



Department of
Environmental
Conservation

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

Please refer to the attached instructions for guidance on completing this application.

Submission of a full BCP application will be required should this application be determined to be a major amendment. If the amendment seeks to add or subtract more than an insignificant acreage of property to the BCA, applicants are encouraged to consult with the DEC project team prior to submitting this application.

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

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

<input type="checkbox"/>	Amendment to modify the existing BCA (check one or more boxes below):
<input type="checkbox"/>	Add applicant(s)
<input type="checkbox"/>	Substitute applicant(s)
<input type="checkbox"/>	Remove applicant(s)
<input type="checkbox"/>	Change in name of applicant(s)
<input type="checkbox"/>	Amendment to reflect a transfer of title to all or part of the brownfield site:
	a. A copy of the recorded deed must be provided. Is this attached? Yes <input type="radio"/> No <input type="radio"/>
	b. <input type="checkbox"/> Change in ownership <input type="checkbox"/> Additional owner (such as a beneficial owner)
	c. Pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been submitted prior to a transfer of ownership. If this has not yet been submitted, include the form with this application. Is this form attached? Yes <input type="radio"/> No <input type="radio"/> Submitted on: _____
<input type="checkbox"/>	Amendment to modify description of the property(ies) listed in the existing BCA
<input checked="" type="checkbox"/>	Amendment to expand or reduce property boundaries of the property(ies) listed in the existing BCA
<input type="checkbox"/>	Sites in Bronx, Kings, New York, Queens or Richmond Counties ONLY: amendment to request determination that the site is eligible for tangible property credit component of the brownfield redevelopment tax credit.
<input type="checkbox"/>	Other (explain in detail below)

2. REQUIRED: Please provide a brief narrative describing the specific requests included in this amendment:

A Consolidated Edison utility easement is present on a portion of the BCP Site. Since the utility piping in this easement area, which totals 0.059 acres, cannot be disturbed, this 0.059 acre portion of the BCP Site under which this piping is present subject to the Consolidated Edison utility easement is being removed from the BCP Site Boundary. A figure showing the reduced area is in Exhibit A, a Survey Map showing the reduced area is in Exhibit B and a revised survey showing the new Reduced BCP Site Boundary is in Exhibit C. Please note that the original acreage of the Site listed in the BCA was 1.230 acres, however, the attached surveys show that the original acreage of the Site was 1.237 acres. Using the more accurate acreage from the surveys, 1.237 acres minus the 0.059 acre reduction area, makes the new acreage of the Site 1.178 acres. The metes and bounds legal descriptions of the reduced area and the revised BCP Site Boundary, which is now a portion of Tax Lot 125.66-2-1.11 are in Exhibit D. The corporate authorized signatory consent is in Exhibit E.

SECTION I: CURRENT AGREEMENT INFORMATION	
<i>This section must be completed in full. Attach additional pages as necessary.</i>	
BCP SITE NAME: One Water Street Blacksmith & Wheelwright Site	BCP SITE CODE: C360235
NAME OF CURRENT APPLICANT(S): 1 Water Street L.L.C.	
INDEX NUMBER OF AGREEMENT: C360135-06-23	DATE OF ORIGINAL AGREEMENT: 10/02/2023

SECTION II: NEW REQUESTOR INFORMATION				
<i>Complete this section only if adding new requestor(s) or the name of an existing requestor has changed.</i>				
NAME:				
ADDRESS:				
CITY/TOWN:			ZIP CODE:	
PHONE:	EMAIL:			
REQUESTOR CONTACT:				
ADDRESS:				
CITY/TOWN:			ZIP CODE:	
PHONE:	EMAIL:			
REQUESTOR'S CONSULTANT:	CONTACT:			
ADDRESS:				
CITY/TOWN:			ZIP CODE:	
PHONE:	EMAIL:			
REQUESTOR'S ATTORNEY:	CONTACT:			
ADDRESS:				
CITY/TOWN:			ZIP CODE:	
PHONE:	EMAIL:			
			Y	N
1. Is the requestor authorized to conduct business in New York State?			<input type="radio"/>	<input type="radio"/>
2. If the requestor is a corporation, LLC, LLP, or other entity requiring authorization from the NYS Department of State (NYSDOS) to conduct business in NYS, the requestor's name must appear exactly as given above in the NYSDOS Corporation & Business Entity Database. A print-out of entity information from the NYSDOS database must be submitted with this application. Is this print-out attached?			<input type="radio"/>	<input type="radio"/>
3. Requestor must submit proof that the party signing this application and amendment has the authority to bind the requestor. This would be documentation showing the authority to bind the requestor in the form of corporate organizational papers, a Corporate Resolution or an Operating Agreement or Resolution for an LLC. Is this proof attached?			<input type="radio"/>	<input type="radio"/>
4. If the requestor is an LLC, the names of the members/owners must be provided. Is this information attached?			N/A <input type="radio"/>	<input type="radio"/>
5. Describe the new requestor's relationship to all existing applicants:				

SECTION III: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Complete this section only if a transfer of ownership has taken place. Attach additional pages if necessary.

Owner listed below is: <input type="checkbox"/> Existing Applicant <input type="checkbox"/> New Applicant <input type="checkbox"/> Non-Applicant		
OWNER'S NAME:		CONTACT:
ADDRESS:		
CITY/TOWN:		ZIP CODE:
PHONE:	EMAIL:	
OPERATOR:		CONTACT:
ADDRESS:		
CITY/TOWN:		ZIP CODE:
PHONE:	EMAIL:	

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION

Complete this section only if adding new requestor(s). Attach additional pages if necessary.

If answering "yes" to any of the following questions, please provide additional information as an attachment. Please refer to ECL § 27-1407 for details.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input type="radio"/>
2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site?	<input type="radio"/>	<input type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for the site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the subject law; (ii) any order or determination; (iii) any regulation implementing ECL Article 27 Title 14; or (iv) any similar statute or regulation of the state or federal government? If so, provide additional information as an attachment.	<input type="radio"/>	<input type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as site name, address, DEC site number, reason for denial, and any other relevant information.	<input type="radio"/>	<input type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting or contaminants?	<input type="radio"/>	<input type="radio"/>
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?	<input type="radio"/>	<input type="radio"/>
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?	<input type="radio"/>	<input type="radio"/>

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION (continued)		Y	N
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?		<input type="radio"/>	<input type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?		<input type="radio"/>	<input type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?		<input type="radio"/>	<input type="radio"/>
12. 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:			
<input type="checkbox"/> 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.	<input type="checkbox"/> 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 a 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 they have 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's liability arises solely as a result of ownership, operation of or involvement with the site, they must submit a statement describing why they should be considered a volunteer – be specific as to the appropriate care taken.		
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?		N/A <input type="radio"/>	Y <input type="radio"/>
14. Requestor's relationship to the property (check all that apply): <input type="checkbox"/> Prior Owner <input type="checkbox"/> Current Owner <input type="checkbox"/> Potential/Future Purchaser <input type="checkbox"/> Other: _____			
15. If the 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 being added to the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached?		N/A <input type="radio"/>	Y <input type="radio"/>

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES

Complete this section only if property is being added to or removed from the site, a lot merger or other change to site SBL(s) has occurred, or if modifying the site address for any reason.

1. Property information on current agreement (as modified by any previous amendments, if applicable):

ADDRESS: One Water Street

CITY/TOWN White Plains, NY

ZIP CODE: 10601

CURRENT PROPERTY INFORMATION

TOTAL ACREAGE OF CURRENT SITE: 1.230

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

One Water Street

125.66

2

1.11

1.230

2. Requested change (check appropriate boxes below):

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

PARCELS ADDED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

TOTAL ACREAGE TO BE ADDED: _____

b. Reduction of property

PARCELS REMOVED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

Portion of One Water Street

p/o 125.66

2

1.11

0.059

TOTAL ACREAGE TO BE REMOVED: 0.59

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

NEW PROPERTY INFORMATION:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

3. TOTAL REVISED SITE ACREAGE: 1.178

Attached Surveys show previous acreage of Site as 1.237 Acres as opposed to the BCA's 1.230 Acres. 1.237 Acres - 0.059 Acre = BCP Revised Site Acreage of 1.178 Acres.

4. For all changes requested in this section, documentation must be provided. Required attachments are listed in the application instructions. Is the required documentation attached?

Y

N

**APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT SUPPLEMENT
QUESTIONS FOR SITE SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY**

Complete this section only if the site is located within the five counties comprising New York City and the requestor is seeking a determination of eligibility for tangible property credits. Provide supporting documentation as required. Refer to the application instructions for additional information.

	Y	N
1. Is the site located in Bronx, Kings, New York, Queens or Richmond County?	<input type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information.	<input type="radio"/>	<input type="radio"/>
4. Is the property upside down as defined below?	<input type="radio"/>	<input type="radio"/>
<p>From ECL 27-1405(31):</p> <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>		
5. Is the project and affordable housing project as defined below?	<input type="radio"/>	<input type="radio"/>
<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' household's 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 homeowners 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>		

APPLICATION SUPPLEMENT FOR NYC SITES (continued)	Y	N
<p>6. Is the project a planned renewable energy facility site as defined below?</p> <p>From ECL 27-1405(33) as of April 9, 2022:</p> <p>“Renewable energy facility site” shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.</p> <p>From Public Service Law Article 4 Section 66-p as of April 23, 2021:</p> <p>(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.</p>	<input type="radio"/>	<input type="radio"/>
<p>7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and meets the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?</p> <p>From ECL 75-0111 as of April 9, 2022:</p> <p>(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.</p>	<input type="radio"/>	<input type="radio"/>

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT**EXISTING AGREEMENT INFORMATION**

BCP SITE NAME: One Water Street Blacksmith & Wheelwright Site

BCP SITE CODE: C360235

NAME OF CURRENT APPLICANT(S): 1 Water Street L.L.C.

INDEX NUMBER OF AGREEMENT: C360135-06-23

DATE OF ORIGINAL AGREEMENT 10/02/2023

Declaration of Amendment:

By the requestor(s) and/or applicant(s) signature(s) 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 obligations held under the Agreement or those same laws.

STATEMENT OF CERTIFICATION AND SIGNATURES: NEW REQUESTOR

Complete the appropriate section (individual or entity) below only if this Amendment adds a new requestor. Attach additional pages as needed.

(Individual)

I hereby affirm that the 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 APPLICATION(S))

An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(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 Authorized Signatory (title) of 1 Water Street L.L.C. (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. Taryn D. Fielder's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 2/23/2024 Signature: *Taryn D. Fielder*

Print Name: Taryn D. Fielder

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

<input checked="" type="checkbox"/> 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.	<input type="checkbox"/> 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.
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Effective Date of the Original Agreement: 10/02/2023

Signature by the Department:

DATED: 4/11/24

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

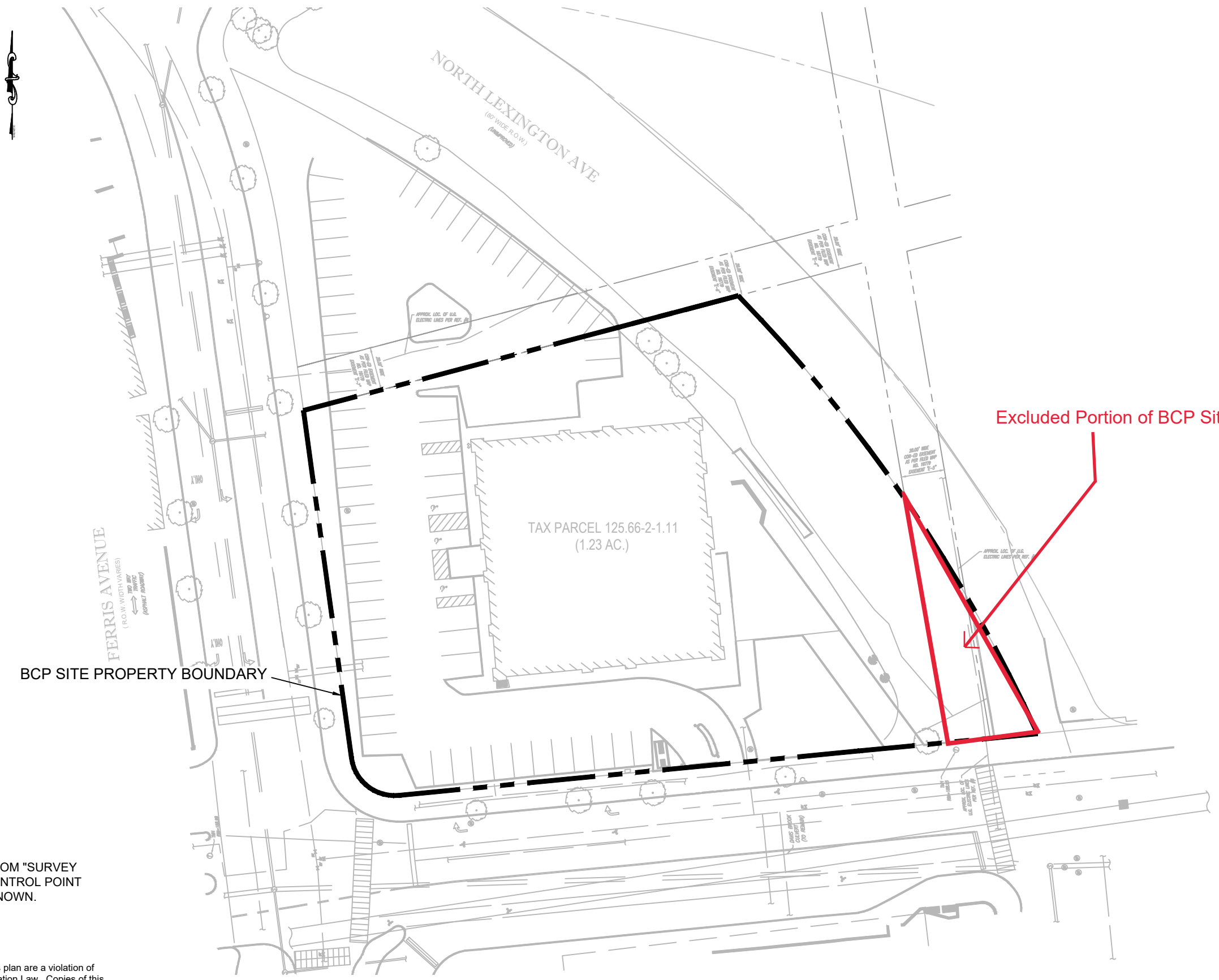
By:

Janet E. Brown

Janet E. Brown, Assistant Director
 Division of Environmental Remediation

EXHIBIT A

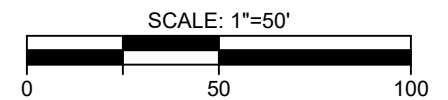
N:\ACAD\12392\CAD\12392.DWG_SITE_PLAN.DWG 12/05/23 10:36:57AM, alan.ward, LAYOUT:FIG-1.2



REFERENCE
 SITE INFORMATION TAKEN FROM "SURVEY CADD FILE" PREPARED BY CONTROL POINT ASSOCIATES, INC. DATE UNKNOWN.

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

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dwg by: yy
 chk by: SG
 scale: AS NOTED
 date: 11/30/2023

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

project: PROPOSED DEVELOPMENT
 1 WATER STREET
 WHITE PLAINS, NY 10601
 title: SITE PLAN

job no: 12392
 drawing no:

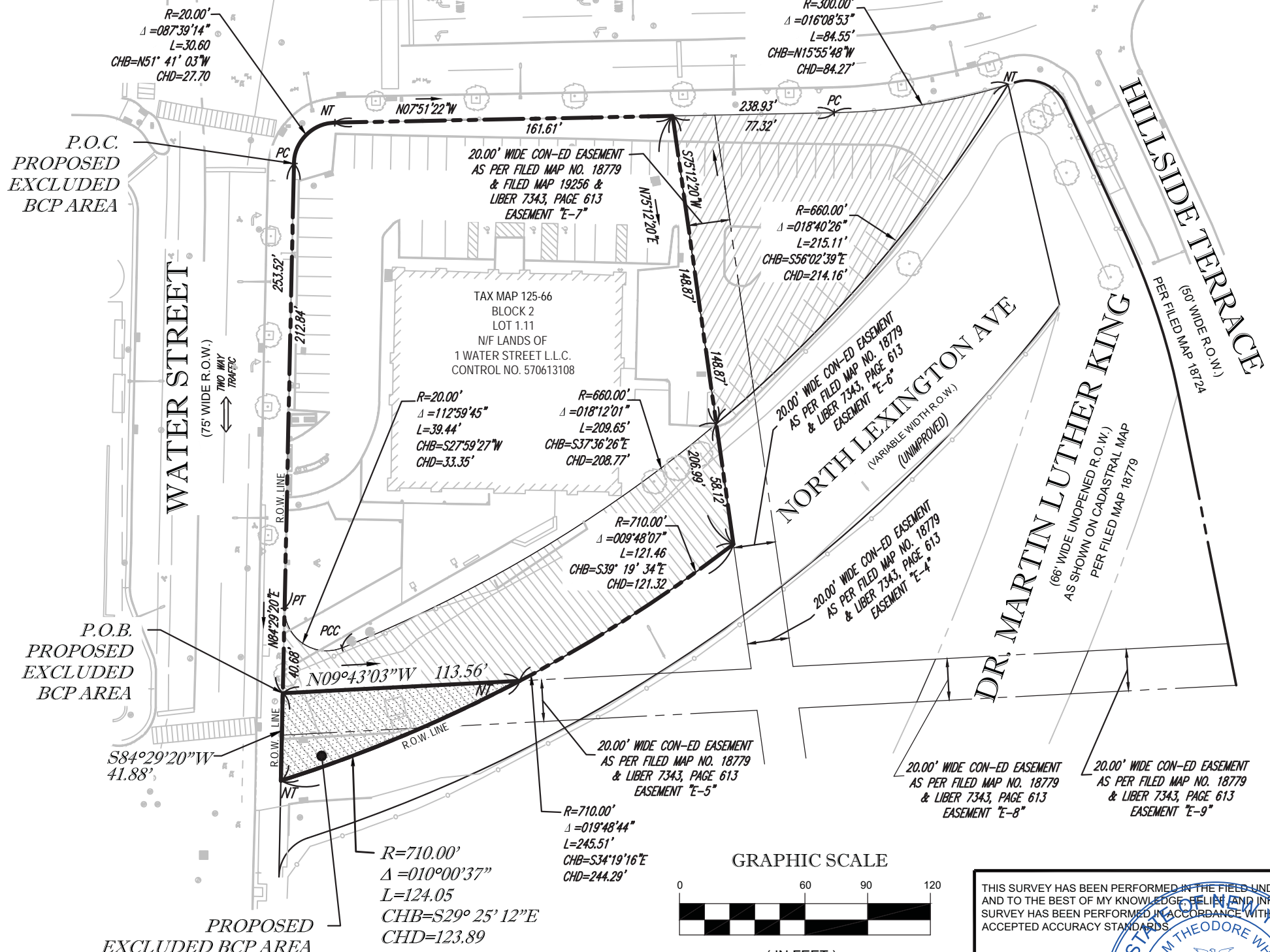
FIG 1.2

EXHIBIT B

FERRIS AVENUE

PER REF # 4

TWO WAY TRAFFIC (R.O.W. WIDTH VARIES)



METES & BOUNDS DESCRIPTION OF PROPOSED EXCLUDED BCP AREA:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE CITY OF WHITE PLAINS, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BEING MORE PARTICULARLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY END OF A CURVE AT THE INTERSECTION OF THE NORTHERLY LINE OF WATER STREET (75 FEET WIDE RIGHT OF WAY) WITH THE EASTERLY LINE OF FERRIS AVENUE (VARIABLE WIDTH RIGHT OF WAY);

RUNNING THENCE NORTHEASTERLY, ALONG THE NORTHERLY RIGHT OF WAY LINE OF WATER STREET, NORTH 84 DEGREES 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 253.52 FEET TO A POINT ON THE WESTERLY LINE OF THE 20-FOOT WIDE CONSOLIDATED EDISON CO. OF N.Y. EASEMENT "E-5", AS SHOWN ON MAP ENTITLED "MAP SHOWING EASEMENTS TO BE ACQUIRED BY CONSOLIDATED EDISON CO. OF N.Y., INC. SITUATED IN THE CITY OF WHITE PLAINS WESTCHESTER CO. NEW YORK", DATED APRIL 8, 1976, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS ON APRIL 12, 1976 AS FILED MAP 18779, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTHWESTERLY, ALONG THE WESTERLY LINE OF SAID 20-FOOT WIDE CONSOLIDATED EDISON CO., INC. OF N.Y. EASEMENT, NORTH 09 DEGREES 43 MINUTES 03 SECONDS WEST, A DISTANCE OF 113.56 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NORTH LEXINGTON AVENUE (VARIABLE WIDTH RIGHT OF WAY);

THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 00 MINUTES 37 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 29 DEGREES 25 MINUTES 12 SECONDS EAST, 123.89 FEET, FOR AN ARC DISTANCE OF 124.05 FEET TO THE NORTHERLY LINE OF WATER STREET;

THENCE, ALONG SAID NORTHERLY LINE, SOUTH 84 DEGREES 29 MINUTES 20 SECONDS WEST, A DISTANCE OF 41.88 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 2,595 SQUARE FEET OR 0.059 ACRES OF LAND, MORE OR LESS.

REFERENCES:

- THE OFFICIAL TAX ASSESSOR'S MAP OF CITY OF WHITE PLAINS, WESTCHESTER COUNTY, NEW YORK, SHEET #125.66.
- MAP ENTITLED "MAP SHOWING EASEMENTS TO BE ACQUIRED BY CONSOLIDATED EDISON CO. OF N.Y., INC. SITUATED IN THE CITY OF WHITE PLAINS WESTCHESTER CO. NEW YORK" DATED APRIL 8, 1976, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS ON APRIL 12, 1976 AS FILED MAP #18779.
- MAP ENTITLED "CENTRAL RENEWAL PROJECT N.Y.R-37 DISPOSITION PARCEL NO. 8", PREPARED BY WHITE PLAINS URBAN RENEWAL AGENCY, DATED SEPTEMBER 23, 1977, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS ON APRIL 12, 1976 AS FILED MAP #19256 (FILING DATE ILLEGIBLE).
- MAP ENTITLED "WHITE PLAINS URBAN RENEWAL AGENCY, UTILITY PLANS," SHEETS 14 & 16 OF 30.
- MAP ENTITLED "SUBDIVISION OF HIGHLAND PARK BELONGING TO D&W HOLDING CO."
- CONTROL NUMBER 570613108, DATED MARCH 1, 2017 AND LIBER 7343, PAGE 613, DATED JULY 21, 1976.
- MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY 1 WATER STREET TAX MAP 125.66, BLOCK 2, PARCEL 1 CITY OF WHITE PLAINS, WESTCHESTER COUNTY STATE OF NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES, INC PC, DATED 03/15/17, LAST REVISED 01/28-2021.
- MAP ENTITLED "PROPOSED SUBDIVISION SKETCH 1 WATER STREET TAX MAP 125.66, BLOCK 2, PARCEL 1 CITY OF WHITE PLAINS, WESTCHESTER COUNTY STATE OF NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES INC. PC, DATED 04-29-2020.
- MAP ENTITLED "SITE PLAN PROPOSED DEVELOPMENT 1 WATER STREET WHITE PLAINS, NY 10601", PREPARED BY SESI CONSULTING ENGINEERS, UNDER JOB NO. 12392, DATED 11/30/2023.
- PAGE 585 OF THE "2024 CITY OF WHITE PLAINS TENTATIVE ROLL (TAXABLE SECTION OF THE ROLL)" PROVIDED BY THE CITY OF WHITE PLAINS, COUNTY OF WESTCHESTER, STATE OF NEW YORK, ROLL PRINTED 12-29-2023, VALUATION DATE 01-01-2024, TAXABLE STATUS DATE 12-01-2023.

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

P.O.B. PROPOSED EXCLUDED BCP AREA

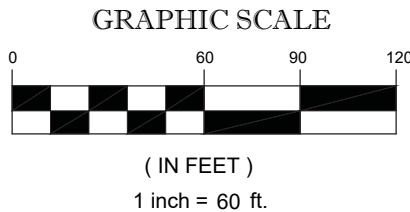
PROPOSED EXCLUDED BCP AREA
AREA=2,595± SF
OR 0.059± AC.

- LEGEND
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - NT NON-TANGENT
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - PCC POINT OF COMPOUND CURVATURE



NOTES:

- PROPERTY KNOWN AS "EXCLUDED BCP AREA", BEING A PORTION OF LOT 1.11, BLOCK 2, TAX MAP 125.66, CITY OF WHITE PLAINS, WESTCHESTER COUNTY, STATE OF NEW YORK, AS SAID TAX MAP WAS UPDATED PER REF. #10.
- PROPOSED EXCLUDED BCP AREA = 2,595± S.F. OR 0.059± ACRES.
- THIS IS NOT A BOUNDARY SURVEY. THE PURPOSE OF THIS SKETCH IS TO DEPICT THE PROPOSED EXCLUDED BCP AREA AS REQUESTED BY CLIENT IN REFERENCE #9.
- THE IMPROVEMENTS SHOWN HEREON ARE BASED REFERENCE #7 AND THEY ARE SHOWN FOR GRAPHICAL PURPOSES ONLY.



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS RAISED IM

WILLIAM T. WHIMPLE
NEW YORK PROFESSIONAL LAND SURVEYOR #50526

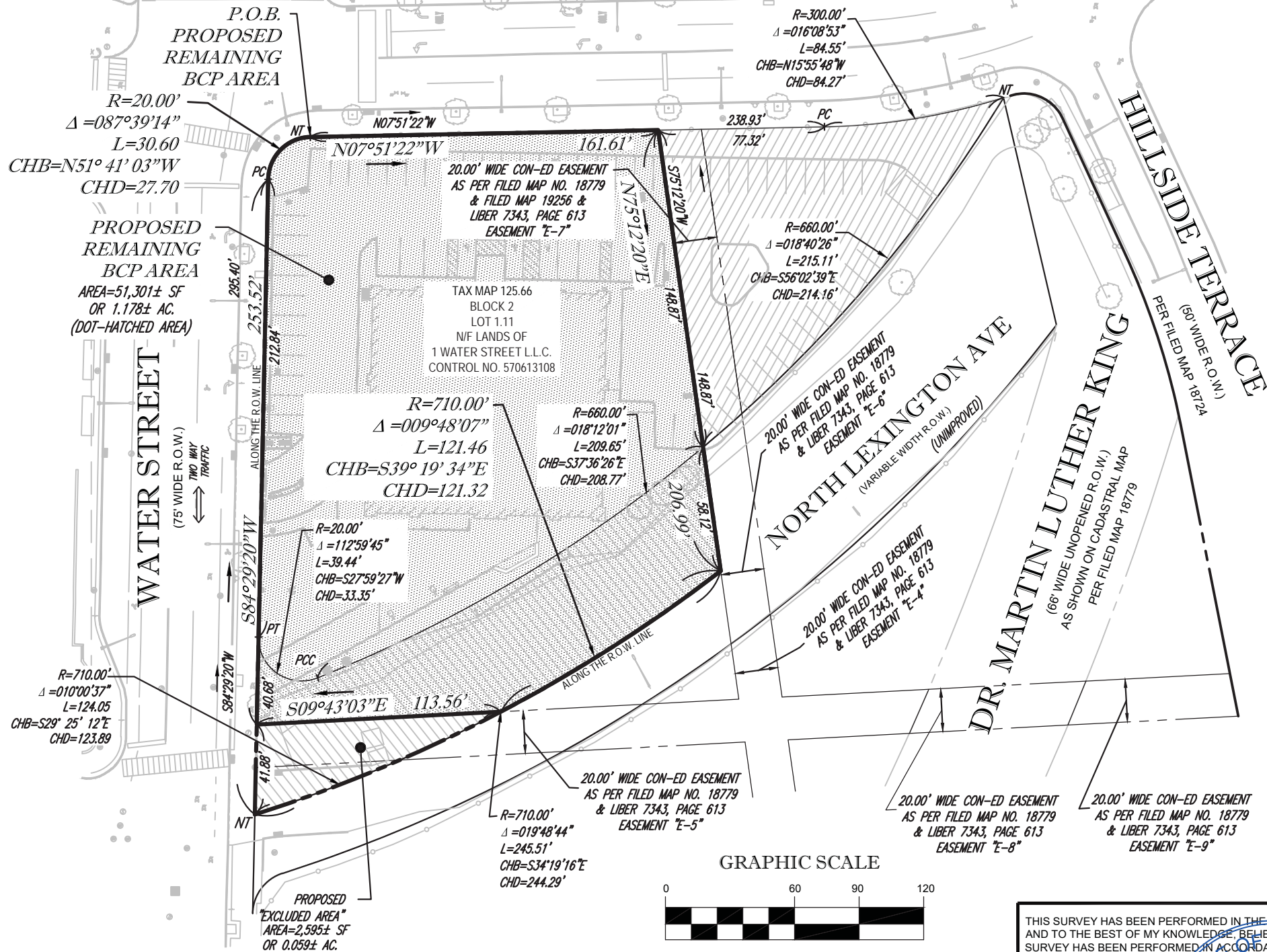
02-13-2024
DATE

No.	REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
1.	REVISED PER CLIENT REQUEST	N/A	M.A.P.	W.T.W.	02-13-2024
PROPOSED EXCLUDED BCP AREA EXHIBIT 1 WATER STREET P/O LOT 1.11, BLOCK 2, TAX MAP 125.66 CITY OF WHITE PLAINS, WESTCHESTER COUNTY STATE OF NEW YORK					
FIELD DATE	10/28/2019				
FIELD BOOK NO.	19-09				
FIELD BOOK PG.	17-05				
FIELD CREW	B.A.				
DRAWN:	M.A.P.				
REVIEWED:	H.R.P.	APPROVED:	W.T.W.	DATE	02-02-2024
SCALE	1" = 60'	FILE NO.	04-190336-01	DWG. NO.	1 OF 1
		CONTROL POINT ASSOCIATES INC. PC 9 TIMES SQUARE, 200 WEST 41ST STREET, SUITE 1203 NEW YORK, NY 10136 646.780.0411 - 908.668.9595 FAX		WARREN, NJ 908.668.0099 CHALFONT, PA 215.712.9800 MT. LAUREL, NJ 609.857.2099 LONG ISLAND, NY 631.580.2645 SOUTHBOROUGH, MA 508.948.3000 ALBANY, NY 518.217.5010	

EXHIBIT C

FERRIS AVENUE

PER REF # 4
TWO WAY TRAFFIC (R.O.W. WIDTH VARIES)



METES & BOUNDS DESCRIPTION OF PROPOSED REMAINING BCP AREA:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE CITY OF WHITE PLAINS, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BEING MORE PARTICULARLY AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHERLY END OF A CURVE AT THE INTERSECTION OF THE EASTERLY LINE OF FERRIS AVENUE (VARIABLE WIDTH RIGHT OF WAY) WITH THE NORTHERLY LINE OF WATER STREET (75 FEET WIDE RIGHT OF WAY);

RUNNING THENCE NORTHERLY, ALONG SAID EASTERLY LINE OF FERRIS AVENUE, NORTH 07 DEGREES 51 MINUTES 22 SECONDS WEST, A DISTANCE OF 161.61 FEET TO A POINT ON THE SOUTHERLY LINE OF THE 20-FOOT WIDE CONSOLIDATED EDISON CO. OF N.Y. EASEMENT "E-7", AS SHOWN ON MAP ENTITLED "MAP SHOWING EASEMENTS TO BE ACQUIRED BY CONSOLIDATED EDISON CO. OF N.Y., INC. SITUATED IN THE CITY OF WHITE PLAINS WESTCHESTER CO. NEW YORK", DATED APRIL 8, 1976, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS ON APRIL 12, 1976 AS FILED MAP 18779;

THENCE, ALONG THE SOUTHERLY LINE OF SAID EASEMENT "E-7" AND ALONG THE SOUTHERLY LINE OF THE 20-FOOT WIDE CONSOLIDATED EDISON CO. OF N.Y. EASEMENT "E-6", AS SHOWN ON SAID FILED MAP 18779, NORTH 75 DEGREES 12 MINUTES 20 SECONDS EAST, A DISTANCE OF 206.99 FEET TO A POINT ON THE WESTERLY LINE OF NORTH LEXINGTON AVENUE (VARIABLE WIDTH RIGHT OF WAY);

THENCE SOUTHEASTERLY, ALONG SAID WESTERLY LINE AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 48 MINUTES 07 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 39 DEGREES 19 MINUTES 34 SECONDS EAST, 121.32 FEET, FOR AN ARC DISTANCE OF 121.46 FEET TO A POINT ON THE WESTERLY LINE OF THE 20-FOOT WIDE CONSOLIDATED EDISON CO. OF N.Y. EASEMENT "E-5", AS SHOWN ON SAID FILED MAP 18779;

THENCE SOUTHEASTERLY, ALONG THE WESTERLY LINE OF SAID EASEMENT, SOUTH 09 DEGREES 43 MINUTES 03 SECONDS EAST, A DISTANCE OF 113.56 FEET TO A POINT ON THE NORTHERLY LINE OF WATER STREET;

THENCE, ALONG SAID NORTHERLY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) SOUTH 84 DEGREES 29 MINUTES 20 SECONDS WEST, A DISTANCE OF 253.52 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, THENCE;
- 2) NORTHWESTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 39 MINUTES 14 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 51 DEGREES 41 MINUTES 03 SECONDS WEST, 27.70 FEET, FOR AN ARC DISTANCE OF 30.60 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 51,301 SQUARE FEET OR 1.178 ACRES, MORE OR LESS.

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF CITY OF WHITE PLAINS, WESTCHESTER COUNTY, NEW YORK, SHEET #125.66.
2. MAP ENTITLED "MAP SHOWING EASEMENTS TO BE ACQUIRED BY CONSOLIDATED EDISON CO. OF N.Y., INC. SITUATED IN THE CITY OF WHITE PLAINS WESTCHESTER CO. NEW YORK" DATED APRIL 8, 1976, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS ON APRIL 12, 1976 AS FILED MAP #18779.
3. MAP ENTITLED "CENTRAL RENEWAL PROJECT N.Y.R-37 DISPOSITION PARCEL NO. 8", PREPARED BY WHITE PLAINS URBAN RENEWAL AGENCY, DATED SEPTEMBER 23, 1977, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS ON APRIL 12, 1976 AS FILED MAP #19256 (FILLING DATE ILLEGIBLE).
4. MAP ENTITLED "WHITE PLAINS URBAN RENEWAL AGENCY, UTILITY PLANS," SHEETS 14 & 16 OF 30.
5. MAP ENTITLED "SUBDIVISION OF HIGHLAND PARK BELONGING TO D&W HOLDING CO."
6. CONTROL NUMBER 570613108, DATED MARCH 1, 2017 AND LIBER 7343, PAGE 613, DATED JULY 21, 1976.
7. MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY 1 WATER STREET TAX MAP 125.66, BLOCK 2, PARCEL 1 CITY OF WHITE PLAINS, WESTCHESTER COUNTY STATE OF NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES, INC. PC, DATED 03/15/17, LAST REVISED 01/28-2021.
8. MAP ENTITLED "PROPOSED SUBDIVISION SKETCH 1 WATER STREET TAX MAP 125.66, BLOCK 2, PARCEL 1 CITY OF WHITE PLAINS, WESTCHESTER COUNTY STATE OF NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES INC. PC, DATED 04-29-2020.
9. MAP ENTITLED "SITE PLAN PROPOSED DEVELOPMENT 1 WATER STREET WHITE PLAINS, NY 10601", PREPARED BY SESI CONSULTING ENGINEERS, UNDER JOB NO. 12392, DATED 11/30/2023.
10. PAGE 585 OF THE "2024 CITY OF WHITE PLAINS TENTATIVE ROLL (TAXABLE SECTION OF THE ROLL)" PROVIDED BY THE CITY OF WHITE PLAINS, COUNTY OF WESTCHESTER, STATE OF NEW YORK, ROLL PRINTED 12-29-2023, VALUATION DATE 01-01-2024, TAXABLE STATUS DATE 12-01-2023.

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. THE ORIGINAL PROJECT OR THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

LEGEND

- P.O.B. POINT OF BEGINNING
- NT NON-TANGENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PCC POINT OF COMPOUND CURVATURE



NOTES:

1. PROPERTY KNOWN AS "REMAINING BCP AREA", BEING A PORTION OF LOT 1.11, BLOCK 2, TAX MAP 125.66, CITY OF WHITE PLAINS, WESTCHESTER COUNTY, STATE OF NEW YORK, AS SAID TAX MAP 125.66 WAS UPDATED PER REF. #10.
2. PROPOSED REMAINING BCP AREA = 51,301± S.F. OR 1.178± ACRES.
3. THIS IS NOT A BOUNDARY SURVEY. THE PURPOSE OF THIS SKETCH IS TO DEPICT THE REMAINING BCP SITE AREA, AFTER TAKING OUT THE "EXCLUDED BCP AREA", AS SHOWN ON REF. #9.
4. THE IMPROVEMENTS SHOWN HEREON ARE BASED REFERENCE #7 AND THEY ARE SHOWN FOR GRAPHICAL PURPOSES ONLY.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRINT



WILLIAM T. WHIPPLE
 NEW YORK PROFESSIONAL LAND SURVEYOR #50526

02-13-2024
DATE

No.	REVISIONS PER CLIENT REQUEST	N/A	M.A.P.	W.T.W.	02-13-2024
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
1.	PROPOSED REMAINING BCP SITE REVISED BOUNDARY MAP				
	1 WATER STREET				
	P/O LOT 1.11, BLOCK 2, TAX MAP 125.66				
	CITY OF WHITE PLAINS, WESTCHESTER COUNTY				
	STATE OF NEW YORK				
	FIELD DATE 10/28/2019 03/02/2017				
	FIELD BOOK NO. 19-09 17-05				
	FIELD BOOK PG. 05				
	FIELD CREW B.A.				
	DRAWN: M.A.P.				
	REVIEWED: H.R.P.				
	APPROVED: W.T.W.				
	DATE 02-02-2024				
	SCALE 1" = 60'				
	FILE NO. 04-190336-01 REMAINING AREA				
	DWG. NO. 1 OF 1				



CONTROL POINT ASSOCIATES INC. PC
 9 TIMES SQUARE,
 200 WEST 41ST STREET, SUITE 1203
 NEW YORK, NY 10136
 646.780.0411 - 908.668.9595 FAX

WARREN, NJ 908.668.0099
 CHALFONT, PA 215.712.9800
 MT. LAUREL, NJ 609.857.2099
 LONG ISLAND, NY 631.580.2645
 SOUTHBOROUGH, MA 508.948.3000
 ALBANY, NY 518.217.5010

EXHIBIT D



CONTROL POINT ASSOCIATES, INC.

traditional methods | modern approaches

9 Times Square
200 East 41th Street,
New York, NY 10017
Tel: 646.780.0411
www.cpasurvey.com

METES AND BOUNDS DESCRIPTION

PROPOSED EXCLUDED BCP AREA
BEING A PORTION OF LOT 1.11, BLOCK 2, TAX MAP 125.66
CITY OF WHITE PLAINS, WESTCHESTER COUNTY, STATE OF NEW YORK

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE CITY OF WHITE PLAINS, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BEING MORE PARTICULARLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY END OF A CURVE AT THE INTERSECTION OF THE NORTHERLY LINE OF WATER STREET (75 FEET WIDE RIGHT OF WAY) WITH THE EASTERLY LINE OF FERRIS AVENUE (VARIABLE WIDTH RIGHT OF WAY);

RUNNING THENCE NORTHEASTERLY, ALONG THE NORTHERLY RIGHT OF WAY LINE OF WATER STREET, NORTH 84 DEGREES 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 253.52 FEET TO A POINT ON THE WESTERLY LINE OF THE 20-FEET WIDE CONSOLIDATED EDISON CO. OF N.Y. EASEMENT "E-5", AS SHOWN ON MAP ENTITLED "MAP SHOWING EASEMENTS TO BE ACQUIRED BY CONSOLIDATED EDISON CO. OF N.Y., INC. SITUATED IN THE CITY OF WHITE PLAINS WESTCHESTER CO. NEW YORK", DATED APRIL 8, 1976, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS ON APRIL 12, 1976 AS FILED MAP 18779, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTHWESTERLY, ALONG THE WESTERLY LINE OF SAID 20-FEET WIDE CONSOLIDATED EDISON CO. INC. OF N.Y. EASEMENT, NORTH 09 DEGREES 43 MINUTES 03 SECONDS WEST, A DISTANCE OF 113.56 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NORTH LEXINGTON AVENUE (VARIABLE WIDTH RIGHT OF WAY);

THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 00 MINUTES 37 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 29 DEGREES 25 MINUTES 12 SECONDS EAST, 123.89 FEET, FOR AN ARC DISTANCE OF 124.05 FEET TO THE NORTHERLY LINE OF WATER STREET;

THENCE, ALONG SAID NORTHERLY LINE, SOUTH 84 DEGREES 29 MINUTES 20 SECONDS WEST, A DISTANCE OF 41.88 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 2,595 SQUARE FEET OR 0.059 ACRES OF LAND, MORE OR LESS.

THIS DESCRIPTION IS BASED UPON A SURVEY ENTITLED "PROPOSED EXCLUDED BCP AREA EXHIBIT 1 WATER STREET P/O LOT 1.11, BLOCK 2, TAX MAP 125.66 CITY OF WHITE PLAINS, WESTCHESTER COUNTY, STATE OF NEW YORK" PREPARED BY CONTROL POINT ASSOCIATES INC PC, DATED FEBRUARY 02, 2024, REVISED FEBRUARY 13, 2024 (REVISION #1).

THIS PROPERTY MAY BE SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.



CONTROL POINT ASSOCIATES INC PC

2-13-2024

WILLIAM T. WHIMPLE DATE
NEW YORK PROFESSIONAL LAND SURVEYOR #50526

Corporate Headquarters
35 Technology Drive, Warren, NJ 07059
Tel: 908.668.0099 Fax: 908.668.9595

Professional Land Surveying, Geospatial and Consulting Services



METES AND BOUNDS DESCRIPTION

PROPOSED REMAINING BCP AREA
BEING PART OF LOT 1.11, BLOCK 2, TAX MAP 125.66
CITY OF WHITE PLAINS, WESTCHESTER COUNTY
STATE OF NEW YORK

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE CITY OF WHITE PLAINS, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BEING MORE PARTICULARLY AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHERLY END OF A CURVE AT THE INTERSECTION OF THE EASTERLY LINE OF FERRIS AVENUE (VARIABLE WIDTH RIGHT OF WAY) WITH THE NORTHERLY LINE OF WATER STREET (75 FEET WIDE RIGHT OF WAY);

RUNNING THENCE NORTHERLY, ALONG SAID EASTERLY LINE OF FERRIS AVENUE, NORTH 07 DEGREES 51 MINUTES 22 SECONDS WEST, A DISTANCE OF 161.61 FEET TO A POINT ON THE SOUTHERLY LINE OF THE 20-FOOT WIDE CONSOLIDATED EDISON CO. OF N.Y. EASEMENT "E-7", AS SHOWN ON MAP ENTITLED "MAP SHOWING EASEMENTS TO BE ACQUIRED BY CONSOLIDATED EDISON CO. OF N.Y., INC. SITUATED IN THE CITY OF WHITE PLAINS WESTCHESTER CO. NEW YORK", DATED APRIL 8, 1976, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS ON APRIL 12, 1976 AS FILED MAP 18779;

THENCE, ALONG THE SOUTHERLY LINE OF SAID EASEMENT "E-7" AND ALONG THE SOUTHERLY LINE OF THE 20-FOOT WIDE CONSOLIDATED EDISON CO. OF N.Y. EASEMENT "E-6", AS SHOWN ON SAID FILED MAP 18779, NORTH 75 DEGREES 12 MINUTES 20 SECONDS EAST, A DISTANCE OF 206.99 FEET TO A POINT ON THE WESTERLY LINE OF NORTH LEXINGTON AVENUE (VARIABLE WIDTH RIGHT OF WAY);

THENCE SOUTHEASTERLY, ALONG SAID WESTERLY LINE AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 48 MINUTES 07 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 39 DEGREES 19 MINUTES 34 SECONDS EAST, 121.32 FEET, FOR AN ARC DISTANCE OF 121.46 FEET TO A POINT ON THE WESTERLY LINE OF THE 20-FOOT WIDE CONSOLIDATED EDISON CO. OF N.Y. EASEMENT "E-5", AS SHOWN ON SAID FILED MAP 18779;

THENCE SOUTHEASTERLY, ALONG THE WESTERLY LINE OF SAID EASEMENT, SOUTH 09 DEGREES 43 MINUTES 03 SECONDS EAST, A DISTANCE OF 113.56 FEET TO A POINT ON THE NORTHERLY LINE OF WATER STREET;

THENCE, ALONG SAID NORTHERLY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) SOUTH 84 DEGREES 29 MINUTES 20 SECONDS WEST, A DISTANCE OF 253.52 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, THENCE;
- 2) NORTHWESTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 39 MINUTES 14 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 51 DEGREES 41 MINUTES 03 SECONDS WEST, 27.70 FEET, FOR AN ARC DISTANCE OF 30.60 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 51,301 SQUARE FEET OR 1.178 ACRES, MORE OR LESS.

EXHIBIT E

CORPORATE CONSENT

The undersigned, being the sole Member of 1 Water Street L.L.C., does hereby certify as follows:

1. 1 Water Street L.L.C. is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 1 Water Street, White Plains, New York 10601 (Tax Block 2, Lot 1.11) (collectively the "BCP Site").

2. The following person, Taryn Fielder, the Executive Vice President & General Counsel of Veris Residential Trust, the sole general partner of Veris Residential Partners, L.P., the sole member of 1 Water Street L.L.C., has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of 1 Water Street L.L.C., Brownfield Site Volunteer in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 20th day of October, 2022.

Veris Residential Partners, L.P.

By: Veris Residential Trust, general partner

By: 

Name: Taryn Fielder

Title: Executive Vice President & General Counsel