



April 6, 2007

Geotechnical
Environmental and
Water Resources
Engineering

Ms. Tracey Bell
Project Manager
KeySpan Corporation
Environmental Asset Management
One Metro Tech Center
Brooklyn, NY 11201-3850

**Re: Peoples Works Former MGP Site
Site Number 241062
Records Search**

Dear Ms. Tracey Bell:

KeySpan Corporation (KeySpan) requested that GEI Consultants, Inc. (GEI) perform a records search at the Peoples Works Former Manufactured Gas Plant (MGP) site.

This letter summarizes the results of the records search for the Peoples Works Former MGP site.

This letter report was prepared in accordance with GEI's March 20, 2007 *Cost Proposal to Conduct Records Search for Five Sites, Brooklyn and Queens, New York*. The work was performed according to the cost and assumptions provided in this document and the labor rates were in accordance with Environmental Consulting Services for MGP Sites Agreement between GEI and KeySpan executed in May 2006.

While this report includes elements found in environmental site assessment reports, this report is not intended to comply with the ASTM E 1527-05 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM E 1528 *Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process*, or the U.S. Environmental Protection Agency's *Standards and Practices for All Appropriate Inquiry*.

Records Search Scope of Work

As part of the Proposal, KeySpan requested a record search report for the Peoples Works Former MGP site including:

- Environmental data and information currently available
- History and description of site including nature of operations
- Types, quantities, physical state, locations, methods and dates of disposal or release of hazardous wastes
- Current site security
- Identity of other PRPs at the site

Ms. Tracey Bell
KeySpan Corporation
April 6, 2007
Page 2

A Freedom of Information Law (FOIL) request was submitted to the NYSDEC on March 23, 2007. A response to the FOIL has not been received as of April 6, 2007. A search of the New York State Department of Environmental Conservation (NYSDEC) Spill Incidents and Environmental Site Remediation databases was conducted, Sanborn Fire Insurance (Sanborn) maps (Appendix A) were reviewed, and an EDR Radius Map with GeoCheck report was reviewed.

Current Site Conditions

GEI visited the Peoples Works Former MGP site on April 2, 2007. Representative photographs are included as Appendix B. The area where the former MGP was located includes 3 parcels. The site is developed with 2 brick warehouse style buildings. The main entrance to the building on the eastern parcel is for the Kentco Kitchen Showroom. The office entrance and loading docks are located on the northern side of the building. A driveway is located from Kent Avenue on the north side of the building to the western parcel (lumber yard). The western end of this road is used for lumber storage. A covered road to the open area of the lumber yard on Division Avenue is located between the buildings. The third parcel is along Wallabout Channel and is covered by the westernmost building. The entire site is paved or covered by buildings. A recent aerial photograph is shown on Figure 1.

The current property owners are listed below.

Owner	Block 2134 Lot 1 Waterfront Realty II, LLC	Parcel Address	478 Kent Avenue Brooklyn, NY 11211
		Occupant/Land Use	Industrial and Manufacturing
Owner	Block 2134 Lot 150 Certified Lumber Corp.	Parcel Address	484 Kent Avenue Brooklyn, NY 11211
		Occupant/Land Use	Industrial and Manufacturing
Owner	Block 2134 Lot 126 Department of Business Services	Parcel Address	Kent Avenue Brooklyn, NY 11211
		Occupant/Land Use	Residential/Unknown

The former MGP occupied the above parcels as shown on Figure 1.

Site History

An 1887 Sanborn map shows a MGP operating on the site. By 1904 the MGP was no longer in operation. A 1904 Sanborn map shows a raw sugarhouse, part of an adjoining sugar refinery on the western portion of the site. The raw sugarhouse is shown on 1918 and 1935 Sanborn maps also.

The site was occupied by two buildings, a garage and bottling house of the F&M Schaeffer Brewing Company from at least 1947 to 1977. The 1977 through 1986 Sanborn maps show the Brewing Company on the site, but that operations have ceased. The same two

Ms. Tracey Bell
KeySpan Corporation
April 6, 2007
Page 3

buildings are shown on the 1987 through 1996 Sanborn maps; however, they are labeled manufacturing and lofts.

Records of Materials Handling, Storage Processes, and Waste Generation

A search of the NYSDEC spill incidents and environmental site remediation databases was conducted, Sanborn maps were reviewed, and an EDR Radius Map with GeoCheck report was reviewed. Records of materials handling, storage processes, and waste generation were not identified for the site.

Possible Subsurface Structures

It is unknown if any of the Peoples Works Former MGP foundations are present at the site. Subsurface investigations and/or remote sensing methods would be required to evaluate whether any subsurface structures are still present. The location of the former MGP is shown on Figure 1.

No other records of possible subsurface structures or product lines were identified through the NYSDEC database search, Sanborn maps or the EDR Radius report.

Environmental Records Information

An EDR Radius Map with GeoCheck report was reviewed, a FOIL request was submitted to the NYSDEC and a search of the NYSDEC spill incidents and environmental site remediation databases were conducted. A response to the FOIL request has not been received.

No environmental records information or known discharges on the site were identified based on the records search.

Environmental records information and known discharges for properties abutting the site are listed below.

Name and Location	Direction and Distance From Site	Description
Vacant Lot/Former Schaefer Kent Avenue/S 9 th Street	North, adjacent	Unknown petroleum spilled on 11/4/02
Manhole 4352 S 11 th Street/Kent Avenue	East, adjacent	1 gallon of transmission fluid spilled on 1/9/12003
Con Ed Construction Kent Avenue between 14 th and 11 th Streets	Southeast, adjacent	Unknown petroleum spilled on 4/7/05

Current/former storage/disposal of petroleum products or potentially hazardous waste

An EDR Radius Map with GeoCheck report was reviewed, a FOIL request was submitted to the NYSDEC and a search of the NYSDEC spill incidents and environmental site remediation databases were conducted. A response to the FOIL request has not been received.

No current or former storage of petroleum or hazardous waste on the site or on abutting properties was identified based on the records search.

Identity of Other PRPs

Sanborn maps were used to identify other PRPs. These businesses that are on site or abutting the site have a potential to have impacted the subsurface soil or groundwater on site. PRPs were identified on the site and are shown below.

Name and Location	Facility Operations
National Sugar and Refining Company of New York Kent Avenue	1900-1920s, industrial and manufacturing, the operation may have had moderate chemical/oil use and moderate potential for release
The F & M Schaefer Brewing Company Kent Avenue	1938-1970, industrial, garage, truck loading, bottling house, the operation may have had low chemical/ oil use and low potential for release

Additional PRPs that abut the site were identified and are shown below.

Name and Location	Direction and Distance From Site	Facility Operations
DeCastro & Donther's Sugar Refinery Kent Avenue	North, adjacent	1880's-1900, industrial/manufacturing, the operation may have had moderate chemical/oil use and moderate potential for release, side gradient from site
Brooklyn Distilling Company Kent Avenue	North, adjacent	1900- 1910, , industrial/manufacturing, the operation may have had low chemical/oil use and low potential for release, side gradient from site
The F & M Schaefer Brewing Company Kent Avenue	North, adjacent	1910-1970, industrial, manufacturing, the operation may have had low chemical/ oil use and low potential for release, side gradient from site
Bell & Fye Kent Avenue	Southeast, adjacent	1880's-1910, iron foundry, the operation may have had large chemical and petroleum storage and high potential for release, up gradient from site
NY Leather & Belting Co. Kent Avenue	East, adjacent	1900-1920s, leather belt manufacturing, the operation may have had moderate chemical/oil use and moderate potential for release, up gradient from site

Ms. Tracey Bell
KeySpan Corporation
April 6, 2007
Page 5

Name and Location	Direction and Distance From Site	Facility Operations
Meskin Brothers Kent Avenue	East, adjacent	1920s-early 1940s, fur dressing, the operation may have had moderate chemical/oil use and moderate potential for release, up gradient from site
Improved Appliance Co. Kent Avenue	East, adjacent	1910-1920s, gas appliance manufacturing, the operation may have had moderate chemical/oil use and moderate potential for release, up gradient from site
Guild & Garrison Kent Avenue	East, adjacent	1920s-1945, manufacturing/ pump works, the operation may have had moderate chemical/oil use and moderate potential for release, up-side gradient from site

If you have any questions, please contact me or David Terry at (860) 368-5300.

Sincerely,




Melissa Felter
Project Manager

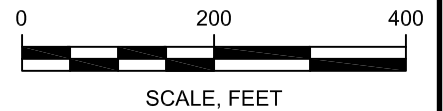
MF/amm

c: David Terry, GEI



LEGEND:

 HISTORIC GAS HOLDER LOCATION



RECORDS SEARCH REPORT
PEOPLES WORKS FORMER MGP SITE
BROOKLYN, NEW YORK

KEYSPAN CORPORATION



Project 070920-1000

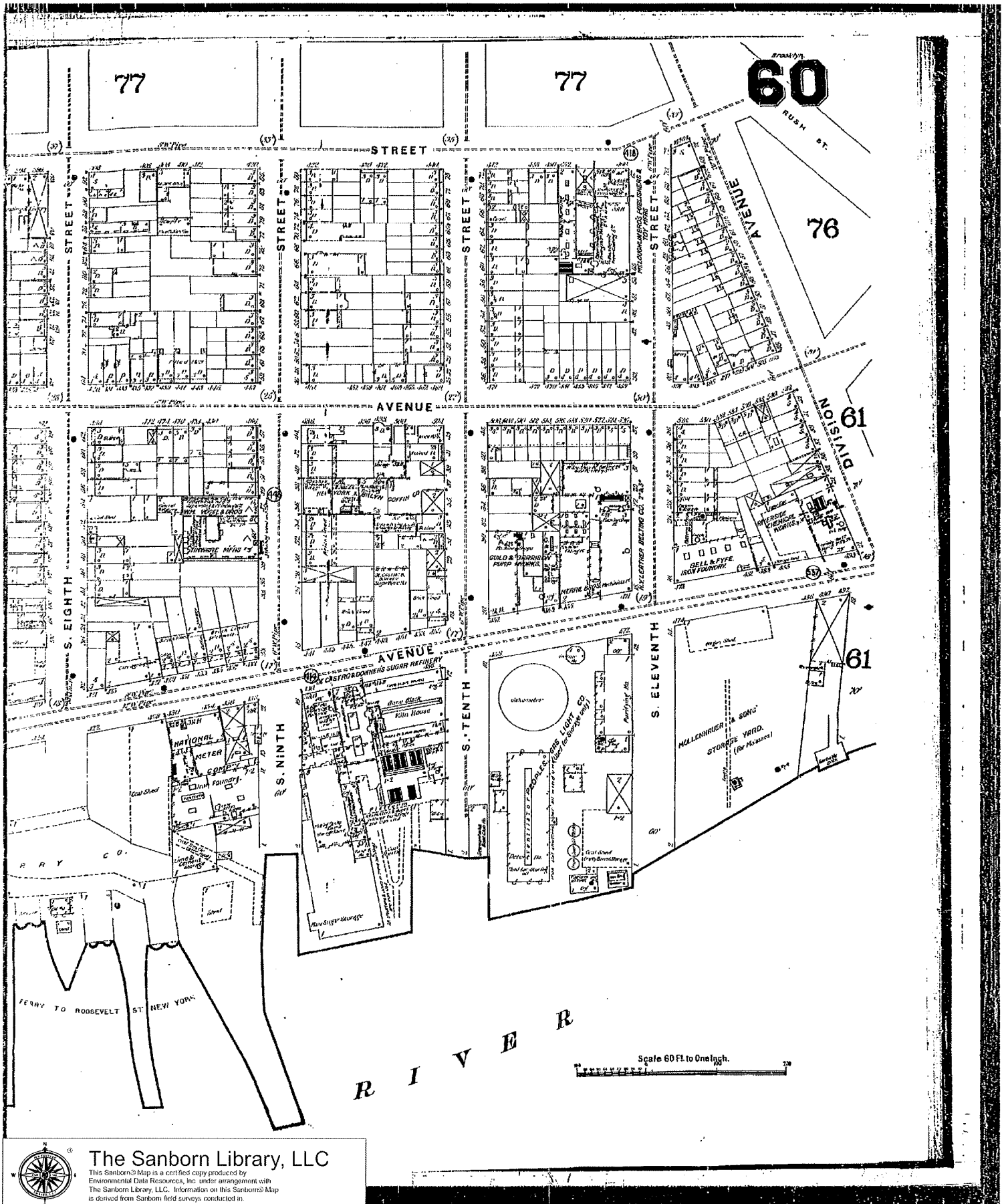
PEOPLES WORKS
FORMER MGP SITE

April 2007

Figure 1

Appendix A

Representative Sanborn Fire Insurance Maps



The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted in:

Copyright © 1887 The Sanborn Library, LLC RAS
 Year: EDR Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC

5



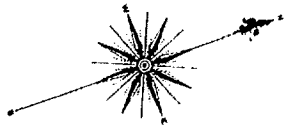
The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted in:

Copyright © 1994 The Sanborn Library, LLC RAS
Year EDI Research Associate

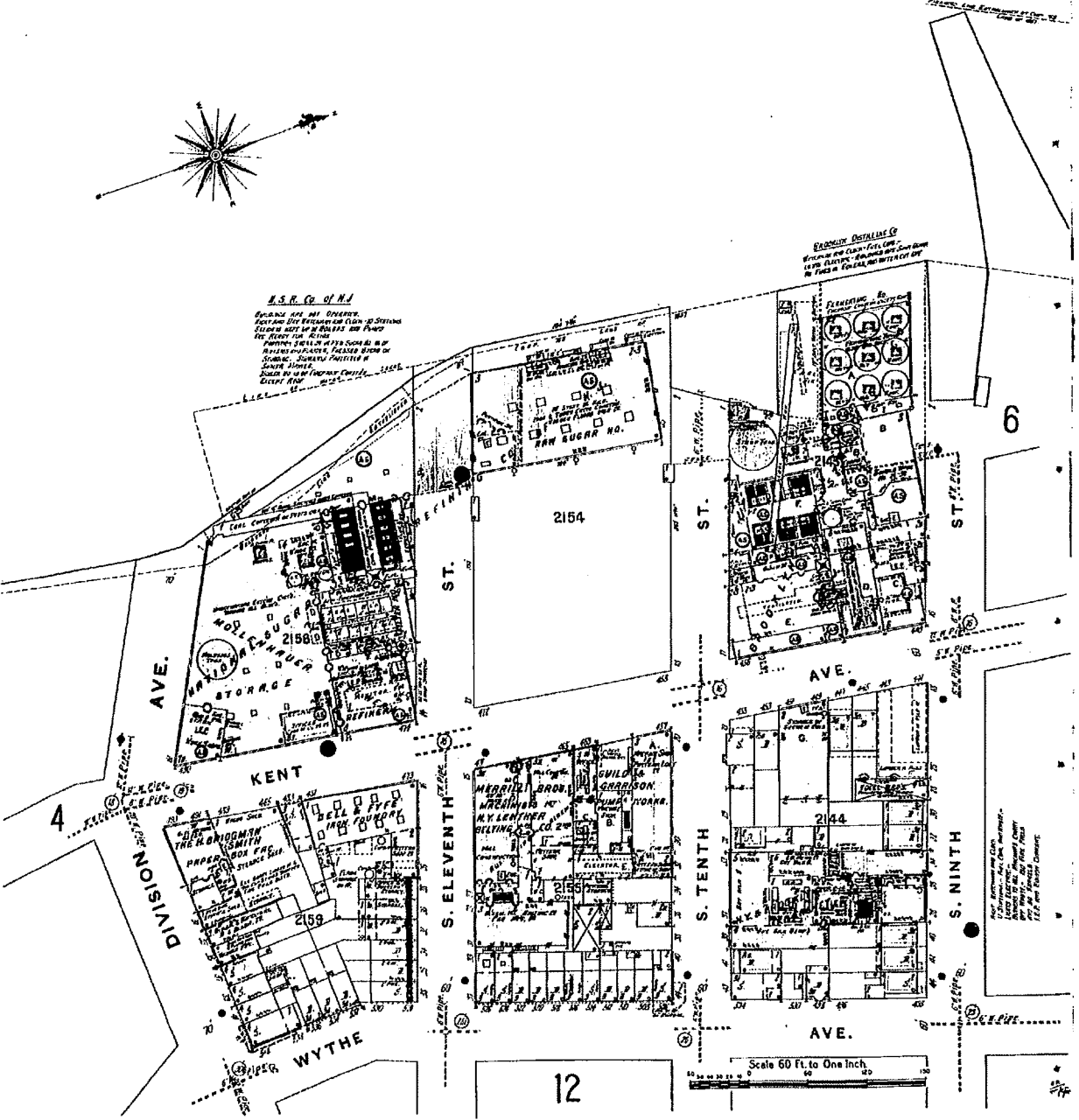
Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.

E A S T R I V E R



U.S.R. Co. of N.J.
BUREAU AND MILL OWNERS
SECTION OF THE BRIDGE AND STATION
EAST OF THE RIVER AND POND
FOR THE YEAR 1904
PARTIAL SECTION OF THE SOUTH SIDE OF
THE BRIDGE AND STATION
SECTION OF THE BRIDGE AND STATION
SECTION OF THE BRIDGE AND STATION
SECTION OF THE BRIDGE AND STATION

EXHIBIT DISTALINE CO.
BRIDGE AND STATION, CO.
SECTION OF THE BRIDGE AND STATION
SECTION OF THE BRIDGE AND STATION
SECTION OF THE BRIDGE AND STATION



6

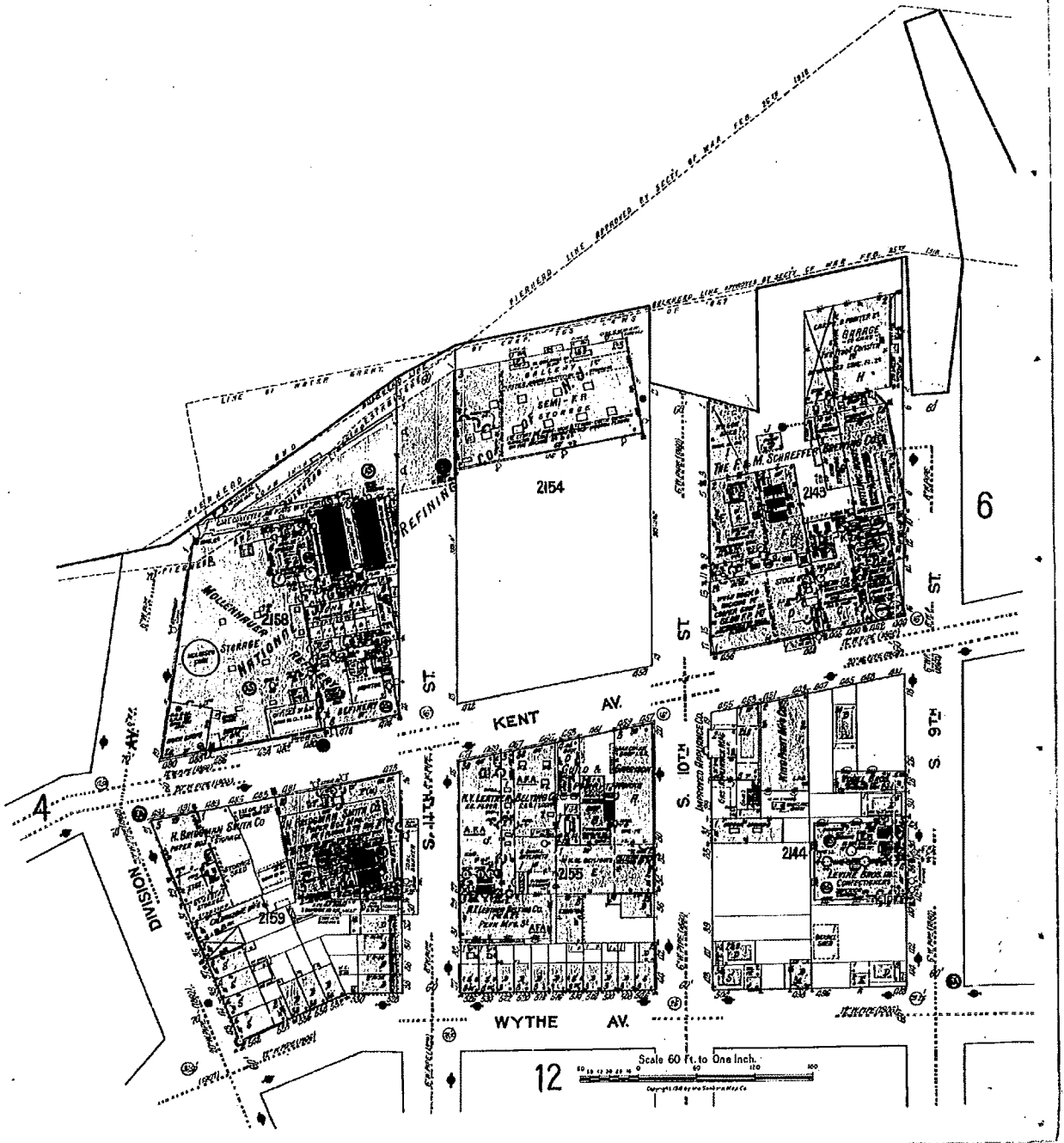
4

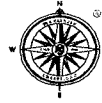
12

Scale 60 Ft. to One Inch



E a s t R i v e r





The Sanborn Library, LLC

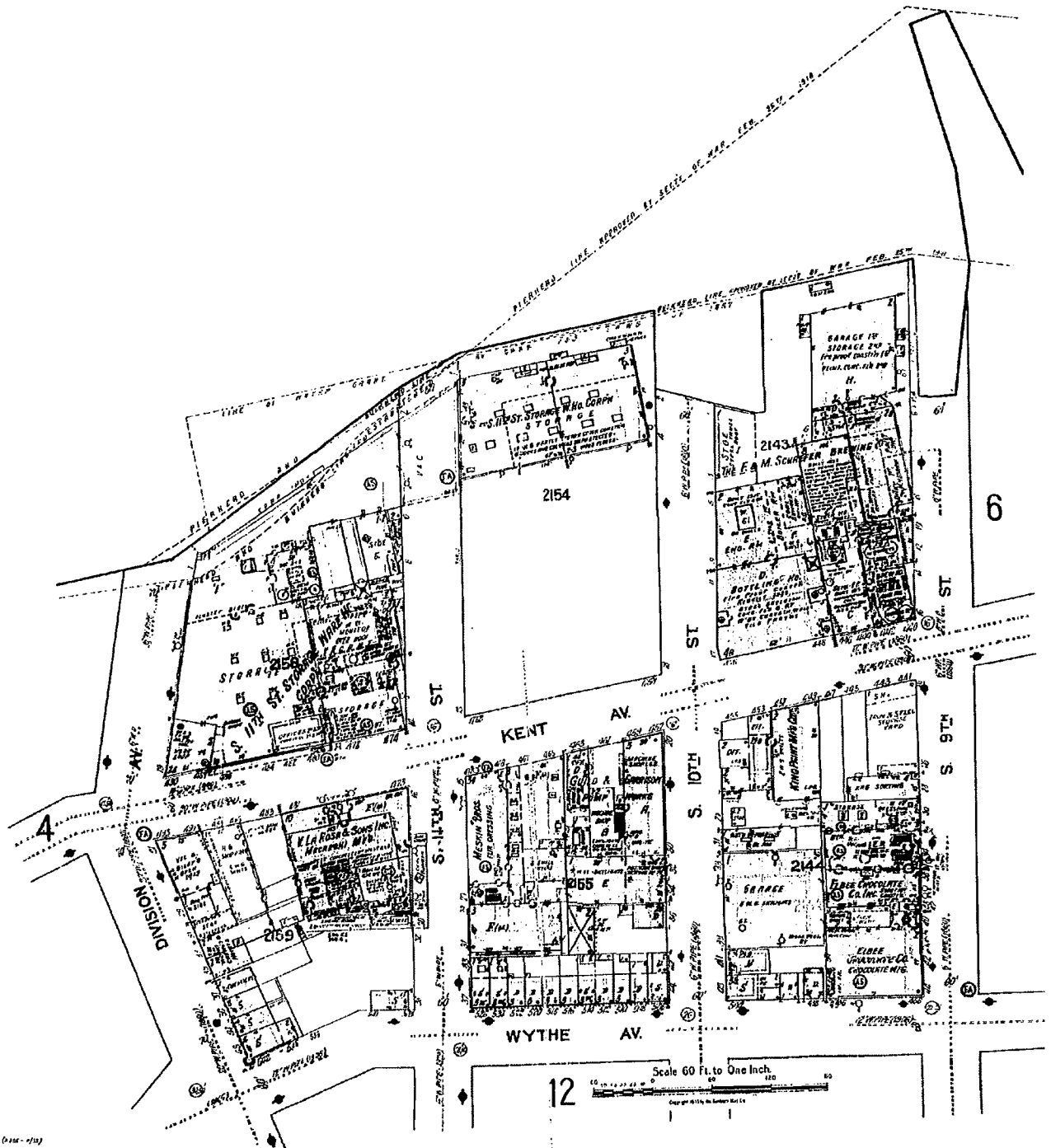
This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted as:

Copyright © 1935 The Sanborn Library, LLC RAS
For Research Purposes

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC



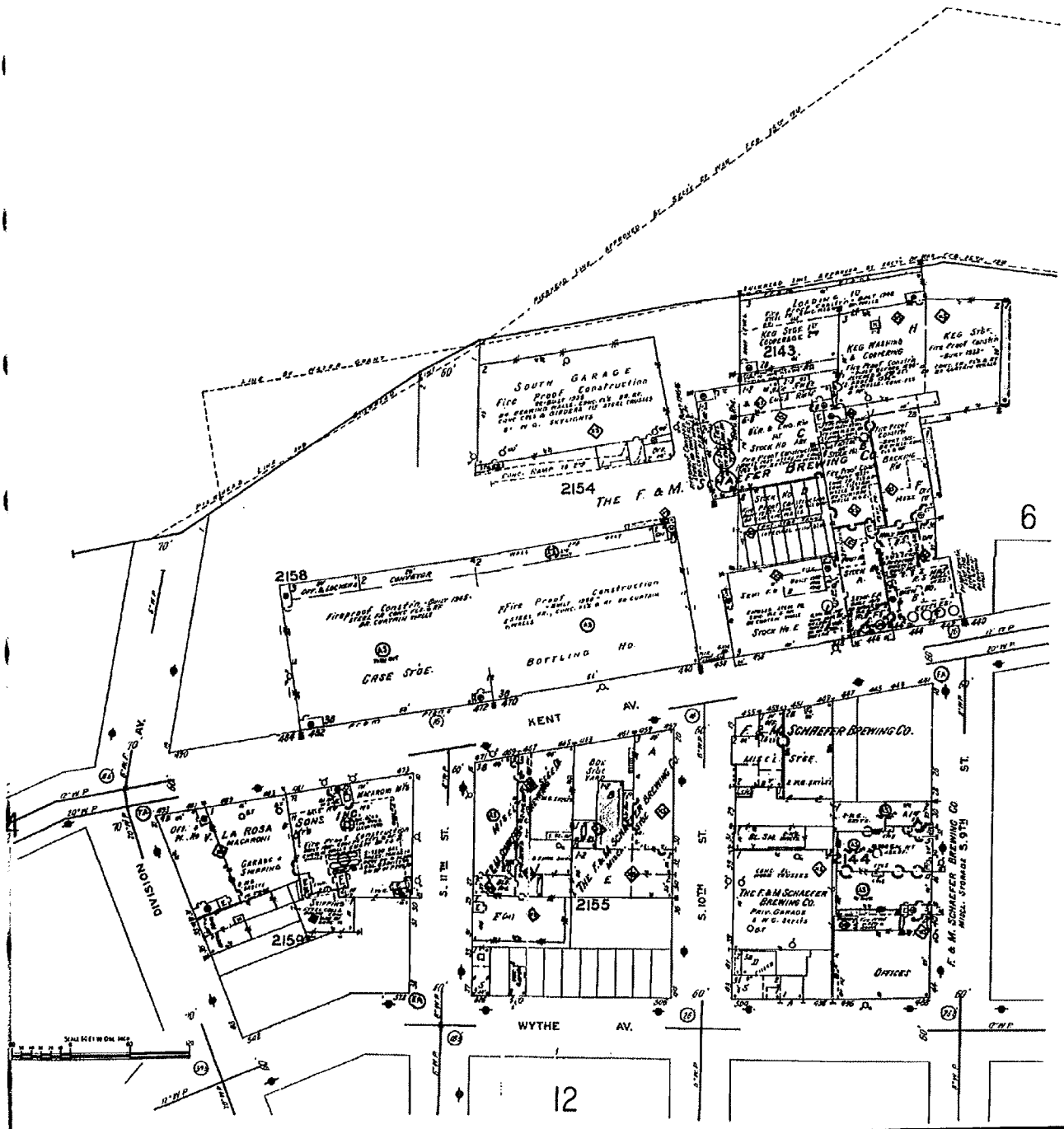
E a s t R i v e r

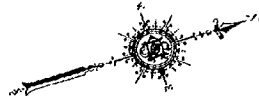
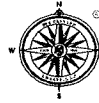


Scale 60 Ft. to One Inch.

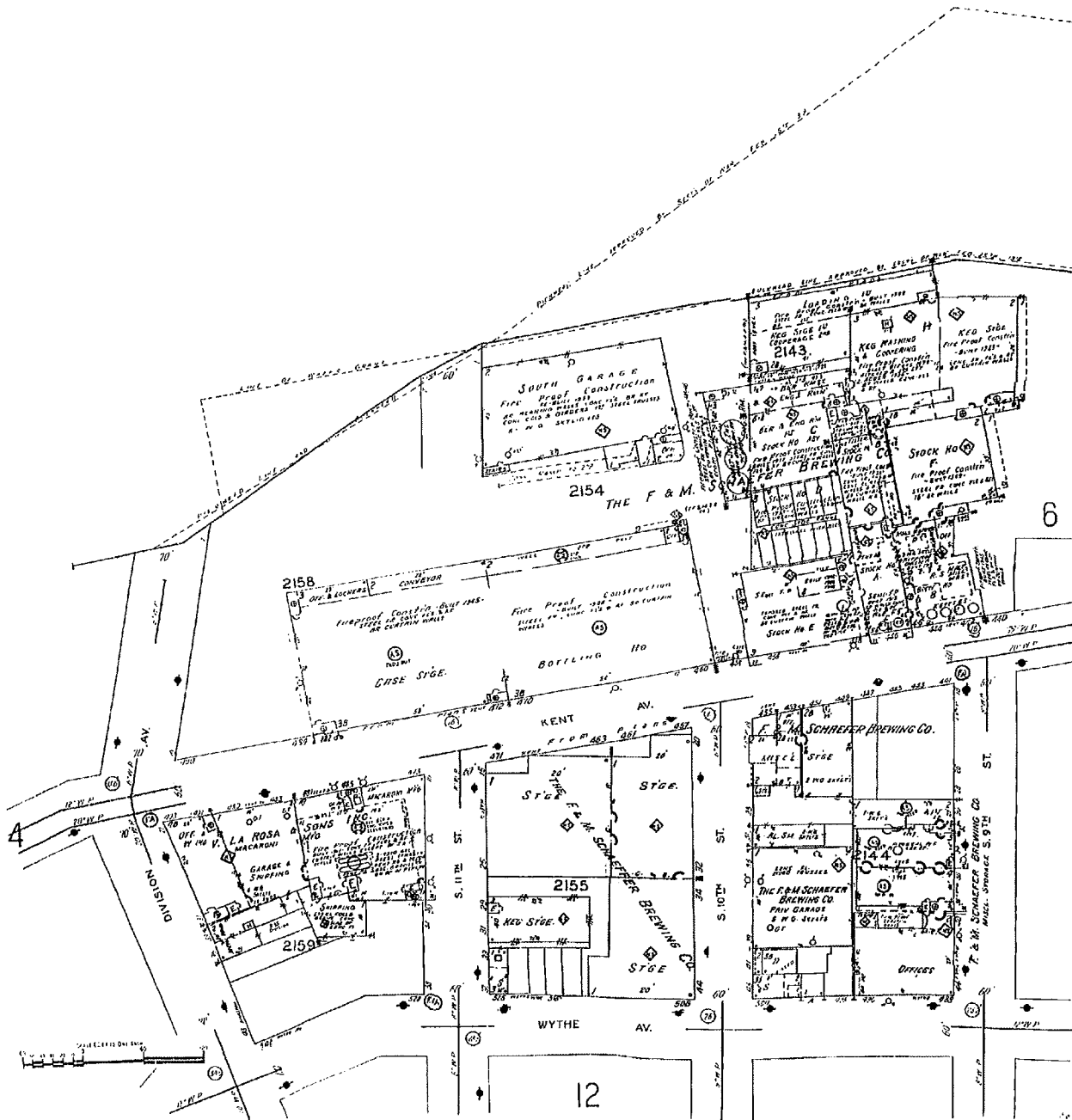


E a s t R i v e r

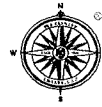




E a s t R i v e r



5



The Sanborn Library, LLC

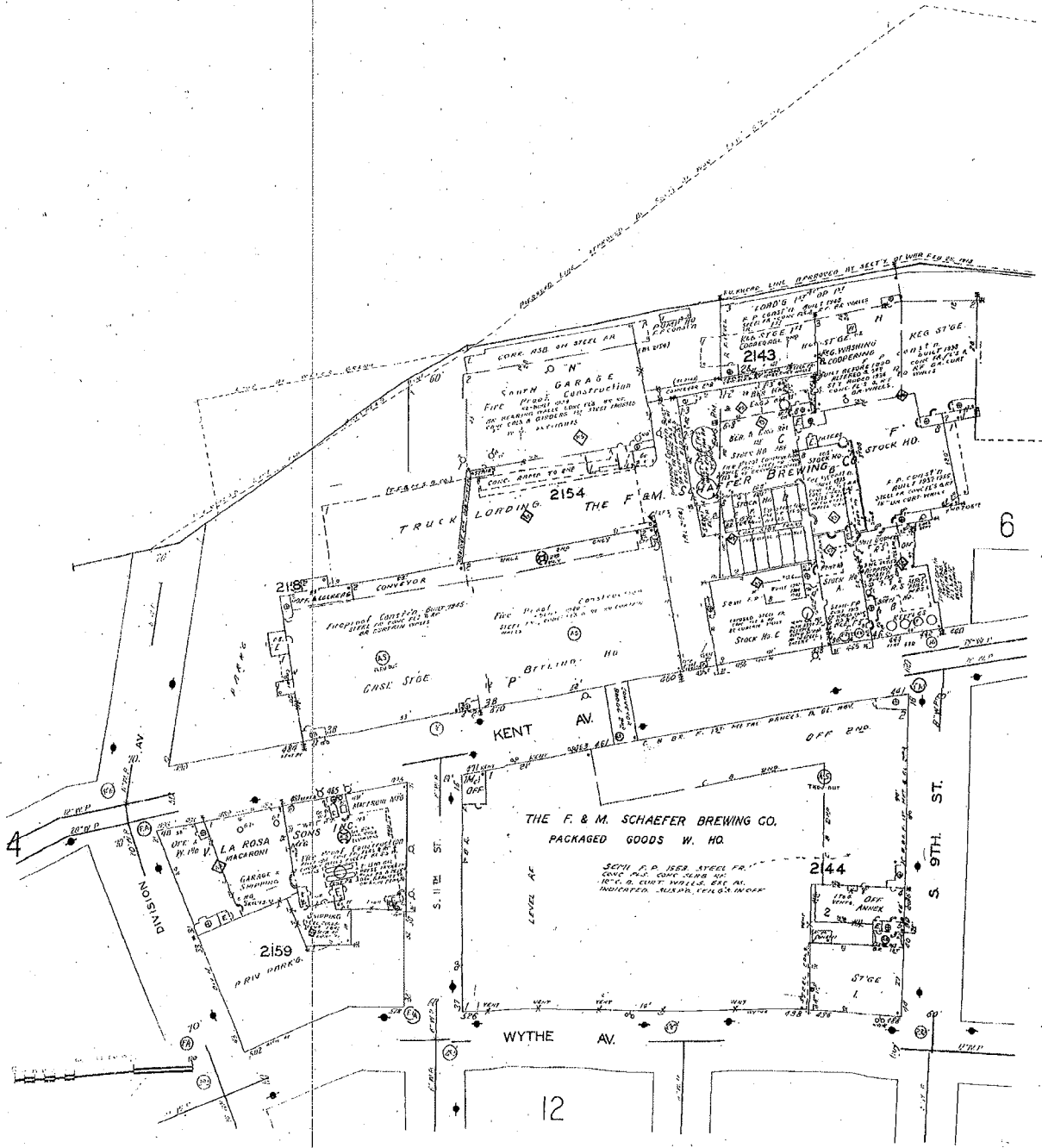
This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted in

Copyright © 1985 The Sanborn Library, LLC RAS
EDR Research Facility

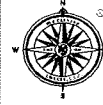
Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.



E a s t R i v e r



12



The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by
Environmental Data Resources, Inc. under arrangement with
The Sanborn Library, LLC. Information on this Sanborn® Map
is derived from Sanborn field surveys conducted in

Copyright © 1977 The Sanborn Library, LLC

RAS
VER Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior
written permission from The Sanborn Library, LLC.

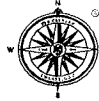


E a s t R i v e r



5

"R"
NOV. 1944



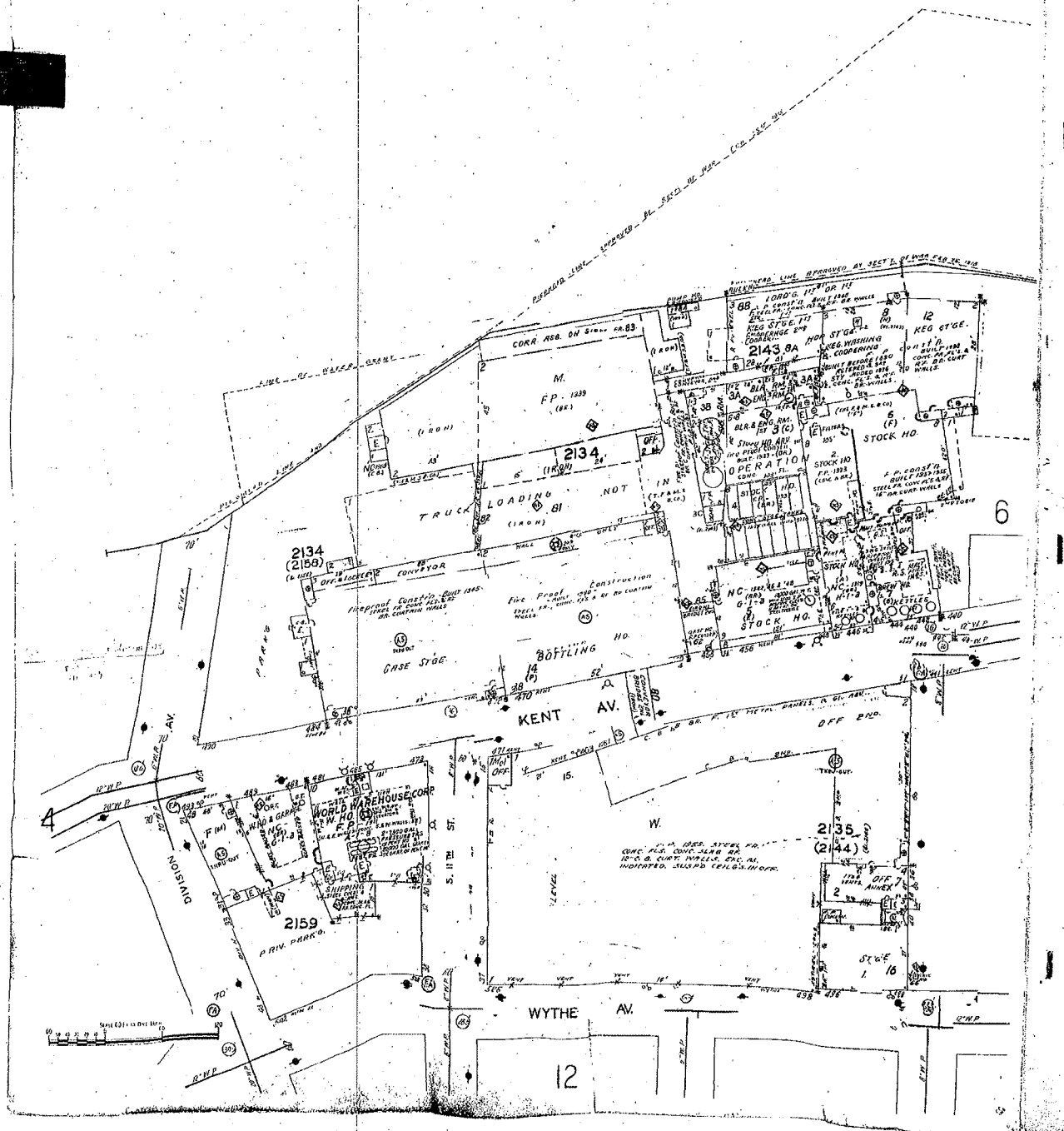
The Sanborn Library, LLC

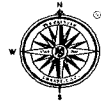
This Sanborn® Map is a certified copy produced by
Environmental Data Resources, Inc. under arrangement with
The Sanborn Library, LLC. Information on this Sanborn® Map
is derived from Sanborn field surveys conducted in:

Copyright © 1979 The Sanborn Library, LLC RAS
EOD: Next each Associate

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without permission from The Sanborn Library, LLC.

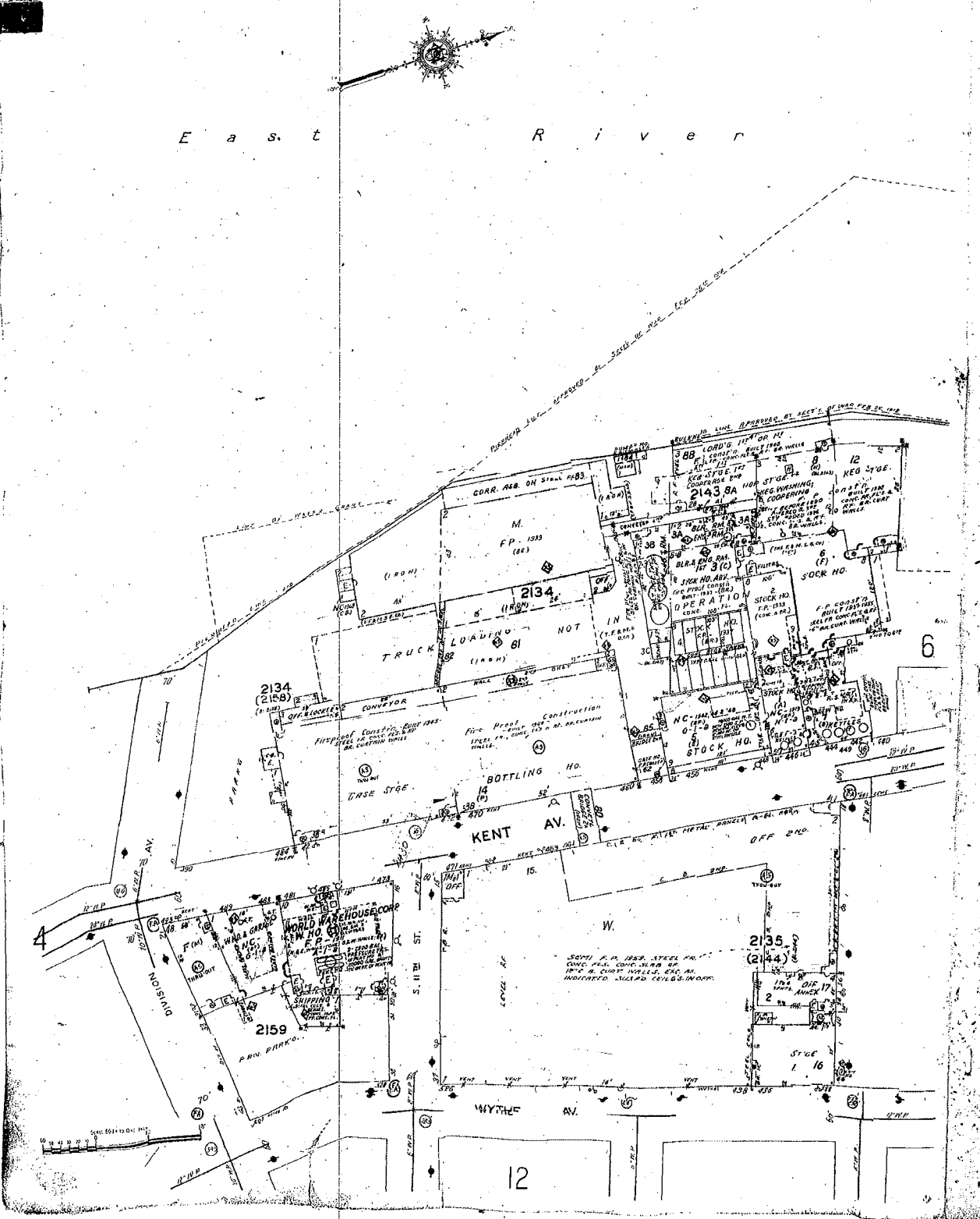
E a s t R i v e r

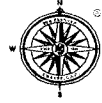




E a s t

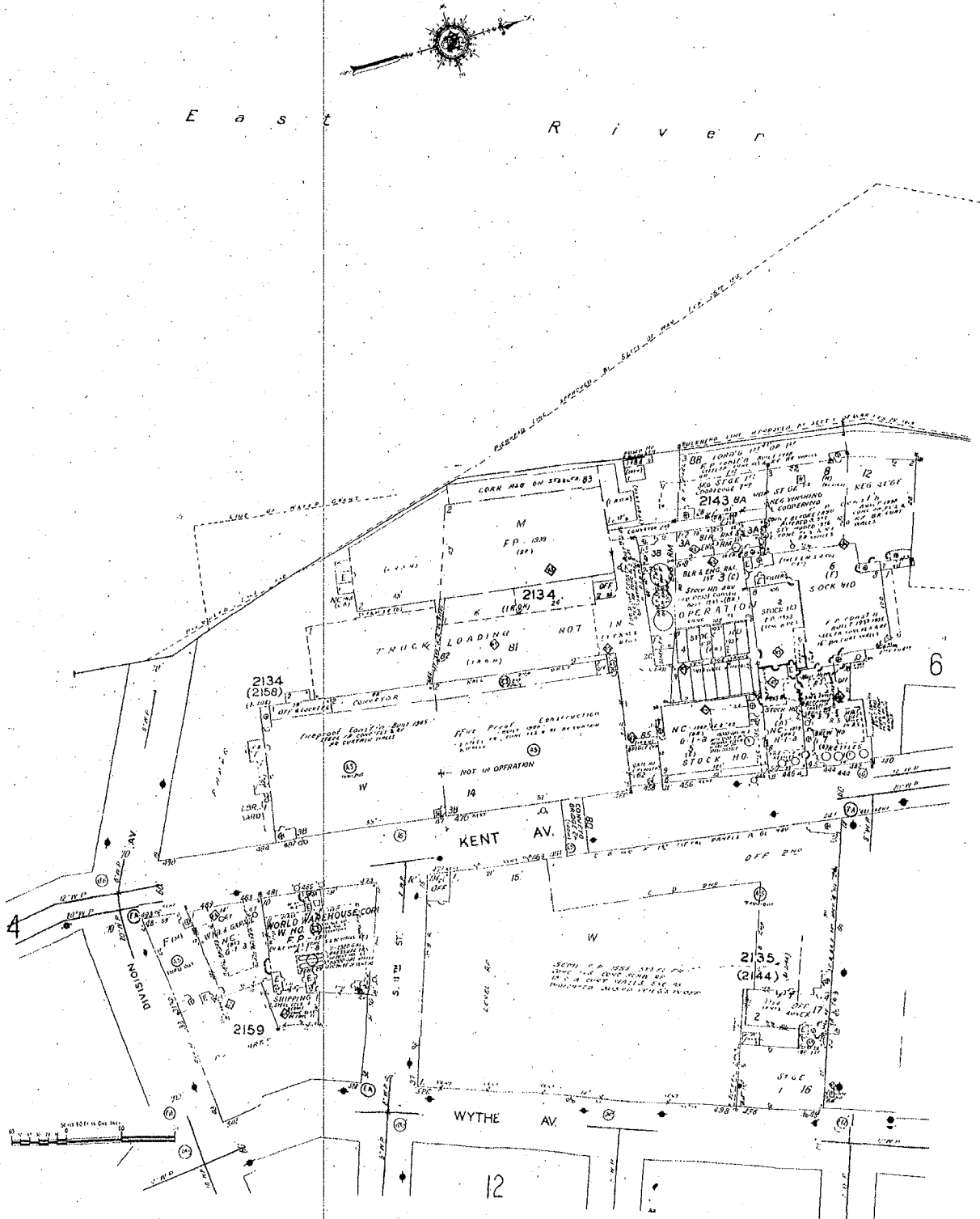
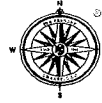
R i v e r





E a s t R i v e r







The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under engagement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted in

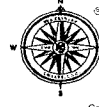
Copyright © 1984 The Sanborn Library, LLC

RAS
ESRI Research Associate

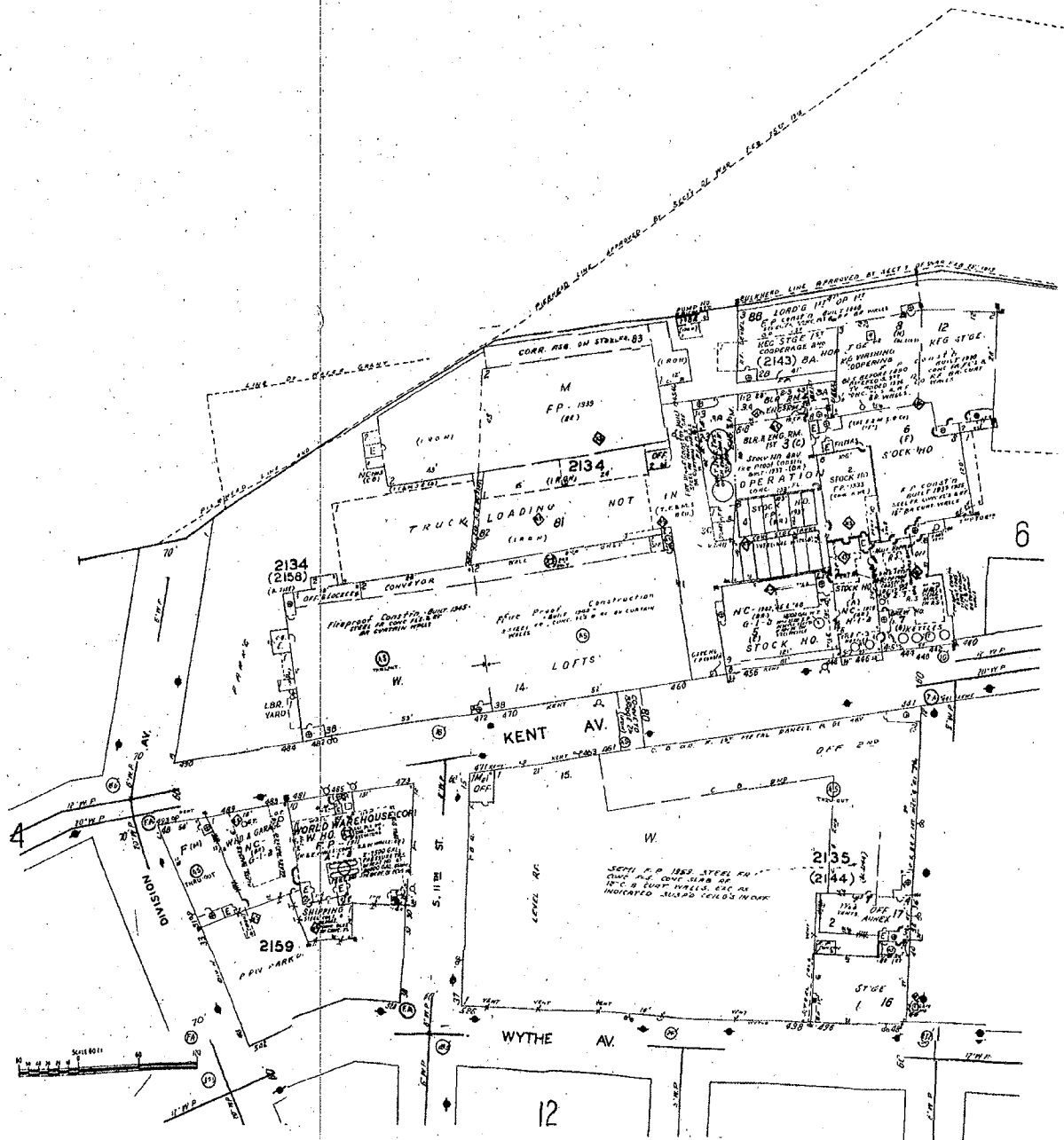
Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.

E a s t R i v e r





E a s t R i v e r



Appendix B

Representative Site Photographs



Photograph taken on April 2, 2007 from Kent Avenue of the northeastern corner of the site looking south.



Photograph taken on April 2, 2007 from Kent Avenue of the northern side of the site looking west.



Photograph taken on April 2, 2007 from Kent Avenue of the eastern side of the site looking northwest.



Photograph taken on April 2, 2007 from the water taxi walkway of the northern side of the site looking south through the entrance to the lumber yard.



Photograph taken on April 2, 2007 from the water taxi walkway of the northern side of the site looking southeast.