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Phase I Environmental Site Assessment

2560 and 2576 Boston Road
Block 4440, Lots 16 & 30
Bronx New York

December 29, 2020

Prepared for:

Slate Property Group
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Executive Summary

At the request of Slate Property Group (Client and User), Roux Environmental Engineering and Geology, D.P.C. (Roux) performed a Phase I Environmental Site Assessment (ESA) of the real property identified as 2560 and 2576 Boston Road (Block 4440, Lots 16 and 30) in the borough of the Bronx, City and State of New York (Subject Property) (Figure 1). A Surrounding Area Map is provided as Figure 2. The Phase I ESA is intended to define the historical uses of the Subject Property and identify any potential Recognized Environmental Conditions (RECs) that could warrant further consideration, in accordance with ASTM International Standard Practice E1527-13 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process).

A review of historical sources, including historical aerial photographs, historical topographic maps, and a City Directory Abstract, as well as an interview with a Key Subject Property Representative, indicate the Subject Property was first developed between 1919 and 1929 with a 2-story residential building in the northern portion of the Subject Property on Lot 30. In the early 1950's, the central portion of Lot 16 was utilized as a car sales lot and contained a small building in the western central portion of the lot. Between 1950 and 1962, Lot 16 was redeveloped with a commercial store which was situated in the northern portion of this Lot. No significant changes to the residential building on Lot 30 were identified since its first development in a review of all of the historical resources available as of the date of this Phase I ESA. At the time of the Subject Property conducted in December 2020, Lot 16 was observed to be occupied by a Fine Faire Supermarket and Lot 30 was occupied with a 2-story residential building that had a daycare on the ground floor.

Based on the information gathered during the Phase I ESA process, Roux has identified the following RECs in connection with the Subject Property:

- Historical Subject Property Usage: The Subject Property was historically observed to be operated as an auto sales yard in the 1950's and 1960's as evidenced by aerial photographs and Sanborn Maps for this time period. Historical aerial photographs indicated the presence of a structure in the western central portion (assumed to be the sales office) with parked vehicles surrounding the building. Auto sales yards have historically maintained gasoline underground storage tanks (USTs) and involve shipment and movement of vehicles which contain petroleum products and hazardous materials, the release of which may impact adversely upon the environmental quality of the Subject Property.
- Historical and Current Surrounding Property Usage: The area surrounding the Subject Property has historically had three (3) gasoline filling stations and several auto repair shops based upon historical Sanborn Fire Insurance Maps. The Environmental Data Resources (EDR) Radius Map also identified open New York State Department of Environmental Conservation (NYSDEC) spill numbers 9902856 and 1109979 in connection with the northern adjoining property across Boston Road. These open cases have indicated the presence of free product on the groundwater surface in addition to soil contamination beneath the newly constructed adjoining building. This contamination is likely still present as it was discovered after the building was redeveloped from a gasoline filling station/ auto repair into the current building. Additionally, the location of these open spills has also historically operated as a dry cleaning facility known as Reda/ J&M Cleaners, which was identified as a Resource Conservation and Recovery Act (RCRA) generator of hazardous wastes related to chlorinated solvents. An additional NYSDEC spill number 0230029 occurred at the BP gasoline station which is located 120-feet upgradient to the northeast. This spill identified soil and groundwater contamination which was migrating in the direction of the Subject Property. There is potential for the, soil, groundwater and soil vapor beneath the Subject Property to have been adversely impacted as a result of these spills and hazardous waste activity at surrounding properties.

Roux has not identified any Controlled RECs (CRECs) or Historical RECs (HRECs) in connection with the Subject Property.

Roux has identified the following data gaps in connection with this Phase I ESA:

- Roux is awaiting responses to Freedom of Information Act (FOIA) requests from the NYSDEC, New York State Department of Health (NYSDOH) and the New York City Department of Environmental Protection (NYCDEP) pertaining to the Subject Property. If any pertinent information is obtained from responses to outstanding FOIA requests regarding the Subject Property and adjacent properties, Roux will prepare a letter addendum summarizing these findings.

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1. Introduction

At the request of Slate Property Group (Client and User), Roux Environmental Engineering and Geology, D.P.C. (Roux) performed a Phase I Environmental Site Assessment (ESA) of the real property identified as 2560 and 2576 Boston Road (Block 4440, Lots 16 and 30) in the borough of the Bronx, City and State of New York (Subject Property) (Figure 1). A Surrounding Area Map is provided as Figure 2. At the time of the Subject Property conducted in December 2020, Lot 16 was observed to be occupied by a Fine Faire Supermarket and Lot 30 was occupied with a 2-story residential building that had a daycare on the ground floor. The Phase I ESA is intended to define the historical uses of the Subject Property and identify any potential Recognized Environmental Conditions (RECs) that could warrant further consideration, in accordance with ASTM International Standard Practice E1527-13 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process).

The Phase I ESA was conducted in accordance with the scope of work presented in the original contract between Slate Property Group and Roux, dated November 30, 2020, and in general accordance with the ASTM International Standard Practice E1527-13 (Standard Practice for Environmental Site Assessments), consistent with the USEPA Standards and Practices for All Appropriate Inquiries (AAI) Rule (40 CFR Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule¹). The preamble for the AAI Rule states:

In today's final rule, EPA is referencing the standards and practices developed by ASTM International and known as Standard E1527-05 (entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process") and recognizing the E1527-05 standard as consistent with today's final rule. The Agency determined that this voluntary consensus standard is consistent with today's final rule and is compliant with the statutory criteria for all appropriate inquiries. Persons conducting all appropriate inquiries may use the procedures included in the ASTM E1527-05 standard to comply with today's final rule.²

This AAI Rule was subsequently amended in 2013, as indicated in the following "Background":

With today's action, EPA is establishing that parties seeking liability relief under CERCLA's landowner liability protections, as well as recipients of brownfields grants for conducting site assessments, will be considered to have met the standards and practices for all appropriate inquiries, as set forth in the Brownfields Amendments to CERCLA and 40 CFR Part 312, if such parties follow the procedures provided in the ASTM E1527-13 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." EPA made this determination based upon the Agency's finding that the ASTM E1527-13 standard is compliant with the All Appropriate Inquiries Rule. Therefore, parties conducting all appropriate inquiries may use the procedures in the newly issued ASTM E1527-13 standard when conducting all appropriate inquiries.³

The purpose of the Phase I ESA was to identify, to the extent feasible, RECs in connection with the Subject Property. ASTM Standard Practice E1527-13 defines RECs as:

the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

¹ Final Rule and information available at www.epa.gov/swerosps/bf/regneg.htm#final_rule, and <https://federalregister.gov/a/2013-31112>.

² Federal Register: November 1, 2005 (Volume 70, Number 210), page 66081.

³ Federal Register: December 30, 2013 (Volume 78, Number 250).

ASTM Standard Practice E1527-13 provides that identified RECs can be evaluated and classified into Controlled Recognized Environmental Conditions (CRECs) or Historical Recognized Environmental Conditions (HRECs) based on the following definitions. ASTM Standard Practice E1527-13 defines a CREC as:

a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

ASTM Standard Practice E1527-13 defines a HREC as:

a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

To assess the potential for RECs associated with the Subject Property, Roux utilized a variety of informational sources to perform the Phase I ESA, including a radial information search from federal, state, and local regulatory agency databases; Freedom of Information Act (FOIA)/public records responses from federal, state, and local regulatory agencies; and readily available information from the following sources: historical aerial photographs, historical topographic maps and a City Directory Abstract. The historical research and interviews were conducted to develop an understanding of the following:

- Current and past uses of the Subject Property;
- Current and past uses of hazardous substances and/or petroleum at the Subject Property, if any;
- Waste management and disposal practices that might have potentially caused releases or threatened releases of hazardous substances and/or petroleum products at the Subject Property;
- Current and past corrective actions and response activities undertaken to address past and ongoing releases of hazardous substances and/or petroleum products at the Subject Property, if any;
- The existence of any engineering and/or institutional controls recorded for the Subject Property; and
- Current and past uses of adjoining properties that could have resulted in releases or threatened releases of hazardous substances and/or petroleum products to the Subject Property.

Mr. Frank Cherena and Mr. Adam Nasiatka served as the Environmental Professionals who conducted this Phase I ESA. As the Environmental Professionals, Mr. Cherena and Mr. Nasiatka possess sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (as defined in §312.1(c) on, at, in, or to a Site, sufficient to meet the objectives and performance factors in §312.20(e) and (f)). Mr. Cherena's and Mr. Nasiatka's professional profiles are provided in Appendix A.

2. Methods of Investigation

The methods of investigation used to conduct this Phase I ESA are outlined in the following sections.

2.1 General

The activities performed in conjunction with the Phase I ESA of the Subject Property include:

- Review of federal, state, and local environmental regulatory agency databases provided by Environmental Data Resources (EDR), Inc. of Milford, Connecticut indicating locations of environmental concern within specified radii from the Subject Property (Appendix B);
- Submission of FOIA/public records requests and inquiries to federal, state, and local regulatory agencies for the Subject Property (Appendix C);
- Review of historical information for the Subject Property and surrounding area, including aerial photographs, Certified Sanborn Fire Insurance Maps, topographic maps, and other relevant historical information sources;
- Reconnaissance of the Subject Property and surrounding area; and
- Conducted interviews with Key Subject Property Managers.

2.2 Review of Readily Available Information

The resources compiled and reviewed by Roux to date include the following:

- EDR Radius Map with GeoCheck, dated December 3, 2020 (EDR report) (Appendix B);
- Historical Certified Sanborn Fire Insurance Maps dated 1897, 1908, 1919, 1929, 1950, 1977, 1978, 1981, 1983, 1986, 1988, 1991, 1992, 1993, 1995, 1996, 1998 and 2001 through 2007 (Appendix D);
- Historical Aerial Photographs 1924, 1951, 1954, 1962, 1966, 1976, 1985, 1991, 1994, 2006, 2009, 2013 and 2017 (Appendix E);
- United States Geological Survey (USGS) 15 Minute Topographic Maps, Harlem, New York Quadrangle dated 1897, 1898 and 1900; 7.5 Minute Topographic Maps, Central Park, New York Quadrangle dated 1947, 1955, 1956, 1966, 1979, 1995, 1997, 1998 and 2013; 7.5 Minute Topographic Maps, Flusing, New York Quadrangle dated 1947, 1955, 1956, 1966, 1979, 1995, 1997, 1998 and 2013; 7.5 Minute Topographic Maps, Mount Vernon, New York Quadrangle dated 1947, 1955, 1956, 1966, 1979, 1995, 1997, 1998 and 2013; 7.5 Minute Topographic Maps, New York Quadrangle dated 1947, 1955, 1956, 1966, 1979, 1995, 1997, 1998 and 2013; (Appendix F); and
- A search of the City Directory Abstract conducted by EDR (Appendix G).

Pursuant to ASTM E1527-13, Roux contacted and reviewed additional environmental records provided by the following agencies:

Agency	Status
United States Environmental Protection Agency (USEPA)	Online database searched; no records identified.
New York State Department of Environmental Conservation (NYSDEC)	Acknowledgement received; no records provided to date.
New York State Department of Health (NYSDOH)	Acknowledgement received; no records provided to date.
New York City Department of Environmental Protection (NYCDEP)	Acknowledgement received; no records provided to date.

Agency	Status
New York Fire Department (FDNY)	Response received; no records identified.
New York City Department of Finance (NYCDOF)	Records accessed online.
New York City Department of Buildings (NYCDOB)	Records accessed online.
New York City Department of City Planning (NYCDCP)	Records accessed online.

2.3 Subject Property and Surrounding Area Reconnaissance

Pursuant to ASTM Standard Practice E1527-13, Roux conducted a reconnaissance of the Subject Property and surrounding area on December 7, 2020 to identify, investigate, and assess potential RECs and other potential environmental concerns. The reconnaissance included observation of the Subject Property, including structures and buildings, and the surrounding area to determine the current use and condition of the Subject Property, indications of past uses of the Subject Property, and current uses of adjacent and adjoining properties and the surrounding area. During the Subject Property reconnaissance, Roux placed particular emphasis on identifying the following features, if present, in accordance with ASTM E1527-13:

- Hazardous substances and petroleum products in connection with identified uses;
- Storage tanks;
- Odors;
- Pools of liquid;
- Drums;
- Hazardous substances and petroleum products containers;
- Unidentified substance containers;
- Polychlorinated biphenyls (PCBs);
- Heating and cooling systems;
- Stains or corrosion;
- Drains and sumps;
- Pits, ponds, or lagoons;
- Stained soil or pavement;
- Stressed vegetation;
- Solid waste;
- Wastewater;
- Wells; and
- Septic systems.

In addition, observation of the general topographic setting of the Subject Property was made, and inquiry was made into the source of potable water for the Subject Property and other utilities, as presented in Section 6. Photographs from the Subject Property reconnaissance are presented in Appendix H.

2.4 Interview with Key Subject Property Manager

On December 7, 2020, in conjunction with the Subject Property reconnaissance, Mr. Nasiatka interviewed Mrs. Margherita Rivera as the Key Subject Property Representative. Mrs. Rivera was identified as the operator and resident of the 2576 Boston Road property. It was noted that no Key Subject Property Representatives were available to interview in connection with 2560 Boston Road. During the interview, Mr. Nasiatka asked general questions regarding the current and historical use and conditions of the Subject Property and surrounding area and inquired about specific observations made during the Subject Property reconnaissance. Pertinent information obtained during the interview is presented in appropriate sections throughout this Phase I ESA report.

2.5 User Provided Information

As of the date of this Phase I ESA, Roux has not been provided with any historical environmental documentation pertaining to the Subject Property.

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3. Subject Property Description

Descriptions of the Subject Property and surrounding properties are included in the following sections. The location of the Subject Property is presented in Figure 1. A Surrounding Area Map is provided as Figure 2.

3.1 Subject Property Location and Description

The Subject Property is identified as two (2) irregular shaped lots situated on the northern side of Block 4440 in the Bronx, New York. The Subject Property is further defined as New York City (Bronx) Block 4440, Lots 16 and 30. The lots of the Subject Property is defined by the following addresses:

- 2560 Boston Road, Bronx, New York 10467 AKA 2538 Barnes Avenue (Block 4440, Lot 16); and
- 2576 Boston Road, Bronx, New York 10467 (Block 4440, Lot 30).

Lot 16 of the Subject Property is currently occupied with a 1-story grocery store with a full basement, which at the time of the Subject Property reconnaissance, was operated as a Fine Fare supermarket. The 1-story building is situated in the northern portion of the Lot and the southern portion is currently utilized as a parking lot. A loading dock was observed on the eastern side of the building, which is accessible to the parking lot. The interior of the supermarket contains numerous aisles containing dry goods, cashier counters in the southern portion of the building, a deli counter in the central portion and freezers and refrigerators in the northern portion. The supermarket contains a full basement which is used for a combination of dry and perishable goods storage. A single walk in refrigeration unit was observed in the basement in addition to many pallets of chips, cookies and other dry food goods. A small employee break room is also situated within the basement and contains an area to heat food and sit down to eat.

Lot 30 of the Subject Property is currently occupied with a 2-story mixed-use style building. At the time of the Subject Property reconnaissance, the ground floor of this building was observed to be occupied by Rugrats Daycare Co. The second story of the building contains a single residential unit which is occupied by the owners of the building and the operators of the daycare. The building contains a full basement which also includes room for two (2) personal vehicles. The basement was identified to be used for a combination of storage space and woodworking equipment and materials. According to conversations with the daycare operator/ resident, her husband is retired and does woodworking projects to stay busy. The residential building contains a small yard area which sits on the northern side of the Lot which is landscaped and contains a small shed structure for storage.

The Subject Property and surrounding area were inspected during the Subject Property reconnaissance. The findings of the reconnaissance are summarized in Section 6.

3.2 Current Surrounding Property Usage

The areas surrounding the Subject Property are generally developed with residential and commercial properties. Table 3.2 below provides details on adjoining and adjacent properties.

North	Boston Road; and a 1-Story Commercial/Office Building (Classico Corp), and BP Gasoline Filling Station
South	Residential Buildings

Table 3.2 Surrounding Property Uses	
East	Matthews Avenue, Residential Buildings
West	Boston Road; beyond that is Commercial Property (Mavis Discount Tire, Tony's Hand Carwash, Boston Auto Sound, Quality Tile Corp, Tulcimex Restaurant)

3.3 Topographic and Hydrogeologic Setting

The grade of the Subject Property is generally level. The average elevation of the Subject Property is approximately 29 feet above mean sea level (ft amsl), as shown in the USGS 7.5 Minute Series Topographic Map (Appendix F) and the EDR Report. According to the EDR Report and National Wetlands Inventory, the Subject Property is not located in or adjacent to any wetlands. The Subject Property is not located in the 100-year or 500-year flood zones.

A formal groundwater flow direction study has not been conducted as part of this Phase I ESA. For purposes of investigating potential migration of off-Site groundwater impacts during this Phase I ESA, the regional direction of groundwater flow in the vicinity of the Subject Property is presumed to be generally east-southeast toward the East River. This estimation was based on surrounding topography and land elevations.

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4. Subject Property History

The historical uses of the Subject Property are discussed below.

4.1 Historical Subject Property and Surrounding Property Usage

The historical uses of the Subject Property and surrounding properties were researched by examining Certified Sanborn Fire Insurance Maps (Appendix D); historical aerial photographs (Appendix E); historical USGS topographic maps (Appendix F); and the City Directory Abstract (Appendix G).

4.2 Historical Sanborn Maps

Roux reviewed historical Certified Sanborn Fire Insurance maps for the Subject Property. Table 4.5 provides a summary of the Subject Property and surrounding area from 1897 to 2007, as determined from the Certified Sanborn Fire Insurance maps, which are included as Appendix D.

Table 4.5 Certified Sanborn Fire Insurance Maps	
Date	Description
1897, 1908	Subject Property: Not shown as developed. Surrounding Area: Not shown as developed; Boston Road is depicted towards the north.
1919	Subject Property: Subject Property is depicted as seven (7) vacant undeveloped lots. The lots are designated 16, 20, 22, 27, 30, 39 and 41. Surrounding Area: Lots are now shown around the Subject Property, however, none of them are developed.
1929	Subject Property: Developed with a 2-story residential building with an attached auto garage in the northern portion identified as 2576 Boston Road (Lot 30). The southern portion of the Subject Property (Lot 16) is still vacant. Surrounding Area: A gasoline filling station is identified to the north across Boston Road with two (2) buried gasoline tanks. Residential buildings are present towards the east across Matthews Avenue. An additional gasoline station is depicted to adjoin towards the west which is noted with two (2) buried gasoline tanks. Residential buildings adjoin the Subject Property to the south.
1950	Subject Property: The central portion of the Subject Property (Lot 16) is now noted as an auto sales yard and contains a 1-story small structure in the western central portion. No changes are noted to the residential building in the northern portion of the Subject Property (Lot 30). Surrounding Area: A new commercial building (unspecified store) has been constructed and adjoins the Subject Property to the north. The gasoline station to the north has been redeveloped with a 1-story dress manufacturer/store. Additional dress manufacturing is noted to the northwest across Boston Road. The gasoline station to the west is now noted with three (3) buried gasoline tanks.
1977-2001	Subject Property: 2560 Boston Road (Lot 16) has been redeveloped with a 1-story store (unspecified) with a basement. Parking for the store is depicted in the southern portions of the Subject Property. No changes are noted to the residential building in the northern portion of the Subject Property (Lot 30). Surrounding Area: Gasoline filling stations (three total) are depicted to the northeast, north and west of the Subject Property. Adjoining properties to the north across Boston Road also

Table 4.5 Certified Sanborn Fire Insurance Maps	
	include a tire sales and service shop and an auto audio shop. The properties to the northwest are unspecified stores and flats and a parking lot. An auto repair shop is now depicted to abut the gasoline filling station to the west. No changes were observed to the residential properties to the east and south of the Subject Property.
2002	<p>Subject Property: No changes to the Subject Property are noted from the 2001 Sanborn Map.</p> <p>Surrounding Area: The gasoline filling stations to the west and northeast are no longer present (western is now vacant and the northeastern is noted as parking). The remaining areas to the northwest, south and east are unchanged from the previous 2001 Sanborn Map.</p>
2003-2007	<p>Subject Property: No changes to the Subject Property are noted from the 2002 Sanborn Map.</p> <p>Surrounding Area: A new gasoline filling station has been constructed where the previous one was located to the northeast of the Subject Property. The former filling station that adjoined to the west is now noted as a medical office.</p>

The northern portion of the Subject Property (Lot 30) appears to have been developed between 1919 and 1929 with a 2-story residential building and attached auto garage based upon a review of the Sanborn Maps. In 1950, the southern portion of the Subject Property (Lot 16) was utilized as an auto sales yard and contained a small 1-story structure on the western central portion. Between 1950 and 1977 the area adjoining the residential building to the south (Lot 16) was redeveloped with a 1-story commercial store that was unspecified with parking noted in the southern portions of the Subject Property. This configuration of the Subject Property identified in 1977 Sanborn Map remained until the most recent 2007 Sanborn Map and appears consistent with the layout of the Subject Property observed during the December 2020 reconnaissance. The historical usage of the Subject Property as an auto sales yard may have involved the storage of gasoline or other petroleum products in USTs. Potential releases from USTs or vehicles stored on the Subject Property may have impacted the environmental quality of the Subject Property. As such, the historical usage of the Subject Property for auto sales is considered a REC.

The area surrounding the Subject Property was predominantly residential to the south and east. Properties to the north of the Subject Property have historically included a tire sales and service and auto audio shops. Properties to the northwest were noted generally as commercial and/or parking. Gasoline filling stations and auto repair shops were identified to surround the Subject Property, including the following:

- 2600 Boston Road (Adjoins to the northeast across Matthews Avenue)
- 815 Allerton Avenue (Adjoins to the north across Boston Road)
- 2550 Boston Road (Adjoins to the west across Barnes Avenue).

All three of these gasoline filling stations/auto repair shops were identified to have numerous gasoline USTs. Gasoline stations typically handle large amounts of petroleum products, the release of which may impact upon the environmental quality of the Subject Property, and according to the EDR database report, these gasoline stations have had releases to environment. Additionally, during the Subject Property reconnaissance, groundwater monitoring wells were observed on the northern adjoining property and at the gasoline station (BP) observed at 2600 Boston Road. Additional information on these facilities and these identified groundwater monitoring wells is provided in Sections 5.1 and 6.0 of this report.

4.3 Historical Aerial Photographs

Historical aerial photographs were obtained from EDR, and they are provided in Appendix E. Historical aerials may indicate past activities at a property that might not have been documented by other means or observed during a reconnaissance visit. Aerial photographs were obtained for the years ranging from 1924 to 2017 and it is noted that the images were of poor quality and specific Subject Property features were difficult to identify.

According to a review of the historical aerial photographs, the Subject Property appears to be developed in the northern portion (Lot 30), which what appears to be the residential building identified in the Sanborn Maps. The 1951 aerial photograph shows a small structure in the western central portion of the Subject Property (Lot 16), which is surrounded by parked cars, suggesting the presence of the car sales lot identified in the Sanborn Maps for this time period. The 1962 aerial photograph shows the cars removed and what appears to be land disturbance as part of construction. No changes appear to the residential property in the northern portion of the Subject Property. The 1966 aerial photograph shows the Subject Property as developed with a large building in the central portion (Lot 16) and the residential building in the northern portion (Lot 30). The configuration of the Subject Property as depicted in the 1966 aerial photograph remains consistent in the following photographs and with the current configuration of the Subject Property, as observed during the Site reconnaissance.

4.4 Historical Topographic Maps

Historical topographic maps of the Subject Property were obtained from EDR, and they are provided in Appendix F. Elevation of the Subject Property was consistent in topographic maps reviewed from 1897 to 2013. No significant elevation changes that would suggest backfilling operations were identified.

4.5 City Directory Abstract

A City Directory Abstract of the Subject Property was obtained from EDR and is presented in Appendix G. Records reviewed from 1927 to 2017 were sourced from New York Telephone, New York Telephone Company, Cole Information services, Hill-Donnelly Information Services, Manhattan and Bronx Directory Publishing Company Residential Directory and the EDR Digital Archive. It is noted that the listings in the table below are transcribed verbatim as provided in the City Directory.

Table 4.4a below provides address for 2560 Boston Road:

Table 4.4a City Directory Listings for 2560 Boston Road	
Date	Description
1940	Residential Listings
1993	Allerton Antennas
1994	Allerton Antennas
1999	Allerton Antennas
2005	NCLO

Table 4.4b below provides address for 2576 Boston Road:

Table 4.4b City Directory Listings for 2576 Boston Road	
Date	Description
1931	Residential Listings
1949	Larmore EJ Surplus MATs, Residential Listing
1956	Residential Listings
1961	Residential Listings
1965	Residential Listings
1971	Residential Listings
1976	Residential Listings
1983	Residential Listings
1993	Residential Listings
1994	Residential Listings
2000	Residential Listings
2004	Residential Listings
2005	Residential Listings
2009	Rugrats Daycare Co, Residential Listing
2014	Residential Listings
2017	Residential Listings

A review of the City Directory Abstract did not identify any RECs in connection with the Subject Property. The usage of 2560 Boston Road was commercial/ residential with the commercial uses being identified as an antenna company and “NCLO.” The usage of 2576 Boston Road was generally residential with Rugrats Daycare Co being identified for the year 2009.

The area surrounding the Subject Property was identified as a tile company, moving company, contracting companies, auto repair facilities, candle manufacturing, medical facilities, garage door repair and restaurants. Additional information on the auto-related uses including filling stations and auto repair shops is provided in Section 5.1 of this report.

4.6 Environmental Lien Search and Activity Use Limitations

The Client did not engage Roux to review title and judicial records for environmental liens or AULs recorded for the Subject Property.

5. Records Review

This section summarizes the information regarding the Subject Property and potential environmental sites of concern contained in the standard and additional environmental record sources reviewed by Roux in accordance with ASTM Standard Practice E1527-13.

5.1 Environmental Database Review

Roux used a computerized environmental database and radius map report prepared by EDR to conduct a government records database search of properties of potential environmental concern within a maximum of one-mile radius of the Subject Property. Appendix B contains a complete copy of the EDR Radius Map Report with GeoCheck. A summary of the pertinent results is provided in Table 5.1. Table 5.1 tabulates all the search results with at least one environmental database entry.

Table 5.1 Environmental Database Listings						
Database	Subject Property	<1/8 mile	1/8-1/4 mile	1/4-1/2 mile	1/2-1 mile	Total
RCRA-LQG	0	0	1	NR	NR	1
RCRA-SQG	0	3	1	NR	NR	4
RCRA-VSQG	0	2	3	NR	NR	5
NY SHWS	0	0	0	1	NR	1
NY LTANKS	0	3	9	30	NR	42
NY UST	0	8	8	NR	NR	16
NY AST	0	15	33	NR	NR	48
NY ENG CONTROLS	0	0	0	3	NR	3
NY INST CONTROLS	0	0	0	3	NR	3
NY BROWNFIELDS	0	0	0	3	NR	3
NY SPILLS	0	21	NR	NR	NR	21
RCRA NONGEN/NLR	0	18	21	NR	NR	39
NY DRYCLEANERS	0	2	2	NR	NR	4
NY MANIFEST	0	23	30	NR	NR	53
PA MANIFEST	0	2	1	NR	NR	3
NJ MANIFEST	0	11	6	NR	NR	17
EDR HIST AUTO	0	4	NR	NR	NR	4
EDR HIST CLEANER	0	4	NR	NR	NR	4

Table 5.1 Environmental Database Listings						
Database	Subject Property	<1/8 mile	1/8-1/4 mile	1/4-1/2 mile	1/2-1 mile	Total
NR – Not Reported						

The Subject Property was not identified in any of the environmental databases.

Off-site properties that meet the criteria presented below are discussed in this report:

- Facilities adjoining or adjacent to the Subject Property are examined due to their proximity and the potential for surface water discharges (e.g., stormwater runoff, surface water effluent discharges) to enter the Subject Property or through the migration of groundwater or soil vapor.
- Facilities located topographically or hydraulically upgradient of the Subject Property.

Groundwater flow direction is presumed to be generally southwest in the direction of the Bronx River. Facilities that are located downgradient or cross-gradient to the Subject Property—but not adjoining the Subject Property—are not discussed in this report because these facilities are considered to pose a low potential environmental concern to the Subject Property.

Adjoining Property Detail

2538 Matthews Avenue (Adjoins to the east across Matthews Avenue)

The above referenced residential building is identified with a single NY SPILL case:

- NY SPILL #9213161 occurred on February 25, 1993 and resulted from a spill of approximately 50-gallons of #2 fuel oil which spilled to a paved parking lot surface. No additional information is provided in the memo, however, the spill was closed to the satisfaction of the NYSDEC on February 5, 2004.

Old Gas Station/ Commercial Office Building 2550 Boston Road (Adjoins to the west across Barnes Avenue)

The above-referenced facility adjoins the Subject Property to the west and is identified in the NY SPILLS and EDR HIST AUTO databases. The EDR HIST AUTO database indicates that 'Cemay Service Center Inc/ CMV Transmission Inc' has operated at this location from 1972 through 1995. This facility is also associated with two (2) NY SPILLS which are discussed below in detail:

- NY SPILL #0111884 occurred on February 17, 2002 and reportedly was opened due to construction activities which identified gasoline tanks and petroleum contamination. The spill was ultimately closed to the satisfaction of the NYSDEC on March 18, 2003 due to no evidence of the site being provided suggesting the historical presence of a gasoline filling station.
- NY SPILL #1808852 occurred on November 20, 2018 and reportedly occurred due to contamination being identified in sample results. A Phase II was conducted on the property which identified contamination in the areas of the former USTs. Bedrock was encountered at 19 feet bgs and it was noted that no groundwater was encountered in the borings. It was determined by NYSDEC staff that no evidence of the tanks currently exists and that the Site does not need to be further delineated. Although the spill was closed to the satisfaction of the NYSDEC on November 28, 2018, no

remediation was conducted at this facility and there was soil identified that exceeds commercial soil cleanup objectives (SCOs) for petroleum related contaminants. Due to the historical operation as a filling station and auto repair shop with confirmed contamination, there is potential for groundwater and contaminated soil vapor to migrate towards the Subject Property. This facility is considered a REC in connection with the Subject Property.

Carolei Realty 2561-2571 Boston Road (Adjoins to the northwest across Boston Road)

The above-referenced facility is identified under the aliases City Land Auto and BFTS Corp and these collective facilities are identified in the UST, NY SPILLS, LTANKS and EDR HIST AUTO databases. The UST database indicates the presence of two (2) Petroleum Bulk Storage Numbers (2-604710 and 2-605939) which both have a current status of unregulated/ closed. PBS 2-604710 is associated with six (6) 550-gallon gasoline, one (1) 2,000-gallon gasoline and one (1) 275-gallon waste oil USTs which are all closed and removed. PBS #2-605939 is associated with one (1) 550-gallon waste oil UST which is closed in place. The EDR HIST AUTO databases indicates the facilities Bronx Firestone Tire & Service, BFTS Corp and City Land as operating auto related facilities at the above-referenced property between 1969 and 2014. These facilities are associated with NY SPILLS and LTANKS cases which are discussed in detail below:

- NY SPILL #9902856 occurred on June 11, 1999 and occurred due to the identification of groundwater contamination. This spill was reopened based upon the investigation results from NY SPILL #1110342. The NYSDEC memo indicates that the contamination was migrating towards the south in the direction of Boston Road (the direction of the Subject Property). A remediation report was provided which indicated removal of two (2) improperly abandoned USTs. 4,225-gallons of liquids were removed from the tanks and disposed of off-site. The closure report recommended the continuation of a groundwater monitoring program to identify if the source removal was successful at reducing contaminant levels in the groundwater. As of the date of this report, this spill is still open and is considered a REC in connection with the Subject Property.
- LTANKS #1109979 occurred on November 9, 2011 and was opened due to a tank tightness failure. The NYSDEC memo indicated that the spill case was transferred to remediation as this spill is related to the above spill, which is ongoing. As of the date of this report, this spill is still open and is considered a REC in connection with the Subject Property.

Reda/J&M Cleaners 800 Allerton Avenue (Adjoins to the north across Boston Road)

The above-referenced facility is identified in the RCRA-VSQQ, NY SPILLS, ICIS, US AIRS, MANIFEST, DRYCLEANERS and EDR HIST CLEANER databases. The RCRA database is associated with EPA ID: NYD981562119 and indicates that the facility is a Conditionally Exempt Small Quantity Generator (formerly CESQG, currently the VSQG). The wastes codes associated with the facility include D001 (ignitable waste) and F002 (spent halogenated solvents). No violations were identified in the records dating back to 1996 where the first instance of operation was identified. A violation was identified in the ICIS database which pertained to the operation of an air emissions permit. The US AIRS permit was associated with ID: 1000141864. Manifests reviewed corroborate with the RCRA listing and indicate shipments of F002 waste from the facility. The DRYCLEANERS database indicates that the facility is associated with facility ID: 2-6002-00407. The EDR HIST CLEANERS database indicates that Reda Cleaners Inc has operated from 1994 through 2014. One (1) NY SPILL is associated with the facility and it is discussed below:

- NY SPILL #1110342 occurred on November 21, 2011 and was opened due to the investigation of tanks at an off-site property which included off-site groundwater wells at this facility. The wells were installed in an area which was assumed to have historical tanks and free product along with petroleum contamination was identified. This spill was ultimately closed as it was determined the tanks were removed, however, NY SPILL #9902856 was reopened, and is still currently active.

In addition to the documented petroleum contamination from former gasoline filling station operations, this facility operated as a drycleaner with past violations, and there is the potential for releases from this facility to have impacted the Subject Property. This facility is considered a REC in connection with the Subject Property.

Upgradient Property Detail

BP Service Station 824 Allerton Avenue (Approximately 120-feet to the northeast)

The above-referenced facility is identified in the UST, NY SPILLS, RCRA-SQG, MANIFEST and EDR HIST AUTO databases. The UST database indicates this facility is associated with PBS #2-191694 which is currently active. This PBS number is associated with five (5) closed and removed 4,000-gallon gasoline and diesel USTs, one (1) closed and removed 550-gallon waste oil UST and one (1) 550-gallon UST that was converted to non-regulated use. This PBS number is also associated with three active (3) 12,000-gallon gasoline/ethanol USTs. The RCRA-SQG database indicates that this facility is associated with EPA ID: NYR000126599. The waste codes listed in the SQG database indicate shipments of D018 (benzene) waste. No violations for this facility were identified in the database. The manifests reviewed indicate shipments of D001 (ignitable) and D018 (benzene) wastes. The EDR HIST AUTO database indicates that this facility also operated under the names Luisan Service Center, New Ace Affiliated Inc, Fairway Auto Repair Inc, RRR S/S Corp, BP Gas Station, GNK BI Energy Corporation spanning from 1969 through 2014. The NY SPILL listing is discussed in detail below:

- NY SPILL #0230029 occurred on January 24, 2002 and was opened during tank removal activities at this facility which identified tanks that were corroded. Samples collected indicated volatile organic compounds (VOCs) in soil within the tank excavation area and within the groundwater. The memo further indicated that approximately 4,561 tons of contaminated material was excavated and disposed of off-site in connection with the building redevelopment. NYSDEC concluded that the petroleum contamination plume appeared to be naturally attenuating and did not appear to be the source of the contamination identified across Matthews Avenue. Based upon these findings, this spill was subsequently closed to the satisfaction of the NYSDEC on May 22, 2013. Although this spill is closed, the memo indicated that contamination was migrating away potentially in the direction of our Subject Property. The presence of this spill is considered a REC in connection with the Subject Property.

Fairway Repair Shop Inc was identified at the same address (824 Allerton Avenue) and was identified in the AST database which is associated with PBS #2-605941. This AST listing is associated with a single 275-gallon waste oil AST which has been removed from the facility.

Roux conducted a Tier 1 vapor screening in accordance with the Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (ASTM 2600-15). The results of the Tier 1 evaluation indicate that a Vapor Encroachment Condition (VEC) is present at the Subject Property in connection with the numerous environmental sites (with documented petroleum and chlorinated solvent

usage and releases) identified in the adjoining areas. The presence of the VEC is related to the off-site usage and potential/documented releases and is considered a REC.

5.2 Freedom of Information Act Letter Responses

FOIA requests were submitted to the NYSDEC, NYSDOH, NYCDEP and the FDNY. Online USEPA, NYSDEC, NYCDOF, NYCDOB, and NYCDOP resources and databases were searched for records related to the Subject Property. If any additional pertinent environmental information is received from the outstanding FOIA requests following the issuance of this report, Roux will provide a letter addendum to this report detailing this information. Information obtained from the Internet Databases and FOIA responses is included as Appendix C.

USEPA

The Subject Property was not identified in a search of the online USEPA databases.

NYSDEC

As of the date of this report, the NYSDEC has acknowledged our FOIA request in an email dated December 3, 2020. The NYSDEC has not identified whether any records exist for the Subject Property. Any additional information provided by the NYSDEC will be provided as soon as it has been received and evaluated.

NYSDOH

As of the date of this report, the NYSDOH has acknowledged our FOIA request in a letter response dated December 4, 2020. The NYSDOH has not identified whether any records exist for the Subject Property. Any additional information provided by the NYSDOH will be provided as soon as it has been received and evaluated.

NYCDEP

As of the date of this report, the NYCDEP has acknowledged our FOIA request in an email dated December 17, 2020. The NYCDEP has not identified whether any records exist for the Subject Property. Any additional information provided by the NYCDEP will be provided as soon as it has been received and evaluated.

FDNY

As of the date of this report, the FDNY has responded and indicated that they do not maintain any records related to the Subject Property.

NYCDOF

The NYCDOF Automated City Register Information System (ACRIS) was searched for the Subject Property. There ACRIS files generally contain mortgage agreements and deeds. According to the most recent deeds, Lot 16 is currently owned by Boston Road Associates and Lot 30 is currently owned by 2576 BPR Equities Inc.

The NYCDOF building classification for Lot 16 is K1 – Store Building and the classification for Lot 30 is S1 – Residence-Multi Unit.

NYCDOB

The NYCDOB online database was searched for the Subject Property and the details are outlined below:

Lot 16 of the Subject Property is associated with zero open complaints, DOB violations and Environmental Control Board (ECB) violations. There do not appear to be any special land use designations associated with Lot 16. No Certificates of Occupancy (CO) were identified on the NYCDOB website.

Lot 30 of the Subject Property is associated with zero open complaints, DOB violations and Environmental Control Board (ECB) violations. There do not appear to be any special land use designations associated with Lot 16. No Certificates of Occupancy (CO) were identified on the NYCDOB website.

NYCDCP

The online New York City Department of City Planning Zoning Resolution of the City of New York was searched for E-designations and Restrictive Declarations in connection with the Subject Property. A search of Appendix C, Tables 1 and 2 did not identify any E-designation or RDs in connection with the Subject Property Block and Lots. In addition, Roux reviewed NYC Planning ZoLa Website, which indicated the Subject Property was located within R6 and C8-1 zoning districts.

DRAFT

6. Subject Property Reconnaissance

The findings of the Subject Property reconnaissance, conducted on December 7, 2020, are discussed below.

6.1 Utilities

Both buildings on both lots of the Subject Property was observed to be connected to natural gas, electric, sewer and municipal water utilizes. The utilities were observed to enter the Subject Property from Boston Road to the west.

6.2 Hazardous Substances and Drums

No evidence of drums was identified at either lot of the Subject Property. Hazardous substances such as paint thinner, lacquer, solvents and other chemicals utilized in woodworking were identified in the basement of the residential building/ daycare at 2576 Boston Road. The containers ranged in size from small containers (approximately 1-2 ounces) to containers under a gallon in volume. The basement was converted into a workshop and these chemicals were stored throughout. No floor drains or suspected receptors were observed in the vicinity of the stored chemicals. No staining, odors or signs of spillage were identified, and their presence should not impact upon the environmental quality of the Subject Property.

No evidence of 55-gallon or other sized drums was identified at the Subject Property.

6.3 Storage Tanks

No evidence of storage tanks was identified at the Fine Fare supermarket and it was observed to be heated via natural gas at the time of the reconnaissance. Evidence of a historical fuel oil tank were identified at the residential building in the northern portion of the Subject Property. A fuel oil fill port and associated vent pipe were identified on the southern exterior side of the residential building near the entrance. According to conversations with the Key Subject Property Representative, these pipes were associated with a former heating oil tank that was in the basement. The Key Subject Property Representative indicated that this tank had been removed and the building was converted to natural gas. It is not anticipated that this historical basement heating oil AST should impact adversely upon the environmental quality of the Subject Property.

6.4 Polychlorinated Biphenyls (PCBs)

No evidence of PCB-containing equipment was observed at the Subject Property.

6.5 Staining and Stressed Vegetation

No staining or stressed vegetation was observed at the Subject Property.

6.6 Solid Waste

Solid waste generated at Lot 30 is placed on the curb for pickup by the New York Sanitation Department (DSNY). Solid waste generated at Lot 16 was observed to be stored in dumpsters present in the northeastern portion of the parking lot. No stains, odors or signs of spillage was identified near the waste collection area.

6.7 Wastewater and Stormwater

Wastewater generated at the Subject Property is limited to bathroom sanitary waste which discharges directly to the publicly managed municipal sewer system. Stormwater is expected to discharge into storm drains within the parking lot as well as flow into storm drains located within the public streets.

6.8 Pits, Ponds and Lagoons

No pits, ponds or lagoons were identified at the Subject Property.

6.9 Wells

No groundwater monitoring wells were observed at the Subject Property.

Groundwater monitoring wells were observed hydraulically upgradient of the Subject Property on the sidewalk of the northern adjoining property identified as Classico Corp. Wells were also identified at the BP gasoline station north of Classico Corp. These wells are related to groundwater investigations in the northeastern upgradient area which have been declared a REC.

DRAFT

7. Interviews and User Provided Information

Pertinent findings from these sources are summarized in the following sections.

7.1 Interviews

On December 7, 2020, in conjunction with the Subject Property reconnaissance, Mr. Nasiatka interviewed Mr. Margherita Rivera as the Key Subject Property Representative. Mrs. Rivera was identified as the operator and resident of the 2576 Boston Road property. The following pertinent information was collected from the interview:

- Mrs. Rivera indicated that she is the sole operator of Rugrats Daycare at 2576 Boston Road and lives upstairs.
- Mrs. Rivera indicated that the pipes observed near the entranceway were related to a heating oil AST that was removed from the basement.
- Mrs. Rivera stated that she did not have any knowledge of any historical environmental reports or hazardous substance/ petroleum releases at the Subject Property.

7.2 User Questionnaire

As of the date of this report, Roux was not provided with a completed environmental User Questionnaire. The lack of questionnaire is considered an insignificant data gap due to the collection of other historical information about the Subject Property throughout the course of this Phase I ESA.

8. Summary of Findings

Based on the information gathered during the Phase I ESA process, Roux has identified the following RECs in connection with the Subject Property:

- Historical Subject Property Usage: The Subject Property was historically observed to be operated as an auto sales yard in the 1950's and 1960's as evidenced by aerial photographs and Sanborn Maps for this time period. Images reviewed indicated the presence of a structure in the western central portion (assumed to be the sales office) with parked vehicles surrounding the building. Auto sales yards have historically maintained gasoline USTs and involve shipment and movement of vehicles which contain petroleum products and hazardous materials, the release of which may impact adversely upon the environmental quality of the Subject Property.
- Historical and Current Surrounding Property Usage: The area surrounding the Subject Property has historically had three (3) gasoline filling stations and several auto repair shops based upon Sanborn Maps reviewed. The EDR Radius Map also identified open NYSDEC spill numbers 9902856 and 1109979 in connection with the northern adjoining property. Both these open cases have indicated the presence of free product on the groundwater surface in addition to soil contamination beneath the newly constructed adjoining building. This contamination is still present as it was discovered after the building was redeveloped from a gasoline filling station/ auto repair into the current medical building. Additionally, the location of these open spills has also historically operated as Reda/ J&M Cleaners which was identified as a RCRA generator of hazardous wastes related to chlorinated solvents. There is potential that the soil, groundwater and soil vapor has been adversely impacted from these environmental sites in the surrounding area. An additional NYSDEC spill number 0230029 occurred at the BP gasoline station which is located 120-feet upgradient to the northeast. This spill identified soil and groundwater contamination which was migrating in the direction of the Subject Property. Although this spill is closed, there is still potential for the groundwater and soil vapor beneath the Subject Property to be adversely impacted.

Roux has not identified any CRECs, HRECs or BERs in connection with the Subject Property.

Roux has identified the following data gaps in connection with this Phase I ESA:

- Roux is awaiting responses to FOIA requests from the NYSDEC, NYSDOH and NYCDEP pertaining to the Subject Property. If any pertinent information is obtained from responses to outstanding FOIA requests regarding the Subject Property and adjacent properties, Roux will prepare a letter addendum summarizing these findings.

9. Report Assumptions and Limitations

This Phase I ESA Report, including the exhibits attached hereto, describes the results of Roux's initial investigation to identify the potential presence of RECs involving or affecting the Subject Property in accordance with ASTM Standard Practice E1527-13. This Phase I ESA was conducted by Roux in accordance with the regulatory requirements for conducting AAI as set forth in the USEPA AAI Rule, at 40 CFR Part 312. Specifically, the preamble to the AAI Rule states:

"In today's final rule, EPA is referencing the standards and practices developed by ASTM International and known as Standard E1527-13 (entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process") and recognizing the E1527-13 standard as consistent with today's final rule. The Agency determined that this voluntary consensus standard is consistent with today's final rule and is compliant with the statutory criteria for all appropriate inquiries. Persons conducting all appropriate inquiries may use the procedures included in the ASTM E1527-13 standard to comply with today's final rule."⁴

One of the requirements that a person acquiring real property must meet in order to qualify for either the innocent landowner, contiguous owner, or bona fide prospective purchaser (collectively hereinafter "Prospective Purchaser") defense to liability under the federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), is that person must conduct all appropriate inquiry in conformance with the AAI Rule (or the ASTM E1527-13) prior to acquisition of the property. Slate Property Group understands that, under the AAI Rule, Roux' performance of the Phase I ESA in accordance with ASTM E1527-13 will not alone result in Slate Property Group satisfying all requirements of the AAI Rule and provide a defense to CERCLA liability.

Slate Property Group understands that the AAI Rule also requires that the Prospective Purchaser undertake certain additional inquiries and post-acquisition activities to satisfy the CERCLA AAI requirements. **ACCORDINGLY, ROUX MAKES NO GUARANTEES OR WARRANTIES, EXPRESSED OR IMPLIED, REGARDING THIS PHASE I ESA, INCLUDING WITHOUT LIMITATION, ANY WARRANTY THAT THIS PHASE I ESA WILL IN FACT QUALIFY THE CLIENT FOR A DEFENSE TO CERCLA LIABILITY.**

Roux has performed this Phase I ESA in a professional manner using the degree of skill and care exercised for similar projects under similar conditions by reputable and competent environmental consultants. Professional judgments expressed herein are based on the facts currently available to Roux.

The AAI Rule requires, and the conclusions and recommendations stated herein, represent the application of a variety of engineering and technical disciplines to material facts and conditions associated with the Subject Property. As such, these conclusions and recommendations are based on subjective interpretations and the exercise of discretion. Many of these facts and conditions are subject to change over time. Accordingly, the conclusions and recommendations must be considered within this context.

Slate Property Group understands that Roux will not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time the Phase I ESA was performed. To the extent practicable, Roux has identified data gaps and has evaluated the potential significance of such data gaps. Recommendations to address those data gaps are presented herein and are based on the data available at the time of the performance of the Phase I ESA. Implementation of the recommendations may not fully address the data gaps as the information obtained from execution of those

⁴ Federal Register: November 1, 2005 (Volume 70, Number 210) Page 66081.

recommendations may alter or modify the interpretation of the Subject Property conditions and conclusions regarding the data gaps.

It should be noted that Roux has not conducted any intrusive activities on the Subject Property and is relying on information presented by others, often in preliminary, draft, or verbal form. By referencing this information, Roux does not accept responsibility for the accuracy of the underlying data, sampling methods, laboratory analysis, or documentation.

This Phase I ESA Report should not be considered a legal interpretation of existing environmental laws and regulations. The Phase I ESA was conducted with a reasonable degree of inquiry to identify significant RECs, but uncertainty is not eliminated. No Phase I ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. The Phase I ESA process is intended to reduce, but not eliminate, the uncertainty involved with identifying RECs.

This Phase I ESA Report is not an appraisal or value judgment of the Subject Property. Slate Property Group understands that Roux shall not be liable for any use of the Phase I ESA Report as an appraisal or value judgment of the Subject Property.

The Phase I ESA Report has been prepared for the exclusive Slate Property Group for specific application to the Subject Property covered by the Phase I ESA Report. Slate Property Group understands that any third-party use of this Phase I ESA Report is the sole responsibility and at the sole liability of Slate Property Group.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312; and

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth on 40 CFR 312.

Respectfully Submitted,

ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.

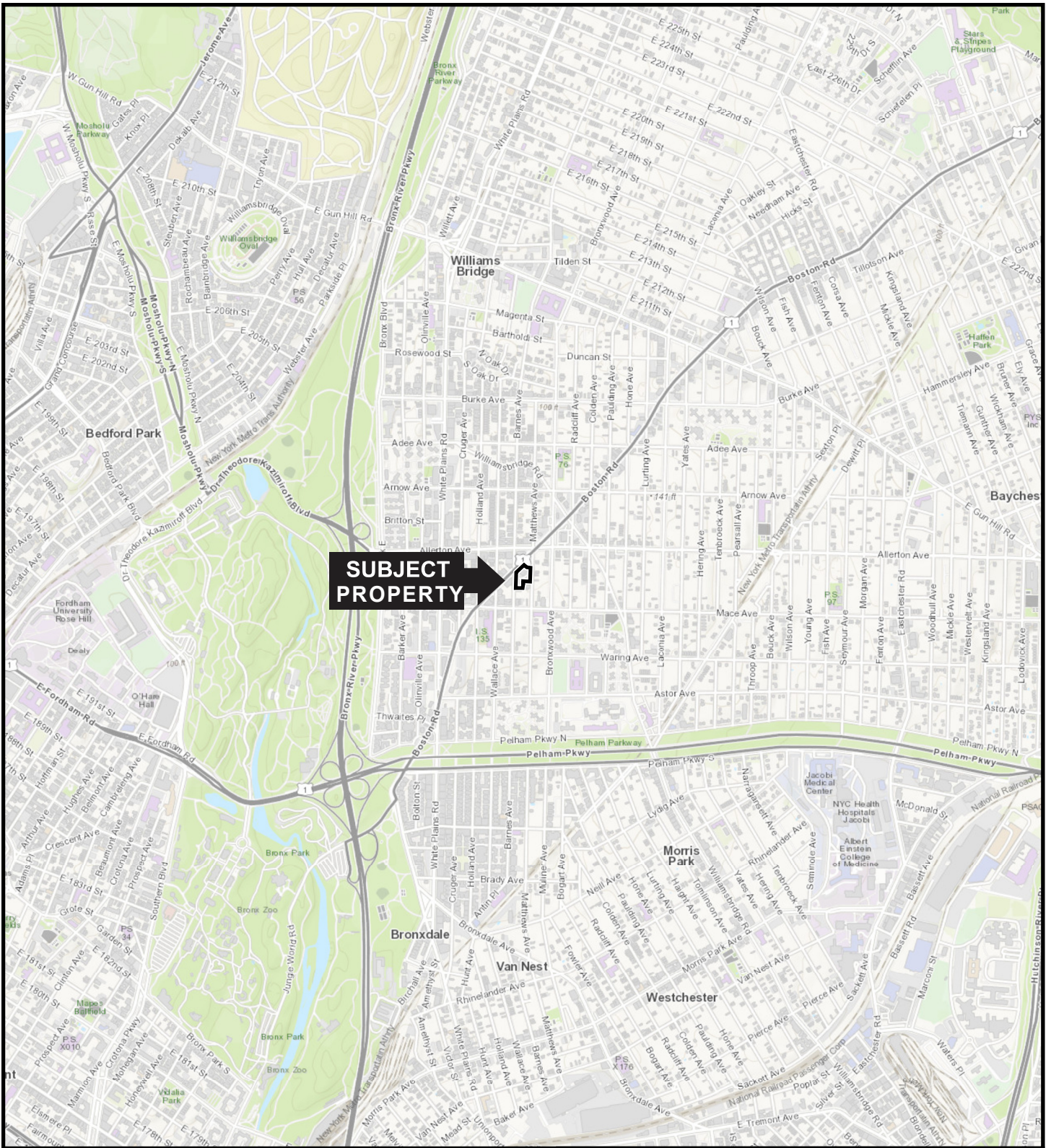
Adam P. Nasiatka
Project Geologist

Frank Cherena, P.G.
Principal Geologist

Phase I Environmental Site Assessment
2560 & 2576 Boston Road, Bronx, New York

FIGURES

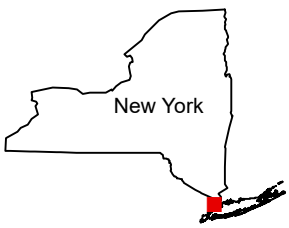
1. Subject Property Location Map
2. Subject Property Plan



SUBJECT PROPERTY



QUADRANGLE LOCATION



Title:

**SUBJECT PROPERTY
LOCATION MAP**

2560-2576 BOSTON ROAD
BRONX, NEW YORK

Prepared for:

SLATE PROPERTY GROUP



Compiled by: A.N.	Date: 12/29/20	FIGURE 1
Prepared by: M.S.R.	Scale: AS SHOWN	
Project Mgr: A.N.	Project: 3643.0001Y000	
File: 3643.0001Y100.1.mxd		



LEGEND

- DOWNGRADIENT WELLS OBSERVED
- SUBJECT PROPERTY BOUNDARY



Title:

SUBJECT PROPERTY PLAN

2560-2576 BOSTON ROAD
BRONX, NEW YORK

Prepared for:

SLATE PROPERTY GROUP



Compiled by: A.N.	Date: 12/29/20
Prepared by: M.S.R.	Scale: AS SHOWN
Project Mgr: A.N.	Project: 3643.0001Y000
File: 3643.0001Y100.2.mxd	

FIGURE

2

**Phase I Environmental Site Assessment
2560 & 2576 Boston Road, Bronx, New York**

APPENDICES

- A. Professional Profiles
- B. Federal and State Environmental Databases
- C. Freedom of Information Law Letters and Responses
- D. Historical Sanborn Maps
- E. Historical Aerial Maps
- F. Historical Topographic Maps
- G. City Directory Abstract
- H. Subject Property Photographs
- I. User Provided Information

**Phase I Environmental Site Assessment
2560 & 2576 Boston Road, Bronx, New York**

APPENDIX A

Professional Profiles

**Phase I Environmental Site Assessment
2560 & 2576 Boston Road, Bronx, New York**

APPENDIX B

Federal and State Environmental Databases

**Phase I Environmental Site Assessment
2560 & 2576 Boston Road, Bronx, New York**

APPENDIX C

Freedom of Information Law Letters and Responses

**Phase I Environmental Site Assessment
2560 & 2576 Boston Road, Bronx, New York**

APPENDIX D

Historical Sanborn Maps

**Phase I Environmental Site Assessment
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APPENDIX E

Historical Aerial Maps

**Phase I Environmental Site Assessment
2560 & 2576 Boston Road, Bronx, New York**

APPENDIX F

Historical Topographic Maps

**Phase I Environmental Site Assessment
2560 & 2576 Boston Road, Bronx, New York**

APPENDIX G

City Directory Abstract

**Phase I Environmental Site Assessment
2560 & 2576 Boston Road, Bronx, New York**

APPENDIX H

Subject Property Photographs

**Phase I Environmental Site Assessment
2560 & 2576 Boston Road, Bronx, New York**

APPENDIX I

User Provided Information