

APPENDIX-A
PHASE I ESA REPORT



Hydro Tech Environmental, Corp.

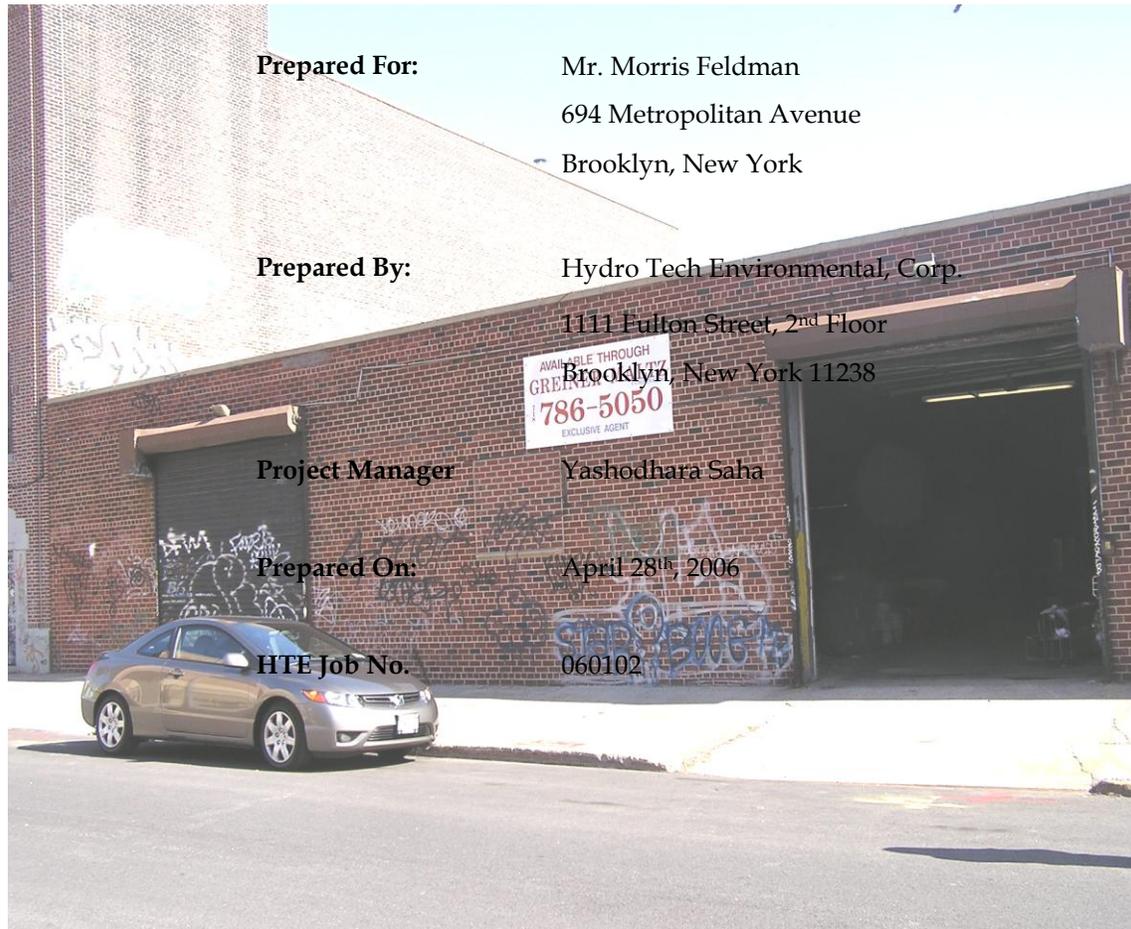
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PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

247 - 251 North 7th Street
253 - 255 North 7th Street
246 & 248 North 8th Street
Brooklyn, New York



Prepared For: Mr. Morris Feldman
694 Metropolitan Avenue
Brooklyn, New York

Prepared By: Hydro Tech Environmental, Corp.
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Project Manager: Yashodhara Saha

Prepared On: April 28th, 2006

HTE Job No.: 060102

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

247 - 251 North 7th Street
253 - 255 North 7th Street
246 - 248 North 8th Street
Brooklyn, New York

April 28th, 2006

Hydro Tech Environmental, Corp. appreciates the opportunity to work for Mr. Morris Feldman of Van Benson Management Co at the properties located at 247-251 North 7th Street, 253-255 North 7th Street and 246 - 248 North 8th Street in Brooklyn, New York.

Should you require any additional information or have any comments regarding the contents of this report, please feel free to contact our office at your convenience.

Very Truly Yours,
Hydro Tech Environmental, Corp.

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Phase I Environmental Site Assessment Summary HTE Job No. 060102 247 - 251 North 7th Street 253 - 255 North 7th Street 246 - 248 North 8th Street Brooklyn, New York				
Category	No Further Investigation	Operation & Maintenance	Additional Investigation Recommended	Remediation Recommended
Historical Review			4	
Regulatory Review			3	
On-site Operations	X			
Aboveground/ Underground Storage Tanks	X			
Polychlorinated Biphenyls	X			
Asbestos-Containing Material	X			
Radon	X			
Lead-Based Paint			1	
Lead in Drinking Water	X			
Mold			2	
Neighboring Properties	X			
Comments: 1...Numerous paint containers located in the property 2...Presence of mold on walls of Building 246 3...Presence of HAZMAT "E" designation 4...Historical operations				

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1.0 EXECUTIVE SUMMARY

Hydro Tech Environmental, Corp. (HTE) has performed a Phase I Environmental Site Assessment of the property located at 247 - 251 North 7th Street, 253-255 North 7th Street and at 246 - 248 North 8th Street in Brooklyn, New York. The Phase I Assessment was performed on behalf of Mr. Morris Feldman of Van Benson Management Co.

The Phase I Environmental Site Assessment was performed to meet or surpass the American Standard of Testing Materials Standard for Phase I Environmental Site Assessments E 1527-05. The purpose of the assessment was to characterize the environmental quality of the Subject Property through the identification of Recognized Environmental Conditions. All work was performed under the supervision of an HTE Project Manager and under the guidance of an HTE geologist.

The results of the Phase I Environmental Site Assessment are contained in this report. The Phase I Environmental Site Assessment (ESA) has revealed the presence of following Recognized Environmental Conditions in the Subject Property:

- Presence of visible mold growth (§4.0).
- Presence of peeling paint from walls suggestive of lead-based paint (§4.0).
- Historical site operations that may impact the Subject Property (§6.0).
- Presence of little "E" restriction issued by the New York City Department of Buildings for "HAZMAT" (§5.0).

No effort has been made to perform any investigation beyond what is included in this Report. The observations and conclusions included herein summarize the results of the Phase I Environmental Site Assessment up to the date of the fieldwork and the date of this Report.

The following sections provide the details and specific information pertaining to the various components of the Phase I Environmental Site Assessment.

2.0 INTRODUCTION & SCOPE OF WORK

Hydro Tech Environmental Corp. (HTE) has been retained by Mr. Morris Feldman (the “*Client*”) to perform a Phase I Environmental Site Assessment (Phase I Assessment) at the property located at **247 - 251 North 7th Street, 253 - 255 North 7th Street (Lots 28 & 30)** and at **246 - 248 North 8th Street (Lots 10 & 11)** in Brooklyn, New York. The property will hereafter be referred to as the “*Subject Property*” or “*Site*”.

The purpose of a Phase I Assessment is to characterize the environmental quality of the Subject Property through the determination of the presence of Recognized Environmental Conditions (RECs). As defined by the American Society of Testing and Materials (ASTM), a REC is, “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, groundwater or surface water of the property.”¹

To this end, HTE has collected information through a number of sources including, but not limited to: a property and neighborhood inspection by trained environmental personnel, a review of historical and current information collected from various federal, state, county and municipal agencies and personnel interviews with Site representatives. Recommendations are offered where prudent. Firms subcontracted by HTE may have collected some information used in this report.

The activities of the Phase I Assessment included the performance of the following tasks:

1. A detailed inspection of the Site and its general vicinity.
2. A review of all reasonably ascertainable regulatory agency documents.
3. A neighborhood hazardous waste survey utilizing Federal and State databases
4. A review and evaluation of reasonably ascertainable geologic and hydrogeologic reference materials.
5. Interviews with representatives of the Site.
6. The preparation of a Phase I Environmental Site Assessment Report.

¹ ASTM E 1527-05, §1.1.1.

In addition to those items outlined by ASTM E 1527-05, radon, lead-based paint and lead in water were also included in the scope of work. While this Phase I Assessment provides information with respect to both asbestos and lead-based paint, the presence of these materials can only be confirmed through the collection and analysis of bulk samples. This report is not intended to serve as a full asbestos survey or lead-based paint survey. These surveys are commonly performed for the purpose of building demolition/renovation or the recognition/identification of any building materials that may contain asbestos or lead-based paint and it is recommended that they be performed prior to any such work.

Business environmental risks have not been considered and are not included in the scope of work. This Phase I is not intended to address the soil quality at the Subject Property for general Site characterization or waste disposal purposes.

This Phase I is not intended to serve for an All Appropriate Inquiries (AAIs) investigation as outlined in 40 CFR Part 312. This Phase I is not intended to evaluate the fair market price of the property if it is or is not affected by hazardous substances or petroleum products.

We declare that, to the best of our professional knowledge and belief, we meet the definition of environmental professional as defined in § 312.10 or 40 C.F.R. 312. We have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the Subject Property. Only where indicated we have developed and performed the AAIs in conformance with the standards and practices set forth in 40 C.F.R. Part 312.

3.0 SITE DESCRIPTION

3.1 Site Vicinity

The property identified as 247 - 251 North 7th Street and 253-255 North 7th Street is located between the intersection of North 7th Street and Roebling Street. The property identified as 246 & 248 North 8th Street is located between the intersection of North 8th Street and Roebling Street. Both properties are situated in the borough of Brooklyn, New York. The borough of Brooklyn is situated in the southeast portion of New York City.

Figure 1 provides a Site Location Map.

The Site is located in an area that is surrounded by residential and commercial properties. The ground surface in the vicinity of the Site consists of asphalt and concrete surfaces. The East River is located approximately 3,500 feet west of the Site.

3.2 Site Details

The property located at 247 - 251 North 7th Street and 253-255 North 7th Street is approximately 7,500 square feet in area and consists of a 1-story warehouse. The Subject Property is currently vacant. Access to the Subject Property is via Roebling Street to the West of the Site. The ground surface of the Site consists of asphalt and concrete surfaces. The utility meters are present near the East entrance to the Site.

The property located at 246 and 248 North 8th Street is approximately 17,500 square feet in area. The Building located at 248 is currently divided into 3 sections, A, B and C. Section A was converted from a commercial to a residential building in 1997. All the residential units are currently occupied. Sections 248-B is occupied by a commercial tenant identified as- The Charlie Pineapple Theatre Company and 248-C is occupied by a commercial tenant that works with sculptures. Building 246 is currently vacant and unoccupied. Access to the Subject Property is via Roebling Street to the East side of the Site. Natural gas utility meters are present in the basement of Building 248 C. The ground surface of the Site consists of asphalt and concrete surfaces. The electric utility meters are present in the southern portion of Building 248 C.

Figure 2 provides a Site Plan.

3.3 Adjacent Land Use

The Subject Property, Buildings 247 - 251 & 253 - 255, is located in a mixed commercial and residential area. The following properties were identified immediately adjacent to the Site:

To the North: 1-story commercial building.
To the South: Five-story commercial building (Public school with a parking lot).
To the West: Three-story commercial building (Factory).
To the East: Four-story residential building.

The Subject Property, Buildings 246 - 248, is located in a mixed commercial and residential area. The following properties were identified immediately adjacent to the Site:

To the North: 1-story commercial building.
To the South: Numerous four-story residential buildings.
To the West: Three-story commercial building (Factory).
To the East: Three-story residential building

None of the adjacent properties were identified in any of the regulatory agency databases reviewed by HTE and none of the adjacent properties were identified as drycleaners or gas stations or any other property that typically use hazardous materials as part of daily operations. Therefore, HTE concludes that current adjacent property use does not represent an environmental concern for the Subject Property.

3.4 Proximity to Environmentally Sensitive Areas

According to the United States Geological Survey (USGS) 7.5 Minute Topographic Map, Mount Carmel Academy is identified as a sensitive receptor. This property is located approximately 1000 feet of the Subject Property, at an assumed hydraulic upgradient position relative to the Subject Property. Based on the distance and the assumed hydraulic gradient the Subject Property should not impact upon the sensitive receptors.

3.5 Environmental Setting

The Site is located in the northwest portion of the borough of Brooklyn, New York. The elevation of the Subject Property is approximately 14 feet above mean sea level (USGS 7.5-Minute Brooklyn, New York Quadrangle, Photorevised 1995).

Brooklyn, New York is located in the western portion of Long Island. Long Island consists of a wedge-shaped mass of unconsolidated deposits that overlie ancient basement rock. The thickness of these deposits ranges from approximately 100 feet on the Island's north shore, to approximately 2,000 feet in some portions of the south shore. These deposits contain ground water that is the sole source of drinking water for the Island's over 3.1 million residents.

The major landforms of Long Island of importance to the hydrologic system are the moraines and outwash plains, which originated from glacial activity. The moraines represent the farthest extent of the glacial advances. The moraines consist of till, which is a poorly sorted mixture of sand, silt, clay, gravel and boulders. The till is poorly to moderately permeable in most areas. Outwash plains are located to the south of the moraines.

The outwash plains were formed by the action of glacial melt water streams, which eroded the headland material of the moraines and laid down deposits of well-sorted sands, silts and gravels. These outwash deposits have a moderate to high permeability.

The **Upper Glacial Aquifer** is the uppermost hydrogeologic unit. This aquifer encompasses the moraine and outwash deposits, in addition to some localized lacustrine, marine, and reworked materials. A relatively high horizontal hydraulic conductivity and a low vertical hydraulic conductivity characterize the outwash plain portion of this unit. Since the water table is situated in the Upper Glacial Aquifer, the water quality has been degraded in many areas due to industrial activities.

The **Magothy Formation** directly underlies the Upper Glacial Aquifer in the vicinity of the site. This formation is a Cretaceous coastal-shelf deposit, which consists principally of layers of sand and gravel with some interbedded clay. This formation ranges from poorly to moderately or highly permeable. A clay layer in some parts of Long Island confines the uppermost portion of the aquifer. The Magothy is Long Island's principal aquifer for public water supply. The United States Environmental Protection Agency (USEPA) has classified the Long Island aquifer system as a sole source aquifer.

The **Raritan Formation** is the deepest unit and rests directly above the bedrock units. This formation is comprised of a sand member (**Lloyd Aquifer**) and a clay member (**Raritan Clay**). The Lloyd sand extends southward from Flushing Bay to the Atlantic Ocean. The thickness of the sand member increases to the southeast and ranges in depth from 200 to 800 feet below sea level (from northwest to southeast). The clay member acts as an aquitard confining the lower Lloyd aquifer between the clay and the underlying bedrock.

Long Island has a humid, temperate climate that is strongly influenced by Long Island Sound and the Atlantic Ocean. These bodies of water temper extremes of heat in summer and cold in winters. Climate affects the formation of soil through its influence on chemical, biological and physical processes. The amount and content of rainwater, as it percolates through the soil, chemically alters the composition of the soils. Chemical and biological processes are also affected by temperature changes. The physical weathering of the soil and rocks is affected by freezing.

The soils of Long Island are relatively young, having developed since the last recession of glaciation approximately 25,000 years ago. Over thousands of years, the minerals in the bedrock debris slowly decayed and disintegrated, providing the necessary substrate to support biological activity. Rock-forming minerals such as feldspars and micas, that are rich in potassium and aluminum, release their important elements as they are converted to clays. Soils formed in glacial drift are commonly known as loam, a mixture of sand, silt and clay.

The soils of Long Island formed three distinct soil horizons or zones on glacial deposits. The lowest horizon, designated as the C-horizon, is similar in composition to the transported glacial rock debris. The B-horizon is above the C-horizon and consists of sediments that have been considerably altered from their C-horizon source. Vadose zone water percolates through the B-horizon, carrying compounds of clay, iron, aluminum oxides, carbonates and humic acid. These materials are redeposited within the lower portions of the B-horizon, and form the zone of accumulation. The zone of accumulation may also be the zone of ground water saturation.

The zone of leaching is found in the A horizon, which is the upper, organic-rich and life sustaining layer with abundant roots and organic matter at the surface. The A horizon is distinct from the underlying B & C horizons because it is darker and more friable.

Differentiation in soil horizons are the result of various soils-forming processes such as the physical breakdown of particles, the leaching of salts, the accumulation of organic matter and the chemical weathering of primary minerals. The chemical weathering of primary minerals occurs through processes such as chelation, the formation of silicate clay minerals, the translocation of

silicate clay minerals by percolating water from one horizon to another and the accumulation of iron.

The topographic elevation of the site is approximately 14 feet above sea level from available USGS. The groundwater flow direction in the vicinity of the Subject property is toward the West, in the direction of the East River.

4.0 SITE RECONNAISSANCE

Ms. Yashodhara Saha of HTE performed the site reconnaissance portion of the Phase I Assessment on Wednesday, March 29th, 2006. The weather during the inspection was warm, approximately 55 degrees Fahrenheit.

Appendix A provides photographs of both Subject Properties.

HTE inspected all portions of the Site that access was provided for. The following pertinent information was obtained during the site reconnaissance of the Subject Properties:

1. At the time of the inspection, no industrial processes were observed at the Subject Properties. No evidence of historical industrial processes was identified at the Subject Property.
2. No evidence of suspect hazardous chemicals was identified at the Subject Property.

One 55 gallon drum containing refuse was identified in the central portion of 251, North 7th Street. No stains, odors or spills were identified within the vicinity of the 55 gallon drum. Based on field observations, the 55 gallon drum should not impact upon the environmental quality of the Site. No other drums were identified on the Subject Property.

3. No evidence of former aboveground storage tanks (ASTs) or underground storage tanks (USTs) were identified at the Subject Property.
4. No evidence of floor drains of environmental concern were identified in the Subject Property.
5. No evidence of subsurface drainage surfaces such as leaching pools or cesspools or storm water drywells was identified at the Subject Property.

A sewer trap was identified near the exit of Subject Property- Building 255 and a water trap was identified near the exit of Subject Property- Building 246. No stains or odors were observed around the traps. The sewer trap should not impact upon the environmental quality of the Site.

7. No evidence of hazardous or non-hazardous material spills was identified at the Subject Property. No areas of stressed vegetation were identified at the Subject Property.

8. No electrical transformers were identified at the Subject Properties. No evidence of PCB or PCB-congaing equipment was identified at the Subject Property.
9. Evidence of peeling paint was identified on the interior of the eastern wall of Building 246. Based on the date of the building (CIRCA), the likelihood exists for the presence of lead-based paint, which represents a REC. No evidence of peeling paint was identified at the Subject Property- Buildings 251-255 and Buildings 248- A, B, C.
9. No suspect asbestos-containing materials (ACM) were identified at both Subject Properties.
10. The testing of drinking water for lead is beyond the scope of this Phase I Environmental Site Assessment. The NYC water system supplies potable water at the Subject Property, however the Subject Properties were not connected to potable water at the time of the Phase I ESA inspection.
11. HTE observed a monitoring well located in the driveway of Subject Property- Building 251 and a monitoring well was located outside Subject Property- Building 248 B on the sidewalk. According to the information provided by the owner of the Subject Properties, the monitoring wells were reportedly installed by Independent Testing Labs in order to determine the depth to groundwater for geotechnical purposes. No information was provided to HTE pertaining to groundwater quality at the Subject Properties. However, potable water is provided to the Subject Properties by the City of New York. Therefore, HTE concludes that the presence of the groundwater monitoring wells do not represent an environmental concern for the Subject properties.
12. Visible evidence of mold growth was observed on the interior western wall of Building 246 which represents a REC. The mold area covers more than 10 square feet in area and there seems to be a lot of water damage. HTE observed the mold to consist of black and white mold. HTE identifies this to be an indoor air quality concern.
13. No surface waters such as pits, ponds or lagoons were identified at the Subject Properties. No evidence of former surface waters or pits, ponds or lagoons was identified at the Subject Properties.
14. No areas of fill or evidence of land disposal of material(s) were identified at both Subject Properties.

5.0 REGULATORY AGENCY DOCUMENTS

FOIA requests were issued to the following regulatory agencies with respect to the Subject Property. All reasonably ascertainable municipal records are referenced throughout this report.

- New York City Department of Planning and Zoning.
- New York City Department of Building.
- New York City Department of Health.
- New York City Bureau of Fire Prevention.
- New York State Department of Environmental Conservation.
- New York City Department of Environmental Protection.

Appendix B provides copies of the Regulatory Agency Documents.

New York City Department of City Planning and Zoning

An FOIA request was submitted to the New York City Zoning Department on March 24, 2006. According to the New York City Zoning Department Buildings 247 - 251 and 253 - 255 on North 7th Street are zoned M1-2/R6, Commercial. The Buildings 247 - 251 is identified as a semi-fireproof industrial unit and Buildings 253 - 255 is identified as a miscellaneous unit.

According to the New York City Zoning Department Buildings 246 & 248 are zoned M1-2/R6, Commercial. The Buildings 246 and 248 on North 8th Street are identified as factory/industrial units.

The listing of the Subject Properties as "HAZMAT" should be considered a REC and further investigation is warranted.

New York City Department of Buildings

According to information provided by the New York City Department of Buildings (NYCDOB) the Tax Map identifies Buildings 247 - 251 & 253 - 255 on North 7th Street as Block 2322, Lots 28 and 30. The Little "E" Restriction for the Subject Properties- Lots 28 & 30 is listed as "HAZMAT". The Department of Finance Occupancy Code for the Subject Property on Lots 28 & 30 is listed as "F9-factory/industrial unit". The NYCDOB does not list any violations pertaining to Buildings 247 - 251 and 253 - 255.

According to information provided by the New York City Department of Buildings (NYCDOB) the Tax Map identifies Buildings 246 & 248 as Block 2322, Lots 10 and 11. The Little "E" Restriction for the Subject Properties- Lots 28 & 30 is listed as "HAZMAT". The Department of Finance Occupancy Code for the Subject Property on Lots 28 & 30 is listed as "F4-factory/industrial unit". The NYCDOB does not list any violations pertaining to Building 246.

The NYCDOB indicates one open ECB-violation pertaining to Building 248. The violation is associated with construction and has been identified as a high violation severity. The violation is described as work without permit, illegal construction work such as new plumbing, new wood and metal flaming, sheetrocking and taping being done throughout the Building creating numerous rooms. However, there are no open actions associated with the Subject Property.

New York City Department of Health

An FOIA request was submitted to the New York City Department of Health (NYCDOH) on March 24, 2006. The NYCDOH was contacted via telephone to obtain the status of the FOIA request. As of the date of this report, the NYCDOH has assigned the Subject Property- 247 - 251 & 253 - 255, North 7th Street with the control# 2006FR01000 and Subject Property- 246 & 248, North 8th Street with control# 2006FR00999. As of the date of this report, the NYCDOH has not responded to our initial search request or subsequent follow-up calls. This information will be provided as soon as it has been received and evaluated.

New York City Bureau of Fire Prevention

An FOIA request was submitted to the New York City Bureau of Fire Prevention (NYCBFP) on March 24, 2006. The NYCBFP was contacted via telephone to obtain the status of the FOIA request. As of the date of this report, the NYCBFP has not responded to our initial search request or subsequent follow-up calls. This information will be provided as soon as it has been received and evaluated.

New York State Department of Environmental Conservation

A FOIA request was submitted to the New York State Department of Environmental Conservation (NYSDEC) on March 24, 2006. According to a correspondence from the NYSDEC, dated March 24, 2006 there are no records available for the Subject Properties- Lots 28 & 30 and Lots 10 & 11.

New York City Department of Environmental Protection

A FOIA request was submitted to the New York City Department of Environmental Protection (NYCDEP) on March 24, 2006. The NYCDEP was contacted via telephone to obtain the status of the FOIA request. As of the date of this report, the NYCDEP has not responded to our initial search request or subsequent follow-up calls. This information will be provided as soon as it has been received and evaluated.

6.0 SITE HISTORY

6.1 Historical Maps

Fire Insurance Maps for the two Sites and their vicinity were obtained and evaluated in order to establish the history of the Sites. The Fire Insurance Maps are provided with this report. The dates of the Fire Insurance Maps that were evaluated are listed below.

- 1887
- 1905
- 1916
- 1942
- 1951
- 1965
- 1978
- 1979
- 1981
- 1982
- 1983
- 1986
- 1987
- 1988
- 1989
- 1991
- 1992
- 1993
- 1995
- 1996

Appendix C provides a copy of the Fire Insurance Maps.

The following sections provide details on the Fire Insurance Maps. The discussion is separated by dates of the Fire Insurance Maps.

1887:

According to the Fire Insurance Map Buildings 247 - 251 appears to be partially occupied by a stable and partially occupied by a 2-story residential building. Buildings 253 - 255 appear to be partially occupied by a stable and partially vacant. Building 246 appears to be developed with a 1-story residential building and Building 248 appears to be vacant land.

1905:

According to the Fire Insurance Map Buildings 247 - 251 appear to be developed with a stable and Buildings 253 - 255 was partially occupied by a stable and partially occupied with a 1-story dwelling. Building 246 appear to be developed with a shed. Building 248 appears to be used as a warehouse to store building material.

1916:

According to the Fire Insurance Map Buildings 247 - 251 appear to be developed with a 2-story building, utilized as a stable. The Buildings 253 - 255 appear to be developed with a 2-story building, partially utilized as a stable on the ground floor and a storage space on the second level. Buildings 246 & 248 are depicted as vacant land.

1942:

According to the Fire Insurance Map Buildings 247 - 251 are developed with a garage and a storage unit. Building 253 is depicted as a 2-story dwelling and Building 255 is depicted as vacant land. The quality of the Sanborn Map distorts for Building 246. However, the area within the vicinity of the area appears to be developed with a 1-story garage.

1951:

According to the Fire Insurance Map Building 247 is developed with a storage space and Building 251 appears to be developed with a 1 story building, partially utilized as a beverage depot and partially vacant. Building 253 appears to be developed with a 2-story dwelling and Building 255 appears to be developed with a 2 story building utilized as storage on the ground floor. Building 246 appears to be developed with a concrete storage. Building 248 appears to be developed with a flat, designated for a delivery service for steel beams.

1965 - 1992:

According to the Fire Insurance Map Buildings 247 - 251 appear to be depicted as part of a steel shipping warehouse. Building 253 appears to be developed with a Flat and Building 255 appears to be developed with a 2 story building with storage space on the ground floor and as an office space on the 2nd level. Building 246 appears to be occupied with a print spraying facility. Building 248 appears to be similar to the 1951 Fire Insurance Map.

1993-1996:

Buildings 247 - 251 are indicated to be part of a manufacturing facility. Buildings- 253, 255, 246 and 248 are depicted similar to the 1992 Fire Insurance Map.

HTE's review of available historical Fire Insurance Maps indicates that Building 246 was occupied by a print spraying facility for approximately thirty-one (31) years. Print spraying facilities typically use hazardous materials/ solvents as part of daily operations. These historical operations are likely, one of the reasons the Subject Properties have been tagged with the HAZMAT "E" designation. Therefore, HTE concludes that the historical usage of the Site (Building 246) represents a Recognized Environmental Condition (REC).

The adjacent properties are predominately residential. None of the adjacent properties should impact upon the environmental quality of the Site.

6.2 Previous Studies

According to information provided from the Site owner the monitoring well installed in the driveway of Building 251 and another monitoring well installed in front of Building 248 B were part of a geotechnical investigation in order to determine the depth to groundwater. No further information was available for review.

6.3 Environmental Liens

No information regarding property environmental liens or activity and use limitations was provided to HTE.

6.4 City Directory Search

In order to further assess the property's site history, available city directory files were obtained and researched. These city directory files document known occupants of properties and is broken down by each individual address. The table below provides a listing of all documented occupants of the Subject Property

Appendix D provides a copy of City Directory Search

Buildings 251 & 255:

YEAR	USE(S)	USE(S)
	(Building 247 - 251) (Building 253 - 255)	(Building 246 -248)
1928	Wurmser Louis & Sons Sale ex stable	Address not listed in research source
1934	Address not listed in research source	Address not listed in research source
1940	Address not listed in research source	Address not listed in research source
1945	Address not listed in research source	Address not listed in research source
1949	Address not listed in research source	Address not listed in research source
1960	Address not listed in research source	Address not listed in research source
1965	Creston Glass Products Co., Puritan Lighting Fixtures Co.	Address not listed in research source
1970	Creston Glass Products Co., Puritan Lighting Fixtures Co.	Address not listed in research source
1973	Creston Glass Products Co., Puritan Lighting Fixtures Co.	Address not listed in research source
1976	Address not listed in research source	Address not listed in research source
1980	Address not listed in research source	Address not listed in research source
1985	Address not listed in research source	Address not listed in research source
1992	Address not listed in research source	Address not listed in research source
1997	Address not listed in research source	Address not listed in research source
2000	Face design & Fabrication, Jaime Eldrege, KY Manderson	Address not listed in research source

HTE's review of historical city directories did not identify any environmental concerns pertaining to the Subject Properties or surrounding properties.

7.0 NEIGHBORHOOD HAZARDOUS WASTE DATABASES

Federal and State hazardous waste databases were reviewed with respect to the Subject Property and surrounding properties. The complete database printout is provided with this report. The following databases were reviewed:

Federal Databases

- National Priority List
- CERCLIS
- ERNS
- RCRA TSD
- RCRA CORRACTS
- RCRA Generator/Transporter

State/Tribal/Local/ Databases

- Inactive Hazardous Waste Sites
- Leaking Underground Storage Tanks
- Petroleum Bulk Storage
- Spill Sites
- Solid Waste Landfill

Appendix E provides a copy of the Database Search Results.

The following number of properties were identified in each database within the specified radii from the Subject Property.

<u>Federal Databases</u>	<u>Radius</u>	<u>Number of Properties</u>
• National Priority List	1.0 miles	0
• CERCLIS	0.5 miles	2
• ERNS	Property & Adjacent	0
• RCRA TSD	1.0 miles	0
• RCRA CORRACTS	1.0 miles	1
• RCRA Generator/Transporter	0.25 miles	18

<u>State/Tribal/Local Databases</u>	<u>Radius</u>	<u>Number of Properties</u>
• Inactive Hazardous Waste Sites	1.0 miles	0
• Leaking Underground Storage Tanks	0.5 miles	32
• Petroleum Bulk Storage	0.5 miles	10
• Spill Sites	0.125 miles	11
• Solid Waste Landfill	0.5 miles	1
• Drycleaners	0.25 miles	2

A review and the evaluation of the above Federal and State/Tribal/Local Databases indicated that none of the properties listed in the above databases are located adjacent to the Subject Property.

The regulatory agency database lists seventeen (17) RCRA small quantity hazardous waste generators within ¼ mile radius of the Subject Properties. However, based on distance, topography, current regulatory status and/or the absence of reported releases, HTE concludes that none of the listed facilities represent an environmental concern for the Subject Properties.

The regulatory agency database identified thirty-two properties (32) Leaking Underground Storage Tanks (LUSTs) within a ½ mile radius of the Subject Property. Of the 32 facilities, twenty-nine (29) have been assigned a case “closed” regulatory status and is therefore not considered to be an environmental concern for the Subject Property. The following remaining four (4) sites, located approximately at an assumed hydraulic 0.5 miles upgradient position relative to the Subject Property are considered to be unresolved with the NYSDEC.

Site	Spill #	Description
402 Metropolitan Avenue	9212269	Tank test failure causing a gasoline spill that affected soil.
154-158 North 7 th Street	8909928	Tank test failure causing a fuel oil #2 spill that affected groundwater.
64 th Frost Street	9601530	Tank test failure causing a gasoline spill that affected soil.

75 Richardson Street	9703488	Tank test failure causing a gasoline spill that affected soil.
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Based on distance, topography and assumed groundwater gradient, HTE concludes that none of the "open" LUST incidents represents an environmental concern for the Subject Properties.

Additionally, based on distance, topography, assumed groundwater gradient, current regulatory status and/or the absence of reported releases, none of the other sites listed in the State agency databases are considered to represent an environmental concern for the Subject Properties.

8.0 INTERVIEWS

During the course of the Phase I Assessment, interview(s) were conducted with respect to the operations and history of the Site. The following people provided information or access during the performance of the Phase I Assessment:

- Mr. Morris Feldman (Van Benson Management, LLC)
- Mr. Raul Soto (Building Superintendent)
- Mr. Robert Leung (NYSDEC)

Mr. Soto provided access to the Subject Property. Mr. Soto stated that Buildings 247 - 251 & Buildings 253- 255 have been vacant for approximately 2 years. Building 251 was used as a warehouse for food distribution since at least 2002. The buildings are currently being used to store steel beams and building materials. Mr. Soto stated that Building 246 is currently vacant. Building 246 was previously occupied by a metal shop since at least 2002 and Building 248 A was formerly occupied by commercial tenants and became residential in 2002. Building 248 B and C are commercial units. Mr. Soto provided no further information pertaining to environmental concerns regarding the Subject Property.

Mr. Morris Feldman stated that the monitoring well installed in the driveway of Building 251 and the monitoring well installed in front of Building 246, was to determine the depth of the water table as part of a geotechnical investigation in 2005 by Independent Test Labs.

Mr. Leung stated that NYSDEC has no records of spills associated with the Subject Property.

Hydro Tech Environmental Corporation completed the Phase I Questionnaire report for the Subject Property. No RECs were identified from the questionnaire portion of the Phase I ESA.

Appendix F provides a copy of the Phase I Questionnaire

9.0 CONCLUSIONS

HTE has performed a Phase I Environmental Site Assessment of the property located at 247 - 251, 253 - 255 North 7th Street and 246 & 248 North 8th Street in Brooklyn, New York. Based upon the findings of the Phase I Assessment, the following Recognized Environmental Condition's have been identified at the Site:

- Presence of visible mold growth (§4.0).
- Presence of peeling paint from walls suggestive of lead-based paint (§4.0).
- Historical site operations that may impact the Subject Property (§6.0).
- Presence of little "E" restriction issued by the New York City Department of Buildings for "HAZMAT" (§5.0).

Other than the item (s) listed above, no further assessment work is required to determine the environmental quality of the Subject Property.

10.0 RECOMMENDATIONS

Based on the conclusions presented in Section 9.0 above, the following recommendations are provided:

- Based on the historical usage of the Subject Property as a print spraying shop and the current “little E” HAZMAT. This Report should be submitted to the NYCDEP Office of Environmental Planning & Assessment (OEPA) for their review and comment, in order to determine the scope of work for further site investigation activities.

- Prior to any Site demolition or construction, lead paint and mold surveys should be conducted.

11.0 CREDENTIALS

In accordance with ASTM E 1527-05, the credentials of those personnel directly involved with the production of this Phase I are provided with this report.

Appendix G provides a copy of the personnel credentials.

12.0 REFERENCES

1. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM E 1527-05, American Society for Testing and Materials, West Conshohocken, PA.
2. Principals of Groundwater Engineering, William C. Walton, Lewis Publishers, Inc., 1991.
3. Soil Survey of Nassau County, New York, Soil Conservation Service, United States Department of Agriculture in cooperation with Cornell University Agricultural Experiment Station, February 1987.
4. The Long Island Ground Water Pollution Study, New York State Department of Environmental Conservation, 1972.
5. *Geochemical traverse across Cameron's Line, Boro Hall Park, Bronx, New York*, Cadmus, D., Hodgson, R., Gatto, L.M., and Puffer, J.H., Geology Department, Rutgers University, Newark, NJ.
6. *Drainage History of the New York City Region*, Sanders, John E., Geology Department, Hofstra University.
7. *Environmental Data Resources, Inc, March 29, 2006, 247 - 251, 253 - 255 North 7th Street, 246-248 North 8th Street, Brooklyn, New York. The EDR - Radius Map, Milford, Connecticut.*
8. *Environmental Data Resources, Inc, March 29, 2006, 247 - 251, 253 - 255 North 7th Street, 246-248 North 8th Street, Brooklyn, NY. The EDR - Sanborn Fire Insurance Maps, Milford, Connecticut.*
9. *Environmental Data Resources, Inc. March 27, 2006, 247 - 251, 253 - 255 North 7th Street, Brooklyn, NY. The EDR-City Directory Abstract, Milford, Connecticut.*
10. *Environmental Data Resources, Inc. March 27, 2006, 246-248 North 8th Street, Brooklyn, NY. The EDR-City Directory Abstract, Milford, Connecticut.*

13.0 EXCLUSIONS & DISCLAIMER

This Assessment was limited to the review of any available records to date, interviews with available on-site personnel and local officials, and on-site inspection(s). The site inspection(s) was limited to observation of exterior surficial conditions only at locations where the inspector was provided access. Such an inspection cannot be expected to reveal all hazardous materials or situations that might be present on site; some hazardous materials or conditions may exist and not be detected because they are beyond the scope of this study. The investigation was conducted in a manner consistent with the level of care and skill exercised by environmental professionals currently practicing under similar conditions and was based on information made available to the representative of Hydro Tech Environmental, Corporation. All documents prepared by or furnished to Hydro Tech Environmental, Corporation pursuant to this project are to be used in the context of the scope of services contracted. This document is not intended or represented to be suitable for reuse by the client or others on modifications of the project scope. Reuse or release to third parties without the expressed written permission of the consultant is strictly prohibited.