



[ASTM 1527-05]
PHASE I ENVIRONMENTAL SITE ASSESSMENT

PREPARED FOR

Frank Mizerik
Miller Druck Specialty Contracting, Inc.
264 West 40th Street
New York, NY 10018

FOR THE SITE LOCATED AT

765 East 133rd Street
Bronx, NY 10454
Block 2562, Lots 60, 56, 58, 50 and 49 (Primary site)
And
Block 2562, Lots 65, 66, 67 and 68 (Remote Material Storage Yard)

PREPARED BY

David Ekstrand

REVIEWED BY

Veronica Kero, P.E.

Site Inspection Conducted: June 20, 2011
Report Submitted: June 24, 2011
(Omega Project # 11-1202)

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SUMMARY TABLE OF FINDINGS

Site: 765 East 133rd Street, Bronx, NY 10454

| Item | Acceptable - No Further Action Recommended | Further Investigation Recommended |
|--|---|---|
| Soils/geology | X | |
| Potential on-site contamination | | X - Conduct limited soil sampling of material on basement floor slab (see item 6 below). - Conduct soil sampling of remote storage yard due to "E-Designation" in City Zoning Code. |
| Potential nearby contamination | | X – Contamination is suspected due to previous dry cleaning facility to the north and repeated events of oil in the local manholes. |
| Radon | X – Low potential for radon levels above the 4 picoCurie/liter standard | |
| Underground Storage Tanks (UST) and Aboveground Storage Tanks AST) | | X – The out-of-service oil tank in the basement should be registered, removed and underlying materials inspected for possible contamination (see item 5 below). |
| Miscellaneous | X – None | |

Non-ASTM scope of work items (assessment of potential Asbestos Containing Material (ACM) and potential Lead Based Paint (LBP)) have been specifically excluded from this report.

1.0 EXECUTIVE SUMMARY

Omega Environmental Services was retained by Miller Druck Specialty Contracting, Inc., to perform a Phase I Environmental Site Assessment of the site located at 765 East 133rd Street, Bronx, NY 10454. Omega Environmental Services scope of work was limited to standard ASTM Environmental Site Assessment items.

The purpose of the Environmental Site Assessment was to identify any sources of environmental contamination by reviewing current regulatory information and by conducting a visual inspection of the subject property and surrounding vicinity.

The site consists of a 3-story manufacturing/office building, a one story shop, a contiguous outdoor storage yard and a remote storage yard located a few lots to the west. The site was initially developed to the present construction between 1908 and 1929. In 1891 the site was shown to be a Department of Health wagon yard. The site was utilized for marble cutting and storage since prior to 1935. The 3-story building was a piano string manufacturer (identified as the "office" building in this report).

The building is presently heated completely with gas. An UST exists in the basement of the "office" building. It has reportedly been out-of-service for over 20 years.

The surrounding area consists of residential, commercial, manufacturing and industrial development.

There are no known Superfund (NPL) sites within 1 mile of the site.

Based upon review of current documentation and regulatory information, and after performing a visual inspection of the site and surrounding area, Omega Environmental has reached the following conclusions:

1. The site was not identified on any of the databases searched.
2. Regulatory issues were reviewed within the ASTM radii (up to one-mile) of the subject property. Twenty-three (23) NY Spills sites, twelve (12) SWF sites, thirty-three (33) LTANKS sites, and 2 DRYCLEANERS, as well several other sites were identified within 1 mile of the property. Many of the listed sites are related to oil in the nearby manholes.
3. No unusual surface conditions (such as would indicate settling) were observed during the site investigation. The property and surrounding area are generally level with a slight slope to the south.
4. According to the Federal EPA, the Radon Zone for the Bronx is Zone 3 - low potential for radon levels above the 4 picoCurie/liter standard.
5. The building is presently heating with gas. An out-of-service UST is located in the basement of the "office" building. It has reportedly been inactive for 20 years. Although enclosed with concrete blocks, the tank should be registered, removed and underlying materials inspected for possible contamination. No visual indications or records were identified of any other previous ASTs or USTs.

6. There were no visual signs of significant staining or spills in the interior or around the exterior of the site. The basement has experienced significant flooding over the years and the slab is covered with a soil like materials that may have petroleum product related contamination. Although 55-gallon drums identified in the basement were reportedly only for metal parts storage, a few are unopened (but rusted through) and one is labeled "solvent".

It is the opinion of Omega Environmental Services that the environmental risk associated with the subject property is moderate, as is typical for the surrounding area.

2.0 INTRODUCTION

2.1 Purpose:

The purpose of this Environmental Site Assessment was to identify obvious, actual and potential sources of contamination that, by their association with the site, could become an environmental liability or restrict the use of this property.

2.2 Detailed Scope of Work:

The objective of an Environmental Site Assessment is to ascertain whether there are, have been any environmental concerns with the property. The audit was conducted using visual inspection and records research.

2.3 Significant Assumptions:

It has been assumed that regulatory agency contacts and knowledgeable parties have provided true and accurate information to the best of their knowledge. The subject audit addresses only of those areas accessible during the on-site inspection.

2.4 Limitations and Exceptions:

It was not the purpose of this study to determine the presence, degree or extent of contamination, if any, but rather to address the potential for contamination. Field sampling and laboratory analysis was not performed under the scope of this study. Quantification of any suspect contamination would be addressed inconjunction with Phase II sampling work.

Omega cannot be held responsible for items (such as floor drains) that have been removed, covered, or otherwise obscured.

2.5 Special Terms and Conditions:

An Environmental Site Assessment is normally valid for a time period of up to 1 year or when site operations/usage change.

2.6 Reliance:

The subject document should be relied upon in terms of estimated risk of environmental liability only. None of its components should be utilized in lieu of title searching, structural inspections, or other items outside of the scope of work.

This report may only be used as a complete document; sections may not be removed, modified, or utilized in other reports (except as in-context quotes with reference to the entire report) without the inclusion of the complete report herein.

3.0 SITE DESCRIPTION

The site consists of a 3-story manufacturing/office building, a one story shop, a contiguous outdoor storage yard, and a remote storage yard a few lots to the west. The site was initially developed to the present construction between 1908 and 1929. In 1891 the site is shown to be a Department of Health wagon yard. The site has been utilized for marble cutting and storage since 1935. The 3-story building was a piano string manufacturer.

The site is bounded on all sides by commercial, residential, manufacturing, and industrial development.

3.1 Locations and Legal Descriptions:

The site is located in the Hellgate section of the Bronx, NY. The site is identified on the Tax Assessor's maps as Block 2562, Lots 60, 56, 58, 50 and 49. The remote storage yard is identified as Block 2562, Lots 65, 66, 67, and 68.

Other addresses that have been associated with parts of the site are as follows:

767 E. 133rd : "Office" building, Lot 56
763 E. 133rd : 1-story shop, Lot 58
761 E. 133rd : Driveway, Lot 60
750, 754, and 756 E. 134th : Main storage yard, Lot 49
745 through 751 E/ 133rd : Remote storage yard, Lots 65, 66, 67, and 68

3.2 Site and Vicinity Characteristics:

The site is located on the northwest corner of E. 133rd St. and Willow Ave. the site extends to the north to 134th St. The remote storage yard is located 85 feet to the west on 133rd St.

The site coordinates are 40°, 48'', 4.0'' Latitude, -73°, 54'', 50.0'' Longitude. The site is located approximately 17 feet above sea level. The USGS 7.5 min. quad index map associated with the property is identified as 40073-G8 Central Park, NY 1995.

Based on Soil Conservation Service STATSGO data, primary soils within the area of the subject property consist of loamy sand and loamy sand. Deeper soils consist of unweathered bedrock and stratified gravelly loamy sand. The soil component identification is "URBAN LAND". This unit consists of areas that may have been cut or filled or areas in which more than 85% of the surface is covered by paved surfaces or buildings and other structures.

No unusual surface conditions that would indicate settling were noted.

No Federal FRDS Public Water Supply well, five Federal USGS wells, and no State Database wells were identified up to 1 mile distant from the site. This is not intended to be a complete local well search, only a screening of database information.

The immediately surrounding area has historically consisted of residential, commercial, manufacturing, and industrial development.

The site and the area to the east are within a 100-year floodplain. No State Wetlands are located within 1 mile of the site.

3.3 Description of Structures and Utilities:

The main 206' x 100' site consists of three sections:

- A three story masonry and wood building with a full basement, constructed between 1908 and 1929 ("office"). The building is in moderate condition. A cable hoist elevator has been permanently blocked off and out-of-service.
- A one story block and wood marble workshop
- A marble storage yard. The exterior wall of the yard along Willow Avenue consists of remaining exterior walls of a previous building.

The remote storage yard is approximately 100' by 65 feet.

The building is presently heated only with gas and electricity supplied by the local utilities. Water, electric, and sewer connections are also supplied by local utilities. There are no indications of an on-site well (for water supply) or drywells (for water disposal).

A fuel oil UST is located in the basement of the office building. It is estimated as 2,000 to 3,000 gallons and has reportedly been out of service for 20 years. The tank is enclosed with blocks and not accessible for visual inspection.

3.4 Current and Previous Uses of Property:

Since prior to 1935, the workshop and yard have only been utilized by a Marble Works company. The office building was occupied by a piano string manufacturer. The remote storage yard consisted of residential development prior to 1977.

Records indicate that in 1908 the main site was a wagon storage yard operated by the Department of Health.

3.5 Current and Previous Uses of Adjoining Properties:

Adjacent properties have historically consisted of commercial, residential, manufacturing and industrial development.

From 1968 to at least 2007, the property directly to the north was identified as Renofab Process Corp. Dry Cleaning. Prior to this the adjacent site was a paper manufacturer. Other nearby facilities have included printing shops, Die cutting companies, Paint Varnish and Lacquer manufacturers, Fur Dying Works, a former gasoline station, and Empire City Subway storage yard.

4.0 USER PROVIDED INFORMATION

4.1 Title Records:

Since a history of type of usage of the building has been adequately investigated, and since the names of individual owners would not impact environmental considerations, a title search was not performed in conjunction with this investigation. A City Directory search and available Sanborn Maps revealed the historic usage of the site.

4.2 Environmental Liens:

No environmental lien issues were identified in conjunction with the database search.

4.3 Specialized Knowledge:

No significant specialized knowledge was noted, other than that which is described elsewhere in this report.

4.4 Valuation Reduction for Environmental Issues:

There are indications that soil and shallow groundwater contamination may exist in the immediate surrounding area due to the historic industrial usage of the area. Contamination identified from on-site or off-site sources is not likely to reduce the property value significantly further than that which has already occurred in the area.

4.5 Owner, Property Manager and Occupant Information:

The site is presently owned by "Miller Druck Specialty Contracting Inc.", who has occupied the site for over 20 years.

4.6 Reason for performing the Environmental Site Assessment:

This Environmental Site Assessment was performed in conjunction with the potential sale of the property by Miller Druck.

5.0 RECORDS REVIEW

5.1 Standard Environmental Records:

The “Environmental Data Resources, Inc.” (EDR) ASTM Radius “search package” is a computer-generated map produced with the aid of Geographic Information System (GIS) technology. A fully automated search technique is used to produce the map, which does not manually research or plot non-geocoded facilities. Plotted on the map are hazardous waste and other “listed” facilities within the search radius.

Due to limitations of the GIS system, some of the distances and directions may be slightly inaccurate. Also, *distances shown are from the subject property street address to the database property street address, not from property line to property line.* This can be significant when addressing large facilities.

The main site was not identified on any of the databases searched. The remote storage yard is listed as E-Designation by the NYC zoning Department.

According to the database:

“The (E (Environmental)) designation would ensure that sampling and remediation take place on the subject properties, and would avoid any significant impacts related to hazardous materials at these locations. The (E) designations would require that the fee owner of the sites conduct a testing and sampling protocol, and remediation where appropriate, to the satisfaction of the NYCDEP before the issuance of a building permit by the Department of Buildings pursuant to the provisions of Section 11-15 of the Zoning Resolution (Environmental Requirements). The (E) designations also include a mandatory construction-related health and safety plan which must be approved by NYCDEP.”

Lots 65, 66, 67, and 68 listed in the table above as E Designation sites encompass the Miller Druck remote material storage yard. The lot are listed with the following requirements:

Noise (“Window Wall Attenuation & Alternate Ventilation”) – New construction will require compliance with the Zoning Department’s noise regulation.

HazMat (“Underground Gasoline Storage Tank Testing Protocol”) – A Phase II ESA (soil sampling) and possible remediation is required prior to approval of new construction. Although the description refers to gasoline tanks, it is often not indicative of the presence of gasoline tanks, only the potential for contamination.

The above designation was intended for residential development, but the Zoning department has also required compliance for commercial development.

The listed properties within 300 ft. mile of the main subject property are as follows:

| DATABASE | NAME | ADDRESS | DIST/DIR |
|---------------|--------|-------------------------------|-----------|
| RCRA-CESQG, , | Con Ed | E. 133 rd & Willow | 67 ft. SE |

| | | | |
|--|--------------------------------------|------------------------------------|------------------------|
| MANIFEST (2008) | | | |
| RCRA-NonGen (2010) | Con Ed | E. 133 rd & Willow | 67 ft. SE |
| NY Spills, NY Hist Spills (1998) | Manhole #11481 | E. 133 rd & Willow | 67 ft. SE |
| NY Spills, NY Hist Spills (2000) | Manhole #11482 | E. 133 rd & Willow | 67 ft. SE |
| NY Spills (2002) | Residence | E. 133 rd & Willow | 67 ft. SE |
| E Designation | Block 2562, Lots 65, 66, 67, 68 | 745 – 751 E. 133 rd St. | 136 ft. to 188 ft. WNW |
| DRYCLEANERS, RCRA-SQG, MANIFEST, CBS AST, CBS | Princeton Laundry | 781 E. 133 rd St. | 163 ft. ESE |
| NY Spills, NY Hist Spills (1999) | Manhole #6089 | E. 133 rd & Willow | 176 ft. SW |
| NY Spills, NY Hist Spills (1998) | Manhole #6093 | E. 133 rd & Willow | 201 ft. SSE |
| MANIFEST | Con Ed | 123 Willow | 227 ft. NE |
| NY Spills, NY Hist Spills (1998) | Manhole #11484 | E. 134 th & Willow | 276 ft. SSE |
| NY Spills, NY Hist Spills (2000) | Manhole #5978 | E. 132 nd & Willow | 282 ft. SSW |
| NY Spills, NY Hist Spills (1999) | Manhole #5989 | E. 132 nd & Willow | 282 ft. SSW |
| NY Spills, NY Hist Spills (2000) | Manhole #11475 | E. 132 nd & Willow | 282 ft. SSW |
| NY Spills, RCRA-NonGen (1999) | In roadway catch basin, Manhole 5979 | E. 132 nd & Willow | 282 ft. SSW |
| NY Spills, RCRA-NonGen (2000) | TM 707 | E. 132 nd & Willow | 282 ft. SSW |
| NY Spills | Soil | E. 132 nd & Willow | 282 ft. SSW |
| E Designation | Block 2562, Lot 40 | 732 E. 134 th St. | 291 ft. North |
| AST, HIST AST | Commercial Building | 780 E. 134 th Street | 294 ft. NE |
| MANIFEST | Princeton Laundry | 180 E. 134 th St. | 294 ft. NE |
| Many additional manholes and “E Designation” sites are listed further distant. Following are sites within 1/8 mile <i>other than</i> manholes and E Designation sites. | | | |
| UST, HIST UST, LTANKS, HIST LTANKS, NY Spills | Boulevard & Ingerneri Trucking | 719 E. 134 th St. | 325 ft. North |
| HIST LTANKS, NY Spills | Parking Garage | 719 E. 134 th St. | 325 ft. North |
| RCRA-NonGen, FINDS, MANIFEST | Majestic Drug Co. | 711 E 134 th St. | 344 ft. North |
| RCRA-CESG, FINDS, MANIFEST | Aztec Service Group | 791 E. 132 nd St. | 361 ft. SSE |

| | | | |
|--|----------------------------------|--------------------------------|---------------|
| AST | First Bronx LLC | 700 E. 134 th St. | 366 ft. NNW |
| RCRA-NonGen, FINDS, MANIFEST | NYC Dept of Sanitation | 780 E. 132 nd St. | 377 ft. SSE |
| AST | Artistic Desk Pad & Novelty | 721 E 132 nd St. | 405 ft. WNW |
| NY Spills, NY Hist Spills | Safety Kleen Corp. | 9 Walnut Pl. | 458 ft. SE |
| NY Spills | Hellgate Substation | 810 E 134 th St. | 477 ft. East |
| NY Spills, LTANKS, RCRA-NonGen, FINDS, MANIFEST, HIST UST | Empire City Subway, Verizon | 157 Willow Ave. | 516 ft. NE |
| UST | Murray Feiss Imports, LLC | 840 East 134 th St. | 544 ft. East |
| AST, UST | Project Return | 781 East 135 th St. | 549 ft. NE |
| SWF/LF | All City Recycling, LLC | 552 ft. ESE | 552 ft. ESE |
| MANIFEST, AST | T J Ronan Paint Corp. | 749 E. 135 th St. | 571 ft. NNE |
| RCRA-NonGen, MANIFEST | Bronx Molding | 806 E. 135 th St. | 615 ft. ENE |
| RCRA-NonGen, MANIFEST, FINDS | Key Regulator Rebuilders Inc. | 725 E 135 th St. | 640 ft. North |
| UST, HIST UST | S & S Soap | 815 E. 135 th St. | 647 ft. ENE |

Listed manholes were found to have a sheen to several gallons of petroleum product, often on a few hundred gallon of water. Common statements in the reports include “no sewer connection or waterways”, “no sump or drain”, and “manhole pumped out and power washed”. Some of the reports suggest that the source is vehicular power washing or other improper discharges to the street. They may also be indicative of widespread petroleum related contamination of shallow groundwater.

Common Acronyms:

UST – Registered Underground Storage Tank(s)

LUST – Leaking Underground Storage Tank(s)

HIST LUST – Old listing of LUST sites; no longer maintained

SHWS - NJ State Hazardous Waste Site

RCRA – Resource Conservation and Recovery Act, track facilities that treat, store, and/or dispose of hazardous wastes; may be a SQG (Small Quantity Generator) or a LQG (Large Quantity Generator).

CORRACTS – RCRA facilities that required corrective action.

VCP – Voluntary Cleanup Program (generally minor cleanups)

HWS RE-EVAL – Hazardous Waste Site Case file previously closed, but DEP is presently re-evaluating site.

(See page GR-1 of the EDR radius map report for additional definitions of database acronyms).

The quantity of nearby sites listed above indicates that there may significant concerns of petroleum product contamination of soil and shallow groundwater in the area. Dry Cleaning chemicals and PCBs may also be a concern.

Generally, the NJDEC does not the owner of a property that receives contamination (usually through groundwater migration) from an off-site source responsible for on-site remediation. However, on-site migration from off-site sources can impact remediation costs (to prove contamination is from off-site), and cause vapor intrusion issues (limiting the types of development).

5.2 Additional Environmental Records:

Radon - The NY State radon office information was accessed to determine the potential for radon levels above the 4 picoCurie/liter standard. Based on area averages, the site has a low potential for radon levels above this standard.

5.3 Sources of Physical Setting Information:

Omega Environmental Services reviewed available sources of information relating to the geology of the subject property and surrounding areas. The purpose of this review was to evaluate the sensitivity of the potential contamination from sources on or near the subject property. It was not the purpose of this study to evaluate the geotechnical conditions of the site or to assess engineering concerns such as foundation conditions, faulting or subsidence.

5.4 Sources of Historical Use Information of the Property:

The “EDR Search Package”, Sanborn Maps, Historic Aerial Photographs, and NYC on-line resources were utilized for historic uses of the property. Sanborn Maps were available for the following years: 1891, 1908, 1928, 1935, 1944, 1946, 1947, 1951, 1968, 1969, 1977, 1978, 1980, 1981, 1984, 1980, 1981, 1984, 1986, 1989, 1991, 1992, 1993, 1994, 1995, 1996, 1998, 2001, 2002, 2003, 2004, 2005, 2006, and 2007. Historical Aerial Photographs were available for the target property following years: 1954, 1966, 1974, 1980, 1995, 2001 through 2006, 2009, 2010, and 2011.

5.5 Sources of Historical Use Information of Adjoining Properties:

The above listed resources were utilized to obtain information on the adjoining properties.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions:

Interior

Site reconnaissance work is limited to those areas accessible at the time of the on-site inspection. Virtually the entire building interior was inspected.

Soil

Since soil under sidewalks, asphalt paving, and the building foundations is not accessible for inspection, specific evaluation of its potential for contamination (i.e. staining) is not feasible.

6.2 General Site Setting:

The surrounding area has historically consisted of commercial, industrial, manufacturing and residential development.

6.3 Exterior Observations:

Topography

No unusual surface conditions (such as would indicate settling) were observed during the site investigation. The property and surrounding area are generally level with a slight slope to the south.

Evidence of Potential Contamination

Based on visual inspection, there was no *visual* evidence of contamination (no unusual odors, staining, or distressed vegetation) around the exterior of the building.

Underground Storage Tanks (USTs) and Aboveground Storage Tanks

No visual indication or documentary evidence was identified of any present or historic *exterior* USTs or ASTs on the subject property.

Transformers/PCBs

No potential PCB containing transformers were identified in relation to the subject property.

6.4 Interior Observations:

Chemical Storage

A few small containers of gasoline are located in a flammables storage cage in the yard area. A few other containers and drums of acetone and latex tile adhesive were found to be in very good condition and well maintained. No other significant chemical storage was noted.

Evidence of Chemical Contamination

Evidence of potential chemical contamination observed was limited to the "soil" in the basement.

Transformers

No suspect PCB containing transformers were identified in conjunction with the interior of the building.

7.0 INTERVIEWS – Site information was provided by primarily through direct observation, records research, Sanborn Maps, Historical Aerial Photographs, and discussions with the site manager Micheal Scarpetti.

8.0 FINDINGS

Soils/Geology

No unusual soil conditions were noted (such as settling, or shifting).

Potential onsite contamination

No *visual* or known evidence of chemical contamination was identified on the subject property, other than the “soil” on the basement slab.

If the basement fuel oil tank was not emptied prior to abandonment, there is the potential for it to have developed leaks and discharged the oil within the masonry containment. The basement slab is generally in poor condition and it possible that discharge oil may have penetrated the slab and impacted sub-slab soils.

E-Designation by the NYC Zoning Department may also indicate and environmental concerns in the remote storage yard.

There is potential for migration of contamination onto the site from off-site sources. See “Database Search” below.

Radon

According to the US EPA Radon office, the Radon Zone for Bronx County is Tier 3 -- low potential for radon levels above the 4 picoCurie/liter standard.

Underground Storage Tank (UST) and Aboveground Storage Tanks (AST)

An out-of-service UST is located in the basement of the “office” building. It has reportedly been inactive for 20 years. Although enclosed with concrete blocks, the tank should be registered, removed and underlying materials inspected for possible contamination. No visual indications or records were identified of any other previous ASTs or USTs.

Transformers/PCBs

No suspect PCB containing transformers were identified in conjunction with the subject property.

Database Search

Based on a review of the database information, there is significant potential for contamination of the surrounding area due to the following:

- Historic manufacturing and industrial usage of the area, including Dry Cleaners, printing shops, Die cutting companies, Paint Varnish and Lacquer manufacturers, Fur Dying Works, a former gasoline station, and Empire City Subway storage yard.
- The presence of oil in many adjacent manholes identified over several years.
- Various other spills, leaking tanks, and solid waste facilities.

9.0 OPINION

It is the opinion of Omega Environmental Services that the environmental risk associated with the subject property is moderate.

Known sources of on-site contamination are limited to the following:

- Soil like material on basement floor slab (possible petroleum related products or solvents).
- UST in basement (if any remaining fuel oil discharged through slab into subsurface materials).

Based on the industrial history of the surrounding area, general shallow contamination of soils and shallow groundwater is likely (off-site sources).

10.0 CONCLUSION (S)

Based on Omega's investigation of the subject site, *further investigation is recommended in regard to the subject property as follows:*

- "Soil" sampling of material on basement slab. Analyze samples per NYSDEC TAGM VOCs, SVOCs, DRO/GRO parameters and PCBs.
- Tank registration, removal and inspection of underlying materials.

Due to the E-Designation of the remote storage yard, soil, soil vapor, and possibly groundwater sampling will be required in compliance with the NYC Office of Environmental Remediation (OER) requirements prior to site development approval. See Section 16.6 for a copy of the "Negative Declaration" that describes the requirements further.

Since complying with the OER requirements requires submittal and approval of site development plans, a Remedial Investigation Workplan, and a site Health and Safety Plan prior to actual site investigation activities, the owner may opt to perform initial limited soil

14.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

Certification Statement:

The undersigned consultant verifies that reasonable due diligence was exercised in conducting the attached Environmental Site Assessment and that the results contained therein are true and accurate, to the best of our knowledge, and the information reflects existing conditions of the site at the time of the audit.

A handwritten signature in cursive script, appearing to read "David Ekstrand", written in dark ink on a white background.

David Ekstrand, P.E.

15.0 QUALIFICATIONS OF RESPONSIBLE ENVIRONMENTAL PROFESSIONALS

David Ekstrand, a Certified Hazardous Materials Manager and Licensed Professional Engineer (PE), has been performing Phase I Environmental Site Assessments for a time period of over fourteen years. He holds a Bachelors Degree in Mechanical Engineering and has considerable experience in environmental investigations and cleanups.

16. Appendices


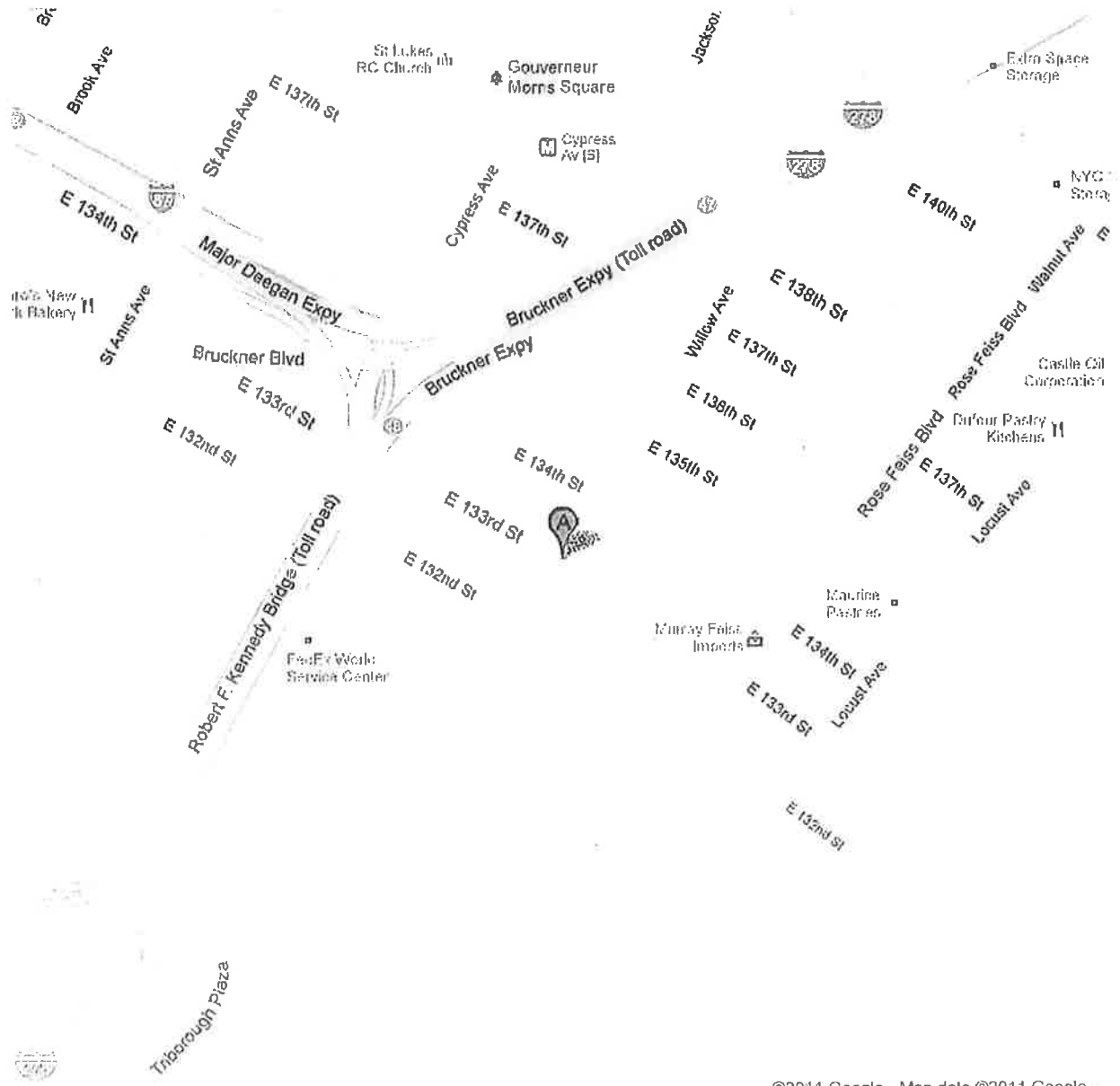
- 16.1 Area Street Map, Tax Map
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- 16.4 Recent Topographical Map
- 16.5 Historical Records (Sanborn Maps, City Directory Abstract)
- 16.6 Additional Documentation
- 16.7 Regulatory Records Documentation (EDR Radius Map report, on CD only)

16.1 Area Street Map

Google maps

Address 765 E 133rd St
Bronx, NY 10454

Get Google Maps on your phone
Text the word "GMAPS" to 466453

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Google maps

Address 765 E 133rd St
Bronx, NY 10454

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765 E. 133rd St., Bronx, NY



6/24/2011

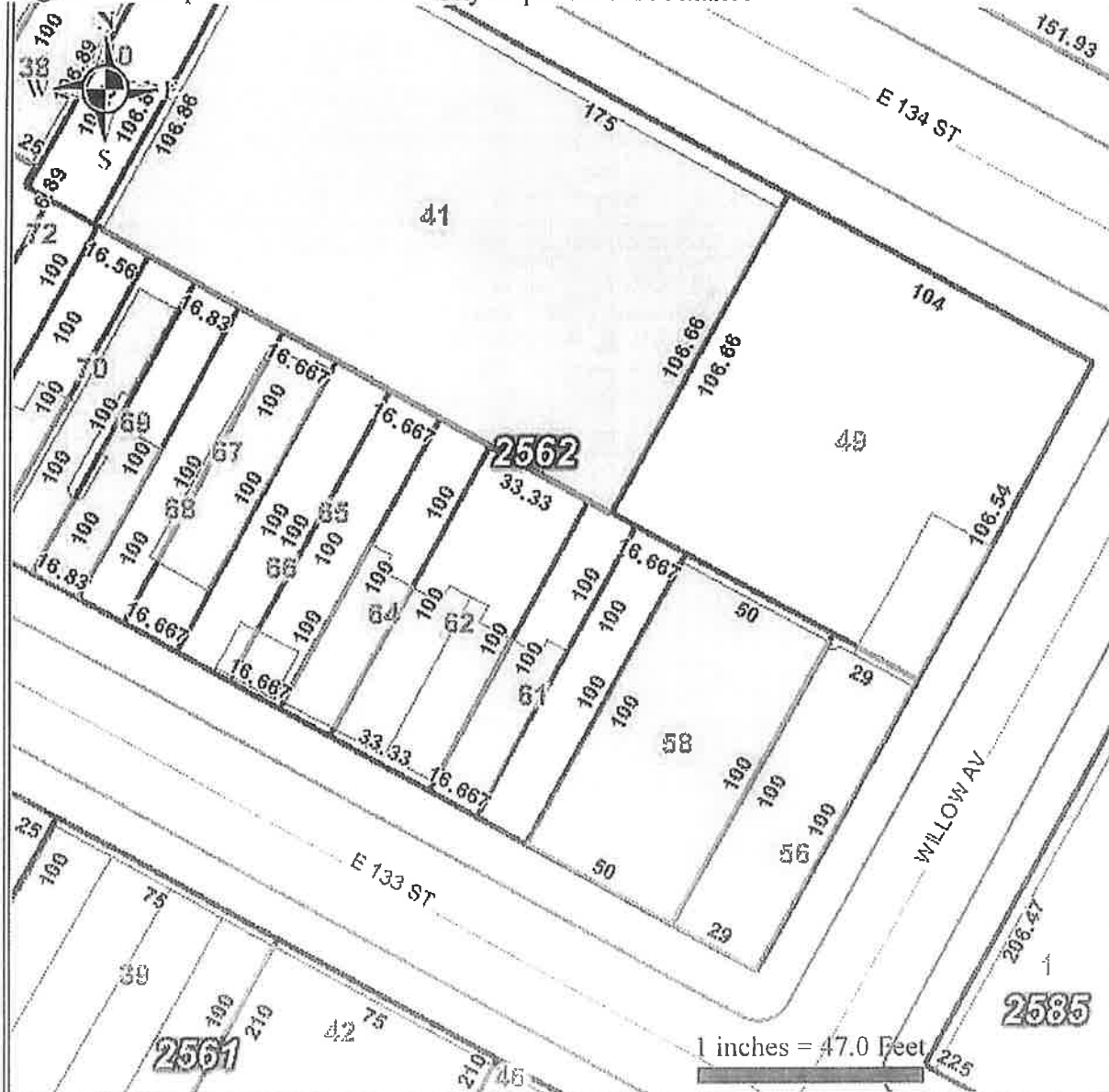
Boroughs

Tax Blocks

Tax Lots

Boundary Lines

Streets



765 E. 133rd St., Bronx, NY



6/24/2011

- | | |
|------------------|---------------------|
| Boroughs | Building Footprints |
| Tax Blocks | Hydrography |
| Tax Lots | Open Spaces |
| Boundary Lines | |
| Streets | |
| Edge of Pavement | |

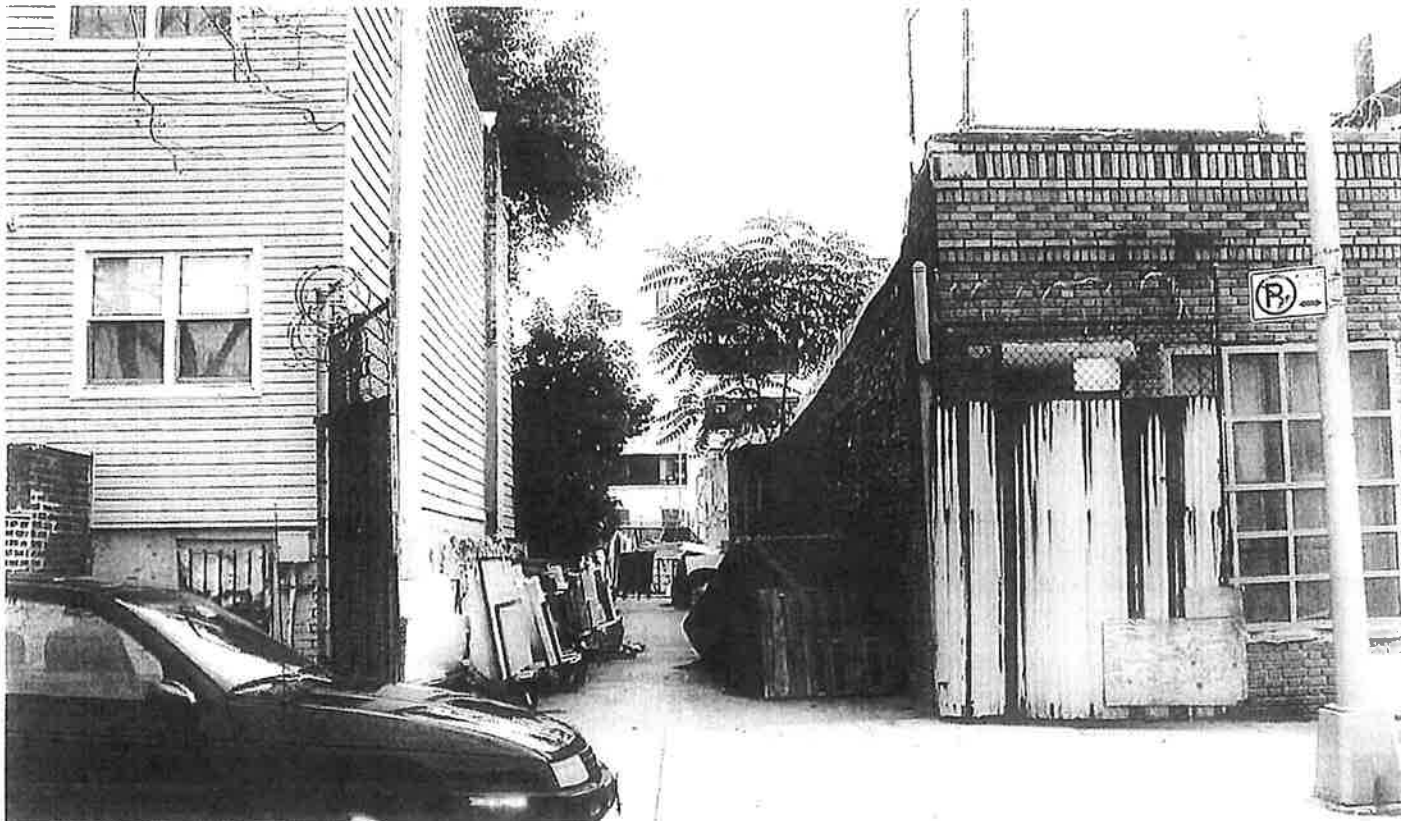
16.2 Site Photographs



SE corner of property; view facing NW



Southern side of property



Alley along western property line; view facing north



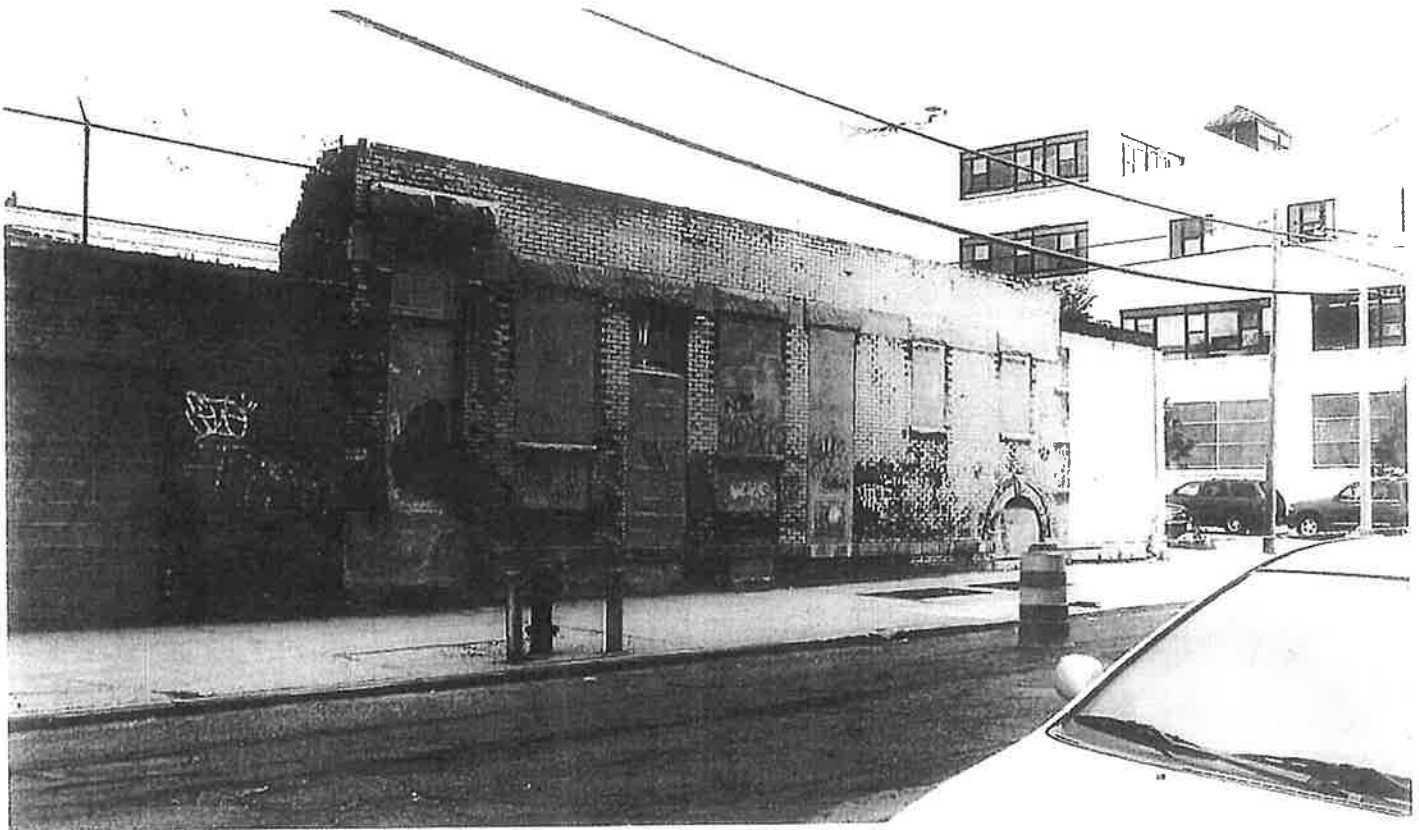
Adjacent property to the west on 133rd St.



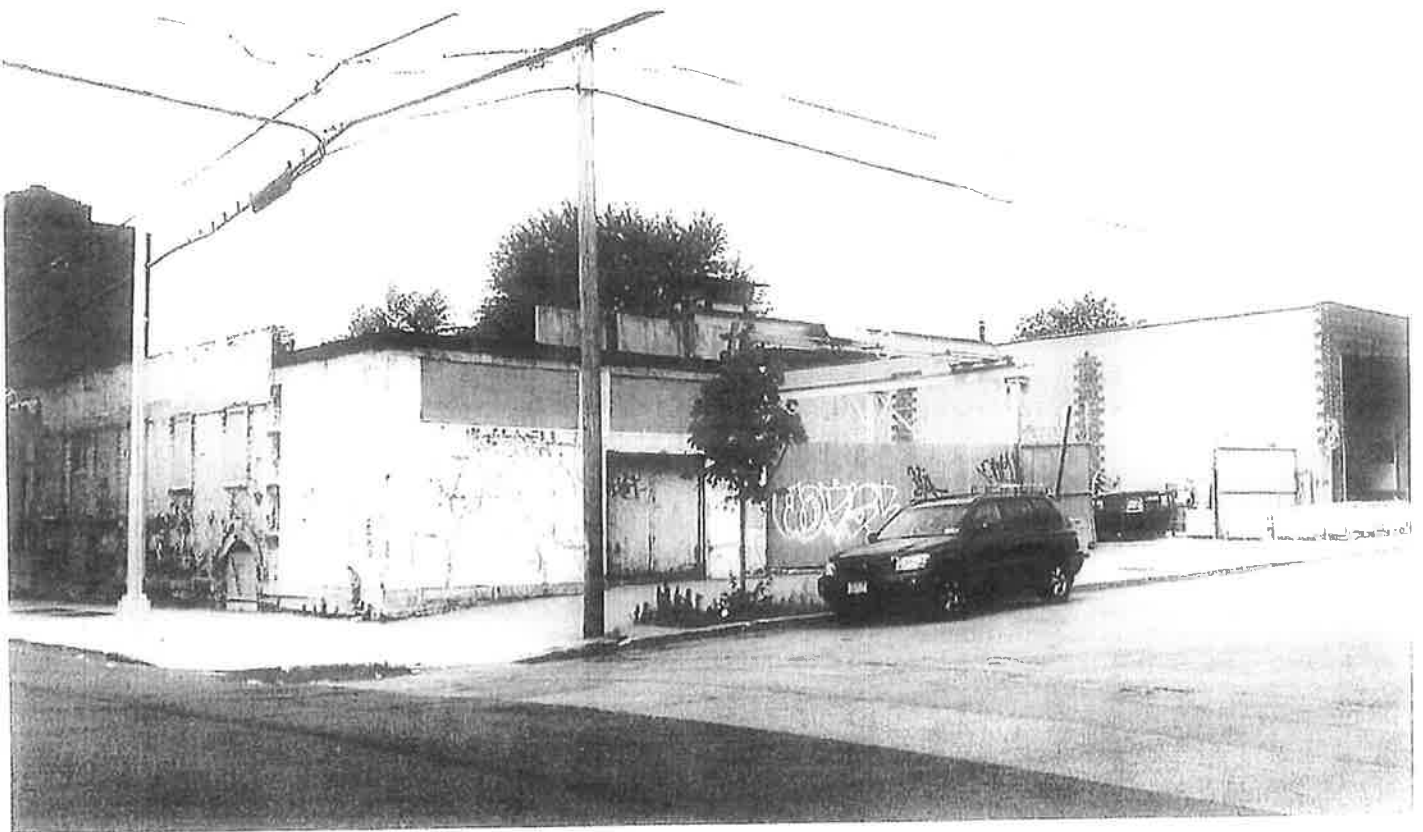
Property to the SE across Willow and 133rd



Property across Willow; view facing NE from 133rd



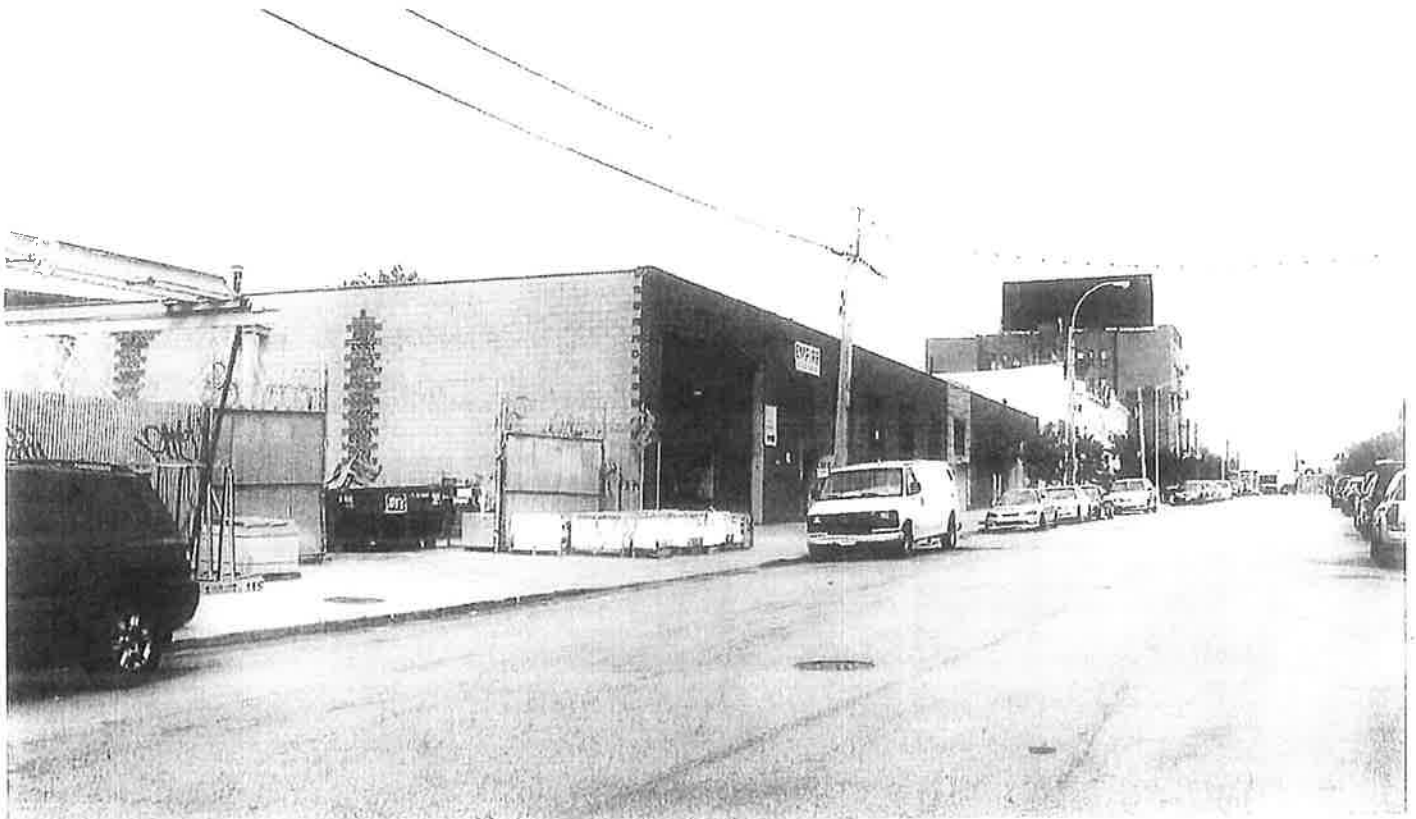
NE property wall



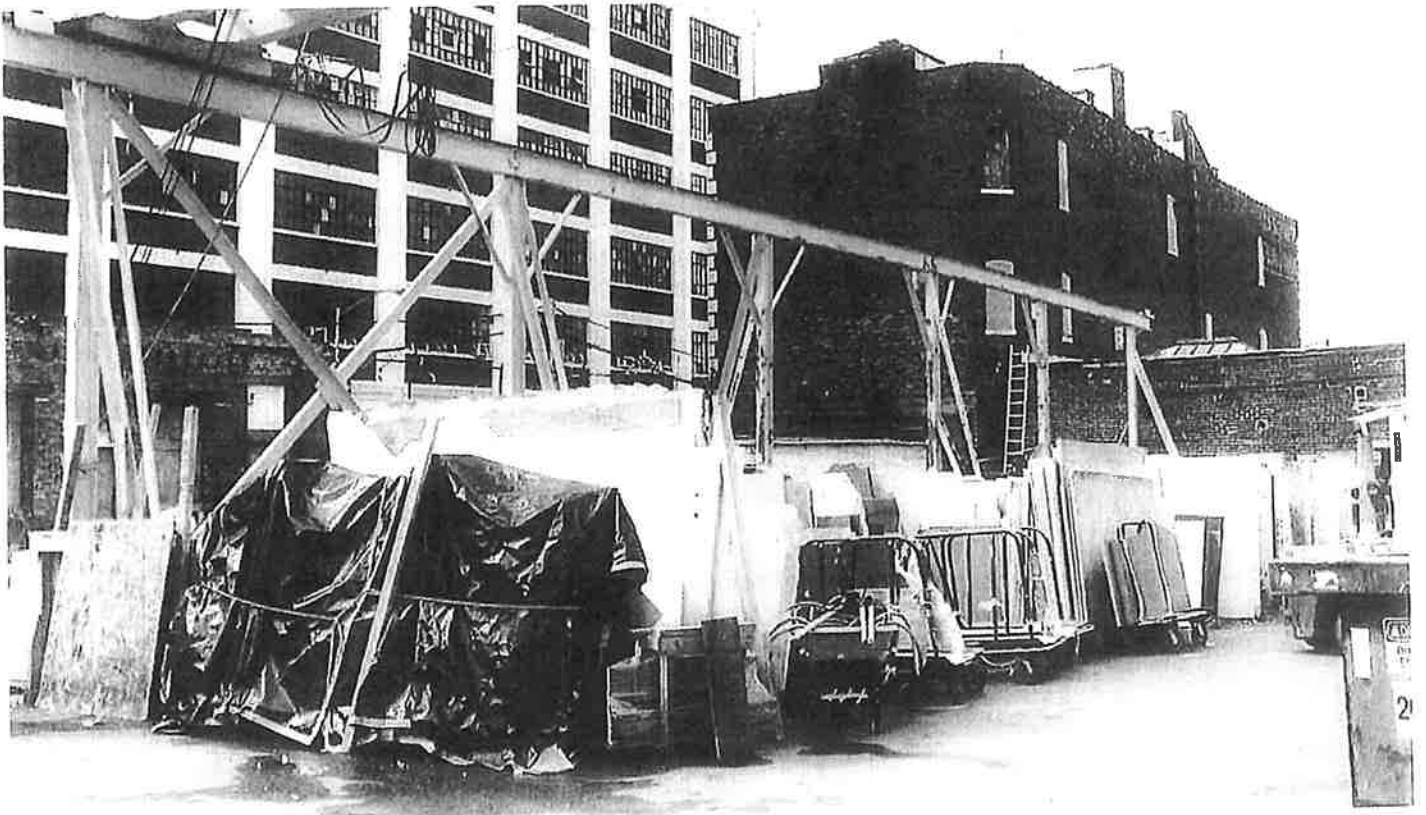
NE corner of property; view facing SW



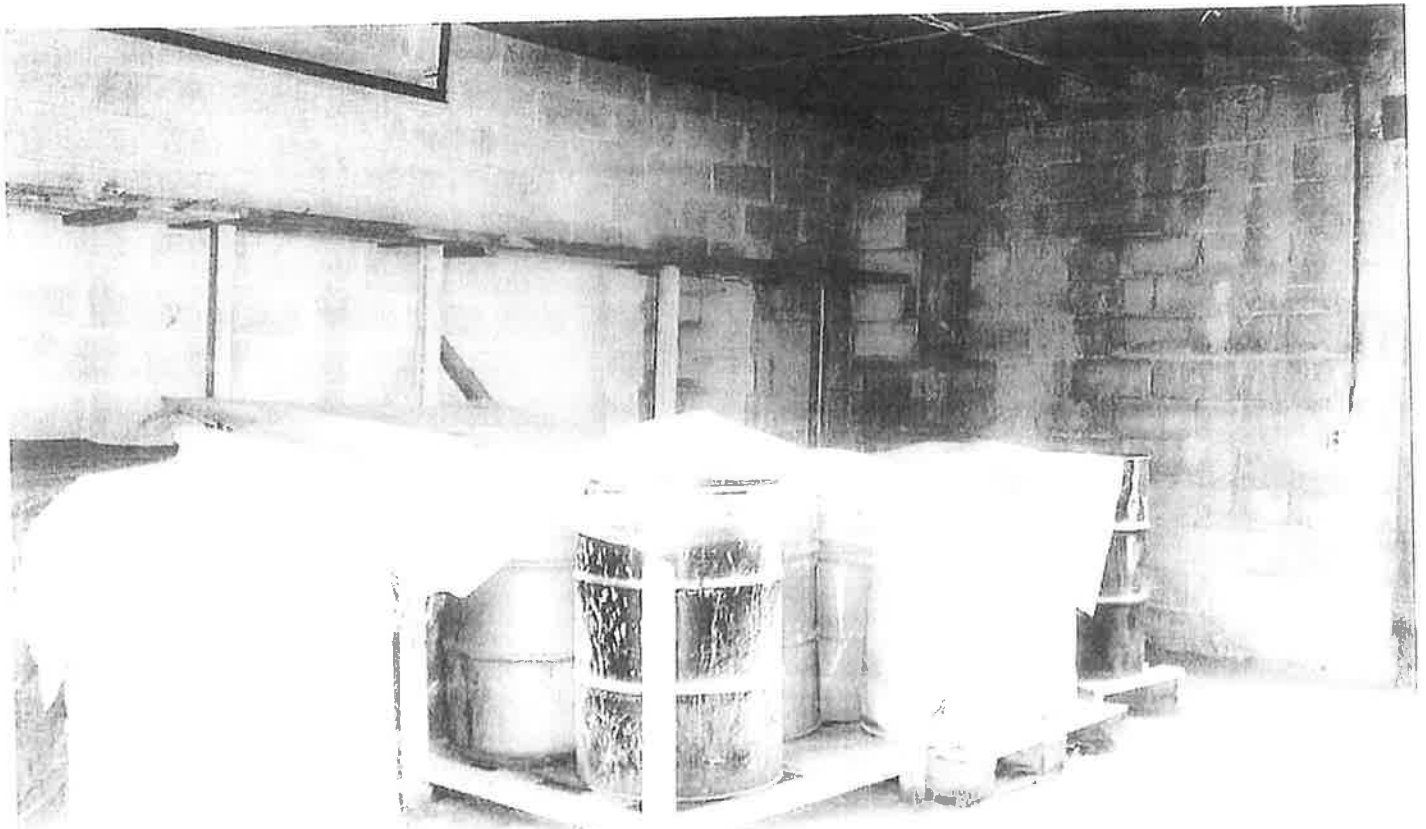
Adjacent property to the north; view facing north



Adjacent property to the west along 134th St.



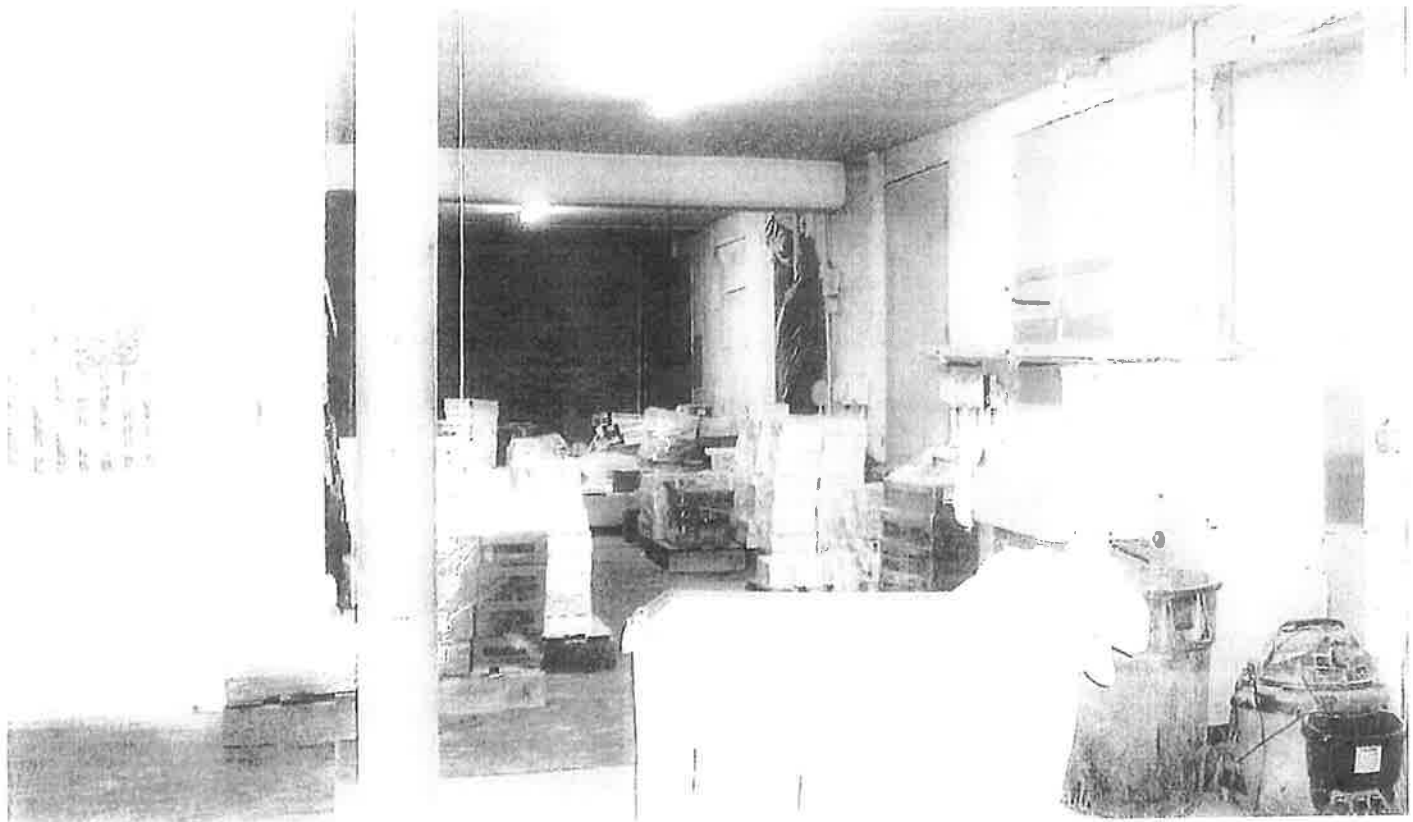
Main yard



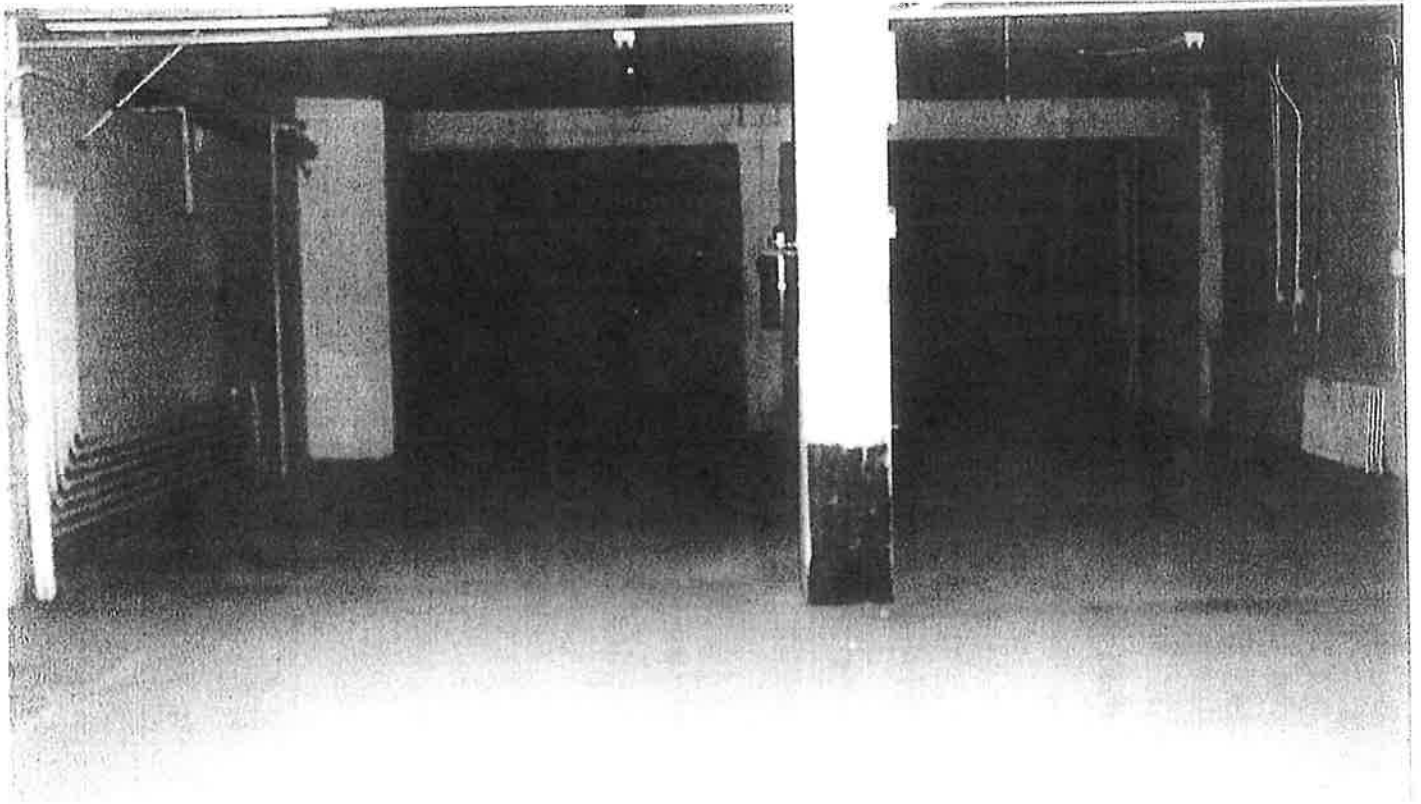
Metal parts storage



Interior fabrication shop



First floor of "office" building



2nd floor of "office" building



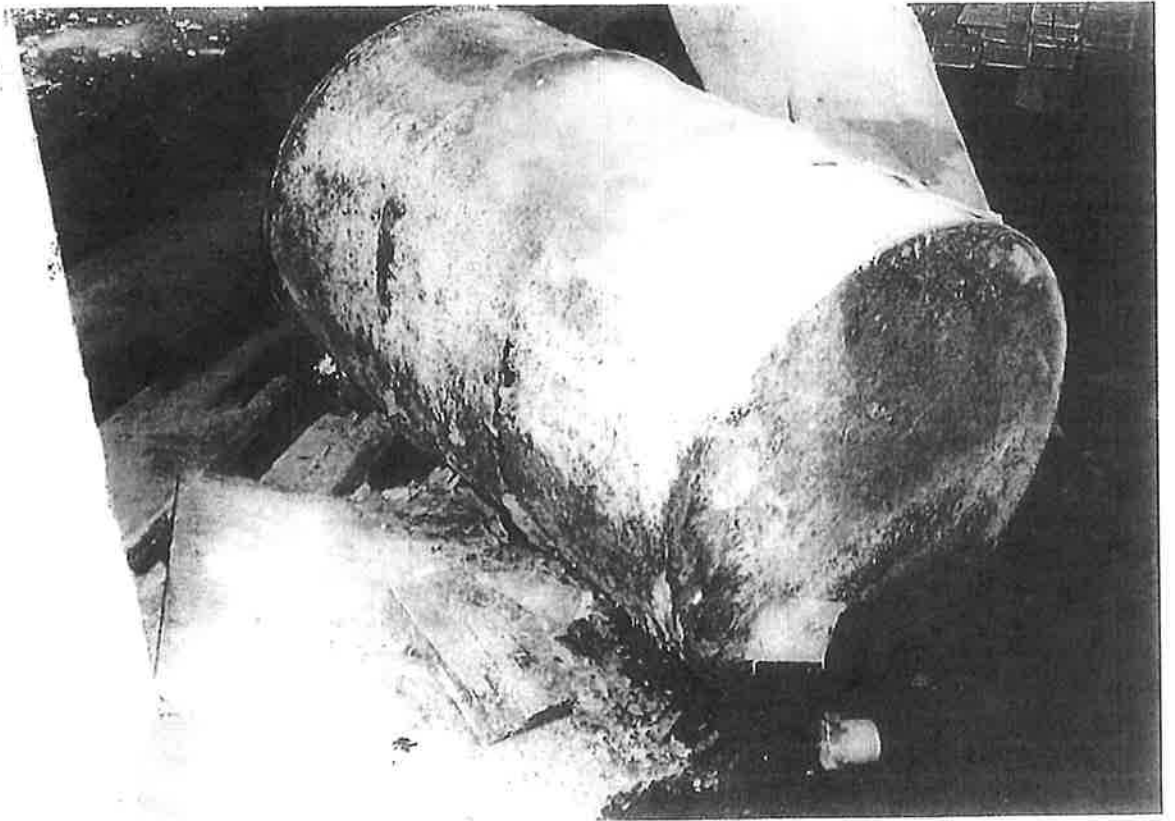
Third floor of "office" building



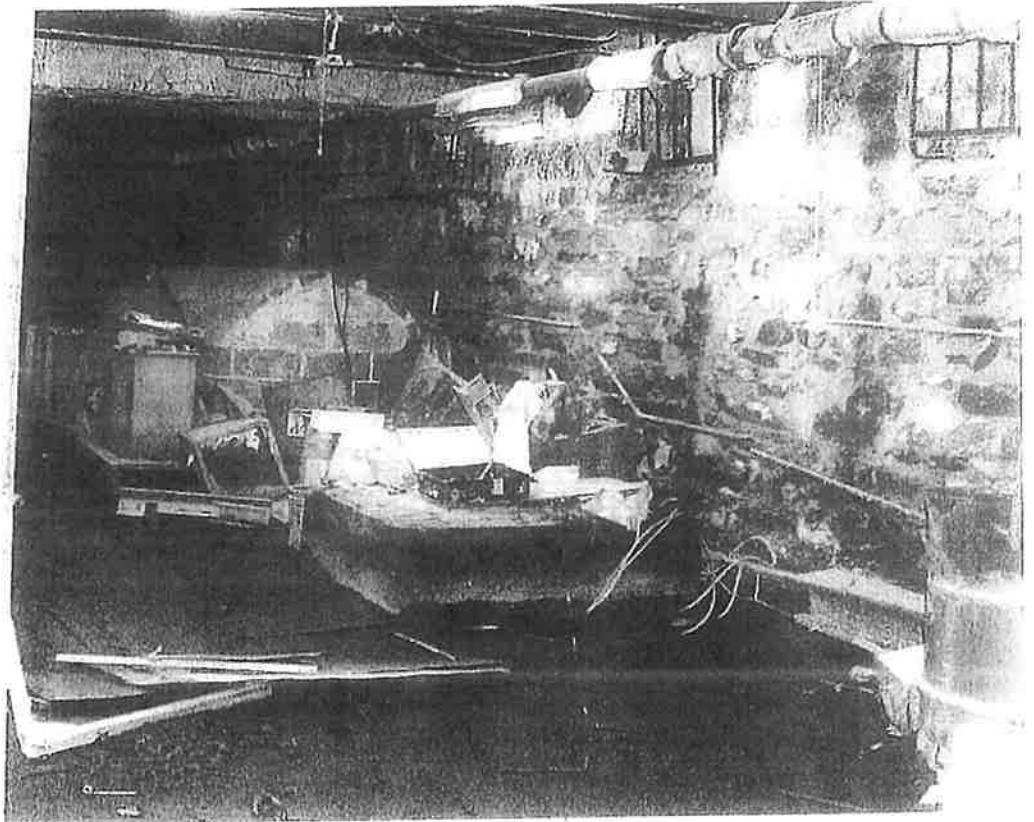
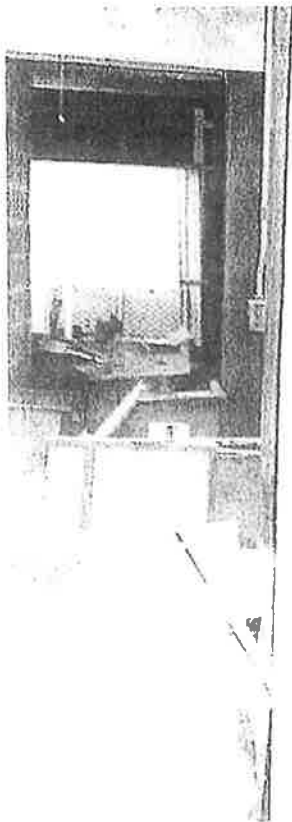
Drums in basement of "office building



Pipes in basement

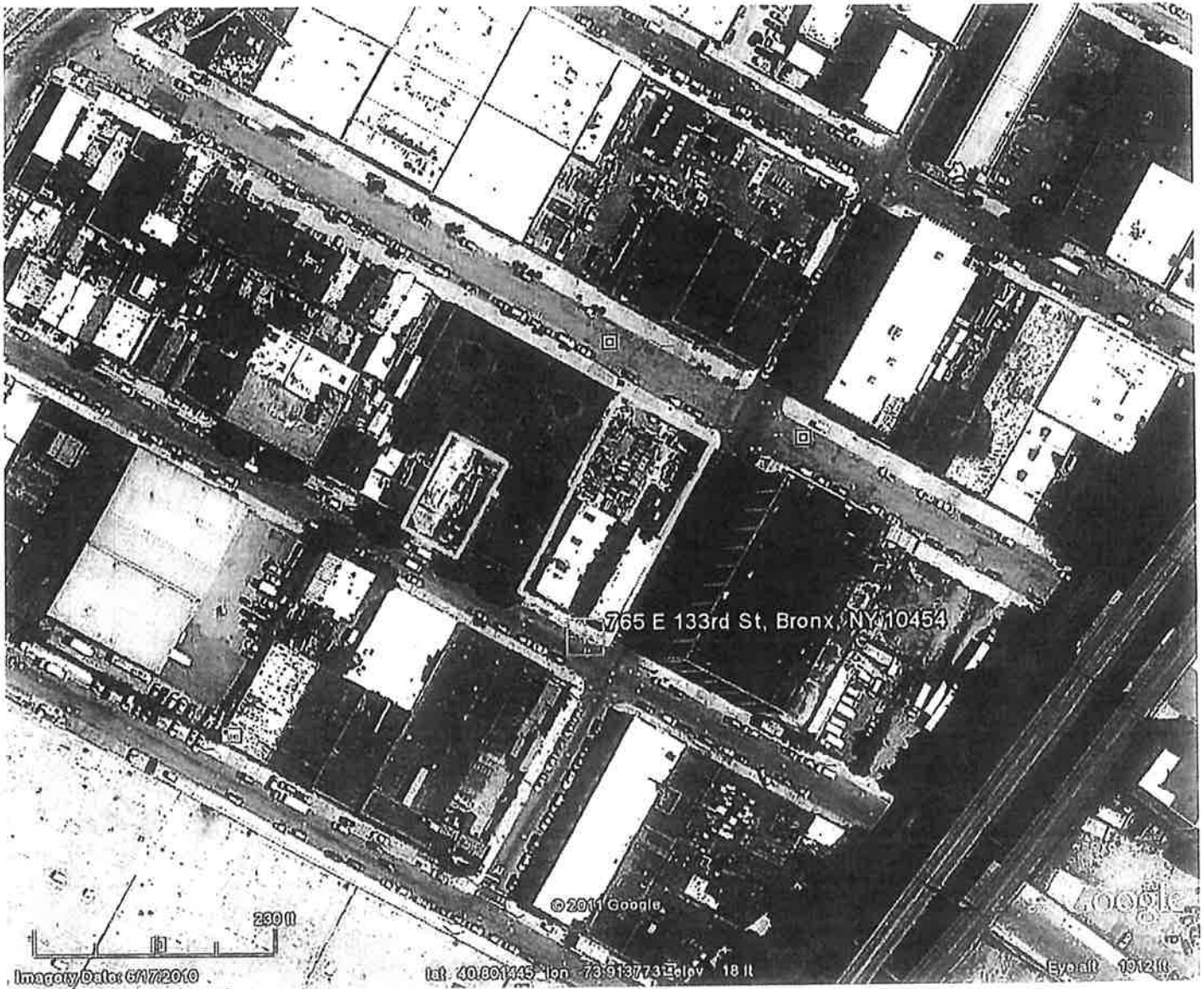


Drum in basement



Basement of "office" building

16.3 Recent Aerial Photographs



765 E 133rd St, Bronx, NY 10454

© 2011 Google

Google

239 ft
Imagery Date: 6/17/2010

lat: 40.80145 lon: -73.91373 Elev: 18 ft

Elev: 1912 ft



765 E 133rd St, Bronx, NY 10454

©2010 Google

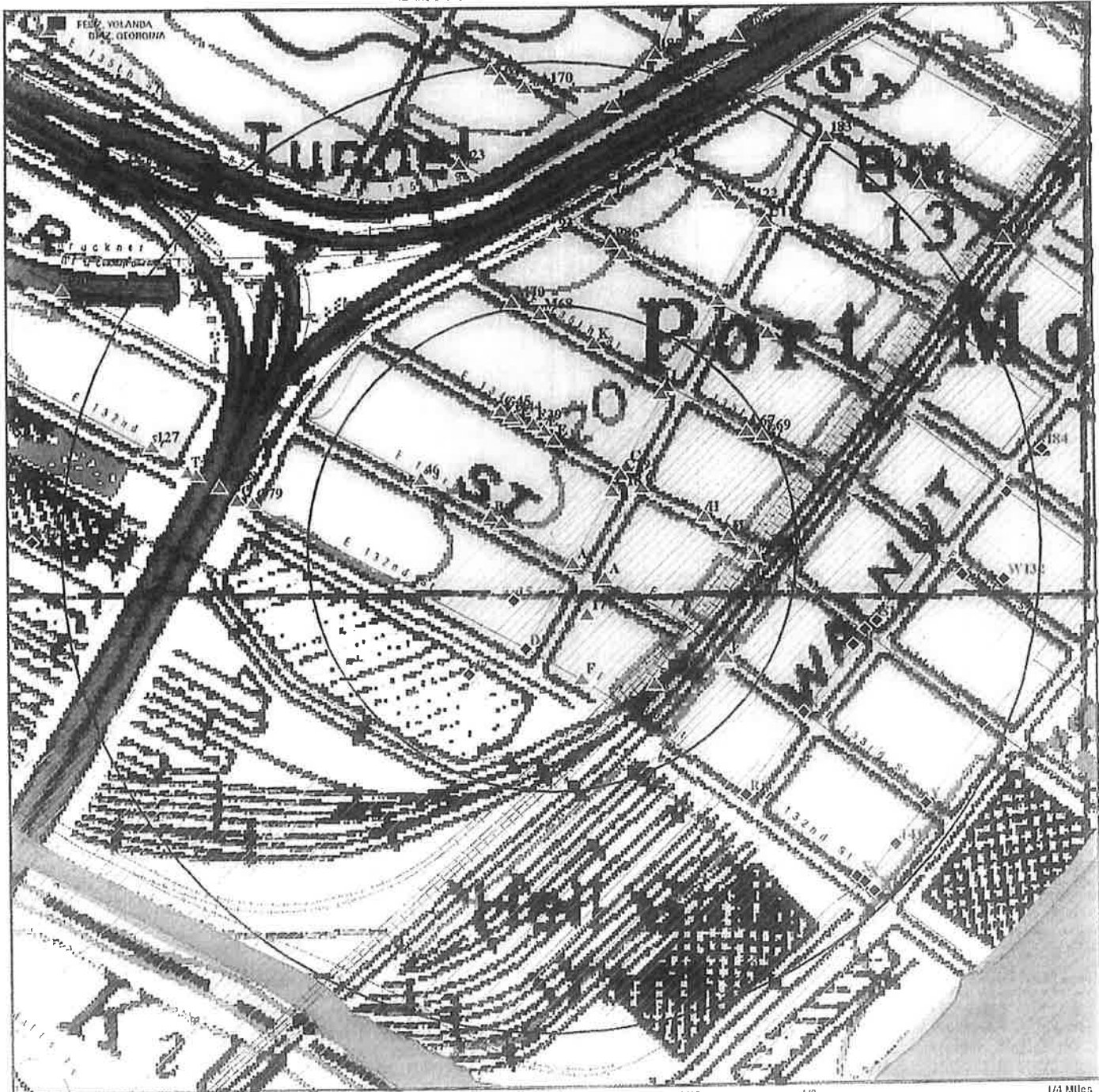
Imagery Date: 6/17/2010

lat 40.801029° lon -73.912868° elev. 18 ft

Eye alt 3305 ft

16.4 Recent Topographical Map

DETAIL MAP - 3097859.2s



Target Property

• Sites at elevations higher than or equal to the target property

◊ Sites at elevations lower than the target property

A Manufactured Gas Plants

⚡ Sensitive Receptors

□ National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

County Boundary

Oil & Gas pipelines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 765 East 133rd Street
 ADDRESS: 765 East 133rd Street
 Bronx NY 10454
 LAT/LONG: 40.8011 / 73.9139

CLIENT: Omega Environmental Services
 CONTACT: David Ekstrand
 INQUIRY #: 3097859.2s
 DATE: June 16, 2011 4:35 pm

16.5 Historical Records (Sanborn Maps, City Directory)

765 East 133rd Street
765 East 133rd Street
Bronx, NY 10454

Inquiry Number: 3097859.3
June 17, 2011



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

6/17/11

Site Name:

765 East 133rd Street
765 East 133rd Street
Bronx, NY 10454

Client Name:

Omega Environmental Services
280 Huyler Street
South Hackensack, NJ 07606



EDR Inquiry # 3097859.3

Contact: David Ekstrand

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Certified Sanborn Results:

Site Name: 765 East 133rd Street
Address: 765 East 133rd Street
City, State, Zip: Bronx, NY 10454
Cross Street:
P.O. # NA
Project: 11-1202
Certification # C467-4EE8-ABD9



Sanborn® Library search results
Certification # C467-4EE8-ABD9

Maps Provided:

| | | | | | |
|------|------|------|------|------|------|
| 2007 | 2001 | 1992 | 1980 | 1947 | 1891 |
| 2006 | 1998 | 1991 | 1978 | 1946 | |
| 2005 | 1996 | 1989 | 1977 | 1944 | |
| 2004 | 1995 | 1986 | 1969 | 1935 | |
| 2003 | 1994 | 1984 | 1968 | 1928 | |
| 2002 | 1993 | 1981 | 1951 | 1908 | |

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

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Sanborn Sheet Thumbnails

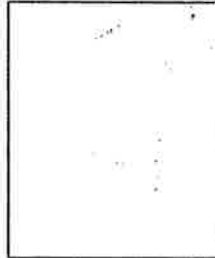
This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



2007 Source Sheets



Volume 9S, Sheet 7



Volume 9S, Sheet 8



Volume 9S, Sheet 19



Volume 9S, Sheet 21

2006 Source Sheets



Volume 9S, Sheet 7



Volume 9S, Sheet 8



Volume 9S, Sheet 19



Volume 9S, Sheet 21

2005 Source Sheets



Volume 9S, Sheet 7



Volume 9S, Sheet 19



Volume 9S, Sheet 21



Volume 9S, Sheet 8

2004 Source Sheets



Volume 9S, Sheet 7



Volume 9S, Sheet 8



Volume 9S, Sheet 19



Volume 9S, Sheet 21

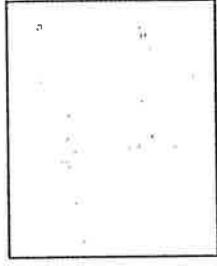
2003 Source Sheets



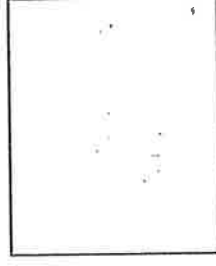
Volume 9S, Sheet 7



Volume 9S, Sheet 19



Volume 9S, Sheet 21

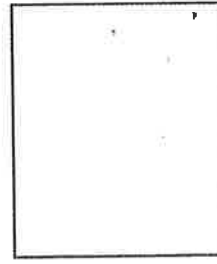


Volume 9S, Sheet 8

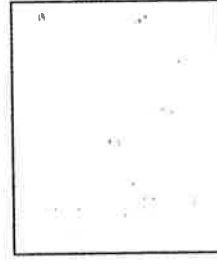
2002 Source Sheets



Volume 9S, Sheet 7



Volume 9S, Sheet 8



Volume 9S, Sheet 19

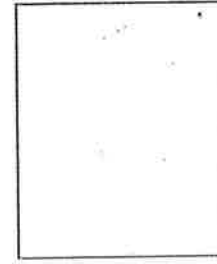


Volume 9S, Sheet 21

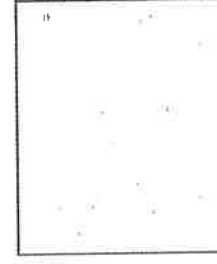
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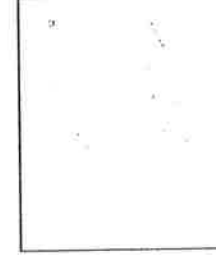
Volume 9S, Sheet 7



Volume 9S, Sheet 8



Volume 9S, Sheet 19

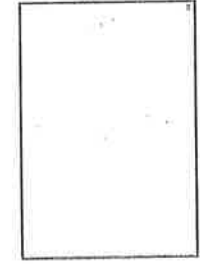


Volume 9S, Sheet 21

1998 Source Sheets



Volume 9S, Sheet 7



Volume 9S, Sheet 8



Volume 9S, Sheet 19



Volume 9S, Sheet 21

1996 Source Sheets



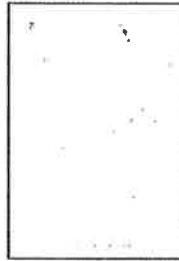
Volume 9S, Sheet 7



Volume 9S, Sheet 8



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Volume 9S, Sheet 21

1995 Source Sheets



Volume 9S, Sheet 21



Volume 9S, Sheet 7



Volume 9S, Sheet 8



Volume 9S, Sheet 19

1994 Source Sheets



Volume 9S, Sheet 21



Volume 9S, Sheet 7



Volume 9S, Sheet 8

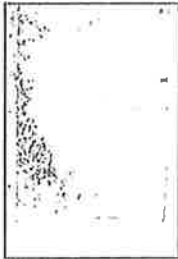


Volume 9S, Sheet 19

1993 Source Sheets



Volume 9S, Sheet 7



Volume 9S, Sheet 8



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Volume 9S, Sheet 21

1992 Source Sheets



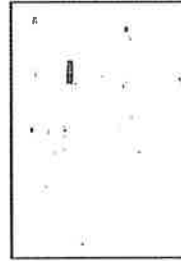
Volume 9S, Sheet 7



Volume 9S, Sheet 8



Volume 9S, Sheet 19



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1991 Source Sheets



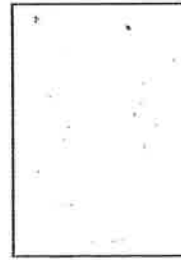
Volume 9S, Sheet 7



Volume 9S, Sheet 8



Volume 9S, Sheet 19

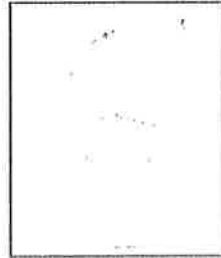


Volume 9S, Sheet 21

1989 Source Sheets



Volume 9S, Sheet 7



Volume 9S, Sheet 8



Volume 9S, Sheet 19



Volume 9S, Sheet 21

1986 Source Sheets



Volume 9S, Sheet 7



Volume 9S, Sheet 8



Volume 9S, Sheet 19



Volume 9S, Sheet 21

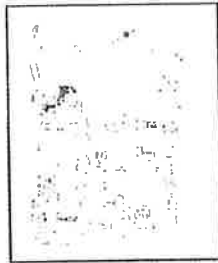
1984 Source Sheets



Volume 9S, Sheet 7



Volume 9S, Sheet 8



Volume 9S, Sheet 19



Volume 9S, Sheet 21

1981 Source Sheets



Volume 9S, Sheet 7



Volume 9S, Sheet 8



Volume 9S, Sheet 21

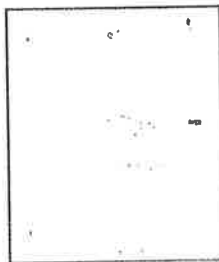


Volume 9S, Sheet 19

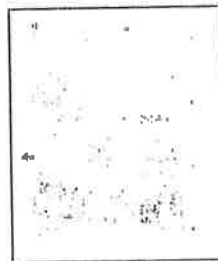
1980 Source Sheets



Volume 9S, Sheet 7



Volume 9S, Sheet 8



Volume 9S, Sheet 19



Volume 9S, Sheet 21

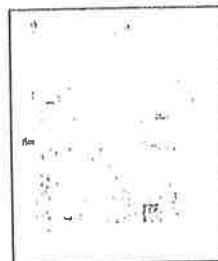
1978 Source Sheets



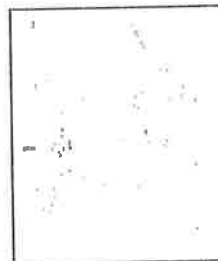
Volume 9S, Sheet 7



Volume 9S, Sheet 8



Volume 9S, Sheet 19

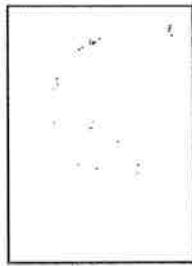


Volume 9S, Sheet 21

1977 Source Sheets



Volume 9S, Sheet 7



Volume 9S, Sheet 8

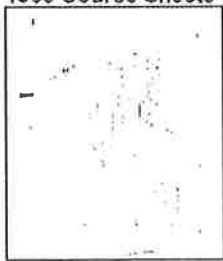


Volume 9S, Sheet 19



Volume 9S, Sheet 21

1969 Source Sheets



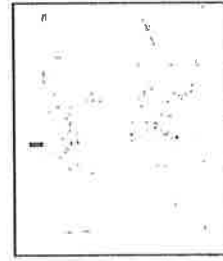
Volume 9S, Sheet 7



Volume 9S, Sheet 8

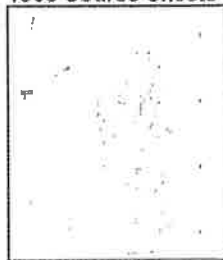


Volume 9S, Sheet 19

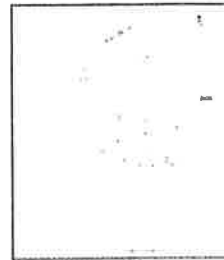


Volume 9S, Sheet 21

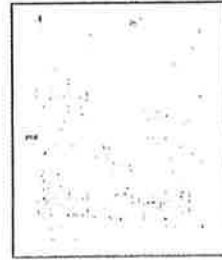
1968 Source Sheets



Volume 9S, Sheet 7



Volume 9S, Sheet 8



Volume 9S, Sheet 19

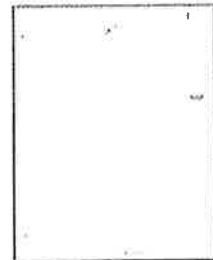


Volume 9S, Sheet 21

1951 Source Sheets



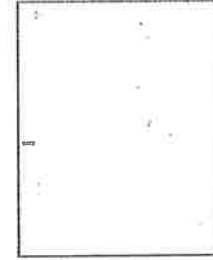
Volume 9S, Sheet 7



Volume 9S, Sheet 8



Volume 9S, Sheet 19



Volume 9S, Sheet 21

1947 Source Sheets



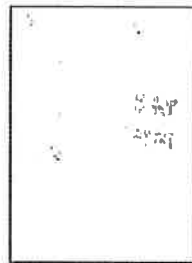
Volume 9S, Sheet 4



Volume 9S, Sheet 5



Volume 9S, Sheet 19



Volume 9S, Sheet 21

1946 Source Sheets



Volume 9, Sheet 12



Volume 9, Sheet 13



Volume 9, Sheet 17



Volume 9, Sheet 21

1944 Source Sheets



Volume 9, Sheet 12



Volume 9, Sheet 13



Volume 9, Sheet 17



Volume 9, Sheet 21

1935 Source Sheets



Volume 9, Sheet 11



Volume 9, Sheet 16



Volume 9, Sheet 20

1928 Source Sheets

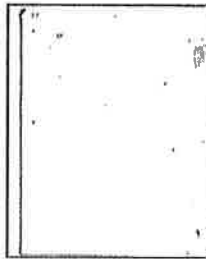


Volume Pier Maps, Sheet 29

1908 Source Sheets



Volume 9, Sheet 12

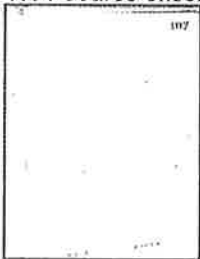


Volume 9, Sheet 17



Volume 9, Sheet 21

1891 Source Sheets



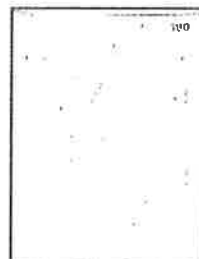
Volume 9, Sheet 107



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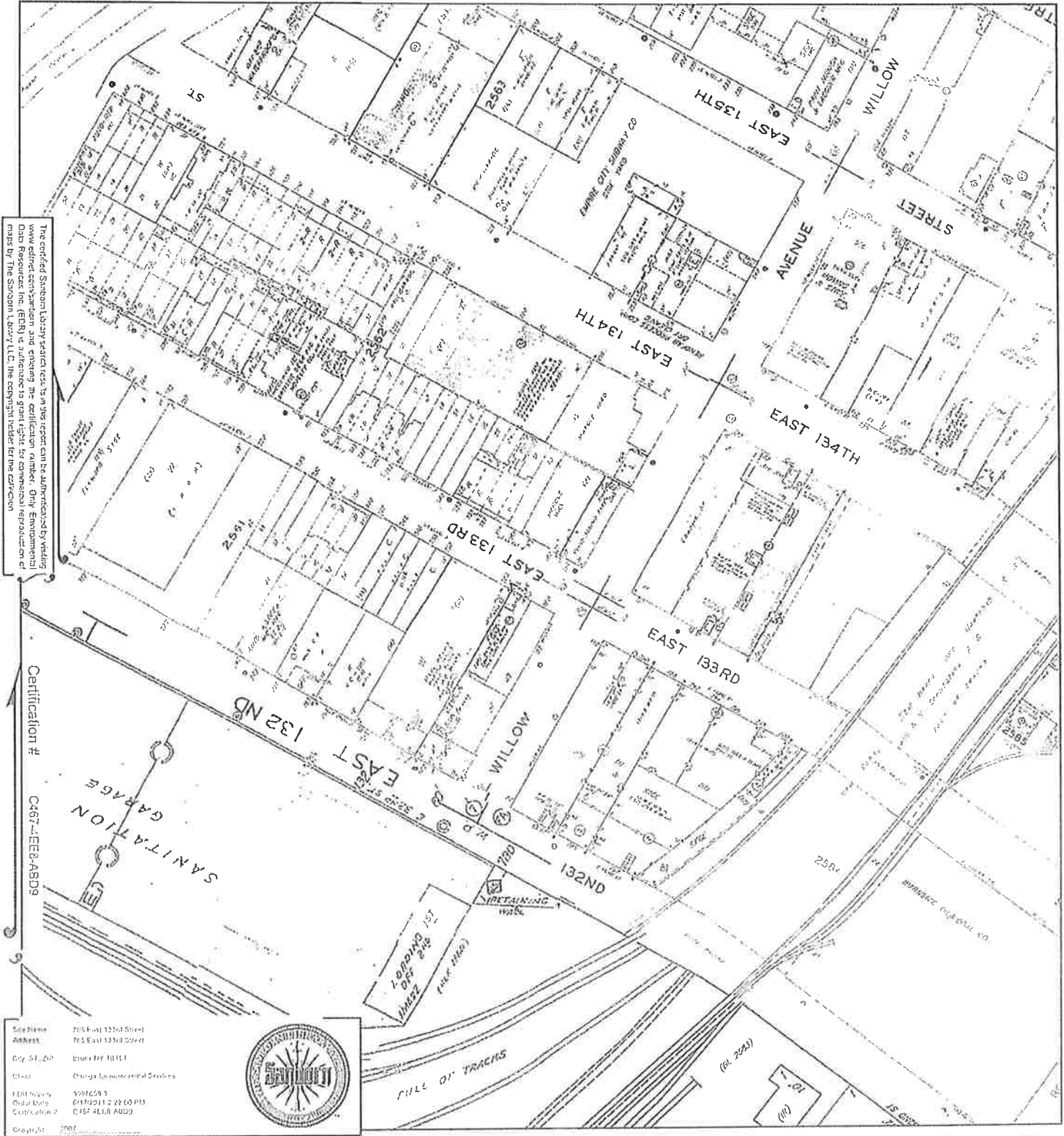


Volume 9, Sheet 189



Volume 9, Sheet 190

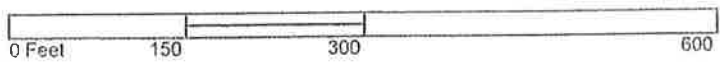
2007 Certified Sanborn Map



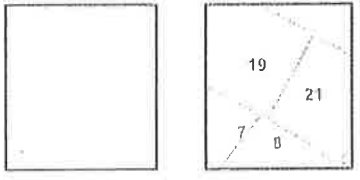
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Certification # C467-4-EEB-ASDS

Site Name: 705 East 133rd Street
 Address: 705 East 133rd Street
 City: St. Paul
 State: Chicago (Environmental Services)
 File Name: 3997629-7
 Grid Code: E4702112 22 00 P13
 Certification: C467-4-EEB-ASDS
 Date: 2007



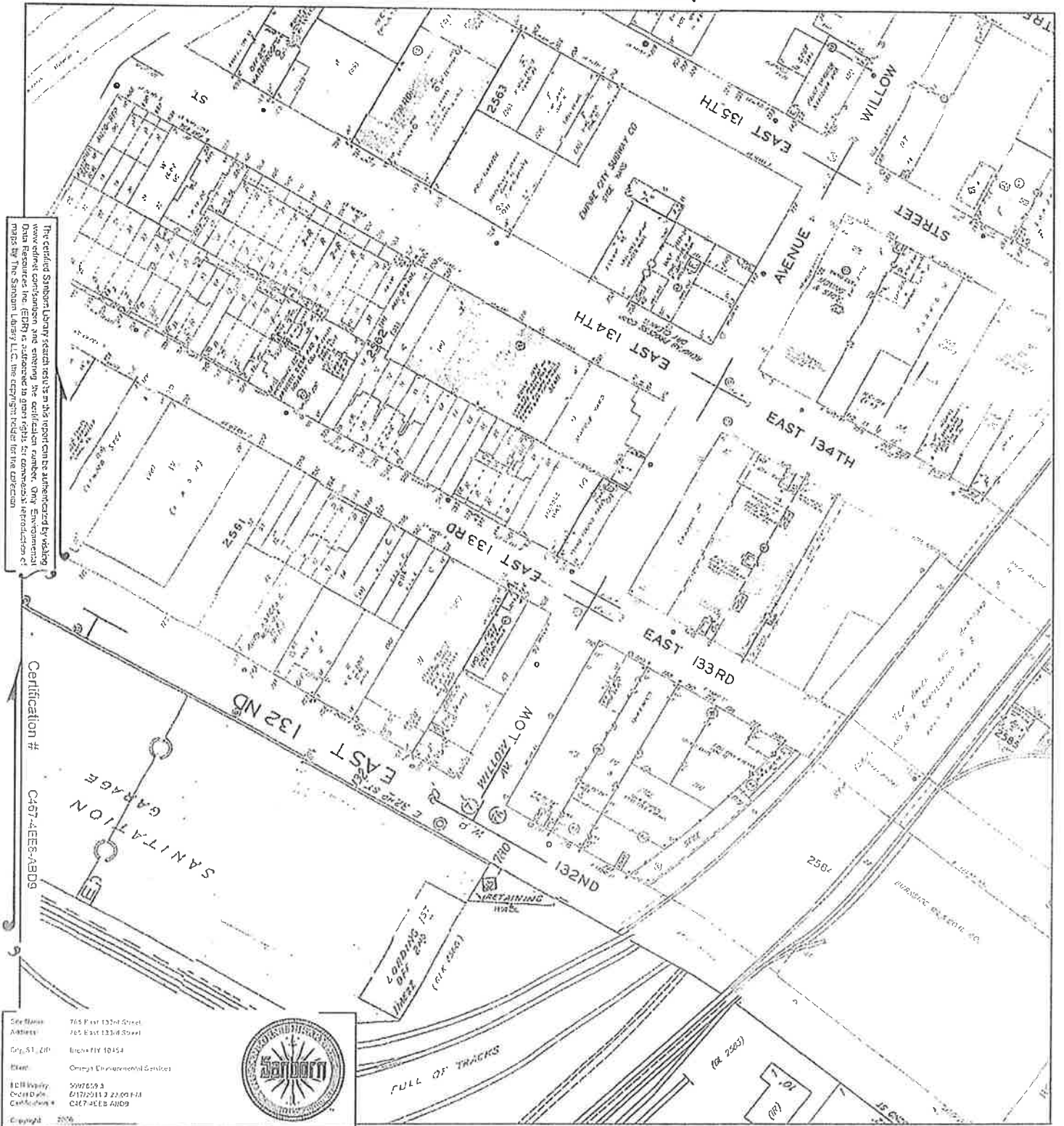
This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



- Volume 9S, Sheet 7
- Volume 9S, Sheet 0
- Volume 9S, Sheet 19
- Volume 9S, Sheet 21



2006 Certified Sanborn Map



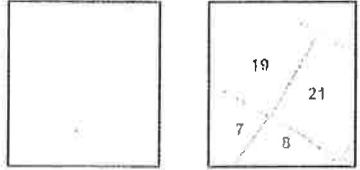
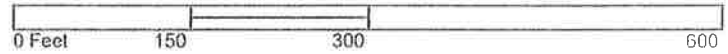
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 www.denvergov.org. The City of Denver's Environmental Services Department, City Environmental
 Data Resources Inc. (CEDRI) is also providing additional information. Only Environmental
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Certification # C467-4-EEB-A109

Site Name: 765 East 133rd Street
 Address: 765 East 133rd Street
 City, ST, ZIP: Irondale, CO 80154
 Client: Omega Environmental Services
 ICD# Inquiry: 5097859-3
 C-467-A109: E0172511.2 22/09/11
 C467-4-EEB-A109
 Copyright: 2006



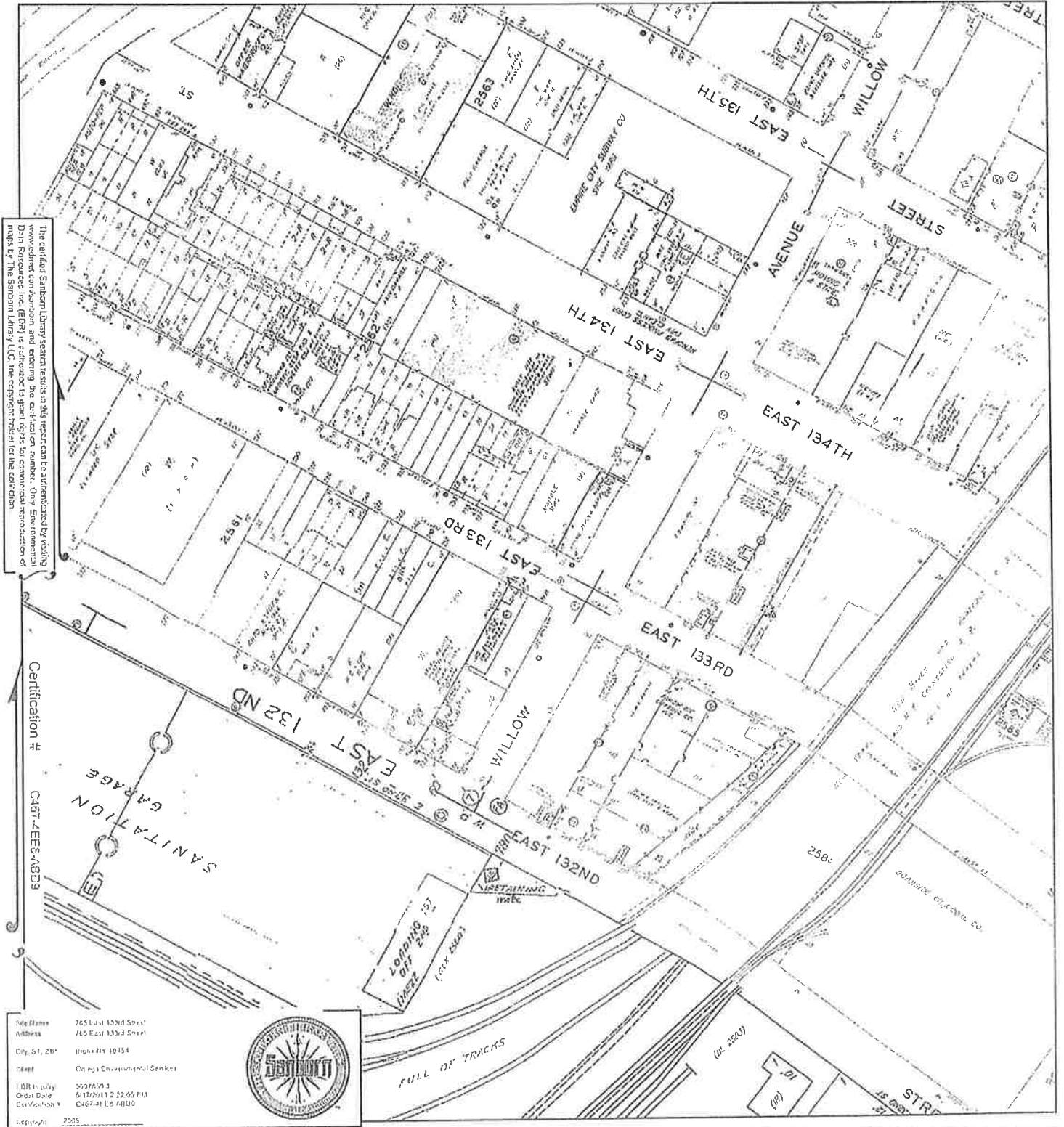
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



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- Volume 9S, Sheet 8
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- Volume 9S, Sheet 21



2005 Certified Sanborn Map



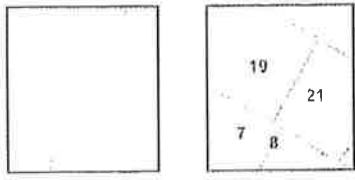
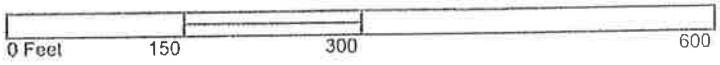
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Certification #
 CA07-4EE8-ABD9

Site Name: 765 East 133rd Street
 Address: 765 East 133rd Street
 City, St, Zip: Omaha NE 68154
 Client: Oron's Environmental Services
 EDR Inquiry: 30978593
 Order Date: 6/19/2011 2:22:55 PM
 Certification #: CA07-4EE8-ABD9
 Copyright: 2005



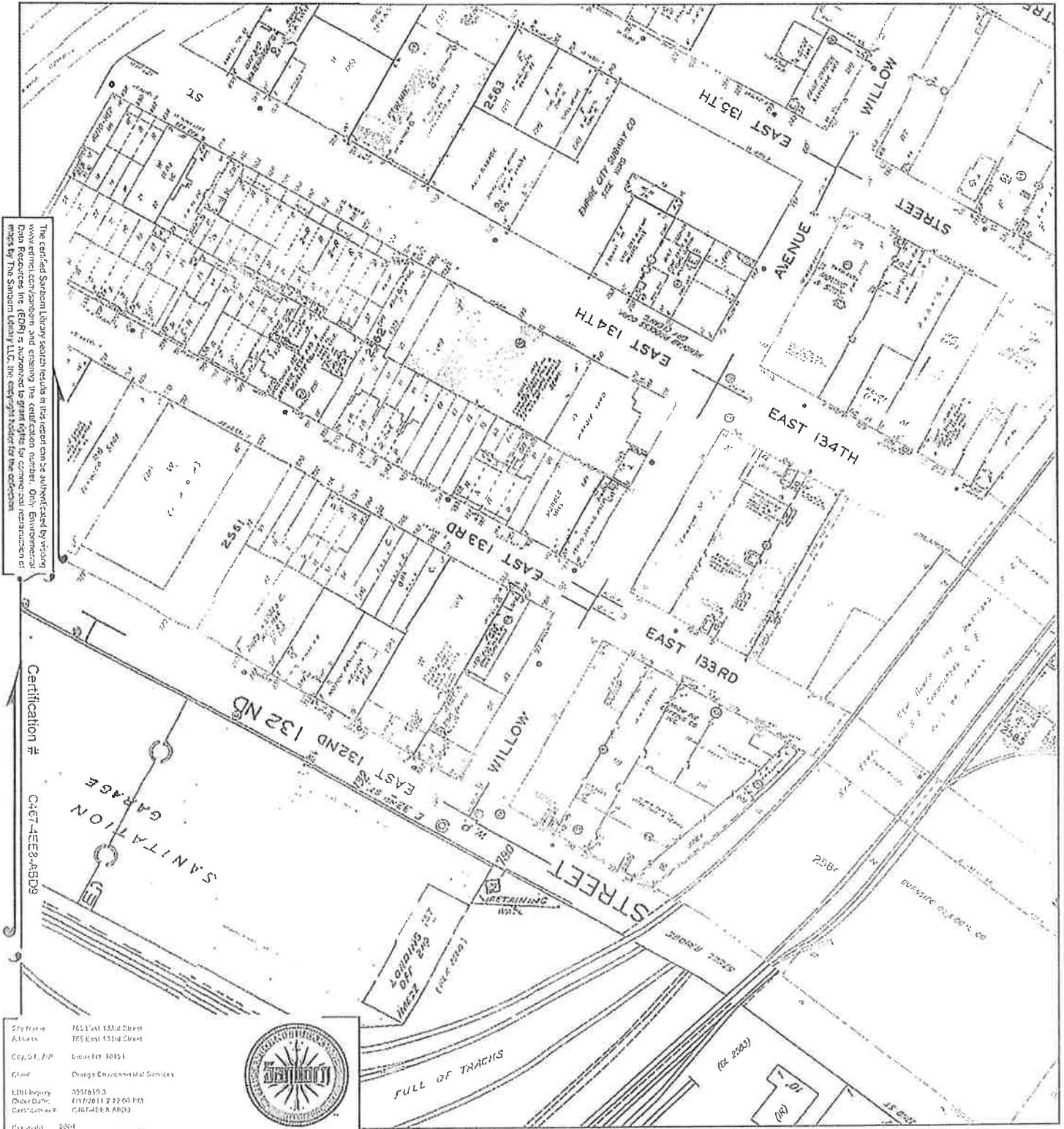
This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



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- Volume 9S, Sheet 19
- Volume 9S, Sheet 21
- Volume 9S, Sheet 8



2004 Certified Sanborn Map



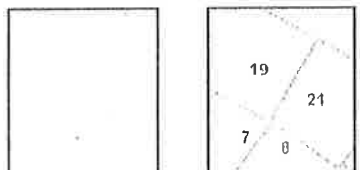
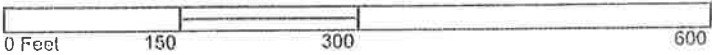
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Certification # C-674EE8-ABD9

City Name: 161 East 133rd Street
 Address: 161 East 133rd Street
 City, St., ZIP: Council Bluffs, IA 51501
 Client: Omega Environmental Services
 Est. Inquiry: 3097859-3
 Order Date: 01/20/11 2:32:00 PM
 Certificate #: C-674EE8-ABD9
 City, State, ZIP: 51501



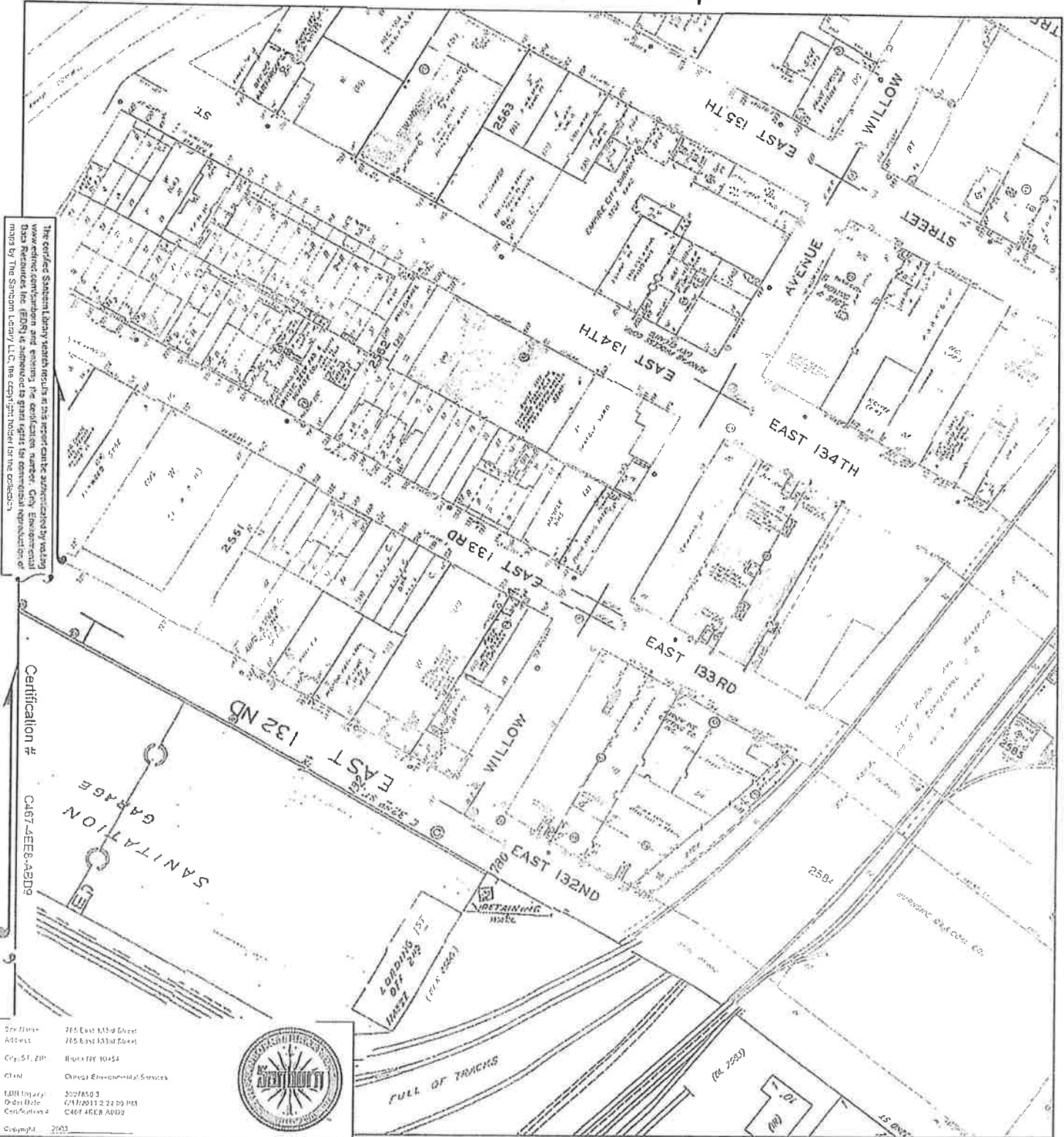
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- Volume 9S, Sheet 7
- Volume 9S, Sheet 8
- Volume 9S, Sheet 19
- Volume 9S, Sheet 21



2003 Certified Sanborn Map



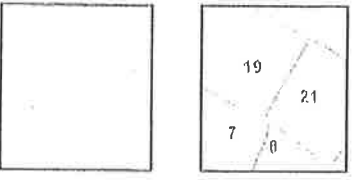
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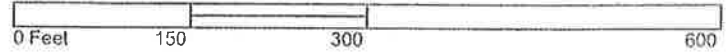
City/State: 785 East 133rd Street
 Address: 785 East 133rd Street
 City, ST, ZIP: Brook Park 10454
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 Copyright: 2003



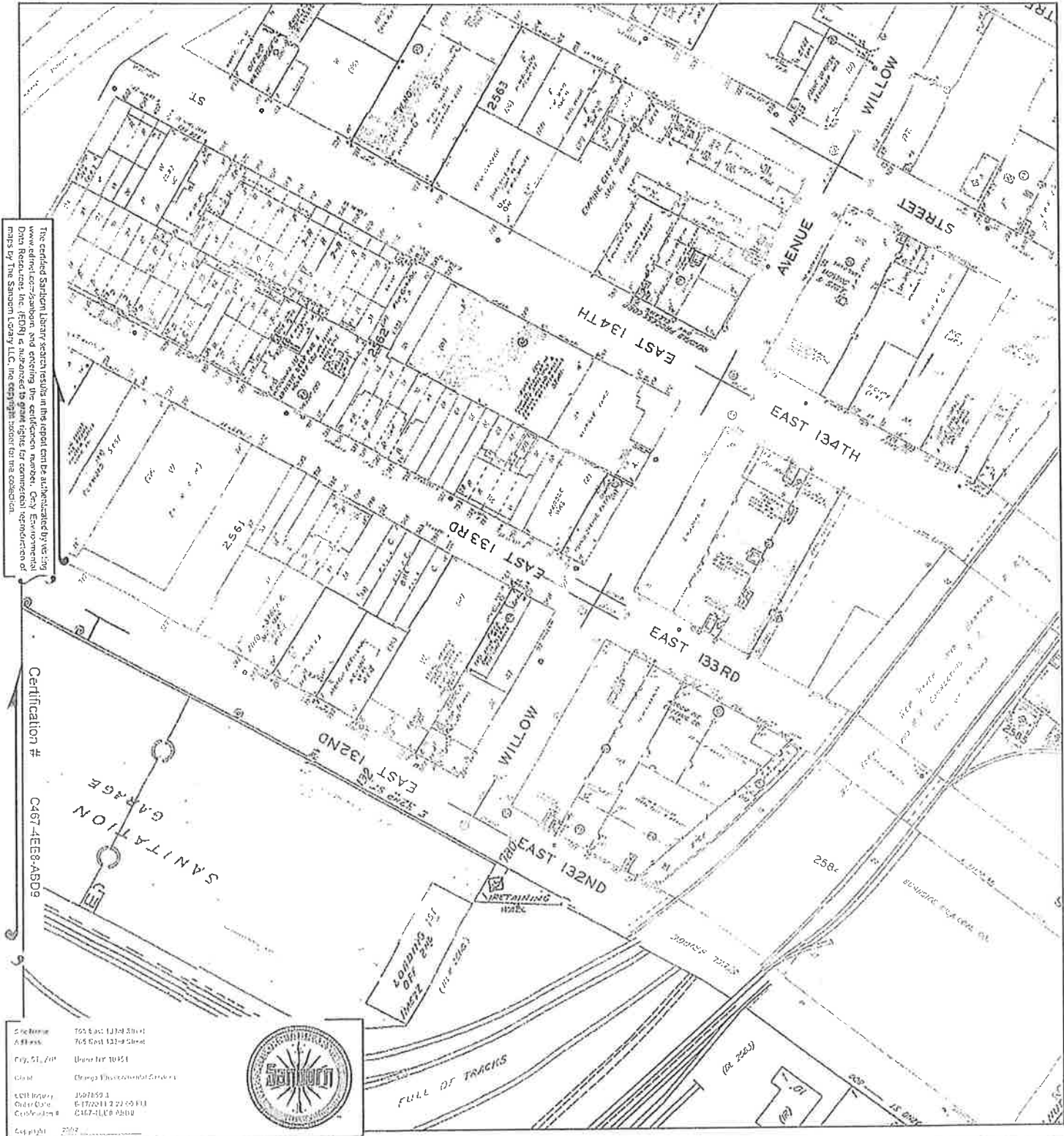
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2002 Certified Sanborn Map



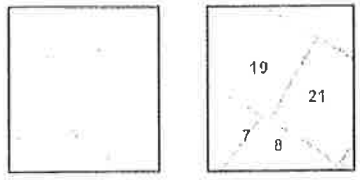
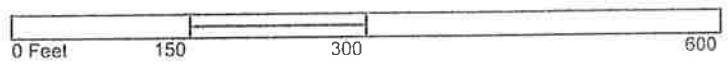
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Site Name: 765 East 133rd Street
 Address: 765 East 133rd Street
 City, St., ZIP: Waukegan, IL 60059
 Client: Chicago Environmental Center
 EDRI Inquiry: J597859.1
 Order Date: 6/17/2011 2:22:55 PM
 Certificate #: C687-4EE8-ABDS



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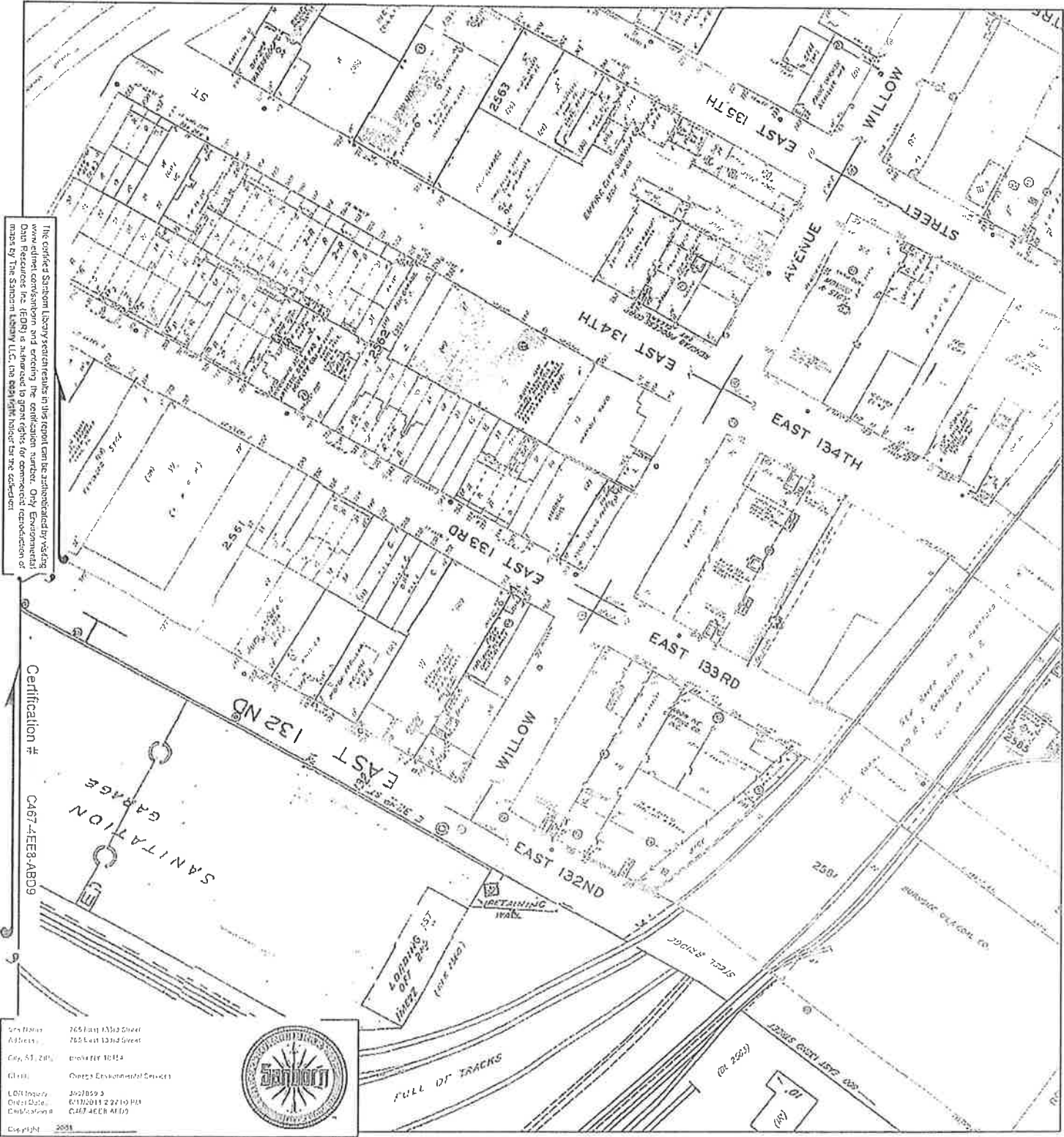


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- Volume 9S, Sheet 21



2001 Certified Sanborn Map

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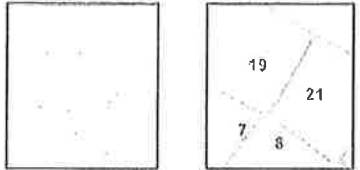
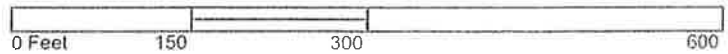


Certification # CA67-4EE8-ABD9

Map Name: 765 East 133rd Street
 Address: 765 East 133rd Street
 City, St, ZIP: Lincoln NE 68514
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 Order Date: 6/17/2015 2:27:10 PM
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 Copyright: 2001



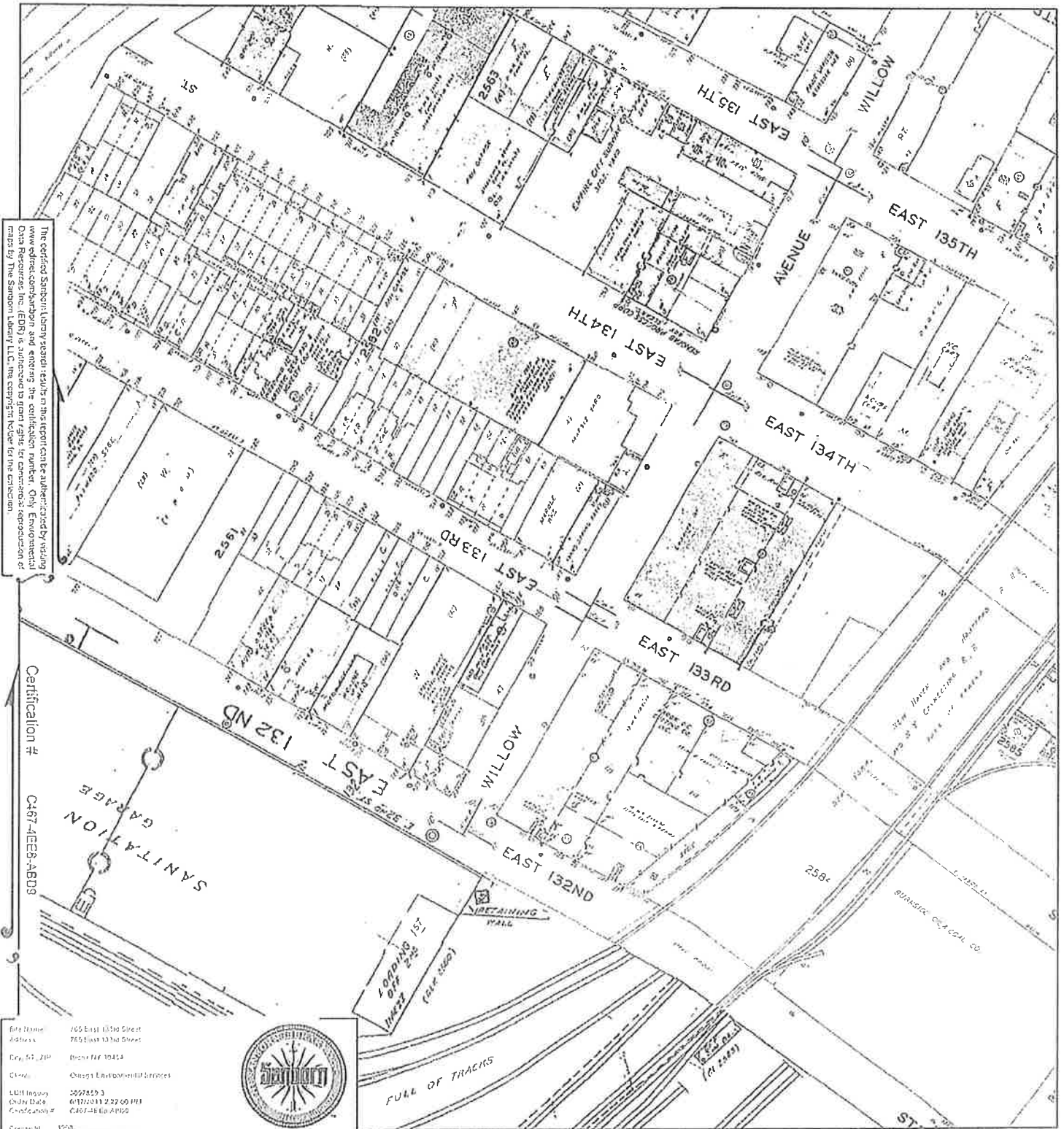
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1998 Certified Sanborn Map



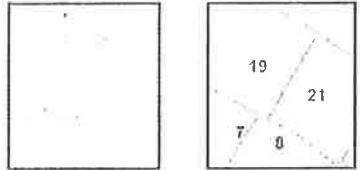
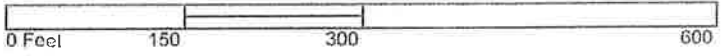
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File Name: 765 East 133rd Street
 Address: 765 East 133rd Street
 City, ST, ZIP: Irons, IA 50454
 Client: Onyiah Environmental Services
 ASH Inquiry: 20278159.3
 Online Date: 01/17/2011 2:22:00 PM
 Certification #: C467-4E to APD2
 Copyright: 2008



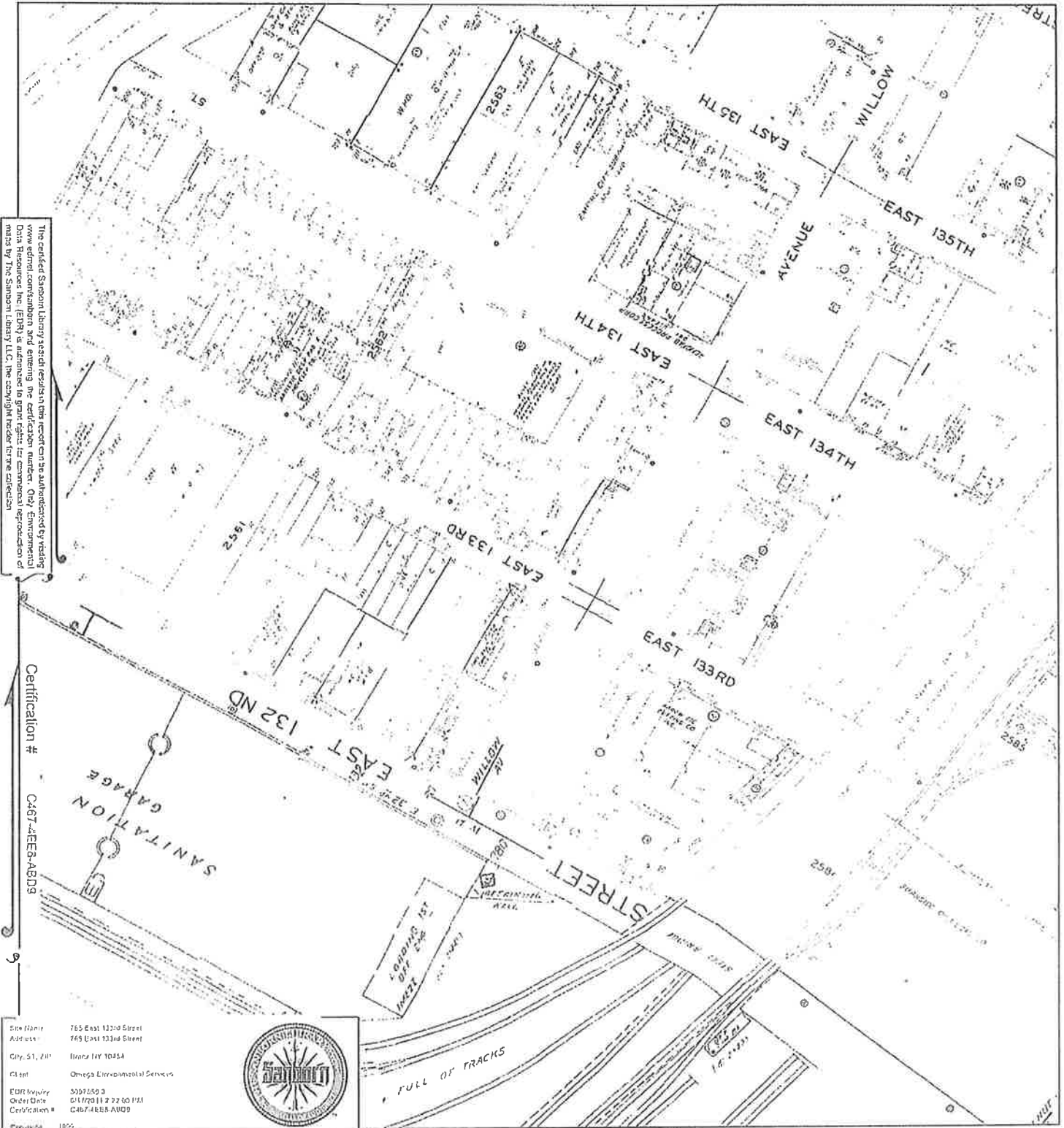
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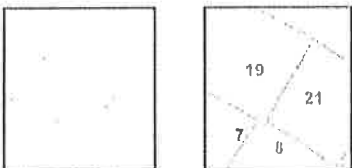
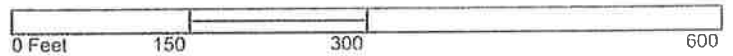
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1996 Certified Sanborn Map



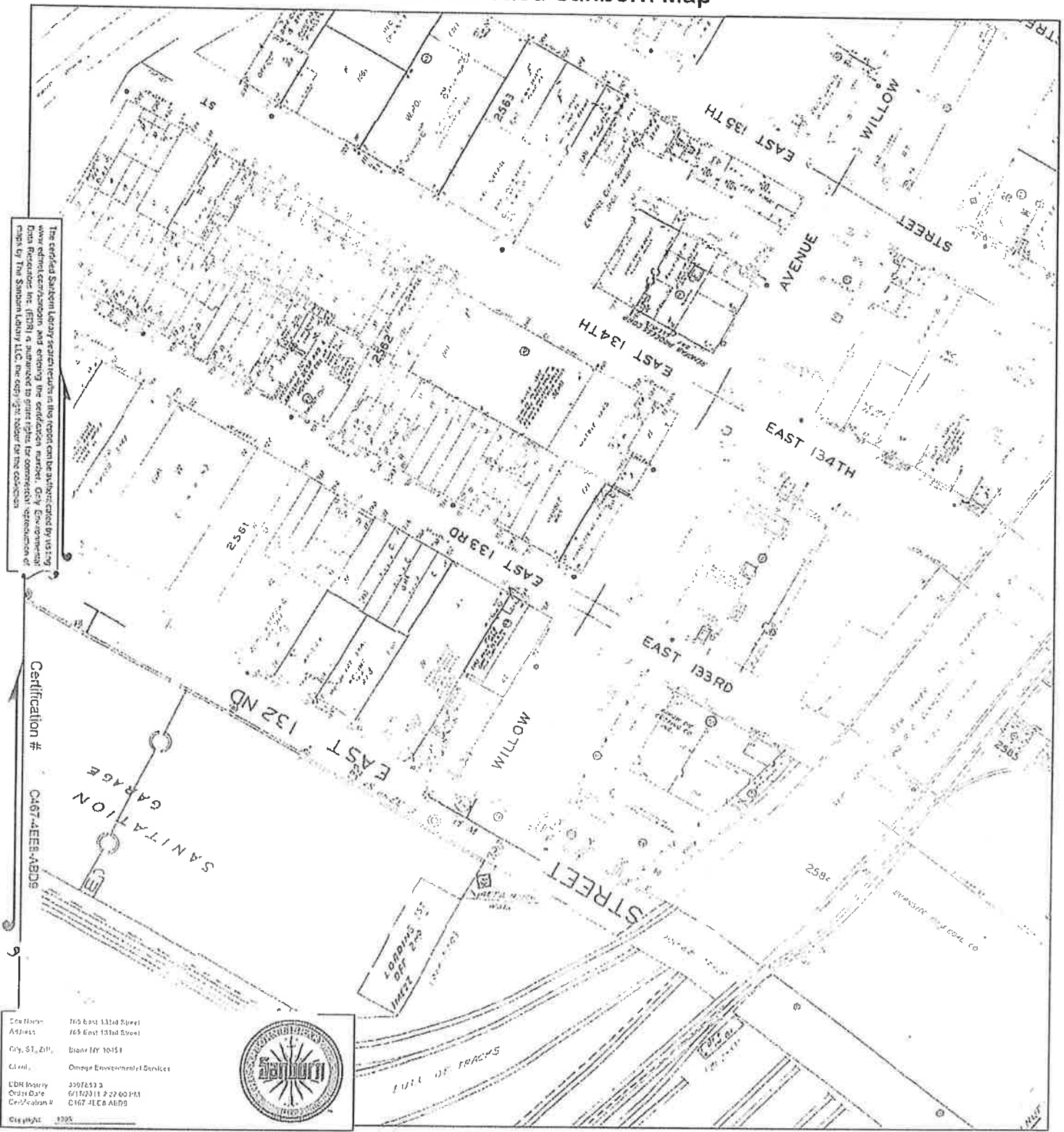
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1995 Certified Sanborn Map



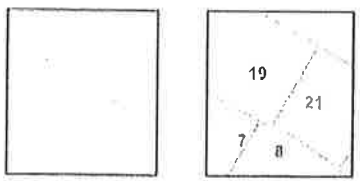
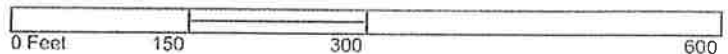
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File Name: 715 East 131st Street
Address: 165 East 131st Street
City, St, Zip: Bismarck ND 58101
Client: Omega Environmental Services
CDM Inquiry: 3307859-3
Order Date: 6/17/2011 2:22:00 PM
Certification #: C167-AEEB-ABDS
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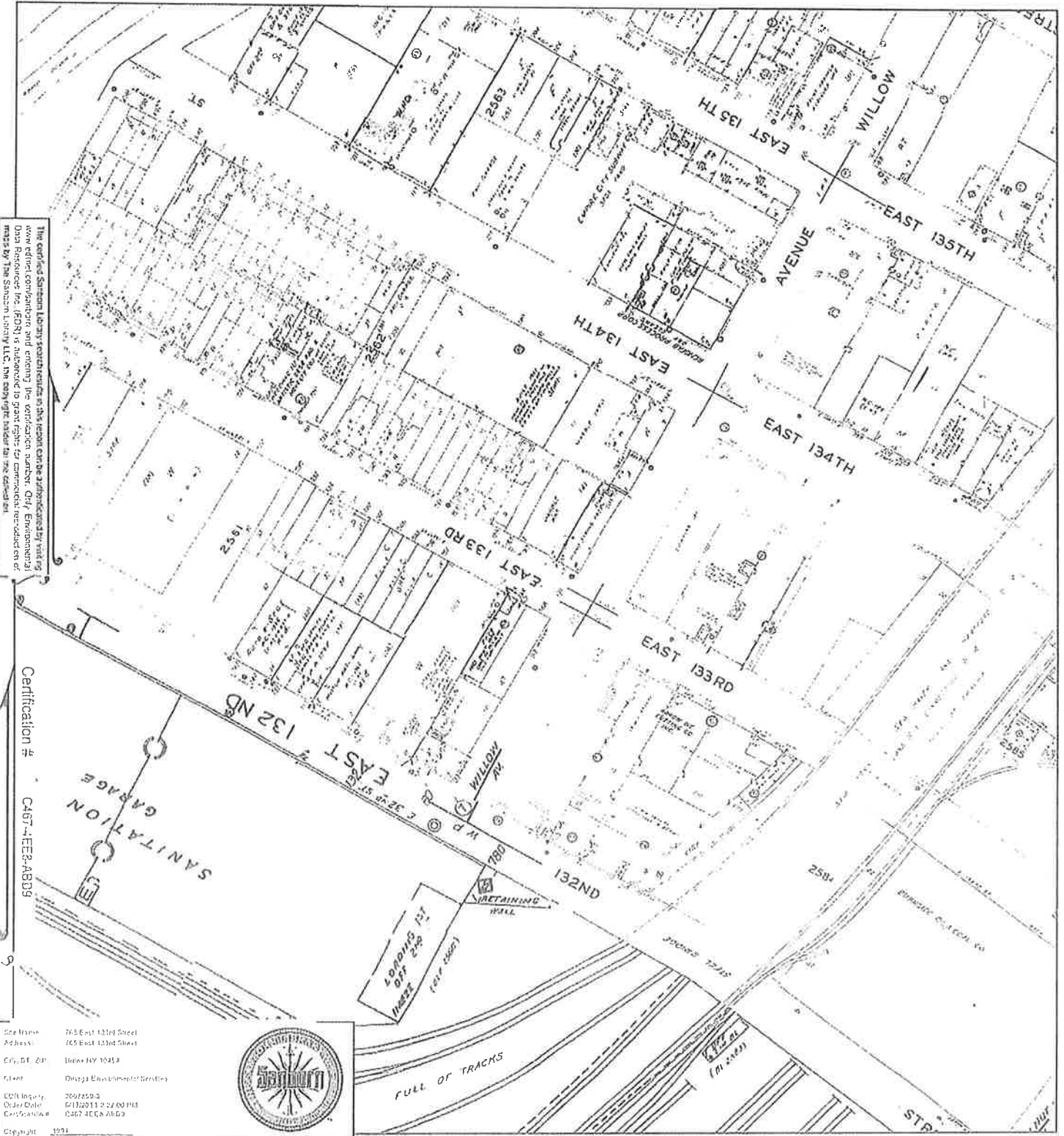
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1994 Certified Sanborn Map



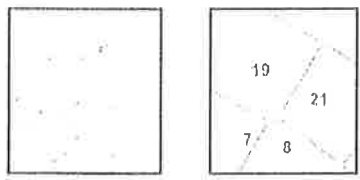
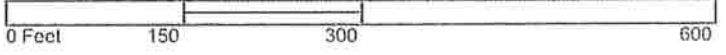
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 File No: District 14, Subdivision 1
 Date Acquired: 3/27/2013
 Order Date: 02/12/2013 2:22:00 PM
 Certificate #: 0467-3EEA-AB09



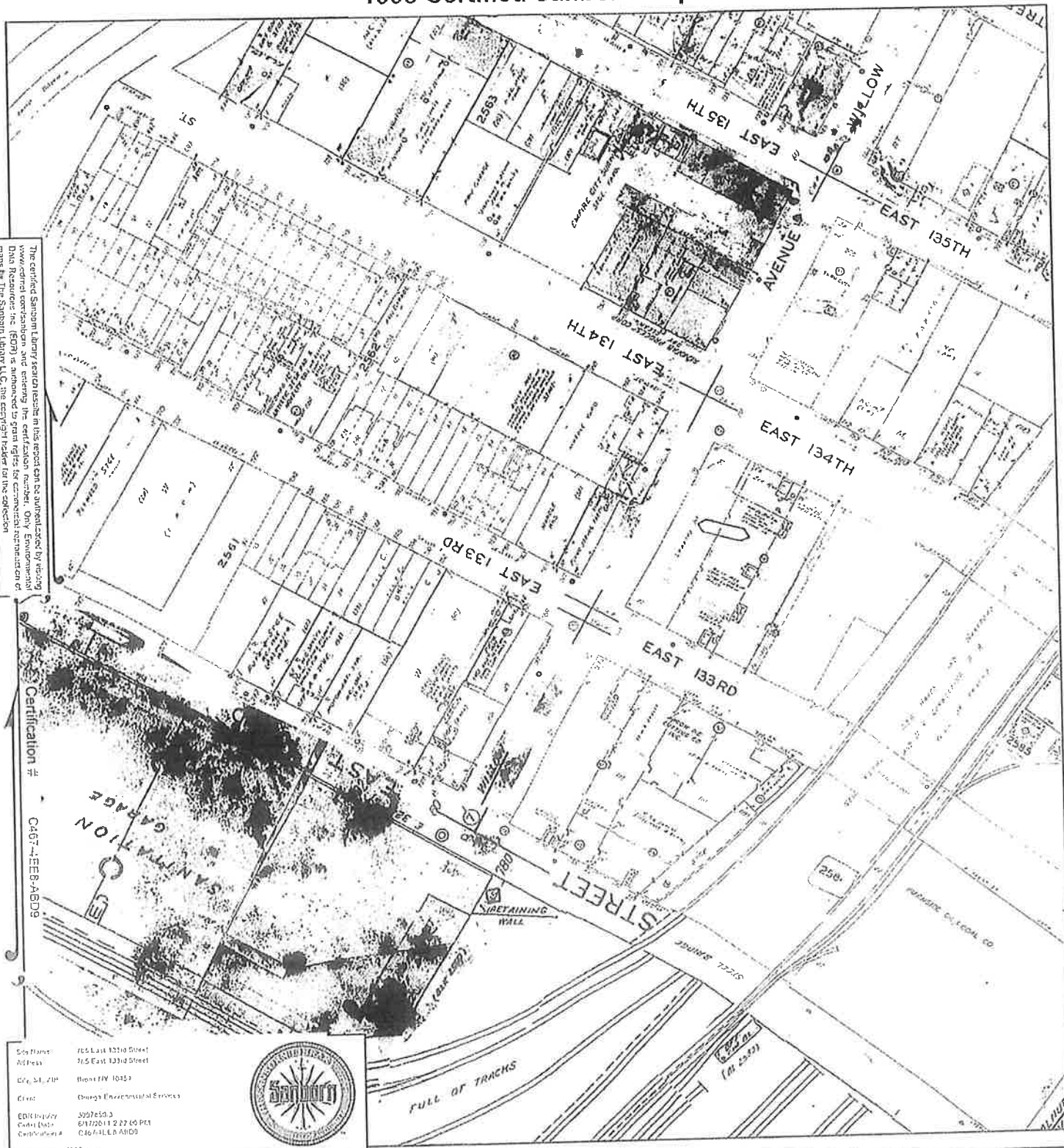
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1993 Certified Sanborn Map



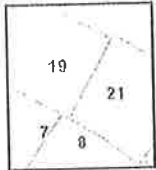
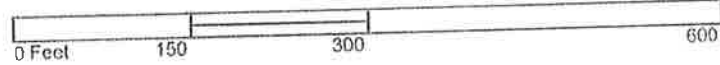
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 EDR Inquiry Code: 6172611 2 27 66 PEA
 Certificate #: C467-4EE8-ABD9
 Copyright: 1993



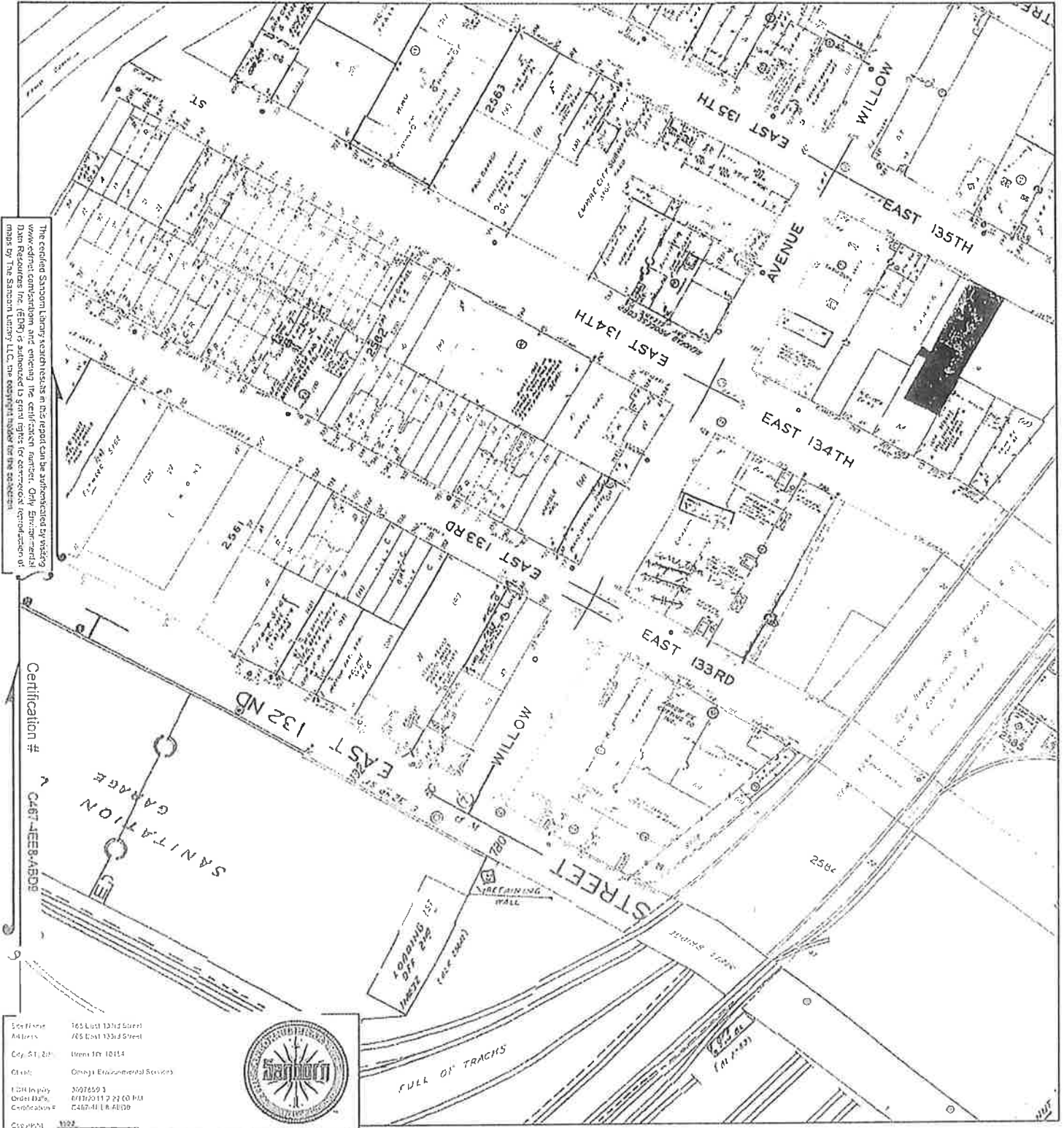
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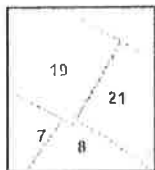
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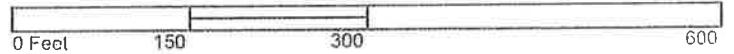
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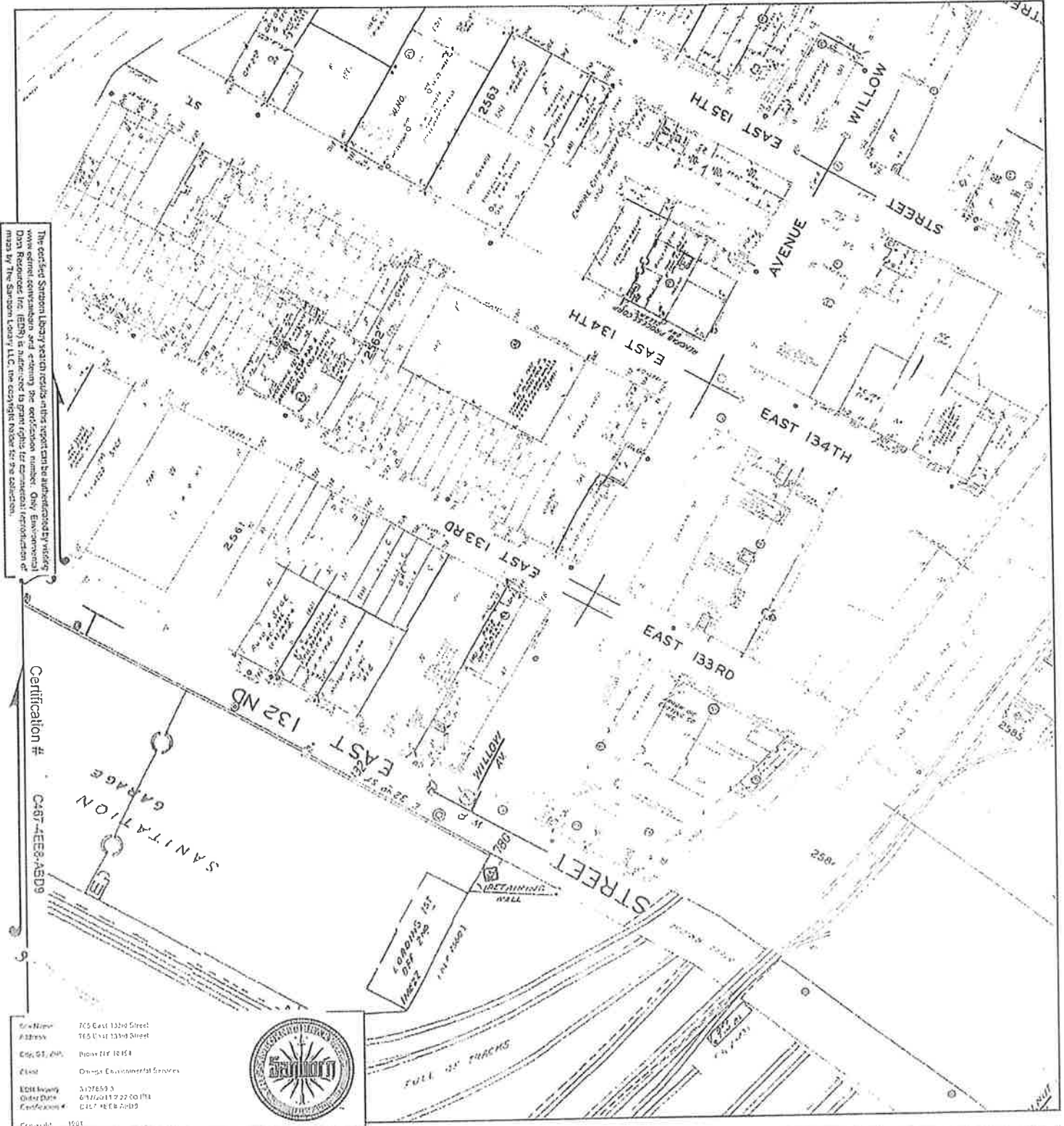
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1991 Certified Sanborn Map



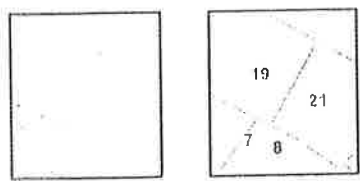
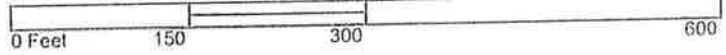
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 ECR# Property: 1107653.3
 Order Date: 6/17/2011 9:22:00 AM
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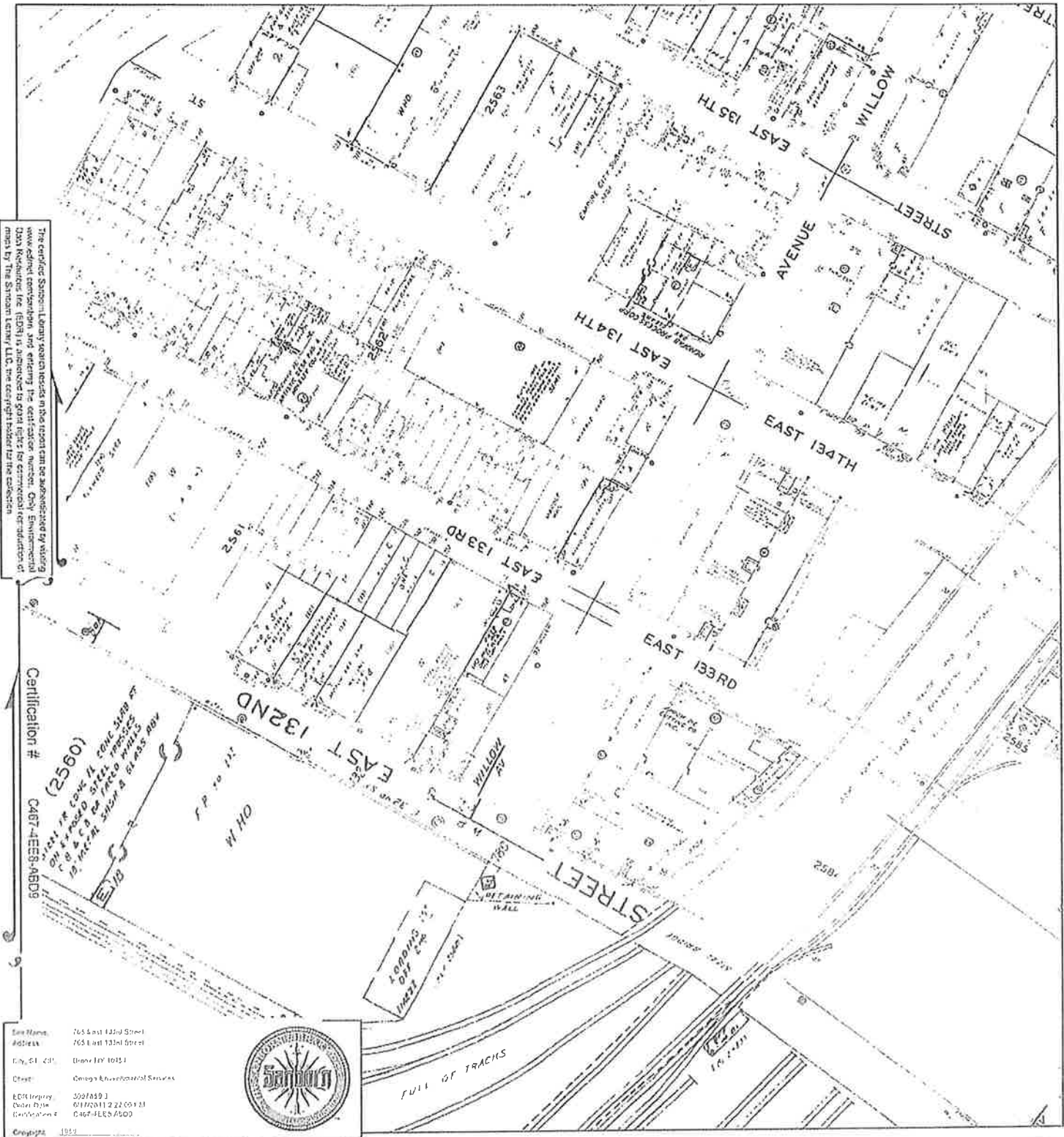
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1989 Certified Sanborn Map



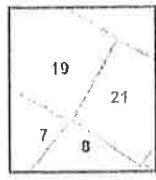
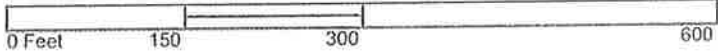
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 2560
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Line Name: 765 East 132nd Street
 Address: 765 East 132nd Street
 City, St, ZIP: Omaha NE 68154
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 EDR Inquiry: 3097859 J
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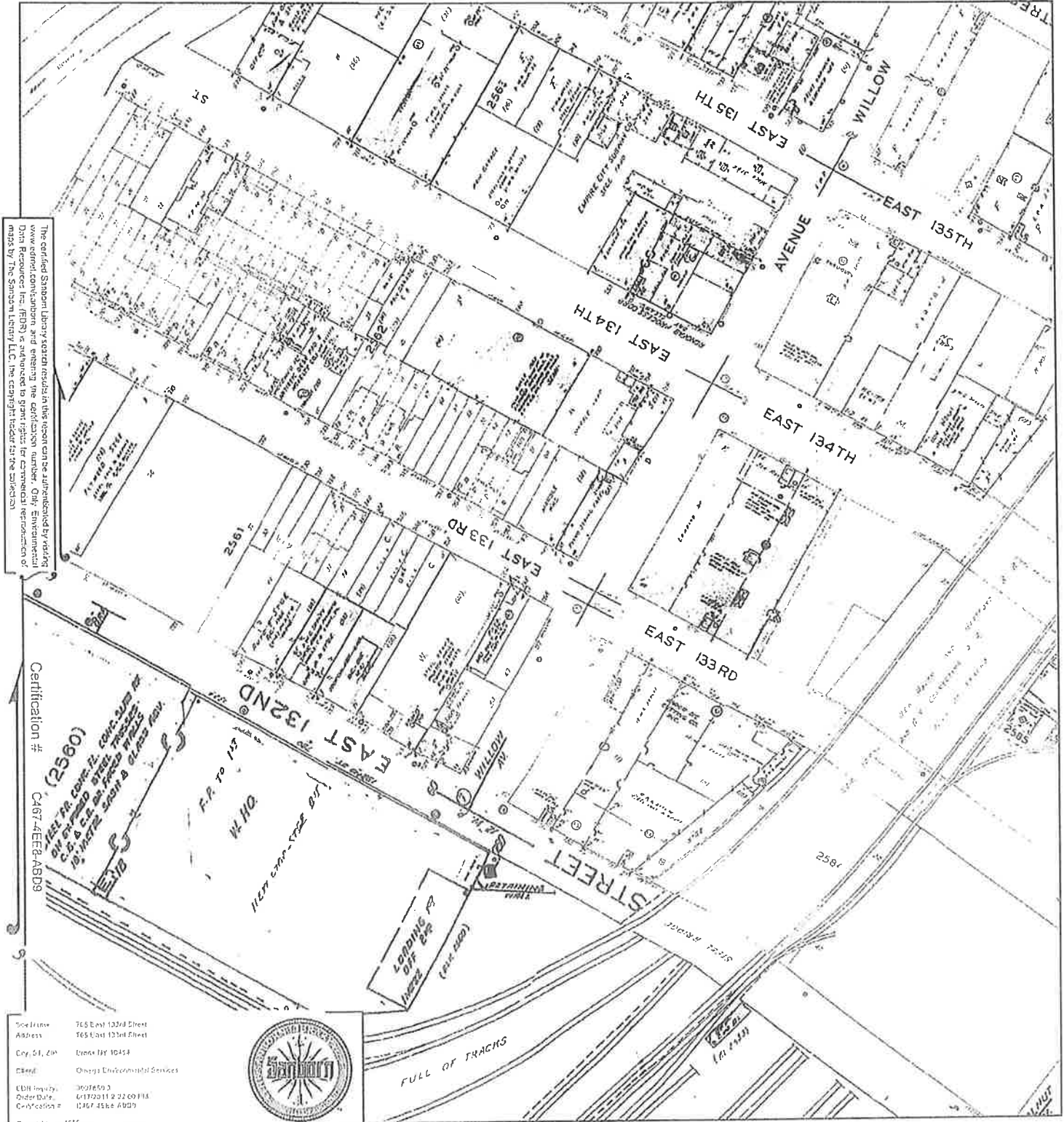
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1986 Certified Sanborn Map



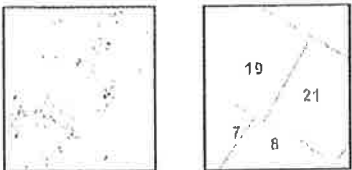
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 1157 5th - 132nd St
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 W. 110
 1157 5th - 132nd St

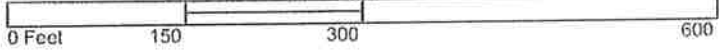
Site Name: 765 East 133rd Street
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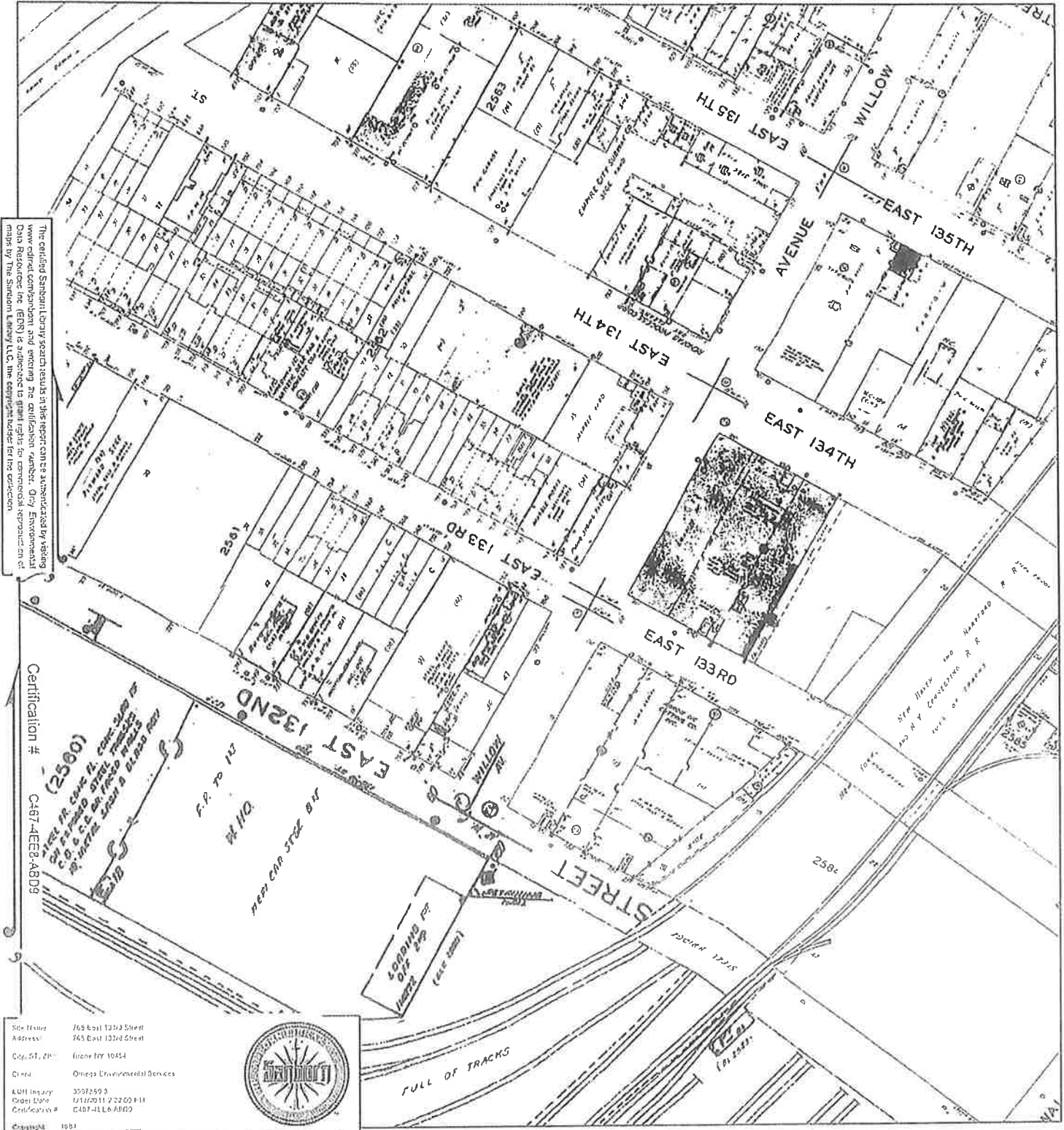
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1984 Certified Sanborn Map



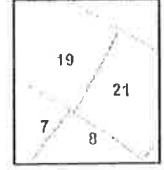
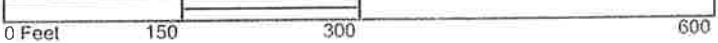
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Certification # C67-4EE8-ABD9

Site Name: 765 East 133rd Street
 Address: 765 East 133rd Street
 City, ST, ZIP: Lincoln NE 68504
 Client: Omest Environmental Services
 LHM Inquiry: 3097859-3
 Order Date: 1/11/2011 2:22:03 PM
 Certification #: C67-4EE8-ABD9
 Copyright: 1984



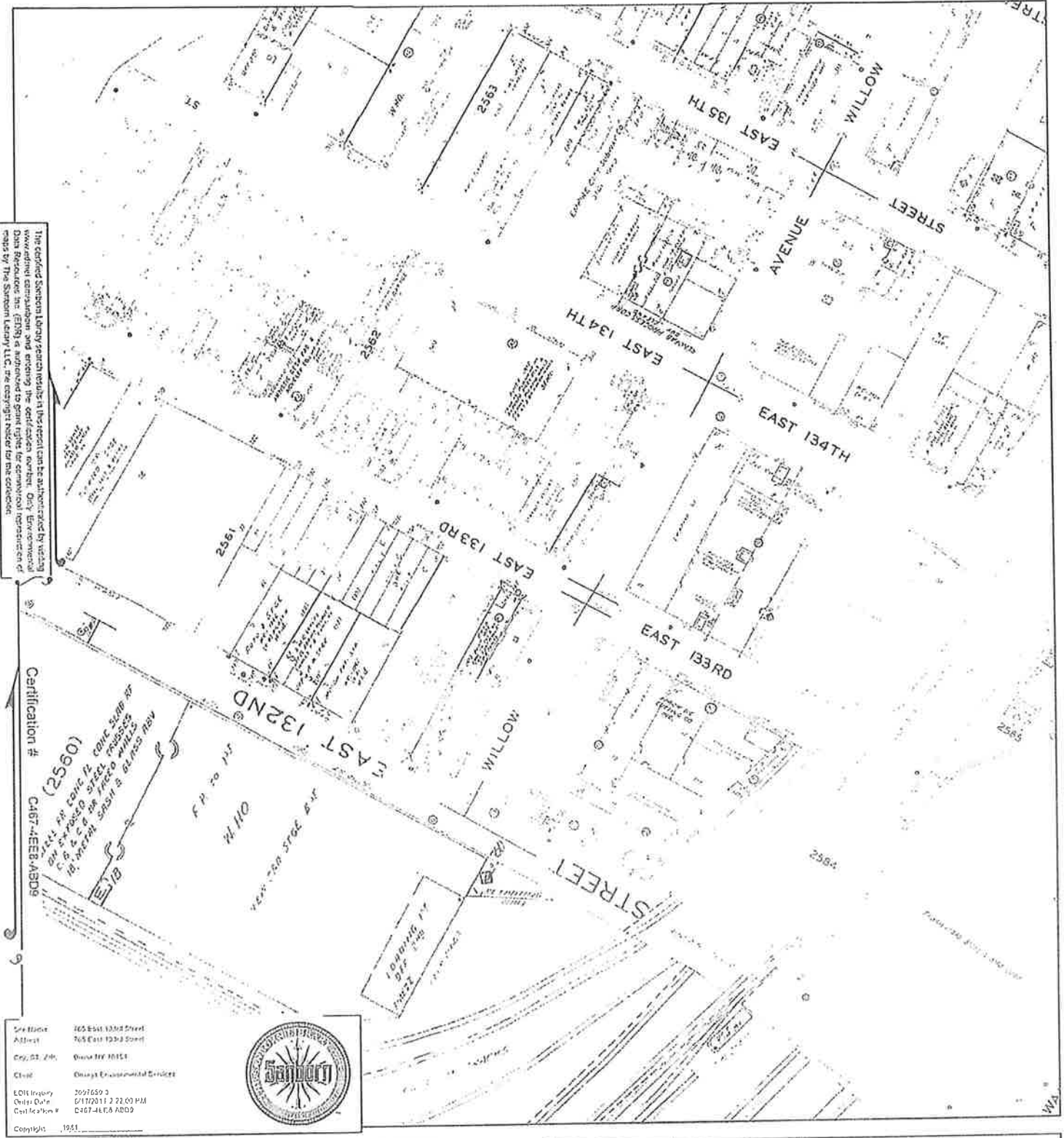
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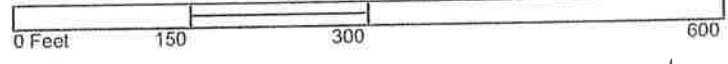
1981 Certified Sanborn Map



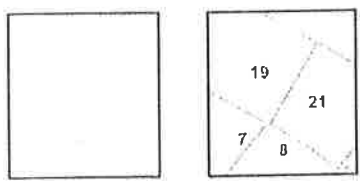
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 10000 W. 10TH AVE. #1000
 DENVER, CO 80202

Site Name: 265 East 133rd Street
 Address: 265 East 133rd Street
 City, St, Zip: Omaha NE 68154
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 LDR# Inquiry: 2697659 3
 Order Date: 01/20/11 2:22:03 PM
 Certificate #: C-67-4E75-ADD9
 Copyright: 1981

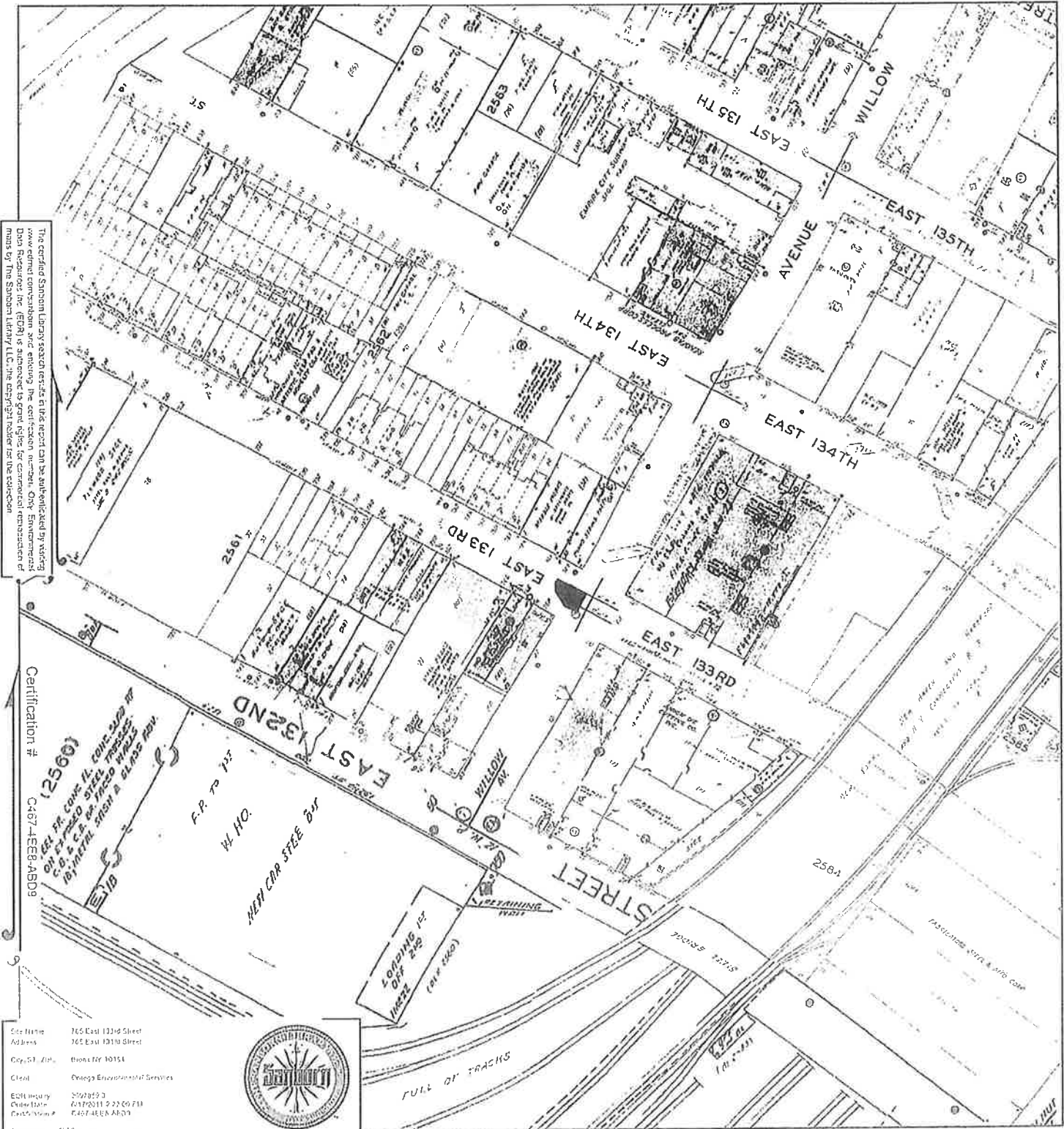


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1980 Certified Sanborn Map



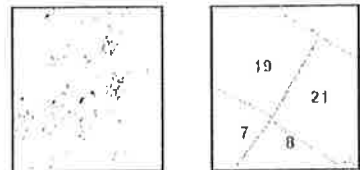
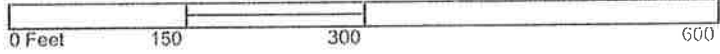
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 NEW CAR STEEL Bldg
 FULL OF TRUCKS
 REMAINING WALL

Site Name: 765 East 132nd Street
 Address: 765 East 131st Street
 City/State: Chicago, IL 60641
 Client: Chicago Environmental Services
 ECLL Inquiry: 312/765-3
 ECLL State: 630/765-1111
 ECLL Fax: 630/765-1111
 Copyright: 2010



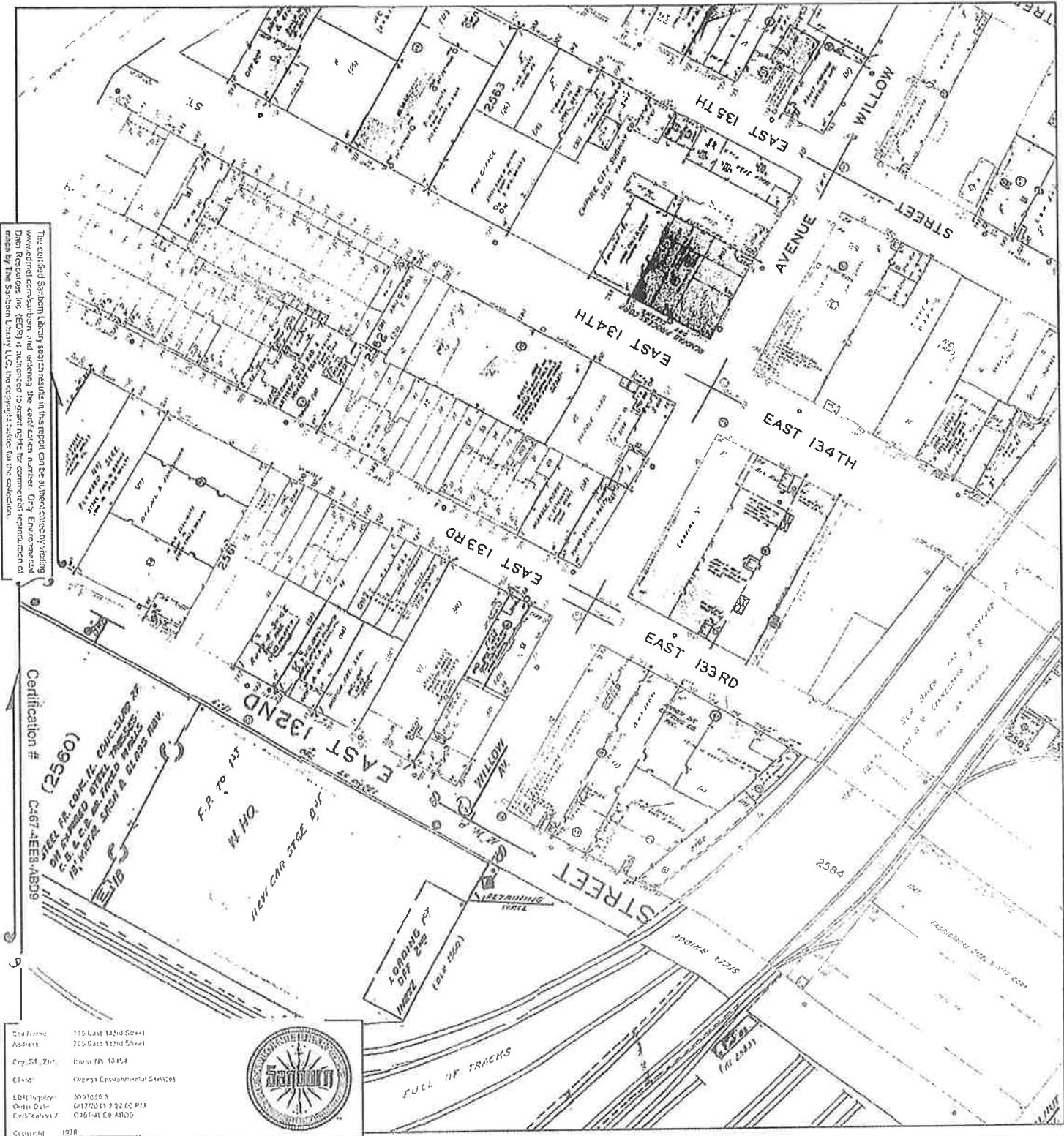
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1978 Certified Sanborn Map



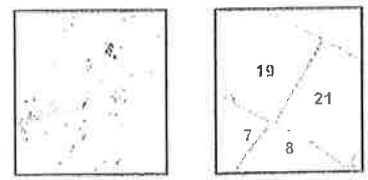
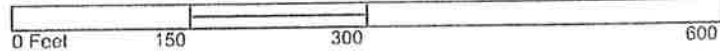
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City Name: 765 East 132nd Street
 Address: 765 East 132nd Street
 City, St, Zip: Boise ID 83724
 Client: Omega Environmental Services
 EDR Inquiry: 300762503
 Order Date: 01/27/2011 2:32:00 PM
 Cost/Access: 036744.00 ARD05
 Copyright: 1978



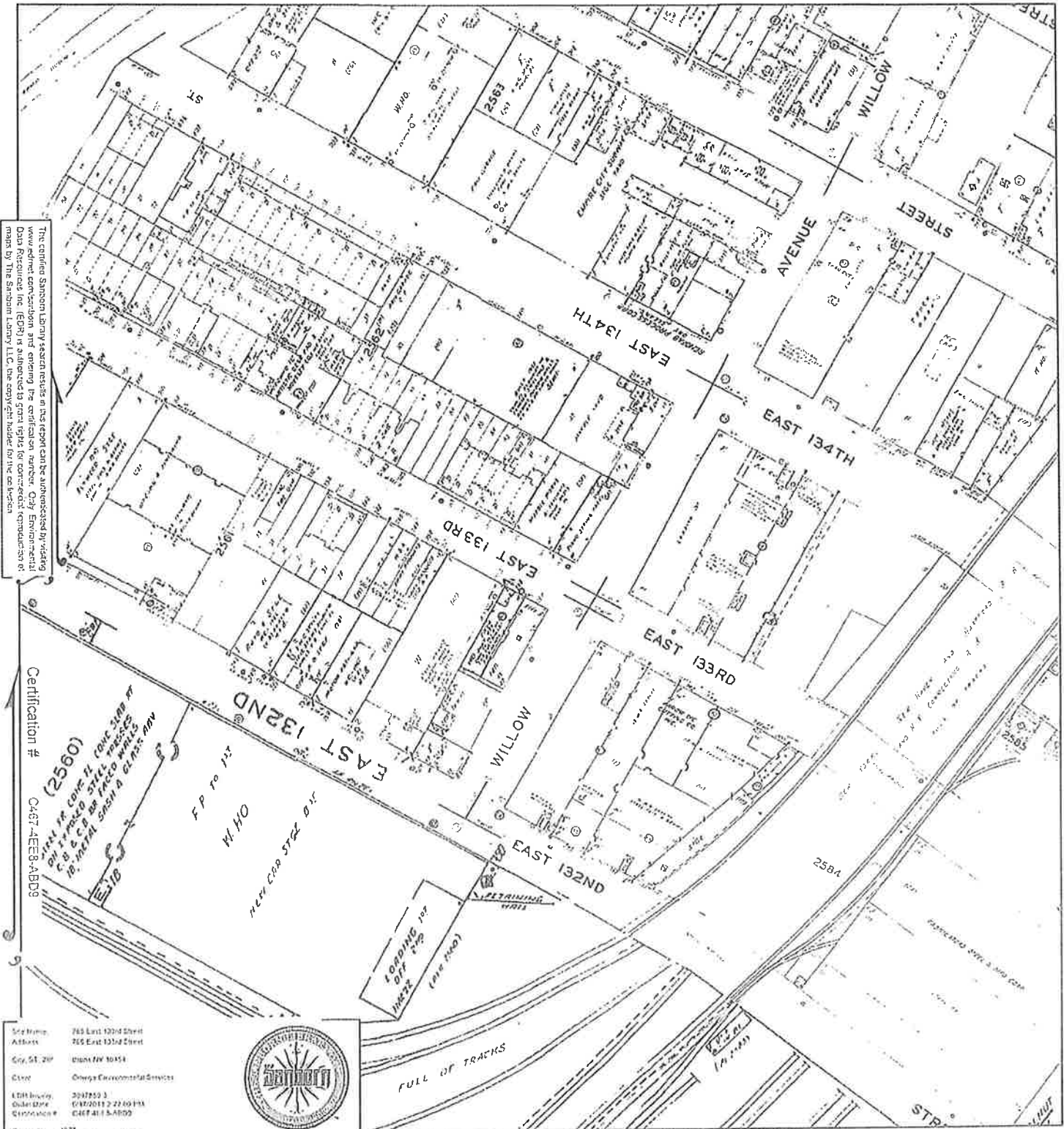
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- Volume 9S, Sheet 21



1977 Certified Sanborn Map



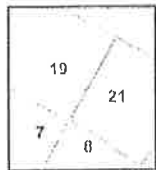
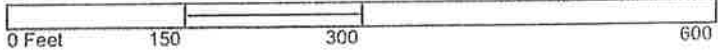
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Certification # C467-4EE8-ABD9
 (2592)
 100% METAL SHEET & METAL
 100% METAL SHEET & METAL
 100% METAL SHEET & METAL
 100% METAL SHEET & METAL

Site Name: 765 East 132nd Street
 Address: 765 East 132nd Street
 City, St, ZIP: Miami, FL 33154
 Client: Omega Environmental Services
 EDR Inquiry: 20178503
 Order Date: 04/20/17 2:22:50 PM
 Certificate #: C467-4EE8-ABD9
 Copyright: 1977



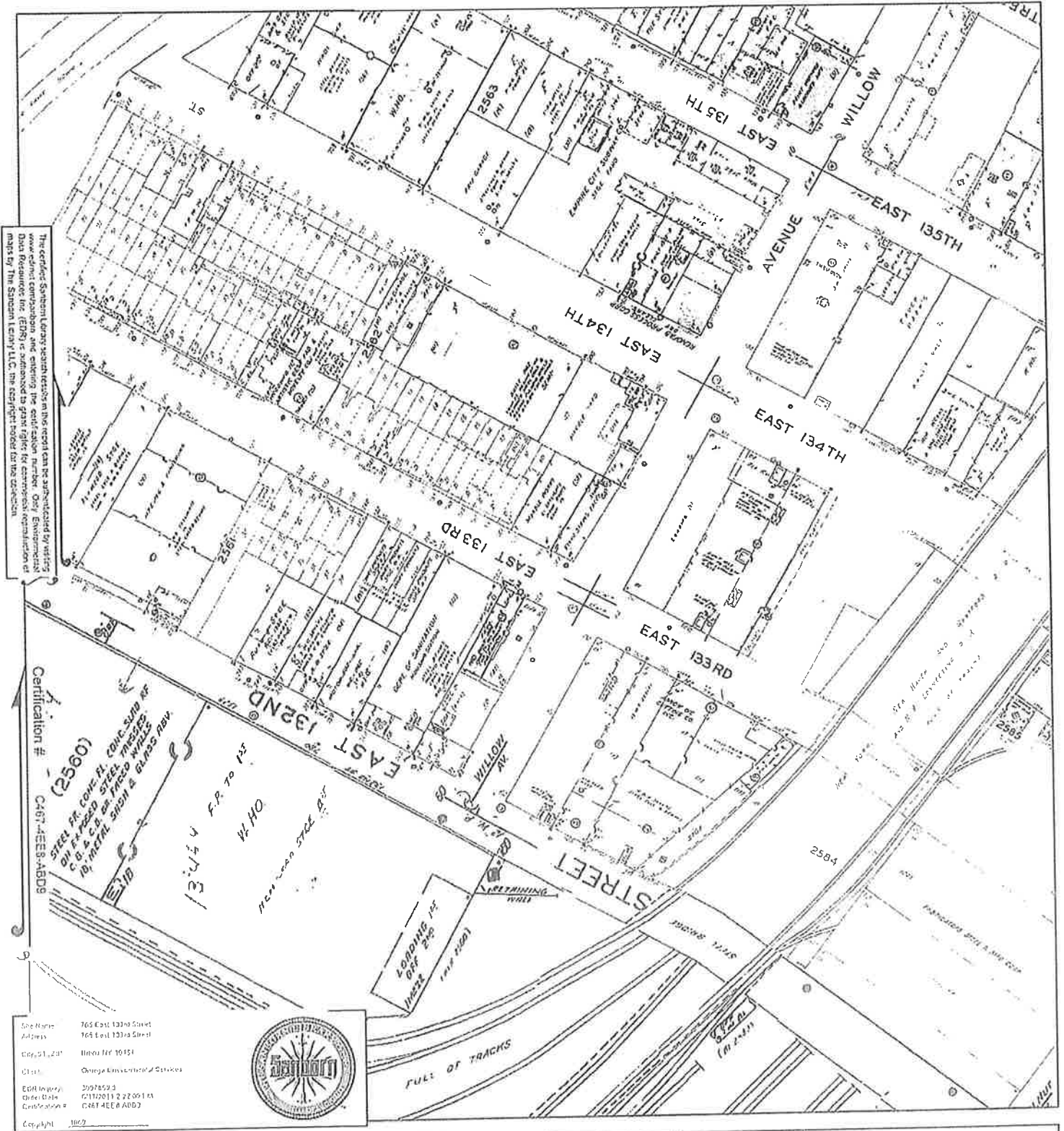
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



- Volume 9S, Sheet 7
- Volume 9S, Sheet 8
- Volume 9S, Sheet 19
- Volume 9S, Sheet 21



1969 Certified Sanborn Map



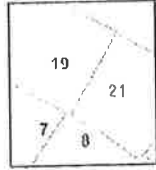
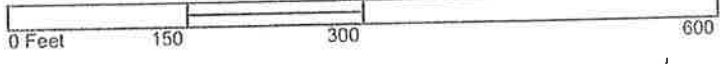
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Certification # (2560)
 STEEL FR. CONC. PL. CONC. SUB. RE.
 ON EXPOSED STEEL. MESSING.
 C. B. & C. B. ON FIBRO WIRE.
 IR. METAL SHED & GLASS REV.

Site Name: 765 East 133rd Street
 Address: 765 East 133rd Street
 City: 21, 217
 State: Omega Environmental Services
 EIR to prep: 3/97/8523
 Order Date: 6/19/2011 2:22:00 PM
 Contribution #: C487-ACE8-A800
 Copyright: 2012

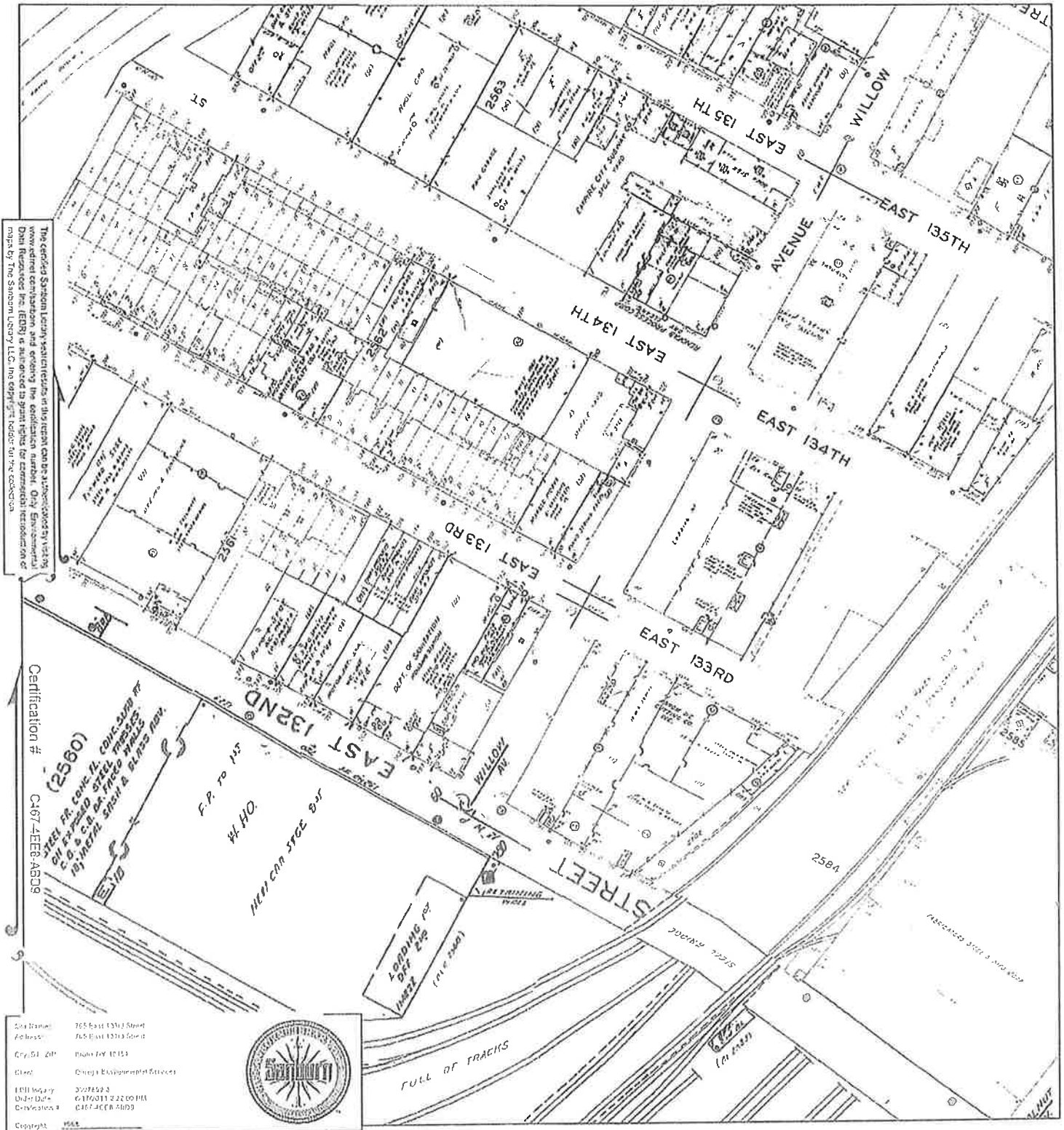


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- Volume 9S, Sheet 7
- Volume 9S, Sheet 8
- Volume 9S, Sheet 19
- Volume 9S, Sheet 21

1968 Certified Sanborn Map



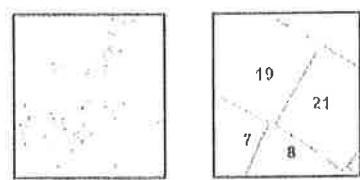
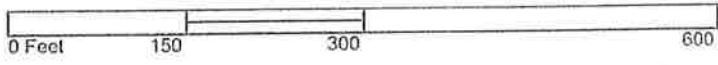
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Certification # C-67-EEB-ASDS
 (2560)
 STEEL CO. CON. PL. CONC. CURB RT. ON EXPOSED STEEL TRUSSES BY INTERNAL SHEAR & BILAS FLOW

Site Name: 705 East 131st Street
 Address: 705 East 131st Street
 City, St, ZIP: Omaha NE 68104
 Client: Omega Equipment Services
 EDRI Inquiry: 3097859-3
 Order Date: 6/17/2011 2:22:00 PM
 Order Number: C-67-EEB-ASDS
 Copyright: 2011



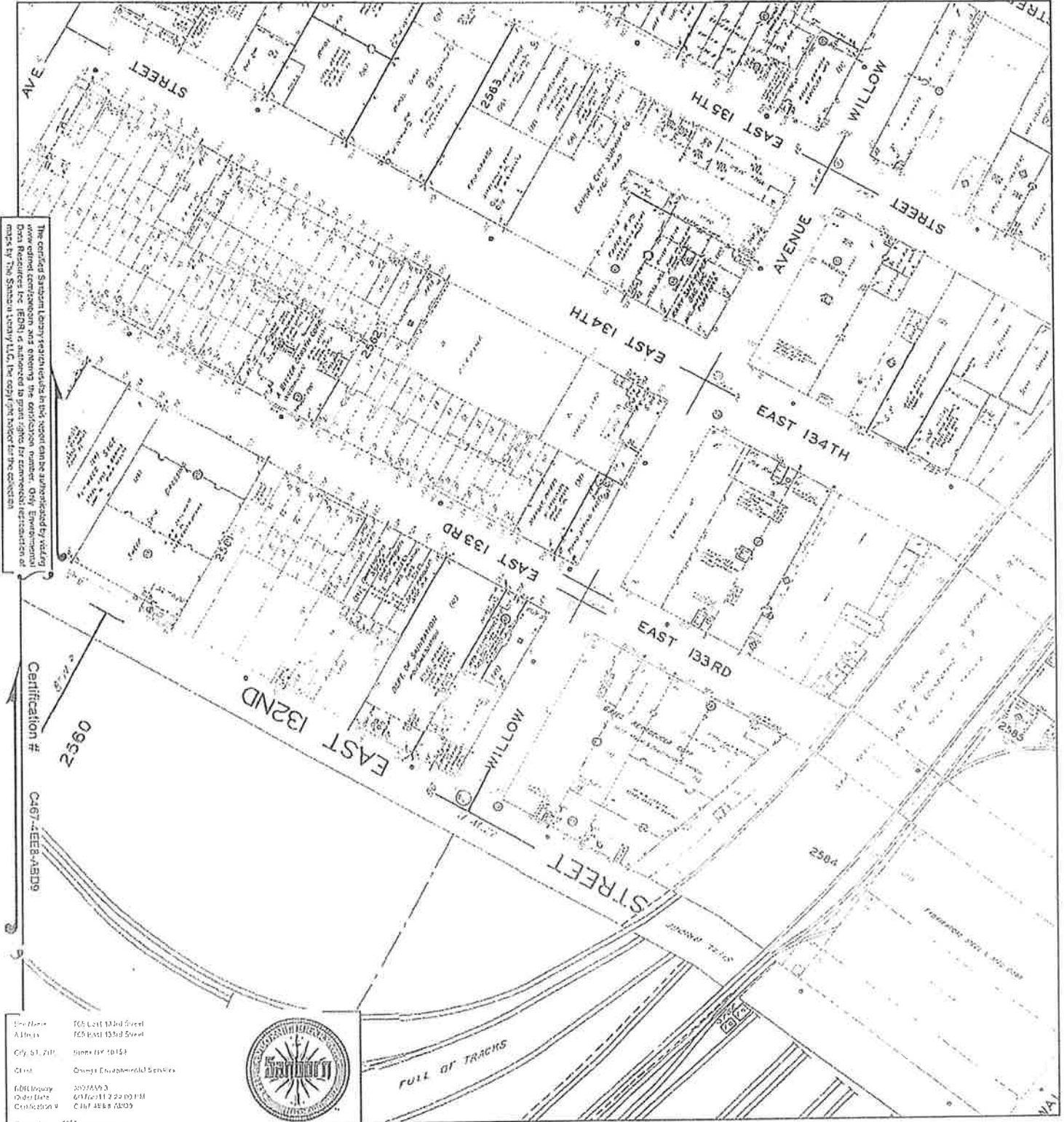
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- Volume 9S, Sheet 8
- Volume 9S, Sheet 19
- Volume 9S, Sheet 21



1951 Certified Sanborn Map



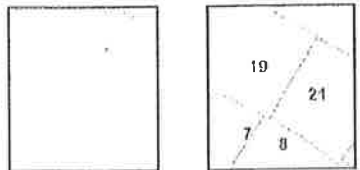
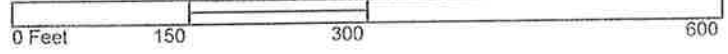
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Certification # C467-4EEB-ASD9
2560

City Name: 165 East 133rd Street
 Address: 165 East 133rd Street
 City, St, Zip: Sioux Falls, SD 57104
 Client: Onyx Household Services
 EDRI Inquiry: 2027859-3
 Order Date: 6/16/2011 2:22:00 PM
 Collection #: C467-4EEB-ASD9
 Copyright: 1951



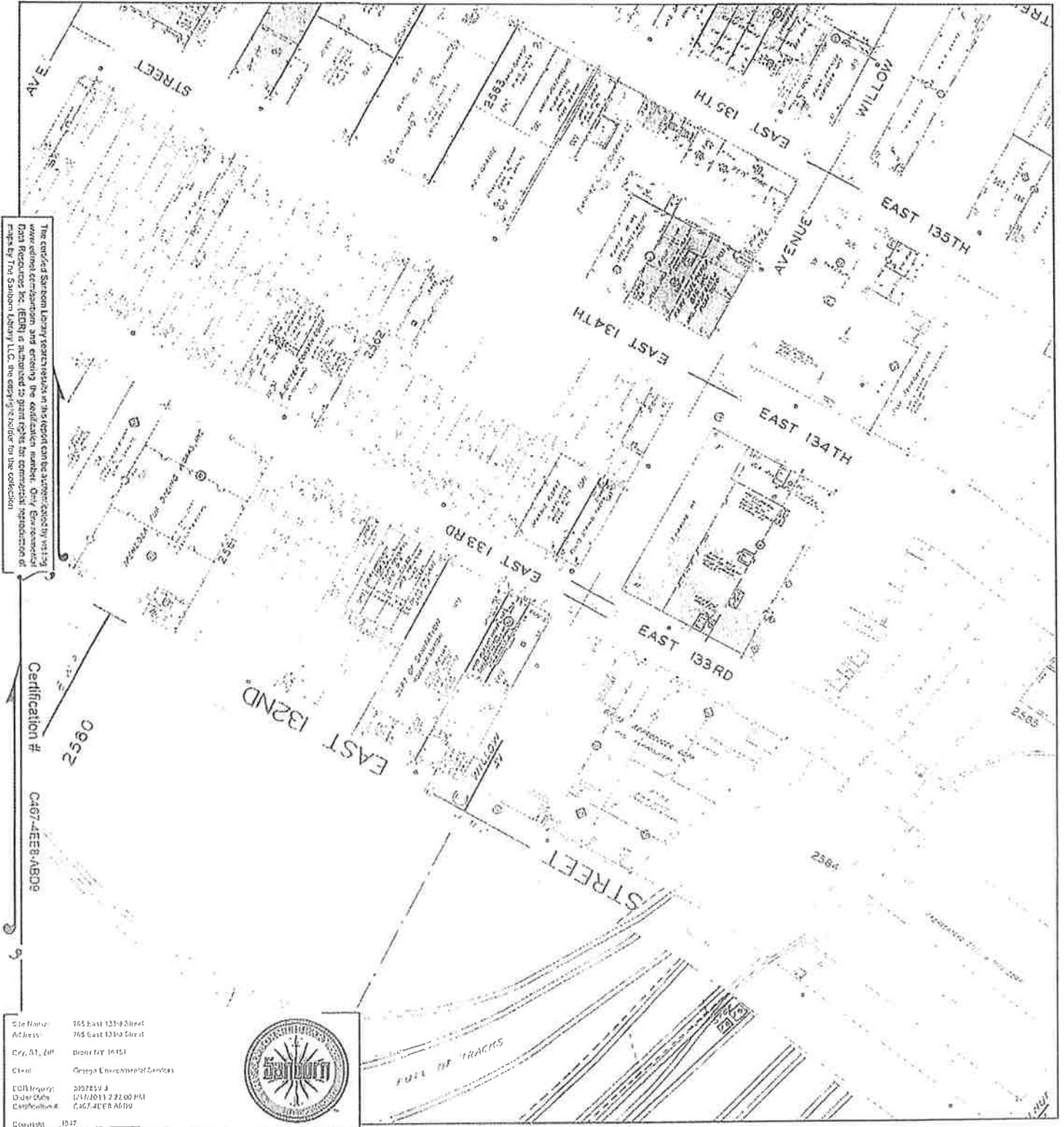
This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



- Volume 9S, Sheet 7
- Volume 9S, Sheet 8
- Volume 9S, Sheet 19
- Volume 9S, Sheet 21



1947 Certified Sanborn Map



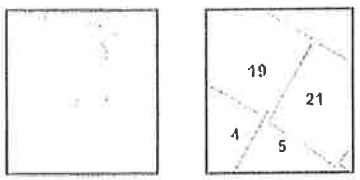
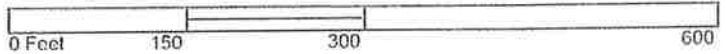
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Certification # CA67-4EE8-ABD9

City Name: 165 East 133rd Street
 Address: 765 East 133rd Street
 City, St., ZIP: BIRMGHAM, AL 35211
 Client: Georgia Environmental Services
 CDRI Registry: 20072513 A
 Order Date: 01/17/2011 2:22:00 PM
 Cartographer: CA67-4EE8-ABD9
 Copyright: 1947



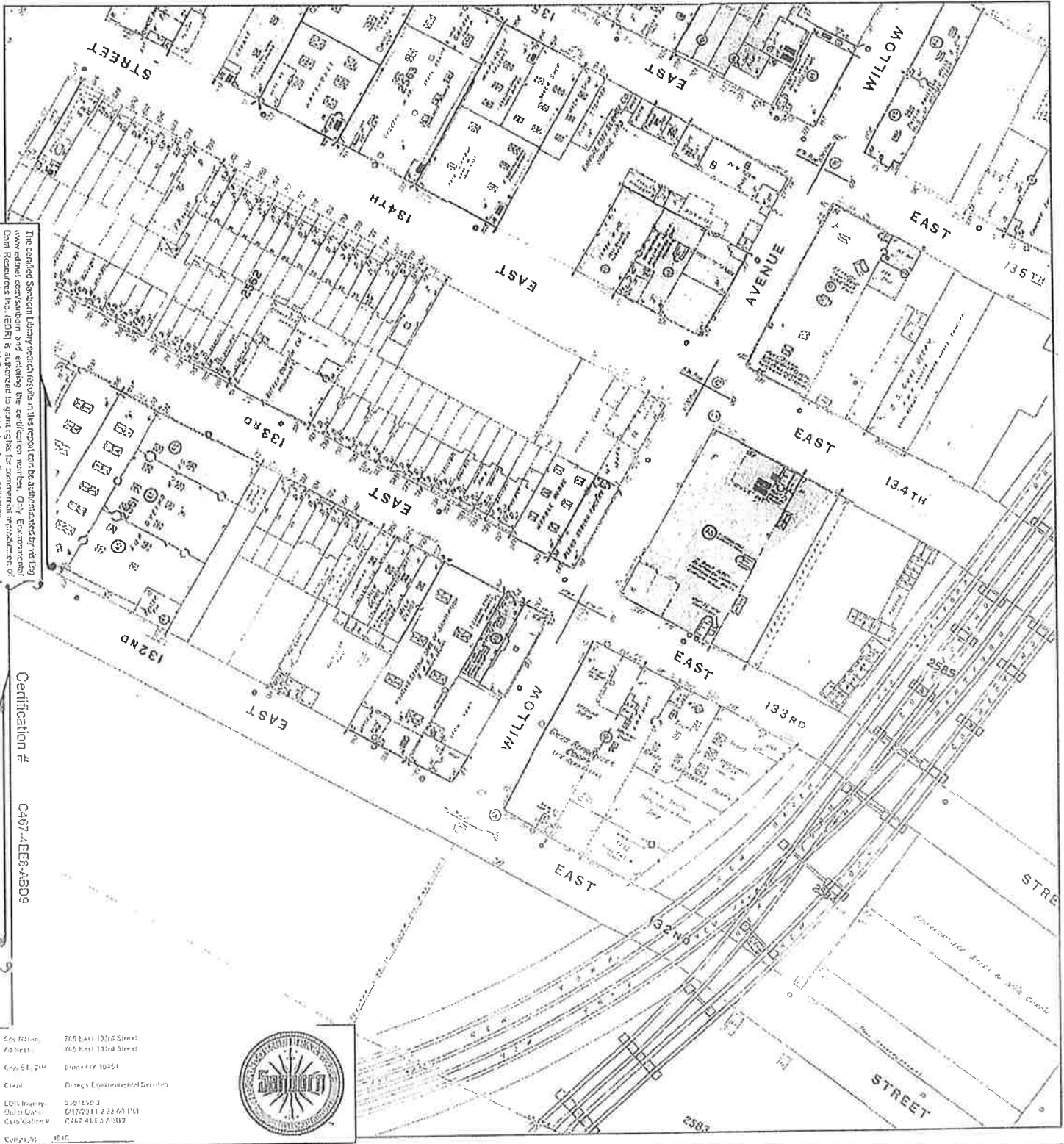
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



- Volume 9S, Sheet 4
- Volume 9S, Sheet 5
- Volume 9S, Sheet 19
- Volume 9S, Sheet 21



1946 Certified Sanborn Map



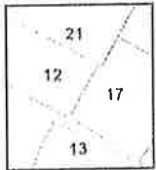
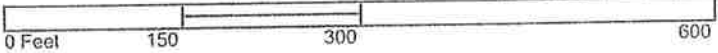
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Certification # C4874EE6-ABD9

Site Name: 765 East 133rd Street
 Address: 765 East 133rd Street
 City, St, Zip: Grand Bay, 10154
 Client: Disney Environmental Services
 EDRI Map #: 3291459 2
 Date of Data: 01/20/11 2:22:40 PM
 Client Order #: C4874EE6-ABD9
 Company: EDRI



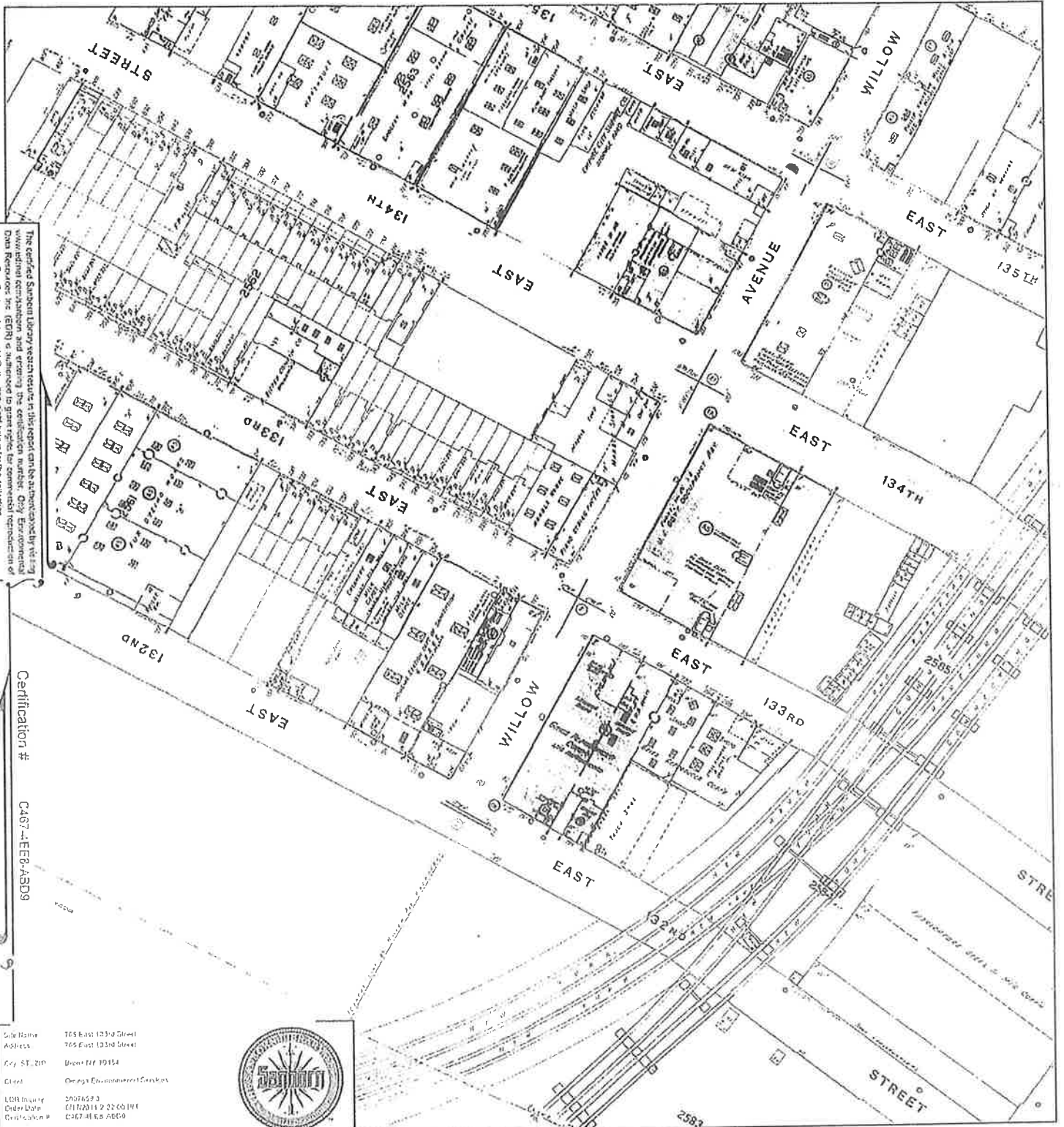
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- Volume 9, Sheet 12
- Volume 9, Sheet 13
- Volume 9, Sheet 17
- Volume 9, Sheet 21



1944 Certified Sanborn Map



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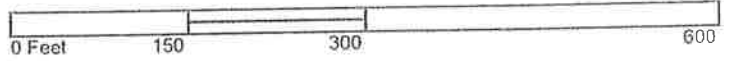
Certification #

C467-4-EE8-45D9

Site Name: 765 East 133rd Street
 Address: 765 East 133rd Street
 City, ST, ZIP: Brentwood, TN 37014
 Client: Omega Environmental Services
 LDR Inquiry: 2607459.3
 Order Date: 01/17/2011 2:22:00 PM
 Certification #: C467-4-EE8-45D9
 Copyright: 1944



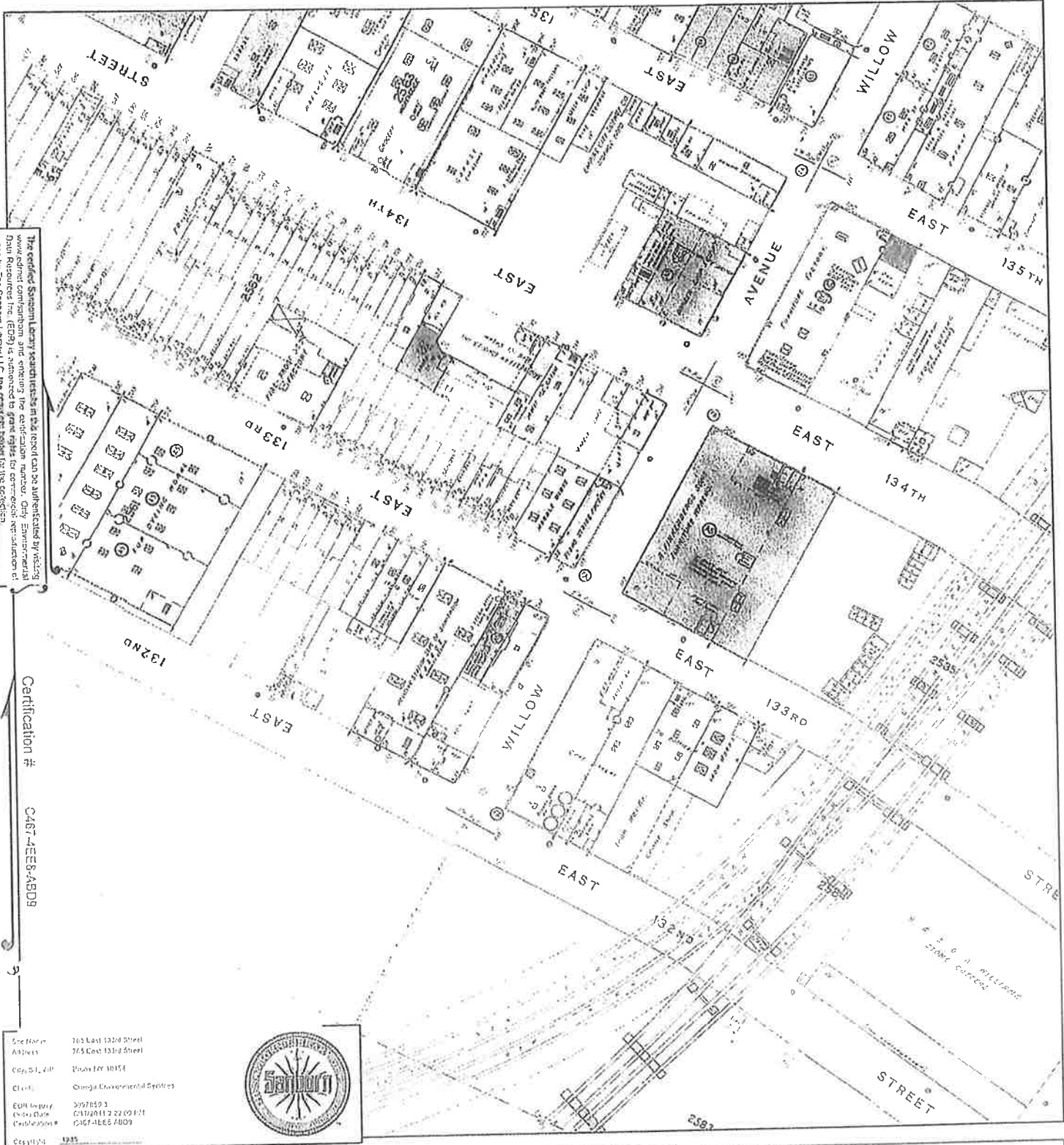
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- Volume 9, Sheet 12
- Volume 9, Sheet 13
- Volume 9, Sheet 17
- Volume 9, Sheet 21



1935 Certified Sanborn Map



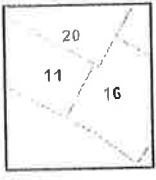
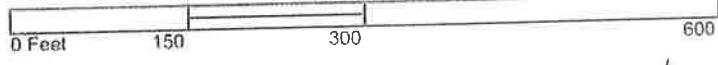
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File Name: 165 East 133rd Street
 Address: 765 East 133rd Street
 City/State/Zip: Tulsa OK 74114
 Client: Omega Environmental Services
 EDR Inquiry: 3097859-3
 EDR Order #: 03172011 2 22 09 1:11
 EDR Revision #: 0367-4EE8-ABD9
 Copyright: 2015



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Volume 9, Sheet 11
 Volume 9, Sheet 16
 Volume 9, Sheet 20



1928 Certified Sanborn Map

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Certification #

C-674EE8-ABD9

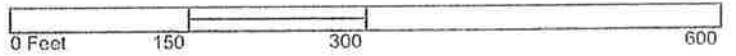
Site Name: 765 East 133rd Street
 Address: 765 East 133rd Street
 City, ST, ZIP: White Jay 10454
 Client: Onyx Environmental Services
 LMI Inquiry: 20271593
 Order Date: 6/17/2011 2:22:00 PM
 Certification #: C-674EE8-ABD9
 Copyright: 1028



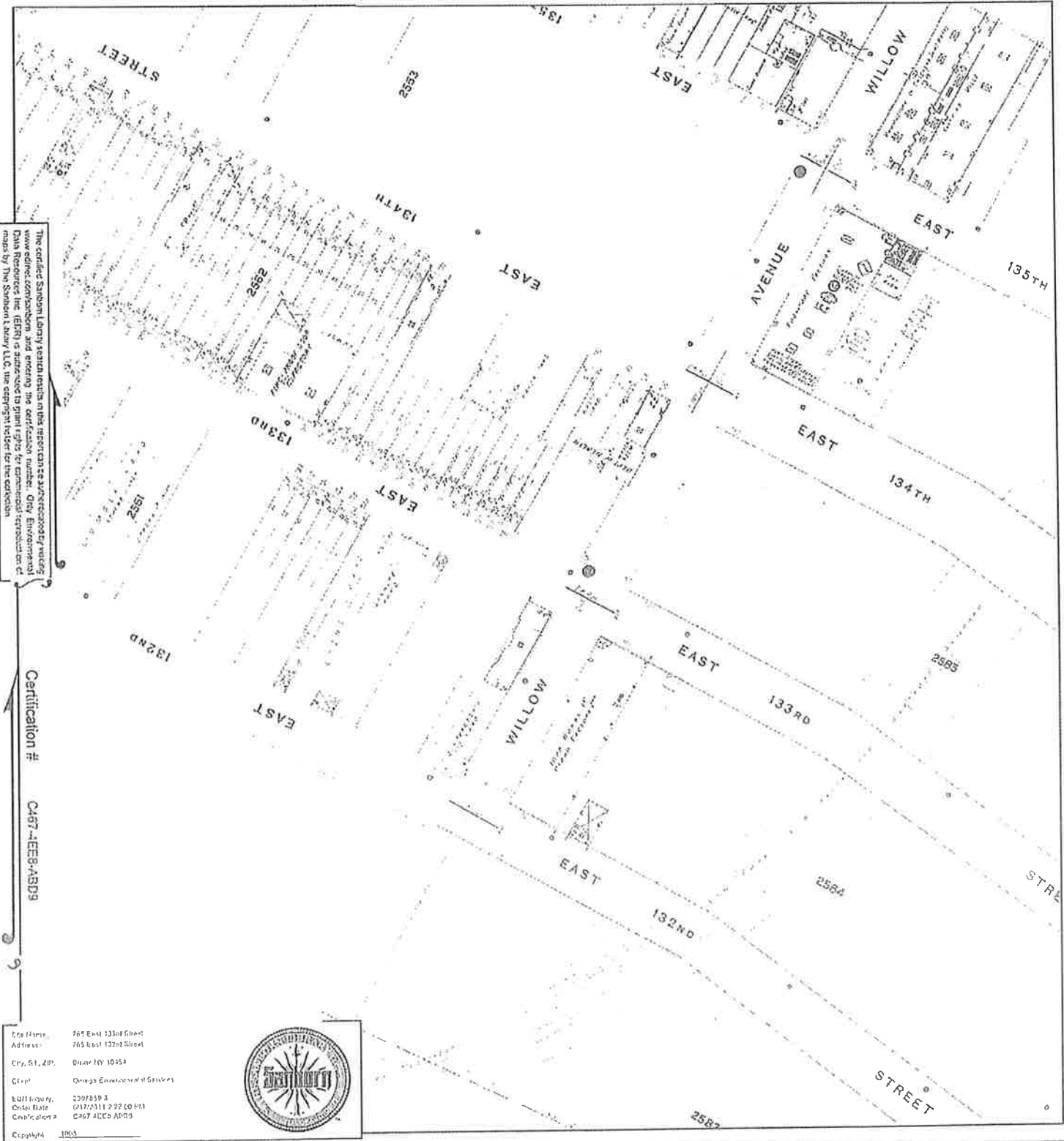
This Certified Sanborn Map combines the following sheets.
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Volume Pler Maps, Sheet 29



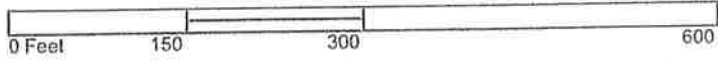
1908 Certified Sanborn Map



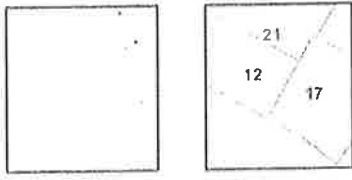
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File Name: 765 East 133rd Street
 Address: 765 East 133rd Street
 City, St., ZIP: Olathe MO 64644
 Client: Oregon Environmental Services
 Bill Number: 2007859.3
 Order Date: 04/27/11 2:22:00 PM
 Configuration: C487-EE8-ABD9
 Copyright: 1963



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- Volume 9, Sheet 12
- Volume 9, Sheet 17
- Volume 9, Sheet 21

1891 Certified Sanborn Map



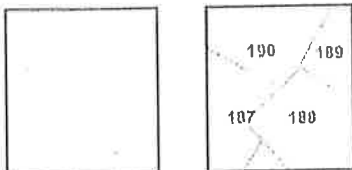
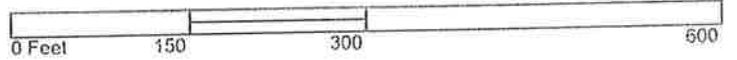
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Era Name: 765 East 133rd Street
 Address: 765 East 133rd Street
 City, ST, ZIP: Bloomington 10154
 Client: Orange Environmental Services
 EDRI Inquiry: 23078003
 Under Date: 07/19/2011 2:28:00 PM
 Certified Date: CA67-4EE6-ABD9
 Copyright: 1603



This Certified Sanborn Map combines the following sheets.
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- Volume 9, Sheet 187
- Volume 9, Sheet 188
- Volume 9, Sheet 189
- Volume 9, Sheet 190



765 East 133rd Street
765 East 133rd Street
Bronx, NY 10454

Ⓢ Inquiry Number: 3097859.4
Ⓢ June 16, 2011



410 Washington Avenue
Milford, CT 06461
800.852.0050
www.cedr.com

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Executive Summary

Findings

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Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1927 through 2005. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 100 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

| <u>Year</u> | <u>Source</u> | <u>TP</u> | <u>Adjoining</u> | <u>Text Abstract</u> | <u>Source Image</u> |
|-------------|--|-----------|------------------|----------------------|---------------------|
| 2005 | Hill-Donnelly Information Services | - | X | X | - |
| 2000 | Cole Information Services | - | X | X | - |
| 1993 | New York Telephone | - | X | X | - |
| 1983 | New York Telephone | - | X | X | - |
| 1976 | New York Telephone Company | - | X | X | - |
| 1971 | New York Telephone | - | X | X | - |
| 1965 | New York Telephone Company | - | X | X | - |
| 1961 | New York Telephone | - | X | X | - |
| 1956 | New York Telephone | - | X | X | - |
| 1949 | New York Telephone | - | X | X | - |
| 1940 | New York Telephone | - | X | X | - |
| 1931 | Manhattan and Bronx Directory Publishing Company Residential Directory | - | X | X | - |
| 1927 | New York Telephone | - | X | X | - |

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

765 East 133rd Street
Bronx, NY 10454

FINDINGS DETAIL

Target Property research detail.

No Addresses Found

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

E 133

755 E 133

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-----------------|----------------------------|
| 1993 | MIRANDA HECTOR | New York Telephone |
| 1971 | ELLIS MARIA MRS | New York Telephone |
| 1965 | ELLIS NAILA MRS | New York Telephone Company |

757 E 133

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------------|----------------------------|
| 1993 | DEPASQUALE JOSEPH | New York Telephone |
| 1983 | DEW DROP INN INC | New York Telephone |
| 1976 | DEW DROP INN INC | New York Telephone Company |
| | DEPASQUALE J | New York Telephone Company |
| 1971 | DEW DROP INN INC | New York Telephone |
| 1965 | DEW DROP INN INC | New York Telephone Company |
| 1961 | DEW DROO INN INC | New York Telephone |
| 1956 | DEW DROP INN INC | New York Telephone |
| 1949 | DEW DROP INN INC | New York Telephone |

759 E 133

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---------------|----------------------------|
| 1971 | HARPER EDW | New York Telephone |
| 1965 | HARPER EDW | New York Telephone Company |
| 1956 | MCLARNON FRED | New York Telephone |

761 E 133

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---------------------|----------------------------|
| 1976 | FOREMAN HENRY | New York Telephone Company |
| 1971 | MERCADO ELSA | New York Telephone |
| 1961 | PARROTT DOROTHY MRS | New York Telephone |
| 1956 | MAUCIONE JOS G | New York Telephone |
| | BIRMINGHAM JAS | New York Telephone |

FINDINGS

766 E 133

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-----------------------------------|----------------------------|
| 1983 | ARDLEY PRINTERS | New York Telephone |
| | AUTO-LITH BUSINESS SYSTEMS | New York Telephone |
| | FISHKIND PRESS INC | New York Telephone |
| | POLYCLINIC PRESS | New York Telephone |
| | TRIBORO DIRECT MAIL & PRNTNG SVCE | New York Telephone |
| 1976 | ARDLEY PRINTERS | New York Telephone Company |
| | AUTO-LITH BUSINESS SYSTEMS | New York Telephone Company |
| | FISHKIND PRESS INC | New York Telephone Company |
| | POLYCLINIC PRESS | New York Telephone Company |
| | TRIBORO DIRECT MAIL & PRNTNG SVCE | New York Telephone Company |
| 1971 | ARDLEY PRINTERS | New York Telephone |
| | FISHKIND PRESS INC | New York Telephone |
| | TRIBORO DIRECT MARL & PRNTNG SVCE | New York Telephone |
| 1965 | ARDLEY PRINTERS | New York Telephone Company |
| | FISHKIND PRESS INC | New York Telephone Company |
| | TRIBORO DIRECT MAIL & PRNTNG SVCE | New York Telephone Company |
| 1961 | ARDLEY PRINTERS | New York Telephone |
| | TRIBORO DIRECT MAIL & PRNTNG SVCE | New York Telephone |
| 1956 | PEARL PLASTIC CORP | New York Telephone |
| | SUPERIOR IVORY NEVELTY CO | New York Telephone |
| 1949 | SUPERIOR IVORY NOVLTY CO | New York Telephone |

767 E 133

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------------------------------|----------------------------|
| 1983 | EASTERN DEPOT INC | New York Telephone |
| 1976 | BARZEL AUTOMOTIVE PARTS & EQUIPT CO | New York Telephone Company |
| 1971 | MOYA BIEMBENIDO | New York Telephone |
| | MAPES PIANO STRING CO THE | New York Telephone |
| 1965 | MAPES PIANO STRING CO THE | New York Telephone Company |
| 1961 | MAPES PIANO STRING CO THE | New York Telephone |
| 1956 | MAPES PIANO STRING CO THE | New York Telephone |
| 1949 | MAPES PIANO STRING CO THE | New York Telephone |

FINDINGS

768 E 133

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|--------------------|----------------------------|
| 1976 | PETE S LUNCH BAR | New York Telephone Company |
| 1971 | PETE S LUNCH BAR | New York Telephone |
| 1965 | PETE S LUNCH BAR | New York Telephone Company |
| 1961 | PETES LUNCH BAR | New York Telephone |
| 1956 | PETE S LUNCH BAR | New York Telephone |
| 1949 | MPAKARAKES P LUNCH | New York Telephone |

771 E 133

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-----------------------------------|--------------------|
| 1949 | FINKENBERG S A SONS INC EXEC OFCS | New York Telephone |

E 133RD

755 E 133RD

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-----------------|--------------------|
| 1927 | De Pasquale A r | New York Telephone |

759 E 133RD

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---------------|--------------------|
| 1927 | Hunter Paul r | New York Telephone |

760 E 133RD

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|----------------------|--|
| 1931 | Thaler Chas tchr P S | Manhattan and Bronx Directory Publishing Company Residential Directory |

761 E 133RD

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|----------------------|--|
| 1931 | Ceburre Harnes H | Manhattan and Bronx Directory Publishing Company Residential Directory |
| 1927 | Migliacci Angela F r | New York Telephone |

763 E 133RD

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|----------------------------|--|
| 1931 | Fuller Harry | Manhattan and Bronx Directory Publishing Company Residential Directory |
| 1927 | Miller Druck Co marble wks | New York Telephone |

FINDINGS

766 E 133RD

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|----------------------|--------------------|
| 1927 | Varlac Chemical Corp | New York Telephone |

767 E 133RD

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---------------------------|--------------------|
| 1927 | Schaff John A piano wires | New York Telephone |

768 E 133RD

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|------------------------|--------------------|
| 1927 | Scangis & Litsis lunch | New York Telephone |

E 133RD ST

755 E 133RD ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---------------|------------------------------------|
| 2005 | 757 759 NCL | Hill-Donnelly Information Services |
| 2000 | M DEPASQUALE | Cole Information Services |
| | VIOLA G ALLEN | Cole Information Services |

WILLOW

101 WILLOW

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------|----------------------------|
| 1965 | MCAHON MARK | New York Telephone Company |

109 WILLOW

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|----------------|----------------------------|
| 1965 | MARSH DONALD R | New York Telephone Company |

112 WILLOW

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---------------|----------------------------|
| 1965 | MCINTOSH WM H | New York Telephone Company |

73 WILLOW

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|----------------|----------------------------|
| 1965 | MCARDLE PATK J | New York Telephone Company |

77 WILLOW

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---------------|----------------------------|
| 1965 | MCELHENY HUGH | New York Telephone Company |

FINDINGS

WILLOW AVE

112 WILLOW AVE

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------------------|----------------------------|
| 1976 | PAVANNE | New York Telephone Company |
| 1971 | PAVANNE | New York Telephone |
| 1965 | MCDUFF LEATHERWARES INC | New York Telephone Company |
| | SIRCO PRODS CO INC | New York Telephone Company |
| | BARTOLI INC | New York Telephone Company |
| | SIRCO PRODS CO INC | New York Telephone Company |

82 WILLOW AVE

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|------------------------------------|--------------------|
| 1927 | Grossman Bros & Rosenbaum iron wks | New York Telephone |
| | Dalton Tool Corp | New York Telephone |

97 WILLOW AVE

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-----------------------|----------------------------|
| 1976 | SUAREZ MARY | New York Telephone Company |
| | OTERO JESUS | New York Telephone Company |
| | ROBERTS MITCHELL | New York Telephone Company |
| 1971 | RODRIGUEZ JAMES | New York Telephone |
| | ROBERTS MITCHELL | New York Telephone |
| 1965 | OLIVER FRANK | New York Telephone Company |
| | VELEZ RAUL | New York Telephone Company |
| | MEYER WM L | New York Telephone Company |
| | PIKE JOHN J | New York Telephone Company |
| 1961 | GAYNOR THOS D | New York Telephone |
| | MEYER WM J | New York Telephone |
| | PIKE JOHN J | New York Telephone |
| 1956 | MCQUADE CHAS | New York Telephone |
| | LESKO ROBT | New York Telephone |
| | LE CAMP YVONNE | New York Telephone |
| | LE CAMP H MRS | New York Telephone |
| | KOENIGSFELD HELEN MRS | New York Telephone |
| | FAULDS SAML | New York Telephone |
| | DE PALMA FRANK | New York Telephone |
| | CROWLEY CHAS P | New York Telephone |
| | RESCINITI VINCENT A | New York Telephone |
| | MEYER WM J | New York Telephone |

FINDINGS

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|--------------------|--|
| 1956 | STOCKDALE MILTON J | New York Telephone |
| 1949 | STOCKDALE MILTON J | New York Telephone |
| | SHARAGA LESLIE A | New York Telephone |
| | O REGAN PETER J | New York Telephone |
| | O CONNELL THOS P | New York Telephone |
| | BERTSCH WM C MRS | New York Telephone |
| 1931 | Madigan Pat | Manhattan and Bronx Directory Publishing Company Residential Directory |
| | Hanratty Pat | Manhattan and Bronx Directory Publishing Company Residential Directory |
| | Hanratty Jas | Manhattan and Bronx Directory Publishing Company Residential Directory |
| | Hanratty Bernard | Manhattan and Bronx Directory Publishing Company Residential Directory |
| | Cahill Thos | Manhattan and Bronx Directory Publishing Company Residential Directory |

98 WILLOW AVE

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------------------|--------------------|
| 1940 | Sadacca Leon biscuits | New York Telephone |
| | Vita Bran Corp biscuits | New York Telephone |

WILLOW LN

108 WILLOW LN

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|----------------------|--------------------|
| 1927 | Residence Bklyn | New York Telephone |
| | Meisel Albert W lwyr | New York Telephone |

FINDINGS

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched

765 East 133rd Street

Address Not Identified in Research Source

2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931, 1927

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched

101 WILLOW

108 WILLOW LN

109 WILLOW

112 WILLOW

112 WILLOW AVE

73 WILLOW

755 E 133

755 E 133RD

755 E 133RD ST

757 E 133

759 E 133

759 E 133RD

760 E 133RD

761 E 133

761 E 133RD

763 E 133RD

766 E 133

766 E 133RD

767 E 133

767 E 133RD

768 E 133

768 E 133RD

Address Not Identified in Research Source

2005, 2000, 1993, 1983, 1976, 1971, 1961, 1956, 1949, 1940, 1931, 1927

2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931

2005, 2000, 1993, 1983, 1976, 1971, 1961, 1956, 1949, 1940, 1931, 1927

2005, 2000, 1993, 1983, 1976, 1971, 1961, 1956, 1949, 1940, 1931, 1927

2005, 2000, 1993, 1983, 1961, 1956, 1949, 1940, 1931, 1927

2005, 2000, 1993, 1983, 1976, 1971, 1961, 1956, 1949, 1940, 1931, 1927

2005, 2000, 1983, 1976, 1961, 1956, 1949, 1940, 1931, 1927

2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931

1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931, 1927

2005, 2000, 1940, 1931, 1927

2005, 2000, 1993, 1983, 1976, 1961, 1949, 1940, 1931, 1927

2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931

2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1927

2005, 2000, 1993, 1983, 1965, 1949, 1940, 1931, 1927

2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940

2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940

2005, 2000, 1993, 1940, 1931, 1927

2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931

2005, 2000, 1993, 1940, 1931, 1927

2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931

2005, 2000, 1993, 1983, 1940, 1931, 1927

2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931

FINDINGS

Address Researched

77 WILLOW

771 E 133

82 WILLOW AVE

97 WILLOW AVE

98 WILLOW AVE

Address Not Identified in Research Source

2005, 2000, 1993, 1983, 1976, 1971, 1961, 1956, 1949, 1940, 1931, 1927

2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1940, 1931, 1927

2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931

2005, 2000, 1993, 1983, 1940, 1927

2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1931, 1927

FINDINGS

Address Researched

77 WILLOW

771 E 133

82 WILLOW AVE

97 WILLOW AVE

98 WILLOW AVE

Address Not Identified in Research Source

2005, 2000, 1993, 1983, 1976, 1971, 1961, 1956, 1949, 1940, 1931, 1927

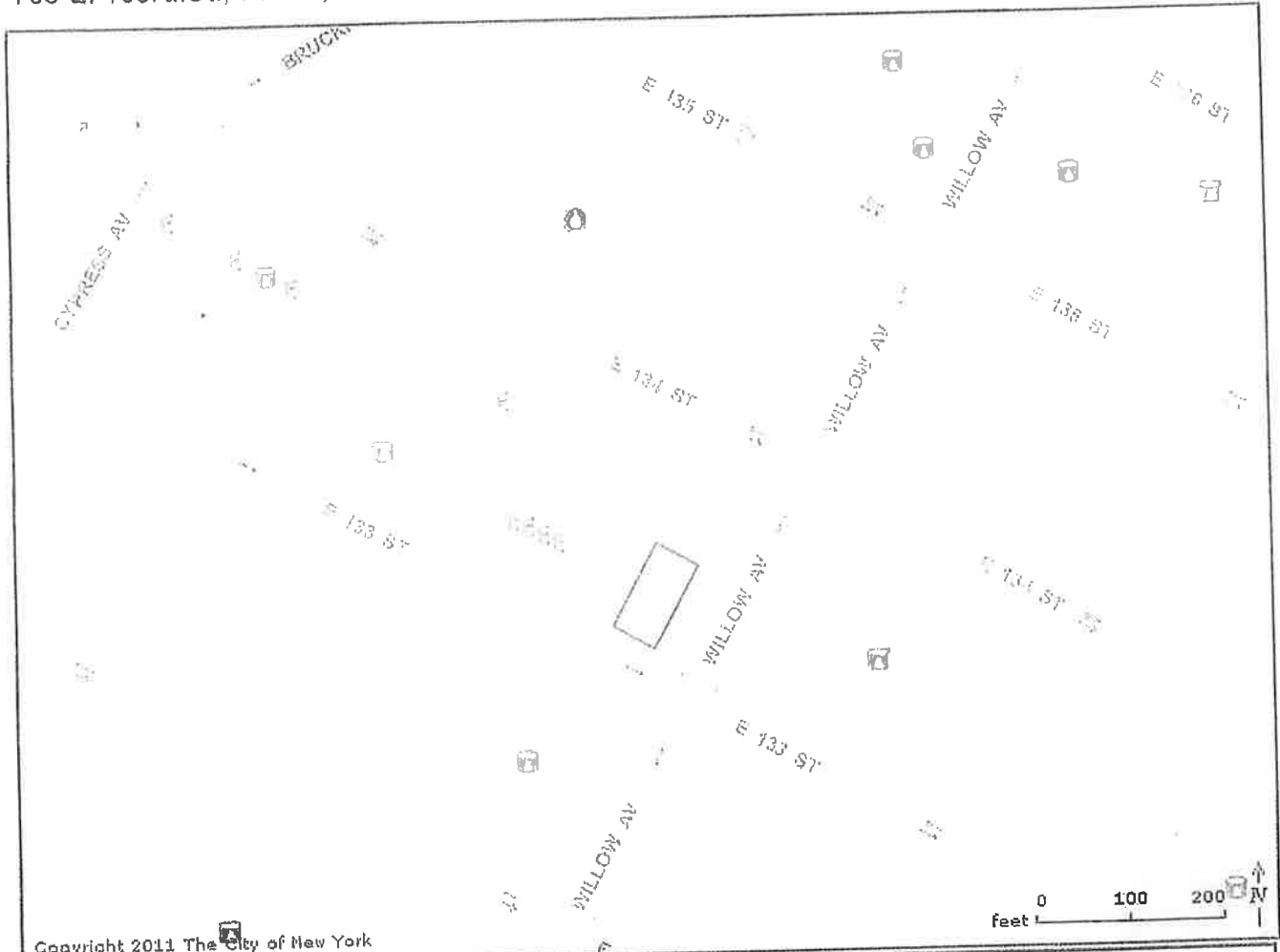
2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1940, 1931, 1927

2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931

2005, 2000, 1993, 1983, 1940, 1927

2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1931, 1927

16.6 Additional Documentation



- NYC E-Designation Sites (E)
- NYS Open Petroleum Spill Locations
- NYS Chemical Bulk Storage Sites (CBS)
- NYS Petroleum Bulk Storage Sites (PBS)
- NYS Resource Conservation & Recovery Act Facilities (RCRA)
- NYS Solid Waste Facilities (SW)



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

OFFICE OF THE CHAIR

NEGATIVE DECLARATION

October 4, 2004

Project Identification

CEQR No. 05DCP005X
ULURP No. 050120ZMX

Lead Agency

City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
(212) 720-3423

SEQRA Classification: Type I

Name, Description, and Location of Proposal:

Port Morris/ Bruckner Boulevard Rezoning:

The New York City Department of City Planning is proposing a zoning map amendment affecting Bronx Community District 1. The DCP has proposed a zoning map amendment for the area adjacent to the existing Special Mixed Use District, generally bounded by Park Avenue to the west, Willow Avenue to the east, East 134th Street to the north and the Harlem River to the south. The proposed zoning map amendment would expand the adjacent existing Port Morris Special Mixed Use District, MX-1, as follows:

- A change from M1-2 and R6 to M1-2/R6A (MX-1): four blocks zoned M1-2, and three lots zoned R6 (comprising a designated City Park and the access ramp to the Triborough Bridge), together generally bounded by East 134th Street, Brown Place, Bruckner Boulevard, and Willow Avenue.
- A change from M2-1 to M1-3/R8 (MX-1): two blocks generally bounded by East 134th Street to the north, Park Avenue to the west, Third and Lincoln Avenues to the east and the Harlem River to the south.
- A change from M1-2 and M3-1 to M1-5/R8A (MX-1): five blocks zoned M1-2, generally bounded by Bruckner Boulevard to the north, Lincoln Avenue to the west, St. Anns Avenue to the east and East 132nd Street to the south; and one lot zoned M3-1, south of East 132nd Street on Willis Avenue.

Amanda M. Burden, AICP, *Chair*
22 Reade Street, New York, N.Y. 10007-1216
(212) 720-3200 FAX (212) 720-3219
nyc.gov/planning

Port Morris/ Bruckner Boulevard Rezoning
Negative Declaration
CEQR No. 05DCP005X
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The proposed rezoning action requires City Planning Commission (CPC) and City Council approvals through the Uniform Land Use Review Procedure (ULURP).

Sites expected to be developed as a result of the proposed action include 13 projected development sites. There are 28 potential development sites that are considered less likely to be developed. Under the proposed action, it is projected that approximately 412 dwelling units and 341,413 square feet of commercial and industrial floor area could be developed by 2014. In the future absent the proposed action, no new dwelling units would be permitted and approximately 551,739 square feet of commercial and industrial floor area could be developed by 2014.

To avoid the potential for hazardous materials impacts, the proposed rezoning includes (E) designations for hazardous materials on all of the identified projected and potential development sites. Accordingly, (E) designations will be mapped on the following parcels:

Block 2260, Lots 1, 4, 10, 17, 18, 19, 34, 38, 180
Block 2261, Lots 3, 5, 9, 15, 22, 23, 27, 30, 32, 48, 49, 50, 51, 55, 62
Block 2277, Lots 1, 2, 5, 10, 78, 82, 94
Block 2295, Lots 49, 51, 67, 71
Block 2308, Lots 1, 5, 18
Block 2316, Lot 1
Block 2319, Lots 2, 55, 98, 100, 109, 120
Block 2546, Lots 98, 99, 100, 135, 137, 138, 140
Block 2562, Lots 17, 21, 25, 40, 65, 66, 67, 68

The (E) designation for hazardous materials would ensure that sampling and remediation take place where hazardous material contamination may exist and would avoid any significant impacts related to hazardous materials at these locations.

Contamination on (E) designated sites can be classified as "petroleum based" or "non-petroleum based." The NYCDEP has developed protocols for both petroleum and non-petroleum based (E) designated sites that are required to be followed in order to address possible contamination.

The text for (E) designations is as follows:

(E) Designations for Petroleum Based and Non-Petroleum Based Contamination

The following tasks must be undertaken by the fee owner(s) of the lot, which is restricted by this (E) designation. They must be completed prior to any demolition or excavation activities on the lot for the proposed development. These tasks must be completed in order to determine if contamination exists on the aforementioned designated sites, as well as to ensure the completion of any appropriate remediation prior to occupancy.

Task 1-Sampling Protocol

A. Petroleum

A soil, soil gas, and groundwater testing protocol (including a description of methods), and a site map with all sampling location represented clearly and precisely, must be submitted to the NYCDEP by the fee owner(s) of the lot which is restricted by this (E) designation, for review and approval.

A site map with the sampling locations clearly identified and a testing protocol with a description of methods, for soil, soil gas, and groundwater, must be submitted by the fee owner(s), of the lot which is restricted by the (E) designation, to the NYCDEP for review and approval.

B. Non-Petroleum

The fee owner(s) of the lot restricted by this (E) designation will be required to prepare a scope of work for any sampling and testing needed to determine if contamination exists and to what extent remediation may be required. The scope of work will include all relevant supporting documentation, including site plans and sampling locations. This scope of work will be submitted to NYCDEP for review and approval prior to implementation. It will be reviewed to ensure that an adequate number of samples will be collected and that appropriate parameters are selected for laboratory analysis. For all non-petroleum (E) designated sites, the three generic NYCDEP soil and ground-water sampling protocols should be followed.

A scope of work for any sampling and testing to be completed, which will determine the extent of on-site contamination and the required remediation, must be prepared by the fee owner(s) of the lot restricted by this (E) designation. The scope of work will include the following: site plans, sampling locations, and all other relevant supporting documentation. The scope of work must be submitted to the NYCDEP for review and confirmation that an adequate testing protocol (i.e., number of samples collected, appropriate parameters for laboratory analysis) has been prepared. The NYCDEP must approve the scope of work before it can be implemented.

For non-petroleum (E) designated sites, one of the three generic soil and groundwater sampling protocols prepared by the NYCDEP should be followed.

The protocols are based on three types of releases to soil and groundwater sampling protocols prepared by the NYCDEP should be followed.

The protocols are based on three types of releases to soil and groundwater, including: the release of a solid hazardous material to ground surface; the release of a liquid hazardous material to the ground surface; and the release of a hazardous material to the subsurface (i.e., storage tank or piping). The type of release defines the areas of soil to be sampled from surface, near-surface, to subsurface. Additionally, it determines the need for groundwater sampling.

A written approval of the sampling protocol must be received from the NYCDEP before commencement of sampling activities. Sample site quantity and location should be determined so as to adequately characterize the site, the source of contamination, and the condition of the remainder of the site. After review of the sampling data, the characterization should have been complete enough to adequately determine what remediation strategy (if any) is necessary. Upon request, NYCDEP will provide guidelines and criteria for choosing sampling sites and performing sampling.

Finally, a Health and Safety Plan must be devised and approved by the NYCDEP before the commencement on any on-site activities.

Task 2-Remediation Determination and Protocol

After sample collection and laboratory analysis have been completed on the soil and/or groundwater samples collected in Task 1, a summary of the data and findings in the form of a written report must be presented to the NYCDEP for review and approval. The NYCDEP will provide a determination as to whether remediation is necessary.

If it is determined that no remediation activities are necessary, a written notice will be released to that effect. However, if it is the NYCDEP's determination that remediation is necessary the fee owner(s) of the lot restricted by the (E) designation must submit a proposed remediation plan to the NYCDEP for review and approval. Once approval has been obtain, and the work completed, the fee owner(s) of the lot restricted by the (E) designation must provide proof to the NYCDEP that the work has been completed satisfactorily.

If remediation is necessary according to the test results, a proposed remediation plan must be submitted to the NYCDEP for review and approval. The fee owner(s) of the lot restricted by the (E) designation must perform such remediation as determined necessary by the NYCDEP. After completing the remediation, the fee owner(s) of the lot restricted by this (E) designation should provide proof that the work has been satisfactorily completed.

To avoid the potential for significant adverse noise impacts, for each of the projected and potential development sites an (E) designation for noise will be incorporated into the rezoning proposal. The text of the (E) designation is as follows:

In order to ensure an acceptable interior noise environment, new residential development must provide a closed window condition with the minimum of window/wall attenuation shown in Table 3.18-6 for mixed-use attenuation in order to maintain an interior noise level of 45 dBA. In order to maintain a closed-window condition, an alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.

To avoid the potential for significant adverse air quality impacts from the HVAC emissions at the potential development sites on Block 2316, Lot 1; and on Block 2319, Lots 2, 55, and 120;

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and on Block 2246, Lots 135, 137, and 138; and on Block, 2295, Lots 49, 51, and 67; an (E) designation for air quality will be incorporated into the rezoning proposal. The text of the (E) designation is as follows:

- Any new residential and/or commercial development on the above-referenced property must use natural gas as the type of fuel for HVAC systems.

The procedures to be followed for satisfaction and removal of the (E) designation shall be as set forth in Section 11-15 of the Zoning Resolution.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement Parts I, II and III, dated October 1, 2004, prepared in connection with the ULURP Application (ULURP No. 050120ZMX). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

Supporting Statement:

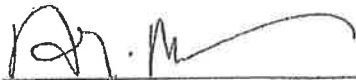
The above determination is based on an environmental assessment which finds that no significant effects on the environment which would require an Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Glen A. Price III, Director of Studies Implementation at (212) 720-3491.



Robert Dobruskin, Director
Environmental Assessment & Review Division
Department of City Planning

Date: 10/1/04



Amanda M. Burden, AICP, Chair
City Planning Commission

Date: 10/4/04