



**PHASE I
ENVIRONMENTAL SITE ASSESSMENT REPORT**

FOR

**Block 160, Lots 7, 18, 20, 205, 208, 210, 213, 219, and 220 and
Block 184, Lots 7 and 818
300, 303, 320, 321, and 330 Prospect Street
Inwood, New York 11096**

Prepared For:

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Project No.: 11457

October 2021

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1.0 PROJECT SUMMARY

SESI Consulting Engineers (SESI), at the request of Prospect Five LLC (User), has conducted a Phase I Environmental Site Assessment (ESA) for the subject property located at 300, 303, 320, 321, and 330 Prospect Street, Inwood, Township of Hempstead, Nassau County, Long Island, New York (herein referred to as the “Site”). The Site is identified on local tax maps as Block 160, Lots 7, 18, 20, 205, 208, 210, 213, 219, 220 and Block 184, Lots 7 and 818. The Site has been developed with five (5) buildings that comprise 78,800 square feet (sf). The Site comprises nine (9) contiguous parcels located on north side of Prospect Street and two (2) contiguous parcels on the south side of Prospect Street, totaling approximately 3.27 acres. **Figure 1.1** presents a Site Location Map and **Figure 1.2** presents the Tax Map.

The objective of this ESA is to identify the presence or likely presence, use or release on the Site of hazardous substances or petroleum products as defined in the American Standard of Testing and Materials (ASTM) E1527-13 as a Recognized Environmental Condition (REC). In addition, Business Environmental Risks (BERs), Controlled Recognized Environmental Conditions (CRECs), and Historical Recognized Environmental Conditions (HRECs) were identified, if present.

The following RECs have been identified:

- **REC-1 Historic Fill:** GCI Environmental Advisory (GCI) indicated in an Environmental Guarantee Letter, dated April 2008, that low levels of heavy metals are present in Site soils, reportedly related to “urban fill”. GCI concluded that there does not appear to be environmental hazard associated with the interior of the buildings and that the exterior areas should be paved and covered so as not to create an environmental situation to the occupants. However, if the ground covering is disturbed to create a playground space, GCI recommended that the soils be removed to a depth of at least three (3) feet, the removed soils properly disposed of, a barrier installed, and certified clean fill installed over the barrier. **If future development of the Site requires the excavation and off-Site disposal of soil, soil testing and special handling of soil will be required.**
- **REC-2 Former Laboratory Operations:** The Site historically operated as a pharmaceutical laboratory. According to the 2006 Environmental Consultants Corporation (ESPL) Phase I ESA, hazardous materials and chemicals were received, utilized,

generated, stored, and shipped as part of their laboratory operations. Some of the areas of environmental concern identified in the 2006 Phase I ESA (e.g., stormwater drywells, wastewater holding tanks, hazardous waste storage, and dust collectors) were investigated as part of the 2007 ESPL Phase II ESA; however, the investigation into the areas of concern identified was limited to cleaning and disposal of the hazardous materials. No subsurface soil, groundwater, or soil gas samples were collected as part of their investigation. Based on the New York Department of Environmental Conservation (NYSDEC) 2008 letter, there appears to have been soil and groundwater sampling conducted at the Site; however, details and analytical results pertaining to that investigation were not provided to SESI. Therefore, **SESI recommends subsurface investigation be conducted at the Site to address the data gaps associated with the areas of environmental concern identified in association with the former laboratory operations at the Site.**

- **REC-3 Former and Potential Underground Storage Tanks (USTs) and/or Aboveground Storage Tanks (ASTs):** According to the ESPL 2006 Phase I ESA, information requests to local regulatory agencies revealed that the 303 Prospect Street facility maintained a 1,000-gallon No. 2 fuel oil heating UST. The tank was reportedly removed in December of 1988 when Forest Laboratories (a previous operator at the property) switched from oil to natural gas at their facility. However, tank removal and disposal documentation was not provided. Furthermore, as stated in ESPL's 2006 Phase I ESA report, an information request response from the Nassau County Fire Department indicated that four (4) USTs were removed from the 303 Prospect Street property. No additional details pertaining to the tanks were provided. Additionally, there is a potential for additional former heating oil tanks to be present at the Site, as well as potential discharges from these systems, in association with the other Site buildings. **A subsurface geophysical evaluation should be considered to identify potential tanks associated with the former buildings, as well as to investigate the previously removed UST for environmental impacts to the Site.**
- **REC-4: Historical Spill (Spill #0303189):** Spill #0303189 was assigned to the Site (321 Prospect Street) on June 25, 2003 when an estimated 10 gallons of transformer oil was released from a pad-mounted transformer. According to the NYSDEC, non-PCB

transformer oil was spilled, the spill was contained in a containment pit, and no drains were impacted. A clean-up was reportedly performed by Tradewinds. According to the NYSDEC Spill Incidents Database, the case was closed on February 5, 2004. Although the spill number was closed, documentation (i.e., remedial activities performed by Tradewinds) was not provided to show that the spill was indeed remediated. Therefore, **additional investigation is required to determine whether there are still impacts related to this spill present at the Site.**

- **REC-5 Former Commercial/ Industrial Operations:** The Site was historically utilized for several purposes including, but not limited to: residences, automobile garages, “Old and Vac”, lumber staging, a henhouse, sheds, a machine shop, a restaurant, Barrow Chemical Co. Inc, factory building, miscellaneous storage, a Mission, “Plastic Packaging”, Grand Eastern Printing, Forest Laboratories Inc, Inwood Laboratories Inc, “Unitone”, “Hua Tan”, PCA Prospect Industrial LLC, and other unidentified operations. The operations occurred over many years. Prior to the connection of the Site to the sanitary sewer system (in 1975), cesspools were utilized at the Site. (The size and location of the cesspools is not known.) In addition, several drywells are present at the Site. It is possible that the cesspools and drywells were used for the discharge of manufacturing/process wastes. There is the potential for impacts to the subgrade from these historical operations. Therefore, **further soil and groundwater investigation should be conducted to evaluate Site conditions in connection with the historical commercial/industrial operations.**

The following BERs have been identified:

- **BER-1: Potential Contamination from Off-Site Source** – Auto-repair activities were identified at the neighboring residential property to the north of the Site within close proximity to a drywell located on-Site. Based on the close proximity and side-gradient location of the auto-repair activities to the on-Site drywell, there may be an impact to groundwater or soil vapor quality at the Site.
- **BER-2: Asbestos Containing Material (ACM):** ACM screening was not conducted as part of the Phase I Environmental Site Assessment. Based on the age of the structures located on-Site, the possibility of presence of ACM cannot be ruled out

- **BER-3: Lead Based Paint (LBP):** LBP screening was not conducted as part of the Phase I Environmental Site Assessment. Based on the age of the structures located on-Site, the possibility of presence of LBP cannot be ruled out.

The RECs and BERs are discussed further in **Section 10.0 CONCLUSIONS AND RECOMMENDATIONS** of this Report.

2.0 INTRODUCTION

2.1 PURPOSE

The purpose of this study is to determine the RECs at the Site for due diligence purposes related to the redevelopment of the Site.

SESI has developed this Phase I ESA Report on behalf of the User. It has been developed in substantial conformance with the ASTM's International Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13. According to ASTM E1527-13, the following conditions were identified during this assessment:

REC – “The presence or likely presence of any hazardous substances or petroleum products in, on, or at the property: (1) due to release to the environments; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

CREC – “A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority.”

HREC – “A past release that has been remediated to below residential standards and given regulatory closure with no use restrictions.”

BER – “A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate and is not an issue required to be investigated under this practice.”

2.2 SCOPE OF SERVICES

The scope of this assessment consisted of the following general tasks: a records review; a Site visit; interviews with present and past owners, operators, and occupants to the extent possible; and preparation of this ESA report. Specific tasks that were conducted included the following:

- A review of environmental databases maintained by the United States Environmental Protection Agency (USEPA) and state and local agencies within the minimum search distance. Environmental Data Resources, Inc. (EDR) prepares environmental databases used in these assessments.
- A Site reconnaissance to observe conditions and to assess the Site location with respect to adjoining and surrounding property uses, types of development, topography, natural

surface features, roadways, railroad lines and right-of-ways to identify obvious potential environmental conditions on neighboring properties.

- Per ASTM E1527-13, questionnaires were provided to the User (Client), and Owner to obtain information related to the Site.

2.3 SIGNIFICANT ASSUMPTIONS

Information obtained by SESI and by third parties is assumed to be accurate and/or true. SESI makes no warranty, either implied or expressed, regarding the accuracy or validity of information supplied by others.

2.4 LIMITATIONS/METHODOLOGY/RELIANCE

This ESA was prepared for the exclusive use of Prospect Five LLC, its affiliates and lenders. During the assessment, methodologies were used that conform to generally accepted practices for this type of work. The scope and character of the environmental assessment were, in professional judgment, sufficient to justify the stated conclusions, after giving due consideration to the purpose of the investigation, the data reviewed, the background history of the Site as found in historical records, and visual observation of the Site. No other investigation was performed other than that which is expressly noted in this Report.

This ESA was performed in accordance with ASTM E1527-13 and is subject to reasonable limits of time and cost and is intended to reduce but not eliminate uncertainty regarding the potential for RECs in connection with a property. Sampling and laboratory analysis are required to determine if soil, surface water, groundwater, air, and construction materials have been impacted by a contaminant.

The information presented in this ESA was obtained during the Site reconnaissance and from the Client, representatives of the Client, current/former property owner(s) or tenants, Federal, State, County and Local Officials, and available mapped information obtained by SESI. SESI does not certify the accuracy of the information received from outside sources.

This ESA should be used in its entirety. Use of portions of this ESA may nullify the information and/or conclusions of this ESA. Site observations discussed herein apply to the Site conditions

as observed during Site reconnaissance only. The conclusions of this ESA do not apply to conditions that were unavailable for inspection and could not be evaluated.

SESI does not certify that the Site is contaminant-free and this ESA does not serve as a warranty. SESI's investigation was performed within the time frame requested by the client.

The activities to conduct this ESA did not include sampling and analyses of soil, surface water, groundwater, air, or construction materials unless expressed otherwise and requested by the client. Formal wetland, asbestos, mold, and/or radon evaluations were not performed and are not within the scope of work for an ESA. If additional services including UST testing, construction materials testing, or environmental sampling (soil, surface water, groundwater, air) is recommended, the results and conclusions for these tests will be provided under separate cover.

2.5 DISCLAIMER

This ESA was prepared by SESI for the sole and exclusive use of Prospect Five LLC. Nothing under the Agreement between SESI and the User shall be construed to give any rights or benefits to anyone other than the User and SESI, and all duties and responsibilities undertaken pursuant to the Agreement will be for the sole and exclusive benefit of the User and SESI and not for the benefit of any other party. SESI does not intend, without its written consent, for this ESA to be disseminated to anyone other than the User, or to be used or relied upon by anyone other than the User. Use of the ESA by any other person is unauthorized and such use is at their sole risk.

3.0 SITE DESCRIPTION

3.1 LOCATION/STRUCTURES/LEGAL DESCRIPTION

The Site is located at 300, 303, 320, 321, and 330 Prospect Street, Inwood, Nassau County, New York. The Site is identified on tax map records as Block 160, Lots 7, 18, 20, 205, 208, 210, 213, 219, 220 and Block 184, Lots 7 and 818. The Site comprises nine (9) parcels located on the north side of Prospect Street and two (2) contiguous parcels on the south side of Prospect Street, totaling approximately 3.27 acres. The Site contains five (5) buildings utilized as offices, warehouses, and a clothing store. Three (3) of the buildings (located at 300, 303 and 330 Prospect Street) are single-story, and two (2) of the buildings (located at 320 and 321 Prospect Street), consist of two (2) stories. **Figure 1.1** presents a Site Location Map and **Figure 1.2** presents the Tax Map. A Site Plan is shown on **Figure 3.1**.

The Site is proposed to be redeveloped with two (2) five-story residential buildings containing one (1) and two (2) bedroom units.

3.2 SITE AND VICINITY CHARACTERISTICS

The Site is located in a mixed residential and commercial area. The closest notable surface water body is the Motts Basin, which discharges into the Jamaica Bay, located approximately 0.45 miles west of the Site.

3.3 CURRENT USE OF THE PROPERTY

The Site consists of five (5) buildings utilized as offices, warehouses, and a clothing store, as depicted in **Table 3.1** below. The Site is currently owned by Prospect Five LLC.

Table 3.1—Site Operations

Building	Tenant	Usage
300 Prospect Street	Closeout Connection Inc. (Ari Weiss)	Offices and warehouse
303 Prospect Street	Shirtstop LLC (Avi Lang)	Clothing store and warehouse
320 Prospect Street	Premier Whiteglove and Freight (Mike Paul)	Warehouse
321 Prospect Street	Sage Camera NY LLC (Nathan Parnes)	Offices and warehouse
330 Prospect Street	Polar Trading NY LLC (Nathan Parnes)	Warehouse

3.4 DESCRIPTION OF STRUCTURES, ROADS, AND SITE IMPROVEMENTS

The Site is an irregularly shaped, approximately 3.27-acre property. The Site comprises nine (9) contiguous parcels located on the north side of Prospect Street and two (2) contiguous parcels on the south side of Prospect Street, totaling approximately 3.27 acres, as depicted in **Table 3.2** below. The Site contains five (5) buildings utilized as offices, warehouses, and a clothing store. Three (3) of the buildings (located at 300, 303 and 330 Prospect Street) are single-story, and two (2) of the buildings (located at 320 and 321 Prospect Street), consist of two (2) stories. The buildings are surrounded mainly by asphalt-paved parking areas.

Table 3.2 – Site Setting

Building	Block	Lot(s)	Lot Acreage	Building (square feet)
300	160	205, 219, 220	0.4886	9,700
303	184	7	0.2626	6,700
320	160	7, 210, 213	0.5719	14,400
321	184	818	1.12	26,000
330	160	18, 20, 208	0.8313	22,000

3.5 CURRENT USES OF ADJOINING PROPERTIES

The Site is bound to the north by residences, to the south by residences, to the east by Mary's Manor Senior Citizen Complex and Doughty Boulevard, and to the west by residences. A summary of the uses of the adjacent properties is shown on **Table 3.3** below.

Table 3.3—Adjacent Property Uses

Direction	Adjacent Property Use
North	Residences
South	Residences
East	Mary's Manor Senior Citizen Complex and Doughty Boulevard
West	Residences

4.0 USER PROVIDED INFORMATION

4.1 TITLE INFORMATION

The following title information for the Site was available for SESI to review:

Section 40, Block 160, Lots 7, 18, 20, 205, 208, 210, 213, 219, and 220; and

Section 40, Block 184, Lots 7 and 818

Deed 1

Type of deed: **Quitclaim Deed**

Title is vested in: **Prospect Five LLC**

Title received from: **Shulamith Inwood, LLC**

Deed Date: **March 13, 2017**

Date Recorded: **March 22, 2017**

EDR Reports are provided in **Appendix A**.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

SESI was not provided with information from the User regarding environmental liens or activity and use limitations. However, as discussed in Section 4.3.1 below, it should be noted that GCI indicated in an Environmental Guarantee Letter, dated April 2008, that low levels of heavy metals remain present in Site soils, reportedly related to "urban fill". GCI concluded that there does not appear to be environmental hazard associated with the interior of the buildings and that the exterior areas should be paved and covered so as not to create an environmental situation to the occupants. However, if the ground covering is disturbed to create a playground space, GCI recommended that the soils be removed to a depth of at least three (3) feet, the removed soils properly disposed of, a barrier installed, and certified clean fill installed over the barrier. If future development of the Site requires the excavation and off-Site disposal of soil, soil testing and special handling of soil will be required (**REC-1**).

4.3 SPECIALIZED KNOWLEDGE/OTHER USER PROVIDED INFORMATION

4.3.1 PREVIOUS ENVIRONMENTAL REPORTS AND DOCUMENTS

SESI was provided with the following previous environmental reports and documents regarding the subject Site:

Phase I ESA, prepared by ESPL Environmental Consultants Corporation (ESPL), dated December 2006

The ESPL Phase I ESA was prepared on behalf of Forest Laboratories, Inc. (Forest). According to the report, the Site was developed between 1954 and 1990 with its present-day features and was formerly utilized by Forest and Barrows Chemical Co. Inc. Former pharmaceutical operations conducted by Forest at each building at the Site consisted of the following:

- **Building 300:** production research and development laboratory;
- **Building 303:** production;
- **Building 320:** shipping receiving, warehousing, and production;
- **Building 321:** offices, production, maintenance, warehousing, and quality control laboratory; and
- **Building 330:** production.

ESPL identified areas of concern at the Site associated with Forest's operations that warranted investigation. The report concluded with the following recommendations to address these areas of concern:

- **Stormwater Drywells:** ESPL recommended that the drywells along the perimeter of the Site buildings be cleaned out and the contents of the drywells be analyzed for waste characterization.
- **Wastewater Holding Tanks:** ESPL recommended the contents of the four (4) underground wastewater holding tanks be sampled and analyzed for discharge limitation compliance and waste disposal characterization, and the tanks be cleaned.
- **Hazardous Waste Storage:** ESPL recommended all hazardous waste drums within the storage shed and throughout the buildings be disposed of accordingly.

Phase II ESA, prepared by ESPL, dated March 2007

ESPL conducted a Phase II ESA at the Site to address the areas of concern identified in their 2006 Phase I ESA in which they performed the aforementioned work recommended in their Phase I report. In addition, they also cleaned and disposed of the dust collector materials at the Site.

Closure of Forest Laboratories, Inc. Letter (EPA ID No. NYD001288281), prepared by the NYSDEC, dated March 5, 2008

The NYSDEC letter indicates that the analytical results of rinsate samples taken at several floor locations inside the building did not indicate the presence of any hazardous contaminants at

concentrations exceeding the New York State Groundwater Effluent Limitations standards (TOGS-Part II). The Department conducted a final inspection inside the property buildings on February 27, 2008, and concluded that no hazardous waste was found stored on-Site and that the building floors, walls, and existing equipment appeared to be clean. The NYSDEC concluded that the decontamination of the buildings and equipment was carried out satisfactorily and no further cleanup action was required in these buildings.

However, the analytical results of soil samples near the former hazardous wastes and flammables storage areas (outside and near buildings #303 and #321) indicated exceedances of the Part 375 levels of lead, copper, and zinc in the soil. Soils were excavated to just above the groundwater table; and therefore, the NYSDEC requested the installation of four (4) groundwater monitoring wells that were to be monitored over a period of at least two (2) years. Although the groundwater monitoring data was not available for review, the Site inspection indicated that these wells have been properly abandoned in place.

Environmental Guarantee Letter, prepared by GCI Environmental Advisory, Inc. (GCI), dated April 4, 2008

GCI reviewed the ESPL Phase I and Phase II reports for the Site as well as obtained information through both verbal and written correspondence submitted by ESPL regarding the Site. According to GCI's review, the interior of each building, including drains, had been properly cleaned and decontaminated where issues were noted and the materials properly disposed of, the issues with the drywells had been addressed, and the NYSDEC reportedly issued a "No Further Action" letter for the property. The only remaining issue reported on-Site pertains to the presence of low levels of heavy metals in the soils, reportedly related to "urban fill" material rather than past user operations. GCI concluded that there does not appear to be environmental hazard associated with the interior of the buildings and that the exterior areas should be paved and covered so as not to create an environmental situation to the occupants. However, if the ground covering is disturbed to create a playground space, GCI recommended that the soils be removed to a depth of at least three (3) feet, the removed soils properly disposed of, a barrier installed, and certified clean fill installed over the barrier.

Phase I ESA Report, prepared by Middletown Environmental, Inc. (Middletown), July 14, 2016

The Middletown 2016 Phase I ESA concluded the following:

The Site reconnaissance, interviews and review of records have not found the presence or possible presence of hazardous substances or petroleum related products in, on, or at the Subject Property due to any release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The only conditions outside of ASTM E 1527-13 that were identified in connection with the Subject Property were that MEI noted conspicuous visual or olfactory indications of the presence of mold and water damage on the ceilings in 303 Prospect Street. It is recommended that any areas where mold or water damage are observed be properly repaired and repainted. It is the opinion of MEI that no further testing (subsurface or otherwise), is warranted on the Subject Property.

These reports and other relevant historical documents are provided in **Appendix B**. SESI conducted a review of the aforementioned documents and identified RECs (REC-1 historic fill REC-2 former laboratory operations, REC-3 former USTs, and REC-4 historical Spill #0303189) based on the information provided. The RECs are described in Section 1.0 and 10.0 of this report.

4.3.2 INTERVIEWS

An environmental professional from SESI, Monica Norton (Assistant Project Manager), conducted interviews with operators of the Site in an effort to acquire pertinent information relating to current and historical Site conditions and these interviews are summarized below.

Name: Nathan Parnes

Company Name: Prospect Five LLC

Date and Time of Interview: August 5, 2021; 11:00AM

Type of Interview: In-person

SESI met with Nathan Parnes at the Site on August 5, 2021, for the Site Reconnaissance. The User Questionnaire was provided to Nathan Parnes. Nathan Parnes directed a tour of the facilities located at the Site, including the interior spaces of the five (5) Site buildings and exterior spaces of the Site. Information obtained from this interview, questionnaire and Site inspection is integrated in this ESA.

4.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE RECORDS

SESI completed a review of publicly available NYSDEC mapping and database systems and the USEPA database system as part of this Report to determine the environmental conditions at the Site and adjacent properties.

Two (2) facilities were identified in the USEPA Envirofacts online database:

- **Forest Laboratories, Inc., 321 Prospect Street, Inwood, New York (EPD ID #110042017787):** This facility was identified in the National Compliance, Air, Resource Conservation and Recovery Act (RCRA), and Biennial Reporters databases. No violations were identified. The facility is listed under NAICS code #32412 (Pharmaceutical Preparation Manufacturing).
- **Kleer Pak Corp, 330 Prospect Street, Inwood, New York (EPA ID #110001983925):** This facility was identified in the RCRA database. No violations were identified.

Environmental concerns were not identified in connection with the property based on the aforementioned information identified on the USEPA Envirofacts online database.

According to the NYSDEC Spill Incidents Database, Spill #0303189 was assigned to the Site (321 Prospect Street) on June 25, 2003 when 10 gallons of transformer oil was released to the environment, impacting soil at the Site. The case was closed on February 5, 2004. Additional details pertaining to the spill are not provided. As discussed in Section 4.3.1 above, this historical spill constitutes **REC-4**.

The DECinfo Locator interactive map identifies one (1) cooling well (Well #N008553) at the Site (330 Prospect Street). According to the Well Completion Report, the well was installed on April 4, 1969 and is owned by Kleer Pak. The well is two (2)-inches in diameter and is installed to 25 feet below grade surface (bgs). Depth to water is reported to be at 14 feet bgs.

The database information is attached to this report as **Appendix C**.

4.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The Report User indicated no knowledge of any valuation reduction related to environmental concerns.

4.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The Site consists of five (5) buildings currently utilized as offices, warehouses, and a clothing store, as depicted in **Table 4.1** below. The Site is currently owned by Prospect Five LLC. The Operator/Tenant information is described in Section 3.3.

5.0 RECORDS REVIEW

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES: FEDERAL, CITY, STATE

5.1.1 EDR SEARCH

A search of available environmental records was conducted by Environmental Data Resources, Inc. and reported in the EDR Radius Map Report with GeoCheck. The Report meets the government records search requirements of ASTM Standard of Practice for Environmental Site Assessments, E-1527-13. Search distances are per ASTM standards. A Radius Map Check was performed by EDR and are provided in **Appendix A**. All properties in the search area with environmental records are listed below:

Table 5.1—Property Listings

Environmental Listing	Subject Site	0-1/8 Miles	1/8-1/4 Miles	1/4-1/2 Miles	1/2-1 Miles
SEMS	0	0	0	1	NR
RCRA-LQG	0	1	0	NR	NR
NY SHWS	0	0	0	2	2
NY SWF/LF	0	0	0	4	NR
NY LTANKS	0	1	4	14	NR
NY UST	1	3	6	NR	NR
NY MOSF UST	0	0	1	1	NR
NY MOSF	0	0	1	1	NR
NY CBS	0	0	1	NR	NR
NY AST	0	0	7	NR	NR
NY CBS AST	0	0	1	NR	NR
NY MOSF AST	0	0	1	1	NR
NY TANKS	0	0	2	NR	NR
NY VCP	0	0	0	1	NR
NY BROWNFIELDS	0	0	0	3	NR
NY ERP	0	0	1	0	NR
NY SWRCY	0	0	0	2	NR
NY Spills	1	13	NR	NR	NR
RCRA NonGen/NLR	3	0	6	NR	NR
FTTS	3	0	NR	NR	NR
HIST FTTS	3	0	NR	NR	NR
US AIRS	1	0	NR	NR	NR
FINDS	2	0	NR	NR	NR
ECHO	2	0	NR	NR	NR
NY DRYCLEANERS	0	1	0	NR	NR
NY MANIFEST	2	1	3	NR	NR

Environmental Listing	Subject Site	0-1/8 Miles	1/8-1/4 Miles	1/4-1/2 Miles	1/2-1 Miles
RI MANIFEST	0	1	0	NR	NR
NJ MANIFEST	1	0	0	NR	NR
EDR MGP	0	0	1	1	0
EDR Hist Auto	0	1	NR	NR	NR
EDR Hist Cleaner	0	1	NR	NR	NR
Not requested at this search distance					

The EDR Radius Map Report identified operations at the Site in the following listings: NY UST, NY Spills, RCRA NonGen/INLR, FTTS, HIST FTTS, US AIRS, FINDS, ECHO, NY MANIFEST, and NJ MANIFEST.

A discussion of these listings is provided below:

NY Underground Storage Tanks Sites (NY UST)

The NY UST database contains registered USTs maintained by the associated facilities. USTs are regulated under Subtitle I of the RCRA. The Forest laboratories facility, located at 303 Prospect Street, is listed in the NY UST database (Location ID #39380) for a reportedly removed UST. Additional details pertaining to the UST were not provided.

As discussed in Section 4.3.1, the 303 Prospect Street facility maintained a 1,000-gallon No. 2 fuel oil heating UST that was reportedly removed in December of 1988 when Forest switched from oil to natural gas at their facility. Furthermore, an information request response indicated that four (4) USTs were removed from the 303 Prospect Street property. No additional details pertaining to the tanks were provided. It is possible for the listing identified in the EDR NY UST database to be associated with the tanks identified in Section 4.3.1. However, based on the lack of documentation, the quantity of USTs that were historically present at the Site cannot be determined and if they have been properly removed from the Site. Therefore, a subsurface geophysical evaluation should be considered to identify potential tanks associated with the Site as well as to investigate the previously removed UST for environmental impacts to the Site (**REC-3**).

NY SPILLS

NY SPILLS are facilities that have documented releases/spills associated with either petroleum bulk storage or chemical bulk storage at their facilities. According to the NY SPILLS list provided by EDR, the Forest Laboratories Inc facility, located at 300 Prospect Street, was assigned Spill #0303189 on June 25, 2003 when a pad-mounted transformer failed and leaked transformer oil onto the cement and in a containment pit. According to the DEC memo, dated June 26, 2003, the spill was contained, no drains were impacted, the transformer oil is non-PCB, and Tradewinds performed a cleanup. The spill number was closed on February 5, 2004. Additional details were not provided. As discussed in Section 4.3.1, although the spill number was closed, relevant documentation (i.e., remedial activities performed by Tradewinds) was not provided to show that the spill was indeed remediated. Therefore, additional investigation is required to determine whether there are still impacts related to this spill present at the Site (**REC-4**).

RCRA Hazardous Waste Generator Sites

Resource Conservation and Recovery Act (RCRA) database searches USEPA's comprehensive information system, providing access to data supporting the RCRA of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information about facilities that generate, transport, store, treat and/or dispose of hazardous waste as described by RCRA. Hazardous waste generators are classified as either Large Quantity Generators (LQGs), Small Quantity Generators (SQGs), or Conditionally Exempt Small Quantity Generators (CESQGs). A RCRA-LQG is a facility that generates over 1,000 kilograms (kg) of hazardous waste. A RCRA-SQG is a facility that generates between 100 kg and 1,000 kg of hazardous waste per month while a RCRA-CESQG generates less than 100 kg of hazardous waste per month. RCRA Non-Generators do not presently generate hazardous waste. Three (3) facilities associated with the Site are listed in the RCRA NonGen/NLR database as follows: Forest Laboratories Inc (321 Prospect Street), Kleer Pak Corp (330 Prospect Street), and Inwood Laboratories Inc. (300 Prospect Street).

Forest Laboratories Inc (321 Prospect Street) was listed as a LQG in 1980, 1990, 1992, 1994, 1996, 1998, 2000, 2002, 2004, 2006, and 2008 and a non-generator in 2007 and 2012. The facility generated several hazardous wastes including ignitable waste, corrosive waste, reactive waste, arsenic, lead, mercury, silver, benzene, chloroform, pyridine, tetrachloroethylene (PCE), trichloroethylene (TCE), halogenated solvents, non-halogenated solvents, spent non-

halogenated solvents, and several other wastes, as listed in the EDR report. According to the EDR report, the facility has received several notices of violation.

Kleer Pak Corp. (330 Prospect Street) was listed as a LQG in 1981 and a non-generator in 1999, 2006, and 2007. The facility generated ignitable wastes (D001). According to the EDR report, the facility has received notices of violation.

Inwood Laboratories Inc (300 Prospect Street) was listed as a LQG in 1980 and a non-generator in 1999, 2006, and 2007. The facility generated 1,2,3-propanetriol, trinitrate, or nitroglycerine (waste code P081). No violations were identified in association with this listing.

According to the USEPA Envirofacts database, Forest Laboratories, Inc. and Kleer Pak Corp. do not currently have any violations within the RCRA system recorded (**Appendix C**).

Based on this information, **REC-5 Former Commercial/ Industrial Operations** was assigned to the Site.

Federal Insecticide, Fungicide, & Rodenticide (FIFRA)/ Toxic Substances Control Act (TSCA) Tracking System (FTTS) and Historical FTTS (HIST FTTS)

FTTS tracks administrative cases and pesticide performance actions and compliance activities related to FIFRA, TSCA, and Emergency Planning and Community Right-to-Know Act. Forest Laboratories, Inc, located at 303-321 Prospect Street, is listed in the FTTS and HIST FTTS databases. The facility was inspected in March 1997 under EPCRA and TSCA as a manufacturer/importer. No violations were reported.

Aerometric Information Retrieval System Facility Subsystem (US AIRS)

The AIRS list provides facility information regarding air pollution point sources regulated by the USEPA and/or state and local air regulatory agencies. The information is utilized to monitor compliance data associated with industrial plants. A review of the US AIRS list provided by EDR identified the Forest Laboratories, Inc facility, located at 300 Prospect Street, in the US AIRS database under minor emissions. The facility is identified under NAICCS code 325412 (Pharmaceutical Preparation Manufacturing) and the activity date is March 12, 1997. Additional details are not provided.

NJ and NY Manifest

The NJ and NY MANIFEST provides a list of facilities that generate or have generated hazardous or non-hazardous waste during operations. Forest Laboratories Inc, located at 300 Prospect Street, was listed in the NY Manifest database in 2006 for the following hazardous wastes: ignitable waste (D001), benzene (D018), tetrachloroethylene (D039), and trichloroethylene (D040) and in the NJ Manifest in 2005 and 2007 for the following hazardous wastes: ignitable waste (D001) and corrosive waste (D002). Kleer Pak Corp., located at 330 Prospect Street, was listed in the NY Manifest database in 1986 pertaining to 275 gallons of spent non-halogenated solvents (waste code F003) handled within metal drums/barrels through incineration, heat recovery or burning. No violations or evidence of improper waste handling or evidence of release were identified; therefore, these listings do not constitute a REC.

The EDR Radius Map Report identified operations at nearby sites in the following listings: AST, Brownfields, CBS, CBS AST, Drycleaners, EDR Hist Auto, EDR Hist Cleaner, EDR MGP, ERP, LTANKS, Manifests, MOSF, MOSF AST, MOSF UST, NY Manifest, NY Spills, RCRA Nongen/NLR, RCRA-LQG, SEMS, SHWS, SWF/LF, SWRCY, Tanks, US AIRS, UST, and VCP.

A discussion of these listing is provided below:

Above Ground Storage Tank Sites

The AST database contains registered ASTs maintained by the associated facilities. Seven (7) facilities were identified within approximately 0.25 miles of the Site. Although these facilities operate an AST(s), a release from these tanks has not been documented; therefore, the presence of ASTs within the vicinity of the Site is not considered a REC.

BROWNFIELDS

BROWNFIELDS are facilities that are identified as former or current commercial or industrial use facilities that are presently vacant or underutilized, on which there is suspected to have been a discharge of contamination to the soil or groundwater at concentrations greater than applicable cleanup criteria. A review of the BROWNFIELD list provided by EDR has revealed that there are three (3) BROWNFIELD facilities within approximately 0.5 miles of the Site. All three (3) of the facilities are downgradient and located greater than 0.4 miles from the Site; therefore, environmental contamination associated with these facilities is unlikely to extend to the Site.

Chemical Bulk Storage/CBS AST (CBS/AST)

The CBS/CBS AST database contains registered chemical bulk storage facilities. The CBS list provided by the EDR identifies two (2) CBS facilities located approximately 0.25 miles from the Site: Shell Oil Company and Inwood Marketing Distribution, both located at 20 Roger Avenue. A spill was associated with one (1) of the tanks from this property; however, the spill case was closed (as discussed in the NY Spills and LTANKS listings below). Furthermore, the property is located down-gradient and not within close proximity to the Site. Therefore, environmental impacts to the Site from these listings is judged to be unlikely.

DRYCLEANERS Sites/ HIST CLEANERS

DRYCLEANERS/HIST CLEANERS database provides a listing of active dry cleaner facilities/historical dry cleaners. One (1) DRYCLEANERS facility (Royal Airline Linen of New York, located at 1107 Redfern Avenue) is located 0.069 miles cross-gradient from the Site and one (1) HIST CLEANERS facility (M&M Tailors, located at 108 Doughty Boulevard) is located 0.083 miles cross-gradient from the Site. According to available database information, no documented release(s) were identified in association with these facilities; therefore, these listings are not considered to adversely impact the Site.

EDR Hist Auto Sites

The EDR Hist Auto list provides an inventory of facilities that formerly operated automotive repair or automotive gas stations. A review of the EDR Hist Auto database, as provided by EDR, has revealed that there is one (1) Hist Auto facility (Ideal Auto Center, located at 107-109 Doughty Boulevard) located 0.079 miles cross-gradient of the Site. A review of the available database information did not identify known contamination of the soil and/or groundwater migrating from this facility. Therefore, this facility does not constitute a REC.

EDR Manufactured Gas Plant (MGP) Sites

The MGP list provides an inventory of facilities that formerly operated coal gas plants. A review of the EDR MGP database, as provided by EDR, has revealed that there are two (2) MGP facilities (Far Rockaway MGP and Inwood Holder) located approximately 0.25 miles from the Site. Both of the facilities are located side- or down-gradient of the Site. Therefore, these facilities do not constitute RECs.

Environmental Restoration Program Listing (ERP)

The ERP list provides an inventory of New York Brownfield facilities that have received grants to reimburse eligible cleanup costs for site investigation and remediation activities under this state program to allow the property to be reused for commercial, industrial, residential, or public use. One (1) facility (Inwood – 47-A Walcott Avenue), located approximately 0.25 miles downgradient of the Site, is identified in the ERP database. The facility is located downgradient of the Site; therefore, this facility is unlikely to adversely impact the Site.

Leaking Storage Tanks (LTANKS)

The NY LTANKS database contains an inventory of reported leaking underground and aboveground storage tanks. According to the NY LTANKS list provided by the EDR, there are 19 LTANKS facilities located within one-half mile of the Site. The spill cases associated with the facilities located within close proximity to the Site and the facilities that are up- and/or side-gradient of the Site have been closed. Therefore, it is judged that the facilities under this listing are unlikely to adversely impact the Site.

Major Oil Storage Facilities (MOSF) Database, MOSF AST, and MOSF UST

The MOSF database identifies facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater. Four (4) facilities are identified in the MOSF/ MOSF AST/ MOSF UST within 0.5 miles of the Site. All of the facilities are located down-gradient and not within close proximity of the Site; therefore, these facilities are unlikely to impact the Site.

Rhode Island and New York Manifests (RI and NY MANIFEST) Sites

MANIFEST Sites include a list of facilities that have generated hazardous waste or contaminants. There is one (1) RI MANIFEST facility and four (4) NY MANIFEST facilities located within 0.25 miles of the Site. Additionally, there are no documented spills associated with the facilities, with the exception of the Inwood Marketing Distribution facility. However, the spill case was closed in 1993. Furthermore, the facilities are located downgradient of the Site. Therefore, the facilities listed under this database are judged unlikely to adversely impact the Site.

NY Spills

NY Spills are facilities that have documented releases/spills associated with either petroleum bulk storage or chemical bulk storage at their facilities. According to the NY SPILLS list provided by EDR, there are 13 NY Spills facilities within 0.125 miles of the subject Site. Seven (7) of the

facilities are located upgradient of the Site. According to the EDR report, the 13 spill cases have been closed. Therefore, impacts to the Site from these listings are judged to be low.

RCRA Non-Generators/No Long Regulated (RCRA NonGen/NLR) Hazardous Waste Generator Sites

Resource Conservation and Recovery Act (RCRA) database searches USEPA's comprehensive information system, providing access to data supporting the RCRA of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information about facilities that generate, transport, store, treat and/or dispose of hazardous waste as described by RCRA. RCRA Non-Generators do not presently generate hazardous waste. Six (6) facilities located within approximately 0.25 miles of the Site are listed in the RCRA NonGen/NLR database. No violations or evidence of a release were identified in connection with the facilities; therefore, it is unlikely that these listings adversely impact the Site.

RCRA Large Quantity Generator (RCRA-LQG)

The RCRA-LQG includes a list of facilities that generate over 1,000 kilograms of hazardous waste, or over 1 kilogram of acutely hazardous waste per month. According to the RCRA-LQG list provided by EDR, there is one (1) RCRA-LQG facility (Elite Airline Linen of New York) within approximately 0.125 miles of the Site. No evidence of release was identified in connection with the facility. Furthermore, the facility is located cross-gradient of the Site. Therefore, it is judged unlikely that this listing would adversely impact the Site.

Federal CERCLIS – Superfund Enterprise Management System (SEMS) Sites

The SEMS list tracks hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. One (1) facility (Rockaway Metals Products Corp), located approximately 0.5 miles downgradient of the Site, is identified in the SEMS database. Based on the distance and downgradient location of the facility from the Site and the closed case status, this facility is judged unlikely to adversely impact the Site.

NY State Hazardous Waste Sites (NY SHWS)

NY SHWS is a list of known contaminated facilities in New York. Four (4) NY SHWS facilities are located within approximately 0.75 miles of the Site. Two (2) of the facilities are down-gradient and two (2) are cross-gradient from the Site. Based on the distance and down- or cross-gradient

location of these facilities from the Site, these facilities are not considered to environmentally impact the Site.

Solid Waste Facilities/ Landfill Sites (SWF/LF)

This listing provides records that typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Four (4) SWF/LF are present within 0.5 miles of the Site. None of the facilities are located upgradient of the Site. Based on the distance and down- or cross-gradient location of these facilities from the Site, facilities within this listing are not considered to have environmental impacts on the Site.

Storage Tank Facility Listing (TANKS)

This database contains records of facilities that are or have been regulated under the Bulk Storage Program. Two (2) TANKS facilities are located within approximately 0.25 miles downgradient of the Site. Spills were identified in association with both TANKS facilities; however, both spill cases were reported to be closed. Based on the closed spill status as well as the downgradient location of these facilities, environmental impacts to the Site are judged to be low.

NY Underground Storage Tanks Sites (NY UST)

The NY UST database contains registered USTs maintained by the associated facilities. USTs are regulated under Subtitle I of the RCRA. Nine (9) NY UST facilities are located within approximately 0.25 miles of the Site. Documented evidence of UST failure at these facilities has not been identified. Therefore, these facilities do not constitute a REC.

NY Voluntary Clean Up Program (NY VCP)

The NY VCP is a list of responsible parties, developers, local officials, or individuals working with the department to remediate non-priority contaminated sites that pose no immediate threat to human health or the environment. A review of NY VCP list provided by EDR has identified one (1) NY VCP facility, Inwood Holder, located within approximately 0.5 miles of the Site. Based on the distance and downgradient location of this property to the Site, environmental impacts from this facility to the Site are judged to be low.

5.1.2 PREVIOUS ENVIRONMENTAL REPORTS

Previous environmental reports and documents were provided by the User and reviewed as part of this assessment. These reports are discussed in Section 4.3.1 of this Report.

5.1.3 LOCAL, COUNTY, AND STATE FREEDOM OF INFORMATION REQUESTS

On October 14, 2021, SESI filed information requests with the Township of Hempstead, Nassau County, and the NYSDEC for information regarding potential incidents, spills, hazardous material storage/use and UST decommissioning records.

The Town of Hempstead Department of Buildings returned a violation search for the Site. One (1) violation pertaining to interior alterations being completed without a permit, dated May 2017, was identified. This violation does not pose an environmental concern for the Site. Nassau County responded to the information request indicating that the requested records were not identified. As of the date of this report, the NYSDEC has not returned a response to the FOIL request. Should additional responses that may alter the opinion and conclusions of this Report be returned after the date of this report, SESI reserves the right to revise this Report based on the new information. FOIL documentation is provided in **Appendix C**.

5.2 PHYSICAL SETTING SOURCES

Sources used to evaluate the physical setting of the property include:

- USGS Topographic Maps
- Aerial Photographs
- Site Reconnaissance

5.2.1 TOPOGRAPHY

The Site is relatively level with regional topography decreasing to the west. According to the United States Geological Survey (USGS) Lawrence, Far Rockaway, Jamaica, & Lynbrook, NY, 2013, 7.5-minute Series topographic map, the Site's topographic elevation is approximately 19 feet above mean sea level (msl). The EDR Topographic Map Report is attached to this Report as **Appendix A**.

5.2.2 SURFACE WATERS AND WETLANDS

The closest notable surface water body is the Motts Basin, which discharges into the Jamaica Bay, located approximately 0.45 miles west of the Site.

5.2.3 GEOLOGY AND GROUNDWATER

As per the USDA National Cooperative Soil Survey (NCSS) map for the area, the soils at the Site are characterized as RdA (Riverhead sandy loam, 0 to 3 percent slopes) in the eastern portion of the Site and UrA (Urban land-Riverhead complex, 0 to 3 percent slopes) in the western portion of the Site. The parent material is identified as loamy glaciofluvial deposits overlying stratified sand and gravel. The depth of the groundwater at the Site is approximately five (5) bgs, and groundwater flow direction is expected to be in the westerly direction.

5.3 HISTORICAL USE INFORMATION FOR THE PROPERTY

Sources used to determine the historical use of the property include:

- Aerial Photographs,
- EDR City Directory Abstract,
- USGS Topographic Maps,
- Sanborn Fire Insurance Maps, and
- Environmental Lien and AUL Search Report

EDR Reports are attached to this Report as **Appendix A**.

5.3.1 AERIAL PHOTOGRAPHS

Following is a summary of the EDR review of 15 aerial photographs dated 1924, 1940, 1951, 1954, 1961, 1966, 1974, 1976, 1980, 1985, 1994, 2006, 2009, 2013, and 2017.

Table 5.2—Aerial Photographic Review

Year	Quality of Photograph	Observations
1924	Poor	<p>Site: The Site appears to be mainly covered in vegetation with a few structures present at 300, 320, and 330 Prospect Street. A road runs east-west through the southern portion of the 321 Prospect Street property. However, specific details cannot be ascertained based on the quality of the image.</p> <p>Adjacent Parcels: The adjacent parcels appear to be developed with mainly residential-looking structures. The aerial quality is poor for the west-adjacent parcels.</p>
1940	Poor	<p>Site: Additional structures are present across the Site; however, due to the quality of the photograph, specific details cannot be described. Present-day Prospect Street appears to be under-construction or already developed.</p> <p>Adjacent Parcels: The adjacent parcels surrounding the Site are developed with many residential structures.</p>

Year	Quality of Photograph	Observations
1951	Poor	Site: Additional structures are present across the Site; however, due to the quality of the photograph, specific details cannot be described. Present-day Prospect Street is apparent. Adjacent Parcels: No significant changes are apparent.
1954	Grainy	Site: 300 and 303 Prospect Street appear to be vacant, with the exception of one (1) small structure in the northwest corner of the 300 Prospect Street property, and the vegetation is cleared. A small structure is present in the northern portion of 320 Prospect Street. Structures are present in the southeast and northwest corners of the 321 Prospect Street property. A large structure is present in the northern portion of 330 Prospect Street and two (2) small, residential-looking structures are present in the southwest corner of the property. Adjacent Parcels: No significant changes, except the residences located to the southwest of the Site have been cleared.
1961	Grainy	Site: The present-day buildings located at 300, 303, and 330 Prospect Street are present. Adjacent Parcels: No significant changes are apparent.
1966	Good	Site: No significant changes are apparent. Adjacent Parcels: No significant changes are apparent.
1974	Poor	Site: Details cannot be ascertained due to the quality of the aerial photograph. Adjacent Parcels: Details cannot be ascertained due to the quality of the aerial photograph.
1976	Grainy	Site: The small residential structures on the 320, 320, and 330 Prospect Street properties are no longer present. The 320 and 321 Prospect Street properties are vacant and mainly covered in vegetation. Adjacent Parcels: The residences located to the west of the 321 Prospect Street property and some residences to the north and east of the 300, 320 and, 330 Prospect Street properties have been cleared.
1980	Fair	Site: No significant changes are apparent. Adjacent Parcels: A structure is present east of the 300 Prospect Street property and a cul-de-sac has been constructed to the southwest of the Site.
1985	Grainy	Site: No significant changes are apparent; however, due to the quality of the photographs, specific details cannot be ascertained. Adjacent Parcels: New residences are present to the west of the 321 Prospect Street property and to the north of the 330 Prospect Street property, and residential complexes are present along Doughty Boulevard, east of the Site.
1994	Grainy	Site: Buildings are now present on the 320 and 321 Prospect Street properties and the Site buildings are surrounded by mainly asphalt pavement. The Site appears to be in its present-day configuration. Adjacent Parcels: No significant changes are apparent.
2006	Grainy	Site: No significant changes are depicted, with the exception of concrete now covering an area to the southwest of the 303 Prospect Street building.

Year	Quality of Photograph	Observations
		Adjacent Parcels: No significant changes are apparent, with the exception of new residential complexes present to the southwest of the Site.
2009	Fair	Site: No significant changes are apparent. Adjacent Parcels: No significant changes are apparent.
2013	Fair	Site: No significant changes are apparent. Adjacent Parcels: No significant changes are apparent.
2017	Fair	Site: No significant changes are apparent. Adjacent Parcels: No significant changes are apparent.

Based on the aerial photograph review, several structures were present throughout Site history. The heating source for these structures is unknown. The historical on-Site structures may have utilized AST(s) or UST(s) containing heating oil. Neither the size nor construction of the former potential AST(s) or UST(s) is known. SESI is unable to rule out the potential presence of AST(s) and/or UST(s) associated with the former on-Site structures (**REC-3**).

5.3.2 EDR CITY DIRECTORY ABSTRACT

SESI obtained historical city directory data from EDR for the Site. SESI reviewed the City Directory listings for Prospect Street which included the following years: 1972, 1992, 1995, 2000, 2005, and 2014.

Based on a review of the City Directory, operations at the Site have included the following: a printing company, laboratories, a construction company, and other entities whose operations are not known. The specific tenant names listed in the City Directory are depicted in **Table 5.3** below.

Table 5.3—City Directory Tenant History

Year	Tenants
1972	Grand Eastern Printing (321 Prospect Street)
1992	Forest Laboratories Inc (300 Prospect Street) and Inwood Laboratories Inc (321 Prospect Street)
1995	Inwood Laboratories (321 Prospect Street)
2000	Forest Laboratories Inc, Inwood Labs Inc, Unitone Corp, and Forest Labs Inc (all 300 Prospect Street)
2005	Hua Tan (300 Prospect Street) and Forest Laboratories Inc (321 Prospect Street)
2014	PCA Prospect Industrial LLC (300 and 321 Prospect Street)

The former commercial/industrial operations constitute **REC-5** (as described in Section 5.35 below).

5.3.3 USGS TOPOGRAPHIC MAPS

Following is a summary of the EDR review of Topographic Map Reports:

Table 5.4—Topographic Map Review

Source	Year	Minute	Scale
Brooklyn, Hempstead	1897	15	62500
Brooklyn, Hempstead	1898	15	62500
Brooklyn, Hempstead	1899	15	62500
Brooklyn, Hempstead	1900	15	62500
Hempstead	1903	15	62500
Lawrence, Far Rockaway, Jamaica, Lynbrook	1947	7.5	24000
Lawrence, Far Rockaway, Jamaica, Lynbrook	1954	7.5	24000
Lawrence, Far Rockaway, Jamaica, Lynbrook	1957	7.5	24000
Lawrence, Far Rockaway, Jamaica, Lynbrook	1966	7.5	24000
Lawrence, Far Rockaway, Jamaica, Lynbrook	1969	7.5	24000
Lawrence, Jamaica	1979	7.5	24000
Lawrence, Far Rockaway, Jamaica, Lynbrook	2013	7.5	24000

The topographic maps depict the Site level with an approximate 19 feet above msl. Regional topography slopes gently downward to the west. No wetlands were noted on the maps within or adjacent to the Site. A review of these maps suggests the Site was developed by at least 1947.

Based on a review of the EDR Historical Topographic Map Report, the surrounding properties are relatively level. A railroad has bounded the Site to the south since at least 1897. Wetlands have historically been present at the surrounding properties located west and southeast of the Site; however, as the surrounding properties became more developed in the 1900s, the wetlands were no longer mapped at the surrounding properties. It is likely that historic fill was brought onto the side to raise ground as the area became more developed over time (**REC-1**).

5.3.4 SANBORN FIRE INSURANCE MAPS

The subject Site was covered on 27 of the Sanborn maps from 1909, 1912, 1933, 1940, 1950, 1951, 1961, 1972, 1981, 1983, 1985, 1986, 1987, 1988, 1990, 1991, 1992, 1993, 1995, 1996, 1999, 2001, 2002, 2003, 2004, 2005, and 2006 and are described below:

Table 5.5—Sanborn Map Review

Year	Sanborn Quality	Observations
1909	Poor coverage	<p>Site: A large portion of the southern part of the Site is not mapped. Only one (1) small structure identified as a kitchen is apparent along the northern boundary of present day the 330 Prospect Street property.</p> <p>Adjacent Parcels: The western and southern adjacent parcels are not mapped. Dwellings are present to the north and east of the Site.</p>
1912	Poor coverage	<p>Site: No structures are mapped north of present-day Prospect Street. One (1) small storage structure exists on the present-day 303 Prospect Street property and one (1) small structure along the southern boundary of the Site, identified as “Old & Vac,” is present.</p> <p>Adjacent Parcels: The western and northern adjacent parcels are not mapped. Dwellings and storage structures are present to the west. Stores, dwellings, storage structures, and “Old & Vac” structures are present to the south.</p>
1933	Poor coverage	<p>Site: Nothing is mapped on the Site and there is no Sanborn coverage along the northern portion of the Site.</p> <p>Adjacent Parcels: No structures are mapped at the adjacent properties, with the exception of some dwellings and a store present to the southwest of the Site.</p>
1940	Good coverage	<p>Site: No structures are present at present-day 300 or 303 Prospect Street. <u>Present-day 320 Prospect Street:</u> An automobile structure with six (6) stalls is present along the eastern boundary, a small automobile garage is present along the northern boundary, and a dwelling is present in the western portion of the property. <u>Present-day 321 Prospect Street:</u> One (1) small structure used for lumber staging is present in the southeast corner. <u>Present-day 330 Prospect Street:</u> Two (2) dwellings are present in the southwest corner, a henhouse is present in the center, a shed and an automobile garage are present in the northern portion of the Site.</p> <p>Adjacent Parcels: The adjacent parcels are mainly developed with dwellings and some detached automobile garages. In addition, a mission is present to the northwest, “Bottling Works” is present to the east, an automobile</p>

Year	Sanborn Quality	Observations
		garage with a gasoline tank noted is present to the east, and some stores are present to the south.
1950	Good coverage	Site: No significant changes are observed. Adjacent Parcels: Dwellings remain surrounding the Site. A machine shop and restaurant are now present to the southeast, beer storage is present.
1951	Poor coverage	Site: The Site is not mapped. Adjacent Parcels: Adjacent parcels are not mapped, with the exception of a couple of unidentified structures and a store present to the southwest of the Site.
1961	Good coverage	Site: The present-day buildings have been developed at 300, 303, and 330 Prospect Street. The buildings on 300 and 303 Prospect Street are identified as “Barrows Chemical Co. Inc”. An automobile garage is identified in the southwest corner of the 300 Prospect Street building. The 330 Prospect Street building is identified as a “factory building.” The automobile stalls are no longer present on 300 Prospect Street and a new “miscellaneous storage” structure, “mission” building, and automobile garage are present at the 321 Prospect Street property. Adjacent Parcels: The machine shop to the southeast of the Site has been renamed “Plastics” and the beer storage has been replaced with a contractor’s storage yard. No additional significant changes are observed.
1972	Good coverage	Site: The 330 Prospect Street building is identified as “Plastic Packaging”. The 321 Prospect Street property has been cleared of structures, with the exception of the lumber storage structure that remains. All other Site features remain the same. Adjacent Parcels: The “Plastics” structure and restaurant are no longer present to the southeast of the Site. The automobile garage and gasoline tank are no longer depicted to the east. Several dwellings surrounding the Site are no longer depicted.
1981, 1983, 1985, 1986, 1987, 1988, 1990, 1991, 1992, 1993, 1995, 1996, 1999, 2001, 2002, 2003, 2004, 2005, and 2006	Poor coverage	Site: There is no Site coverage, other than a small unidentified structure in the southwest corner of the Site. Adjacent Parcels: There is no coverage of the adjacent parcels, other than a couple of unidentified structures to the southwest of the Site.

Based on the Sanborn review, the Site has been developed with features since 1909. Site operations have included dwellings, “Old & Vac” commercial property, automobile garages,

lumber staging, a henhouse, sheds, Barrows Chemical Co. Inc., a factory building, miscellaneous storage, a mission, plastic packaging facility, and other unidentified structures.

As discussed previously, the historical on-Site structures may have utilized AST(s) or UST(s) containing heating oil. Neither the size nor construction of the former potential AST(s) or UST(s) is known. SESI is unable to rule out the potential presence of AST(s) and/or UST(s) associated with the former on-Site structures (**REC-3**)

Additionally, as discussed in Section 5.35 below, the former commercial/industrial operations identified at the Site constitute **REC-5**.

5.3.5 HISTORICAL AND CURRENT SITE OPERATIONS

Based on SESI's review of the previous environmental reports, EDR Aerial Photographs, EDR City Directory Report, EDR Topographic Maps, and EDR Sanborn Fire Insurance Maps, the Site was developed as early as 1909 and the present-day Site buildings were constructed between 1954 and 1990. According to the Site representative, Site operations ceased between 2006 and 2017, during which time the Site buildings were vacant. From 2017 to present day, Site operations have consisted of warehousing, office space, and a clothing store.

The Site was historically utilized for several purposes including, but not limited to: residences, automobile garages, "Old and Vac," lumber staging, a henhouse, sheds, a machine shop, a restaurant, Barrow Chemical Co. Inc, a factory building, miscellaneous storage, a mission, "Plastic Packaging", Grand Eastern Printing, Forest Laboratories Inc, Inwood Laboratories Inc, "Unitone", "Hua Tan", PCA Prospect Industrial LLC, and other unidentified operations. The operations occurred over many years. There is the potential for impacts to the subgrade from these historical operations. Therefore, further soil and groundwater investigation should be conducted to evaluate Site conditions in connection with the historical commercial/industrial operations (**REC-5**).

5.3.6 ENVIRONMENTAL LIEN AND AUL SEARCH REPORT

Based on data provided by EDR, no environmental liens or any other activity or use limitations were found. However, as discussed in Section 4.3.1, it should be noted that GCI indicated in an Environmental Guarantee Letter, dated April 2008, that low levels of heavy metals remain present

in Site soils, reportedly related to “urban fill”. GCI concluded that there does not appear to be environmental hazard associated with the interior of the buildings and that the exterior areas should be paved and covered so as not to create an environmental situation to the occupants. However, if the ground covering is disturbed to create a playground space, GCI recommended that the soils be removed to a depth of at least three (3) feet, the removed soils properly disposed of, a barrier installed, and certified clean fill installed over the barrier (**REC-1**).

5.4 ENVIRONMENTAL PERMITS

Review of the EDR Building Permit Report for the Site indicates that EDR does not have access to building permits in the city of Inwood, New York. EDR Reports are provided in **Appendix A**.

6.0 SITE RECONNAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

An environmental professional from SESI, Monica Norton (Assistant Project Manager), visited the Site on August 5, 2021 to identify potential RECs. The Site was observed to the extent that it was accessible and not obstructed. An inspection photolog is attached to this Report as **Appendix D**.

6.2 SITE OBSERVATIONS

The Site is improved by five (5) buildings utilized as offices, warehouses, and a clothing store. Three (3) of the buildings (located at 300, 303 and 330 Prospect Street) are single-story, and two (2) of the buildings (located at 320 and 321 Prospect Street), consist of two (2) stories. The buildings are concrete slab-on-grade. The surfaces surrounding the buildings are mainly covered with asphalt and used for parking. The loading dock areas are covered with concrete and there are some landscaped areas around the perimeter of the Site. Storage trailers, a storage shed, and heavy machinery (i.e., forklift) are staged along the southern boundary of the Site, behind the 321 Prospect Street building.

6.3 CHEMICAL STORAGE AND USAGE

SESI did not observe any chemical usage or storage on the Site beyond typical cleaning supplies.

6.4 BULK STORAGE TANKS

SESI did not observe bulk storage tanks or evidence of bulk storage tanks to be currently present at the property during the Site reconnaissance. However, an asphalt patch, indicative of potential subsurface work (e.g., tank excavation/ removal) was observed in the driveway to the east of the 303 Prospect Street building. According to the 2006 ESPL Phase I ESA, the 303 Prospect Street facility maintained a 1,000-gallon No. 2 fuel oil heating UST. The tank was reportedly removed in December of 1988 when Forest switched from oil to natural gas at their facility. However, tank removal and disposal documentation was not provided. Furthermore, as stated in ESPL's 2006 Phase I ESA report, an information request response from the Nassau County Fire Department indicated that four (4) USTs were removed from the 303 Prospect Street property. No additional details pertaining to the tanks were provided. Additionally, there is a potential for additional former heating oil tanks to be present at the Site, as well as potential discharges from these systems, in association with the other Site buildings. Recommendations for additional investigation are

provided in **Section 10** of this Report. Former USTs and the potential presence of USTs at the Site was assigned **REC-3**.

6.5 SITE WASTE AND WASTEWATER

SESI did not observe industrial wastewater processes during the Site reconnaissance. Several underground holding tanks were observed throughout the Site; however, they are currently not in use. The holding tanks were formerly used during the historical laboratory operations (which ceased circa 2006) in which holding tanks were used to isolate the process wastewater and provide a representative sampling point prior to discharge to the municipal sewer under wastewater discharge permits #62 (Building 303), #63 (Building 321), and #65 (Building 330).

SESI did not observe evidence of on-Site sewage structures (i.e., septic tank, leaching pools, etc.) during the Site Reconnaissance. Currently, sanitary wastewater is discharged to the municipal sewer system. According to the 2006 ESPL Phase I ESA, the 300 building was connected to the sewer system in 1975. Prior to that, the building had previously utilized cesspools for its sanitary wastewater (**REC-5**).

At least 10 stormwater dry wells were identified within the asphalt-paved areas across the Site. Stormwater from the building rooftops and asphalt-paved surfaces is redirected to the dry wells scattered through the Site. Additionally, SESI identified a drain within the interior loading dock of the 321 Prospect Street building. According to the Site representative, the drain captures stormwater that is then redirected outside of the building and discharged onto the pavement. The asphalt-paved areas surrounding the buildings did not appear to be heavily stained and minimal trucks or heavy equipment are used at the Site; however, stormwater observed sitting within the drywells appeared to have a slight sheen during the Site reconnaissance.

As noted in the 2006 ESPL Phase I ESA, a drywell is present north of the 320 Prospect Street facility and automobile repair activities were identified at the neighboring residential property to the north. Based on the close proximity and side-gradient location of the auto-repair activities to the on-Site drywell, there may be an influence on groundwater or soil vapor quality at the Site (**BER-1**).

6.6 STAINED SOIL, STAINED PAVEMENT, OR STRESSED VEGETATION

SESI did not observe any indications of stained soil, stained pavement, or stressed vegetation.

6.7 PITS, PONDS, OR LAGOONS

No pits, ponds, or lagoons were identified at the Site.

6.8 WELLS

As discussed in Section 6.5, several stormwater dry wells are present across the Site. SESI did not observe on-Site irrigation wells, injection wells, observation wells, monitoring wells, potable water wells, or recovery wells. However, two (2) abandoned monitoring wells were identified at the Site (one along the western boundary and another along the southern boundary of the Site). As discussed in Section 4.3.1, four (4) groundwater monitoring wells were installed at the Site for groundwater quality monitoring purposes and subsequently abandoned in place.

6.9 FLOOR DRAINS AND SUMPS

Floor drains were observed in the interior loading dock of Building 321 (as discussed in Section 6.5) as well as within the facility bathrooms.

6.10 PCB

Three (3) exterior pad-mounted transformers were observed at the Site: east of Building 320 (18737), along the boundary of Building 330 (18020), and to the southwest of Building 321 (17402). No staining or evidence of release from the transformers located east of Building 320 and south of Building 300 was identified. However, the transformer located southwest of Building 321 was not visible during the Site reconnaissance due to the overgrown vegetation that surrounded it.

According to the 2006 ESPL Phase I ESA, the transformers are owned by LIPA Environmental Department (LIPA) and are expected to contain either no PCBs or low levels (<0.01%). Additionally, the 2006 ESPL Phase I ESA identified that the 300 building is serviced by a bank of transformers on pole #5 and the 303 building is serviced by the same bank on #5 and an additional bank on pole #4.

Spill Number 0303189 was assigned to the Site (321 Prospect Street) on June 25, 2003 when an estimated 10 gallons of transformer oil was released from a pad-mounted transformer. According to the NYSDEC, non-PCB transformer oil was spilled, the spill was contained in the containment pit, and no drains were impacted. A clean-up was reportedly performed by Tradewinds. According

to the NYSDEC Spill Incidents Database, the case was closed on February 5, 2004. Although the spill number was closed, documentation (i.e., remedial activities performed by Tradewinds) was not provided to show that the spill was indeed remediated. Recommendations for additional investigation are provided in **Section 10** of this Report. Spill Number 0303189 was assigned **REC-4**.

6.11 ASBESTOS-CONTAINING MATERIAL (ACM)

ACM surveying was not included in SESI's scope of work; however, based on the age of the facility, an ACM survey is recommended (**BER-2**).

6.12 RADON

Radon surveying was not included in SESI's scope of work; however, based on the potential for migration pathways in the facility, a Radon survey is recommended.

6.13 LEAD-BASED PAINT (LBP)

LBP surveying was not included in SESI's scope of work; however, based on the age of the facility, and LBP survey is recommended (**BER-3**).

6.14 VAPOR INTRUSION

Based on a review of Site-related information, vapor intrusion is a potential concern for the Site.

7.0 DATA GAPS

Based on a review of the available documentation, the following data gaps have been identified:

- The NYSDEC FOIL request has yet to be returned. Copies of these requests are included in **Appendix B**.
- Due to parked cars, warehouse storage, and overgrown vegetation obstructing view of the ground surface, all areas of the Site were not visually accessible during the Site reconnaissance.

8.0 FINDINGS

Based on our investigation, we conclude that there is evidence to indicate areas of potential environmental concern on-Site due to the presence of historic fill, the former Site uses as a laboratory and other commercial/industrial activities, former/ potential UST(s) and/or ASTs, a historical spill, and a potential off-Site source of contamination. See **Section 10.0 CONCLUSIONS** of this Report.

9.0 OPINION

In our professional judgment, the scope and character of our environmental assessment were sufficient to justify the stated conclusions, after giving due consideration to the purpose of the investigation, the data reviewed, the background history of the Site as found in historical records, and visual observation of the Site.

10.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the investigation, it is concluded that there is evidence to indicate areas of recognized environmental concern on the Site and that additional investigation of these areas is warranted.

The conclusions and recommendations in this regard are as follows:

Five (5) RECs have been identified:

- **REC-1 Historic Fill:** GCI indicated in an Environmental Guarantee Letter, dated April 2008, that low levels of heavy metals are present in Site soils, reportedly related to “urban fill”. GCI concluded that there does not appear to be environmental hazard associated with the interior of the buildings and that the exterior areas should be paved and covered so as not to create an environmental situation to the occupants. However, if the ground covering is disturbed to create a playground space, GCI recommended that the soils be removed to a depth of at least three (3) feet, the removed soils properly disposed of, a barrier installed, and certified clean fill installed over the barrier. **If future development of the Site requires the excavation and off-Site disposal of soil, soil testing and special handling of soil will be required.**
- **REC-2 Former Laboratory Operations:** The Site historically operated as a pharmaceutical laboratory. According to the 2006 ESPL Phase I ESA, hazardous materials and chemicals were received, utilized, generated, stored, and shipped as part of their laboratory operations. Some of the areas of environmental concern identified in the 2006 Phase I ESA (e.g., stormwater drywells, wastewater holding tanks, hazardous waste storage, and dust collectors) were investigated as part of the 2007 ESPL Phase II ESA; however, the investigation into the areas of concern identified was limited to cleaning and disposal of the hazardous materials. No subsurface soil, groundwater, or soil gas samples were collected as part of their investigation. Based on the New York Department of Environmental Conservation (NYSDEC) 2008 letter, there appears to have been soil and groundwater sampling conducted at the Site; however, details and analytical results pertaining to that investigation were not provided to SESI. Therefore, **SESI recommends subsurface investigation be conducted at the Site to address the data gaps associated with the areas of environmental concern identified in association with the former laboratory operations at the Site.**

- **REC-3 Former and Potential Underground Storage Tanks (USTs) and/or Aboveground Storage Tanks (ASTs):** According to the ESPL 2006 Phase I ESA, information requests to local regulatory agencies revealed that the 303 Prospect Street facility maintained a 1,000-gallon No. 2 fuel oil heating UST. The tank was reportedly removed in December of 1988 when Forest Laboratories (a previous operator at the property) switched from oil to natural gas at their facility. However, tank removal and disposal documentation was not provided. Furthermore, as stated in ESPL's 2006 Phase I ESA report, an information request response from the Nassau County Fire Department indicated that four (4) USTs were removed from the 303 Prospect Street property. No additional details pertaining to the tanks were provided. Additionally, there is a potential for additional former heating oil tanks to be present at the Site, as well as potential discharges from these systems, in association with the other Site buildings. **A subsurface geophysical evaluation should be considered to identify potential tanks associated with the former buildings, as well as to investigate the previously removed UST for environmental impacts to the Site.**
- **REC-4: Historical Spill (Spill #0303189):** Spill #0303189 was assigned to the Site (321 Prospect Street) on June 25, 2003 when an estimated 10 gallons of transformer oil was released from a pad-mounted transformer. According to the NYSDEC, non-PCB transformer oil was spilled, the spill was contained in a containment pit, and no drains were impacted. A clean-up was reportedly performed by Tradewinds. According to the NYSDEC Spill Incidents Database, the case was closed on February 5, 2004. Although the spill number was closed, documentation (i.e., remedial activities performed by Tradewinds) was not provided to show that the spill was indeed remediated. Therefore, **additional investigation is required to determine whether there are still impacts related to this spill present at the Site.**
- **REC-5 Former Commercial/ Industrial Operations:** The Site was historically utilized for several purposes including, but not limited to: residences, automobile garages, "Old and Vac", lumber staging, a henhouse, sheds, a machine shop, a restaurant, Barrow Chemical Co. Inc, factory building, miscellaneous storage, a Mission, "Plastic Packaging", Grand Eastern Printing, Forest Laboratories Inc, Inwood Laboratories Inc, "Unitone", "Hua Tan", PCA Prospect Industrial LLC, and other unidentified operations. The operations occurred

over many years. Prior to the connection of the Site to the sanitary sewer system (in 1975), cesspools were utilized at the Site. (The size and location of the cesspools is not known.). In addition, several drywells are present at the Site. It is possible that the cesspools and drywells were used for the discharge of manufacturing/process wastes. There is the potential for impacts to the subgrade from these historical operations. Therefore, **further soil and groundwater investigation should be conducted to evaluate Site conditions in connection with the historical commercial/industrial operations.**

Additionally, three (3) BERs have been identified:

- **BER-1: Potential Contamination from Off-Site Source** – Auto-repair activities were identified at the neighboring residential property to the north of the Site within close proximity to a drywell located on-Site. Based on the close proximity and side-gradient location of the auto-repair activities to the on-Site drywell, there may be an influence on groundwater or soil vapor quality at the Site.
- **BER-2: Asbestos Containing Material (ACM):** ACM screening was not conducted as part of the Phase I Environmental Site Assessment. Based on the age of the structures located on-Site, the possibility of presence of ACM cannot be ruled out.
- **BER-3: Lead Based Paint (LBP):** LBP screening was not conducted as part of the Phase I Environmental Site Assessment. Based on the age of the structures located on-Site, the possibility of presence of LBP cannot be ruled out.

A figure showing the locations of the RECs identified at this Site is included as **Figure 10.1**.

11.0 DEVIATIONS

This Report was prepared with no significant deviation from ASTM Standard Practice E1527-13.

12.0 REFERENCES

Environmental Data Resources, Inc. – “Certified Sanborn Map Report”, Inquiry No. 6702769.3, dated October 14, 2021

Environmental Data Resources, Inc. – “EDR – Historical Topographic Map Report”, Inquiry No. 6702769.4, dated October 14, 2021

Environmental Data Resources, Inc. – “The EDR Environmental Lien and AUL Search Report”, Inquiry No. 6702769.7, dated October 14, 2021

Environmental Data Resources, Inc. – “The EDR Aerial Photo Decade Package”, Inquiry No. 6702769.11, dated October 14, 2021

Environmental Data Resources, Inc. – “The EDR Radius Map Report”, Inquiry No. 6702769.2s, dated October 14, 2021

Environmental Data Resources, Inc. – “The EDR – City Directory Abstract”, Inquiry No. 6702769.5, dated October 14, 2021

Environmental Data Resources, Inc. – “The EDR –Property Tax Map”, Inquiry No. 6702769.6, dated October 14, 2021

Environmental Data Resources, Inc. – “The EDR Building Permit Report”, Inquiry No. 6702769.8, dated October 14, 2021

13.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

As required in 40 CFR 312.21(d), this section includes statements made by the environmental professional conducting this assessment.

“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 40 CFR Part 312.”

“I declare that 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 inquiry’ in conformance with the standards, limitations, and practices set forth in 40 CFR Part 312.”

This Report incorporates the consultant's best professional judgment in conductance of this Phase One Environmental Site Assessment.

SESI CONSULTING ENGINEERS

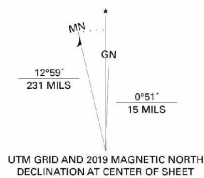
Fuad Dahan
Principal
October 2021

Figures

N:\ACAD\11457\CAD\PHASE II ESA\11457 - FIG-1.1 - SITE LOCATION MAP.DWG 08/25/21 04:20:59PM, aas, LAYOUT:FIG-1.1



REFERENCE:
HISTORICAL TOPOGRAPHICAL MAP PREPARED BY USGS, MAP DATED 2019.



UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

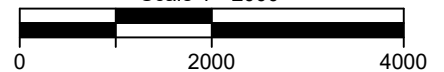
U.S. National Grid 100,000 - m-Square ID
XK
Grid Zone Designation 18T

1	2	3
4	5	

ADJOINING QUADRANGLES

- 1 Jamaica
- 2 Lynbrook
- 3 Freeport
- 4 Far Rockaway
- 5 Jones Inlet

Scale 1"=2000'



PHASE I ESA
BLOCK 160 - LOTS 7, 18, 20, 205, 208, 210, 213, 219, & 220
BLOCK 184 - LOTS 7, 818
300, 303, 320, 321, & 330 PROSPECT STREET
INWOOD, NEW YORK 11096

SITE LOCATION MAP

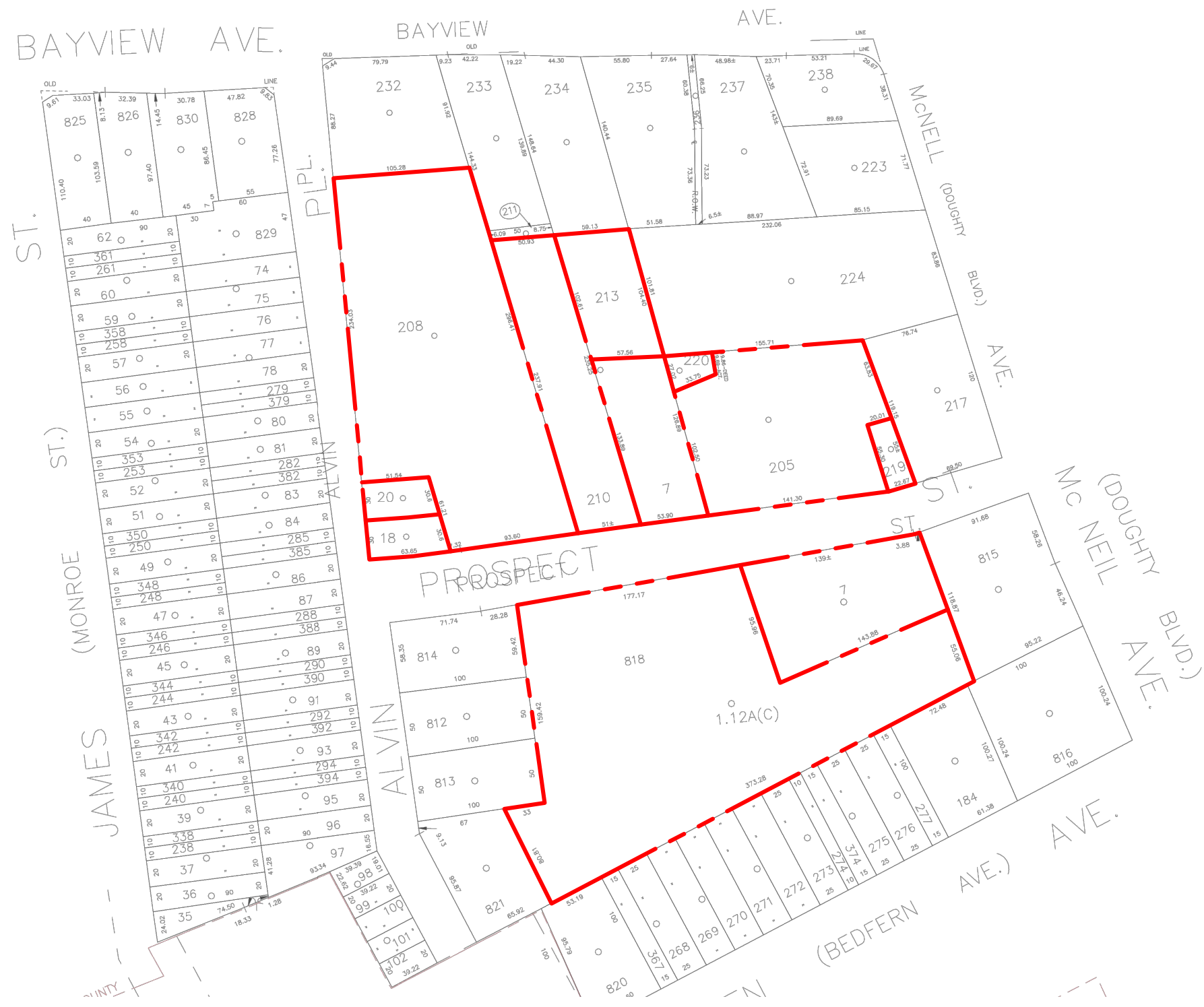
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SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

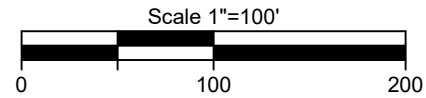
12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

FIG-1.1

DRAWN BY: aas
CHECKED BY: MKN
SCALE: AS NOTED
DATE: 08/25/2021
JOB NO.: 11457



LEGEND:
 - - - - - SITE BOUNDARIES



NYS Education Law
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REFERENCE
 TAX & PARCEL INFORMATION TAKEN FROM "LAND & TAX MAP" PREPARED FOR BLOCK 160 & BLOCK 184 BY NASSAU COUNTY DEPARTMENT OF ASSESSMENT, LAST REVISED OCTOBER 28, 2003

PHASE I ESA
 BLOCK 160 - LOTS 7, 18, 20, 205, 208, 210, 213, 219, & 220
 BLOCK 184 - LOTS 7, 818
 300, 303, 320, 321, & 330 PROSPECT STREET
 INWOOD, NEW YORK 11096

TAX MAP

job no: 11457
 drawing no:

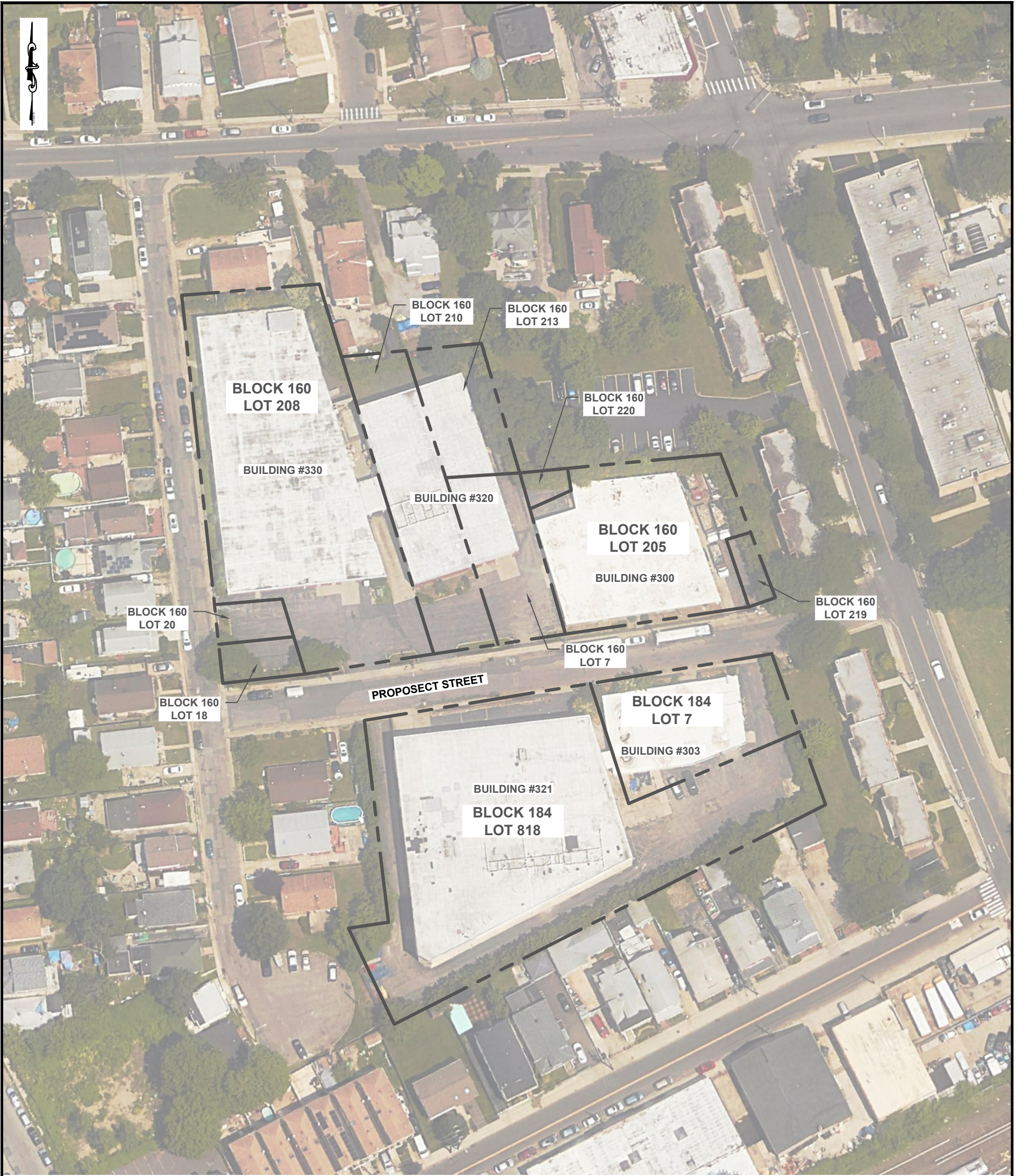
FIG-1.2

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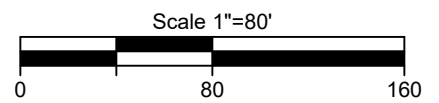
SOILS / FOUNDATIONS
 SITE DESIGN
 ENVIRONMENTAL

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

dwg by: aas
 chk by: MKN
 scale: AS NOTED
 date: 08/25/2021



NOTE:
 THIS PLAN IS FOR LOCATING AREA OF CONCERNS ONLY.
 OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.



LEGEND:

--- - PROPERTY LINE

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REFERENCE

AERIAL IMAGE TAKEN FROM "GOOGLE EARTH", IMAGE DATED 2020.

PHASE I ESA
 BLOCK 160 - LOTS 7, 18, 20, 205, 208, 210, 213, 219, & 220
 BLOCK 184 - LOTS 7 & 818
 300, 303, 320, 321, & 330 PROSPECT STREET
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SITE PLAN

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SOILS / FOUNDATIONS
 SITE DESIGN
 ENVIRONMENTAL

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

FIG-1.3

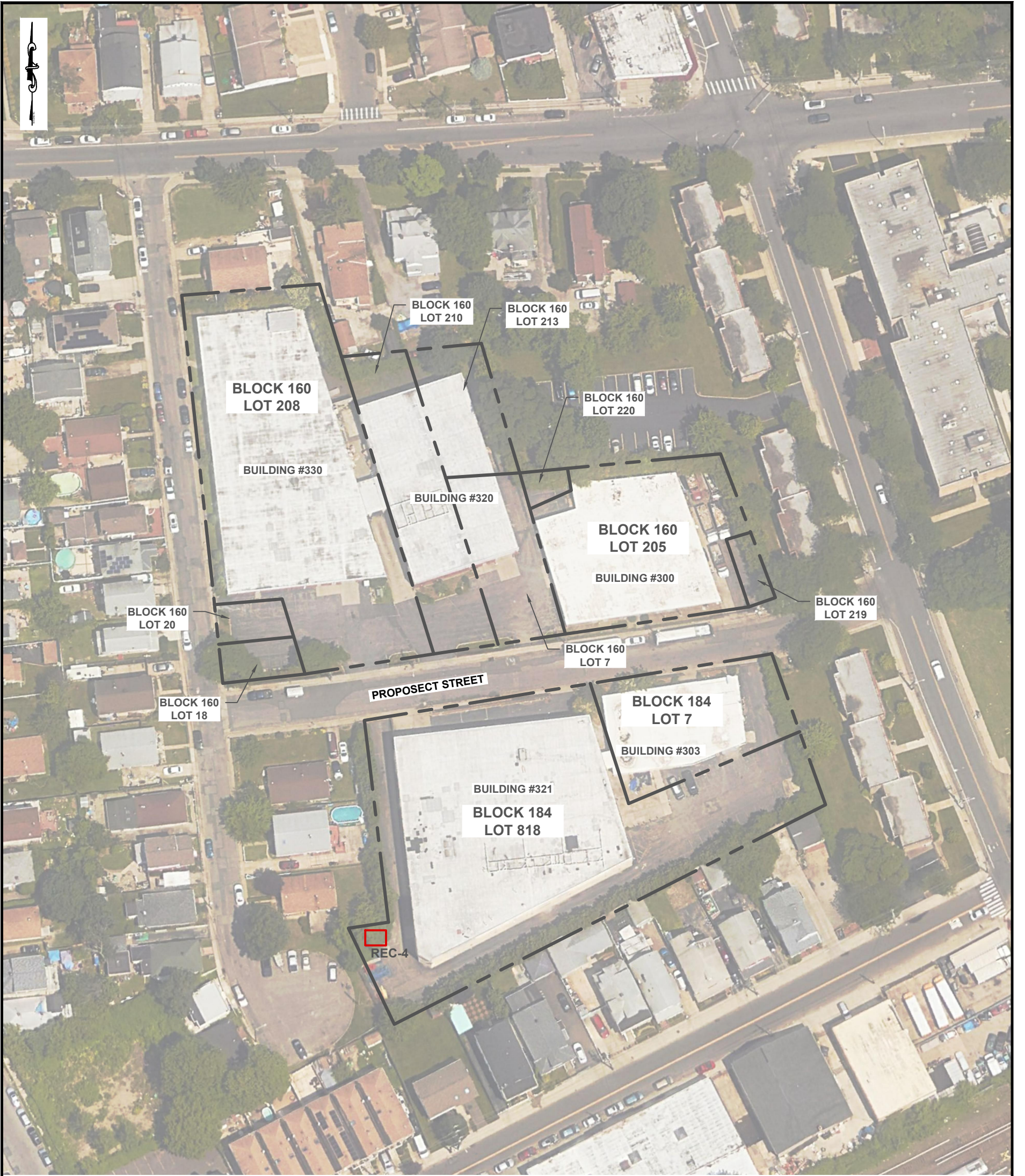
DRAWN BY: aas

CHECKED BY: MKN

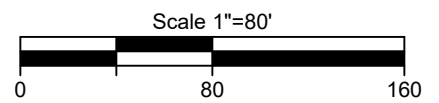
SCALE: AS NOTED

DATE: 08/27/2021

JOB NO.: 11457



NOTE:
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LEGEND:

- PROPERTY LINE
- APPROX. REC LOCATION

RECOGNIZED ENVIRONMENTAL CONDITIONS (REC) LEGEND:

- REC-1: HISTORIC FILL (SITE-WIDE)
- REC-2: FORMER LABORATORY OPERATION (SITE-WIDE)
- REC-3: FORMER AND POTENTIAL USTs AND/OR ASTs (SITE-WIDE)
- REC-4: HISTORICAL SPILL (SPILL #0303189)
- REC-5: FORMER COMMERCIAL/INDUSTRIAL OPERATIONS (NOT DEPICTED ON MAP)

NYS Education Law

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REFERENCE

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 BLOCK 184 - LOTS 7 & 818
 300, 303, 320, 321, & 330 PROSPECT STREET
 INWOOD, NEW YORK 11096

REC LOCATION PLAN

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SOILS / FOUNDATIONS
 SITE DESIGN
 ENVIRONMENTAL

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

FIG-10.1

DRAWN BY: aas

CHECKED BY: MKN

SCALE: AS NOTED

DATE: 10/20/2021

JOB NO.: 11457