

Affordable Housing for the Bronx RFP Addendum II

RFP issue date: September 7, 2007

Addendum I issue date: October 12, 2007

Addendum II issue date: November 16, 2007

Contents of the Addendum

- A. Zoning clarification
- B. Questions and answers
- C. Draft Executive Summary of Phase I Environmental Site Assessment – UAC
- D. Draft Phase I Environmental Site Assessment - Soundview

Note: Asbestos and lead-based paint reports for many of the UAC buildings are available for review. If you would like to review them, please contact Peter Madden (maddenp@hpd.nyc.gov) to set up an appointment.

A. Zoning clarification

In the case of new construction projects, applicants can assume that the development sites are part of the same zoning lot of the larger NYCHA development on which they are situated. Therefore, applicants may assume a transfer of excess development rights to the proposed new construction site in order to achieve the approximate unit counts stated in the RFP.

B. Questions and answers

General

- 1. Is there a preference or issue with the developer being the architect and the general contractor?**

No, that arrangement is permitted and HPD and NYCHA have no preference.

- 2. Can you confirm in writing that the project is not prevailing wage/Davis Bacon?**

Davis Bacon wage requirements are triggered by certain types of Federal financing and will therefore depend on the financing sought by developers. There is nothing in the terms of this RFP that mandates Davis Bacon wages.

- 3. Tab D asks for each Principal of the development team to provide development and management experience. If Principals at one firm have identical experience, can this be consolidated?**

Yes, but only if the Principals' experience is truly identical.

- 4. On page 13 of the RFP, HPD's HomeFirst loan program is described. The maximum allowable purchase price for a single-family home is given as \$417,000. What is the purchase price for a two-family home?**

The maximum purchase for a two-family home is \$533,850.

The maximum purchase prices used by the HomeFirst program are the same as the maximum loan limits used by Fannie Mae. The Fannie Mae loan limits can be found at: <http://www.fanniemae.com/aboutfm/loanlimits.jhtml>

- 5. We are looking at using PLP funds for the project. The PLP subsidy amounts are capped at \$85,000 per unit, but \$70,000 per unit for public sites. Which cap should we assume?**

Applicants should assume the \$70,000 per unit cap.

- 6. For the financing proposals on homeownership units, will AHC funds be considered "competitive financing" that requires an alternate financing scenario, as described on p. 14 of the RFP?**

Yes, AHC funds should be considered competitive financing which requires an alternate financing scenario. If sales prices or rents are impacted by the alternate scenario, this should be reflected in the alternate Financing Proposal (Form 7).

UAC

- 7. We feel that development can be done faster if there was only one phase of construction and we feel we can do the entire project with tenants in-place. Please advise if we can submit such a proposal in lieu of the two phase proposal.**

No, the UAC proposals must be completed in two phases as described in the RFP.

- 8. We are contemplating a joint effort with an HDFC for the coop project on Popham Avenue. Would it be problematic to have the rental and ownership sites transferred to two entities?**

This is a typical arrangement and we do not view it as problematic.

- 9. In the Financing Proposal (Form 7), a vacancy rate of 5% is given for the purposes of calculating income on commercial space. May we use a 10% vacancy rate instead?**

No, please use the assumptions provided. You may provide written comments in the Project Narrative if you believe other assumptions should be considered.

10. Can you provide gross square footage for 1660 Andrews Avenue and for 1472 Montgomery?

We were unable to find these figures in NYCHA files, but the numbers as reported by propertyshark.com are:

- 1660 Andrews Avenue: 65,765 building square feet
- 1472 Montgomery: 50,200 building square feet

Highbridge

11. The RFP states that the new use at Highbridge is “new construction of two buildings with a total of approximately 200 residential units.” Would HPD and NYCHA consider a proposal for one building that can accommodate approximately 200 units?

Yes, as long as the proposal complies with zoning.

12. The 2006 Sanborn map appears to show a different width of West 167th Street than what is shown in the RFP. Is the site plan in the RFP correct?

The site plan in the RFP is correct. Applicants can assume that West 167th Street has a consistent width of 50 feet along the border of the site.

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FINAL PHASE I ENVIRONMENTAL SITE ASSESSMENT

University Avenue Consolidation
Bronx, New York 10453

October 2007

Prepared for:

New York City Housing Authority

Department for Development

250 Broadway, 24th Floor

New York, New York, 10007

Prepared By:

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Five Penn Plaza

New York, New York 10001

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EXECUTIVE SUMMARY

Introduction

The New York City Housing Authority (NYCHA) retained PB Americas, Inc. (PB) to perform a Phase I Environmental Site Assessment (ESA) for the University Avenue Consolidation (UAC) project, located in the Bronx, New York 10453. The UAC project consists of the following 11 residential buildings (Sites) and their locations are shown in Figure 2-1:

Address	Block	Lot
1665 Andrews Avenue	2878	44
120 West 176 th Street	2878	44
135 West 175 th Street	2878	23
1660 Andrews Avenue	2878	83
1601 University Avenue	2878	1
65 Featherbed Lane	2876	31
74 West 174 th Street	2876	25
1473 Popham Avenue	2877	202
1475 Popham Avenue	2877	202
1472 Montgomery Avenue	2878	5
1705 Andrews Avenue	2878	169

The study was completed in accordance with the American Society for Testing and Materials (ASTM) Standard E1527-05 “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”. This standard describes the protocol for “*site assessment practices that satisfy the due diligence responsibilities of participants in a commercial real estate transaction.*” Any additions to, exceptions to, or deletions from this practice are described in Section 1.3 of this report.

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Site Description

Each of the Sites is currently occupied by a five- or six-story residential apartment building. A description of the adjoining properties for each Site is described in the following table.

Address	Adjoining Properties			
	North	East	South	West
1665 Andrews Avenue	Playground	Andrews Ave. and a six-story apartment building (Site at 1660 Andrews Ave.)	Five-story apartment building at 1641 Andrews Ave. S. and W. 175th St.	Two-story residential dwellings and Montgomery Ave.
120 West 176 th Street	W. 176th St. and a six-story apartment building (Site at 1705 Andrews Ave.)	Andrews Ave. and a five-story apartment building at 116 W. 176th St.	Playground	Two-story residential dwellings and Montgomery Ave.
135 West 175 th Street	Two-story residential dwellings	Five-story apartment building at 1641 Andrews Ave. S	W. 175th St. and two-story residential buildings	Montgomery Ave. and two-story residential buildings
1660 Andrews Avenue	Five-story apartment building at 1669 Dr. Martin Luther King Blvd.	University Ave., Dr. Martin Luther King Jr. Blvd., and apartment buildings	Tenney Place and a construction site - proposed apartment building	Andrews Ave. and a six-story apartment building (Site at 1665 Andrews Ave.)
1601 University Avenue	New office building	University Ave., Dr. Martin Luther King Jr. Blvd., and a small commercial area including Barret Cleaners at 1586 University Ave.	W. 174th St. and Sedgwick Houses	Apartment building (Site at 1472 Montgomery Ave.)
65 Featherbed Lane	One four-story, and one three-story apartment building, apartment building (Site at 74 W. 174th St.), and two-family houses	Macomb's Road and Starhill Clinic	Grand Ave. and apartment buildings	Commercial establishments including a restaurant, barber shop, market, and laundromat
74 West 174 th Street	W. 174th St., apartment building, and small residential buildings	Macomb's Road and a construction site	One four-story and one three-story apartment building, and apartment building (Site at 65 Featherbed Lane)	Residential buildings and two-family houses
1473 Popham Avenue	A low-rise apartment building (Site at 1475 Popham Ave.)	Intersection of Popham Ave. and West 174th St.	West 174th St. and Sedgwick Houses	Apartment building and Undercliff Ave.

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Address	Adjoining Properties			
	North	East	South	West
1475 Popham Avenue	Two-family houses	Intersection of Popham Ave. and West 174th St.	A low-rise apartment building (Site at 1473 Popham Ave.)	Apartment building and Undercliff Ave.
1472 Montgomery Avenue	Five-story apartment building at 1482 Montgomery Ave.	Apartment building (Site at 1601 University Ave.), apartment building, and new office building	W. 174th St. and Sedgwick Houses	Montgomery Ave. and a five-story apartment building at 1473 Montgomery Ave.
1705 Andrews Avenue	Buildings associated with South Bronx Job Corps. Academy	Andrews Ave. and six-story apartment building at 1710 Andrew Ave. S.	W. 176th St. and an apartment building (Site at 120 W. 176th St.)	Six-story apartment buildings at 1700 and 1730 Montgomery Ave. and Montgomery Ave.

Site Vicinity Description

The area surrounding the Sites is primarily residential. Many low-rise apartment buildings and two-family houses are present in the vicinity. Local business establishments can be found along Jerome and University Avenues, as well as Featherbed Lane. Based on cursory observations of the building exterior and types of anticipated occupancy at these properties adjoining the Sites, PB did not note any obvious signs of mishandling of hazardous waste or petroleum products.

Historical Resource Review

Due to the large number of buildings, the Sites were organized into the following three groups, based on their locations relative to each other, for the historical map search:

- Sites at 1660, 1665, and 1705 Andrews Avenue, 120 West 176th Street, 135 West 175th Street, 1472 Montgomery Avenue, and 1601 University Avenue
- Sites at 1473 and 1475 Popham Avenue
- Sites at 65 Featherbed Lane and 74 West 174th Street

Review of available Sanborn fire insurance maps and historical aerial photographs indicates that the existing residential buildings have been present at the Sites since at least 1950. According to site personnel, the structures at the Sites were constructed in the 1920s. The surrounding area has been primarily residential with many low-rise apartment buildings and a few localized businesses along Jerome and University Avenues, as well as Featherbed Lane. While PB did not identify any historical usage that would indicate a potential environmental risk to most of the Sites, the historical presence of the following nearby businesses are considered RECs, due to their relative

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assumed hydraulically upgradient locations and likely storage and handling of chemical and/or petroleum products:

- A dry cleaner on University Avenue is an REC for the Site at 1705 Andrews Avenue.
- The presence of a filling station and an auto repair shop on Jerome Avenue is an REC for the Sites at 65 Featherbed Lane and 74 West 174th Street.

A data gap was identified due to the lack of historical usage data for the Sites from 1915 to 1950; however, it did not affect PB's evaluation or conclusion of the historical resource review.

Regulatory Database and Record Review Evaluation

Review of regulatory environmental database search reports identifies the following numbers of listings within the ASTM search ranges of the Sites, which were organized into five groups based on their locations relative to each other:

- 115 listings for 135 West 175th Street;
- 130 listings for 1601 University Avenue and 1472 Montgomery Avenue;
- 129 listings for 1473 and 1475 Popham Avenue;
- 155 listings for 65 Featherbed Avenue and 74 West 174th Street; and
- 189 listings for 1660, 1665, and 1705 Andrews Avenue, and 120 West 176th Street.

Of all these listings, the Site at 1665 Andrews Avenue is also identified as a Petroleum Bulk Storage (PBS) facility and with a closed spill incident. On July 27, 1995 this spill case (Spill No. 9505170) was initially opened after an abandoned 5,000-gallon No. 4 fuel oil tank was found to be partially filled with both soil and product. The underground storage tank (UST) was removed in July 1995 and the spill was closed on August 24, 1995. The integrity of the UST was not documented in the database. PB considers this spill incident an REC because of the potential past release of petroleum product from the former UST.

In addition, the following six off-site open spill cases and two PBS facilities are considered RECs for the Sites, due to their open case status, their inclusion on a violation-based database, as well as their relative proximity and assumed hydraulically upgradient position relative to the Sites:

Open Spill Cases

- Mobil Service Station at 1764 University Avenue
- Apt Building at 54 West 174th Street
- Commercial Property at 55 East 175th Street

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- Manhole 403 at Davidson Avenue/ 174th Street
- 1755 Weeks Avenue
- Service Box 18893 at Jerome Avenue/E. Tremont Avenue

PBS Facilities

- Mobil R/S #10196 at 1764 University Avenue
- Apt. Building at 54 West 174th Street

The New York City Department of Building (NYCDOB) website shows that there are open violations issued to the boilers at the Sites at the following locations: 1601 University Avenue, 1473 and 1475 Popham Avenue, 74 West 174th Street, 1660 and 1665 Andrews Avenue. PB considers these open violations as RECs.

Site Reconnaissance

PB performed a reconnaissance and interviewed the building superintendents of the Sites on July 31, 2007. At each Site that the NYCHA owns, either a five- or six-story apartment building is present. In each building are one- to four-bedroom apartments, an elevator, an elevator equipment room on the roof and a basement (with the exception of the Site at 135 West 175th Street that has no basement). Behind each building is an alley with catch basins for stormwater. Each basement has similar rooms and equipment: a boiler room (with a foundation drainage sump, a hot water heater, hot water tank(s), heat pump, and an expansion tank); an electric meter room; a gas meter room; a water meter room; a garbage compactor room; telephone/intercom panel; sprinkler control room; storage room(s); and floors drains in each room. The Site at 120 West 176th Street also has a sub-basement level housing two sump pumps and an electrical panel. For the Site at 135 West 175th Street, the equipment and utility rooms are located on the first floor.

Site personnel stated that petroleum storage tanks were taken out of service approximately 20 years ago from the buildings at the Sites and that the buildings have been heated by natural gas. During the visit, PB did not observe the presence of any aboveground or underground storage tanks at the Sites. Visual observations on the presence of containerized chemical and petroleum products at the Sites are shown in the following table. No signs of spillage or leakage were noted on the containers and the exact quantity of liquid in each container is unknown.

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Address	Visual Observations of Hazardous Substance and Petroleum Products
1665 Andrews Avenue	Two five-gallon containers of soap and a small container of paint thinner were stored in the basement storage room.
120 West 176 th Street	A five-gallon container of floor sealer, ten 50-pound bags of snow salt, six 60-pound bags of concrete mix, and eight five-gallon buckets of floor buff were present in the janitor supply room. Approximately 16 refrigerators were also found in the same room. In addition, an approximately 50 gallon hydraulic oil tank and a container with two gallons of hydraulic oil were stored in the elevator machine room on the first floor.
135 West 175 th Street	A 50-gallon hydraulic oil tank was located in the elevator motor room on the first floor.
1660 Andrews Avenue	A five-gallon bucket of paint and a five-gallon container of floor buff were present in the office, which used to be the community room. In addition, a 50-gallon hydraulic oil tank, two five-gallon containers of virgin hydraulic oil, and one 55-gallon drum of waste oil were stored in the elevator motor room on the first floor.
1601 University Avenue	A five-gallon container of gear oil was located in the elevator motor room.
65 Featherbed Lane	Three five-gallon containers of floor wax cleaner and four five-gallon buckets of soap were stored in the garbage compactor room.
74 West 174 th Street	Two five-gallon containers of paint were present in the basement. In addition, a five-gallon bucket of drywall compound and one five-gallon container of paint were found in the building lobby.
1473 Popham Avenue	One five-gallon container of soap was stored in the basement.
1475 Popham Avenue	None observed.
1472 Montgomery Avenue	None observed.
1705 Andrews Avenue	A few one-gallon cans of paint and five-gallon buckets of floor finish were present in the janitor storage room.

The following observations were noted during the reconnaissance of the following Sites:

- All Sites: staining on the concrete floor in the basements and on the alley pavement near the entrance to the basements; bags of trash in the alleys awaiting off-site disposal; used furniture and unwanted personal belongings inside vacant apartments; and an odor associated with dampness in both the apartments and basements.
- Sites at 120 West 176th Street and 1660 Andrews Avenue: rust and stains around the floor drains. Site personnel indicated that the floor drains and the sump discharge to the public sewer.

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- 1472 Montgomery Avenue: a pool of liquid from floor drain backup in the garbage compaction room and boiler condensate on the floor in the basement boiler room.
- Sites at 120 West 176th Street, 1660 Andrews Avenue and 135 West 175th Street: Based on the age of the buildings at these Sites, it is possible that the hydraulic fluid used in the elevators at these Sites is Polychlorinated Biphenyls (PCB)-containing.

Conclusion and Recommendations

Based on the findings of this Phase I ESA, PB made the following recommendations:

- PB recommends a Phase II Environmental Site Investigation (ESI) to determine whether the subsurface soil and groundwater at the Site at 1665 Andrews Avenue have been impacted environmentally. Prior to conducting the subsurface investigation, it is recommended that a site-specific Work Plan and an Investigative Health and Safety Plan (HASP) be developed for the proposed Phase II ESI.
- Due to the age of the buildings and proposed rehabilitation activities at the Sites, PB recommends performing an asbestos and lead-based paint survey of the structures at the Sites prior to demolition and/or renovation activities. Once asbestos and lead-based paint are identified, these materials should be abated and removed for off-site disposal in accordance with all local, state, and federal regulations.
- To determine whether the hydraulic fluid used in the elevators is PCB-containing at the Sites at 120 West 176th Street, 1660 Andrews Avenue, and 135 West 175th Street, PB recommends collecting a sample of the hydraulic oil for PCB analyses.
- PB suggests performing a review of applicable files at the NYCDOB and obtaining additional details to determine whether the open NYCDOB violations issued to the boilers at the Sites at 1601 University Avenue, 1473 and 1475 Popham Avenue, 74 West 174th Street, 1660 and 1665 Andrews Avenue have the potential of impacting the subsurface environment of these Sites.
- To determine whether the off-site listings identified in the environmental databases have the potential of impacting the Sites, PB recommends conducting a more in-depth file review at the NYSDEC for the following off-site properties to obtain additional details and updated information:
 - a dry cleaner on University Avenue
 - a filling station on Jerome Avenue

DRAFT

- an auto repair shop on Jerome Avenue
- Mobil Service Station at 1764 University Avenue
- Apartment Building at 54 West 174th Street
- Commercial Property at 55 East 175th Street
- Manhole 403 at Davidson Avenue/ 174th Street
- 1755 Weeks Avenue
- Service Box 18893 at Jerome Avenue/E. Tremont Avenue

If the in-depth file review indicates a potential environmental concern or if the file is deficient then a Phase II ESI is recommended for the building in question.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

*ASTM E 1527-05
All Appropriate Inquiry*

**Soundview Houses
1610 Randall Avenue
Bronx, NY 10473
Block 3515, Lot 1**

Prepared for:
New York City Housing Authority

September 14, 2007

Prepared By:

Terranext
237 West 35th Street
12th Floor
New York, NY 10001



Background and Disclaimer: The purpose of an environmental site assessment is to identify actual or potential “recognized environmental conditions” that may result in liability or land use restrictions. The ASTM Phase I Environmental Site Assessment E 1527-05 is the minimum standard for environmental due diligence in the commercial real estate industry and currently meets the standard for All Appropriate Inquiry under the Small Business Liability Relief and Brownfields Redevelopment Act of 2002. A diligent effort in accordance with generally accepted good commercial and customary standards and practices was undertaken to identify the “recognized environmental conditions” that might affect the redevelopment project. However, the identification of old hazardous waste sites is an evolving process; therefore, Terranext cannot state with absolute certainty that no other potential hazardous waste sites are located in the area. In no event shall Terranext or its employees be liable for any damages, injury, loss, cost or expense whatsoever arising in connection with the use or reliance on the information contained in this report, except as otherwise provided by law.

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TABLE OF CONTENTS

	<i>Page</i>
1.0 Summary	5
2.0 Introduction	5
2.1 Purpose	
2.2 Detailed Scope-of-Services	
2.3 Significant Assumption	
2.4 Limitations and Exceptions	
2.5 Special Terms and Conditions	
2.6 User Reliance	
3.0 Site Description.....	6
3.1 Location and Legal Description	
3.2 Site and Vicinity General Characteristics	
3.3 Current Use of the Property	
3.4 Descriptions of Structures, Road & Other Site Improvements	
3.5 Current Use of Adjoining Properties	
4.0 User Provided Information	7
4.1 Title Records, Environmental Lies and Activity & Use Limitations	
4.2 Specialized Knowledge	
4.3 Commonly Known or Reasonably Ascertainable Information	
4.4 Valuation Reduction for Environmental Issues	
4.5 Reason for Performing Phase I	
5.0 Records Review	8
5.1 Standard Environmental Record Sources	
5.2 Additional Environmental Record Sources	
5.3 Physical Setting Sources	
5.4 Historical Use Information on the Property	
5.5 Historical Use Information on Adjoining Properties	
6.0 Site Reconnaissance	19
6.1 Methodology and Limiting Conditions	
6.2 General Site Setting	
6.3 Exterior Observations	
6.4 Interior Observations	
7.0 Interviews	21
7.1 Interview with Responsible Official	
7.2 Interview with Local Government Officials	
8.0 Findings.....	21

9.0 Opinions21

10.0 Conclusions21

11.0 Deviations21

12.0 Data Gaps22

13.0 Additional Services22

14.0 References22

15.0 Signature of Environmental Professional23

16.0 Qualifications of Environmental Professional23

17.0 Appendices25

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1.0 Summary

Terranext conducted a Phase I Environmental Assessment of the subject site which is located on the block bounded by Lacombe Avenue, Rosedale Avenue, Randall Avenue and the mapped un-built extension of the Bronx River Avenue. The subject property is located in Bronx County, Bronx, NY.

Based on the data obtained during the Site reconnaissance, records review and interviews, Terranext identified Recognized Environmental Conditions associated with the Site. It is recommended that potential contamination be evaluated and quantified through a focused Phase II Site Investigation. During the Phase II, soil/sediment samples should be collected and analyzed and a groundwater study should be completed in order to determine the concentrations of contamination, if any, that may be present.

2.0 Introduction

An agreement by and between the New York Housing Authority and Terranext, LLC for environmental review services, dated July 9th, 2007, authorized Terranext to complete a Phase I Environmental Site Assessment (ESA) for the subject site.

2.1 Purpose

The purpose of a Phase I ESA is to identify, to the extent feasible, recognized environmental conditions in connection with the subject property. A recognized environmental condition (REC) is defined by ASTM as “the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property.” Elements of a Phase I ESA include four general components: a records review, site reconnaissance, and interviews with present and past owners, operators and occupants of the property, interviews with local government officials, and an evaluation of collected information culminating in a report.

2.2 Detailed Scope-of-Services

Physical setting sources and historical use information, which include such items as topographic maps, aerial photographs, and fire insurance maps, will be collected. Additional environmental records sources will be searched to enhance and supplement the standard sources if and when Terranext feels they are necessary and reasonably ascertainable.

Records which are reasonably ascertainable and listed as standard sources, as defined in ASTM standard E-1527-05, will be searched. Reasonably ascertainable is defined in the ASTM standard, as any “information [that] will be provided by the source within 20 calendar days of receiving a written, telephone, or in-person request”.

Physical setting sources and historical use information, which include such items as topographic maps, aerial photographs, and fire insurance maps, will be collected. Additional environmental records sources will be searched to enhance and supplement the standard sources if and when Terranext feels they are necessary and reasonably ascertainable.

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property. The site visit

will include observation of the exterior and interior of the property according to ASTM standards.

The objective of interviews is to obtain information indicating recognized environmental conditions in connection with the property. Interviews will be conducted in accordance to ASTM standards.

The objective of interviews is to obtain information indicating recognized environmental conditions in connection with the property. Interviews will be conducted in accordance to ASTM standards.

2.3 Significant Assumptions

No significant assumptions have been made by Terranext.

2.4 Limitations and Exceptions

The purpose of an environmental site assessment is to identify actual or potential “recognized environmental conditions” that may result in liability, land use restrictions, or cause delays in redevelopment. The ASTM Phase I Environmental Site Assessment E 1527-05 is the minimum standard for environmental due diligence in the commercial real estate industry and meets the standard for All Appropriate Inquiry under the Small Business Liability Relief and Brownfields Redevelopment Act of 2002. A diligent effort in accordance with generally accepted good commercial and customary standards and practices was undertaken to identify the “recognized environmental conditions” that might affect the site. However, the identification of old hazardous waste sites is an evolving process; therefore, Terranext cannot state with absolute certainty that no other potential hazardous waste sites are located in the area.

This study was not intended to represent an exhaustive research of all potential hazards, which may exist. All conclusions are based on available and obtainable information, and are not to be considered scientific certainties but only as opinion based on our professional judgment concerning the significance of the data gathered during the course of the site assessment. Specifically, Terranext does not and cannot represent that the site contains no hazardous or toxic materials or other latent conditions beyond that observed by Terranext during its site assessment.

This assessment was conducted under constraints of time, cost and scope and reflects a limited investigation and evaluation. It reflects the normal degree of care and skill that is ordinarily exercised by environmental professionals conducting business in this or similar localities. In no event shall Terranext be liable for any damages, injury, loss, cost or expense whatsoever arising in connection with the use or reliance on the information contained in this report, except as otherwise provided by the law.

The information in this report is based on a review of records, interviews and observations of Terranext professionals. The result of this assessment, as written in this report, is valid as of the date of the report. This report does not purport to be representative of future site conditions or events. Situations or activities, which occur after this study, which result in environmental impairment, are not relevant to this study.

The assessment does not include sampling of any kind.

3.0 Site Description

3.1 Location and Legal Description

The subject property is located in Bronx County, Bronx, New York. The 145,000 sq. ft. site is located on the block bounded by Lacombe Avenue, Rosedale Avenue, Randal Avenue and the mapped un-built extension of the Bronx River Avenue. (Block 3515, Part of Lot 1).

3.2 Site and Vicinity General Characteristics

The Bronx is New York City's northernmost borough.

The general topography of the area is shown in Section 5.3. The average elevation of the surrounding area ranges from 10 to 20 feet. The immediate area is densely developed except for Sound View Park which is directly west of the subject site.

Soils

Soils on the site and vicinity are designated as Inwood-Laguardia-Ebbets complex with a slope range of 0 to 8 percent. The soil is characterized by having nearly level to gently sloping areas that have been filled with a mixture of natural soil materials and construction debris; a mixture of anthropogenic soils which vary in coarse fragment content (Ref. 3).

The inwood series has a permeability description of moderately rapid and is well drained (Ref. 3).

Wetlands

Wetland maps from the U.S. Fish and Wildlife Service's National Wetlands Inventory indicated that no wetlands are present at the site. (Ref. 4)

4.0 User Provided Information

4.1 Title Records, Environmental Liens and Activity & Use Limitations

The New York Housing Authority, the user, as defined in section 3.2.93 of ASTM Standard E 1527-05, of the Phase I ESA, did not provide the environmental professional with a copy of Title Records for the property. According to ASTM Standard 6.2, it is not the responsibility of the Environmental Professional to undertake a review of recorded land title records and judicial records for environmental liens or activity and use limitations. It is recommended that the user complete a review.

4.2 Specialized Knowledge or Experience of the User

The user was not aware of any specialized knowledge that would be material to recognizing any environmental conditions in connection with the subject property (Appendix F).

4.3 Commonly Known or Reasonably Ascertainable Information

The user was not aware of any commonly known or reasonably ascertainable information about the property that would be materials to recognized environmental conditions in connection with the property (Appendix F).

4.4 Valuation Reduction for Environmental Issues

The user assumes the property was not purchased at a lower than expected purchase price (Appendix F).

4.5 Reason for Performing Phase I ESA

NYCHA will be releasing a request for proposal that will solicit plant to construct housing units on the subject site. The purpose of the environmental review is to facilitate the demolition, disposition, financing, and redevelopment of the site.

5.0 RECORDS REVIEW

5.1 Standard Environmental Records Review

Federal and state environmental regulatory records were reviewed by Terranext to determine the environmental regulatory status of facilities identified within specific distances of the subject site. The databases reviewed and search radii for each database are designated by the American Society for Testing and Materials (ASTM) Standard Practice E-1527-05. Environmental First Search Technology compiled this information into their Environmental First Search (EFS) report (Appendix G).

A number of sites or incidents were identified within the search radii. A summary of the identified sites or incidents is presented below.

Database	Description	Search Radius (miles)	No. of Sites within Search Radii
Federal ASTM Standard			
NPL	National Priority List	1	0
Delisted DPL	Delisted National Priority List	0.5	0
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System	0.5	0
CERC-NFRAP	CERCLIS no Further Remedial Action Planned	0.5	0
RCRA-CORRACTS	Resource Conservation and Recovery Information System-Corrective Action Report	1	0
RCRA-TSD	Resource Conservation and Recovery Information System-Treatment Storage Disposal Facility	0.5	0
RCRA-GEN	Resource Conservation and Recovery Information System-Generators List	Property/ Adjoining Property	0
ICsL/ECs	Institutional control/ Engineering control registries	Property	0
ERNS	Emergency Response Notification	Property	0
State ASTM Standard			
NPL	State and tribal equivalent NPL	1.0	2
CERCLIS	State and tribal equivalent CERCLIS	0.5	0
SWL	State and tribal landfill and/or solid waste disposal site	0.5	1
LUST	State and tribal leaking storage tank lists	0.5	23

Database	Description	Search Radius (miles)	No. of Sites within Search Radii
UST/AST	State and tribal registered storage tank lists	Property/ Adjoining Property	1
ICs/ECs/	State and tribal institutional & engineering control registries	Property	0
VC	State and tribal voluntary cleanup sites	0.5	0
Brownfields	State and tribal Brownfield sites	0.5	0

NYCDOS Soundview
 Randall Avenue
 Bronx, NY 10474
 Located 0.09 miles NE of site

- **SWL**
 The NYC Department of Sanitation utilizes the site for composting yard waste.

Based on the information available to Terranext, this solid waste landfill operation does not appear to be a REC to the subject Site due to the type of material they handle (yard waste).

Soundview Houses
 1725 Randall Avenue
 Bronx, NY
 Located 0.11 miles NE of site

- **LUST/State Spills Site**
 The facility reported a tank test failure which occurred on 11/28/1994. The tank was to be repaired and retested. The case was closed and combined with open spill case 0001670 (see following LUST).
- **LUST/ State Spills Site- (Case 0001670)**
 Two 25 thousand gallon underground storage tanks were installed in 1954 and stored #4 and #6 fuel oil. Both were reportedly closed in 2000. Another 25 thousand gallon underground storage tank was installed in 1984 which stored #4 and #6 fuel oil and was also closed and removed in 2000. During the tank removal, soil contamination was discovered and reported to NYDEC on 5/9/2000. A site assessment was recommended but nothing has been done to date. The case is still active.
- **LUST/ State Spills Site-**
 A tank test failure caused a spill on 2/27/1992. The case was closed to consolidate with the open spill case number 0001670.
- **LUST/ State Spills Site-**

A tank test failure caused a spill on 5/10/1991. Two 25 thousand gallon underground storage tanks were closed in place in March of 1995. No site assessment was performed to legally close the tanks. The spill was closed and consolidated with open spill case number 0001670.

- **LUST/ State Spills Site-**

A tank test failure caused a spill on 10/11/1991. The tank tester found a manhole gasket leak. The case met clean up standards and was closed on 4/27/1995.

- **UST**

The facility has a total of 4 tanks; 3 are inactive and the other is a 30,000 gallon #2 fuel oil tank.

- **State Spills Site**

A 100 gallon #2 fuel oil spill occurred on 10/2/1997 due to a tank overfill. The spill was cleaned. The case was closed on 3/7/2003, meeting NYDEC cleanup requirements.

- **State Spills Site**

A 10 gallon #2 fuel oil spill occurred on 2/7/2000 due to equipment failure. The spill was contained and cleaned. The case was closed on 1/16/2007, meeting NYDEC cleanup requirements.

- **State Spills Site**

A 10 gallon #4 fuel oil spill occurred on 6/14/1995 due to human error. The case was closed on 6/15/1995.

- **State Spills Site**

A 10 gallon #2 fuel oil spill occurred on 10/21/1997 due to human error. The spill case was closed on 3/7/2003.

- **State Spills Site**

A 105 gallon #2 fuel oil spill occurred on 10/2/1997 due to human error. The spill was closed on 10/6/1997.

- **State Spills Site**

A 4 gallon #4 fuel oil spill occurred on 4/1/1996 due to equipment failure. The spill was contained and cleaned. The spill case was closed on 4/3/1996.

Based on the information available to Terranext, this facility may constitute an REC to the subject site.

Sound Park
Rosedale & Lacombe Avenues
Bronx, NY
Located 0.16 miles NE of site

- **State Spills Site**

Con Ed found was excavating a gas main on site and found a sheen in the ground water on 11/9/1995. It was determined the spill was from a third party; Con Edison used pads to absorb the oil. NYDEC closed the case on 2/17/2006.

This site is located hydraulically down gradient of the Site and does not appear to be a REC to the subject site.

528 Commonwealth Avenue
Bronx, NY
Located 0.20 miles NE of site

- **State Spills Site**

A 1 gallon #2 fuel oil spill occurred on 3/18/1996 due to equipment failure. The spill was contained and cleaned. The spill case was closed on 3/20/1996.

Although the spill is located hydraulically up gradient of the Site, corrective action was taken and the spill case was closed. Based on the information available to Terranext, this facility is not a REC.

Manhole 21617
North Seward Avenue & Croes Avenue
Bronx, NY
Located 0.22 miles NE of site

- **State Spills Site**

A 4 ounce spill occurred on 12/11/2006 of an unknown petroleum product. It was reported that the spill was contained but no further information was provided. The case is still active.

The spill is located hydraulically up gradient of the Site, however based on the information available to Terranext, this facility is not a REC.

1775 Randall Avenue
Bronx, NY
Located 0.23 miles NE of site

- **State Spills Site**

A 2 gallon #4 fuel oil spill occurred on 3/25/1994 due to a tank overflow. The spill was contained and cleaned. The spill case was closed on 3/25/1994.

Although the spill is located hydraulically up gradient of the Site, corrective action was taken and the spill case was closed. Based on the information available to Terranext, this facility is not a REC.

710 Croes Avenue
Bronx, NY
Located 0.24 miles NE of site

- **LUST**
A tank test failure caused a spill on 4/21/1997. The case was closed on 9/24/1997.
- **LUST**
A tank test failure caused a spill on 9/17/1997. The spill was cleaned according to NYDEC standards and the case was closed on 8/16/2002.

Although the spills are located hydraulically up gradient of the Site, corrective action was taken and the cases were closed. Based on the information available to Terranext, this facility is not a REC.

536 Saint Lawrence Avenue
Bronx, NY
Located 0.24 miles NE of site

- **State Spills Site**
A 5 gallon #2 fuel oil spill occurred on 10/1/1999 as a result of fire damage. DEC requested a boring in the basement floor to show no oil contamination reached the soil. The sample was taken on April 4, 2000 and tested for VOC and SVOC. After reviewing the results, NYDEC considered the spill closed as of 5/12/2000.

Although the spill is located hydraulically up gradient of the Site, corrective action was taken and the spill case was closed. Based on the information available to Terranext, this facility is not a REC.

Sack Wern Houses
710 Noble Avenue
Bronx, NY
Located 0.24 miles NE of site

- **LUST**

A tank test failure caused a spill on 4/25/1997. The case was closed on 9/25/1997.

- **LUST**

A tank test failure caused a spill on 9/24/1997. The case was closed on 8/16/2002.

- **LUST**

A tank test failure caused a spill on 4/22/1997. The case was closed on 6/4/1997.

- **LUST**

A tank test failure caused a spill on 5/21/1997. The case was closed on 8/16/2002.

The spill is located hydraulically up gradient of the Site, however based on the information available to Terranext, this facility is not a REC.

Clason Point Gardens
762 Metcalf Avenue
Bronx, NY
Located 0.31 miles NW of site

- **LUST**

A tank test failure caused a spill on 9/20/1990 which was caused by equipment failure. The case was closed on 6/23/1998

The spill is located hydraulically cross gradient of the Site. Based on the information available to Terranext, this facility is not a REC.

Sack Wern Housing
1710 Lafayette Avenue
Bronx, NY
Located 0.37 miles NW of site

- **LUST**

A tank test failure caused a spill on 4/23/1997. The case was closed on 6/4/1997.

- **LUST**

A tank test failure caused a spill on 9/16/1997. The case was closed on 7/22/2002.

- **LUST**

A tank test failure caused a spill on 5/23/1997. The case was closed on 9/24/1997.

The spill is located hydraulically cross gradient of the Site. Based on the information available to Terranext, this facility is not a REC.

Former Gas Station/ Car Wash
715 Soundview Avenue
Bronx, NY
Located 0.37miles NE of site

- **LUST**

The site reported a tank test failure for six 550 gallons tanks on 1/19/1989. A Phase II study was completed on the site in which four soil borings were taken. The results were below the current standards for environmental cleanup objectives. The case was closed on 3/4/2003.

Clason Point Garden- NYCHA
1 Clason Point Lane
Bronx, NY
Located 0.38 miles NW of site

- **LUST**

The site reported a tank test failure on 9/20/1990. SVOC contamination at or above soil guidance values and VOC contaminations below guidance values were discovered with soil borings. Groundwater samples did not detect the presence of any TPH, VOCs or SVOCs. No further information was provided; the case is still active.

The spill is located hydraulically cross gradient of the Site. Based on the information available to Terranext, this facility is not a REC.

Sack Wern Houses- NYCHA
740 Beach Avenue
Bronx, NY
Located 0.41 miles NE of site

- **LUST**
A tank test failure caused a spill of #2 fuel oil on 4/30/1997. The case is still active.

The spill is located hydraulically up gradient of the Site, however based on the information available to Terranext, this facility is not a REC.

Clason Pt Gardens- NYCHA
78 Clason Pt Lane
Bronx, NY
Located 0.43 miles NW of site

- **LUST**
A tank test failure caused a spill of #4 fuel oil on 9/26/1990 due to equipment failure. The case was closed 4/25/1995.
- **LUST**
A tank test failure caused a spill of unknown petroleum on 3/4/1992. Contamination was noted on the site. Metering wells were installed which showed no detectable contamination. Soil samples show marginal exceedances for SVOCs. No further action was recommended. The case is still active.

The spill is located hydraulically cross gradient of the Site. Based on the information available to Terranext, this facility is not a REC.

Hunts Point Coop Market
Parcel B/ Food Center Drive
Bronx, NY
Located 0.47 miles SW of site

- **LUST**
A tank failure caused a spill on 10/21/1997. During soil sampling, the site found approximately 1 foot of contaminated soil. The site is being managed under the voluntary cleanup program. The case was closed on 10/26/2005.

This site is located hydraulically down gradient of the Site and does not appear to be a REC to the subject site.

Sack Wern Houses- NYCHA
1810 Lafayette Avenue
Bronx, NY
Located 0.49 miles NE of site

- **LUST**
A tank test failure caused a spill of #2 fuel oil on 4/29/1997. The case was closed 7/22/2002.

The spill is located hydraulically up gradient of the Site, however based on the information available to Terranext, this facility is not a REC.

Oak Point/ Brite Star
400 Oak Point Avenue
Bronx, NY 10474
Located 0.69 miles SW of site

- **State Site**
The site contains construction and demolition debris where 250,000 cubic yards of illegal solid waste was abandoned. In 2001 an enforcement hearing ordered a site investigation be performed. There is no further information regarding this site.

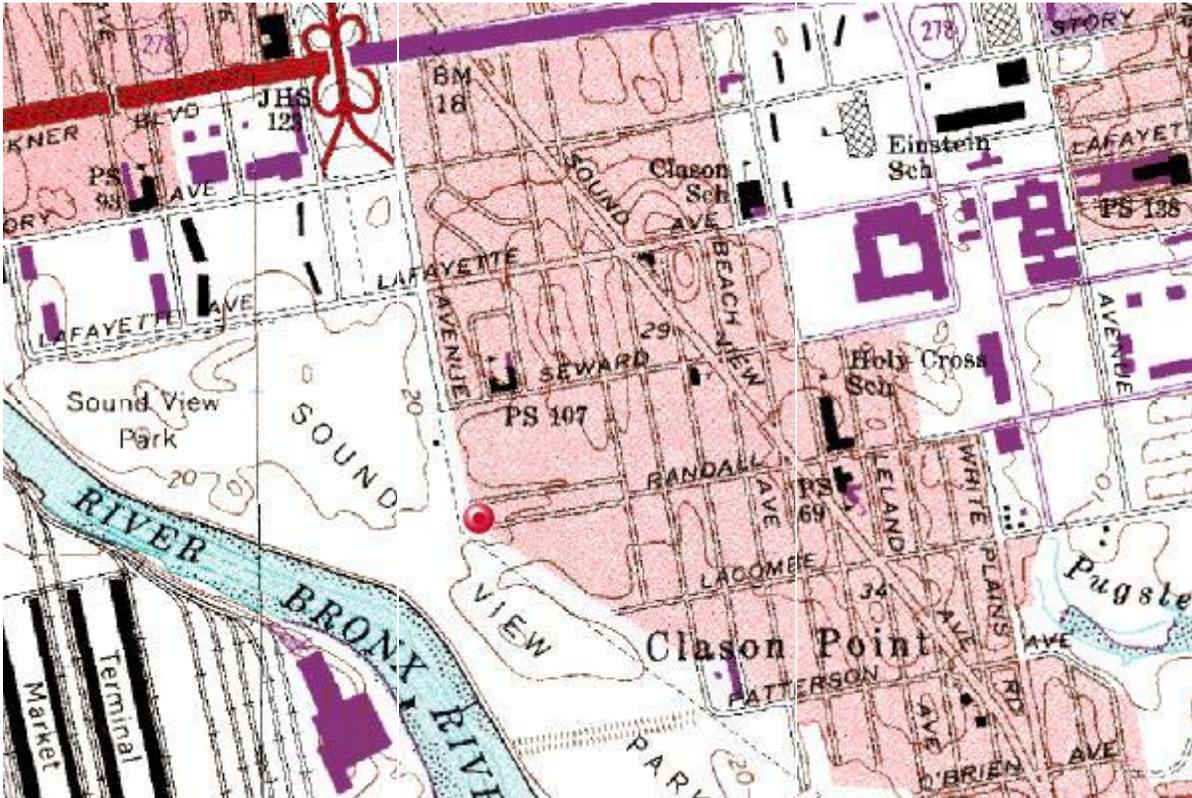
This site is located hydraulically down gradient of the Site and does not appear to be a REC to the subject site.

CON ED, Hunts Point Coking Station
Hunts Point Avenue & East River
Bronx, NY 10474
Located 0.93 miles SW of site

- **State Site**
The site is described as a coal gasification plant which may have residual coal and petroleum products still on the property. No further information is provided for the site.

This site is located hydraulically down gradient of the Site and does not appear to be a REC to the subject site.

5.2 Physical Setting Sources



Portion of USGS 7.5 Minute Quad Map, Bronx, NY 1992

The USGS Topographic Map was reviewed; the location of the site is indicated with a red circle. The site lies between elevation lines 10 to 20. The pink coloring indicates the surrounding area is heavily developed. The white areas to the west of the site denote of Sound View Park.

5.3 Historical Use Information on the Property

5.4.1 Sanborn Fire Insurance Maps (Appendix E)

1889- New York, NY, Volume A, Sheet 51

The site appears to be undeveloped and vacant.

1908- New York, NY, Volume A, Sheet 51

No noticeable changes from the 1909 map appear for the subject site. Clason Point Military Academy is located to the east of the project site.

1919- New York NY, Volume 17, Sheet 79

A road grid is now displayed over the project site. No buildings are noted on the site. Clason Point Military Academy is still noted to the east of the site.

1928- New York, NY, Volume 17, Sheet 48

No noticeable changes from the 1919 map have been noted for the site.

1951- New York, NY, Volume 17, Sheet 48

No noticeable changes from the 1928 map have been noted for the site. Sound View Park has now been established west of the project site.

5.4.2 Historic Aerial Photographs (Appendix D)

1954

Soundview Houses has been built to its current configuration. The subject site appears to still be vacant; it does not appear that the parking area has been installed yet.

1966

Although difficult to determine from the photograph, it appears that a parking lot has been installed on the subject site.

1985

No noticeable changes can be identified from the 1966 photograph.

5.4 Historical Use Information on Adjoining Properties

5.5.1 Sanborn Fire Insurance Maps (Appendix E)

1889- New York, NY, Volume A, Sheet 51

The adjoining properties appear to be undeveloped and vacant.

1908- New York, NY, Volume A, Sheet 51

Clauson Point Military Academy is located to the east of the project site.

1919- New York NY, Volume 17, Sheet 79

A road grid is now displayed over the project site. Clauson Point Military Academy is still noted to the east of the site and an athletic field is shown between Rosedale and Noble Avenues.

1928- New York, NY, Volume 17, Sheet 48

No noticeable changes from the 1919 map have been noted for the site.

1951- New York, NY, Volume 17, Sheet 48

Sound View Park has now been established west of the project site.

5.5.2 Historic Aerial Photographs (Appendix D)

1954

Soundview Houses has been built to its current configuration. Sound View Park is visible to the south and west of the subject site. Residential properties surround the site to the north and east.

1966

No noticeable changes appear to the adjacent properties from the 1954 photograph.

1985

No noticeable changes appear to the adjacent properties from the 1966 photograph.

6.0 Site Reconnaissance

Terranext conducted a site reconnaissance on August 1, 2007. The objective of the site reconnaissance was to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property.

6.1 Methodology and Limiting Conditions

Because of the relatively small size of the site, no specific grid was utilized to observe the site. Both the perimeter and interior of the site were walked.

During the site visit, access was denied to a small fenced in area that was locked.

6.2 General Site Setting

The 145,000 square foot site is currently used for parking, dumpsters and open space. Proposed for the site are two mid-rise buildings with approximately 100 residential rental units and 19 two-family homes with accessory parking.

The project is located on part of lot 1, block 3515, which is bounded by Lacombe Avenue, Rosedale Avenue, Randal Avenue, and the mapped un-built extension of the Bronx River Avenue. Sound View Park is to the west and south of the project site with the Bronx River running along the park's western edge. NYCHA Soundview Houses border the project site to the north and east of the site and additional private residences are to the south of the site along Lacombe Avenue.

6.3 Exterior Observations

6.3.1 Hazardous Substances & Petroleum Products

A small pool of ethylene glycol was located on the parking lot from a vehicle; various areas of the parking lot were also stained with oil from cars. A natural gas pipeline crosses the project site. No hazardous substances were observed during the site reconnaissance which were perceived as recognized environmental concerns.

6.3.2 Storage Tanks

No storage tanks were observed during the site reconnaissance.

6.3.3 Odors

No odors were identified during the site reconnaissance.

6.3.4 Pools of Liquid

No pools of liquid were identified during the site reconnaissance.

6.3.5 Drums

No drums containing hazardous were identified during the site reconnaissance. Part of a rusted out 50 gallon drum was noted offsite along what would be Bronx River Avenue.

6.3.6 Hazardous Substance and Petroleum Products Containers

No containers containing hazardous were identified during the site reconnaissance.

6.3.7 Unidentified Substance Containers

No unidentified substance containers were identified during the site reconnaissance.

6.3.8 PCBs

No electrical or hydraulic equipment known to contain PCBs or likely to contain PCBs were identified during the site reconnaissance.

6.3.9 Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were identified during the site reconnaissance.

6.3.10 Stained Soil or Pavement

A small pool of ethylene glycol was located on the parking lot from a vehicle; various areas of the parking lot were also stained with oil from cars.

6.3.11 Stressed Vegetation

No areas of stressed vegetation were identified during the site reconnaissance.

6.3.12 Solid Waste

Trash/litter has accumulated along the southern border of the site. An old refrigerator and rusted out 50 gallon drum is located offsite, along what would be Bronx River Avenue. A dump area is located offsite to the west of the open space area; it appears to contain construction debris.

6.3.13 Waste Water

Storm drains are located throughout the project site (see site map). Several unlabeled pipes were noted in the open space area; their purpose was not clear.

6.3.14 Wells

No wells were identified during the site reconnaissance.

6.3.15 Septic Systems

No septic systems were identified during the site reconnaissance.

6.4 Interior Observations

No buildings are on the proposed site; therefore no interior observations were made.

7.0 Interviews

7.1 Interview with Responsible Official

Luis Ramos of the New York Housing Authority responded on September 13, 2007 to questions via email. Mr. Ramos was not aware of any commonly known or reasonably ascertainable information about the property that would help identify conditions indicative of releases or threatened releases. Additionally, based on Mr. Ramos's knowledge and experience related to the property, he felt there were no obvious indicators that point to the presence or likely presence of contamination at the property. (Appendix F)

7.2 Interview with New York Department of Environmental Conservation

Ms. Jennifer Kann of NYDEC was interviewed via phone on August 30, 2007 regarding the active spill report (I.D. 0001670) for Soundview Houses. She noted that she has no further information pertaining to the site than what has been documented in the FirstSearch Report. A site assessment is expected to be completed in five or so years.

8.0 Findings

The Phase I Environmental Site Assessment of a portion of Soundview Houses, Block 3515, Lot, Bronx, NY was performed in accordance with ASTM E 1527-05.

Soundview Houses, located at 1725 Randall Avenue, has been identified as a recognized environmental concern and may impact the Site.

9.0 Opinion

It is the environmental professional's opinion that the various spills and leaking underground storage tanks may have impacted the soil and groundwater on the Site.

10.0 Conclusions

Terranext has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the subject site, Block 3515, Lot 1, the property. Any exceptions to, or deletions from, this practice are described in Section 11.0 of this report.

This assessment has revealed that Soundview Houses, located at 1725 Randall Avenue is a recognized environmental concern. It is recommended that potential contamination be evaluated and quantified through a focused Phase II Site Investigation. During the Phase II, soil/sediment samples should be collected and analyzed and a groundwater study completed in order to determine the concentrations of contamination, if any, that may be present.

11.0 Deviations

No deviations and/or deletions from E 1527-05 were made for this Phase I site investigation.

12.0 Data Gaps

12.1 Data Failure

Data failure was not encountered while conducting the historical records review.

13.0 Additional Services

No additional services were provided in this Phase I Environmental Site Assessment.

14.0 References

1. The Environmental First Search Report®, 1610 Randall Avenue, Bronx, NY 10473. September, 10, 2007. FirstSearch Technology Corporation, Norwood, MA 02062.
2. Review of United States Geological Survey topographic map portion, Bronx Quadrangle, New York, United States, 1992 on www.terraserver-usa.com. Terraserver image courtesy of the United States Geological Survey, 2004 Microsoft Corporation.
3. U.S. Dept. of Agriculture et.al. New York City Reconnaissance Soil Survey. August 23, 2007. <http://www.nycswcd.net/files/RECONNAISSANCE%20SOIL%20SURVEY.pdf>
4. U.S. Fish & Wildlife Service. Wetlands Online Mapper. August 23, 2007. <http://wetlandsfws.er.usgs.gov/wtlnds/launch.html>.
5. American Society for Testing and Materials, 2006. ASTM Standards on Environmental Site Assessments for Commercial Real Estate. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. ASTM E 1527-05.
6. Aerial Photographs and Sanborn Fire Insurance Maps; FirstSearch Technology Corporation, Norwood, MA 02062.

15.0 Environmental Professional Statement and Signature

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental professional as defined in §312.10 of CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Environmental Professional in charge of the project:



Ann Kennedy
Environmental Scientist

16.0 Qualifications of Environmental Professional

Ann Kennedy
Environmental Scientist



Summary:

As a qualified environmental scientist, Ms. Kennedy has experience in water quality, soil conservation, data analysis, and regulatory compliance. Her initiative in thought leadership and collaboration compliment her ability to create competent solutions to complex environmental problems to create competent solutions to complex environmental problems.

Education

B.S., Environmental Science, Delaware Valley College, Doylestown, PA

M.S., Educational Leadership, Delaware Valley College, Doylestown, PA

Training

U.S. Army Corps of Engineers Regulatory IV- Wetlands Identification & Delineation

OSHA 40 Hour HAZWOPER

PADEP Stormwater BMP Manual Training

Professional Experience:

Terranext

Environmental Scientist

July 2005 to Present

New York Organic Fertilizer Company, Bronx, NY

Completed a Title V Permit Renewal Application for NYOFCo, a sewage plant sludge drying and pelletization facility, and submitted the application to NYSDEC for review.

New York City Housing Authority, Phase I ESA, New York, NY

Completed Phase I Environmental Site Assessments for 35 New York City Housing Authority Properties. In addition, information and investigations necessary to complete specific requested sections of HUD Form 4128 were acquired.

T-Mobile, Phase I & II ESA, Palmerton, PA

Responsible for Phase I site survey and Phase II soil sampling for T-Mobile cell tower site.

T-Mobile, Phase I ESA, Troy, NY

Responsible for Phase I site survey for T-Mobile cell tower site.

T-Mobile, Phase I ESA, TN

Responsible for Phase I reporting for two T-Mobile cell tower sites.

Mount Sinai Medical Center, New York, NY

Manage monthly data acquisition and analysis for Title V permit regulatory compliance including fuel use and NOx emission data for 6 boilers firing No. 6 oil and natural gas for hourly permit exceedance events and reported on a semi-annual and annual basis. Prepare quarterly, semi-annual, and annual compliance certification reports and yearly emission statements for client signature and submission to regulatory agency.

St. John's University, Jamaica, NY

Analyze data for Title V permit regulatory compliance including fuel use and NOx emission data. Prepare semi-annual, and annual compliance certification reports and yearly emission statements for client signature and submission to regulatory agency.

St. John's Hospital, Queens, NY

Prepared the facility's application for an Air State Facility Permit to be submitted and reviewed by NYSDEC.

Bucks County Conservation District- 1999 – June 2005

Environmental Protection Specialist II

Enforced mandatory requirements of the PA Chapter 102 Clean Streams Law. Reviewed erosion control plans, NPDES Permits and conducted compliance inspections of construction sites; if violations were present worked to obtain voluntary compliance. If compliance was not sought, a Notice of Violations was issued and site was brought into enforcement.

Responsible for initial Bog Turtle Site Assessments to determine whether a proposed project site had potential bog turtle habitat.

Responsible for agricultural complaints relating to Chapter 102 of the Clean Streams Law.

Assisted NRCS with wetland determinations required for Pennsylvania General Permits pertaining to various agricultural projects.

Developed the District's long range Strategic Plan and created a complimentary Annual Working Plan.

Responsible for District community outreach, included creating marketing and promotional items, developing the District's website and annual report, and designing various interactive displays.

Lebanon County Conservation District 1998-1999
Nutrient Management Specialist/Chesapeake Bay Technician

Managed Nutrient Management Plans for Lebanon County, including plan development, approval/disapproval, amendments, transfers, manure storage setback waivers and implementation delays.

Assisted NRCS with soil pits, surveying, and agricultural construction inspections.

Encouraged voluntary and mandatory participation of Pennsylvania agricultural operations which included promoting the agronomic environmental benefits of nutrient management.

17.0 Appendices

Appendix A: Site (Vicinity) Map

Appendix B: Site Plan

Appendix C: Site Photographs

Appendix D: Aerial Photographs

Appendix E: Fire Insurance Maps

Appendix F: Interview Documentation

Appendix G: Environmental FirstSearch Report

DRAFT

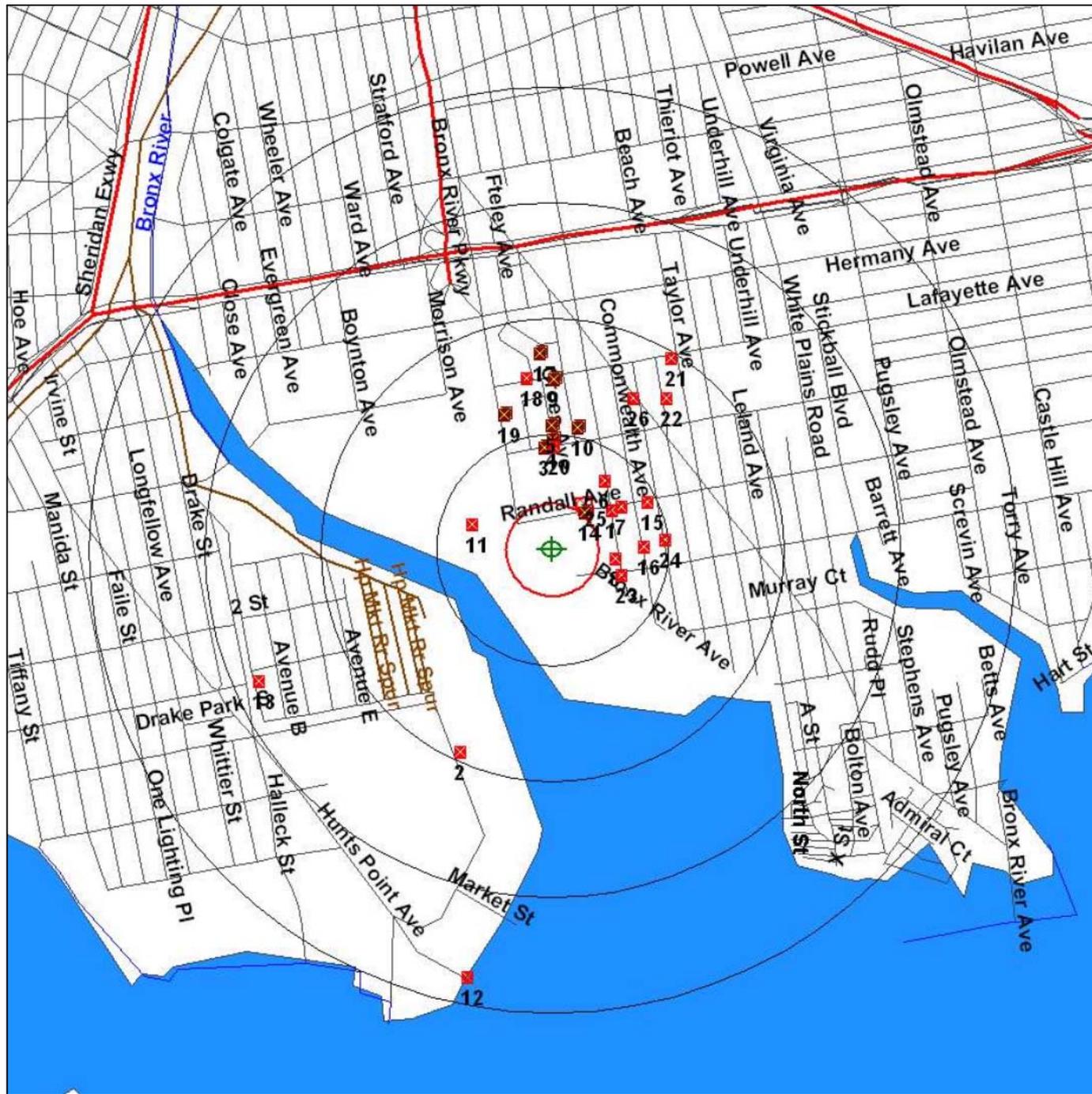
Appendix

Supporting Documentation



Appendix A: Site Vicinity Map

1610 RANDALL AVE, BRONX NY 10473

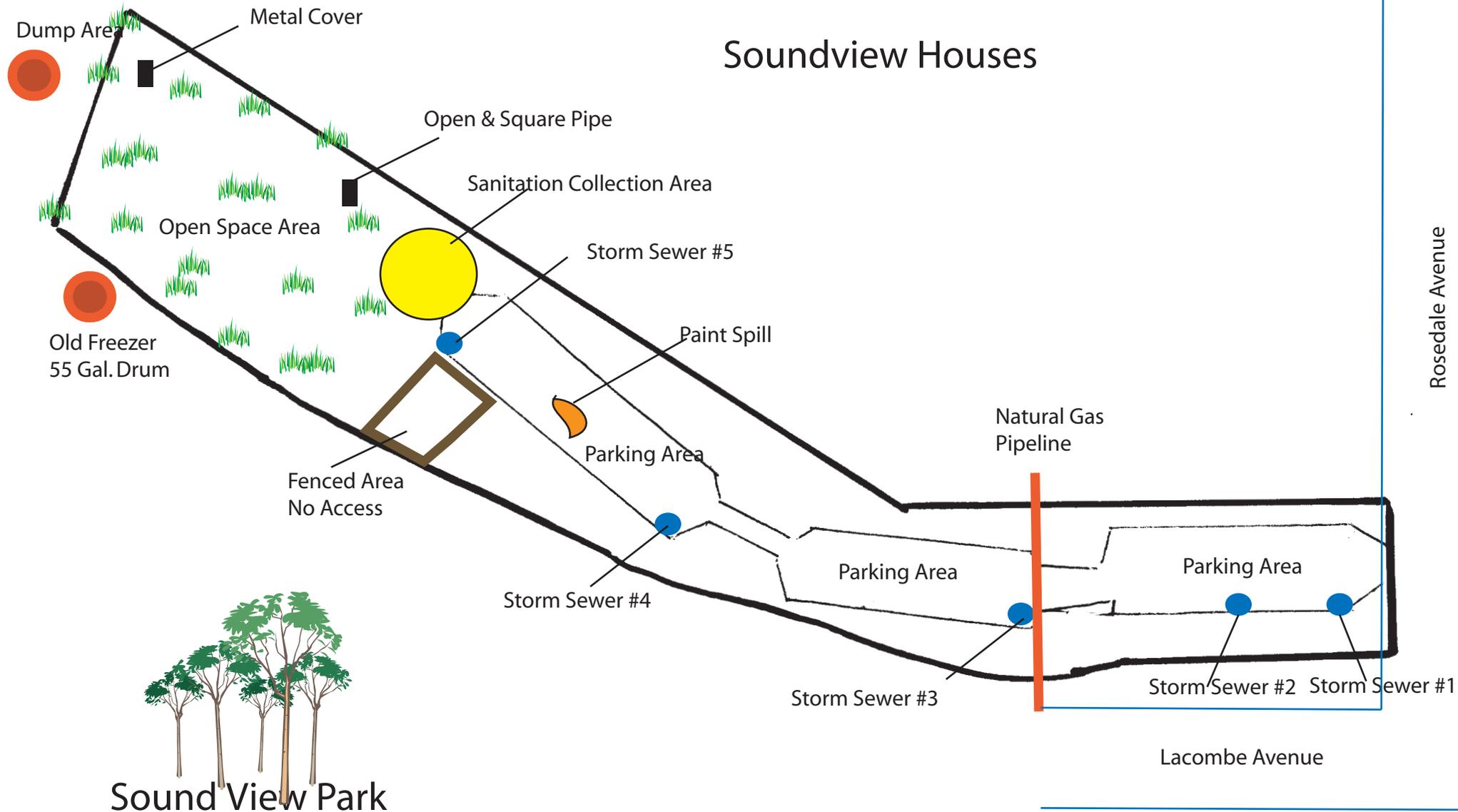


Source: 2002 U.S. Census TIGER Files

- Target Site (Latitude: 40.815259 Longitude: -73.868147) 
- Identified Site, Multiple Sites, Receptor   
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste 
- Triballand 
- Railroads 
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Appendix B: Site Plan

Soundview Houses



Appendix C: Site Photographs



Photo #1
Looking from Rosedale Ave. NW across site



Photo #2
Corner of site looking N on Rosedale



Photo #3
From site looking at corner of Rosedale & Lacombe



Photo #4
From site looking east



Photo #5
From site looking south (Sound View Park)



Photo #6
From site looking north

16.3. Site Photographs



Photo #7
Storm sewer #1 (see site plan)



Photo #8
Storm sewer #2 (see site plan)



Photo #9
Paint spill on asphalt (see site plan)



Photo #10
Natural Gas Pipeline (see site plan)



Photo #11
Storm sewer #3 (see site plan)



Photo #12
Looking east across site

16.3. Site Photographs



Photo #13
Looking northwest across site



Photo #14
From site looking north



Photo #15
Storm sewer #4 (see site plan)



Photo #16
Fenced area with no access



Photo #17
Sanitation collection area



Photo #18
Storm sewer #5 (see site plan)

16.3. Site Photographs



Photo #13
Open space area (see site plan)



Photo #14
From open space site looking west



Photo #15
Unknown metal cover (see site plan)

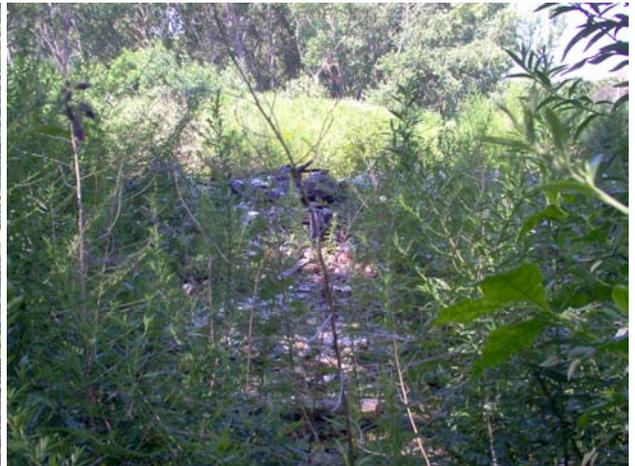


Photo #16
Offsite dump area- west of site (see site plan)



Photo #17
Open pipe in open space area



Photo #18
Square pipe in open space area

16.3. Site Photographs



Photo #13
Open space area (see site plan)



Photo #14
Offsite looking south towards site



Photo #15
Offsite looking south towards site



Photo #16
Looking across site towards Sound View Park



Photo #17
Offsite-old refrigerator



Photo #18
Offsite- 50 gallon rusted out drum

Appendix D: Aerial Photographs

Historical Aerial

1954

1610 RANDALL AVE, BRONX NY 10473



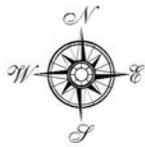
Source:
Target Site (Latitude: 40.815259 Longitude: -73.868147)
Quad Name: Flushing
Date: 1954

Approximate Scale: 1 inch equals 1,125 feet

Environmental FirstSearch

Historical Aerial

1966



1610 RANDALL AVE, BRONX NY 10473



Source:
Target Site (Latitude: 40.815259 Longitude: -73.868147)
Quad Name: Flushing
Date: 1966

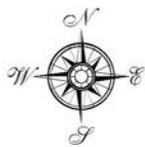
Approximate Scale: 1 inch equals 1,125 feet

Environmental FirstSearch

Historical Aerial

1985

1610 RANDALL AVE, BRONX NY 10473



Source:

Target Site (Latitude: 40.815259 Longitude: -73.868147)

Quad Name: Flushing

Date: 1985

Approximate Scale: 1 inch equals 1,125 feet



Appendix E: Sanborn Maps

8/23/07

**1610 RANDALL AVE
BRONX, NY 10473**

Listed below, please find the results of our search for historic fire insurance maps, performed in conjunction with your Environmental FirstSearch® report.

State	City	Date	Volume	Sheet Number (s)
New York	New York City	1951	17	47, 48 (abutter)
New York	New York City	1928	17	47, 48 (abutter)
New York	New York City	1919	17	79, 78 (abutter)
New York	New York City	1908	A	57, 51 (abutter), INDEX_KEY
New York	New York City	1898	A	57, 51 (abutter), INDEX_KEY

This abstract is the result of a visual inspection of various Sanborn Map collections. Supporting documentation follows in the Appendix.

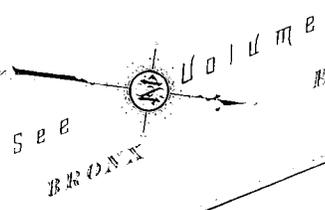
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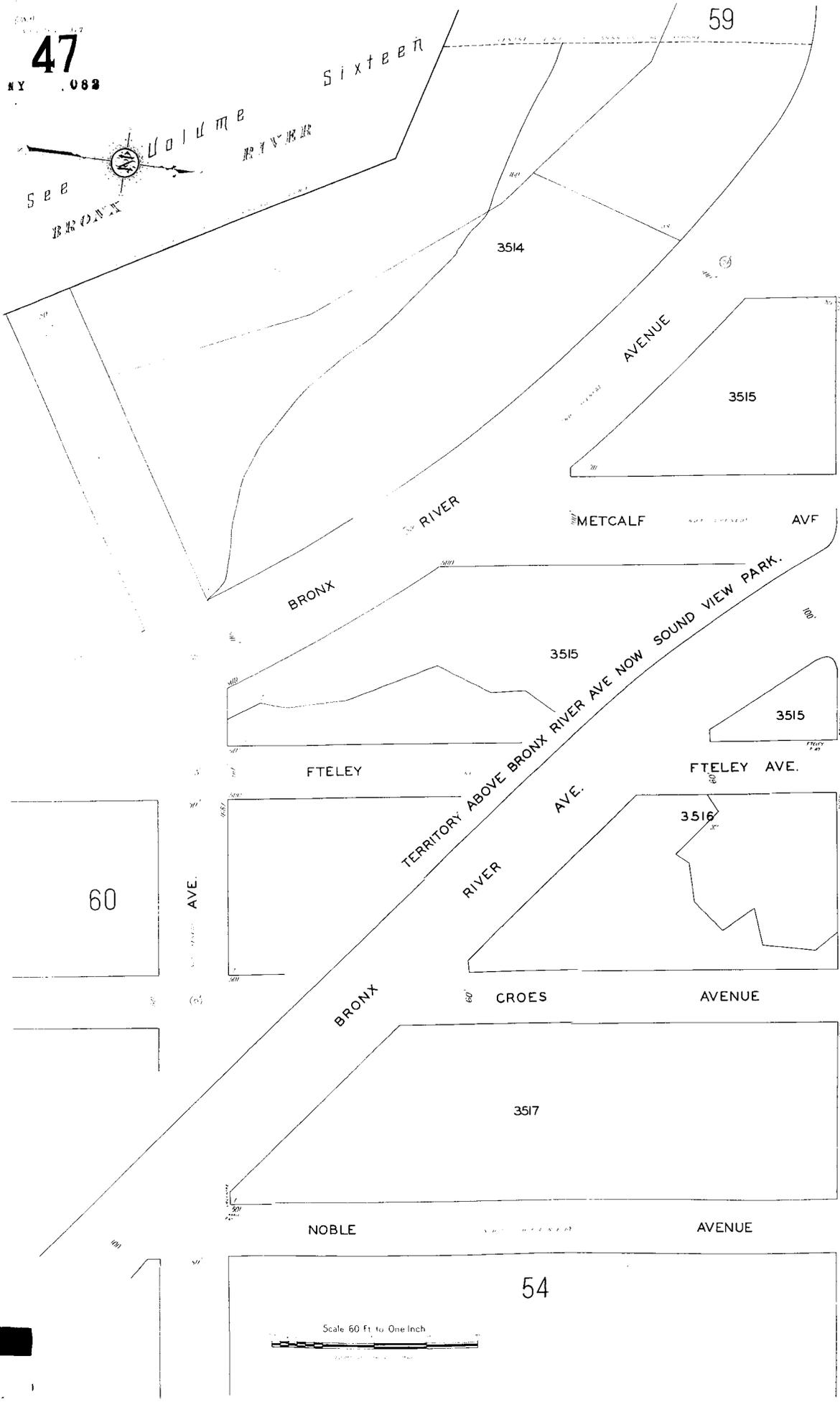
FirstSearch Technology Corporation

*10 Cottage Street, Norwood, MA 02062
Tel: 781-551-0470 Fax: 781-551-0471*

47
NY 082



59



48

Scale 60 Ft to One Inch

47

59

48

NY . 082

MORRISON

AVENUE

BRONX RIVER AVE

AVENUE

AVENUE

3549

SOUND VIEW PARK

3543

METCALF

AVENUE

47

3551

41

FTELEY

AVENUE

3552

CROES

AVENUE

RANDALL

SEWARD

3553

NOBLE

AVENUE

49

Scale 60 Ft to One Inch

48

(189)
BY CITY MAP 1928
47



SEE
BRONX

COLOMB
RIVER
SIXTEEN

59

3514

AVENUE

3515

METCALF (NOT OPENED) AVE.

BRONX
RIVER

3515

FTELEY (NOT OPENED) AVENUE

AVENUE

60

LACOMBE AVE.

3516

CROES (NOT OPENED) AVENUE

AVENUE

3517

NOBLE (NOT OPENED) AVENUE

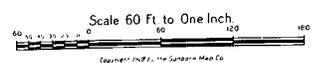
AVENUE

54

AVENUE

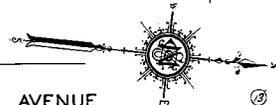
HARROD AVE

48



59

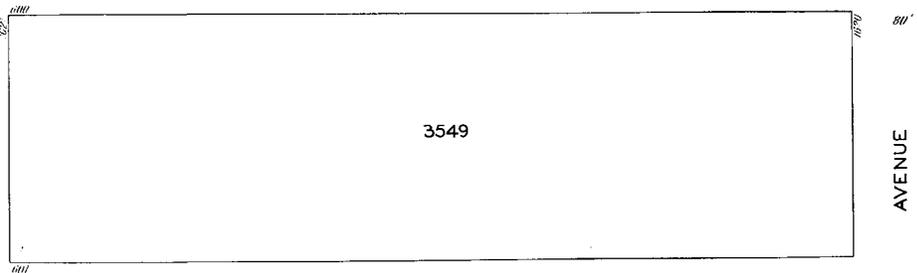
(389)
N.Y. CITY VOL. 3271
48



RIVER AVE

AVENUE

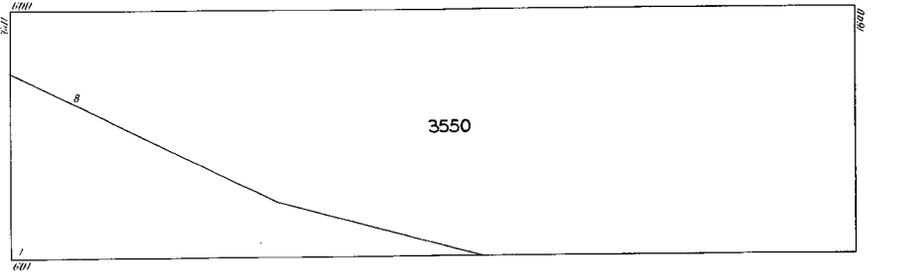
MORRISON AVENUE



3549

(2)

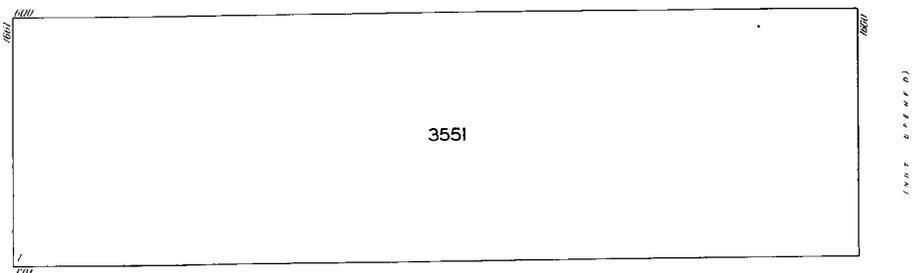
HARROD AVENUE



3550

(2)

METCALF AVENUE

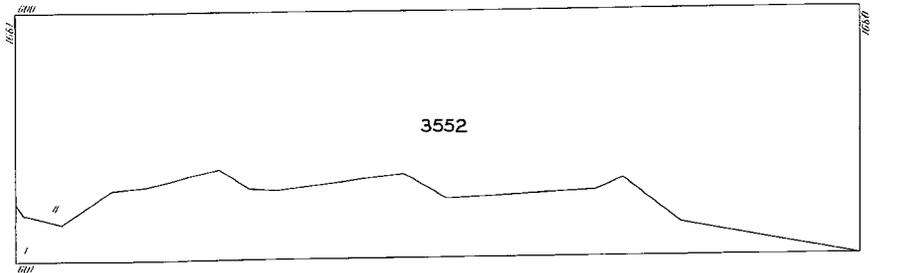


3551

47

(2)

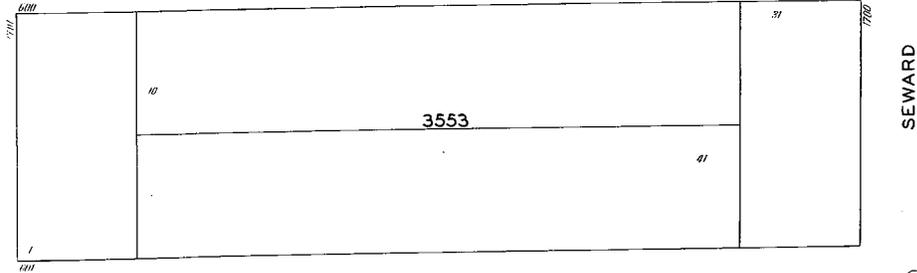
FTELEY AVENUE



3552

(2)

CROES AVENUE

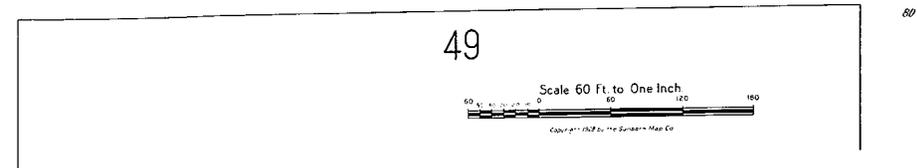


3553

RANDALL

(16)

NOBLE AVENUE



49

AVENUE

(2)

(2)

(NOT OPENED)

(2)

(2)

SEWARD

(2)

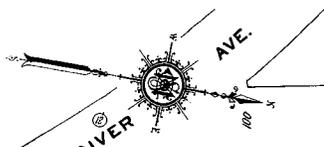
(2)

41



Scale 60 Ft. to One Inch

Copyright 1911 by The Standard Map Co.



78

BRONX RIVER

METCALF

(NOT OPEN)

AVE.

3515

3551

FTELEY

(NOT OPEN)

AVE.

3516

3552

CROES

(NOT OPEN)

AVE.

3517

NOBLE

(NOT OPEN)

BLEACHERS

ATHLETIC

(NOT OPEN)

FIELD

CLASON MILITARY ACADEMY

ROSEDALE

(NOT OPEN)

AVE.

3553

77

3519

COMMONWEALTH

(NOT OPEN)

AVE.

80

3520

ST. LAWRENCE

AVE.

(NOT OPEN)

3521

RANDALL

3557

LACOMBE

BEACH

AVE.

3522

(CLASON'S POINT ROAD)

AVE.

3558

3559

TAYLOR

(NOT OPEN)

AVE.

SEWARD

3523

SOUND VIEW

DAVIS ST. ST.

AVE.

THIERIOT

(NOT OPEN)

(E. 175TH ST.)

AVE.

81



SCALE 100 FEET TO 1 INCH

Copyright 1934 by the Sanborn Map Co.

Bronx River

78

(57 VOL.)

River

77

LACOMBE AVE.

3514

RANDALL AVE.
BRONX RIVER AVE.

RANDALL AVE.
(8 1/2' below)

LAFAYETTE AV.

3621

3622

CLOSE AVE.

BRONX RIVER AVE.

3515

3581

3582

3622

COLGATE AVE.

79

METCALF AVE.

3515

3582

3582

3623

COLGATE AVE.



SEWARD AVE.

3583

WHEELER

3583

ELDER

3584

3624

EVERGREEN AVE.

67

3543

3544

3583

3584

3584

3625

3626

3545

3546

3585

3585

3586

3627

3628

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3547

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3586

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3632

3548

3549

3588

3588

3589

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3632

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3589

3589

3590

3631

3632

3550

METCALF

SCALE 140 FEET TO 1 INCH

Copyright 1919 by the Sanborn Map Co.

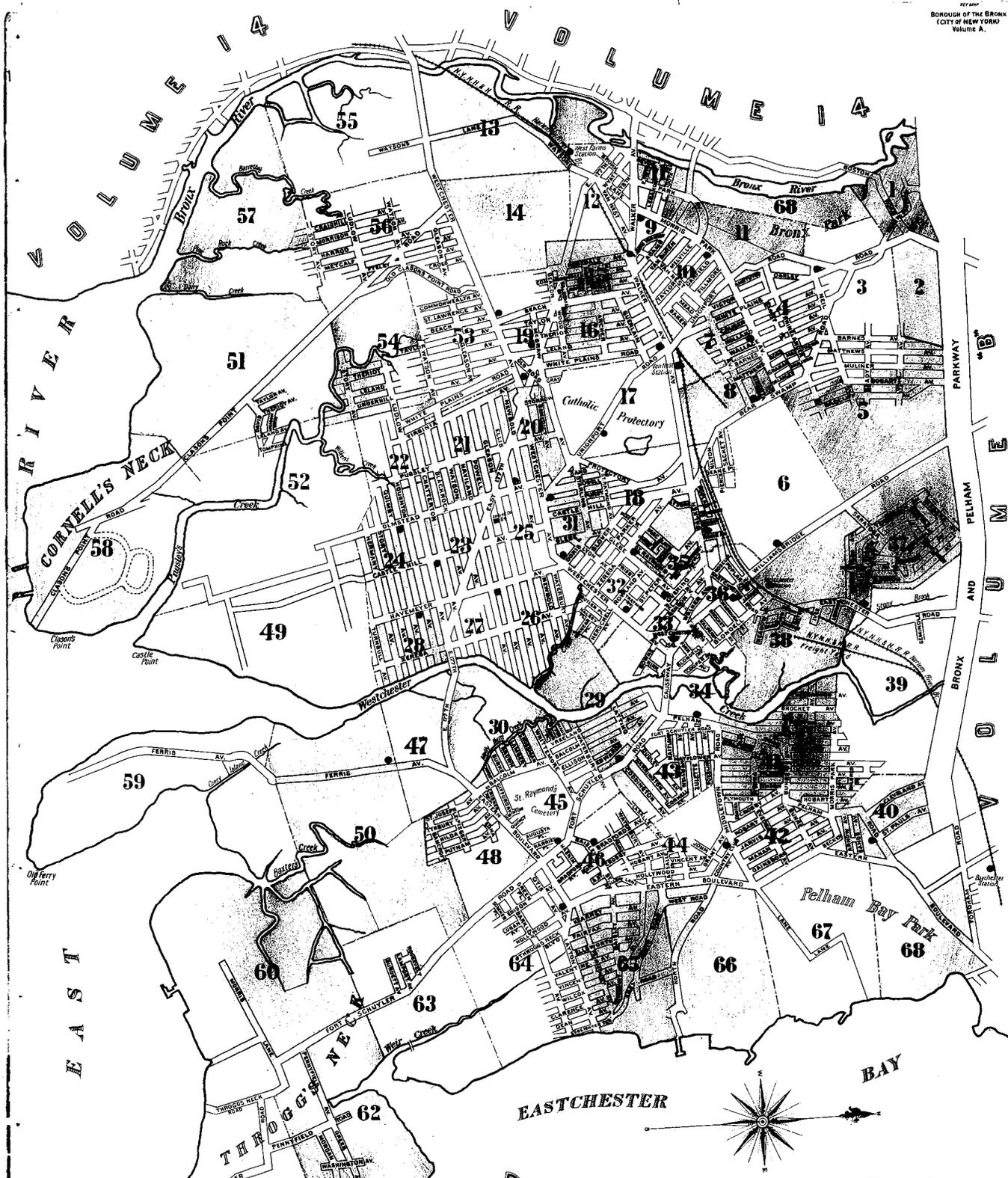
(see above)

RANDALL AVE.

79

80

1919



KEY

	Fire proof construction		Brick building with iron front
	Iron building		Brick building with frame side
	Stone building		Brick building with frame cornice
	Iron frame construction		Brick building with stone front
	Corrugated iron		Brick building with iron front and brick side
	Alley or driveway through building		Brick building with frame side and brick front
	Stone building		Brick building with frame side and brick front and brick side
	Horizontal Ladder (Individual pattern)		Cupola
	Upright boiler		Fire pump
	Brick chimney		Hydrant
	Fire alarm box		Stand pipe and hose
	Fire alarm box as shown on key plan		Siamese connections, outside building
	Oven		Elevation above high water
	Retort		Water pipes
	Siamese connections, outside building		Break in lines (inserted pipe to rest connects)

OPENINGS THROUGH FLOORS

Elevators with steam or other power hatchways and dumb waiters basement to first floor

Vents or chutes.

(Heavy lines denote shafts of brick or other fire proof material)

Roostways (open), 18" Trapped

Frame light and air shaft.

OPENINGS IN WALLS

Communication on 10, 20, 30 and 40' floors

10 & 40' with single iron doors

basement, 10 & 20' floors, with double iron doors

20, 30 & 40' iron, with double batten doors.

WINDOW OPENINGS

Counting from left to right, facing corner building

With iron shutters

12"-16" old.

None roof of adjoining building

S.D. Store and dwelling	W.G. Wire glass
S.F. Store and factory	W.S. Wire screen
S.L.M. (Light manufacturing)	Number of adjoining page.
S.M. (Medium)	
S.H. (Heavy)	

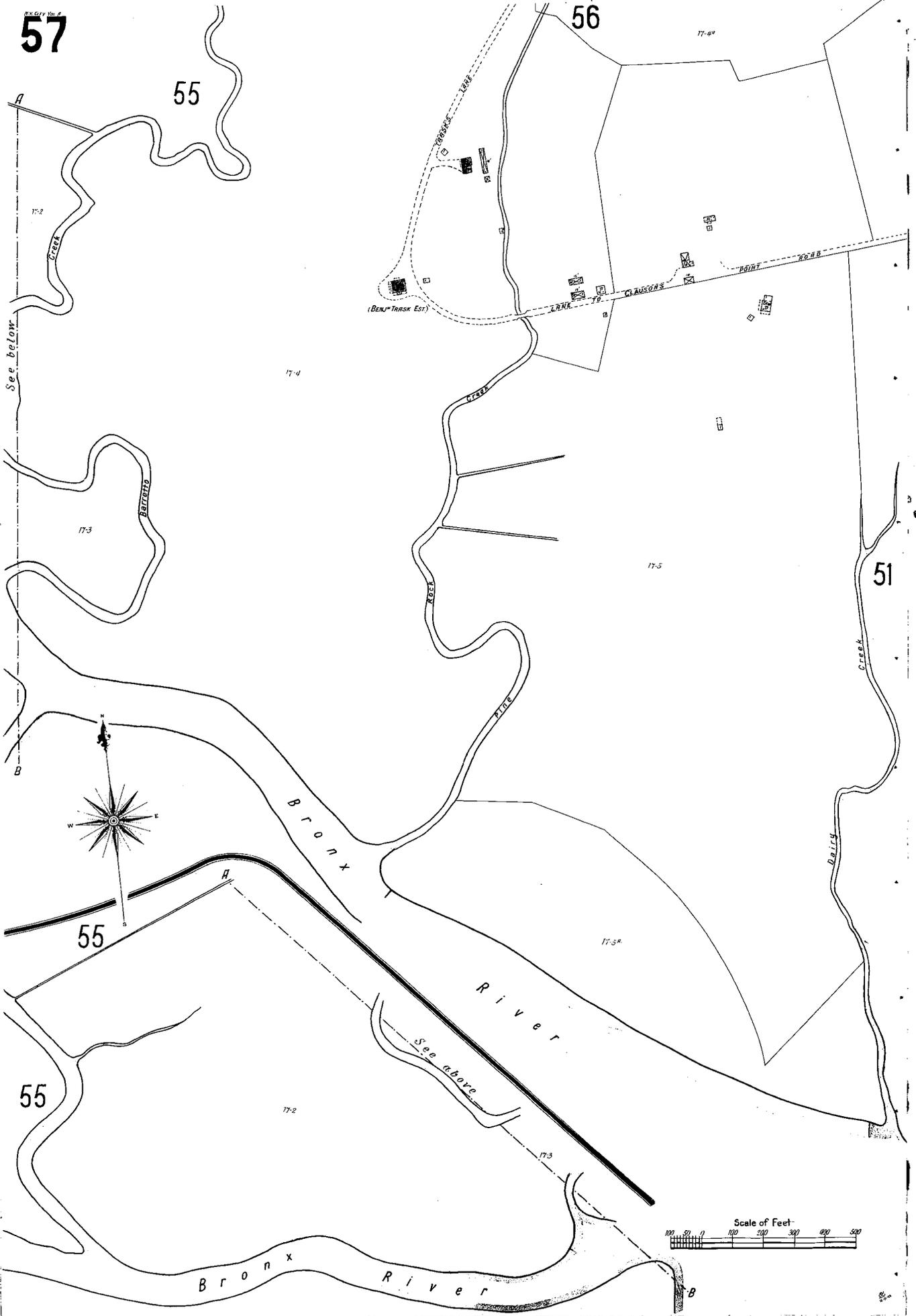
29

57

56

55

51



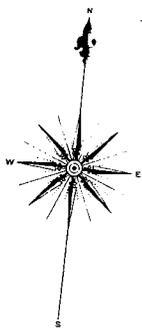
51

56

54

54

54



CLAUSON POINT MILITARY ACADEMY

RIGHT WATERMAIN CLOCK REGISTRATION
FIRE ALARMS ETC. DISAPPEARING
WELL UNDER PUMP HOUSE
CAPACITY 6000 GALS PER HOUR

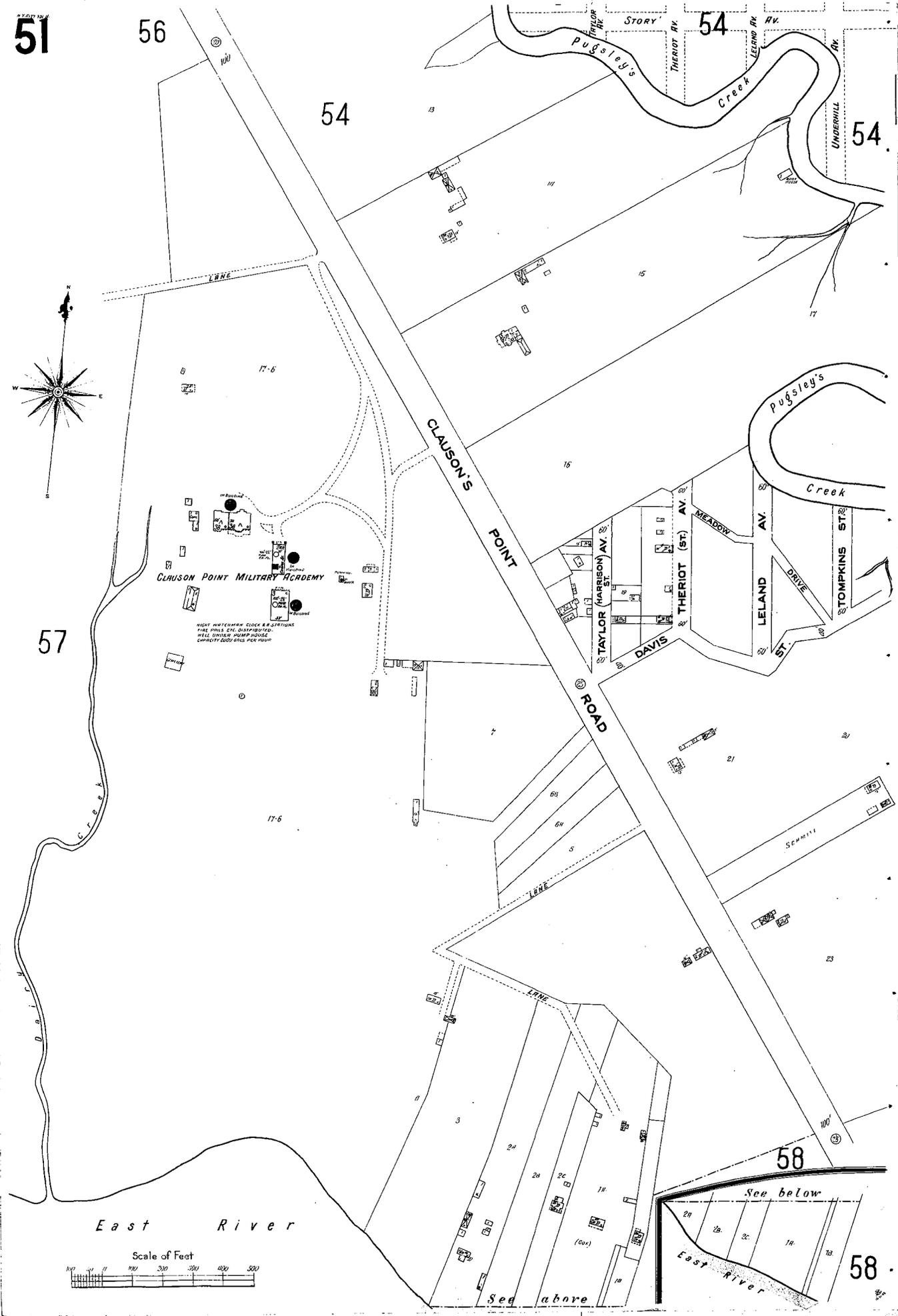
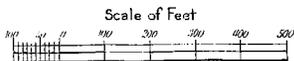
57

CLAUSON'S POINT ROAD

ROAD

Pugsley's Creek

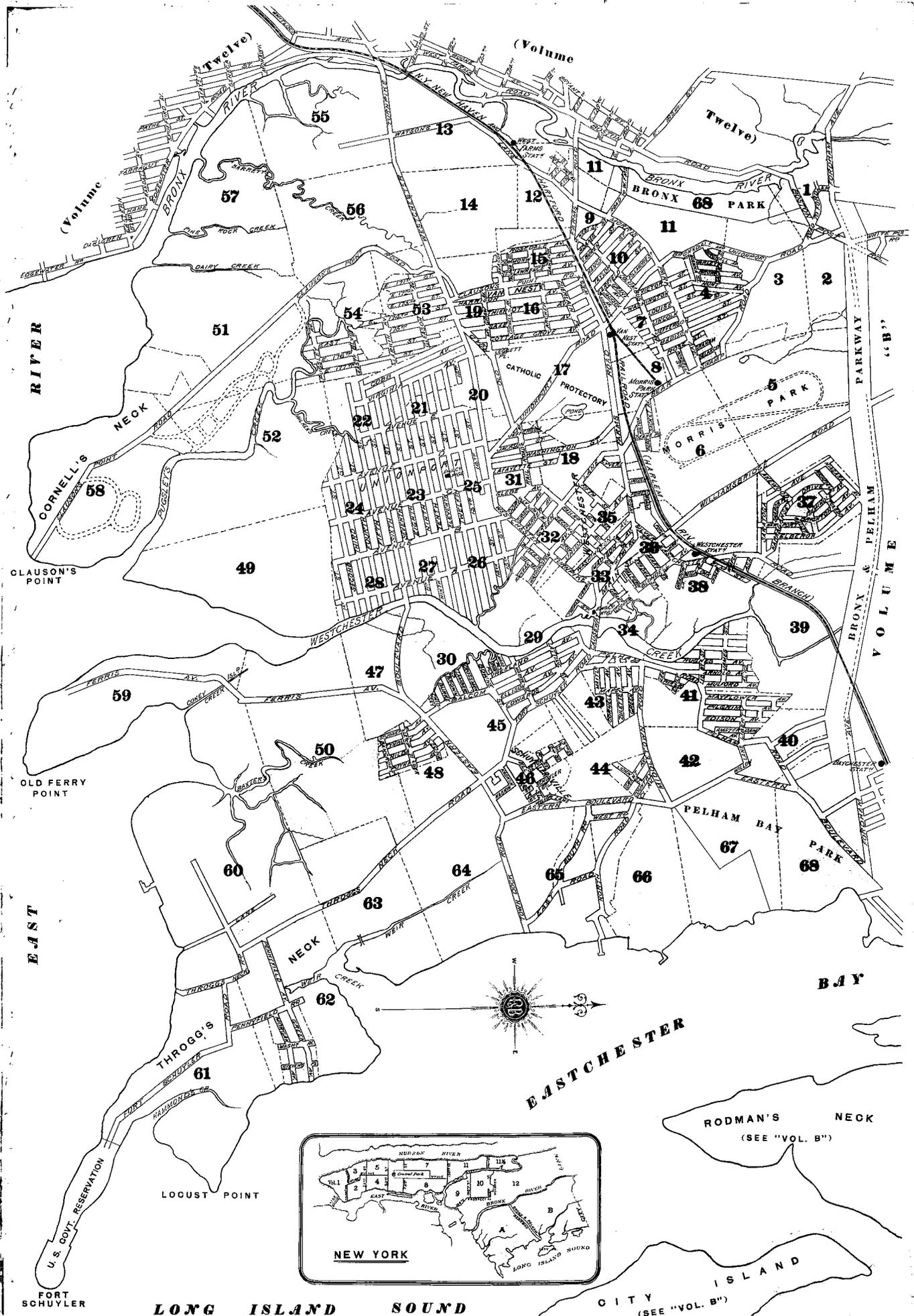
East River



See below

See above

58



57

55

56

17-4A

17-2

CREEK

(BENT TRANK ESP)

17-4

CREEK

CLAWSON'S

PORT ROAD

17-3

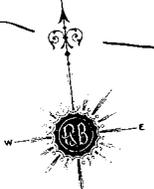
BARRETT'S

ROCK
PINE
CREEK

17-5

51

DAIRY
CREEK



BRONX
RIVER

55

17-5A

55

17-2

(SEE ABOVE)

RIVER

17-3

Copyright 1898, by Sanborn-Peroff Map Co., L.M.

Scale of Feet



BRONX
RIVER

RIVER

B

51

56

54

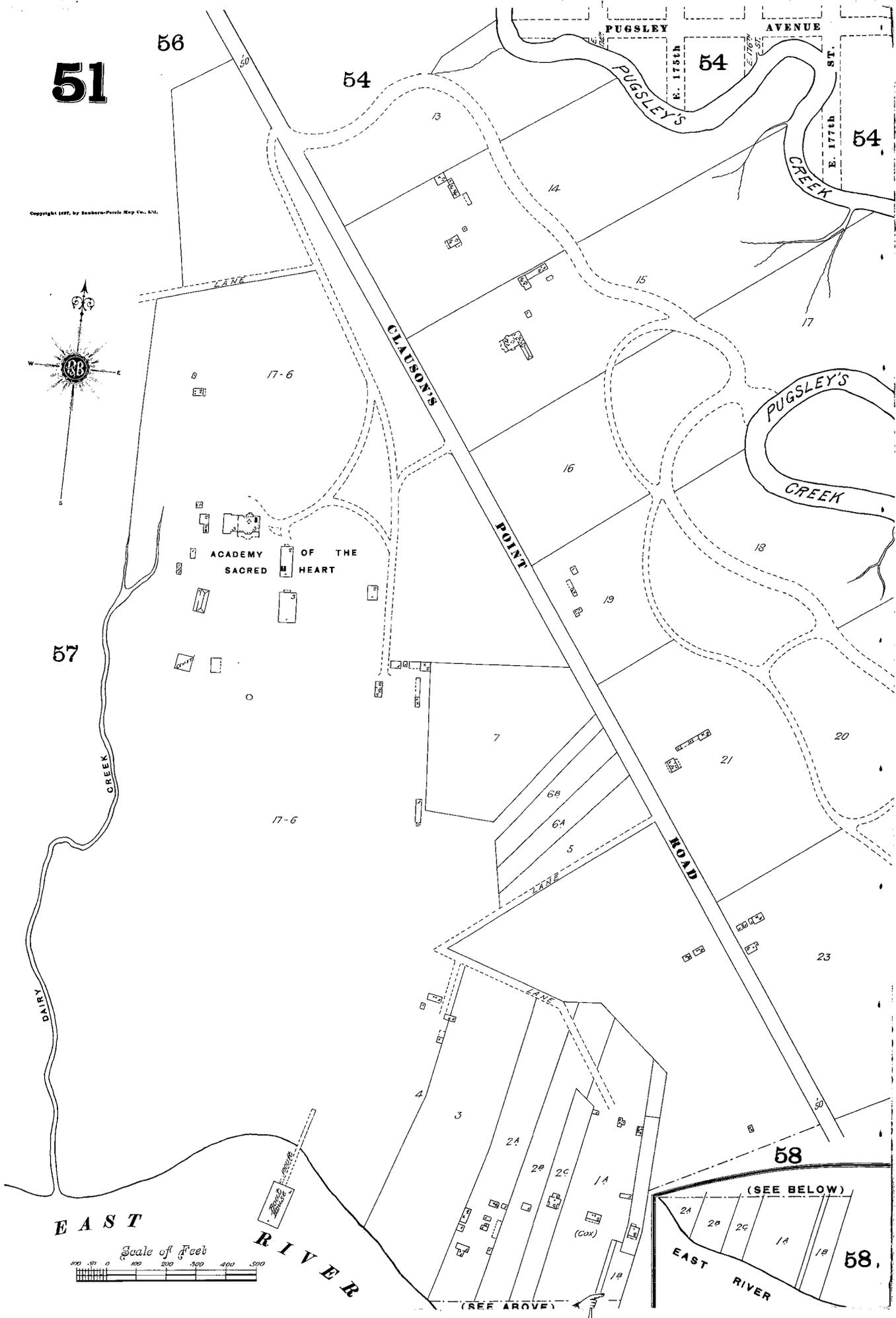
54

54

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57



EAST RIVER



(SEE ABOVE)

(SEE BELOW)

From: Ramos, Luis [Luis.Ramos@nycha.nyc.gov]
Sent: Thursday, September 13, 2007 5:39 PM
To: Ann Kennedy
Cc: Leon, Burton; Barrera, Patricia
Subject: RE: Soundview Houses and Cooper Park Houses
 Ann:

Appendix F: Interview Documentation

Sorry for not getting back to you sooner.

1. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

no

2. Are you aware of any activity and use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local laws?

no

3. As the user of this environmental site assessment do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

no

4. Did the purchase price you paid for the property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is know or believed to be present at the property?

These properties were purchased by the Authority at least 60 years ago with the intent to develop them as public housing. In most cases the Authority acquired property through Imminent Domain. We can safely assume that the Authority paid appraised value for the sites at that time.

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,
 - a. Do you know the past uses of the property? **no**
 - b. Do you know of specific chemicals that are present or once were present at the property? **no**
 - c. Do you know of spills or other chemical releases that have taken place at the property?
no
 - d. Do you know of any environmental cleanups that have taken place at the property? **no**
6. As the user of this environmental site assessment, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? **no**

Luis O. Ramos

NYCHA
 250 Broadway 24th Floor
 New York, NY 10007
 (212) 306-4491

-----Original Message-----

From: Ann Kennedy [mailto:akennedy@terranext.net]
Sent: Thursday, September 13, 2007 5:08 PM
To: Ramos, Luis
Cc: Leon, Burton; rrao@terranext.net
Subject: Re: Soundview Houses and Cooper Park Houses

Luis,

I just wanted to follow-up with you regarding the information I had requested on September 3rd (see attached email).

Once I receive the information I will be able to provide you with a draft of the Phase I ESAs within a few days.

Thanks,
Ann

Terranext, LLC
237 West 35th Street, 12th Floor
New York, NY 10001
Phone: 610-295-0038
Fax: (615) 827-8014
www.terranext.net

From: Ann Kennedy [mailto:akennedy@terranext.net]
Sent: Monday, September 03, 2007 9:32 AM
To: 'Ramos, Luis'; 'mahesh.shah@nycha.nyc.gov'
Subject: Soundview Houses and Cooper Park Houses

Mahesh,

As we discussed on Friday, I am currently working on Phase I Site Assessments for Soundview and Cooper Park Houses.

You mentioned you keep a database of all of your records for the properties; please review and answer the following questions for both Soundview Houses and Cooper Park Houses.

7. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?
8. Are you aware of any activity and use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local laws?
9. As the user of this environmental site assessment do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?
10. Did the purchase price you paid for the property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?
11. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,
 - a. Do you know the past uses of the property?
 - b. Do you know of specific chemicals that are present or once were present at the property?
 - c. Do you know of spills or other chemical releases that have taken place at the property?
 - d. Do you know of any environmental cleanups that have taken place at the property?
12. As the user of this environmental site assessment, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Thanks,
Ann Kennedy

Appendix G:

Environmental FirstSearch™ Report

Target Property:

1610 RANDALL AVE

BRONX NY 10473

Job Number: 33100997SV

PREPARED FOR:

Terranext

49 Carbon Street

Weatherly, PA 18255

09-10-07



Tel: (201) 848-4789

Fax: (201) 848-4789

Environmental FirstSearch Search Summary Report

Target Site: 1610 RANDALL AVE
BRONX NY 10473

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	07-10-07	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	07-10-07	0.50	0	0	0	0	-	0	0
CERCLIS	Y	07-18-07	0.50	0	0	0	0	-	0	0
NFRAP	Y	07-18-07	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	06-06-06	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	06-06-06	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	06-06-06	0.25	0	0	5	-	-	0	5
Federal IC / EC	Y	07-17-07	0.25	0	0	0	-	-	0	0
ERNS	Y	12-31-06	0.25	0	0	2	-	-	0	2
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	06-04-07	1.00	0	0	0	0	2	0	2
State Spills 90	Y	06-04-07	0.25	0	10	7	-	-	1	18
State/Tribal SWL	Y	05-03-06	0.50	0	1	0	0	-	0	1
State/Tribal LUST	Y	06-04-07	0.50	0	5	2	16	-	0	23
State/Tribal UST/AST	Y	06-04-07	0.25	0	1	2	-	-	0	3
State/Tribal EC	Y	09-20-06	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	09-20-06	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	07-01-07	0.50	0	0	0	0	-	2	2
State/Tribal Brownfields	Y	07-01-07	0.50	0	0	0	0	-	0	0
- TOTALS -				0	17	18	16	2	3	56

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Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

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***Environmental FirstSearch
Site Information Report***

Request Date: 09-10-07
Requestor Name: Ann Kennedy
Standard: ASTM-05

Search Type: COORD
Job Number: 33100997SV
Filtered Report

Target Site: 1610 RANDALL AVE
 BRONX NY 10473

Demographics

Sites: 56	Non-Geocoded: 3	Population: NA
Radon: OF THE 2 HOMES TESTED, THE AVG. PCI/L LEVEL WAS .6		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-73.868147	-73:52:5	Easting: 595459.334
Latitude:	40.815259	40:48:55	Northing: 4518654.146
			Zone: 18

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)	Services:																																							
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td>10472</td> <td>BRONX</td> <td>NY</td> <td>0.66 NW</td> <td>Y</td> </tr> <tr> <td>10474</td> <td>BRONX</td> <td>NY</td> <td>0.23 SW</td> <td>Y</td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel	10472	BRONX	NY	0.66 NW	Y	10474	BRONX	NY	0.23 SW	Y	<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>Yes</td> <td>09-10-07</td> </tr> <tr> <td>Historical Topos</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search/Env Liens</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>No</td> <td></td> </tr> </tbody> </table>		Requested?	Date	Sanborns	No		Aerial Photographs	Yes	09-10-07	Historical Topos	No		City Directories	No		Title Search/Env Liens	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																																				
10472	BRONX	NY	0.66 NW	Y																																				
10474	BRONX	NY	0.23 SW	Y																																				
	Requested?	Date																																						
Sanborns	No																																							
Aerial Photographs	Yes	09-10-07																																						
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City Directories	No																																							
Title Search/Env Liens	No																																							
Municipal Reports	No																																							
Online Topos	No																																							

Environmental FirstSearch Sites Summary Report

Target Property: 1610 RANDALL AVE
BRONX NY 10473

JOB: 33100997SV

TOTAL: 56 **GEOCODED:** 53 **NON GEOCODED:** 3 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
25	SWL	NYCDOS SOUNDVIEW 2-03Y03/ACTIVE	RANDALL AVENUE BRONX NY 10473	0.09 NE	1
14	LUST	SOUNDVIEW HOUSING -NYCHA 9411456/CLOSED	1725 RANDALL AVE BRONX NY 10473	0.11 NE	2
14	LUST	SOUNDVIEW HOUSES -NYCHA 0001670/ACTIVE	1725 RANDALL AVE BRONX NY 10473	0.11 NE	3
14	LUST	SOUNDVIEW HOUSES -NYCHA 9314505/CLOSED	1725 RANDALL AVE BRONX NY 10473	0.11 NE	4
14	LUST	SOUNDVIEW HOUSES -NYCHA 9314504/CLOSED	1725 RANDALL AVE BRONX NY 10473	0.11 NE	5
14	LUST	SOUNDVIEW HOUSES 9107463/CLOSED	1725 RANDALL AVE BRONX NY 10473	0.11 NE	6
14	SPILLS	SOUNDVIEW HOUSES -NYCHA 9912691/CLOSED	1725 RANDALL AV BRONX NY 10473	0.11 NE	7
14	SPILLS	1725 RANDALL AVE 9707834/CLOSED	1725 RANDALL AVE BRONX NY 10473	0.11 NE	8
14	SPILLS	SOUNDVIEW HOUSING -NYCHA 9411456/CLOSED	1725 RANDALL AVE BRONX NY 10473	0.11 NE	9
14	SPILLS	SOUNDVIEW HOUSES -NYCHA 9503197/CLOSED	1725 RANDALL AVE BRONX NY 10473	0.11 NE	10
14	SPILLS	SOUNDVIEW HOUSES -NYCHA 0001670/ACTIVE	1725 RANDALL AVE BRONX NY 10473	0.11 NE	11
14	SPILLS	SOUNDVIEW HOUSES 9707832/CLOSED	1725 RANDALL AVE BRONX NY 10473	0.11 NE	12
14	SPILLS	SOUNDVIEW HOUSES 9600044/CLOSED	1725 RANDALL AV BRONX NY 10473	0.11 NE	13
14	SPILLS	SOUNDVIEW HOUSES 9107463/CLOSED	1725 RANDALL AVE BRONX NY 10473	0.11 NE	14
14	SPILLS	SOUNDVIEW HOUSES -NYCHA 9314505/CLOSED	1725 RANDALL AVE BRONX NY 10473	0.11 NE	15
14	SPILLS	SOUNDVIEW HOUSES -NYCHA 9314504/CLOSED	1725 RANDALL AVE BRONX NY 10473	0.11 NE	16
14	UST	SOUNDVIEW HOUSES PBS2-473677/ACTIVE	1725 RANDALL AVENUE 1720 SE BRONX NY 10473	0.11 NE	17
8	ERNS	CON EDISON 202181/UNKNOWN	515 ROSEDALE AVENUE BRONX NY 10473	0.14 SE	20
1	RCRAGN	CON EDISON - SB 5067 NYP004112546/LGN	ROSEDALE AVE AND RANDALL AV BRONX NY 10473	0.15 NE	21
23	SPILLS	SOUND PARK 9509920/CLOSED	ROSEDALE AV + LACOMB AV BRONX NY 10473	0.16 SE	22
7	RCRAGN	VASQUEZ CLEANERS NYD987034196/VGN	1749 RANDALL AVE BRONX NY 10473	0.18 NE	23

Environmental FirstSearch Sites Summary Report

Target Property: 1610 RANDALL AVE
BRONX NY 10473

JOB: 33100997SV

TOTAL: 56 **GEOCODED:** 53 **NON GEOCODED:** 3 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
11	ERNS	376769/UNKNOWN	NEXT TO SOUNDVIEW PARK BRONX NY 10473	0.18 NW	24
6	RCRAGN	NYCHA - SOUNDVIEW HOUSES NYR000056143/SGN	615 ROSEDALE AVE BRONX NY 10473	0.19 NE	25
16	SPILLS	528 COMMONWEALTH AVE 9516362/CLOSED	528 COMMONWEALTH AVE BRONX NY 10473	0.20 NE	26
20	SPILLS	MANHOLE 21617 0610293/ACTIVE	NORTH SEWARD AVE and CROE BRONX NY 10473	0.22 NE	27
3	RCRAGN	NYC BD OF ED - PUBLIC SCHOOL 107X NYR000088567/SGN	1695 SEWARD AVE BRONX NY 10473	0.22 NW	28
3	UST	PUBLIC SCHOOL 107 - BRONX PBS2-603730/ACTIVE	1695 SEWARD AVENUE BRONX NY 10473	0.22 NW	29
15	SPILLS	1775 RANDALL AVENUE 9315219/CLOSED	1775 RANDALL AVENUE BRONX NY 10473	0.23 NE	31
4	LUST	SACK WERN HOUSES 9700914/CLOSED	710 CROES AVE BRONX NY 10473	0.24 NE	32
4	LUST	SACK WERN HOUSES -NYCHA 9707186/CLOSED	710 CROES AV BRONX NY 10473	0.24 NE	33
4	RCRAGN	NYCHA - SACKWERN NYR000096800/SGN	1710 CROES ST BRONX NY 10473	0.24 NE	34
4	SPILLS	SACK WERN HOUSES 9700914/CLOSED	710 CROES AVE BRONX NY 10473	0.24 NE	35
4	SPILLS	SACK WERN HOUSES -NYCHA 9707186/CLOSED	710 CROES AV BRONX NY 10473	0.24 NE	36
24	SPILLS	9910915/CLOSED	536 ST LAWRENCE AV BRONX NY 10473	0.24 NE	37
4	UST	SACKWERN HOUSES PBS2-473685/ACTIVE	710 CROES AVENUE 1710 LAFAY BRONX NY 10473	0.24 NE	38
10	LUST	SACK WERN HOUSES 9701134/CLOSED	710 NOBLE AVE BRONX NY 10473	0.27 NE	40
10	LUST	SACK WERN HOUSES -NYCHA 9707452/CLOSED	710 NOBLE AVENUE BRONX NY 10473	0.27 NE	41
5	LUST	SACK WERN HOUSES 9700973/CLOSED	750 CROES AV BRONX NY 10473	0.27 NW	42
5	LUST	SACK WERN HOUSES -NYCHA 9702243/CLOSED	750 CROES AVE BRONX NY 10473	0.27 NW	43
19	LUST	CLASON POINT GARDENS 9006793/CLOSED	762 METCALF AVENUE BRONX NY 10473	0.31 NW	44
19	LUST	CLASON PT GARDENS 9112366/CLOSED	762 METCALF AVE BRONX NY 10473	0.31 NW	45

Environmental FirstSearch Sites Summary Report

Target Property: 1610 RANDALL AVE
BRONX NY 10473

JOB: 33100997SV

TOTAL: 56 **GEOCODED:** 53 **NON GEOCODED:** 3 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
9	LUST	SACK WERN HOUSING 9701004/CLOSED	1710 LAFAYETTE AVE BRONX NY 10473	0.37 NE	46
9	LUST	SACK WERN HOUSES -NYCHA 9707143/CLOSED	1710 LAFAYETTE AV BRONX NY 10473	0.37 NE	47
26	LUST	FORMER GAS STATION/CAR WASH 8808359/CLOSED	715 SOUNDVIEW AVE BRONX NY 10473	0.37 NE	48
9	LUST	SACK WERN HOUSES 9702347/CLOSED	1710 LAFAYETTE AVE BRONX NY 10473	0.37 NE	50
18	LUST	CLASON POINT GARDENS -NYCHA 9006794/ACTIVE	1 CLASON PT LANE NEW YORK NY 10473	0.37 NW	51
22	LUST	SACK WERN HOUSES -NYCHA 9701350/ACTIVE	740 BEACH AVE BRONX NY 10473	0.41 NE	52
17	LUST	CLASON PT GARDENS 9007011/CLOSED	78 CLASON PT LANE BRONX NY 10473	0.43 NW	53
17	LUST	CLASON PT GARDENS -NYCHA 9112367/ACTIVE	78 CLASON PT LANE BRONX NY 10473	0.43 NW	54
2	LUST	HUNTS POINT COOP MARKET 9709363/CLOSED	PARCEL B /FOOD CTR DR BRONX NY 10474	0.48 SW	56
21	LUST	SACK WERN HOUSES -NYCHA 9701298/CLOSED	1810 LAFAYETTE AVE BRONX NY 10473	0.49 NE	57
13	STATE	OAK POINT/BRITE STAR HS2036/HAZ SUBST WASTE DISP	400 OAK POINT AVE BRONX NY 10474	0.69 SW	58
12	STATE	CONED, HUNTS POINT COKING STA. HS2023/HAZ SUBST WASTE DISP	HUNTS POINT AVE. and EAST R BRONX NY 10474	0.94 SW	60

***Environmental FirstSearch
Sites Summary Report***

Target Property: 1610 RANDALL AVE
BRONX NY 10473

JOB: 33100997SV

TOTAL: 56 **GEOCODED:** 53 **NON GEOCODED:** 3 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
	SPILLS	CROSS BRONX EXP 0509587/CLOSED	BETWEEN ROSEDALE /WEST BRONX NY	NON GC	N/A
	VCP	HUNTS POINT FOOD DIST. CTR. (PARCE V00436/VCP	FOOD CENTER/EAST RIVER NEW YORK NY 10474	NON GC	N/A
	VCP	CON EDISON -HUNTS POINT WORKS MGP V00554/VCP	BETWEEN BRONX RIVER, EAST R BRONX NY	NON GC	N/A

***Environmental FirstSearch
Site Detail Report***

Target Property: 1610 RANDALL AVE
BRONX NY 10473

JOB: 33100997SV

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 29 **DIST/DIR:** 0.24 NE **MAP ID:** 4

NAME: SACKWERN HOUSES **REV:** 6/4/07
ADDRESS: 710 CROES AVENUE 1710 LAFAYETTE AVENUE (MGMT OFFICE) **ID1:** PBS2-473685
BRONX NY 10473 **ID2:**
BRONX **STATUS:** ACTIVE
CONTACT: FUEL OIL REMEDIATION COORD. **PHONE:** (718) 707-5725

PETROLEUM BULK STORAGE FACILITY INFORMATION

TYPE OF SITE: APARTMENT BUILDING/OFFICE BUILDING
TYPE NAME:
TOTAL NUMBER OF TANKS: 2
NUMBER OF ACTIVE TANKS: 1
NUMBER OF INACTIVE TANKS: 1
TOTAL FACILITY CAPACITY: 6000 GALLONS
ADDITIONAL ADDRESS INFO: 1710 LAFAYETTE AVENUE (MGMT OFFICE)

OWNER INFORMATION

TYPE: NYC HOUSING AUTHORITY (LOCAL GOVERNMENT)
COMPANY: NYC HOUSING AUTHORITY
TITLE: FUEL OIL REMEDIATION COORDINATOR
NAME: FUEL OIL REMEDIATION COORD.
ADDRESS: 23-02 49TH AVENUE
NY 11101
PHONE: (718) 707-5725
EMERGENCY CONTACT: EMERGENCY SERVICE DEPT.
PHONE: (718) 707-5725

MAILING INFORMATION

COMPANY: NYC HOUSING AUTHORITY
TITLE: FUEL OIL REMEDIATION COORDINATOR
CONTACT: FUEL OIL REMEDIATION COORDINATOR
ADDRESS: 23-02 49TH AVENUE
LONG ISLAND CITY NY 11101
PHONE: (718) 707-5725
EMAIL:

EXP. DATE: 3/28/2009
RENEWAL DATE: 12:00:00 AM

COMMENTS:

TANK INFORMATION

TANK NUMBER: 1 **TANK STATUS:** IN SERVICE
ACTIVE STATUS: ACTIVE **INSTALLED:** 5/1/1977
CLOSED: 12:00:00 AM **TANK CAPACITY:** 6000 GALLONS
PRODUCT: 2 FUEL OIL

TANK TYPE: STEEL/CARBON STEEL/IRON
TANK LOCATION: ABOVEGROUND - 10% OR MORE BELOW GROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE
EXTERNAL PROTECTION 2:

PIPE TYPE: STEEL/CARBON STEEL/IRON

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: 1610 RANDALL AVE
BRONX NY 10473

JOB: 33100997SV

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 35	DIST/DIR: 0.43 NW	MAP ID: 17
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NAME: CLASON PT GARDENS -NYCHA
ADDRESS: 78 CLASON PT LANE
BRONX NY
BRONX

REV: 3/5/07
ID1: 9112367
ID2: 234924
STATUS: ACTIVE
PHONE:

CONTACT:

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - Database of confirmed and proposed Superfund sites.

NPL Delisted: EPA NATIONAL PRIORITY LIST Subset - Database of delisted Superfund sites.

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

RCRA GEN: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN – Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

Federal IC / EC: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

State/Tribal Sites: NYSDEC ENVIRONMENTAL SITE REMEDIATION DATABASE - database of sites being remediated under a DER remedial program/s (i.e. State Superfund, Brownfield Cleanup, etc.). This database also includes the Registry of Institutional and Engineering Controls in New York State.

REGISTRY OF INACTIVE HAZARDOUSE WASTE DISPOSAL SITES –

HAZARDOUS SUBSTANCE SITE STUDY - (STATIC) This study was done in 1998 and was prepared by the NY DEC, Hazardous Substances Waste Disposal Task Force In consultation with N.Y. Department of Health

State Spills 90: NYSDEC SPILL INCIDENTS DATABASE - database of chemical and petroleum spill incidents that occurred since 1990.

State/Tribal SWL: NYSDEC ACTIVE FACILITIES REGISTRY - database of solid waste landfill facilities.

The data includes location, waste type, owner and permit number.

State/Tribal LUST: *NYSDEC* SPILL INCIDENTS DATABASE SUBSET - database of chemical and petroleum spill incidents where the cause was a tank test failure or tank failure

State/Tribal UST/AST: *NYSDEC* DATABASE OF PETROLEUM BULK STORAGE, MAJOR OIL STORAGE (MOSF), AND CHEMICAL BULK STORAGE (CBS) FACILITIES - database of petroleum or chemical storage facilities. The data includes status, tank type, capacity and contents. The data also includes Nassau County Department of Health's PBS Tanks
Nassau County Fire Marshall's PBS Tanks
Suffolk County Department of Health Services PBS Tanks
Cortland County Health Department PBS Tanks
Rockland County Department of Health PBS Tanks
Westchester County Department of Health PBS Tanks.

State/Tribal EC: *NYSDEC* REGISTRY OF INSTITUTIONAL AND ENGINEERING CONTROLS Subset - database of sites from the Registry that have Engineering Controls.

State/Tribal IC: *NYSDEC* REGISTRY OF INSTITUTIONAL AND ENGINEERING CONTROLS Subset - database of sites from the Registry that have Institutional Controls.

State/Tribal VCP: *NYSDEC* VOLUNTARY CLEANUP PROGRAM - static database of voluntary clean up sites. The Brownfield Cleanup program has replaced the Voluntary Cleanup Program.

State/Tribal Brownfields: *NYSDEC* BROWNFIELD - database of old brownfield programs, brownfield cleanup programs, environmental restoration projects.

RADON: *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL Delisted: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA Environmental Protection Agency.

Updated quarterly

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency

Updated semi-annually

Tribal Lands: DOI/BIA United States Department of the Interior

Updated annually

State/Tribal Sites: NYSDEC New York Department of Environmental Remediation
New York State Department of Environmental Conservation

Updated quarterly

State Spills 90: *NYSDEC* New York State Department of Environmental Conservation

Updated quarterly

State/Tribal SWL: *NYSDEC* New York State Department of Environmental Conservation

Updated annually

State/Tribal LUST: *NYSDEC* New York State Department of Environmental Conservation

Updated quarterly

State/Tribal UST/AST: *NYSDEC* New York State Department of Environmental Conservation
Nassau County Department of Health
Nassau County Fire Marshal
Cortland County Health Department
Rockland County Department of Health

Updated quarterly

State/Tribal EC: *NYSDEC* New York State Department of Environmental Conservation

Updated quarterly

State/Tribal IC: *NYSDEC* New York State Department of Environmental Conservation

Updated quarterly

State/Tribal VCP: *NYSDEC* New York State Department of Environmental Conservation

Updated quarterly

State/Tribal Brownfields: *NYSDEC* New York State Department of Environmental Conservation

Updated quarterly

RADON: *NTIS* Environmental Protection Agency, National Technical Information Services

Updated periodically

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: 1610 RANDALL AVE
BRONX NY 10473

JOB: 33100997SV

Street Name	Dist/Dir	Street Name	Dist/Dir
Commonwealth Ave	0.19 NE		
Croes Ave	0.22 NE		
Croes Pl	0.22 NW		
Lacombe Ave	0.08 SE		
Metcalf Ave	0.09 NW		
Noble Ave	0.24 NE		
Randall Ave	0.07 NW		
Rosedale Ave	0.14 NE		
Seward Ave	0.22 NE		
St Lawrence Ave	0.24 NE		



Environmental FirstSearch
1 Mile Radius
ASTM Map: NPL, RCRACOR, STATE Sites



1610 RANDALL AVE, BRONX NY 10473

Source: 2002 U.S. Census TIGER Files

- Target Site (Latitude: 40.815259 Longitude: -73.868147) 
 - Identified Site, Multiple Sites, Receptor   
 - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste 
 - Triballand 
 - Railroads 
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



Environmental FirstSearch

5 Mile Radius

ASTM Map: CERCLIS, RCRATSD, LUST, SWL



1610 RANDALL AVE, BRONX NY 10473



Source: 2002 U.S. Census TIGER Files

- Target Site (Latitude: 40.815259 Longitude: -73.868147) 
- Identified Site, Multiple Sites, Receptor   
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste 
- Triballand 
- Railroads 
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



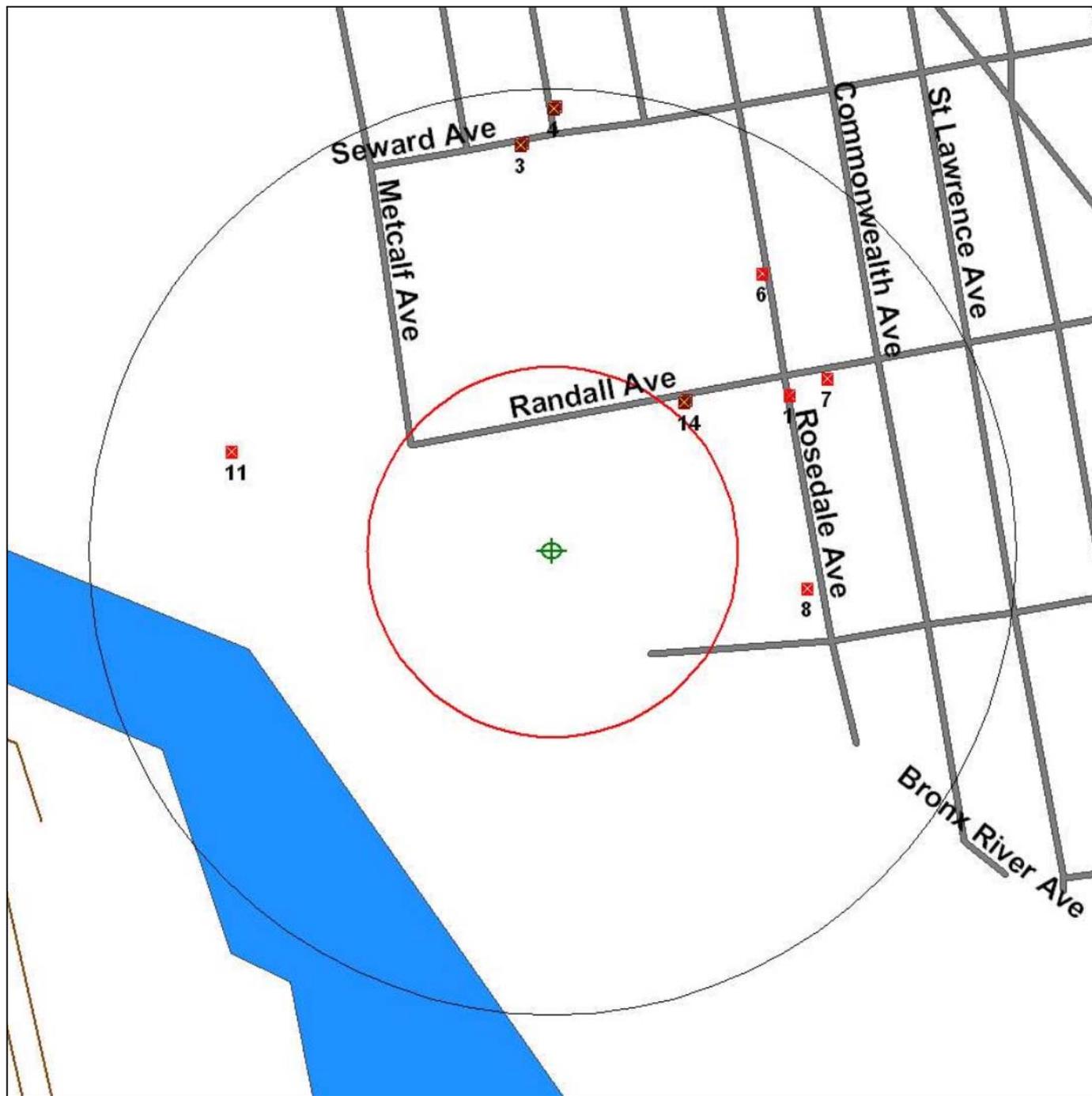
Environmental FirstSearch

.25 Mile Radius

ASTM Map:RCRAGEN,ERNS,UST



1610 RANDALL AVE, BRONX NY 10473



Source: 2002 U.S. Census TIGER Files

Target Site (Latitude: 40.815259 Longitude: -73.868147)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

