		280,050
RECTORY & SCHOOL		ACREAGE 1.62	SCHOOL TAXABLE			
148 HAMILTON AVE		FRNT 217.00 DPTH 233.00	GAL174 REFUSE DISPOSAL			
WHITE PLAINS NY 10601		EAST 692944 NRTH 802087	280,050 EX			
		FULL MKT VAL 10,854,651	SB171 BRONX VALLEY SE			
		106-110 HAMILTON AVE				
		620 RELIGIOUS	25110 CHURCHES	125.66-6-3		
125.66-6-3	QS	WP SCHOOL DISTRICT	COUNTY TAXABLE	ACCT: 40020000200		4,500
ST. JOHN'S CHURCH		WBL 4002 2	CITY TAXABLE	4,500		4,500
148 HAMILTON AVE.		ACREAGE 0.11	SCHOOL TAXABLE			
WHITE PLAINS NY 10601		FRNT 41.00 DPTH 115.00	GAL174 REFUSE DISPOSAL			
		EAST 692849 NRTH 802027	4,500 EX			
		FULL MKT VAL 174,418	SB171 BRONX VALLEY SE			
		33 CHURCH ST				
		620 RELIGIOUS	25110 CHURCHES	125.67-7-5		
125.67-7-5	TG	WP SCHOOL DISTRICT	COUNTY TAXABLE	ACCT: 40060001400		457,350
GRACE CHURCH		WBL 4006 14	CITY TAXABLE	457,350		457,350
33 CHURCH ST.		ACREAGE 0.47	SCHOOL TAXABLE			
WHITE PLAINS NY 10601		FRNT 1.00 DPTH 1.00	GAL174 REFUSE DISPOSAL			
		EAST 694424 NRTH 802039	457,350 EX			
		FULL MKT VAL 17,726,744	SB171 BRONX VALLEY SE			

EXHIBIT D

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.



613263265DED001Y

Westchester County Recording & Endorsement Page

Submitter Information

Name:	Fidelity National Title - Garden City	Phone:	(516) 394-5113
Address 1:	865 Merrick Avenue 5th Floor	Fax:	(555) 555-5555
Address 2:		Email:	tammy.moore1@fnf.com
City/State/Zip:	Westbury NY 11590	Reference for Submitter:	6203988-Fidelity National Title - Garden

Document Details

Control Number:	613263265	Document Type:	Deed (DED)
Package ID:	2021122000118001000	Document Page Count:	4
		Total Page Count:	5

Parties

Additional Parties on Continuation page

1st PARTY		2nd PARTY	
1:	GATEWAY I GROUP INC	1:	GS WHITE PLAINS OWNER LLC
2:	- Other	2:	- Other

Property

Additional Properties on Continuation page

Street Address:	25 NORTH LEXINGTON AV	Tax Designation:	125.66-5-2
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
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Recording Fees

Statutory Recording Fee:	\$40.00
Page Fee:	\$25.00
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:	\$320.00

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:	7434

Dwelling Type:	Exempt: <input type="checkbox"/>
Serial #:	

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 12/20/2021 at 03:32 PM
 Control Number: **613263265**
 Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

Cuddy & Feder, LLP
 445 Hamilton Avenue, 14th Floor
 (D7405-07989W)
 White Plains, NY 10601
 Attn: Eon Nichols

**BARGAIN AND SALE DEED WITH COVENANT
AGAINST GRANTOR'S ACTS**

THIS INDENTURE made the ^{16th} ~~11th~~ day of December, 2021, between **Gateway I Group, Inc.**, having offices at c/o Sentinel Real Estate Corporation, 1251 Avenue of the Americas, 35th Floor, New York, New York 10020, Attention: Martin J. Cawley (the "party of the first part") and **GS White Plains Owner, LLC**, having an office at One Federal Street Plaza, Suite 1804, Boston, Massachusetts 02110 (the "party of the second part").

W I T N E S S E T H:

That the party of the first part, in consideration of Ten (\$10.00) Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of White Plains, County of Westchester and State of New York and as more particularly described on Schedule A attached hereto.

TOGETHER with all right, title and interest, if any, of the party of the first part, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

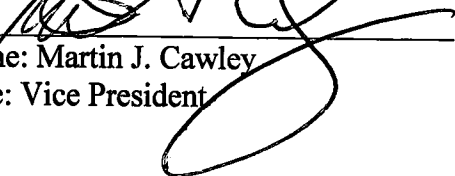
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

[Signature Appears on the Following Page]

[Signature Page to Deed]

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

Gateway I Group, Inc.

By: 
Name: Martin J. Cawley
Title: Vice President

ACKNOWLEDGEMENT

STATE OF New York)
COUNTY OF Suffolk) ss.:

On the day 15 of ~~November~~ December in the year 2021 before me, the undersigned, personally appeared Martin J Cawley personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) 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.


Notary Public

Donna C Dreher
Notary Public, State of New York
No. 02DR6247998
Qualified in Suffolk County
Commission Expires: 09/06/2023

County: Westchester
Section: 125.66
Block: 5
Lot: 2

RECORD AND RETURN TO:

Sullivan & Worcester LLP
One Post Office Square
Boston, Massachusetts 02109
Attention: Spencer A. Stone, Esq.

SCHEDULE A

All that certain parcel of land situate, lying and being in City of White Plains, County of Westchester and State of New York being and intended to be part of Delivery Parcel No. 2 and all of Delivery Parcel No. 4 as shown on a map titled "Central Renewal Project N.Y. R-37 Disposition Parcel Nos. 9, 10, 18, 19" prepared by The Office of J.W. Delano Surveying Consultants, dated March 26, 1984 and filed in the Westchester County Clerk's Office of Land Records on June 5, 1984 as Map No. 21580, said parcel being more particularly bounded and described as follows:

BEGINNING at a point along the northerly line of Hamilton Avenue at the westerly terminus of a curve having a radius of 20.00 feet connecting said northerly line of Hamilton Avenue with the westerly line of North Lexington Avenue as shown on said Map No. 21580;

Thence along said northerly line of Hamilton Avenue, South 84 degrees 55 minutes 13 seconds West, 255.596 feet to a point of curvature;

Thence northwesterly along the arc of a curve to the right having a radius of 35.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and an arc length of 54.978 feet to its point of tangency with the easterly line of Ferris Avenue;

Thence along said easterly line of Ferris Avenue, North 05 degrees 04 minutes 47 seconds West, 50.00 feet and North 06 degrees 37 minutes 25 seconds West, 134.669 feet to its point of intersection with the southerly line of Right of Way Easement A as shown on the aforesaid Map No. 21580;

Thence through the aforesaid Delivery Parcel No. 2 and along said southerly line of Right of Way Easement A, North 84 degrees 29 minutes 20 seconds East, 279.155 feet to a point of curvature and thence southeasterly along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 85 degrees 57 minutes 50 seconds and an arc length of 30.007 feet to its point of tangency with the aforesaid westerly line of North Lexington Avenue;

Thence along said westerly line of North Lexington Avenue, South 09 degrees 32 minutes 50 seconds East, 85.745 feet and South 09 degrees 58 minutes 42 seconds East, 96.440 feet to a point of curvature;

Thence southwestwardly along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 94 degrees 53 minutes 55 seconds and an arc length of 33.126 feet to its point of tangency with the aforesaid northerly line of Hamilton Avenue, the point of BEGINNING.

Containing 1.53159 acres of land more or less or 66,716 square feet more or less.

EXHIBIT E

WRITTEN CONSENT

The undersigned, being a Vice President of GS White Plains Venture, LLC, does hereby certify as follows:

1. GS White Plains Owner, LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 50 Hamilton Avenue, White Plains, New York 10601 (tax parcel identification no. 125.66-5-2) and p/o 85 North Lexington Avenue, White Plains, New York 10601 (tax parcel identification no. 125.66-5-1) (collectively the "BCP Site").

2. GS White Plains Venture, LLC, is the sole managing member of GS White Plains Owner, LLC. GS White Plains Manager, LLC, is the manager of GS White Plains Venture LLC.

3. The following person, Ryan Souls, the Vice President of GS White Plains Manager, LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer GS White Plains Owner, LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 21 day of May 2021.



GS White Plains Owner LLC

By: GS White Plains Venture, LLC, its Sole
Managing Member

By: GS White Plains Manager, LLC, Manager

By: Matthew Warren, Vice President