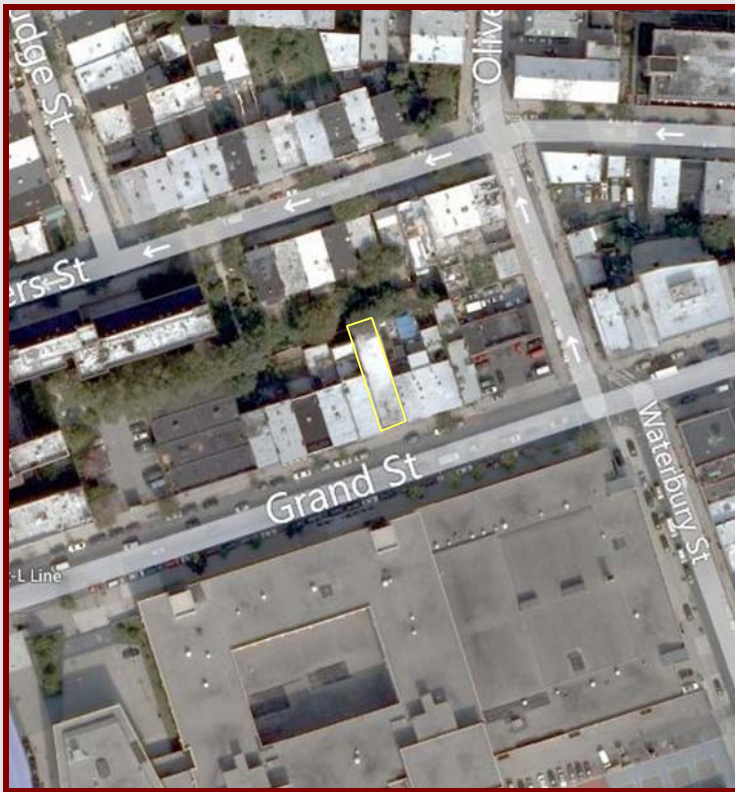


PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT NOVEMBER 11, 2011

871 Grand Street, Brooklyn, NY 11211

EBC Project No: TAG 1110

Block 2922, Lot 41



Prepared for:

AAA Group
100 A Broadway
Brooklyn, NY 11205



ENVIRONMENTAL BUSINESS CONSULTANTS

1808 Middle Country Road, Ridge, New York 11961

Phone: 631.504.6000 Fax: 631.924.2870

TABLE OF CONTENTS

EXECUTIVE SUMMARY	iii
1.0 INTRODUCTION	1
1.1 Purpose	1
1.2 Scope of Services.....	1
1.3 Significant Assumptions.....	2
1.4 Limitations and Exceptions	2
1.5 Special Terms and Conditions	3
1.6 User Reliance.....	3
2.0 PROPERTY DESCRIPTION AND PHYSICAL SETTING	4
2.1 Location and Legal Description.....	4
2.2 Site Characteristics	4
2.2.1 Utilities	4
2.3 Physical Setting	5
2.3.1 Surface Water	5
2.3.2 Groundwater.....	5
2.3.3 Radon Risk Evaluation	5
3.0 PROPERTY USAGE.....	6
3.1 Current Property Usage	6
3.2 Current Usage of Adjoining/Surrounding Properties	6
3.3 Historical Usage of Subject site and Surrounding Properties.....	6
3.3.1 Sanborn Fire Insurance Maps - Subject site and Adjacent Properties	7
3.3.2 City Directory Listings - Subject site and Adjacent Properties.....	11
4.0 USER PROVIDED INFORMATION.....	14
4.1 Title Records.....	14
4.2 Environmental Liens.....	14
4.3 Specialized Knowledge	14
4.4 Commonly Known or Reasonably Ascertainable Information	14
4.5 Valuation Reduction for Environmental Issues.....	14
4.6 Owner, Property Manager and Occupant Information	14
4.7 Reason for Performing Phase I ESA	14
5.0 RECORDS REVIEW	15
5.1 Standard Environmental Record Sources	15
5.1.1 Federal Databases.....	15
5.1.2 New York State Databases.....	20
5.2 Additional Environmental Record Sources	29
5.2.1 Local Agency Review.....	29
6.0 SITE RECONNAISSANCE.....	31

6.1 Methodology and Limiting Conditions 31
6.2 Observations 31
6.3 Aboveground Storage Tanks (AST) 31
6.5 Hazardous and Non-Hazardous Chemical Storage and Disposal 32
6.6 Polychlorinated Biphenyls (PCBs) 32
6.7 Asbestos 32
6.8 Lead-Based Paint (LBP) 32
6.9 Mold 32

7.0 INTERVIEWS 33
7.1 Owner 33
7.2 Occupants 33
7.3 Local Government Officials 33

8.0 FINDINGS AND OPINIONS 34
8.1 Additional Environmental Issues 34

9.0 CONCLUSIONS AND RECOMMENDATIONS 35

10.0 DEVIATIONS 37

11.0 ADDITIONAL SERVICES 38

12.0 REFERENCES 39

13.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL 40

TABLES

Surrounding Property Usage	Subject site Historical Usage
Surrounding Area Historical Usage	Federal Databases Searched
New York State Databases Searched	

FIGURES

FIGURE 1	Site Location
FIGURE 2A	Lot Diagram
FIGURE 2B	Lot Diagram
FIGURE 3	Aerial Map
FIGURE 4A	Zoning Map
FIGURE 4B	Historic Zoning Map (18961)

APPENDICES

APPENDIX A	Site Photographs
APPENDIX B	Local Agency Information
APPENDIX C	Sanborn Maps
APPENDIX D	City Directory Search
APPENDIX E	EDR Radius Map Report (Executive Summary)

EXECUTIVE SUMMARY

Environmental Business Consultants (EBC) prepared this Phase I Environmental Site Assessment (ESA) for the following properties on behalf of AAA Group: 871 Grand Street, Brooklyn, New York, 11211. The purpose of the Phase I ESA was to identify and evaluate the presence of recognized environmental conditions at the subject site. Recognized environmental conditions are the presence or likely presence of any hazardous substance or petroleum product under conditions that indicate an existing release, a past release or material threat of a release of any hazardous substance or petroleum product into structures on the property or into the ground, groundwater or surface water of the property.

The work was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-05 (Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process), 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiry; Final Rule), and EBC's proposal for services.

The subject site is located at 871 Grand Street Brooklyn, NY 11211 and is identified as Block 2922, Lot 41, on the Borough of Brooklyn Tax Map. The lot is located on the North side of Grand Street, between Olive Street and Bushwick Avenue. Lot 41 has 25 feet of street frontage on Grand Street and is 100 feet deep for a total lot size of 2,500 square feet (0.06 acres). The lot is improved with a one-story concrete block and brick building that is currently vacant and empty (unfinished).

Historical records show the subject site as being developed prior to 1887 with a two-story wheelwright located at the street front, and detached one-story shed located in the rear of yard. By 1907, the two-story building was converted use by a horseshoer, which included two horse stables in the rear yard. In the 1930's through the 1950's, the subject site building was used for paper storage and tile storage. The building was then used in the 1960's and 1970's by a metal products manufacturer until it was demolished in 1981. The subject site lot was then redeveloped in 1981 with the one-story concrete block commercial building that currently remains at the site.

RECOGNIZED ENVIRONMENTAL CONDITIONS

Based upon reconnaissance of the subject and surrounding properties, interviews and review of historical records and regulatory agency databases, ***NO recognized environmental conditions were noted for the subject site.***

However, it should be noted that the subject site has been assigned an E-designation (E-232) for Window Wall Attenuation and Alternate Ventilation (Noise-E) and Hazardous Materials Phase I and Phase II Testing Protocol (Hazmat-E) as part of the rezoning enacted in December of 2009 for the Brooklyn neighborhoods Greenpoint and Williamsburg (CEQR No. 09DCP056K). An E-designation does not interfere with the present use of the site, however E-designations do prevent the release of building permits subject to a detailed environmental review and release by the NYC Office of Environmental Remediation. Such release may require a full subsurface investigation, remedial and health and safety planning, implementation of a remedial program and documentation that the remedial program was completed during redevelopment of the property.

NOISE E

The Noise E requires that any new building constructed on the property include a window wall system which will achieve a minimum of **35 dBA** of window/wall attenuation for all new dwelling units. An alternate means of ventilation such as through the wall or central air conditioning will also be required to maintain a closed window condition. Satisfaction of the Noise E requires the submission of a Noise Remedial Action Plan and an Installation Report certified by a Professional Engineer or Registered Architect.

HAZMAT E

It should be noted that nearly any development scenario for the site is subject to the E-designation Environmental Review Program administered by the New York City Mayor's Office of Environmental Remediation (MOER) due to the hazardous materials "E" designation assigned to Lot 41. Typical MOER Phase II investigation/sampling requirements for hazmat "E" sites are provided.

- A ground penetrating radar (GPR) survey to identify underground storage tanks, buried drums, or other subsurface waste disposal areas.

- Collection and laboratory analysis of surface soil samples (0-2 feet) for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), target analyte list (TAL) metals, PCBs and pesticides.
- Collection and laboratory analysis of subsurface soil samples (from 2 feet below the deepest basement level) for VOCs, SVOCs, TAL metals, PCBs and pesticides.
- Collection and laboratory analysis of groundwater samples for VOCs, SVOCs, TAL metals (filtered and unfiltered), PCBs and pesticides.
- Collection and laboratory analysis of soil gas samples for laboratory analysis of VOCs via EPA Method TO-15.

Additional information regarding “E” sites can be found on the New York City Office of Environmental Remediation website:

http://www.nyc.gov/html/oer/html/e_designation/e_designation.shtml.

1.0 INTRODUCTION

1.1 Purpose

Environmental Business Consultants (EBC) prepared this Phase I Environmental Site Assessment (ESA) for the following property on behalf of AAA Group: 871 Grand Street, Brooklyn, NY, 11206 (**Figure 1**). The purpose of the Phase I ESA was to identify and evaluate the presence of recognized environmental conditions at the subject site. Recognized environmental conditions are the presence or likely presence of any hazardous substance or petroleum product under conditions that indicate an existing release, a past release or material threat of a release of any hazardous substance or petroleum product into structures on the property or into the ground, groundwater or surface water of the property.

1.2 Scope of Services

The assessment consisted of a visual inspection of the site and surrounding areas, interviews, a review of historical information and maps, and a review of pertinent local, state, federal and facility records. Environmental Data Resources (EDR) of Southport, Connecticut, provided the following information: a computerized database search of environmental compliance records of sites within an ASTM standard radius of the property, a Sanborn fire insurance map search, and a historical telephone directory search.

EBC reviewed the environmental database report compiled by EDR as a part of the assessment. The purpose of the review was to identify reported listings for the subject site or other properties in the site vicinity. Databases reviewed included federal and state lists of known or suspected contaminated sites, lists of known handlers or generators of hazardous waste, lists of known waste disposal facilities, and lists of aboveground and underground storage tanks (ASTs and USTs). EBC's review of the database has been incorporated into this report along with a copy of the EDR report.

The work was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-05 (Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process), 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiry; Final Rule), and EBC's proposal for services.

1.3 Significant Assumptions

EBC has made the following assumptions in the preparation of this report:

1. Groundwater – The depth to groundwater at the subject site is approximately 30 feet below grade. Based on regional groundwater contour maps, groundwater is expected to flow west towards the East River.
2. Regulatory Records Information – EBC assumes that all information provided by EDR regarding the regulatory status of facilities within the ASTM Standard approximate minimum search distance is complete, accurate and current.
3. Other - EBC assumes that all information provided through interviews is complete and unbiased.

1.4 Limitations and Exceptions

The conclusions presented in this report are professional opinions based on the data described in this report. These opinions have been arrived at in accordance with currently accepted engineering and hydrogeologic standards and practices applicable to this location, and are subject to the following inherent limitations:

1. The data presented in this report are from visual inspections, examination of records in the public domain, and interviews with individuals having information about the site. The passage of time, manifestation of latent conditions, or occurrence of future events may require further exploration of the site, analysis of data, and re-evaluation of the findings, observations, and conclusions presented in this report.
2. The data reported and the findings, observations, and conclusions expressed are limited by the scope of work. The scope of work was defined by the request of the client.
3. No warranty or guarantee, whether expressed or implied, is made with respect to the data reported, findings, observations, or conclusions. These are based solely upon site conditions in existence at the time of the investigation, and other information obtained and reviewed by EBC.
4. EBC's Phase I ESA report presents professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental laws and regulations, the report shall not be construed to offer legal opinion or

representations as to the requirements of, nor compliance with, environmental laws, rules, or regulations, or policies of federal, state, or local government agencies. EBC does not assume liability for financial or other losses or subsequent damage caused by or related to any use of this document.

5. The conclusions presented in this report are professional opinions based on data described in this report. They are intended only for the purpose, site location, and project indicated. This report is not a definitive study of contamination at the site and should not be interpreted as such.
6. This report is based, in part, on information supplied to EBC by third-party sources. While efforts have been made to substantiate this third-party information, EBC cannot attest to the completeness or accuracy of information provided by others.

1.5 Special Terms and Conditions

Authorization to perform this assessment was given by a proposal for services between AAA Group.

1.6 User Reliance

This report was prepared for the exclusive use of AAA Group; no other party may use the report without the written authority of EBC.

2.0 PROPERTY DESCRIPTION AND PHYSICAL SETTING

2.1 Location and Legal Description

The street address for the subject site is 871 Grand Street, Brooklyn, NY 11211. The subject site is identified as Block 2922, Lot 41, on the Borough of Brooklyn Tax Map. The lot is located in the City of New York and Borough of Brooklyn (Kings County) as shown in **Figure 1**. The lot is located on the North side of Grand Street, between Olive Street and Bushwick Avenue (**Figure 2A**). Lot 41 has 25 feet of street frontage on Grand Street and is 100 feet deep for a total of 2,500 square feet (0.06 acres) (**Figure 2B**). An aerial photo of the subject site and surrounding properties is provided as **Figure 3**

A copy of the deed for the lot is attached in **Appendix B**. According to the deed and the Automated City Registration Information System (ACRIS) website, the current owner of the subject site is 869 Grand Street Associates, LLC.

2.2 Site Characteristics

The subject site consists of one lot (Block 2922 Lot 41) that is currently developed with a 1-story building that occupies the entire lot. Access to the interior of the building is provided solely from Grand Street by either two standard steel doors or a metal rollup garage door. At the time of the site inspection the building was vacant.

Photos taken during the site inspection of the exterior and interior of the building are attached in **Appendix A**.

2.2.1 Utilities

Electric service for the building is provided by Con-Edison, potable water is supplied by the New York City Department of Environmental Protection (NYCDEP) and sanitary wastes for the building are discharged to the municipal sewer system. Heat for the building is provided by ceiling-suspended natural gas fired units.

2.3 Physical Setting

The elevation of the property is approximately 39 feet above the National Geodetic Vertical Datum (NGVD). The topography in the immediate area of the property generally slopes upward to the southwest.

2.3.1 Surface Water

The nearest body of water to the subject site is the English Kills, which is located approximately 1,830 feet to the east.

2.3.2 Groundwater

The depth to groundwater beneath the site, as inferred from available groundwater maps and topographic elevation is approximately 30 feet below grade. Based on regional groundwater contour maps, groundwater flow is expected to be west toward the east river. No Public Supply Wells were identified within a one-mile radius of the subject site.

2.3.3 Radon Risk Evaluation

Radon is a colorless, radioactive; inert gas formed by the decay of radium and may be present in soils and rocks containing granite, shale, phosphate and pitchblende. The USEPA's "Map of Radon Zones for New York State", September 1993 indicates that Kings County is not a radon risk area. The EDR report provides information from the New York State Department of Health radon survey which indicates that 100% of those sites tested in Kings County were below the United States Environmental Protection Agency (USEPA) radon action level of 4 Pico curies per liter (pCi/L) in the living area.

3.0 PROPERTY USAGE

3.1 Current Property Usage

At the time of the inspection, the one-story building was vacant. The most recent use of the building could not be determined, as the entire interior was gutted, leaving only an exposed concrete floor and concrete block walls.

A review of New York City Department of Buildings (NYCDOB) records and the NYC Department of City Planning Zoning map indicates that the subject site is zoned R7A with a C2-2 commercial overlay (**Figure 4A**). According to Office of City Register records, the current owner of the subject site is 869 Grand Street Associates, LLC.

3.2 Current Usage of Adjoining/Surrounding Properties

A summary of the uses of the surrounding/adjacent properties is described below. Photos of the exterior of adjacent properties are attached in **Appendix A**.

Surrounding Property Usage

Direction	Property Description
North – Adjacent properties	<p><u>Block 2922, Lot 24</u> (284 Powers Street) – Developed with a 4,330 ft², 3-story residential building. The building has 6 residential units.</p> <p><u>Block 2922, Lot 25</u> (286 Powers Street) – Developed with a 3,375 ft², 3-story residential building. The building has 3 residential units.</p> <p><u>Block 2922, Lot 26</u> (288 Powers Street) – Developed with a 1,300 ft², 2-story residential building.</p>
South – Opposite side of Grand Street.	<p><u>Block 3016, Lot 1</u> (850 Grand Street) – Grand Campus High School occupies all of Block 3016. The main school building is located along Grand Street, the auditorium is attached on the west, and the sport fields are located in the southern portion of the property.</p>
East – Adjacent properties	<p><u>Block 2922, Lot 40</u> (873 Grand Street) – Developed with a 1,710 ft², 2-story residential building.</p>
West – Adjacent properties	<p><u>Block 2922, Lot 42</u> (873 Grand Street) – Developed with a 6,250 ft², 3-story commercial building.</p>

3.3 Historical Usage of Subject site and Surrounding Properties

Historical sources researched to determine past usage of the subject site and surrounding properties are as follows:

Sanborn Fire Insurance Maps - Sanborn fire insurance maps for the subject site and surrounding area were reviewed for the years 1888, 1907, 1933, 1951, 1965, 1968, 1977, 1979, 1980, 1981, 1982, 1986, 1987, 1988, 1989, 1990, 1991, 1993, 1994, 1995, 2001, 2002, 2003, 2004, 2005, 2006 and 2007. The review is summarized in Section 3.3.1 and 3.3.2. Copies of Sanborn maps are included as **Appendix C**.

City Directory Abstract - A directory of historical telephone listings at the subject site and surrounding properties were reviewed from approximately five year intervals for the years spanning 1928 through 2000. The review is summarized in Sections 3.3.2 below. A copy of the City Directory is included in **Appendix D**.

3.3.1 Sanborn Fire Insurance Maps - Subject site and Adjacent Properties

The historical usage of the subject site and adjacent properties, identified through Sanborn map review, is summarized below.

1888

Subject Site:

- Block 2922, Lot 41 (871 Grand Street) – Developed with a two-story dwelling located in the front of the lot along Grand Street. A smaller one-story building is attached to the rear of the main house. The building is labeled as a “wheelwright”.

Adjacent Properties:

North

- Block 2922, Lot 26 (288 Powers Street) – Developed with a two-story residential building.
- Block 2922, Lot 25 (286 Powers Street) – Developed with a three-story residential building.
- Block 2922, Lot 24 (284 Powers Street) – Developed with a three-story residential building and a one-story dwelling located in rear yard labeled “tailor”.

West

- Block 2922, Lot 42 (869 Grand Street) – Developed with a one-story building utilized by a blacksmith and an area in the rear yard labeled as “lumber storage”.

South

- Block 3016 – The block was split in half by Lagrange Street. The east side was occupied by a carriage factory and a furniture factory. The west side was occupied by a horse shoer, some stables, and numerous dwellings.

East

- Block 2922, Lot 40 (873 Grand Street) – Developed with a two-story residential building.

1907

Subject Site:

- Block 2922, Lot 41 (871 Grand Street) – The two-story building is now labeled as “horseshoer” and two stables are located in the rear yard.

Adjacent Properties:

North

- Block 2922, Lot 24 (284 Powers Street) – Three small sheds are shown in the rear yard between the three-story dwelling along Powers Street and the tailor. One is attached to the tailor and is labeled as having a gas engine.

West

- Block 2922, Lot 42 (869 Grand Street) – Developed with a three-story residential building utilized by a blacksmith and wheelwright and a two-story building in the rear yard labeled as “tire furnace”.

South

- Block 3016 – The 1907 Sanborn Map does not include Block 3016.

1933

Subject Site:

- Block 2922, Lot 41 (871 Grand Street) – The two-story building is labeled as “tile storage” and the stables have been turned into one-story buildings.

Adjacent Properties:

North

- Block 2922, Lot 24 (284 Powers Street) – The shed labeled as gas engine is no longer shown on the Sanborn Map.

West

- Block 2922, Lot 42 (869 Grand Street) – The three-story building and attached two-story building are labeled as “tile storage”.

South

- Block 3016 – The block is still shown split in half by Lagrange Street. The east corner of Lagrange Street and Grand Street is depicted as a gas station with four gas tanks. The west corner is a one-story building labeled “marble works”.

1951

Subject Site:

- Block 2922, Lot 41 (871 Grand Street) – The two-story building is labeled as “paper storage”.

Adjacent Properties:

South

- Block 3016 – The gas station on the east corner of Lagrange Street and Grand Street has only three gas tanks displayed on the Sanborn Map.

No other significant changes were noted for the adjacent properties on the 1951 Sanborn map when compared to the 1933 Sanborn map.

1965

Subject Site:

- Block 2922, Lot 41 (871 Grand Street) – The two-story building is now labeled as “Metal Products MFG”.

1968, 1977, 1979, 1980

Subject Site:

No significant changes were noted for the subject site or adjacent properties on the 1968 Sanborn map when compared to the 1965 Sanborn map.

1977 and 1979

No significant changes were noted for the subject site on the 1977 and 1979 Sanborn maps when compared to the 1968 Sanborn map.

Adjacent properties:

South

- Block 3016 – Lagrange Street no longer exists and the entire block that was created is vacant and undeveloped.

1980

Subject Site:

No significant changes were noted for the subject site on the 1980 Sanborn map when compared to the 1979 Sanborn map.

Adjacent properties:

South

- Block 3016 – The entire block is shown as being redeveloped as the Northeast Brooklyn High School. The buildings are noted as circa 1976.

1981

Subject Site:

- Block 2922, Lot 41 (871 Grand Street) – No building is drawn on the subject site.

Adjacent properties:

West

- Block 2922, Lot 24 (284 Powers Street) – The one-story building in the rear yard labeled “tailor” is noted as vacant.

1982

Subject Site:

- Block 2922, Lot 41 (871 Grand Street) – The subject site is redeveloped with the one-story commercial building that currently stands at the lot. The Sanborn map notes the building as being constructed in 1981.

1986-2007

No significant changes were noted for the subject site or adjacent properties on the 1986 to 2007 Sanborn map when compared to the 1993 Sanborn map.

3.3.2 City Directory Listings - Subject site and Adjacent Properties

City Directory Listings available for the subject site and adjacent properties were reviewed. The following information was obtained:

Subject Site:

871 Grand Street

- 1970 – Scientific Fire Prevention, Inc.
- 1973 – Scientific Fire Prevention, Inc.
- 1976 – Scientific Fire Prevention, Inc.

Adjacent Properties

East

- 873 Grand Street
 - 1928 – Stoecker Oscar Tinsmith
 - 1938 – Stoecker Oscar Tinsmith
 - Scharr Paul Tinsmith
 - Residential Listings
 - 1960 – Residential Listings
 - 1976 – Residential Listings
- 877 Grand Street
 - 1928 – Krell H Cigars

1934 – Sloan Chas Building Material

Krell Henry Olgars

1940 – Sloan Margaret & Chas stationary

1985 – Residential Listings

1992 – Residential Listings

1997 – Residential Listings

- 879 Grand Street

1928 – Zuaro A & Son Macaroni

1934 – Zuaro A & Son Macaroni

1940 – Regent Biscuit Co

1960 – Regent Biscuit Co

1980 – Residential Listings

1985 – A Nu Foundry & Pattern Corp

1992 – Dunwell Elevator Maintenance Repair Service Ltd

Vertitran Corp

1997 – Toscano Philip architect

M & V Electric Corp

Dunwell Elevator Maintenance Repair Service Ltd

Vertitran Corp

- 881 Grand Street

2000 – Ralph’s Auto Center

West

- 869 Grand Street

1945 – Mittleman Meyer whole paper & twine

1949 – Mittleman M & Sons whole paper & twine

1960 – The Demo Co

Mittleman M & Sons whole paper & twine

1976 – Avigliano Merrick P

- 865 Grand Street

- 1934 – Schmidt Thos Mason
- 1949 – Orbis Handbags Inc
 - Fabett Co plstcs
 - Cherry & Son Inc truck bodies
- 1960 – Metropolitan Plastics Corp
 - Fabett Dice Wks Co game parts
- 1976 – Three Star Rubbish Removers
 - Golden Gate Carting Co
 - Four Star Rubbish Removers
- 1980 – Service Trucking Co

South

- 874 Grand Street

- 1940 – C & C Service Station
- 1949 – C & C Service Station
- 1960 – Jeff Nat Service Station

3.3.3 Summary

Historical records show the subject site as being developed prior to 1887 with a two-story wheelwright located at the street front, and detached one-story shed located in the rear of yard. By 1907, the two-story building was converted use by a horseshoer, which included two horse stables in the rear yard. In the 1930's through the 1950's, the subject site building was used for paper storage and tile storage. The building was then used in the 1960's and 1970's by a metal products manufacturer until it was demolished in 1981. The subject site lot was then redeveloped in 1981 with the one-story concrete block commercial building that currently remains at the site.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

As of the date of this report the user has not requested that EBC perform a title search.

4.2 Environmental Liens

An environmental lien is a charge, security or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup or other remediation of hazardous substances or petroleum products upon a property, including, but not limited to, liens imposed pursuant to CERCLA 42 USC § 9607 (1) & 9607(r) and similar state and local laws.

The user has not made EBC aware of any environmental liens against the subject site and has not requested that EBC perform an environmental lien search for the subject site.

4.3 Specialized Knowledge

The user has not made EBC aware of any specialized knowledge regarding the chemicals or processes formerly in use at the subject site or surrounding property.

4.4 Commonly Known or Reasonably Ascertainable Information

The user has not made EBC aware of any commonly known or reasonably ascertainable information regarding the past uses of the subject site, specific chemicals in use at the subject site or any spills, chemical releases or environmental cleanups at the subject site.

4.5 Valuation Reduction for Environmental Issues

The user has not made EBC aware of any valuation reduction regarding the sale price of the property.

4.6 Owner, Property Manager and Occupant Information

According to Office of City Register records, the current owner of the subject site is 869 Grand Street Associates, LLC. The lot is developed with a one-story building.

4.7 Reason for Performing Phase I ESA

The Phase I ESA was performed to identify recognized environmental conditions at the subject site as part of the due diligence to support the purchase and redevelopment of the property.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

Environmental Data Resources (EDR) of Southport, Connecticut was retained to provide a computerized database search of the project area within an ASTM-standard radius of the subject site. A list of the databases searched and the search radius is shown on the summary table below. EBC reviewed the database output to determine if the property appears on any of the regulatory agency lists. Detailed information concerning each database list is provided in the EDR report (**Appendix E**). A summary of standard environmental record sources researched is as follows:

5.1.1 Federal Databases

The table below summarizes the Federal databases that were searched.

Federal Databases Searched

Agency	Listing Name or database Searched	Abbreviation	Search Distance
USEPA	National Priority List	NPL	1.0 mile
USEPA	National Priority List Deletions	Delisted NPL	1.0 mile
USEPA	Comprehensive Environmental Response Compensation and Liability Act Registry	CERCLIS	0.5 mile
USEPA	CERCLIS No Further Remedial Action Planned	CERCLIS-NFRAP	0.5 mile
USEPA	Resource Conservation and Recovery Act Corrective Action Activity	CORRACTS	1.0 mile
USEPA	Resource Conservation and Recovery Act Treatment/Storage/Disposal Facilities	RCRA TSD	0.5 mile
USEPA	Resource Conservation and Recovery Act Small/Large Quantity Hazardous Waste Generators	RCRA SQG/LQG	Subject site and Adjoining
USEPA	Federal Institutional/Engineering Control registries	US INST/ENG Controls	Subject site
USEPA	Emergency Response Notification System	ERNS	Subject site
USEPA	Superfund (CERCLA) Consent Decrees	CONSENT	1.0 mile
USEPA	Records of Decision	ROD	1.0 mile
USEPA	Mines Master Index	MINES	0.25 mile

Federal NPL List - The National Priority List (NPL) is the United States Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the federal Superfund Program.

Findings: The subject site is not listed as an NPL facility. One NPL site was identified within a 1-mile radius of the subject site.

Newtown Creek is listed as a NPL site. The portion of Newtown Creek listed as an NPL site is located at the southern end of Ivy Hill Road in Brooklyn, NY, which is approximately 2,502 feet east-northeast of the subject site. The creek is also listed within the proposed NPL and CERLCIS-NFRAP databases. The EPA identified a contaminated plume of sediment in the creek from numerous industrial activities located along the creek. However, due to the distance of the facility from the subject site, it is not considered a significant environmental concern for this assessment.

Federal Delisted NPL List – NPL Delisted Sites are former NPL sites that have been remediated and removed from the EPA’s priority list. Sites are deleted where the EPA has determined that no further response is appropriate.

Findings: The subject site is not identified as a Delisted NPL facility. There were no Delisted NPL sites identified within a 1-mile radius of the subject site.

Federal CERCLIS List - The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

Findings: The subject site is not listed as a CERCLIS facility. There are no CERCLIS sites identified within a ½ mile radius of the subject site.

Federal CERCLIS-NFRAP List – No Further Remedial Action Planned (NFRAP) sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that,

to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL).

Findings: The subject site is not listed as a CERCLIS-NFRAP facility. One CERCLIS-NFRAP site was identified within a ½ mile radius of the subject site.

Newtown Creek is listed as a CERCLIS-NFRAP site. The EPA identified a contaminated plume of sediment in the creek from numerous industrial activities located along the creek. However, due to the distance of the facility from the subject site, it is not considered a significant environmental concern for this assessment.

Federal RCRA CORRACTS List - The RCRA Corrective Actions (CORRACTS) database is the EPA's list of hazardous waste treatment, storage or disposal facilities subject to corrective action under RCRA.

Findings: The subject site is not listed as a RCRA CORRACTS facility. One RCRA CORRACTS site was identified within a 1 mile radius of the subject site.

Pfizer Inc. is listed as a RCRA CORRACTS site. The facility is located at 11 Bartlett Street, Brooklyn, NY 11206 (approximately 5,023 feet south-southwest of the subject site). The facility is also listed within the RCRA-LQG, FINDS, RAATS and MANIFEST databases. However, due to the location and distance of the facility from the subject site, it is not considered a significant environmental concern for this assessment.

Federal RCRA Treatment, Storage and Disposal - The EPA Resource Conservation and Recovery Act (RCRA) program identifies reporting facilities that treat, store or dispose of hazardous waste.

Findings: The subject site is not listed as a RCRA TSD facility and no TSD facilities were identified within a ½ mile radius of the subject site.

Federal RCRA Generators - The RCRA Generators database is a compilation of reporting facilities that generate hazardous waste. A Small Quantity Generator (SQG) is a site which generates more than 100 and less than 1000 kg of hazardous waste during any one calendar month and accumulates less

than 6000 kg of hazardous waste at any time; or a site which generates less than 100 kg of hazardous waste during any one calendar month and accumulates less than 1000 kg of hazardous waste at any time. Large Quantity Generators (LQG) generate more than 1000 kg of hazardous waste per month. Although a property may be identified as a generator of hazardous waste, it does not mean that this material has been released to the environment. RCRA Generators which have released hazardous materials are identified in the appropriate state or federal listing.

Findings: The subject site is not listed as a RCRA-SQG, RCRA-CESQG, RCRA-LQG or RCRA-NonGen facility. Five RCRA-LQG facilities, two RCRA-SQG facilities and two RCRA-CESQG facilities were identified within a 1/4 mile radius of the subject site.

Con Edison – Five Con Edison manholes are listed as RCRA-LQGs. The facilities all list lead as the waste generated. Remedial cleanouts of these manholes is often limited to very small quantities of soil or liquid contained within the manhole and are not considered a significant environmental concern as a part of this assessment.

Grand Cleaners is listed as a RCRA-SQG. The facility is located at 765 Grand Street, Brooklyn, NY 11211, which is approximately 989 feet west-southwest of the subject site. The facility is also listed within the FINDS and MANIFEST databases. Due to the location of the facility from the subject site and the absence of inclusion within a database which would indicate a spill or release has occurred, it is not considered a significant environmental concern for this assessment.

NYCT – Maspeth Storeroom 55 is listed as a RCRA-SQG. The facility is located at 55 Maspeth Avenue, Brooklyn, NY 11211, which is approximately 1,274 feet north-northwest of the subject site. The facility is also listed within the FINDS and MANIFEST databases. Due to the location of the facility from the subject site and the absence of inclusion within a database which would indicate a spill or release has occurred, it is not considered a significant environmental concern for this assessment.

900 Grand Street Milk, LLC is listed as a RCRA-CESQG. The facility is located at 900 Grand Street, Brooklyn, NY 11211, which is approximately 197 feet east of the subject site.

The facility is also listed within the FINDS and MANIFEST databases. Due the absence of inclusion within a database which would indicate a spill or release has occurred, it is not considered a significant environmental concern for this assessment.

Scholes Street Garage is listed as a RCRA-CESQG. The facility is located at 279 Scholes Street, Brooklyn, NY 11206 (approximately 1,202 feet south-southeast of the subject site). The facility is also listed within the FINDS and MANIFEST databases. Due to the location of the facility from the subject site and the absence of inclusion within a database which would indicate a spill or release has occurred, it is not considered a significant environmental concern for this assessment.

Federal Institutional/Engineering Controls – Federal Institutional/Engineering Controls databases list sites with institutional/engineering controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Findings: No Federal Institutional/Engineering Controls were listed for the subject site and no sites were identified within a ½ mile radius of the subject site.

Federal Emergency Response Notification System - The Emergency Response Notification System (ERNS) is national database used collect information on reported releases of oil or hazardous substances.

Findings: The subject site and adjacent properties were not identified in the ERNS databases.

Federal Superfund Consent Decrees - The Superfund Consent Decrees (CONSENT) list identifies major legal settlements that establish responsibility and standards for cleanup at NPL sites.

Findings: Neither the subject site nor any property within one mile of the subject site is identified in

the CONSENT databases.

Federal Records of Decision - Record of Decision (ROD) documents mandate a permanent remedy at an NPL site containing technical and health information to aid in the cleanup.

Findings: Neither the subject site nor any property within one mile of the subject site is identified a ROD site.

Federal Master Mines Index - The Master Mines Index (MINES) file contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Findings: Neither the subject site nor any property within ¼ mile of the subject site is listed in the MINES database.

5.1.2 New York State Databases

The table below summarizes the State databases that were searched.

New York State Databases Searched

Agency	Listing Name or database Searched	Abbreviation	Search Distance
NYSDEC	Inactive Hazardous Waste Disposal Sites in New York State	SHWS	1.0 mile
NYSDEC	Hazardous Substance Waste Disposal Site Study	HSWDS	0.5 mile
NYSDEC	Solid Waste Facility Register	SWF	0.5 mile
NYSDEC	Registered Recycling Facilities	SWRCY	0.5 mile
NYSDEC	Registered Waste Tire Storage Facilities	SWTIRE	0.5 mile
NYSDEC	Leaking Underground Storage Tank Sites	LTANKS	0.5 mile
NYSDEC	Petroleum Bulk Storage (PBS)	UST/AST	Subject site and Adjoining
NYSDEC	Chemical Bulk Storage (CBS)	CBS AST/UST	Subject site and Adjoining
NYSDEC	Institutional/Engineering Control registries	INST/ENG Controls	Subject site
NYSDEC	Voluntary Cleanup Agreements	VCP	0.5 mile
NYSDEC	Brownfield sites	Brownfields	0.5 mile

Agency	Listing Name or database Searched	Abbreviation	Search Distance
NYSDEC	Major Oil Storage Facilities	MOSF	0.5 mile
NYSDEC	New York State Spills	NYSPILLS	0.125 mile
NYSDEC	Dry Cleaner Site	Drycleaners	0.25 mile

NYS Inactive Hazardous Waste Disposal Sites - The New York State Department of Environmental Conservation (NYSDEC) maintains a state priority list of Inactive Hazardous Waste Disposal Sites (SHWS) considered to be actually or potentially contaminated and presenting a possible threat to human health and the environment. Referred to as the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites and now includes hazardous substance/waste sites.

Findings: The subject site is not listed as a SHWS site. Six SHWS sites were identified within a 1 mile radius of the subject site.

The former Klink Cosmo Cleaners is listed as a SHWS site. The former facility was located at 364 Richardson Street, Brooklyn, NY 11222 (approximately 2,912 feet north of the subject site). The site was historically operated by Klink Cosmo Cleaners from the mid-1950's until sometime around 1995. The Department began a Site Characterization in this area during the Spring of 2007 as part of a larger area-wide plume track down investigation (Meeker Avenue Plume Trackdown, DEC Site ID No. 224121). Tetrachloroethene (PCE) has been found at high levels in groundwater immediately beneath the site. In addition, soil vapor has been found to contain elevated levels of PCE in certain locations surrounding the site. Based on the history of PCE usage at the property, the existence of high levels of PCE-contaminated groundwater beneath the site, and the potential for this contamination to migrate off-site into the adjacent residential area to the north, this site was determined to be a significant threat to public health and the environment. Accordingly, the site was listed as a Cass 2 site in the New York State Registry of Inactive Hazardous Waste Sites in 2009. The plume of contamination has traveled at least 1,200 feet down gradient of the site (north). Due to the distance and location of the facility relative to the subject site, it is not considered a significant environmental concern for this assessment.

ACME Steel/Metal Works is listed as a SHWS site. The former facility was located at 95 Lombardy Street, Brooklyn, NY 11222 (approximately 3,762 feet north of the subject site). Trichloroethylene (TCE) has been found at high levels in groundwater immediately beneath the site. Based on the history of TCE usage at the property, the existence of high levels of TCE-contaminated groundwater beneath the site, and the potential for this contamination to migrate off-site into the adjacent residential area to the north, this site was determined to be a significant threat to public health and the environment. Accordingly, the site was listed as a Class 2 site in the New York State Registry of Inactive Hazardous Waste Sites in 2009. The plume of contamination has traveled at least 400 feet down gradient of the site. Due to the location of the facility from the subject site and groundwater flow direction, it is not considered a significant environmental concern for this assessment.

ACME Steel/Brass Foundry is listed as a SHWS site. The former facility was located at 72 Anthony Street, Brooklyn, NY 11222 (approximately 4,196 feet north-northeast of the subject site). Trichloroethene (TCE) and tetrachloroethelen (PCE) has been found at high levels in groundwater immediately beneath the site. Based on the history of PCE and TCE usage at the property, the existence of high levels of PCE and TCE-contaminated groundwater beneath the site, and the potential for this contamination to migrate off-site into the adjacent residential area to the north, this site was determined to be a significant threat to public health and the environment. Accordingly, the site was listed as a Class 2 site in the New York State Registry of Inactive Hazardous Waste Sites in 2009. The plume of contamination has traveled at least 400 feet down gradient of the site. Due to the location of the facility from the subject site and groundwater flow direction, it is not considered a significant environmental concern for this assessment.

The former BQE/Ansbacher Color and Dye Factory located on Meeker Avenue is approximately 4,040 feet west of the subject site. A determination was made by the DEC that the site does not pose a significant threat to the public health or environment. Therefore, the former color and dye factory is not considered a significant environmental concern for this assessment.

Formerly Technical Metal Finishers is listed as a SHWS site. The facility was located at 214 Starr Street, Brooklyn, NY 11237 (approximately 5,140 feet east-southeast of the subject site). The site was discovered to have hazardous waste material stored on site after the building was abandoned. All tanks and debris have been removed from the site and soil has been excavated. The site was delisted from the Registry because all hazardous material have been removed and cleaned up. Therefore, the facility is not considered a significant environmental concern for this assessment.

NYS Hazardous Substance Waste Disposal Site Study - The Hazardous Substance Waste Disposal Site Study (HSWDS) list includes any known or suspected hazardous substance waste disposal sites. Also included are sites delisted from the HSWDS registry and non-registry sites that EPA Preliminary Assessment reports or Site Investigation reports were prepared.

Findings: The subject site is not listed as a HSWD site. No HSWDS site was identified within a ½ mile radius of the subject site.

NYS Landfill - The NYSDEC Solid Waste Facility Register records contain an inventory of solid waste disposal facilities or landfills in New York State.

Findings: The subject site is not listed as a landfill. However, nine SWF/LF facilities were identified within a ½ mile radius of the subject site. Due to the location of the facilities to the subject site and absence of inclusion in a database that would indicate a spill or release has occurred, all except for one facility (listed below) are not considered significant environmental concerns for this assessment.

BFI is located at 222 Morgan Avenue, which is approximately 1,375 feet east of the subject site. The facility is an active construction and demolition processing facility. The facility is also listed in the LTANKS and Historic LTANKS databases. A diesel underground storage tank was pulled at the site and contaminated soil was found around the tank area. The extent of the contamination is unknown and Spill number 00-09585 was assigned in November, 2000. The spill was closed in August, 2003 but no remedial actions were recorded. Due to the distance of the facility from the subject site and the NYS DEC's

decision to close the spill file, this site is not considered a significant environmental concern for this assessment.

NYS Registered Recycling Facilities - The Registered Recycling Facilities List (SWRCY) is a NYSDEC list of recycling facilities.

Findings: The subject site is not listed as a SWRCY site. No SWRCY sites were identified within a ½ mile radius of the subject site.

NYS Registered Waste Tire Storage Facilities - The Registered Recycling Facilities List (SWTIRE) is a NYSDEC list of Registered Waste Tire Storage & Facility List.

Findings: The subject site is not listed as a SWTIRE site. There were no SWTIRE sites identified within a ½ mile radius of the subject site.

NYS Leaking Underground Storage Tank Sites - The Leaking Underground Storage Tank Sites (LTANKS) database contains a NYSDEC inventory of reported leaking storage tank incidents. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.

Findings: The subject site is not identified as a LTANKS site. However, 41 LTANK and 32 Historical LTANK sites were identified within ½ mile of the subject site. All of the LTANK spill numbers have been closed by the NYSDEC. Based on the NYSDEC's decision to close each of the spill numbers, none are considered a significant environmental concern for this assessment.

One facility was identified within a short distance of the subject site, so the following review has been provided. J&M Auto Repairs is listed as an LTANKS and Hist LTANKS site. The site is located at 881-885 Grand Street, Brooklyn, NY (approximately 74 feet east-northeast of the subject site). The site was issued NYSDEC Spill Number 89-01284 in May, 1989 following failed tank tightness tests conducted on three 550 gallon underground storage tanks. A Phase II investigation was later performed, which identified no

contamination in the groundwater samples collected from the monitoring wells installed around the tank pad. Therefore the spill number was closed in July of 2008 and is not considered a significant environmental concern for this investigation.

NYS Petroleum Bulk Storage - The NYSDEC Petroleum Bulk Storage - Underground Tanks (UST) database lists facilities with a petroleum storage capacity of more than 1,100 gallons and less than 400,000 gallons. The NYSDEC Petroleum Bulk Storage - Aboveground Tanks (AST) database lists facilities with registered above ground storage tanks.

Findings: The subject site is not listed as a UST, Hist UST, AST or Hist AST site. However, 20 UST sites, 14 Hist UST sites, and 16 AST sites are registered within a ¼ mile radius of the subject site. Properties with registered ASTs or USTs do not necessarily pose a hazard unless the tanks are leaking or a spill occurs. Most tanks in the area hold home heating oil for on-site boilers and furnaces. Sites with leaking tanks or spills are addressed in the appropriate section.

NYS Chemical Bulk Storage - The Chemical Bulk Storage (CBS) database is a NYSDEC list of facilities that store regulated hazardous substances in aboveground tanks (AST) with capacities of 185 gallons or greater or underground tanks (UST) of any size.

Findings: The subject site is not identified as a CBS facility. One CBS AST facility was identified within a ¼ mile radius of the subject search. Sites with leaking tanks or spills are addressed in the appropriate section.

NYS Institutional/Engineering Controls – NYSDEC list of Environmental Remediation sites with Institutional or Engineering Controls in place.

Findings: Neither the subject site nor any site within a ½ mile of the subject site was identified in the NYSDEC Institutional/Engineering Controls databases.

NYS Voluntary Cleanup Agreements - The NYSDEC Voluntary Cleanup Program (VCP) database identifies hazardous waste sites undergoing private sector cleanup as part of redevelopment.

Findings: The subject property was not identified as a VCP site. No VCP sites were identified within a ½ mile radius of the subject site.

NYS Brownfields - A Brownfield is any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, pollutant, or contaminant.

Findings: The subject site was not identified as a Brownfield site. Three Brownfield sites were identified within ½ mile of the subject site.

The Frito Lay Brownfield site is located at 202-218 Morgan Avenue, Brooklyn, NY 11237 (approximately 1,547 feet east-southeast of the subject site). The site was historically operated by a metal scrap yard. The known contaminants on site are chlorinated VOCs, SVOCs, metals and PCBs. The majority of the chlorinated VOCs on site was attributed to an off-site source. Due to the location of the facility relative to the subject site and groundwater flow direction recorded for the site (southeast from the site), the Brownfield site is not considered a significant environmental concern for this assessment.

The former Jayar Plating Company is listed as a Brownfield site. The site is located at 2 Ingraham Street, Brooklyn, NY 11206 (approximately 2,527 feet southeast of the subject site). The known contaminants on site are heavy metals (mercury, nickel, and chromium). Due to the location of the facility relative to the subject site and groundwater flow direction recorded for the site (northeast toward The English Kills), this Brownfield site is not considered a significant environmental concern for this assessment.

The former Kalfleisch Chemical Works is listed as a Brownfield site. The site is located at 353 McKibbin Street, Brooklyn, NY 11206 (approximately 2,566 feet south-southeast of the subject site). The known contaminants on site are chlorinated VOCs. Due to the location of the facility relative to the subject site and low concentrations of contaminants in down gradient wells, this Brownfield site is not considered a significant environmental concern for this assessment.

NYS Major Oil Storage Facilities - The NYSDEC Major Oil Storage Facilities (MOSF) database lists facilities or vessels with a petroleum storage capacity of more than 400,000 gallons.

Findings: The subject site was not identified as an MOSF. Two MOSF site and one MOSF AST sites were identified within ½ mile of the subject site.

Morgan Oil Terminals Corporation is listed as a MOSF AST and MOSF site. The site is located at 200 Morgan Avenue, Brooklyn, NY 11237 (approximately 1,566 feet east-southeast of the subject site). The site is also listed in the RCRA-NonGen, FINDS, NY spills, and Historic NY spills databases. Due to the location of the facility from the subject site and the closure of the NY spill file, this MOSF site is not considered a significant environmental concern for this assessment.

Cibro Terminals is listed as a MOSF AST and MOSF site. The site is located at 1100 Grand Street, Brooklyn, NY (approximately 1,955 feet east-northeast of the subject site). The site is also listed in the Hist LTANKS, NY spills, and Historic NY spills databases. Due to the location of the facility from the subject site and the closure of the NY spill files, this MOSF site is not considered a significant environmental concern for this assessment.

NYS Spills - The New York State Spills Information Database (NY SPILLS) contains data collected on chemical and petroleum spill incidents reported to NYSDEC since April 1, 1986.

Findings: The subject site is not listed within either the NY SPILLS or NY Hist SPILLS databases. However, 21 spill sites and 12 historical spill sites identified within 1/8 mile of the subject site. All of the spills have been closed by the NYSDEC. Based on the decision of the NYSDEC to close these spill sites, they are not considered to be a significant concern for this assessment. However, several spills within a close proximity of the site were reviewed and are discussed in detail above under the headings NYS Landfill Sites and NYS Leaking Underground Storage Tanks Sites.

Drycleaner Sites - The NYSDEC maintains a listing of all registered drycleaners. Drycleaner sites do not necessarily pose a hazard unless a spill occurs. Sites at which spills have been identified are

addressed in the appropriate section.

Findings: The subject site is not identified as drycleaner. Three drycleaner were identified within ¼ mile of the site.

Grand Street Cleaners was identified as a PERC drycleaner at 765 Grand Street, which is approximately 989 feet west-southwest of the subject site. The facility is not listed within a database which would indicate a spill/release had occurred, and is therefore not considered a significant environmental concern for this assessment.

Y&Y Cleaners was identified as a former drycleaner at 802 Grand Street, which is approximately 651 feet west-southwest from the subject site. The facility is not listed within a database which would indicate a spill/release had occurred, and is therefore not considered a significant environmental concern for this assessment.

Greater NY Wet Wash Laundry was identified as a former drycleaner at 944 Grand Street, which is approximately 652 feet east-northeast from the subject site. The facility is not listed within a database which would indicate a spill/release had occurred, and is therefore not considered a significant environmental concern for this assessment.

MANIFEST: Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Findings: The subject property is not listed as a MANIFEST site. However, 23 manifest sites were identified within a ¼ mile radius of the subject site. Since none of the manifest sites are either adjacent to the subject site and/or do not appear in other EDR databases which would indicate a release has occurred, they are not considered to be a significant concern for this assessment. Facilities that may appear in an EDR Database which would indicate a release has occurred are discussed under the appropriate headings.

NYS Manufactured Gas Plants - Manufactured gas plants (MGP) were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants

used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar, sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Findings: The subject site is not identified as an MGP site. However, 3 MGP sites were identified at a distance greater than ¼ mile (but less than 1 mile) of the subject site a. Due to the distance and/or location of the each of the MGP sites, none are considered a significant concern for this assessment.

5.2 Additional Environmental Record Sources

5.2.1 Local Agency Review

A Freedom of Information Act (FOIA) request was sent to the New York City Department of Health (NYCDOH) for information regarding hazardous operations including the registration of fuel storage tanks, past spills, or violations. As of the date of this report, a response had not been received for the FOIA request. Regulatory agencies usually take six to eight weeks to process FOIA requests. Any pertinent information received will be reviewed and forwarded upon receipt. Copies of FOIA requests and regulatory agency responses are included in **Appendix B**.

In addition, a tank request form was submitted to the City of New York Fire Department to obtain certified reports outlining information regarding any listed tank information held in FDNY District Office Folders and computer files. As of the date of this report, a response had not been received. Any pertinent information received will be reviewed and forwarded upon receipt. A copy of the tank request form forwarded to the City of New York Fire Department is included in **Appendix B**.

The NYC OASIS Interactive Maps (<http://www.oasisnyc.net/map.aspx>) were reviewed to obtain a New York City Department of Buildings Property Profile Overview for the four lots comprising the subject site. Information available on the interactive website include historic Certificate of Occupancies, boiler records and DEP Boiler Information, records of complaints and both DOB and ECB violations, site restriction status (such as little “E”, TA, UB, or SRO restrictions), additional DCB

addresses, as well as job filings and permits. Information from the website has been attached in **Appendix B**. The information is summarized briefly below.

- No Certificates of Occupancy were available for review for the subject site.

Lot 41 is listed as having a Noise and Hazmat little “E” restriction. The subject site has been assigned an E-designation (E-232) for Window Wall Attenuation and Alternate Ventilation (Noise-E) and Hazardous Materials Phase I and Phase II Testing Protocol (Hazmat-E) as part of the rezoning enacted in December of 2009 for the Brooklyn neighborhoods Greenpoint and Williamsburg (CEQR No. 09DCP056K). Additional information regarding “E” sites can be found on the New York City Office of Environmental Remediation website:

http://www.nyc.gov/html/oer/html/e_designation/e_designation.shtml.

The Department of Finance Building Classification is F9-Factory/Industrial.

5.2.2 Internet Search Results

Former building occupants based on internet search results include the following:

Williamsburg Museum HD Cinemas – 871 Grand Street

<http://www.mandy.com/home.cfm?c=wil698>

5.2.3 Historic Zoning Map

A review of the NYC Department of City Planning Zoning Map for 1961 indicates that the subject site was formerly zoned C8-2 (**Figure 4B**).

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Mr. Kevin Waters of EBC performed the site inspection on October 28th, 2011, beginning at approximately 12:00 pm. The reconnaissance included a visual inspection of the one-story building occupying the subject site, the sidewalk immediately in front of the subject site lot, the grounds of the adjacent lots, and the exterior of adjacent properties.

Photos taken during the inspection are attached (**Appendix A**).

6.2 Observations

Subject Site:

At the time of the inspection, the one-story building occupied the entire footprint of the lot. The building was completely empty and vacant. Access to the interior of the building was provided solely from Grand Street by either two standard steel doors or one roll up garage door. The interior of the building consisted of an exposed concrete floor, and a mixture of brick and concrete block walls. A sheet metal roof with steel rafters was exposed. A natural gas-fired space heater was suspended from the ceiling.

Multiple natural gas service manholes were observed in the sidewalk in front of the subject site. In addition a natural gas vent was observed against the exterior of the front of the building. Upon entering the building, no backdoor, basement, or roof access was found. Two floor drains were observed within the floor of the building.

6.3 Aboveground Storage Tanks (AST)

No evidence of an AST was identified during the site inspection.

6.4 Underground Storage Tanks (UST)

No evidence indicating the presence of an underground storage tank was noted during the site inspection.

6.5 Hazardous and Non-Hazardous Chemical Storage and Disposal

There was no evidence of bulk hazardous or non-hazardous chemical storage observed at the subject site at the time of the site inspection.

6.6 Polychlorinated Biphenyls (PCBs)

No evidence of PCBs or PCB containing equipment was observed at the subject site at the time of the site inspection.

6.7 Asbestos

Based on the age of the building it is likely that asbestos containing material is present within the building's roofing or other building materials.

6.8 Lead-Based Paint (LBP)

Based on the age of the building it is likely that lead-based paint is present within the building. No severe peeling or flaking was observed.

6.9 Mold

No mold, water damage or sources of mold were observed during the site inspection.

7.0 INTERVIEWS

7.1 Owner

No representatives of the current property owner were available for an interview at the time this report was prepared. An addendum will be prepared and forwarded to AAA Group if an interview is conducted at a later date.

7.2 Occupants

The subject site is vacant at the time of the inspection, therefore no site occupants were available for an interview at the time of the site inspection.

7.3 Local Government Officials

A Freedom of Information Act (FOIA) request was sent to the New York City Department of Health (NYCDOH) for information regarding hazardous operations including the registration of fuel storage tanks, past spills, or violations. As of the date of this report, a response had not been received for the FOIA request. Regulatory agencies usually take six to eight weeks to process FOIA requests. Any pertinent information received will be reviewed and forwarded upon receipt. Copies of FOIA requests and regulatory agency responses are included in **Appendix B**.

In addition, a tank request form was submitted to the City of New York Fire Department to obtain certified reports outlining information regarding any listed tank information held in FDNY District Office Folders and computer files. As of the date of this report, a response had not been received. Any pertinent information received will be reviewed and forwarded upon receipt. A copy of the tank request form forwarded to the City of New York Fire Department is included in **Appendix B**.

8.0 FINDINGS AND OPINIONS

Based upon reconnaissance of the subject and surrounding properties, interviews and review of historical records and regulatory agency databases, **NO recognized environmental conditions have been identified** in connection with the subject site.

8.1 Additional Environmental Issues

Lot 41 has been assigned both a Noise and Hazmat little "E" restriction. The subject site has been assigned an E-designation (E-232) for Window Wall Attenuation and Alternate Ventilation (Noise-E) and Hazardous Materials Phase I and Phase II Testing Protocol (Hazmat-E) as part of the rezoning enacted in December of 2009 for the Brooklyn neighborhoods of Greenpoint and Williamsburg (CEQR No. 09DCP056K). An E-designation does not interfere with the present use of the site, however E-designations do prevent the release of building permits subject to a detailed environmental review and release by the NYC Office of Environmental Remediation. Such release may require a full subsurface investigation, remedial and health and safety planning, implementation of a remedial program and documentation that the remedial program was completed during redevelopment of the property.

9.0 CONCLUSIONS AND RECOMMENDATIONS

EBC performed a Phase I Environmental Site Assessment in conformance with the scope and limitations as described under ASTM Practice E1527-05 for the property identified as Block 2922, Lot 41 in Brooklyn, New York. Any exceptions to, or deletions from, this practice are described in **Section 1.4** of this report. *This assessment has revealed no recognized environmental conditions in connection with the subject site.*

However, it should be noted that the subject site has been assigned an E-designation (E-232) for Window Wall Attenuation and Alternate Ventilation (Noise-E) and Hazardous Materials Phase I and Phase II Testing Protocol (Hazmat-E) as part of the rezoning enacted in December of 2009 for the Brooklyn neighborhoods Greenpoint and Williamsburg (CEQR No. 09DCP056K). An E-designation does not interfere with the present use of the site, however E-designations do prevent the release of building permits subject to a detailed environmental review and release by the NYC Office of Environmental Remediation. Such release may require a full subsurface investigation, remedial and health and safety planning, implementation of a remedial program and documentation that the remedial program was completed during redevelopment of the property.

NOISE E

The Noise E requires that any new building constructed on the property include a window wall system which will achieve a minimum of **35 dBA** of window/wall attenuation for all new dwelling units. An alternate means of ventilation such as through the wall or central air conditioning will also be required to maintain a closed window condition. Satisfaction of the Noise E requires the submission of a Noise Remedial Action Plan and an Installation Report certified by a Professional Engineer or Registered Architect.

HAZMAT E

It should be noted that nearly any development scenario for the site is subject to the E-designation Environmental Review Program administered by the New York City Mayor's Office of Environmental Remediation (MOER) due to the hazardous materials "E" designation assigned to Lot 41. Typical MOER Phase II investigation/sampling requirements for hazmat "E" sites are provided.

- A ground penetrating radar (GPR) survey to identify underground storage tanks, buried drums, or other subsurface waste disposal areas.
- Collection and laboratory analysis of surface soil samples (0-2 feet) for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), target analyte list (TAL) metals, PCBs and pesticides.
- Collection and laboratory analysis of subsurface soil samples (from 2 feet below the deepest basement level) for VOCs, SVOCs, TAL metals, PCBs and pesticides.
- Collection and laboratory analysis of groundwater samples for VOCs, SVOCs, TAL metals (filtered and unfiltered), PCBs and pesticides.
- Collection and laboratory analysis of soil gas samples for laboratory analysis of VOCs via EPA Method TO-15.

Additional information regarding “E” sites can be found on the New York City Office of Environmental Remediation website:

http://www.nyc.gov/html/oer/html/e_designation/e_designation.shtml.

10.0 DEVIATIONS

This Phase I ESA was conducted in accordance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard E 1527-05 (Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process) and 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiry; Final Rule). Excluding additional services outlined in Section 11.0, there were no deviations or deletions from this practice.

11.0 ADDITIONAL SERVICES

EBC has included, in addition to those items outlined by ASTM E 1527-05, a general evaluation of radon impact potential based on USEPA maps.

12.0 REFERENCES

Standard practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Standard E 1527-05

All Appropriate Inquiry, Final Rule, 40 CFR Part 312

13.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject site. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.

Prepared by:



Dominick Mosca
Environmental Scientist

Reviewed by:



Kevin R. Brussee
Project Manager

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL



ENVIRONMENTAL BUSINESS CONSULTANTS

Kevin R. Brussee, Project Manager

Professional Experience

EBC: January 2008

Prior: 6 years

Education

MS, Environmental Studies, University of Massachusetts, Lowell

BS, Environmental Science, Plattsburgh State University, NY

Areas of Expertise

- Site Investigations
- Gasoline/Fuel Oil Tank Removals
- NYSDEC Spill Closure
- NYC "E" Designations

Professional Certification

- OSHA 40-hr HAZMAT

PROFILE

Mr. Brussee has 8 years experience as an environmental consultant/contractor and has worked on and managed a wide range of environmental projects. Mr. Brussee has conducted Phase I, II and III Environmental Site Assessments for commercial, industrial, and residential properties in New York, Maryland and Delaware.

Mr. Brussee's field experience includes tank removal and installations, spill management and closure, soil and groundwater sampling, and both the oversight and operation of soil boring and well installation equipment. In addition, Mr. Brussee has performed project research, data reduction and evaluation, and has prepared reports for both regulatory and client use.

PREVIOUS EXPERIENCE

Eastern Environmental Solutions, Inc., Manorville, NY

Project Manager, 2006-2008

EA Engineering, Science & Technology

Hydrogeologist, 2005-2006

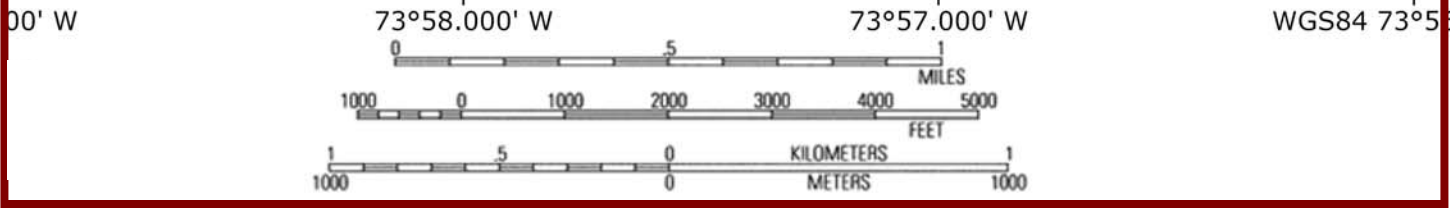
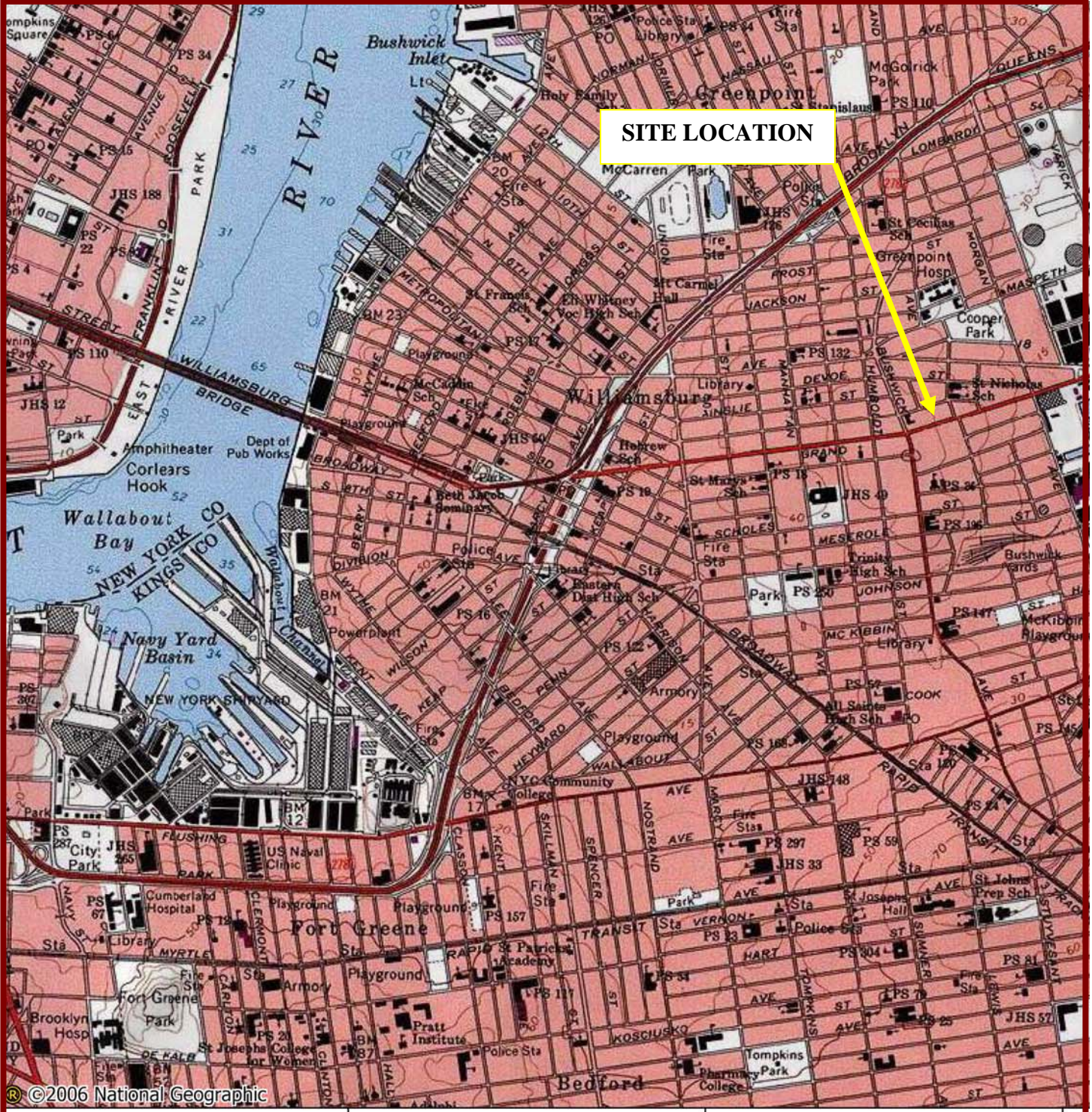
P.W. Grosser Consulting, Bohemia, NY

Field Hydrogeologist, 2002-2003

PUBLICATIONS

Chemical Stress Induced by Copper, Examination of a Biofilm System;
(Water Science Technology, 2006; 54(9): 191-199.)

FIGURES



EBC
ENVIRONMENTAL BUSINESS CONSULTANTS

Phone 631.504.6000
Fax 631.924.2870

871 GRAND STREET
BROOKLYN, NEW YORK

FIGURE 1 - SITE LOCATION MAP



FIGURE 2A – LOT DIAGRAM

871 GRAND STREET
 BROOKLYN, NEW YORK 11211

PHASE I – ENVIRONMENTAL SITE ASSESSMENT (BLOCK 2922 LOT 41)



ENVIRONMENTAL BUSINESS CONSULTANTS
 1808 MIDDLE COUNTRY ROAD, RIDGE, NEW YORK 11961
 PHONE: (631) 504-6000 FAX: (631) 924-2870

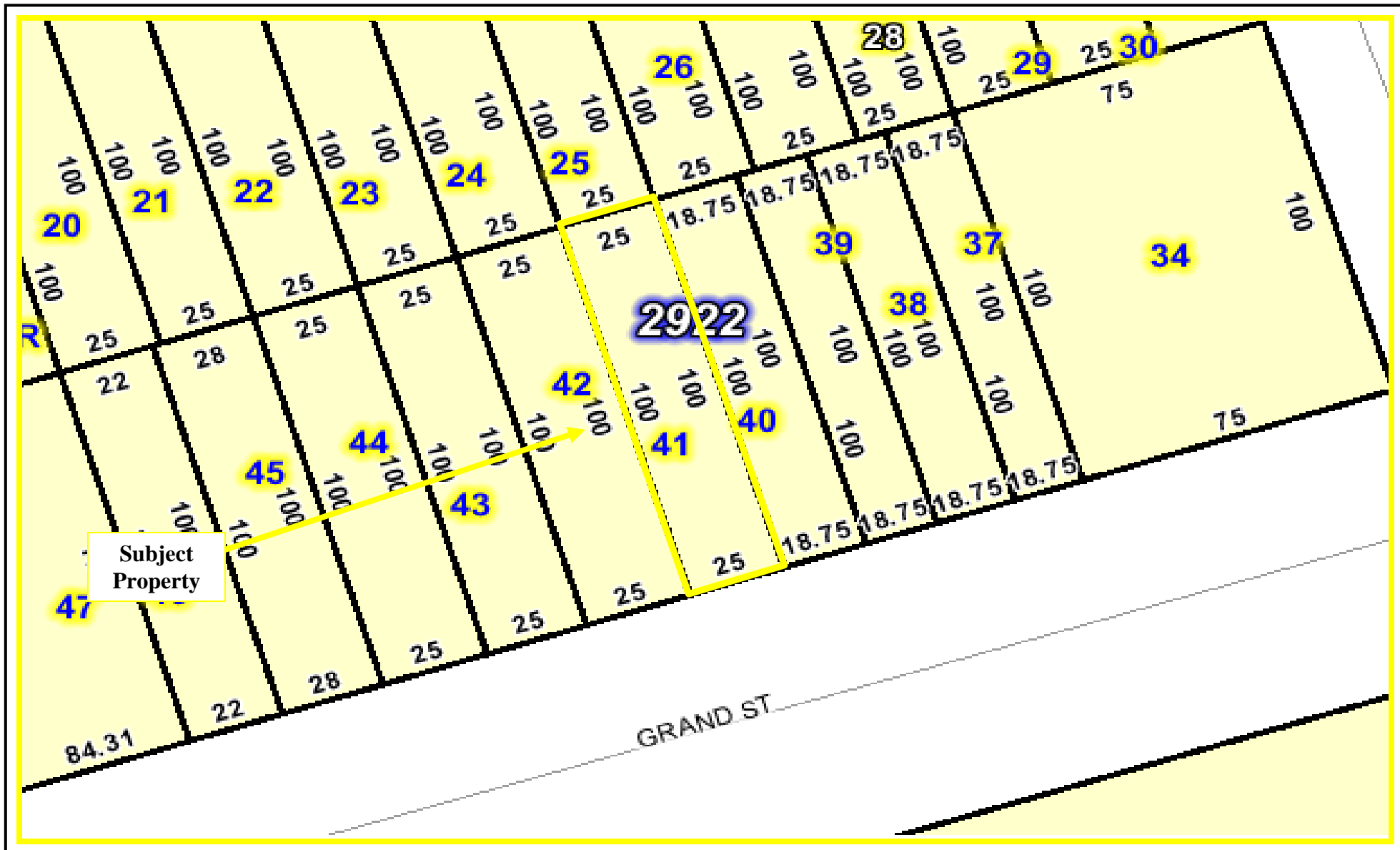


FIGURE 2B – LOT DIAGRAM

871 GRAND STREET
 BROOKLYN, NEW YORK 11211

PHASE I – ENVIRONMENTAL SITE ASSESSMENT (BLOCK 2922 LOT 41)



ENVIRONMENTAL BUSINESS CONSULTANTS
 1808 MIDDLE COUNTRY ROAD, RIDGE, NEW YORK 11961
 PHONE: (631) 504-6000 FAX: (631) 924-2870

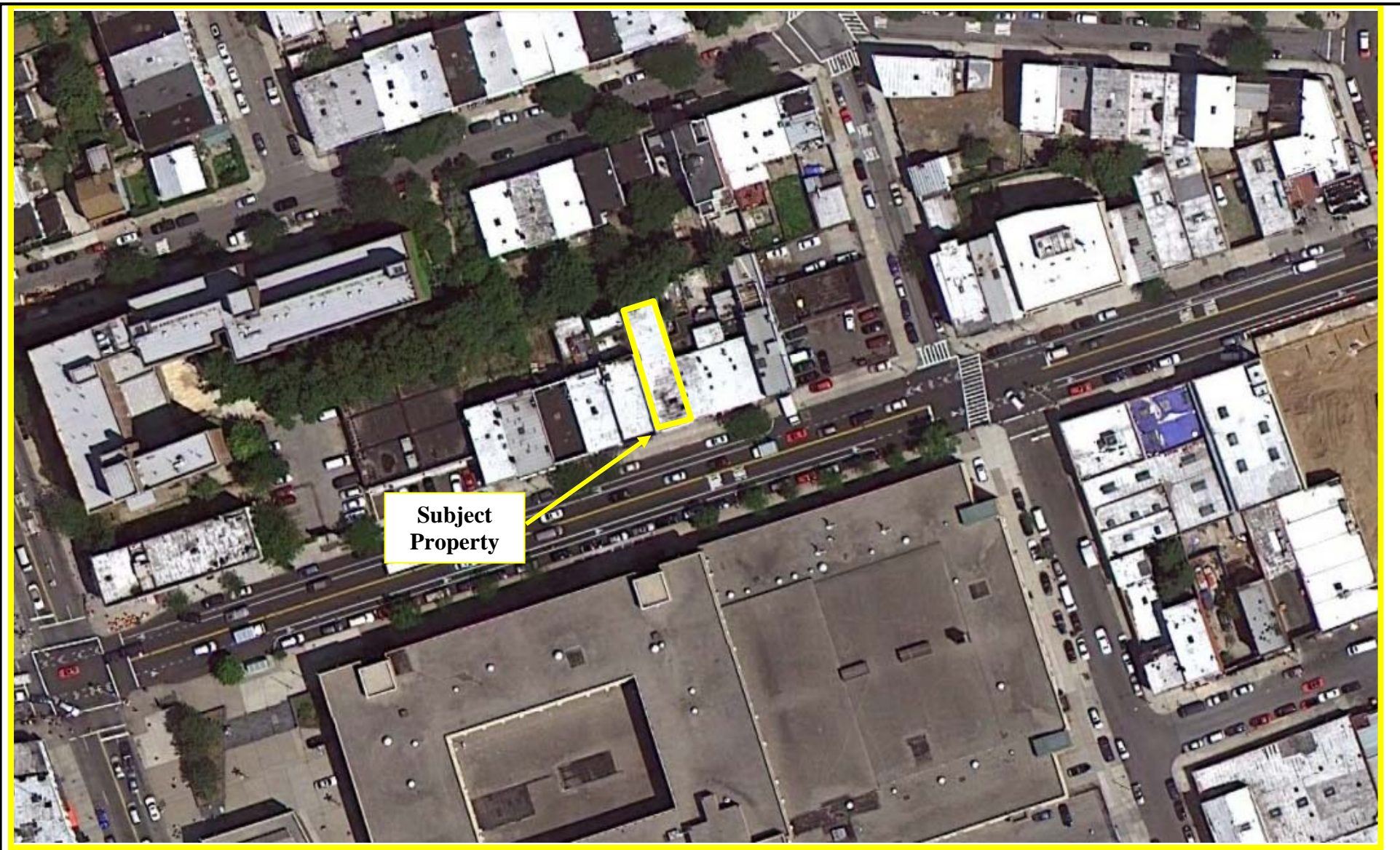


FIGURE 3 – AERIAL MAP

**871 GRAND STREET
BROOKLYN, NEW YORK 11211**

PHASE I – ENVIRONMENTAL SITE ASSESSMENT (BLOCK 2922 LOT 41)



***ENVIRONMENTAL BUSINESS CONSULTANTS
1808 MIDDLE COUNTRY ROAD, RIDGE, NEW YORK 11961
PHONE: (631) 504-6000 FAX: (631) 924-2870***

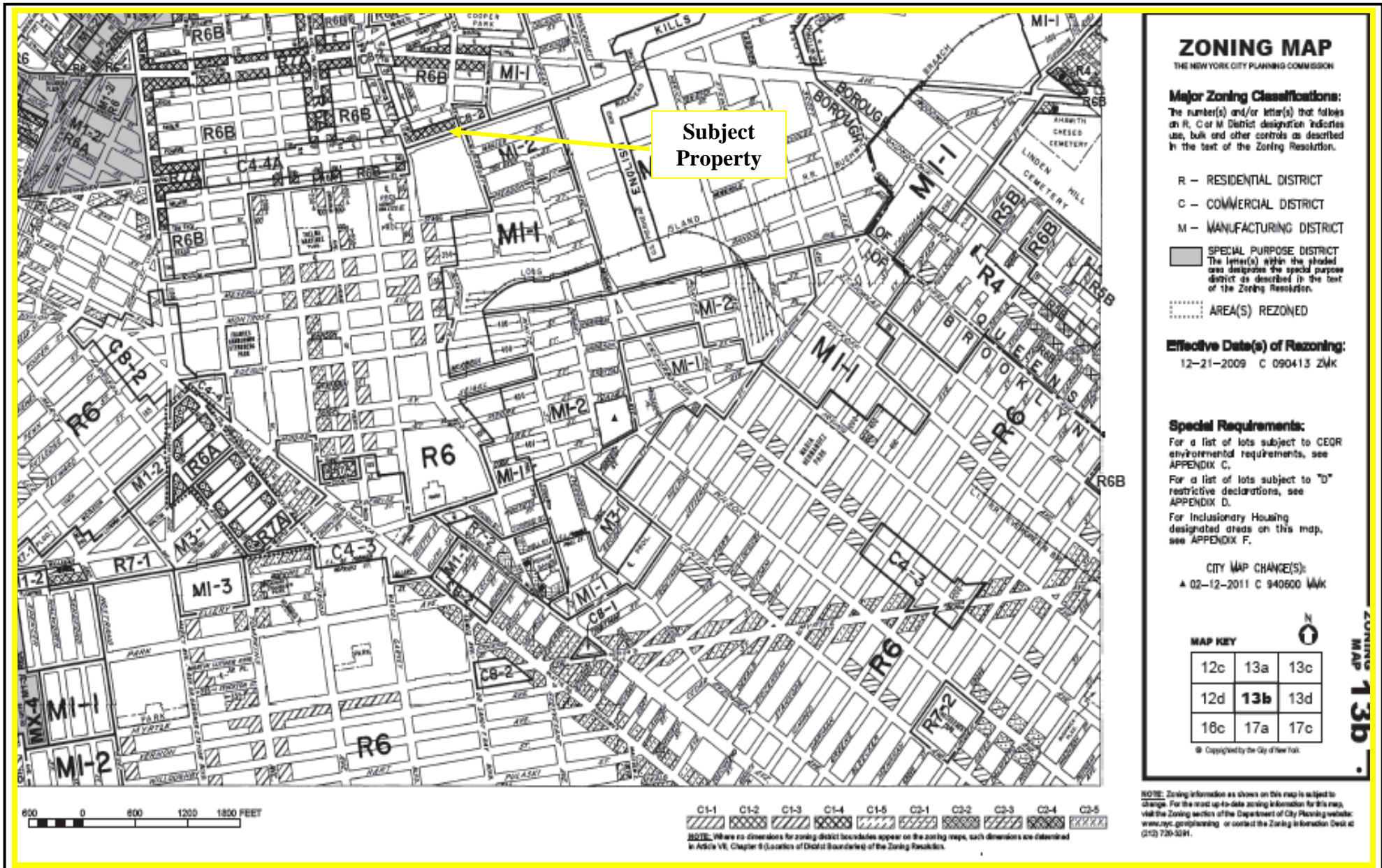


FIGURE 4A – ZONING MAP

871 GRAND STREET
BROOKLYN, NEW YORK 11211

PHASE I – ENVIRONMENTAL SITE ASSESSMENT (BLOCK 2922 LOT 41)

EBC

ENVIRONMENTAL BUSINESS CONSULTANTS
1808 MIDDLE COUNTRY ROAD, RIDGE, NEW YORK 11961
PHONE: (631) 504-6000 FAX: (631) 924-2870

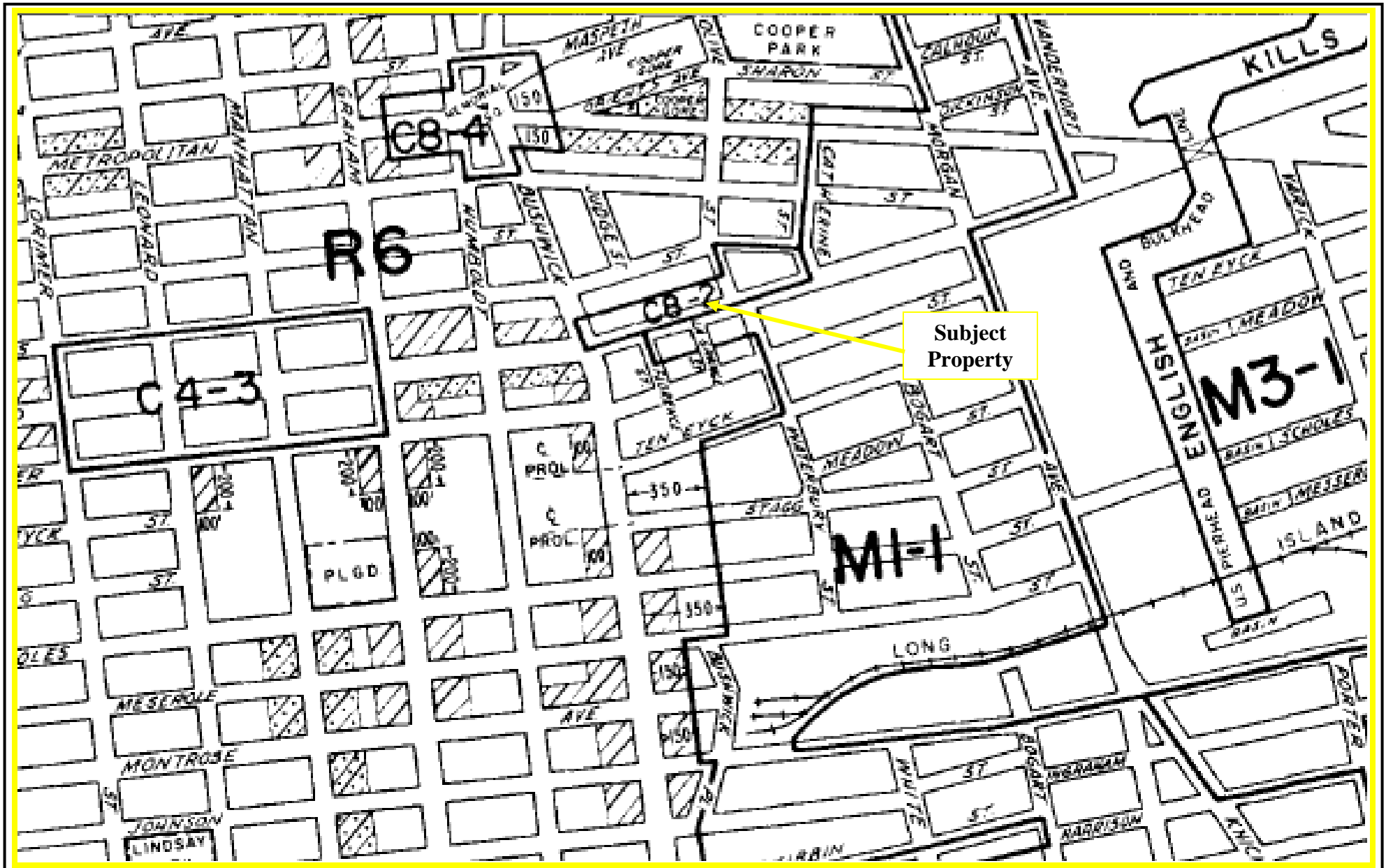


FIGURE 4B – HISTORIC ZONING MAP

871 GRAND STREET
 BROOKLYN, NEW YORK 11211

PHASE I – ENVIRONMENTAL SITE ASSESSMENT (BLOCK 2922 LOT 41)



ENVIRONMENTAL BUSINESS CONSULTANTS
 1808 MIDDLE COUNTRY ROAD, RIDGE, NEW YORK 11961
 PHONE: (631) 504-6000 FAX: (631) 924-2870

APPENDIX A

SITE PHOTOGRAPHS



Photo 1 - View of the subject site from Grand Street.



Photo 2 – View of interior of building on subject site toward Grand Street.



Photo 3 – View of the side wall of the subject site building.



Photo 4 – View of one of the two floor drains inside the building on the subject site



Photo 5 – View of gas powered space heater hanging in building on subject site.

ADJACENT PROPERTY PHOTOS



Photo 6 – From left to right: View of 869 Grand Street, 871 Grand Street (subject site), and 873 Grand Street.



Photo 7 – Additional view of 873 Grand Street.



Photo 8 – View of adjacent property (869 Grand Street) with basement, Siamese connection and vents on front of building.

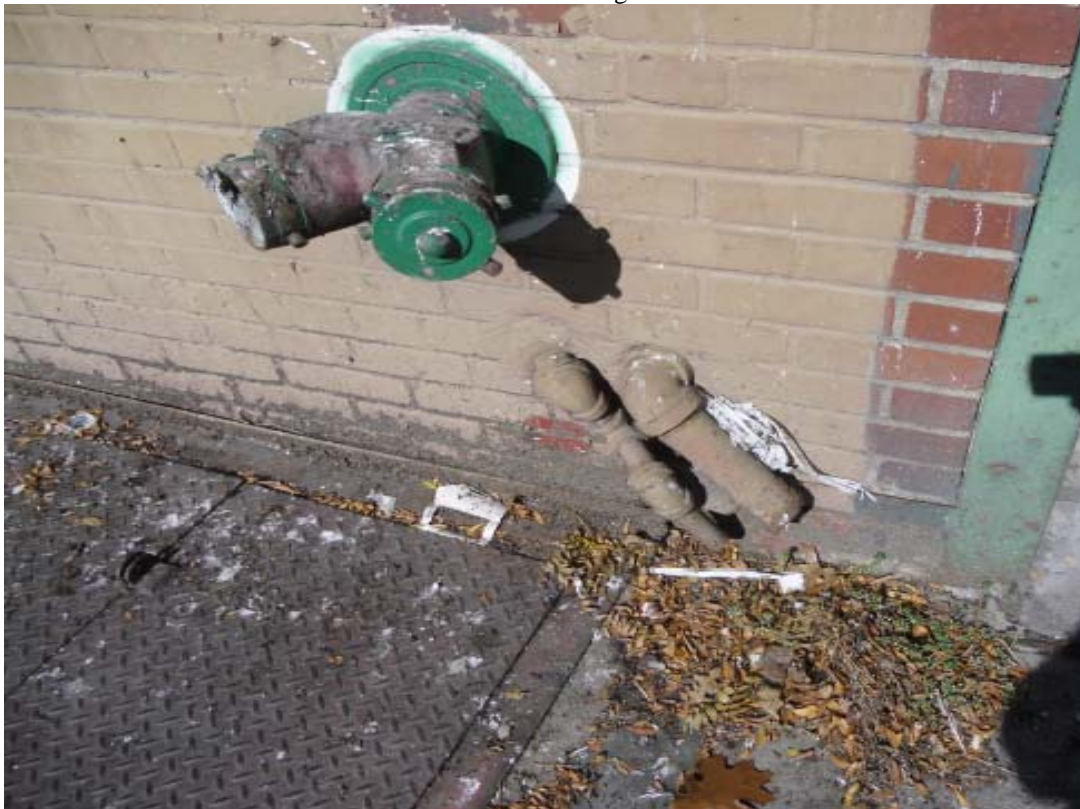


Photo 9 – Close up view of basement, Siamese connection, and vents on front of 869 Grand Street.

APPENDIX B

LOCAL AGENCY INFORMATION



ENVIRONMENTAL BUSINESS CONSULTANTS

November 2, 2011

Freedom of Information Officer
New York City Department of Health
125 Worth Street
New York, New York 10013

**Re: Freedom of Information Request
871 Grand Street, Brooklyn, NY 11211
Block 2922, Lot 41**

Dear Sir or Madam:

Environmental Business Consultants (EBC) has been retained to prepare a Phase I Environmental Site Assessment for the properties located at the above referenced addresses (Block 2922, Lot 41 in Brooklyn).

We are requesting available copies of environmental files, records, and memoranda concerning the property. This information should include: 1) past and present underground storage tank registration(s); 2) reported spills or releases of hazardous substances; 3) generation, storage, treatment, or disposal of hazardous substances; 4) past or present groundwater, surface water, and soil investigations; 5) environmental permits/violations.

We will gladly pay copying costs.

Please advise if this request can be accommodated in an expedient manner. We would like to schedule an appointment to copy the file/records if this is not possible. Feel free to call with any questions or if additional information is needed to respond to this request.

Very truly yours,

Dominick Mosca
Environmental Scientist



ENVIRONMENTAL BUSINESS CONSULTANTS

1808 Middle Country
Road
Ridge, NY 11961

PHONE
FAX
E-MAIL

631.504.6000
631.924.2870
kbrussee@optonline.net



FIRE DEPARTMENT – CITY OF NEW YORK
Public Records Unit / Tanks Section
 9 MetroTech Center
 Brooklyn, New York 11201-3857
 (718) 999-2441 or 2442



**Fuel Tank Special Report
 Request Form**

SECTION A

CUSTOMER INFORMATION

Please print the required information below.

Environmental Business Consultants

Name
 1808 Middle Country Road, Ridge
 Address
 New York 11961
 State Zip Code
 (631)504-6000
 Telephone Number

OFFICE USE ONLY

Cashier / Search No. _____

PRU Staff
 Accepted By/Initials: _____

Searched By: _____

Total Amount: _____

Note: Please make sure you complete this form and attach all required documents. Enclose a check or money order made payable to the **NYC Fire Department** and a stamped self-addressed envelope (with postage). Mail checks or money orders directly to the address and unit listed above. **DO NOT MAIL CASH.**

SECTION B

FUEL TANK REPORT - FEE \$10.00 / PER REPORT

871 Grand Street Brooklyn
 House Number Street Name Borough

- THE TOTAL AMOUNT AND SIZE OF EXISTING FUEL OIL / HEATING TANKS
- THE TOTAL AMOUNT AND SIZE OF REMOVED OR SEALED FUEL OIL / HEATING TANKS
- THE TOTAL AMOUNT AND SIZE OF EXISTING BURIED MOTOR VEHICLE TANKS
- THE TOTAL AMOUNT AND SIZE OF REMOVED OR SEALED BURIED MOTOR VEHICLE TANKS
- MOST RECENT TANK / PIPING TEST RESULTS
- HISTORY OF BURIED TANKS LEAKS

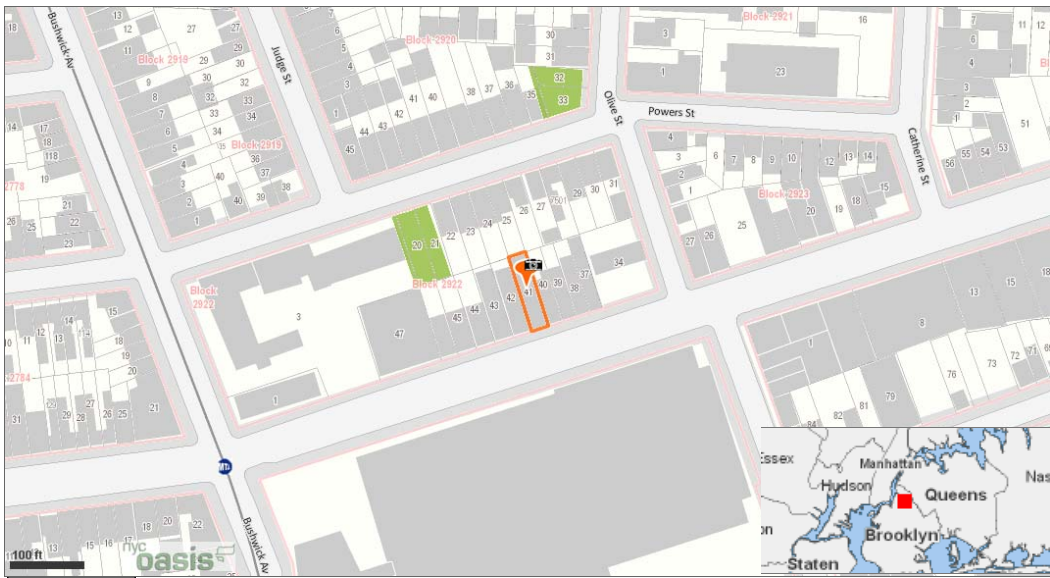
Note: Requests will be responded to within 10 business days.

PR3 (July-08)

Block 2922 Lot 41



Legend



- Transit, Roads, Reference Features**
 - Roads, ferries, commuter rail, neighborhood names
 - Roads
 - Major Roads
 - Interstate Highways
 - Tunnels
 - NYC subway routes and stations
- Parks, Playgrounds, & Open Space**
 - Parks & Public Lands
 - Community Gardens
- Neighborhood/Town Labels**
 - County Boundaries
 - Ferry
 - Commuter Rail

(Not all items in the legend may be visible on the map.)

This map was created using the Open Accessible Space Information System (OASIS) website, licensed under a [Creative Commons Attribution-Noncommercial-Share Alike 3.0 United States License](https://creativecommons.org/licenses/by-nc-sa/3.0/). Visit www.oasisnyc.net for the latest information about data sources and notes about how the maps were developed. Contact oasisnyc@gc.cuny.edu with questions or comments. OASIS is developed and maintained by the [Center for Urban Research](http://www.cuny.edu/center-for-urban-research/), CUNY Graduate Center.

Location Report

Property Information (1)

871 GRAND STREET, BROOKLYN 11211

Industrial / Manufacturing

Owner: 869 GRAND STREET ASSO

Block: 2922 **Lot:** 41

Property Characteristics:

Lot Area: 2,500 sq ft (25' x 100')

of Buildings: 1 **Year built:** 1981

of floors: 1 **Building Area:** 2,500 sq ft

Total Units: 1 **Residential Units:** 0

Primary zoning: R7A **Commercial Overlay:** C2-4

Floor Area Ratio: 1 **Max. FAR:** 4

FAR may depend on street widths or other characteristics. Contact [City Planning Dept.](#) for latest information.

MORE INFO:

- **Zoning Map#:** [13b](#) ([how to read](#) NYC zoning maps)
- **Historical Zoning Maps:** [13b](#)
- [NYC Dept. of Buildings](#)
- [Property transaction records](#)
- [NYC Dept. of Finance Assessment Roll](#)
- [NYC Digital Tax Map](#)
- [NYC zoning guide](#)
- [NYC Watershed Resources](#)

OASIS shortcut to this property:

<http://www.oasisnyc.net/printmap.aspx?zoomto=lot:3029220041>

Source: The Bytes of the Big Apple (TM) PLUTO (TM) and Tax Block & Tax Lot files are copyrighted by the New York City Department of City Planning, 2010 (ver. 10v1).

[NYC Department of City Planning Census Factfinder](#)

Find all census tracts within mile(s)

YAHOO! Local search results for this address:

Know of something that's missing? [Add it to YAHOO!](#)

Stewards (4)

[Habitatmap](#)

Feedback? [Email Us.](#)

[North Brooklyn Compost Project](#)

Feedback? [Email Us.](#)

[Open Space Alliance of North Brooklyn \(OSA\)](#)

Feedback? [Email Us.](#)

[St. Nicholas NPC](#)

Feedback? [Email Us.](#)

[Stewards with large turfs \(not mapped\)](#)

Community District (1)

Brooklyn 1 Community District Information

Chairperson: Mr. Vincent V. Abate

District Manager: Mr. Gerald A. Esposito

Address: 435 Graham Avenue, Brooklyn, NY, 11211

Phone: 718-389-0009 **Email:** bk01@cb.nyc.gov

Website: <http://www.cb1brooklyn.org/>

Meeting Information:

[Go to District Profile](#) by NYC Dept. of City Planning

Political Districts (5)

NYC Council: [District 34](#)

NYS Assembly: [District 53](#)

NYS Senate: [District 17](#)

US House of Representatives: [District 12](#)

US Senate: [New York](#)



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
Property Profile Overview

871 GRAND STREET
GRAND STREET

871 - 871

BROOKLYN 11211

Health Area : 900
Census Tract : 481
Community Board : 301
Buildings on Lot : 1

BIN# 3070449

Tax Block : 2922
Tax Lot : 41
Condo : NO
Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[View Certificates of Occupancy](#)

STOP WORK ORDER EXISTS ON THIS PROPERTY
FULL VACATE EXISTS ON THIS PROPERTY

Cross Street(s):	BUSHWICK AVENUE, OLIVE STREET
DOB Special Place Name:	
DOB Building Remarks:	
Landmark Status:	Special Status: N/A
Local Law:	NO Loft Law: NO
SRO Restricted:	NO TA Restricted: NO
UB Restricted:	NO
Little 'E' Restricted:	HAZMAT/NOISE Grandfathered Sign: NO
Legal Adult Use:	NO City Owned: NO
Additional BINs for Building:	<u>3070450</u>

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, or Coastal Erosion Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: F9-FACORY/INDSTRAL

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	
Complaints	7	0	Elevator Records
Violations-DOB	3	1	Electrical Applications
Violations-ECB (DOB)	4	1	Permits In-Process / Issued
This property has 1 open DOB "Work Without A Permit" Violations and may be subject to DOB civil penalties upon application for a permit.			Illuminated Signs Annual Permits
Jobs/Filings	0		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	0		Facades
Actions	3		Marquee Annual Permits
OR Enter Action Type: <input type="text"/>			Boiler Records
OR Select from List: <input type="text" value="Select.."/>			DEP Boiler Information
AND <input type="button" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
Actions

Page: 1

Premises: 871 GRAND STREET BROOKLYN

BIN: [3070449](#) Block: 2922 Lot: 41

NUMBER	TYPE	FILE DATE
BN 427/	BUILDING NOTICE	12/20/1946
BN 1250/	BUILDING NOTICE	12/20/1980
VAC 345-10	VACATE - ACTIVE	09/07/2010
VW 090810C0101SH	VIOLATION WORK WITHOUT PERMIT - ACTIVE	09/08/2010
V* 120210AEUHAZ101167	DOB VIOLATION - DISMISSED	12/02/2010
V* 120210AEUHAZ101168	DOB VIOLATION - DISMISSED	12/02/2010
VECB 122305C01AH01	ECB VIOLATION - ACTIVE	12/23/2005
VEC* 090810C01SH02	ECB VIOLATION DISMISSED	09/08/2010
VEC* 090810C01SH03	ECB VIOLATION DISMISSED	09/08/2010
VEC* 121710ASTFNS17	ECB VIOLATION DISMISSED	12/17/2010

Enter Action Type: Or Select from List: Refresh

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

REEL 1152 PAGE 579

THIS INDENTURE, made the 20 day of March, nineteen hundred and eighty

BETWEEN YURNA REALTY CORPORATION, having a place of business at 871 Grand Street, Brooklyn, New York

and A. Judith Ruggiero, his wife
party of the first part, and GIUSEPPE RUGGIERO residing at 1106 138th Street, Whitestone, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Grand Street distant 150 feet westerly from the corner formed by the intersection of the northerly side of Grant Street and the westerly side of Olive Street; running thence northerly, parallel with Olive Street, 100 feet; thence westerly, parallel with Grand Street, 25 feet; thence southerly, parallel with Olive Street, 100 feet to the northerly side of Grand Street; and thence easterly along the northerly side of Grand Street, 25 feet to the point of place of beginning.

Said premises being known as lot number 29 on a certain map entitled "Map of property in the 18th Ward of the City of Brooklyn, belonging to Martin Kalbfleish".

Said premises also being known as 869-871 Grand Street, Brooklyn, New York, being the same premises as conveyed to the Seller on October 21, 1963 by Fannie Friedman and recorded in Conveyances 9184, Page 480.

This Deed is made with the unanimous consent of all of the shareholders and directors of YURNA REALTY CORPORATION.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever. *And the party of the first part covenants that he has not done nor suffered anything to be done to encumber the premises as aforesaid.*

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



YURNA REALTY CORPORATION

By: *Jerry Hoffman*
Jerry Hoffman, Pres.

By: *Gertrude Hoffman*
Gertrude Hoffman, Secretary

BL 292
LOT 41

N45TT
1320

STATE OF NEW YORK, COUNTY OF

On the _____ day of _____, 19____, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF TEXAS)
COUNTY OF Harris)ss.:

~~STATE OF TEXAS, COUNTY OF HARRIS~~

On the 20 day of March, 1980, before me personally came Jerry Hoffman to me known, who, being by me duly sworn, did depose and say that he resides at No. 11715 Campos Dr., Houston, Texas that he is the President of Yurna Realty Corporation

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

Roberta h Gois

Notary Public

Notary Public in and for Harris County, Texas

My Commission Expires 11-30-80

Bonded by Travelers Insurance Co.

STATE OF NEW YORK, COUNTY OF

On the _____ day of _____, 19____, before me personally came REEL 1152 PAGE 580

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF TEXAS)
COUNTY OF Harris)ss.:

On the 20 day of March, 1980, before me personally came GERTRUDE HOFFMAN, to be known, who, being by me duly sworn, did depose and say that she resides at No. 11715 Campos Dr., Houston, Texas, that she is the Secretary of YURNA REALTY CORPORATION, the corporation described in and which executed the foregoing instrument; that she knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that she signed her name thereto by like order.

Roberta h Gois

Notary Public

Roberta h Gois

Notary Public in and for Harris County, Texas

My Commission Expires 11-30-80

Bonded by Travelers Insurance Co.

Notary Public Commission

TO ALL TO WHOM THESE PRESENTS SHALL COME - GREETING:

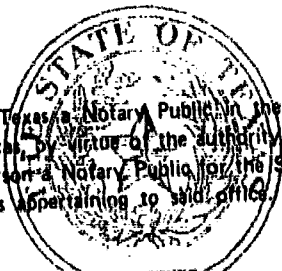
DATE ISSUED		
MO.	DAY	YR.
11	27	76

WHEREAS

ROBERTA L. KDIS
662-24-9305

OF

HARRIS
County, Texas



has been appointed by the Secretary of State of Texas a Notary Public in the above county.
 Now, Therefore, I, Dolph Briscoe, Governor of Texas, by virtue of the authority vested in me by the Constitution And Laws of This State, Do hereby commission the above named person a Notary Public for the State of Texas, giving and granting the said officer all authority, power, rights, privileges and emoluments appertaining to said office.

102 C. Oak
 Notary Public

[Signature]
 Governor of Texas

EXPIRES 11-30-80

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

444-80, 1315

SECTION

BLOCK *2922*

LOT *41*

COUNTY OR TOWN *KINGS*

[Signature]
 100.00

11630

TO

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
 Distributed by
SECURITY TITLE AND GUARANTY COMPANY
 CHARTERED 1928 IN NEW YORK

Frank J. Didero Esq
 47-14 158 Street
 Flushing, New York
 Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

[Signature]
 APR 8 1980
 16353

RECEIVED
 REAL ESTATE
 APR 8 1980
 TRANSFER BOOK
 KINGS COUNTY

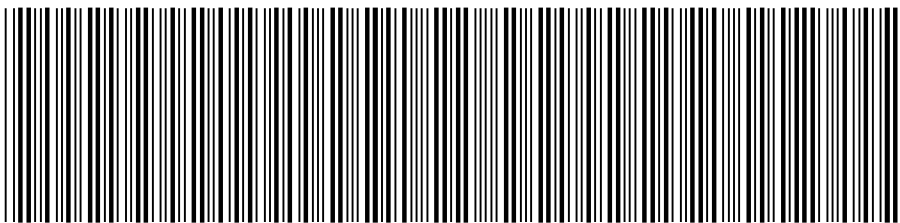
REG. YES *A13-*
 SST # *1320*
 REC # *600*

OFFICE OF CITY REGISTER
 Kings County
 RECORDED
 Witness my hand
 and official seal

John J. Lagattuta
 CITY REGISTER

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2011091900503001001E44C2

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2011091900503001

Document Date: 09-08-2011

Preparation Date: 09-19-2011

Document Type: DEED

Document Page Count: 3

PRESENTER:

JUDICIAL TITLE INSURANCE AGENCY, LLC PICKUP
800 WESTCHESTER AVENUE STE S340
AS AGENT FOR FIRST AMERICAN - 107717 (MAF)
RYE BROOK, NY 10573
914-381-6700
chalpin@judicialtitle.com

RETURN TO:

871 GRAND STREET LLC
543 BEDFORD AVE, STE 264
BROOKLYN, NY 11211

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2922	41	Entire Lot	871 GRAND STREET
Property Type: INDUSTRIAL BUILDING				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

869 GRAND STREET ASSOCIATES, LLC
470 SMITH STREET
FARMINGDALE, NY 11735

GRANTEE/BUYER:

871 GRAND STREET, LLC
5314 16TH AVENUE, BOX 236
BROOKLYN, NY 11204

FEES AND TAXES

Mortgage			Filing Fee:	
Mortgage Amount:	\$	0.00	\$	250.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	
Exemption:			\$	3,277.50
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$	0.00	\$	920.00
Spec (Additional):	\$	0.00		
TASF:	\$	0.00		
MTA:	\$	0.00		
NYCTA:	\$	0.00		
Additional MRT:	\$	0.00		
TOTAL:	\$	0.00		
Recording Fee:	\$	52.00		
Affidavit Fee:	\$	0.00		



**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 09-26-2011 16:18
City Register File No.(CRFN):
2011000340891

Annette McMill

City Register Official Signature

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 8th day of September, 2011

BETWEEN

869 Grand Street Associates, LLC with offices located at 470 Smith Street, Farmingdale, New York 11735

party of the first part, and

871 Grand Street, LLC with offices located at 5314 16th Avenue - Box 236, ^{BROOKLYN} ~~Bronx~~, NY 11204

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE "A" ATTACHED

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

869 Grand Street Associates, LLC



By: MICHAEL RUGGIERO
MANAGING MEMBER

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of *Kings*, ss:

On the *8th* day of *Sept* in the year *2011*, before me, the undersigned, personally appeared

Michael Russo

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WILLIAM F. McMAHON
Notary Public, State of New York
No. 01MC6007196
Qualified in Nassau County
Commission Expires May 18, 2014

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

SEAL

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of _____, County of _____, ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the _____ day of _____ in the year _____, before me, the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgment was taken).

Bargain and Sale Deed With Covenants

Title No. *10771*

SECTION: *10*
BLOCK: *2922*
LOT: *41*
COUNTY OR TOWN: *KINGS*

TO

871 Grand Street LLC

RETURN BY MAIL TO:

*871 Grand Street LLC
543 Bedford Ave, St 264
Brooklyn, NY 11211*

DISTRIBUTED BY

YOUR TITLE EXPERTS
The Judicial Title Insurance Agency LLC
800-281-TITLE (8485) FAX: 800-FAX-9396

THE JUDICIAL TITLE INSURANCE AGENCY LLC

Title Number: 107717FA-K

SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Grand Street distant 150 feet westerly from the corner formed by the intersection of the northerly side of Grand Street with the westerly side of Olive Street;

RUNNIGN THENCE northerly, parallel with Olive Street, 100 feet;

THENCE westerly, parallel with Grand Street, 25 feet;

THENCE southerly, parallel with Olive Street, 100 feet to the northerly side of grand Street; and

THENCE easterly along the northerly side of Grand Street, 25 feet to the point or place of BEGINNING.

SAID premises being known as lot number 29 on a certain map entitled "Map of property in the 18th Ward of the City of Brooklyn, belonging to Martin Kalbfleish".

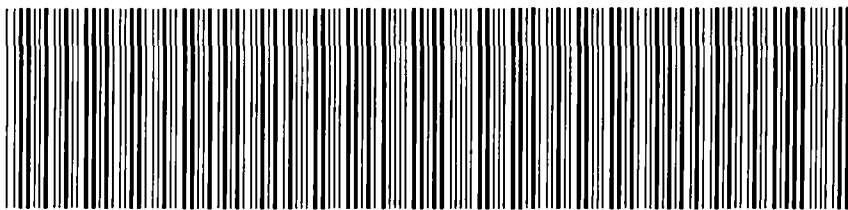
SAID premises also known as and by 869-871 Grand Street, Brooklyn, New York.

**FOR
CONVEYANCING
ONLY**

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2011091900503001001S8A43

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2011091900503001

Document Date: 09-08-2011

Preparation Date: 09-19-2011

Document Type: DEED

ASSOCIATED TAX FORM ID: 2011090800033

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

1

RP - 5217 REAL PROPERTY TRANSFER REPORT

2

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 Month Day Year

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location 871 GRAND STREET BROOKLYN 11211
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 871 GRAND STREET, LLC
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)
 LAST NAME / COMPANY FIRST NAME

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel

4A. Planning Board Approval - N/A for NYC
4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

Check the boxes below as they apply:
6. Ownership Type is Condominium
7. New Construction on Vacant Land

8. Seller Name 869 GRAND STREET ASSOCIATES, LLC
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A One Family Residential C Residential Vacant Land E Commercial G Entertainment / Amusement I Industrial
 B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

SALE INFORMATION

10. Sale Contract Date 8 / 16 / 2011
 Month Day Year

11. Date of Sale / Transfer 9 / 8 / 2011
 Month Day Year

12. Full Sale Price \$ 2 3 0 0 0 0

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

A Sale Between Relatives or Former Relatives
 B Sale Between Related Companies or Partners in Business
 C One of the Buyers is also a Seller
 D Buyer or Seller is Government Agency or Lending Institution
 E Deed Type not Warranty or Bargain and Sale (Specify Below)
 F Sale of Fractional or Less than Fee Interest (Specify Below)
 G Significant Change in Property Between Taxable Status and Sale Dates
 H Sale of Business is Included in Sale Price
 I Other Unusual Factors Affecting Sale Price (Specify Below)
 J None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class F 9 16. Total Assessed Value (of all parcels in transfer) 8 5 9 5 0

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BROOKLYN 2922 41

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER
 BUYER SIGNATURE 9/8/11 DATE

STREET NUMBER STREET NAME (AFTER SALE)
 CITY OR TOWN STATE ZIP CODE

BUYER'S ATTORNEY
 LAST NAME FIRST NAME

AREA CODE TELEPHONE NUMBER
 SELLER
 SELLER SIGNATURE 9/8/11 DATE

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE

DATE

LAST NAME

FIRST NAME

STREET NUMBER

STREET NAME (AFTER SALE)

AREA CODE

TELEPHONE NUMBER

CITY OR TOWN

STATE

ZIP CODE

SELLER

SELLER SIGNATURE

DATE



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 2922 LOT: 41
- (2) Property Address: 871 GRAND STREET, BROOKLYN, NY 11211
- (3) Owner's Name: 871 GRAND STREET, LLC
- Additional Name:

Confirmation:



Your water & sewer bills will be sent to the property address shown above.

199 Loo Av # 41 Brooklyn NY 11211

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature:  Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:

APPENDIX C

SANBORN MAPS



871 Grand Street

871 Grand Street

Brooklyn, NY 11211

Inquiry Number: 3190422.3

October 20, 2011

Certified Sanborn® Map Report

Certified Sanborn® Map Report

10/20/11

Site Name:

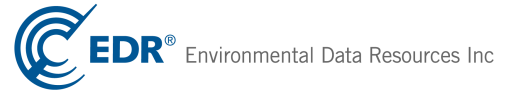
871 Grand Street
871 Grand Street
Brooklyn, NY 11211

Client Name:

Env. Business Consultants
1808 Middle Country Road
Ridge, NY 11961

EDR Inquiry # 3190422.3

Contact: Charles Sosik



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Env. Business Consultants were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: 871 Grand Street
Address: 871 Grand Street
City, State, Zip: Brooklyn, NY 11211
Cross Street:
P.O. # NA
Project: NA
Certification # E8B2-4AA2-852A



Sanborn® Library search results
Certification # E8B2-4AA2-852A

Maps Provided:

2007	2001	1989	1980	1933
2006	1995	1988	1979	1907
2005	1994	1987	1977	1888
2004	1993	1986	1968	
2003	1991	1982	1965	
2002	1990	1981	1951	

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

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

Env. Business Consultants (the client) is permitted to make up to THREE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Disclaimer - Copyright and Trademark notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2011 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Sanborn Sheet Thumbnails

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



2007 Source Sheets



Volume 9, Sheet 24



Volume 9, Sheet 25

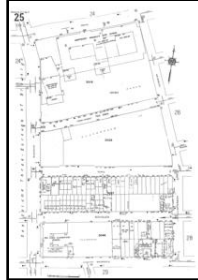


Volume 9, Sheet 26

2006 Source Sheets



Volume 9, Sheet 24



Volume 9, Sheet 25



Volume 9, Sheet 26

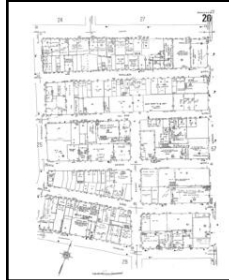
2005 Source Sheets



Volume 9, Sheet 24



Volume 9, Sheet 25

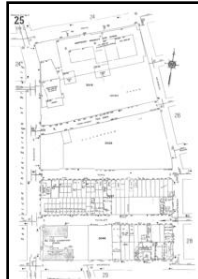


Volume 9, Sheet 26

2004 Source Sheets



Volume 9, Sheet 24



Volume 9, Sheet 25

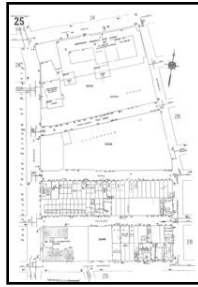


Volume 9, Sheet 26

2003 Source Sheets



Volume 9, Sheet 24



Volume 9, Sheet 25



Volume 9, Sheet 26

2002 Source Sheets



Volume 9, Sheet 24



Volume 9, Sheet 25



Volume 9, Sheet 26

2001 Source Sheets



Volume 9, Sheet 24



Volume 9, Sheet 25



Volume 9, Sheet 26

1995 Source Sheets



Volume 9, Sheet 24



Volume 9, Sheet 25



Volume 9, Sheet 26

1994 Source Sheets



Volume 9, Sheet 24



Volume 9, Sheet 25

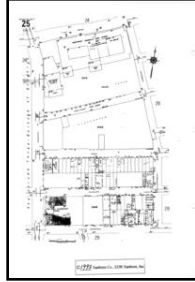


Volume 9, Sheet 26

1993 Source Sheets



Volume 9, Sheet 24



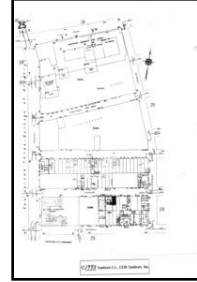
Volume 9, Sheet 25



Volume 9, Sheet 26



Volume 9, Sheet 24



Volume 9, Sheet 25

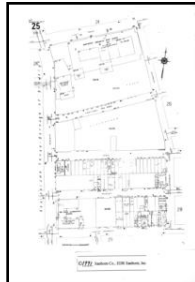


Volume 9, Sheet 26

1991 Source Sheets



Volume 9, Sheet 24



Volume 9, Sheet 25

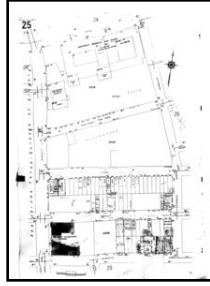


Volume 9, Sheet 26

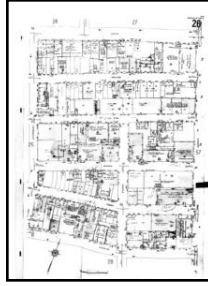
1990 Source Sheets



Volume 9, Sheet 24



Volume 9, Sheet 25

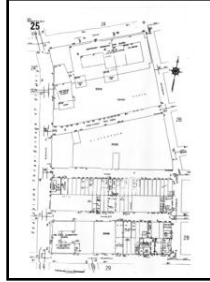


Volume 9, Sheet 26

1989 Source Sheets



Volume 9, Sheet 24



Volume 9, Sheet 25

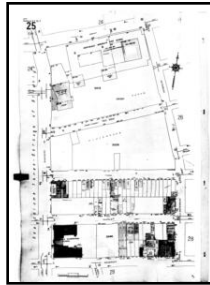


Volume 9, Sheet 26

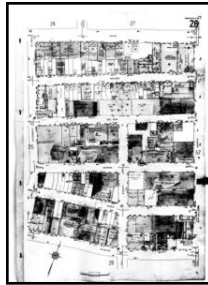
1988 Source Sheets



Volume 9, Sheet 24



Volume 9, Sheet 25

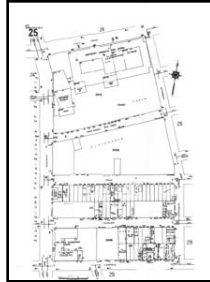


Volume 9, Sheet 26

1987 Source Sheets



Volume 9, Sheet 24



Volume 9, Sheet 25

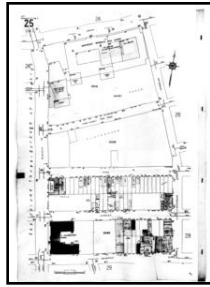


Volume 9, Sheet 26

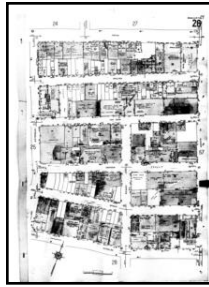
1986 Source Sheets



Volume 9, Sheet 24



Volume 9, Sheet 25

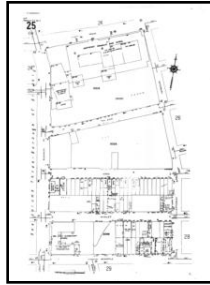


Volume 9, Sheet 26

1982 Source Sheets



Volume 9, Sheet 24



Volume 9, Sheet 25

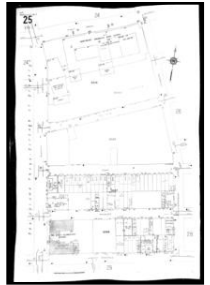


Volume 9, Sheet 26

1981 Source Sheets



Volume 9, Sheet 24



Volume 9, Sheet 25

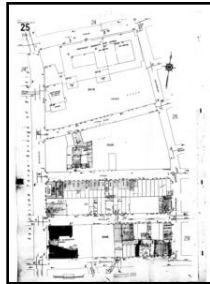


Volume 9, Sheet 26

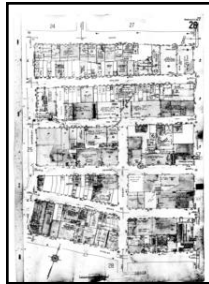
1980 Source Sheets



Volume 9, Sheet 24

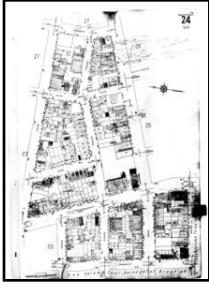


Volume 9, Sheet 25

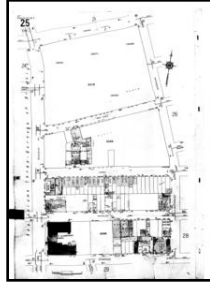


Volume 9, Sheet 26

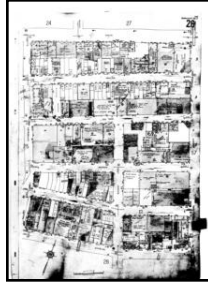
1979 Source Sheets



Volume 9, Sheet 24



Volume 9, Sheet 25

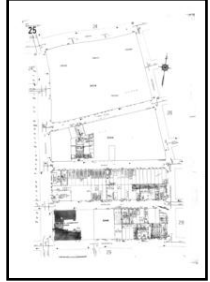


Volume 9, Sheet 26

1977 Source Sheets



Volume 9, Sheet 24

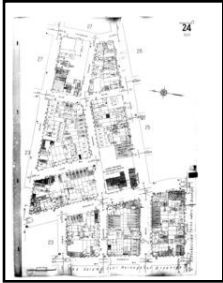


Volume 9, Sheet 25

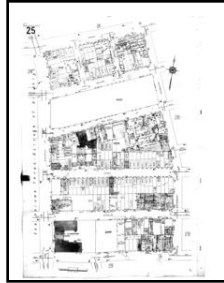


Volume 9, Sheet 26

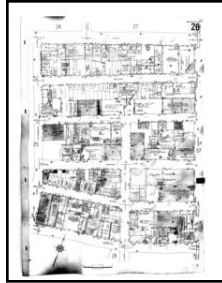
1968 Source Sheets



Volume 9, Sheet 24



Volume 9, Sheet 25

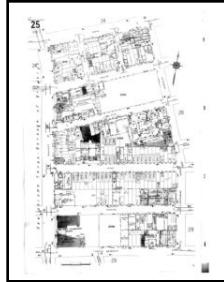


Volume 9, Sheet 26

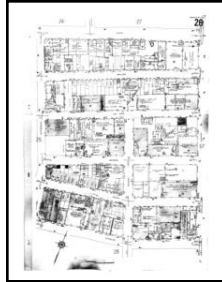
1965 Source Sheets



Volume 9, Sheet 24



Volume 9, Sheet 25

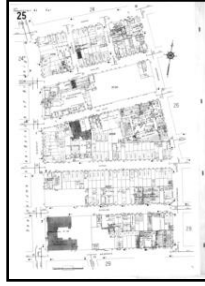


Volume 9, Sheet 26

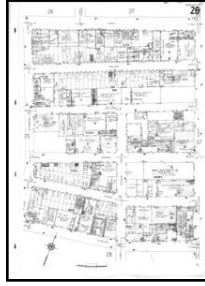
1951 Source Sheets



Volume 9, Sheet 24



Volume 9, Sheet 25



Volume 9, Sheet 26

1933 Source Sheets



Volume 9, Sheet 24

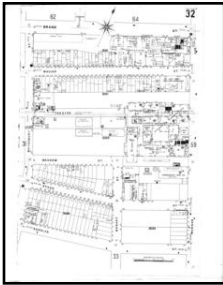


Volume 9, Sheet 25

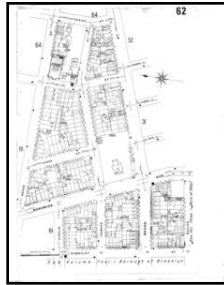


Volume 9, Sheet 26

1907 Source Sheets



Volume 9, Sheet 32



Volume 9, Sheet 62

1888 Source Sheets



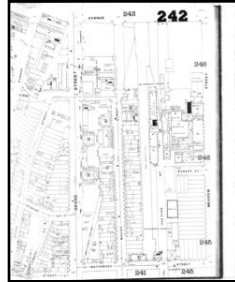
Volume 9, Sheet 241



Volume 9, Sheet 241

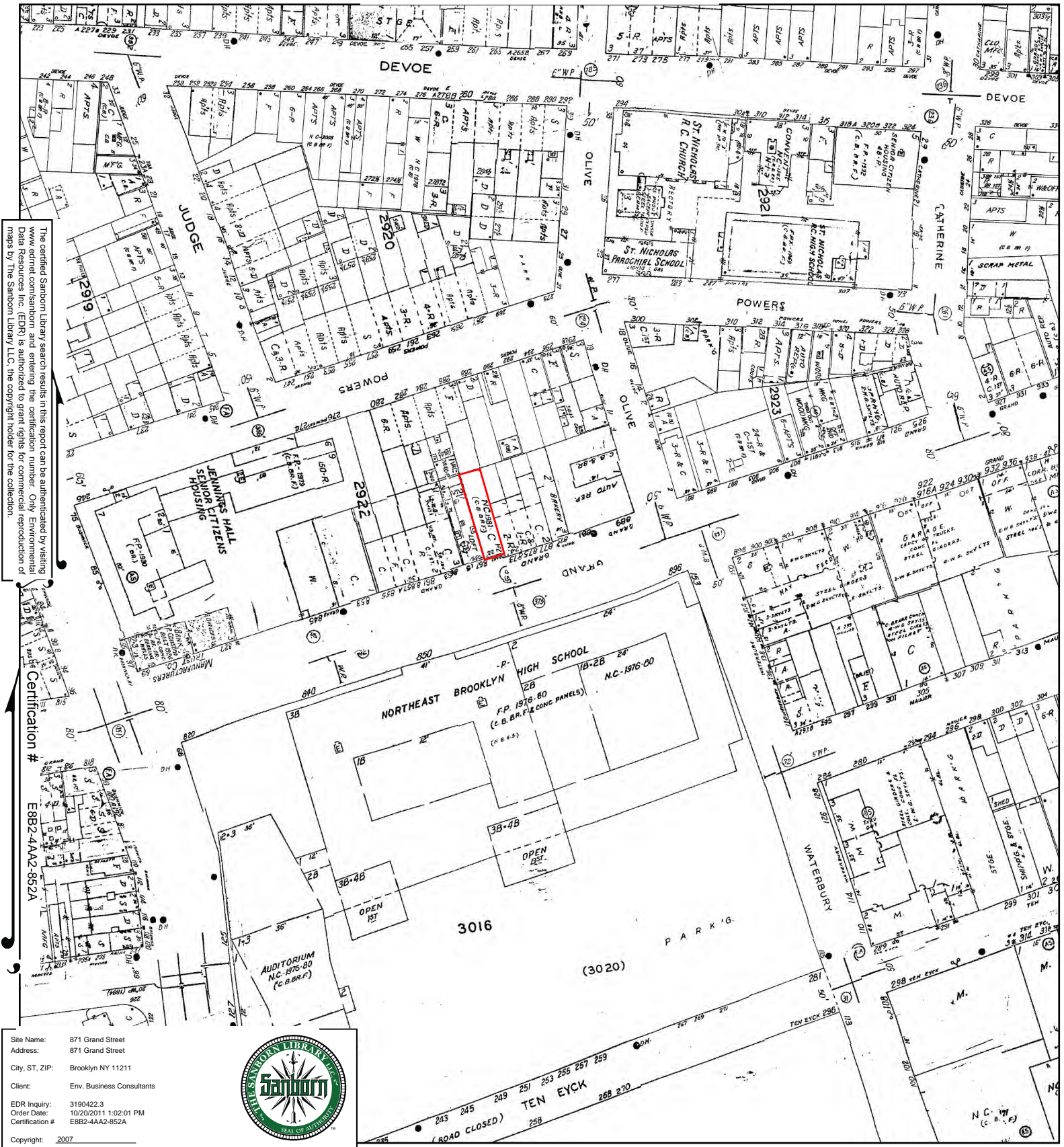


Volume 9, Sheet 242



Volume 9, Sheet 242

2007 Certified Sanborn Map



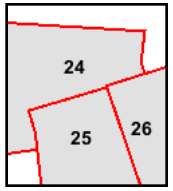
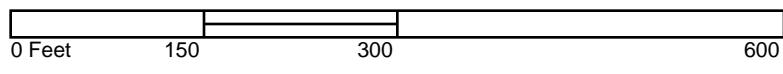
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #
EBB2-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A
 Copyright: 2007



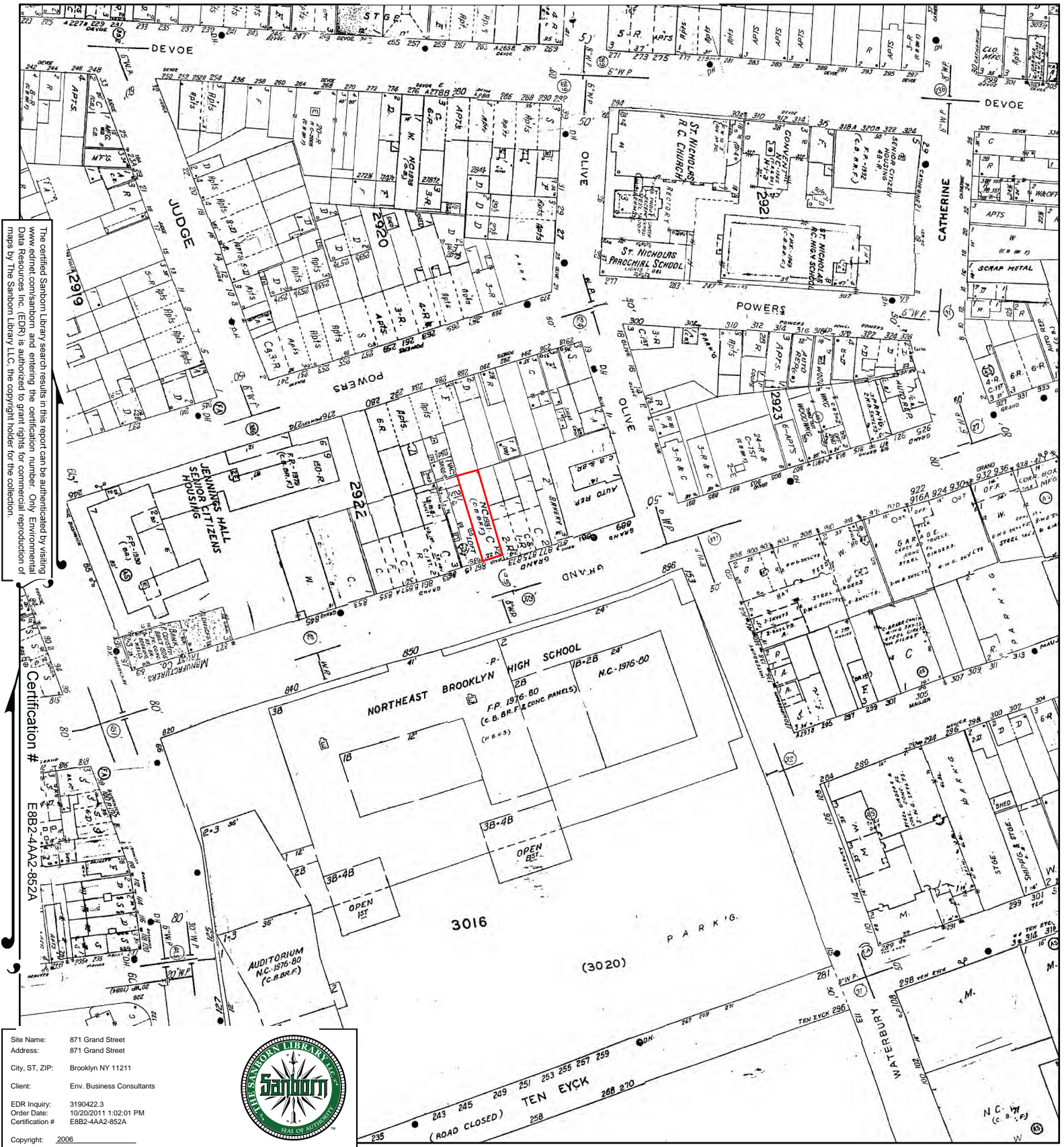
This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



- Volume 9, Sheet 24
- Volume 9, Sheet 25
- Volume 9, Sheet 26



2006 Certified Sanborn Map



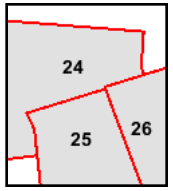
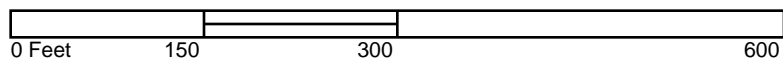
The certified Sanborn Map search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #
EBB2-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A
 Copyright: 2006



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



Volume 9, Sheet 24
 Volume 9, Sheet 25
 Volume 9, Sheet 26



2005 Certified Sanborn Map



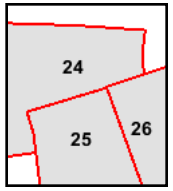
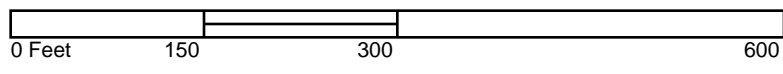
The certified Sanborn Map search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #
EBB2-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A
 Copyright: 2005



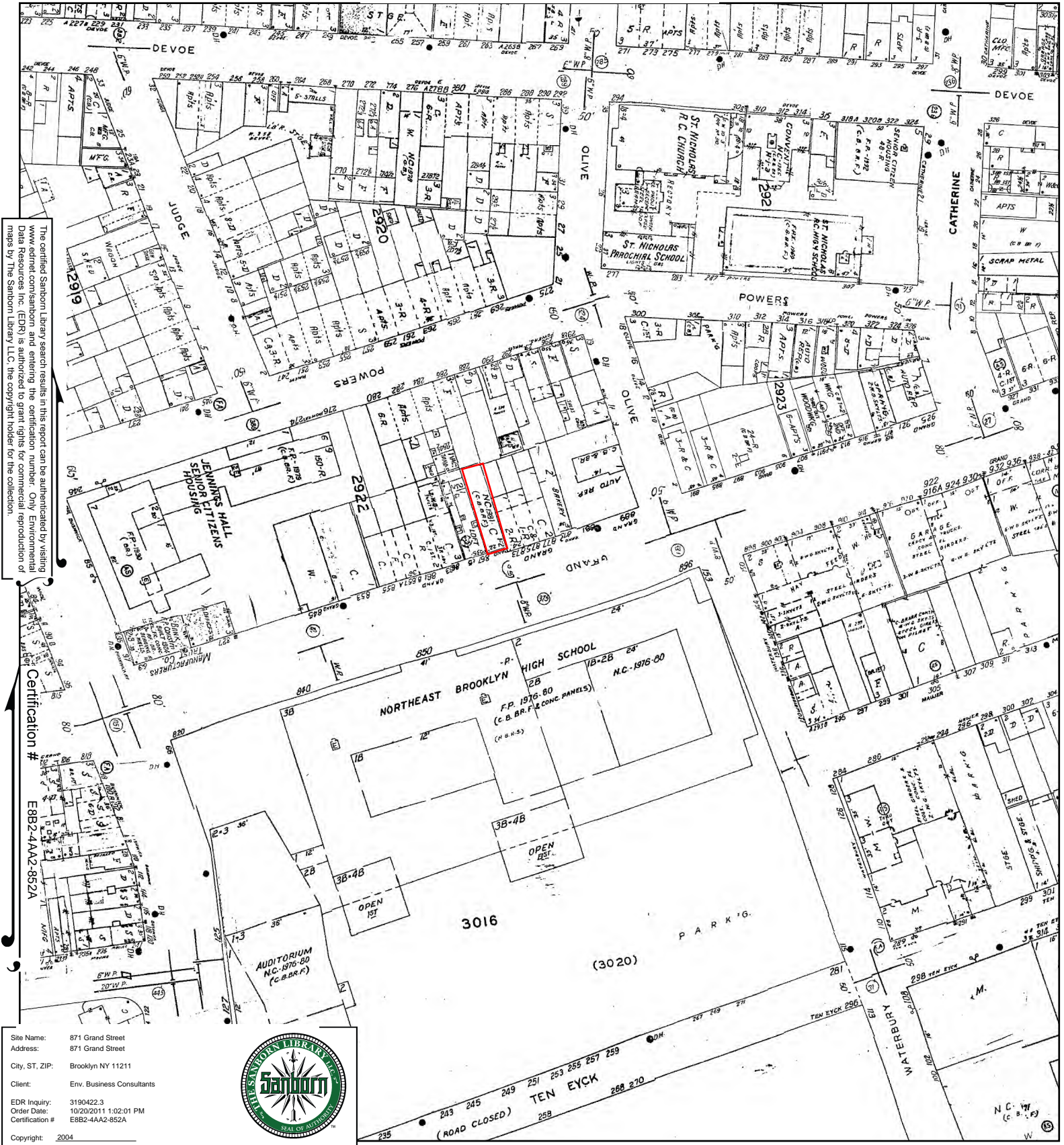
This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 24
 Volume 9, Sheet 25
 Volume 9, Sheet 26



2004 Certified Sanborn Map



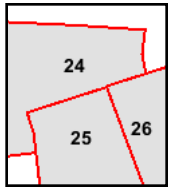
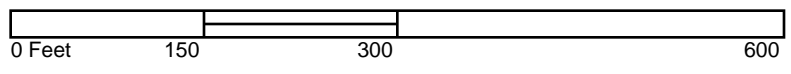
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #
EBB2-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A
 Copyright: 2004



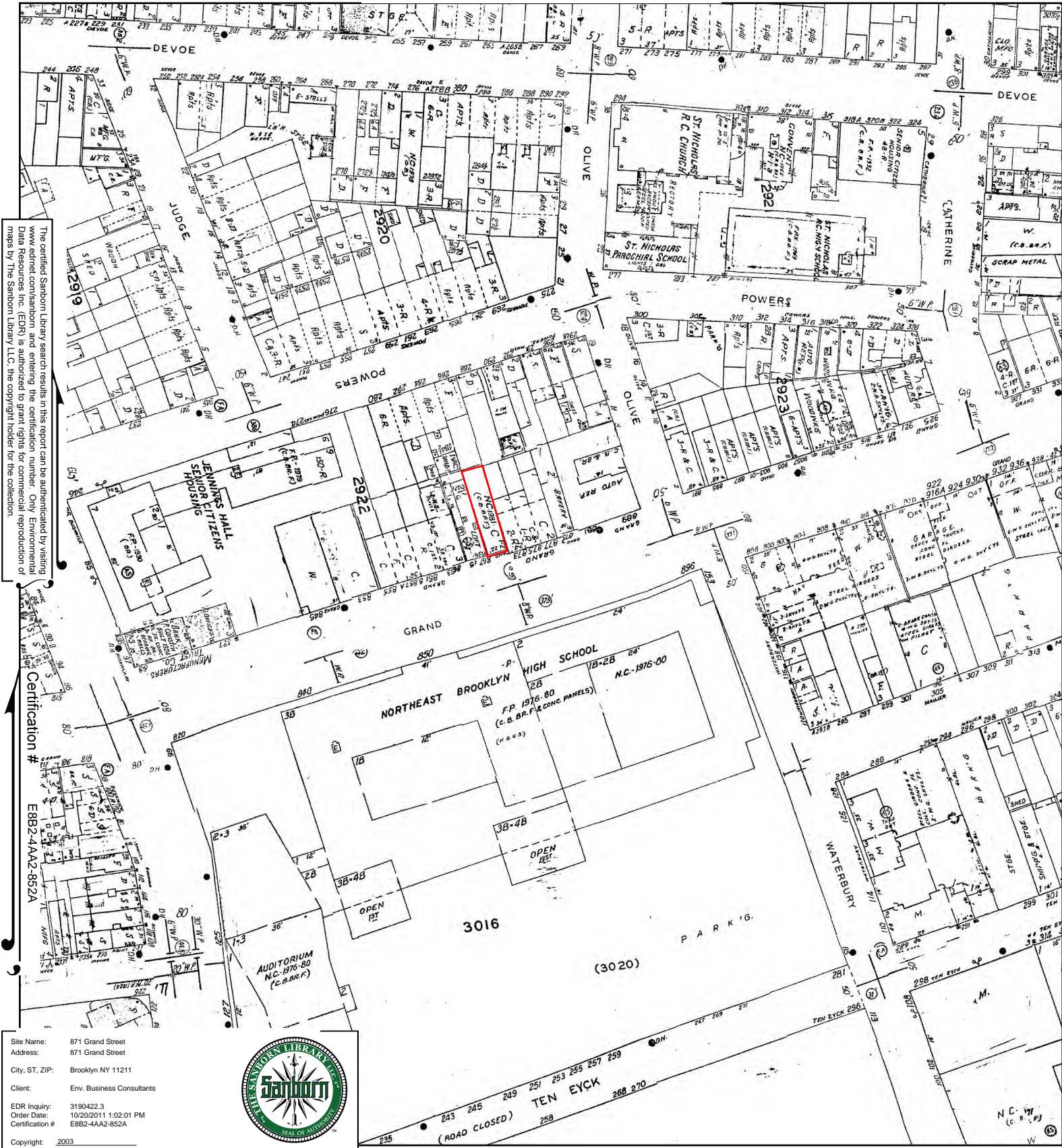
This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



- Volume 9, Sheet 24
- Volume 9, Sheet 25
- Volume 9, Sheet 26



2003 Certified Sanborn Map



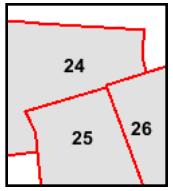
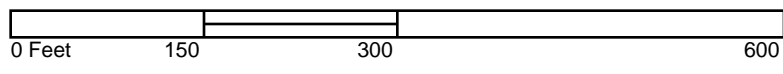
The certified Sanborn Map search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #
EBB2-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A
 Copyright: 2003



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



- Volume 9, Sheet 24
- Volume 9, Sheet 25
- Volume 9, Sheet 26



2002 Certified Sanborn Map



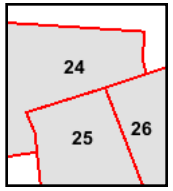
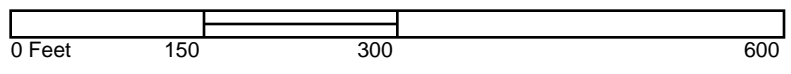
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #
EBB2-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A
 Copyright: 2002



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



- Volume 9, Sheet 24
- Volume 9, Sheet 25
- Volume 9, Sheet 26



2001 Certified Sanborn Map



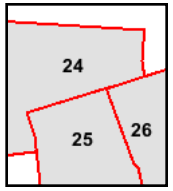
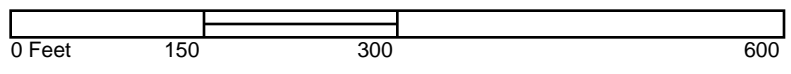
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #
EBB2-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A



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



Volume 9, Sheet 24
 Volume 9, Sheet 25
 Volume 9, Sheet 26



1995 Certified Sanborn Map



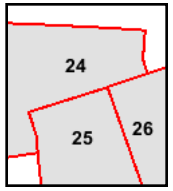
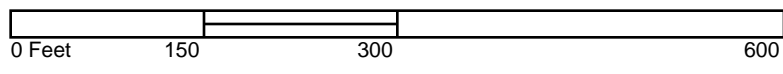
The certified Sanborn Map search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #
EBB2-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A
 Copyright: 1995

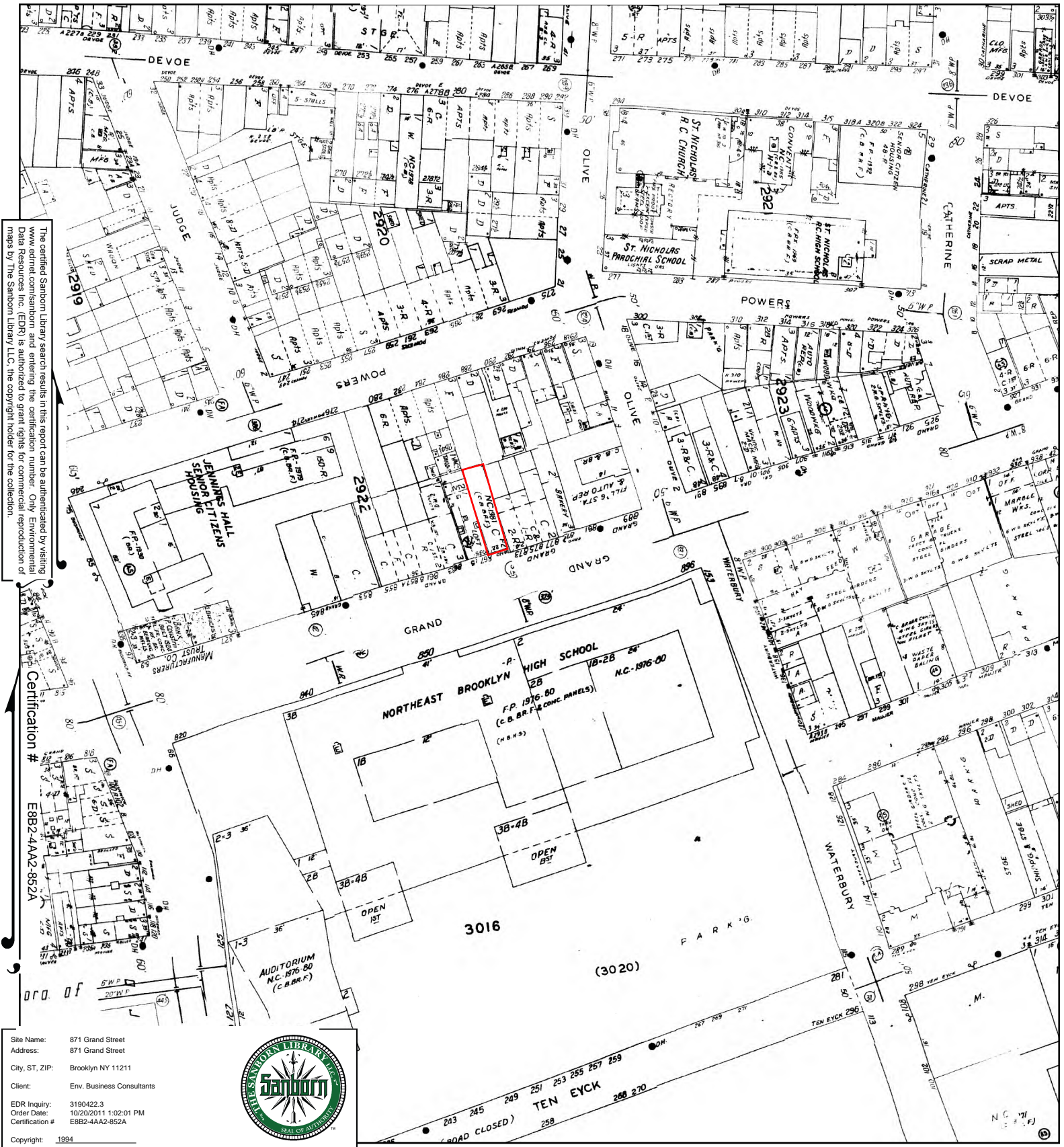


This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.

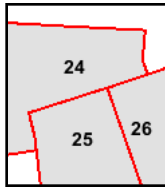
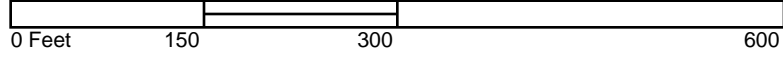


- Volume 9, Sheet 24
- Volume 9, Sheet 25
- Volume 9, Sheet 26

1994 Certified Sanborn Map



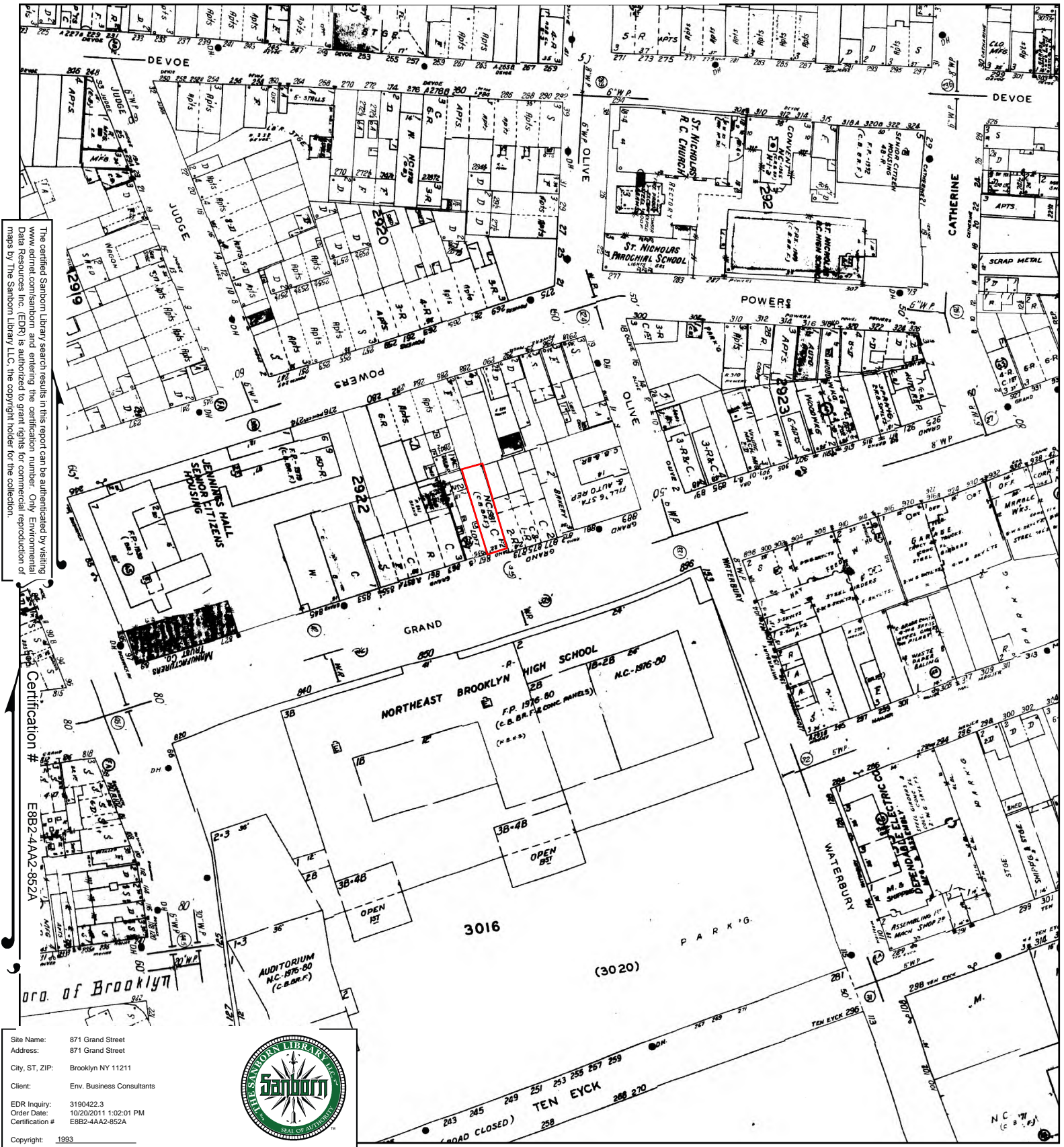
This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



- Volume 9, Sheet 24
- Volume 9, Sheet 25
- Volume 9, Sheet 26



1993 Certified Sanborn Map



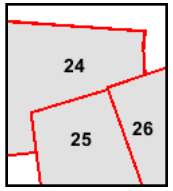
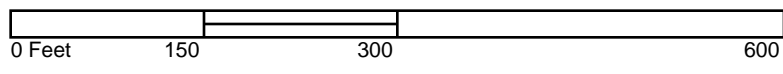
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #
EBB2-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A
 Copyright: 1993



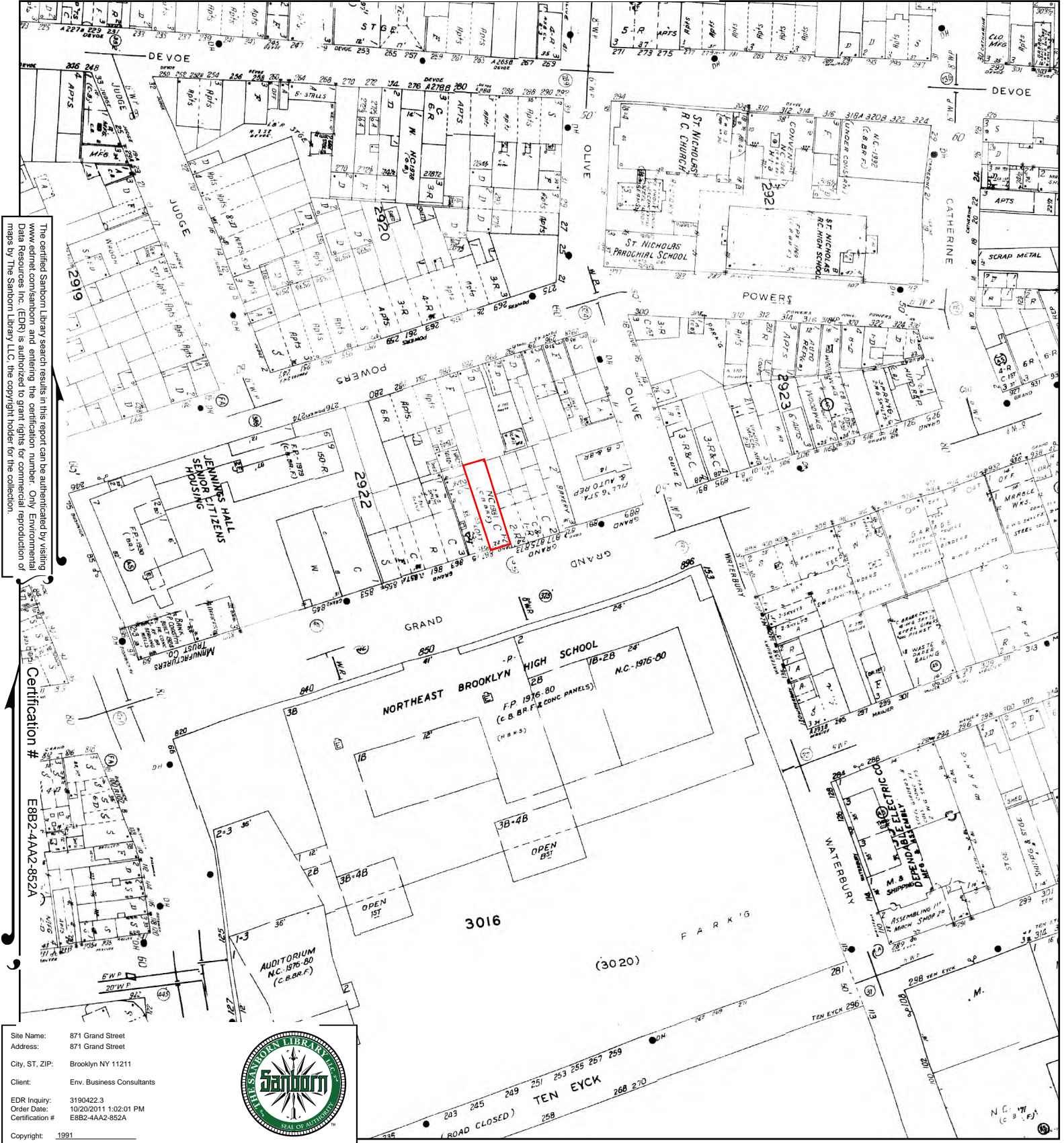
This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



- Volume 9, Sheet 24
- Volume 9, Sheet 25
- Volume 9, Sheet 26
- Volume 9, Sheet 24
- Volume 9, Sheet 25



1991 Certified Sanborn Map



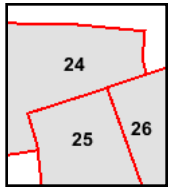
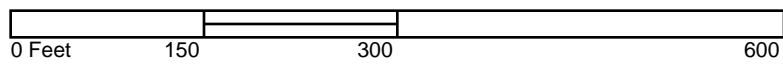
The certified Sanborn Map search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #
EBB2-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A
 Copyright: 1991



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



Volume 9, Sheet 24
 Volume 9, Sheet 25
 Volume 9, Sheet 26



1990 Certified Sanborn Map



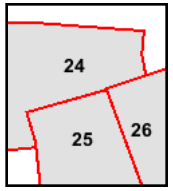
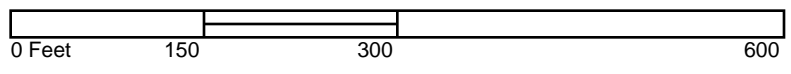
The certified Sanborn Map Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #
EBB2-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A
 Copyright: 1990



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



Volume 9, Sheet 24
 Volume 9, Sheet 25
 Volume 9, Sheet 26



1989 Certified Sanborn Map



The certified Sanborn Map search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

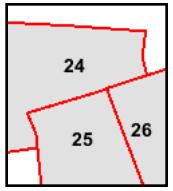
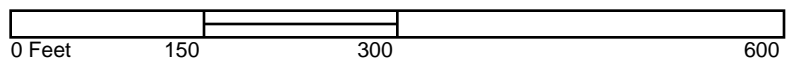
Certification #
EBB2-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A



Copyright: 1989

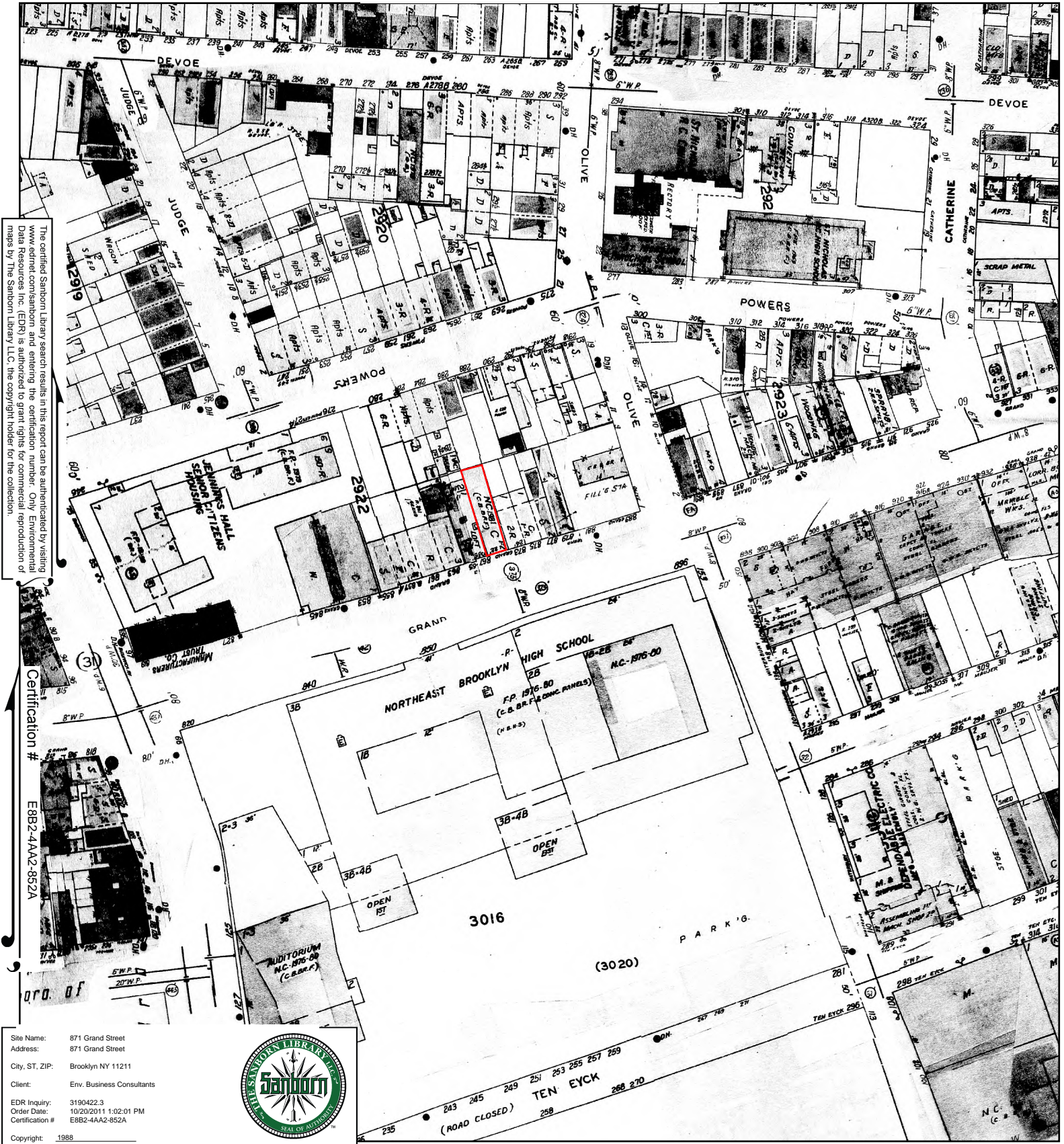
This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 24
 Volume 9, Sheet 25
 Volume 9, Sheet 26



1988 Certified Sanborn Map



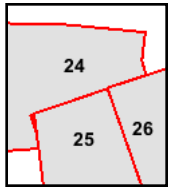
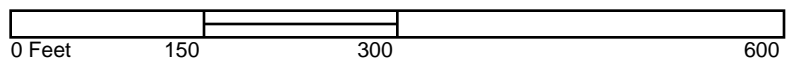
The certified Sanborn Library search results in this report can be authenticated by visiting www.edr.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # EBB2-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A
 Copyright: 1988



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



Volume 9, Sheet 24
 Volume 9, Sheet 25
 Volume 9, Sheet 26



1987 Certified Sanborn Map



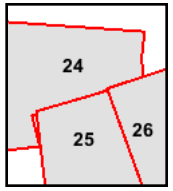
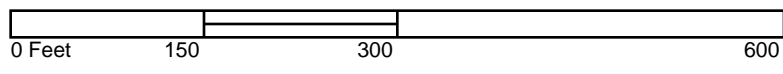
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #
EBB2-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A
 Copyright: 1987



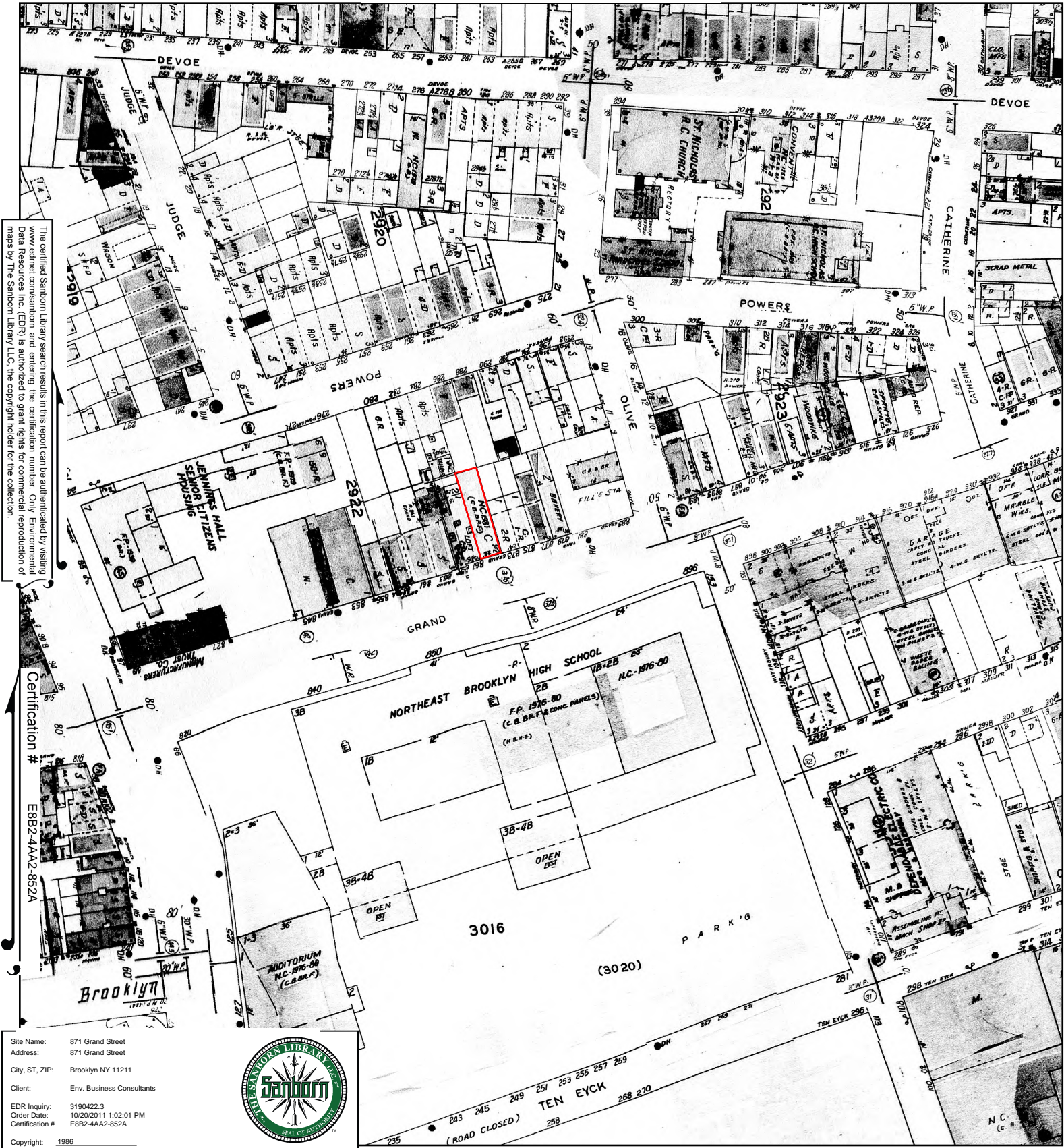
This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 24
 Volume 9, Sheet 25
 Volume 9, Sheet 26



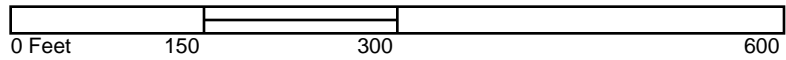
1986 Certified Sanborn Map



Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A
 Copyright: 1986



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



Volume 9, Sheet 24
 Volume 9, Sheet 25
 Volume 9, Sheet 26



1982 Certified Sanborn Map



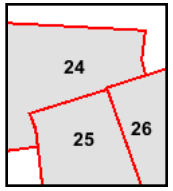
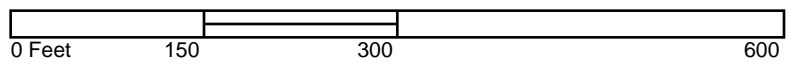
The certified Sanborn Map search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Sanborn Certification #
EBB2-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A
 Copyright: 1982



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



Volume 9, Sheet 24
 Volume 9, Sheet 25
 Volume 9, Sheet 26



1981 Certified Sanborn Map



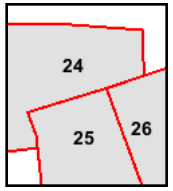
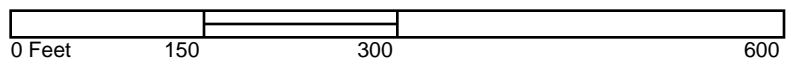
The certified Sanborn Map search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #
EBB2-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A
 Copyright: 1981



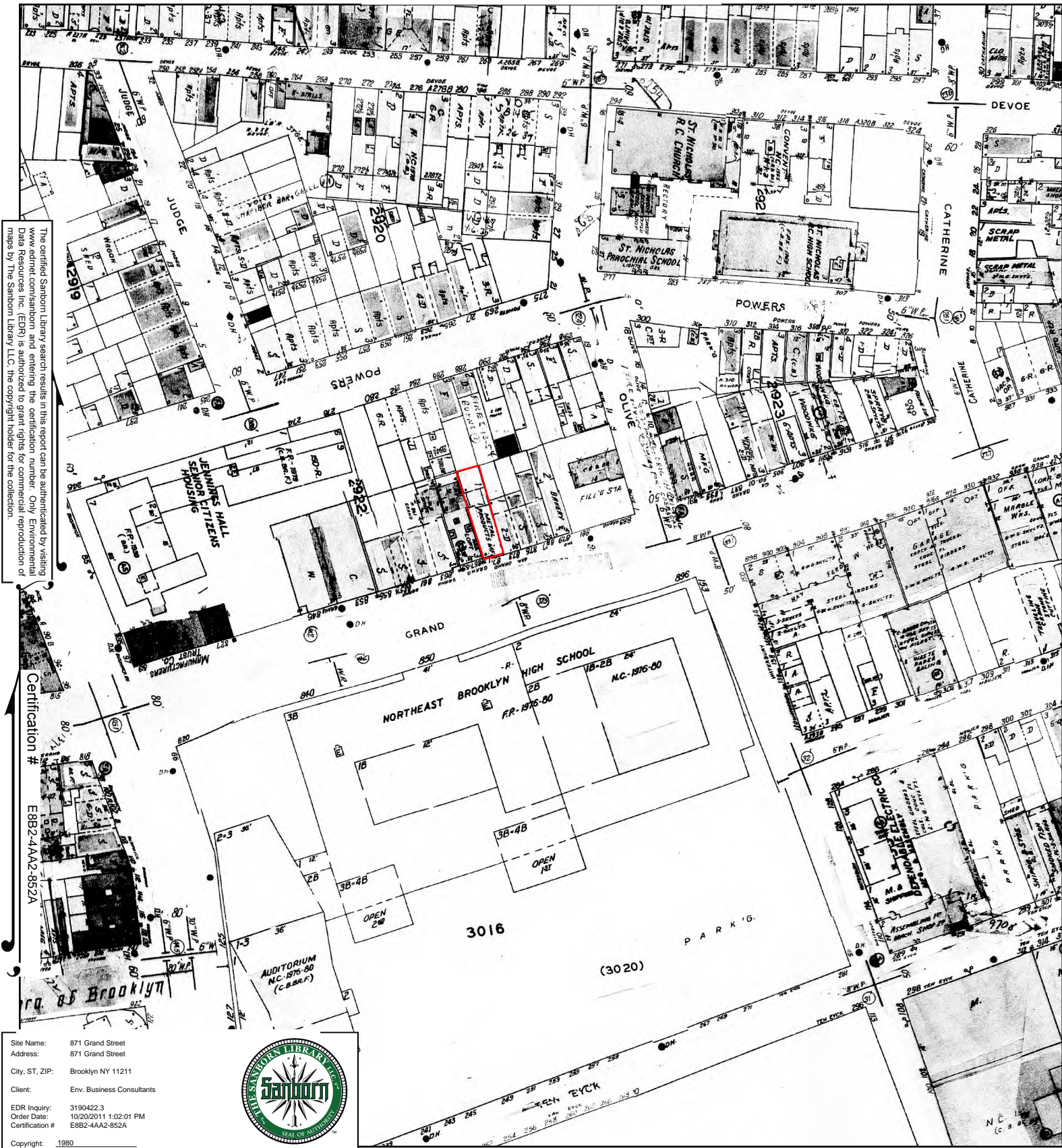
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



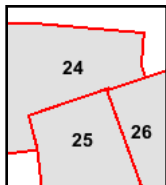
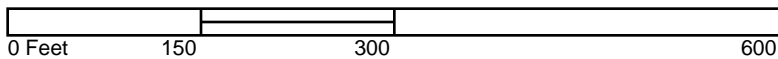
Volume 9, Sheet 24
 Volume 9, Sheet 25
 Volume 9, Sheet 26



1980 Certified Sanborn Map



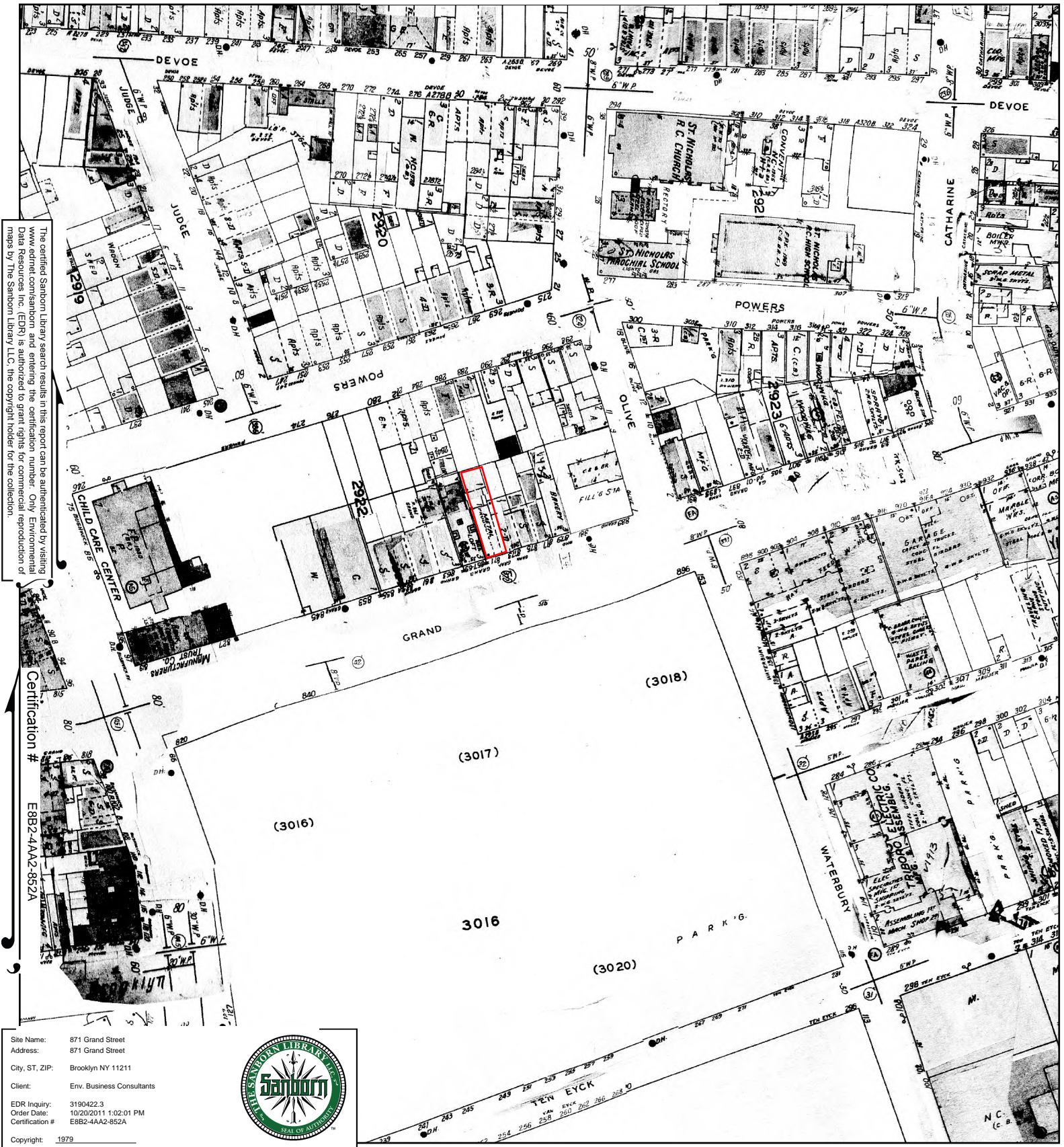
This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 24
 Volume 9, Sheet 25
 Volume 9, Sheet 26



1979 Certified Sanborn Map



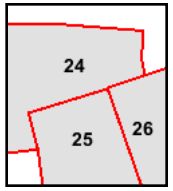
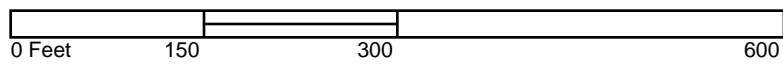
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # E882-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: E882-4AA2-852A



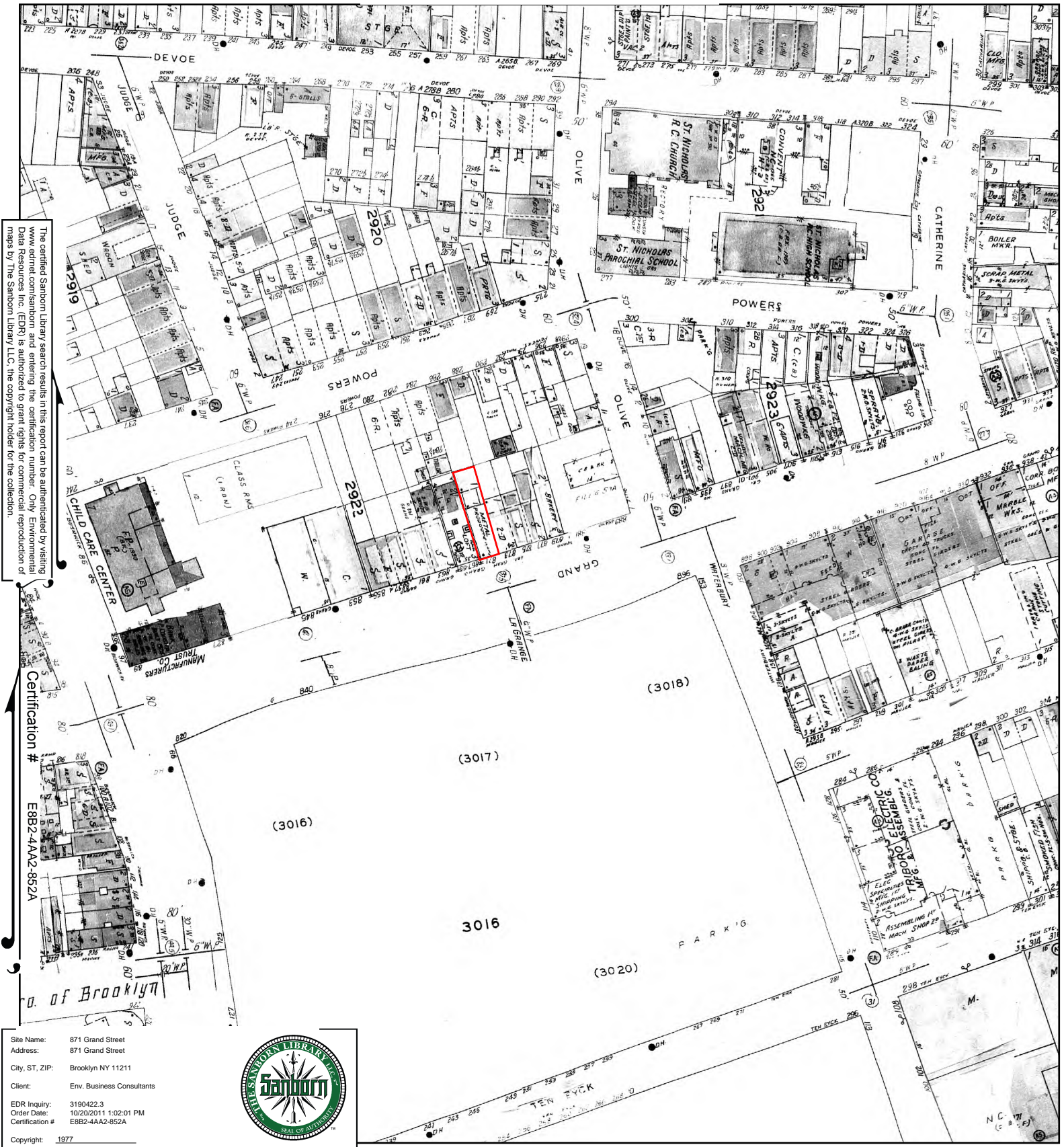
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 24
 Volume 9, Sheet 25
 Volume 9, Sheet 26



1977 Certified Sanborn Map



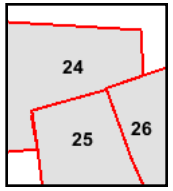
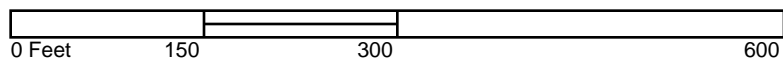
The certified Sanborn Map search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #
E8B2-4A2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: E8B2-4A2-852A
 Copyright: 1977



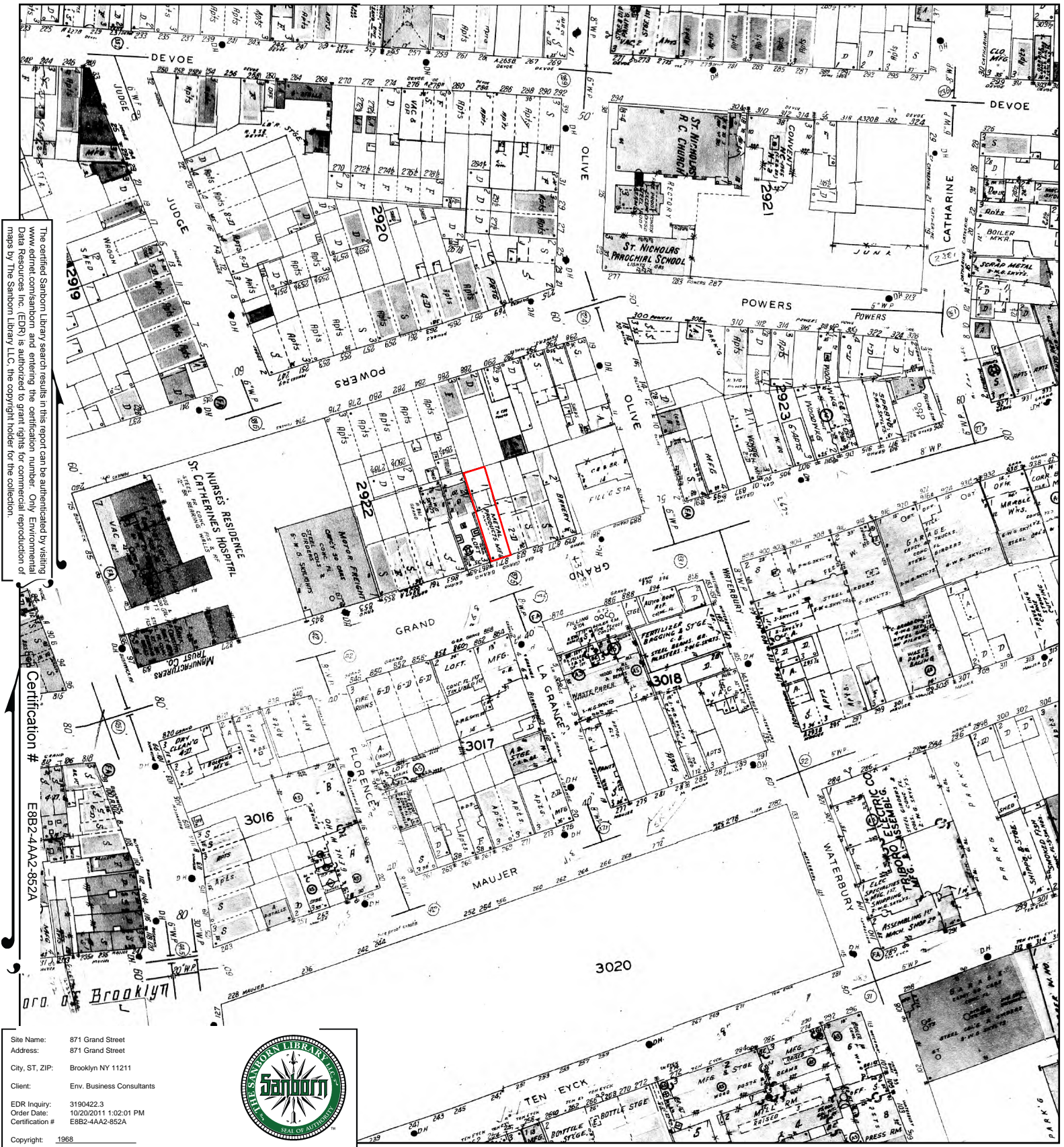
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 24
 Volume 9, Sheet 25
 Volume 9, Sheet 26



1968 Certified Sanborn Map



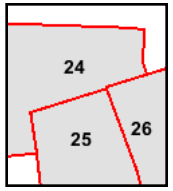
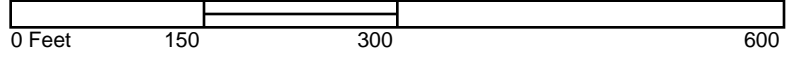
The certified Sanborn Map search results in this report can be authenticated by visiting www.edr.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #
EBB2-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A
 Copyright: 1968



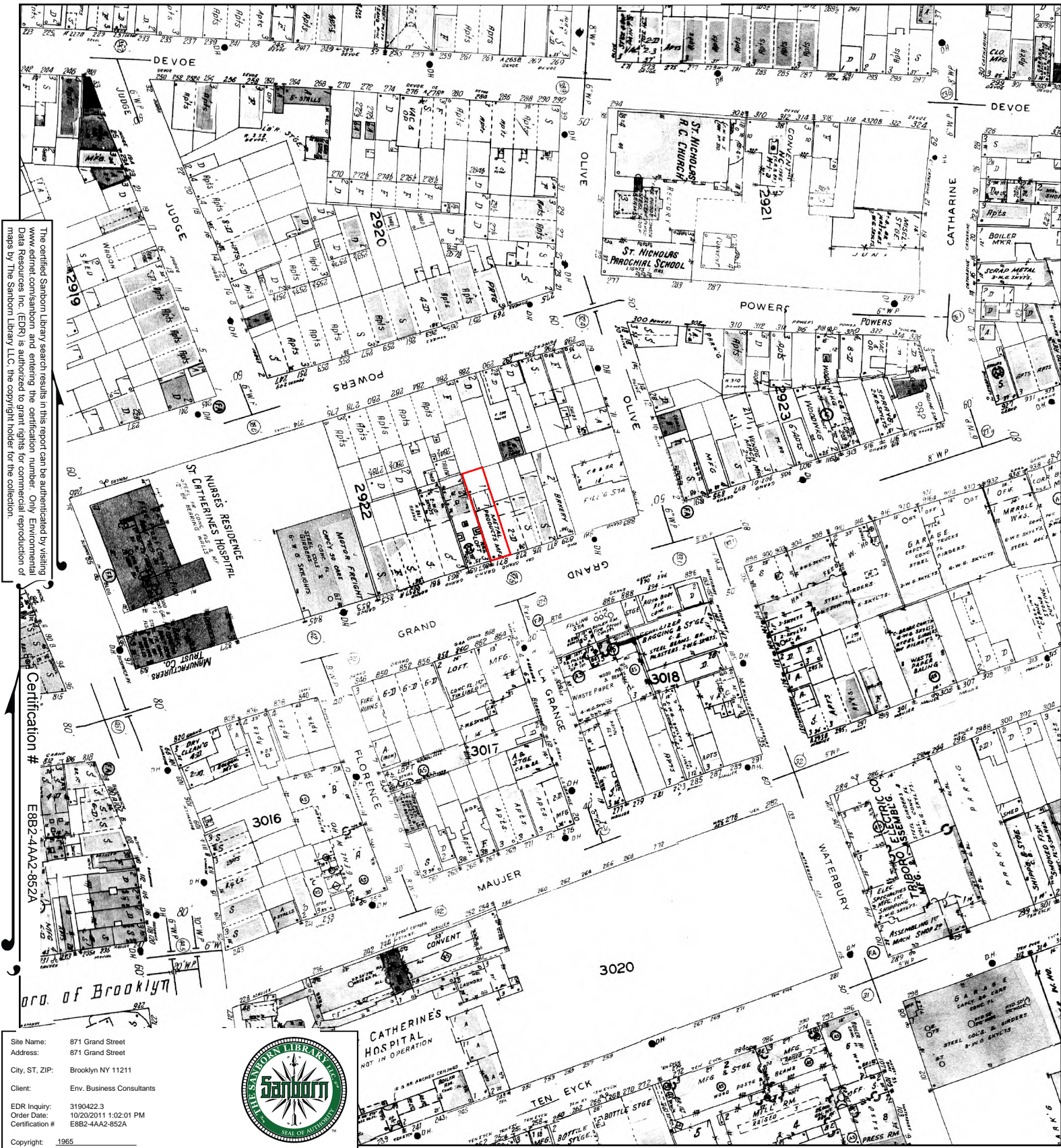
This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 24
 Volume 9, Sheet 25
 Volume 9, Sheet 26



1965 Certified Sanborn Map



The certified Sanborn Map search results in this report can be authenticated by visiting www.edr.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

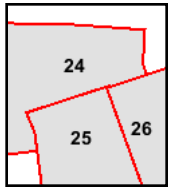
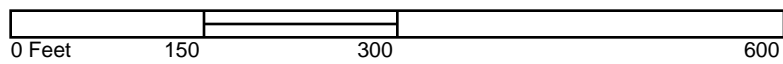
Certification #
EBB2-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A
 Copyright: 1965



CATHERINE'S HOSPITAL
 NOT IN OPERATION

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



Volume 9, Sheet 24
 Volume 9, Sheet 25
 Volume 9, Sheet 26



1951 Certified Sanborn Map



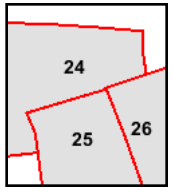
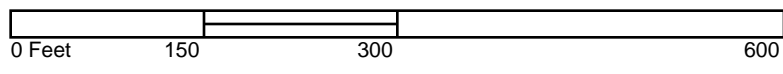
The certified Sanborn Map search results in this report can be authenticated by visiting www.edr.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #
EBB2-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A
 Copyright: 1951



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



Volume 9, Sheet 24
 Volume 9, Sheet 25
 Volume 9, Sheet 26



1933 Certified Sanborn Map



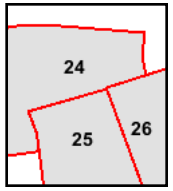
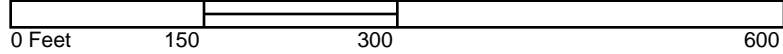
The certified Sanborn Map search results in this report can be authenticated by visiting www.edr.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #
EBB2-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A
 Copyright: 1933



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



Volume 9, Sheet 24
 Volume 9, Sheet 25
 Volume 9, Sheet 26



1907 Certified Sanborn Map

62

The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # E8B2-4AA2-852A



Scale 60 Ft. to One Inch.



me Four ÷ Borough of Brooklyn

See Vol. Three ÷ Boro. of Bklyn

Site Name: 871 Grand Street
Address: 871 Grand Street
City, ST, ZIP: Brooklyn NY 11211
Client: Env. Business Consultants
EDR Inquiry: 3190422.3
Order Date: 10/20/2011 1:02:01 PM
Certification #: E8B2-4AA2-852A
Copyright: 1907

1888 Certified Sanborn Map

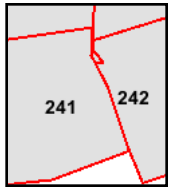
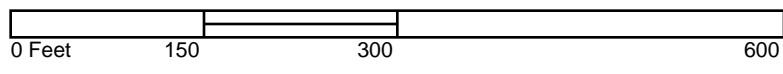
The certified Sanborn Map search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #
EBB2-4AA2-852A

Site Name: 871 Grand Street
 Address: 871 Grand Street
 City, ST, ZIP: Brooklyn NY 11211
 Client: Env. Business Consultants
 EDR Inquiry: 3190422.3
 Order Date: 10/20/2011 1:02:01 PM
 Certification #: EBB2-4AA2-852A
 Copyright: 1888



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



- Volume 9, Sheet 241
- Volume 9, Sheet 241
- Volume 9, Sheet 242
- Volume 9, Sheet 242



APPENDIX D

CITY DIRECTORY SEARCH

871 Grand Street
871 Grand Street
Brooklyn, NY 11211

Inquiry Number: 3190422.4
October 20, 2011

The EDR-City Directory Abstract

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2009 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

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 1928 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 Corporation	-	X	X	-
2000	Cole Information Services	-	X	X	-
1997	NYNEX	-	X	X	-
1992	NYNEX Informantion Resource Co.	-	X	X	-
1985	NYNEX Information Resources Company	-	X	X	-
1980	New York Telephone	-	X	X	-
1976	New York Telephone	X	X	X	-
1973	New York Telephone	X	X	X	-
1970	New York Telephone	X	X	X	-
1965	New York Telephone	-	X	X	-
1960	New York Telephone	-	X	X	-
	New York Telephone Company	-	X	X	-
1949	New York Telephone Company	-	X	X	-
1945	New York Telephone Company	-	X	X	-
1940	New York Telephone Company	-	X	X	-
1934	R. L. Polk & Co.	-	X	X	-
1928	New York Telephone	-	X	X	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

871 Grand Street
Brooklyn, NY 11211

FINDINGS DETAIL

Target Property research detail.

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	SCIENTIFIC FIRE PREVENTN INC	New York Telephone
1973	Scientific Fire Preventn Inc	New York Telephone
1970	Scientific Fire Preventn Inc	New York Telephone

FINDINGS

ADJOINING PROPERTY DETAIL

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

GRAND

861 GRAND

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1992	QUINONES LUIS	NYNEX Informantion Resource Co.
	RODRIGUEZ ANNA	NYNEX Informantion Resource Co.
1985	HUAYAMVE EDUARDO	NYNEX Information Resources Company
1976	LOPEZ S	New York Telephone
1960	DE BRUHL ROSE M	New York Telephone
	Esposito Paul	New York Telephone Company
	De Bruhl Rose M	New York Telephone Company
	ESPOSITO PAUL	New York Telephone
1934	CHEZY LEON R	R. L. Polk & Co.
	CHEZY NELLIE PRIV SEC R	R. L. Polk & Co.
	MARQUART EDW HLPR R	R. L. Polk & Co.
	MARQUART JOHN H	R. L. Polk & Co.
	PERRINO PETER BRKLYR HLPR H	R. L. Polk & Co.
	PERRINO VINCENT R	R. L. Polk & Co.

863 GRAND

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1997	RUDOWSKI William	NYNEX
	BRIGES John	NYNEX
1992	RUDOWSKI WILLIAM	NYNEX Informantion Resource Co.
1980	WARNO JULIA	New York Telephone
1976	JOHN S BAR & GRILL	New York Telephone
	PREUSS CATHERINE	New York Telephone
1960	REMOLLINO ANTHONY	New York Telephone
	TRIVIGNO MARIE	New York Telephone
	JOHN S TAVERN	New York Telephone
	BEISSEL ROBT	New York Telephone
	Trivigno Marie	New York Telephone Company
	Remollino Anthony	New York Telephone Company
	Johns Tavern	New York Telephone Company
	Beissel Robt	New York Telephone Company

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1949	Johns Tavern	New York Telephone Company
1945	Janasz Victoria Mrs bargrill	New York Telephone Company
1940	KMS Tavern	New York Telephone Company
1934	WATERBURY JOHN J R	R. L. Polk & Co.
	WATERBURY FRANK G CHAUF H	R. L. Polk & Co.
	GRO H DO	R. L. Polk & Co.
	HOFFMAN IRENE R TEL OPR R	R. L. Polk & Co.
	HOFFMAN GEO R	R. L. Polk & Co.
	HOFFMAN GEO A H	R. L. Polk & Co.

865 GRAND

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	JG SVCE TRUCKING CO	New York Telephone
1976	FOUR STAR RUBBISH REMOVERS	New York Telephone
	GOLDEN GATE CARTING CO	New York Telephone
	THREE STAR RUBBISH REMOVERS	New York Telephone
1960	FABETT DICE WKS CO GAME PARTS	New York Telephone
	Metropolitn Plastics Corp	New York Telephone Company
	Fabett Dice Wks Co game parts	New York Telephone Company
	METROPOLITN PLASTICS CORP	New York Telephone
1949	Cherry & Son Inc truck bodies	New York Telephone Company
	Fabett Co plstcs	New York Telephone Company
	Orbis Handbags Inc	New York Telephone Company
1934	SCHMIDT THOS MASON H	R. L. Polk & Co.
	LOMBARDO SARAH H	R. L. Polk & Co.
	LOMBARDO PETER BARBER H	R. L. Polk & Co.
1928	KENNEY THOS E R	New York Telephone

869 GRAND

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	AVIGLIANO MERRICK P	New York Telephone
1960	Demo Co The	New York Telephone Company
	Mittleman M & Sons Inc whol ppr & twine	New York Telephone Company
	DEMO CO THE	New York Telephone
	MITTLEMAN M & SONS INC WHOL PPR & TWINE	New York Telephone
1949	Mittleman M & Sons whol papr & twine	New York Telephone Company
	Mittleman Meyer whol papr & twine	New York Telephone Company
1945	Mittleman Meyer whol papr & twine	New York Telephone Company

FINDINGS

870 GRAND

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1928	STACHURA M J R	New York Telephone

872 GRAND

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1934	FRIEDMAN ABR STUDENT R	R. L. Polk & Co.

873 GRAND

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	MELENDEZ GEORGE	New York Telephone
1960	Browne Bella M	New York Telephone Company
	BROWNE BELLA M	New York Telephone
1934	BUZAS ANTHONY JR R	R. L. Polk & Co.
	CHENKIN MARY ACCT R	R. L. Polk & Co.
	STOECKER OSCAR TINSMITH H DO	R. L. Polk & Co.
	SCHARR PAUL TINSMITH H	R. L. Polk & Co.
1928	STOECKER OSCAR TINSMITH	New York Telephone

874 GRAND

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	Jeff Nat Svce Sta	New York Telephone Company
	JEFF NAT SVCE STA	New York Telephone
1949	C & C Svce Sta	New York Telephone Company
1940	C & C Svce Sta	New York Telephone Company

875 GRAND

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1997	CINTRON Luis	NYNEX
1985	QUINNONES RAYMOND	NYNEX Information Resources Company
	DIAZ MANNY	NYNEX Information Resources Company
1976	CHAN PETER	New York Telephone
1960	Mantell Geo lunch	New York Telephone Company
	Farrell Christina	New York Telephone Company
	FARRELL CHRISTINA	New York Telephone
	MANTELL GEO LUNCH	New York Telephone
1949	Heron Eliz L	New York Telephone Company
	Amer Boonekamp Corp	New York Telephone Company
1945	Amer Boonekamp Corp	New York Telephone Company
1934	EPPICH FRANK GRO H DO	R. L. Polk & Co.
	BUZAS ANTOINETTE CLK R	R. L. Polk & Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1934	BUZAS ANTHONY H	R. L. Polk & Co.
	BUZAS ADELE CLK R	R. L. Polk & Co.
1928	SCHAEFER GEO DELETSN	New York Telephone

877 GRAND

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1997	ROLDAN Ana	NYNEX
1992	ROLDAN ANA	NYNEX Informantion Resource Co.
1985	CRUZ I	NYNEX Information Resources Company
1960	GENKUS LILLIAN T	New York Telephone
	Genkus Lillian T	New York Telephone Company
1940	Sloan Margaret & Chas statnry	New York Telephone Company
1934	SLOAN CHAS BLDG MATERIAL H	R. L. Polk & Co.
	KRELL HENRY OLGARS	R. L. Polk & Co.
1928	KRELL H CIGARS	New York Telephone

879 GRAND

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1997	Vertitran Corp	NYNEX
	Dunwell Elevator Maintenance Repr Svce Ltd	NYNEX
	M & V Electric Corp	NYNEX
	Toscano Philip architect	NYNEX
	Toocano Philip architect	NYNEX
	Verititrian Corp	NYNEX
1992	DUNWELL ELEVATOR MAINTENANCE REPR SVCE LTD	NYNEX Informantion Resource Co.
	I T M	NYNEX Informantion Resource Co.
	VERTITRAN CORP	NYNEX Informantion Resource Co.
1985	A NU FOUNDRY & PATTERN CORP	NYNEX Information Resources Company
1980	MICELL JOSEPH B	New York Telephone
1960	REGENT BISCUIT CO	New York Telephone
	Regent Biscuit Co	New York Telephone Company
1945	Regent Biscuit Co	New York Telephone Company
1934	ZUARO MACARONI CO INC JOS S ZUARO PRES LEONARDO ZUARO SEC-TREAS	R. L. Polk & Co.
1928	MACRONI CO	New York Telephone
	ZUARO A & SON MACARONI	New York Telephone

FINDINGS

881 GRAND

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1997	Ralphs Auto Center	NYNEX
1934	CARLO ANTONIO PNTR H	R. L. Polk & Co.
	CHUDINSKI PHILIP BAKER R	R. L. Polk & Co.
	GALLO ALF TCHR PS 93 VACATN PLAYGD H	R. L. Polk & Co.
	TROTTA HAROLD SLSMN H	R. L. Polk & Co.
	BOYD WM R	R. L. Polk & Co.
	BLAKLEY ALF TCHR R	R. L. Polk & Co.
	BLAKLEY HELEN CLK R	R. L. Polk & Co.
	BOYD BRIDGET MATRON H	R. L. Polk & Co.
1928	ANDREWS MAE MISS R	New York Telephone

886 GRAND

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1934	MODES WM LAB H	R. L. Polk & Co.

GRAND AVE

875 GRAND AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1934	SCALZO WM PRES BOWMAN DURHAM-ROBBINS INC H	R. L. Polk & Co.

GRAND ST

861 GRAND ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	2 Brothers Coffee Shop	Hill-Donnelly Corporation
	h Ganra Cynthia	Hill-Donnelly Corporation
2000	2 BROTHERS COL SHP	Cole Information Services

GRAND st

861 GRAND st

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1973	Hudson Laura	New York Telephone
1970	Vaselli Phyllis	New York Telephone

FINDINGS

GRAND St

861 GRAND St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1965	Esposito Paul	New York Telephone

GRAND ST

863 GRAND ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	h Briggs John	Hill-Donnelly Corporation
	h Rudowski William	Hill-Donnelly Corporation
2000	JOHN BRIGGS	Cole Information Services
	WILLIAM RUDOWSKI	Cole Information Services

GRAND st

863 GRAND st

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1973	Hurylovich J	New York Telephone
	Johns Bar & Grill	New York Telephone
	Trivigno Marie	New York Telephone
1970	Trivigno Marie	New York Telephone
	Hurylovich J	New York Telephone
	Johns Bar & Grill	New York Telephone
	Remollino Anthony	New York Telephone

GRAND St

863 GRAND St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1965	Hurylovich J	New York Telephone
	Remollino Anthony	New York Telephone
	Trivigno Marie	New York Telephone

GRAND st

865 GRAND st

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1973	Three Star Rubbish Removers	New York Telephone
	Moka DOro Coffee Inc	New York Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1973	Mok DOro	New York Telephone
	Golden Gate Carting Co	New York Telephone
	Four Star Rubbish Removers	New York Telephone
1970	Three Star Rubbish Removers	New York Telephone
	Moka DOro Coffee Co Inc	New York Telephone
	Moka DOro	New York Telephone

GRAND ST

873 GRAND ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	h Martinez Virginia	Hill-Donnelly Corporation
2000	VIRGINIA MARTINEZ	Cole Information Services
1997	MARTINEZ Virginia	NYNEX
1992	MARTINEZ VIRGINIA	NYNEX Informantion Resource Co.

GRAND st

873 GRAND st

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1973	Melendez George	New York Telephone

GRAND St

874 GRAND St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1965	Jeff Nat Svce Sta	New York Telephone

GRAND ST

875 GRAND ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	h Moreno Anna Maria	Hill-Donnelly Corporation

GRAND st

875 GRAND st

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Mantell Geo lunch	New York Telephone

FINDINGS

GRAND St

875 GRAND St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1965	Mantell Geo lunch	New York Telephone
	Farrell Christina	New York Telephone

GRAND ST

877 GRAND ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	No Current Listing	Hill-Donnelly Corporation
2000	ANA ROLDAN	Cole Information Services

GRAND st

877 GRAND st

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Genkus Lillian T	New York Telephone

GRAND St

877 GRAND St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1965	Genkus Lillian T	New York Telephone

GRAND ST

879 GRAND ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	Dunwell Elevator Mntnc RPR	Hill-Donnelly Corporation
2000	VERTITRAN CORP	Cole Information Services
	VERITITRIAN CORP	Cole Information Services
	DUNWELL ELEV MNTNC	Cole Information Services

GRAND st

879 GRAND st

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1973	Regent Biscuit Co	New York Telephone
1970	Holiday Brands	New York Telephone

FINDINGS

GRAND St

879 GRAND St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1965	Regent Biscuit Co	New York Telephone

GRAND ST

881 GRAND ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	RALPHS AUTO CENTER	Cole Information Services

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

871 Grand Street

Address Not Identified in Research Source

2005, 2000, 1997, 1992, 1985, 1980, 1965, 1960, 1949, 1945, 1940, 1934, 1928

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

861 GRAND

861 GRAND ST

861 GRAND St

861 GRAND st

863 GRAND

863 GRAND ST

863 GRAND St

863 GRAND st

865 GRAND

865 GRAND st

869 GRAND

870 GRAND

872 GRAND

873 GRAND

873 GRAND ST

873 GRAND st

874 GRAND

874 GRAND St

875 GRAND

Address Not Identified in Research Source

2005, 2000, 1997, 1980, 1973, 1970, 1965, 1949, 1945, 1940, 1928

1997, 1992, 1985, 1980, 1976, 1973, 1970, 1965, 1960, 1949, 1945, 1940, 1934, 1928

2005, 2000, 1997, 1992, 1985, 1980, 1976, 1973, 1970, 1960, 1949, 1945, 1940, 1934, 1928

2005, 2000, 1997, 1992, 1985, 1980, 1976, 1965, 1960, 1949, 1945, 1940, 1934, 1928

2005, 2000, 1985, 1973, 1970, 1965, 1928

1997, 1992, 1985, 1980, 1976, 1973, 1970, 1965, 1960, 1949, 1945, 1940, 1934, 1928

2005, 2000, 1997, 1992, 1985, 1980, 1976, 1973, 1970, 1960, 1949, 1945, 1940, 1934, 1928

2005, 2000, 1997, 1992, 1985, 1980, 1976, 1965, 1960, 1949, 1945, 1940, 1934, 1928

2005, 2000, 1997, 1992, 1985, 1973, 1970, 1965, 1945, 1940

2005, 2000, 1997, 1992, 1985, 1980, 1976, 1965, 1960, 1949, 1945, 1940, 1934, 1928

2005, 2000, 1997, 1992, 1985, 1980, 1973, 1970, 1965, 1940, 1934, 1928

2005, 2000, 1997, 1992, 1985, 1980, 1976, 1973, 1970, 1965, 1960, 1949, 1945, 1940, 1934

2005, 2000, 1997, 1992, 1985, 1980, 1976, 1973, 1970, 1965, 1960, 1949, 1945, 1940, 1928

2005, 2000, 1997, 1992, 1985, 1980, 1973, 1970, 1965, 1949, 1945, 1940

1985, 1980, 1976, 1973, 1970, 1965, 1960, 1949, 1945, 1940, 1934, 1928

2005, 2000, 1997, 1992, 1985, 1980, 1976, 1970, 1965, 1960, 1949, 1945, 1940, 1934, 1928

2005, 2000, 1997, 1992, 1985, 1980, 1976, 1973, 1970, 1965, 1945, 1934, 1928

2005, 2000, 1997, 1992, 1985, 1980, 1976, 1973, 1970, 1960, 1949, 1945, 1940, 1934, 1928

2005, 2000, 1992, 1980, 1973, 1970, 1965, 1940

FINDINGS

Address Researched

875 GRAND AVE

875 GRAND ST

875 GRAND St

875 GRAND st

877 GRAND

877 GRAND ST

877 GRAND St

877 GRAND st

879 GRAND

879 GRAND ST

879 GRAND St

879 GRAND st

881 GRAND

881 GRAND ST

886 GRAND

Address Not Identified in Research Source

2005, 2000, 1997, 1992, 1985, 1980, 1976, 1973, 1970, 1965, 1960, 1949, 1945, 1940, 1928

2000, 1997, 1992, 1985, 1980, 1976, 1973, 1970, 1965, 1960, 1949, 1945, 1940, 1934, 1928

2005, 2000, 1997, 1992, 1985, 1980, 1976, 1973, 1970, 1960, 1949, 1945, 1940, 1934, 1928

2005, 2000, 1997, 1992, 1985, 1980, 1976, 1973, 1965, 1960, 1949, 1945, 1940, 1934, 1928

2005, 2000, 1980, 1976, 1973, 1970, 1965, 1949, 1945

1997, 1992, 1985, 1980, 1976, 1973, 1970, 1965, 1960, 1949, 1945, 1940, 1934, 1928

2005, 2000, 1997, 1992, 1985, 1980, 1976, 1973, 1970, 1960, 1949, 1945, 1940, 1934, 1928

2005, 2000, 1997, 1992, 1985, 1980, 1976, 1973, 1965, 1960, 1949, 1945, 1940, 1934, 1928

2005, 2000, 1976, 1973, 1970, 1965, 1949, 1940

1997, 1992, 1985, 1980, 1976, 1973, 1970, 1965, 1960, 1949, 1945, 1940, 1934, 1928

2005, 2000, 1997, 1992, 1985, 1980, 1976, 1973, 1970, 1960, 1949, 1945, 1940, 1934, 1928

2005, 2000, 1997, 1992, 1985, 1980, 1976, 1965, 1960, 1949, 1945, 1940, 1934, 1928

2005, 2000, 1992, 1985, 1980, 1976, 1973, 1970, 1965, 1960, 1949, 1945, 1940

2005, 1997, 1992, 1985, 1980, 1976, 1973, 1970, 1965, 1960, 1949, 1945, 1940, 1934, 1928

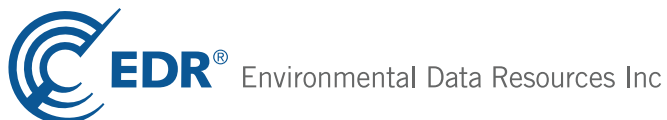
2005, 2000, 1997, 1992, 1985, 1980, 1976, 1973, 1970, 1965, 1960, 1949, 1945, 1940, 1928

APPENDIX E
EDR RADIUS MAP REPORT
(EXECUTIVE SUMMARY)

871 Grand Street
871 Grand Street
Brooklyn, NY 11211

Inquiry Number: 3190422.2s
October 20, 2011

The EDR Radius Map™ Report with GeoCheck®



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

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	7
Orphan Summary	649
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-8
Physical Setting Source Map Findings	A-9
Physical Setting Source Records Searched	A-68

Thank you for your business.
 Please contact EDR at 1-800-352-0050
 with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2011 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

871 GRAND STREET
BROOKLYN, NY 11211

COORDINATES

Latitude (North): 40.712400 - 40° 42' 44.6"
Longitude (West): 73.939000 - 73° 56' 20.4"
Universal Transverse Mercator: Zone 18
UTM X (Meters): 589621.6
UTM Y (Meters): 4507161.5
Elevation: 38 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 40073-F8 BROOKLYN, NY
Most Recent Revision: 1995

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 2006, 2008
Source: USDA

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 7 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
LOT 41, TAXBLOCK 2922 871 GRAND STREET BROOKLYN, NY 11211	E DESIGNATION	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL LIENS..... Federal Superfund Liens

EXECUTIVE SUMMARY

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List

US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

VAPOR REOPENED..... Vapor Intrusion Legacy Site List

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

TANKS..... Storage Tank Facility Listing

CBS UST..... Chemical Bulk Storage Database

CBS AST..... Chemical Bulk Storage Database

CBS..... Chemical Bulk Storage Site Listing

INDIAN UST..... Underground Storage Tanks on Indian Land

FEMA UST..... Underground Storage Tank Listing

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Registry of Engineering Controls

INST CONTROL..... Registry of Institutional Controls

RES DECL..... Restrictive Declarations Listing

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

VCP..... Voluntary Cleanup Agreements

State and tribal Brownfields sites

ERP..... Environmental Restoration Program Listing

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
SWTIRE..... Registered Waste Tire Storage & Facility List
SWRCY..... Registered Recycling Facility List
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
US HIST CDL..... National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

HIST AST..... Historical Petroleum Bulk Storage Database

Local Land Records

LIENS 2..... CERCLA Lien Information
LUCIS..... Land Use Control Information System

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System

Other Ascertainable Records

DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
UMTRA..... Uranium Mill Tailings Sites
MINES..... Mines Master Index File
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
SSTS..... Section 7 Tracking Systems
ICIS..... Integrated Compliance Information System
PADS..... PCB Activity Database System
MLTS..... Material Licensing Tracking System
RADINFO..... Radiation Information Database
FINDS..... Facility Index System/Facility Registry System
RAATS..... RCRA Administrative Action Tracking System

EXECUTIVE SUMMARY

UIC.....	Underground Injection Control Wells
NPDES.....	State Pollutant Discharge Elimination System
AIRS.....	Air Emissions Data
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
PCB TRANSFORMER.....	PCB Transformer Registration Database
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
COAL ASH.....	Coal Ash Disposal Site Listing
FINANCIAL ASSURANCE.....	Financial Assurance Information Listing
COAL ASH DOE.....	Sleam-Electric Plan Operation Data

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: Also known as Superfund, the National Priority List database is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA.

A review of the NPL list, as provided by EDR, and dated 06/30/2011 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>NEWTOWN CREEK</i>	<i>SOUTH END OF IVY HILL R</i>	<i>ENE 1/4 - 1/2 (0.474 mi.)</i>	<i>141</i>	<i>514</i>

Proposed NPL: Proposed NPL sites . The source of this database is the U.S. EPA.

A review of the Proposed NPL list, as provided by EDR, and dated 06/30/2011 has revealed that there is 1 Proposed NPL site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>NEWTOWN CREEK</i>	<i>SOUTH END OF IVY HILL R</i>	<i>ENE 1/4 - 1/2 (0.474 mi.)</i>	<i>141</i>	<i>514</i>

EXECUTIVE SUMMARY

Federal CERCLIS list

CERCLIS: The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the CERCLIS list, as provided by EDR, and dated 02/25/2011 has revealed that there is 1 CERCLIS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEWTOWN CREEK	SOUTH END OF IVY HILL R	ENE 1/4 - 1/2 (0.474 mi.)	141	514

Federal RCRA CORRACTS facilities list

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 03/09/2011 has revealed that there is 1 CORRACTS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PFIZER INC	11 BARTLETT ST	SSW 1/2 - 1 (0.951 mi.)	162	626

Federal RCRA generators list

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 06/15/2011 has revealed that there are 5 RCRA-LQG sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CON EDISON - MANHOLE 263	344 MAUJER STREET	E 1/8 - 1/4 (0.148 mi.)	L48	162
CON EDISON - MANHOLE 4964	909 METROPOLITAN AVE	N 1/8 - 1/4 (0.153 mi.)	M50	166
CON EDISON - MANHOLE 15338	993 METROPOLITAN AVE	NE 1/8 - 1/4 (0.205 mi.)	T70	232
CON EDISON - MANHOLE 260	MORGAN AVE & MAUJER ST	E 1/8 - 1/4 (0.236 mi.)	Y93	340
CON EDISON - MANHOLE 260	240 MORGAN AVE	E 1/8 - 1/4 (0.242 mi.)	Y102	374

EXECUTIVE SUMMARY

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/15/2011 has revealed that there are 2 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GRAND CLEANERS	765 GRAND ST	WSW 1/8 - 1/4 (0.187 mi.)	Q60	196
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NYCT-MASPETH - STOREROOM 55	55 MASPETH AVENUE #04	NNW 1/8 - 1/4 (0.241 mi.)	98	349

RCRA-CESQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 06/15/2011 has revealed that there are 2 RCRA-CESQG sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
900 GRAND STREET MILK LLC	900 GRAND ST	E 0 - 1/8 (0.037 mi.)	C15	55
SCHOLES STREET GARAGE INC	279 SCHOLES ST	SSE 1/8 - 1/4 (0.228 mi.)	V82	297

State- and tribal - equivalent CERCLIS

SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Environmental Conservation's Inactive Hazardous waste Disposal Sites in New York State.

A review of the SHWS list, as provided by EDR, and dated 09/27/2011 has revealed that there are 6 SHWS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMER KLINK COSMO CLEANERS Class Code: Significant threat to the public health or environment - action required.	364 RICHARDSON STREET	N 1/2 - 1 (0.552 mi.)	154	557
ACME STEEL/METAL WORKS Class Code: Significant threat to the public health or environment - action required.	95 LOMBARDY STREET	N 1/2 - 1 (0.713 mi.)	159	620
ACME STEEL/BRASS FOUNDRY Class Code: Significant threat to the public health or environment - action required.	72 ANTHONY STREET	NNE 1/2 - 1 (0.795 mi.)	161	624
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
K - GREENPOINT MGP - ENERGY CE Class Code: Significant threat to the public health or environment - action required.	287 MASPETH AVENUE	NE 1/2 - 1 (0.675 mi.)	AK157	573

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BQE/ANSBACHER COLOR & DYE FACT Class Code: Does not present a significant threat to the public health or the environment - action may be deferred.	MEEKER AVENUE	W 1/2 - 1 (0.765 mi.)	160	622
TECHNICAL METAL FINISHERS	214 STARR STREET	ESE 1/2 - 1 (0.974 mi.)	AL164	646

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the list.

A review of the SWF/LF list, as provided by EDR, and dated 07/11/2011 has revealed that there are 9 SWF/LF sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DURITE S&V & MAINT. CORP. BFI	250 MORGAN AVE 222 MORGAN AVE	E 1/8 - 1/4 (0.237 mi.) E 1/4 - 1/2 (0.260 mi.)	Y94 Z105	342 380
KARNAK (NEWTOWN METAL CORP.)	202 MORGAN AVENUE	ESE 1/4 - 1/2 (0.293 mi.)	AA110	390
NEW TOWN AUTO SALES & AUTO PAR	1074 GRAND STREET	ENE 1/4 - 1/2 (0.313 mi.)	115	408
MAGNUM BODY SHOP INC	185A MASPETH AVE	NNE 1/4 - 1/2 (0.365 mi.)	125	446
MS POWER INC	187 MASPETH VE	NE 1/4 - 1/2 (0.367 mi.)	126	447
COOPER TANK (222 MASPETH)	222 MASPETH AVENUE	NE 1/4 - 1/2 (0.412 mi.)	134	504
FONTANA TRANSFER STATION	252 MASPETH AVENUE	NE 1/4 - 1/2 (0.452 mi.)	139	512
WASTE MANAGEMENT NY (VARICK 1)	215 VARICK AVENUE	E 1/4 - 1/2 (0.497 mi.)	152	551

State and tribal leaking storage tank lists

LTANKS: Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills

A review of the LTANKS list, as provided by EDR, and dated 09/27/2011 has revealed that there are 41 LTANKS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
25 BUSHWICK AVE Date Closed: 7/4/1999	25 BUSHWICK AVE	NW 1/8 - 1/4 (0.179 mi.)	57	191
METROPOLITAN AVE/MERRIT Date Closed: 7/10/1989	METROPOLITAN&BUSHWICK	NW 1/8 - 1/4 (0.220 mi.)	U73	237
810 METROPOLITAN AVE Date Closed: 11/22/1994	810 METROPOLITAN AVENUE	NW 1/8 - 1/4 (0.221 mi.)	U75	241
2 BUSHWICK AVE/SHELL SERV Date Closed: 4/30/1991	2 BUSHWICK AVENUE	NW 1/8 - 1/4 (0.227 mi.)	U80	287
WILLIAMSBURG HOUSES Date Closed: 2/12/2010	188 TEN EYCK	SW 1/8 - 1/4 (0.228 mi.)	W83	299
WILLIAMSBURG HOUSES Date Closed: 1/22/1992	211 STAGG WALK	SW 1/8 - 1/4 (0.234 mi.)	X90	328

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CARING COMMUNITIES Date Closed: 8/25/2006	157 GRAHAM AVE	W 1/4 - 1/2 (0.263 mi.)	106	383
Not reported Date Closed: 3/24/2004	1-7 BUSHWICK PLACE	S 1/4 - 1/2 (0.272 mi.)	107	385
IS#49K Date Closed: 12/19/2005 Date Closed: 3/14/2005	223 GRAHM ST	SW 1/4 - 1/2 (0.296 mi.)	111	390
151 MAUJER ST Date Closed: 2/28/2003	151 MAUJER STREET	WSW 1/4 - 1/2 (0.309 mi.)	113	404
WILLIAMSBURG Date Closed: 4/27/1995	128 MAUJER ST	WSW 1/4 - 1/2 (0.341 mi.)	AC119	413
WILLIAMSBURG HOUSES -NYCHA Date Closed: 3/23/1994	128 MAUJER STREET	WSW 1/4 - 1/2 (0.341 mi.)	AC120	415
WILLIAMSBURGH HOUSES Date Closed: 12/2/2005	211 STAGGWALK	WSW 1/4 - 1/2 (0.393 mi.)	AF131	479
WILLIAMSBURG HOUSES Date Closed: 1/8/2004 Date Closed: 1/8/2004 <i>*Additional key fields are available in the Map Findings section</i>	125 STAGG WALK	WSW 1/4 - 1/2 (0.393 mi.)	AF132	482
WILLIAMSBURGH HOUSES	125 STAGG WALK	WSW 1/4 - 1/2 (0.393 mi.)	AF133	492
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
J & M AUTO REPAIRS Date Closed: 7/21/2008	881-885 GRAND ST	ENE 0 - 1/8 (0.014 mi.)	A8	33
308 MAUJER ST Date Closed: 1/31/2006	308 MAUJER ST	ESE 0 - 1/8 (0.098 mi.)	H34	121
345 TENYCK STREET Date Closed: 12/1/1992	345 TENYCK STREET	ESE 1/8 - 1/4 (0.187 mi.)	P58	193
APARTMENT BUILDING Date Closed: 8/29/2006	35 MEADOW STREET	ESE 1/8 - 1/4 (0.198 mi.)	S67	225
222 MORGAN AVENUE Date Closed: 1/17/1994	222 MORGAN AVENUE	E 1/4 - 1/2 (0.260 mi.)	Z104	377
BFI Date Closed: 8/28/2003	222 MORGAN AVE	E 1/4 - 1/2 (0.260 mi.)	Z105	380
APT BUILDING TANK Date Closed: 12/9/2005	85 MEADOW STREET	ESE 1/4 - 1/2 (0.275 mi.)	108	387
APT COMPLEX Date Closed: 3/24/2004	349 SCHOLLES ST	SE 1/4 - 1/2 (0.312 mi.)	114	406
RESIDENCE Date Closed: 2/4/2005	243 JACKSON STREET	NNW 1/4 - 1/2 (0.332 mi.)	117	409
CLOSED-LACKOF RECENT INFO Date Closed: 3/5/2003	1105 METROPOLITAN AV	ENE 1/4 - 1/2 (0.334 mi.)	AB118	410
COOPER PARK HOUSING -NYCHA Date Closed: 9/14/2009	295 JACKSON ST	N 1/4 - 1/2 (0.350 mi.)	AD122	431
COOPER PARK HOUSES Date Closed: 3/29/1996 Date Closed: 6/10/2008	295 JACKSON STREET	N 1/4 - 1/2 (0.350 mi.)	AD123	434

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
1101 METROPOLITIAN AVE Date Closed: 5/17/2006	1101 METROPOLITIAN AVE	ENE 1/4 - 1/2 (0.353 mi.)	AB124	444
268 JOHNSON AV/BKLYN Date Closed: 5/6/2008	268 JOHNSON AVENUE	S 1/4 - 1/2 (0.372 mi.)	AE128	463
MIRON LUMBER Date Closed: 1/14/2009	268 JOHNSON AVE	S 1/4 - 1/2 (0.372 mi.)	AE129	466
140 MORGAN AVE/BROOKLYN Date Closed: 2/3/1990	140 MORGAN AVENUE	SE 1/4 - 1/2 (0.422 mi.)	136	505
JOSF H LOWENSTEIN & SON Date Closed: 8/16/2003	420 MORGAN AVE	NNE 1/4 - 1/2 (0.432 mi.)	AG137	508
Not reported Date Closed: 4/23/2004	318 BOERUM ST	SSE 1/4 - 1/2 (0.433 mi.)	138	510
ABANDONED BLDG Date Closed: 6/4/2003	430 MORGAN AVE	NNE 1/4 - 1/2 (0.452 mi.)	AG140	512
MARC KATZMAN Date Closed: 11/30/2005 Date Closed: 11/30/2005	255 MCKIBBON ST	S 1/4 - 1/2 (0.474 mi.)	142	516
BORINQUEN PLAZA Date Closed: 1/13/1998	300 BUSHWICK AVENUE	S 1/4 - 1/2 (0.477 mi.)	AH143	519
BORINQUEN HOUSE Date Closed: 2/6/2004	300 BUSHWICK AVENUE	S 1/4 - 1/2 (0.477 mi.)	AH144	522
BORINQUEN HOUSES Date Closed: 2/2/1998	300 BUSHWICK AVENUE	S 1/4 - 1/2 (0.477 mi.)	AH145	524
VERINQUIN Date Closed: 1/8/2004	130 HUMBOLT ST	SSW 1/4 - 1/2 (0.479 mi.)	AJ148	532
BORINQUEN HOUSES Date Closed: 1/8/2004	130 HUMBOLDT STREET	SSW 1/4 - 1/2 (0.479 mi.)	AJ149	535
BORINQUEN HOUSES Date Closed: 12/9/2005	330 BUSHWICK AVENUE	S 1/4 - 1/2 (0.495 mi.)	AH151	543

HIST LTANKS: A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database.

A review of the HIST LTANKS list, as provided by EDR, and dated 01/01/2002 has revealed that there are 32 HIST LTANKS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
25 BUSHWICK AVE Date Closed: 07/04/99	25 BUSHWICK AVE	NW 1/8 - 1/4 (0.179 mi.)	57	191
METROPOLITAN AVE/MERRIT Date Closed: 07/10/89	METROPOLITAN&BUSHWICK	NW 1/8 - 1/4 (0.220 mi.)	U73	237
810 METROPOLITAN AVE Date Closed: 11/22/94	810 METROPOLITAN AVENUE	NW 1/8 - 1/4 (0.221 mi.)	U75	241
2 BUSHWICK AVE/SHELL SERV Date Closed: 04/30/91	2 BUSHWICK AVENUE	NW 1/8 - 1/4 (0.227 mi.)	U80	287

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WILLIAMSBURG HOUSES Date Closed: / /	188 TEN EYCK	SW 1/8 - 1/4 (0.228 mi.)	W83	299
WILLIAMSBURG HOUSES Date Closed: 01/22/92	211 STAGG WALK	SW 1/8 - 1/4 (0.234 mi.)	X90	328
IS#49K Date Closed: / /	223 GRAHM ST	SW 1/4 - 1/2 (0.296 mi.)	111	390
151 MAUJER ST Date Closed: / /	151 MAUJER STREET	WSW 1/4 - 1/2 (0.309 mi.)	113	404
WILLIAMSBURG Date Closed: 04/27/95	128 MAUJER ST	WSW 1/4 - 1/2 (0.341 mi.)	AC119	413
WILLIAMSBURG HOUSES -NYCHA Date Closed: / / Date Closed: 03/23/94	128 MAUJER STREET	WSW 1/4 - 1/2 (0.341 mi.)	AC120	415
WILLIAMSBURGH HOUSES Date Closed: / /	211 STAGGWALK	WSW 1/4 - 1/2 (0.393 mi.)	AF131	479
WILLIAMSBURG HOUSES Date Closed: / / Date Closed: / / <i>*Additional key fields are available in the Map Findings section</i>	125 STAGG WALK	WSW 1/4 - 1/2 (0.393 mi.)	AF132	482
WILLIAMSBURGH HOUSES Date Closed: / /	125 STAGG WALK	WSW 1/4 - 1/2 (0.393 mi.)	AF133	492
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
J & M AUTO REPAIRS Date Closed: / /	881-885 GRAND ST	ENE 0 - 1/8 (0.014 mi.)	A8	33
345 TENEYCK STREET Date Closed: 12/01/92	345 TENEYCK STREET	ESE 1/8 - 1/4 (0.187 mi.)	P58	193
BFI Date Closed: / /	222 MORGAN AVE	E 1/4 - 1/2 (0.260 mi.)	Z105	380
CLOSED-LACKOF RECENT INFO Date Closed: / /	1105 METROPOLITAN AV	ENE 1/4 - 1/2 (0.334 mi.)	AB118	410
COOPER PARK HOUSING -NYCHA Date Closed: / /	295 JACKSON ST	N 1/4 - 1/2 (0.350 mi.)	AD122	431
COOPER PARK HOUSES Date Closed: 03/29/96 Date Closed: / /	295 JACKSON STREET	N 1/4 - 1/2 (0.350 mi.)	AD123	434
1101 METROPOLITAN AVE Date Closed: / /	1101 METROPOLITAN AVE	ENE 1/4 - 1/2 (0.353 mi.)	AB124	444
CIBRO TERMINALS Date Closed: / /	1100 GRAND STREET	ENE 1/4 - 1/2 (0.370 mi.)	127	448
268 JOHNSON AV/BKLYN Date Closed: / /	268 JOHNSON AVENUE	S 1/4 - 1/2 (0.372 mi.)	AE128	463
MIRON LUMBER Date Closed: / /	268 JOHNSON AVE	S 1/4 - 1/2 (0.372 mi.)	AE129	466
SUNOCO S/S - BKLN Date Closed: / /	51 KINGSLAND AV	N 1/4 - 1/2 (0.376 mi.)	130	478
140 MORGAN AVE/BROOKLYN Date Closed: 02/03/90	140 MORGAN AVENUE	SE 1/4 - 1/2 (0.422 mi.)	136	505

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JOSF H LOWENSTEIN & SON Date Closed: / /	420 MORGAN AVE	NNE 1/4 - 1/2 (0.432 mi.)	AG137	508
BORINQUEN PLAZA Date Closed: 01/13/98	300 BUSHWICK AVENUE	S 1/4 - 1/2 (0.477 mi.)	AH143	519
BORINQUEN HOUSE Date Closed: / /	300 BUSHWICK AVENUE	S 1/4 - 1/2 (0.477 mi.)	AH144	522
BORINQUEN HOUSES Date Closed: 02/02/98	300 BUSHWICK AVENUE	S 1/4 - 1/2 (0.477 mi.)	AH145	524
VERINQUIN Date Closed: / /	130 HUMBOLT ST	SSW 1/4 - 1/2 (0.479 mi.)	AJ148	532
BORINQUEN HOUSES Date Closed: / /	130 HUMBOLDT STREET	SSW 1/4 - 1/2 (0.479 mi.)	AJ149	535
BORINQUEN HOUSES Date Closed: / / Date Closed: / /	330 BUSHWICK AVENUE	S 1/4 - 1/2 (0.495 mi.)	AH151	543

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database

A review of the UST list, as provided by EDR, and dated 07/05/2011 has revealed that there are 20 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JENNINGS HALLL HDFC	260 POWERS STREET	WNW 0 - 1/8 (0.081 mi.)	F28	109
WILLIAMSBURG	200 MAUJER STREET	WSW 1/8 - 1/4 (0.167 mi.)	N52	169
MERIT OIL CORP	810 METROPOLITAN AVE	NW 1/8 - 1/4 (0.221 mi.)	U76	244
SHELL SERVICE STATION	2 BUSHWICK AVENUE	NW 1/8 - 1/4 (0.227 mi.)	U79	278
WILLIAMSBURGH HOUSES	188 TEN EYCK WALK	SW 1/8 - 1/4 (0.228 mi.)	W84	305
WILLIAMSBURGH HOUSES	211 STAGG WALK	SW 1/8 - 1/4 (0.234 mi.)	X91	331
WILLIAMSBURG	215 SCHOLES STREET	SSW 1/8 - 1/4 (0.242 mi.)	100	368

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
885 GRAND STREET CORP	881-5 GRAND ST	ENE 0 - 1/8 (0.014 mi.)	A7	24
RALPH'S AUTO CENTER INC.	885 GRAND STREET	ENE 0 - 1/8 (0.021 mi.)	A12	47
900 GRAND ST. MILK LLC	900 GRAND STREET	E 0 - 1/8 (0.037 mi.)	C16	62
SAFEGUARD SELF STORAGE	916 GRAND STREET	ENE 0 - 1/8 (0.073 mi.)	E24	100
BARONA & MILLAN INC.	921 GRAND STREET	ENE 0 - 1/8 (0.088 mi.)	E29	111
WOODMOTIF	308 MAUJER STREET	ESE 0 - 1/8 (0.098 mi.)	H35	122
GCS SERVICE INC.	932 GRAND STREET	ENE 0 - 1/8 (0.105 mi.)	I37	128
PREUSS INC.	944 GRAND STREET	ENE 0 - 1/8 (0.123 mi.)	I43	152
KG3 REALTY LLC	976 GRAND STREET	ENE 1/8 - 1/4 (0.172 mi.)	O54	176
WEINSTOCK LAMP CO. INC.	345 TEN EYCK STREET	ESE 1/8 - 1/4 (0.188 mi.)	P63	214
SCHOLES ST GARAGE INC	279/81 SCHOLES STREET	SSE 1/8 - 1/4 (0.229 mi.)	V85	311
BUSINESS	275 MORGAN AVENUE	ENE 1/8 - 1/4 (0.230 mi.)	86	315
WEATHER WISE CONDITIONING	333 STAGG STREET	SE 1/8 - 1/4 (0.231 mi.)	87	320

EXECUTIVE SUMMARY

MOSF UST: Major Oil Storage Facilities Database. Facilities are licensed pursuant to Article 12 of the Navigation Law, 6 NYCRR Part 610 and 17 NYCRR Part 30. These facilities may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater. Includes MOSF's licensed or closed since April 1, 1986, (responsibility was transferred from DOT on October 13, 1985) plus available data obtained from DOT facilities licensed since Article 12 became law on April 1, 1978.

A review of the MOSF UST list, as provided by EDR, and dated 01/01/2002 has revealed that there are 2 MOSF UST sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MORGAN OIL TERMINALS CORP	200 MORGAN AVE	ESE 1/4 - 1/2 (0.297 mi.)	AA112	395
CIBRO TERMINALS	1100 GRAND STREET	ENE 1/4 - 1/2 (0.370 mi.)	127	448

AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database.

A review of the AST list, as provided by EDR, and dated 07/05/2011 has revealed that there are 16 AST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
EASTERN DISTRICT HIGH SCHOOL	850 GRAND ST	WSW 0 - 1/8 (0.042 mi.)	B17	66
JP MORGAN CHASE AND COMPANY	819 GRAND STREET	WSW 0 - 1/8 (0.092 mi.)	G30	114
231 MAUJER STREET	231 MAUJER STREET	SW 1/8 - 1/4 (0.131 mi.)	K45	155
755 REALTY CORP.	753 GRAND STREET	WSW 1/8 - 1/4 (0.209 mi.)	Q71	234
AMOCO SERVICE STATION	2 BUSHWICK AVENUE	NW 1/8 - 1/4 (0.227 mi.)	U78	263
WILLIAMSBURGH HOUSES	211 STAGG WALK	SW 1/8 - 1/4 (0.234 mi.)	X91	331

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ST NICHOLAS R C CHURCH	26 OLIVE ST	N 0 - 1/8 (0.072 mi.)	D21	91
AMERICAN WOOD COLUMN CORP	913 GRAND ST	ENE 0 - 1/8 (0.072 mi.)	E22	94
SAFEGUARD SELF STORAGE	916 GRAND STREET	ENE 0 - 1/8 (0.073 mi.)	E24	100
ST NICHOLAS H S BUILDING	11-29 CATHERINE ST	ENE 0 - 1/8 (0.099 mi.)	36	124
PREUSS INC.	950 GRAND STREET	ENE 1/8 - 1/4 (0.130 mi.)	46	159
JOSEPH R FELLE	953 METROPOLITAN AVE	NNE 1/8 - 1/4 (0.169 mi.)	53	173
GOOD-WILL AUTO & TRUCK SERVICE	990 GRAND STREET	ENE 1/8 - 1/4 (0.193 mi.)	O65	221
J.J. BINDERY, INC.	35 MEADOW ST	ESE 1/8 - 1/4 (0.198 mi.)	S66	223
LEROS REALTY CORP	850 METROPOLITAN AVE	NNW 1/8 - 1/4 (0.203 mi.)	68	227
1027 METROPOLITAN AVENUE	1027 METROPOLITAN AVENUE	NE 1/8 - 1/4 (0.245 mi.)	103	375

MOSF AST: Major Oil Storage Facilities Database. Facilities are licensed pursuant to Article 12 of the Navigation Law, 6 NYCRR Part 610 and 17 NYCRR Part 30. These facilities may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater. Includes MOSF's licensed or closed since April 1, 1986, (responsibility was transferred from DOT on October 13, 1985) plus available data obtained from DOT facilities licensed since Article 12 became law on April 1, 1978.

A review of the MOSF AST list, as provided by EDR, and dated 01/01/2002 has revealed that there is 1 MOSF AST site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CIBRO TERMINALS	1100 GRAND STREET	ENE 1/4 - 1/2 (0.370 mi.)	127	448

EXECUTIVE SUMMARY

MOSF: These facilities may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

A review of the MOSF list, as provided by EDR, and dated 10/04/2011 has revealed that there are 2 MOSF sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>MORGAN OIL TERMINALS CORP</i>	<i>200 MORGAN AVE</i>	<i>ESE 1/4 - 1/2 (0.297 mi.)</i>	<i>AA112</i>	<i>395</i>
<i>CIBRO TERMINALS</i>	<i>1100 GRAND STREET</i>	<i>ENE 1/4 - 1/2 (0.370 mi.)</i>	<i>127</i>	<i>448</i>

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Site List

A review of the BROWNFIELDS list, as provided by EDR, and dated 09/27/2011 has revealed that there are 3 BROWNFIELDS sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FRITO LAY	202-218 MORGAN AVENUE	ESE 1/4 - 1/2 (0.293 mi.)	AA109	388
2 INGRAHAM STREET	2 INGRAHAM ST	SE 1/4 - 1/2 (0.479 mi.)	AI147	532
353 MCKIBBIN STREET - OFF-SITE	353 MCKIBBIN STREET	SSE 1/4 - 1/2 (0.486 mi.)	150	541

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

DEL SHWS: A database listing of sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites.

A review of the DEL SHWS list, as provided by EDR, and dated 08/23/2011 has revealed that there are 4 DEL SHWS sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VARICK AVENUE	165 VARICK AVENUE	E 1/2 - 1 (0.545 mi.)	153	552
CITY BARREL CO.	421-429 MEEKER STREET	NW 1/2 - 1 (0.602 mi.)	155	559
<i>BCF OIL REFINING, INC.</i>	<i>360 MASPETH AVENUE</i>	<i>NE 1/2 - 1 (0.629 mi.)</i>	<i>156</i>	<i>561</i>
TECHNICAL METAL FINISHERS	214 STARR STREET	ESE 1/2 - 1 (0.974 mi.)	AL163	644

Local Lists of Registered Storage Tanks

HIST UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database

A review of the HIST UST list, as provided by EDR, and dated 01/01/2002 has revealed that there are 14 HIST UST sites within approximately 0.25 miles of the target property.

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WILLIAMSBURG	200 MAUJER STREET	WSW 1/8 - 1/4 (0.167 mi.)	N52	169
MERIT OIL CORP	810 METROPOLITAN AVE	NW 1/8 - 1/4 (0.221 mi.)	U76	244
AMOCO SERVICE STATION	2 BUSHWICK AVENUE	NW 1/8 - 1/4 (0.227 mi.)	U78	263
WILLIAMSBURGH HOUSES	188 TEN EYCK WALK	SW 1/8 - 1/4 (0.228 mi.)	W84	305
WILLIAMSBURGH HOUSES	211 STAGG WALK	SW 1/8 - 1/4 (0.234 mi.)	X91	331
WILLIAMSBURG	215 SCHOLLES STREET	SSW 1/8 - 1/4 (0.242 mi.)	100	368

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
885 GRAND STREET CORP	881-5 GRAND ST	ENE 0 - 1/8 (0.014 mi.)	A7	24
916 GRAND REALTY CORPORATION	916 GRAND STREET (916-9	ENE 0 - 1/8 (0.073 mi.)	E25	105
GCS SERVICE INC.	932 GRAND STREET	ENE 0 - 1/8 (0.105 mi.)	I37	128
PREUSS INC.	944 GRAND STREET	ENE 0 - 1/8 (0.123 mi.)	I43	152
WEINSTOCK LAMP CO. INC.	345 TEN EYCK STREET	ESE 1/8 - 1/4 (0.188 mi.)	P63	214
SCHOLLES ST GARAGE INC	279/81 SCHOLLES STREET	SSE 1/8 - 1/4 (0.229 mi.)	V85	311
BUSINESS	275 MORGAN AVENUE	ENE 1/8 - 1/4 (0.230 mi.)	86	315
WEATHER WISE CONDITIONING	333 STAGG STREET	SE 1/8 - 1/4 (0.231 mi.)	87	320

Records of Emergency Release Reports

NY Spills: Data collected on spills reported to NYSDEC. is required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

A review of the NY Spills list, as provided by EDR, and dated 09/27/2011 has revealed that there are 7 NY Spills sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GRAND STREET CAMPUS H.S Date Closed: 11/14/2003	850 GRAND STREET	WSW 0 - 1/8 (0.042 mi.)	B18	85
APARTMENT BUILDING MAN HOLE #14129 Date Closed: 2/4/2004	260 POWERS ST GRAND ST. AND BUSHWICK	WNW 0 - 1/8 (0.081 mi.) WSW 0 - 1/8 (0.093 mi.)	F27 G31	108 116
MANHOLE 173 Date Closed: 9/14/2004	GRAND ST/ BUSHWICK AVE	WSW 0 - 1/8 (0.093 mi.)	G32	117

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DUNWELL ELEVATOR Date Closed: 2/27/2003	879 GRAND STREET	E 0 - 1/8 (0.011 mi.)	A6	22
MANHOLE 71268 Date Closed: 3/10/2004	OLIVE ST / POWERS ST	NNE 0 - 1/8 (0.057 mi.)	D20	89
FORMER AUTO REPAIR FUTURE STOR	916-930 GRAND STREET	ENE 0 - 1/8 (0.073 mi.)	E26	107

EXECUTIVE SUMMARY

NY Hist Spills: This database contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the state must be reported by the spiller (and, in some cases, by anyone who has knowledge of the spills). In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY SPILLS database.

A review of the NY Hist Spills list, as provided by EDR, and dated 01/01/2002 has revealed that there is 1 NY Hist Spills site within approximately 0.125 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>DUNWELL ELEVATOR</i>	<i>879 GRAND STREET</i>	<i>E 0 - 1/8 (0.011 mi.)</i>	<i>A6</i>	<i>22</i>

Other Ascertainable Records

RCRA-NonGen: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA-NonGen list, as provided by EDR, and dated 06/15/2011 has revealed that there are 20 RCRA-NonGen sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>EASTERN DISTRICT HIGH SCHOOL</i>	<i>850 GRAND ST</i>	<i>WSW 0 - 1/8 (0.042 mi.)</i>	<i>B17</i>	<i>66</i>
<i>RHEE & NURYS DRY CLEANERS</i>	<i>802 GRAND ST</i>	<i>WSW 0 - 1/8 (0.123 mi.)</i>	<i>J41</i>	<i>140</i>
<i>NYCHA - WILLIAMSBURG HOUSES</i>	<i>214 MAUJER ST BLDG #16</i>	<i>SW 1/8 - 1/4 (0.137 mi.)</i>	<i>K47</i>	<i>161</i>
<i>NYCHA - WILLIAMSBURG HOUSES</i>	<i>196 MAUJER ST BLDG #15</i>	<i>WSW 1/8 - 1/4 (0.176 mi.)</i>	<i>N56</i>	<i>189</i>
<i>V C CLEANERS</i>	<i>203 MAUSER ST</i>	<i>WSW 1/8 - 1/4 (0.188 mi.)</i>	<i>N61</i>	<i>210</i>
<i>NYCHA - WILLIAMSBURG HOUSES</i>	<i>222 TEN EYCK WALK BLDG</i>	<i>SW 1/8 - 1/4 (0.193 mi.)</i>	<i>R64</i>	<i>220</i>
<i>NYCHA - WILLIAMSBURG HOUSES</i>	<i>200 TEN EYCK WALK BLDG</i>	<i>SW 1/8 - 1/4 (0.209 mi.)</i>	<i>R72</i>	<i>236</i>
<i>NEW YORK HEATING CORP</i>	<i>354 HUMBOLDT ST</i>	<i>WNW 1/8 - 1/4 (0.220 mi.)</i>	<i>74</i>	<i>240</i>
<i>MERIT OIL CORP</i>	<i>810 METROPOLITAN AVE</i>	<i>NW 1/8 - 1/4 (0.221 mi.)</i>	<i>U76</i>	<i>244</i>
<i>NYCHA - WILLIAMSBURG HOUSES</i>	<i>176 MAUJER ST BLDG #10</i>	<i>WSW 1/8 - 1/4 (0.222 mi.)</i>	<i>77</i>	<i>262</i>
<i>SHELL OIL CO</i>	<i>2 BUSHWICK AVE</i>	<i>NW 1/8 - 1/4 (0.227 mi.)</i>	<i>U81</i>	<i>294</i>
<i>NYCHA - WILLIAMSBURG HOUSES</i>	<i>186 TEN EYCK WALK BLDG</i>	<i>SW 1/8 - 1/4 (0.232 mi.)</i>	<i>W88</i>	<i>324</i>
<i>NYCHA - WILLIAMSBURG HOUSES</i>	<i>214 STAGG WALK BLDG #20</i>	<i>SW 1/8 - 1/4 (0.233 mi.)</i>	<i>X89</i>	<i>326</i>
<i>NYCHA - WILLIAMSBURG HOUSES</i>	<i>196 STAGG WALK BLDG #19</i>	<i>SW 1/8 - 1/4 (0.242 mi.)</i>	<i>X99</i>	<i>366</i>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>J & M AUTO REPAIRS</i>	<i>881-885 GRAND ST</i>	<i>ENE 0 - 1/8 (0.014 mi.)</i>	<i>A8</i>	<i>33</i>
<i>GRAND AUTO REPAIRS CORP</i>	<i>916 GRAND ST</i>	<i>ENE 0 - 1/8 (0.073 mi.)</i>	<i>E23</i>	<i>98</i>
<i>TELEDYNE AMERICAN EXTRUSION</i>	<i>17 MEADOW ST</i>	<i>SE 1/8 - 1/4 (0.175 mi.)</i>	<i>55</i>	<i>179</i>
<i>MULLER TOURS INC</i>	<i>345 TEN EYCK ST</i>	<i>ESE 1/8 - 1/4 (0.188 mi.)</i>	<i>P62</i>	<i>211</i>
<i>PHOENIX COOPERAGE CO INC</i>	<i>292 SCHOLES ST</i>	<i>SSE 1/8 - 1/4 (0.238 mi.)</i>	<i>96</i>	<i>343</i>
<i>V2287</i>	<i>242 MORGAN AVENUE</i>	<i>E 1/8 - 1/4 (0.240 mi.)</i>	<i>Y97</i>	<i>347</i>

EXECUTIVE SUMMARY

HSWDS: The List includes any known or suspected hazardous substance waste disposal sites. Also included are sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites and non-registry sites that U.S. EPA Preliminary Assessment (PA) reports or Site Investigation (SI) reports were prepared. Hazardous Substance Waste Disposal Sites are eligible to be Superfund sites now that the New York State Superfund has been refinanced and changed. This means that the study inventory has served its purpose and will no longer be maintained as a separate entity. The latest version of the study is frozen in time. The sites on the study will not automatically be made superfund sites, rather each site will be further evaluated for listing in the registry. So overtime they will be added to the registry or not.

A review of the HSWDS list, as provided by EDR, and dated 01/01/2003 has revealed that there are 2 HSWDS sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BUG, EQUITY WORKS	MASPETH AND MORGAN AVENUE	N 1/4 - 1/2 (0.347 mi.)	121	430
FORMER JAYER PLATING	2 INGRAHAM STREET	SE 1/4 - 1/2 (0.479 mi.)	AI146	530

MANIFEST: Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

A review of the MANIFEST list, as provided by EDR, and dated 08/01/2011 has revealed that there are 21 MANIFEST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
EASTERN DISTRICT HIGH SCHOOL	850 GRAND ST	WSW 0 - 1/8 (0.042 mi.)	B17	66
NYNEX	BUSHWICK AVE & GRAND ST	WSW 0 - 1/8 (0.093 mi.)	G33	118
RHEE & NURYS DRY CLEANERS	802 GRAND ST	WSW 0 - 1/8 (0.123 mi.)	J41	140
GRAND CLEANERS	765 GRAND ST	WSW 1/8 - 1/4 (0.187 mi.)	Q60	196
MERIT OIL CORP	810 METROPOLITAN AVE	NW 1/8 - 1/4 (0.221 mi.)	U76	244
SHELL OIL CO	2 BUSHWICK AVE	NW 1/8 - 1/4 (0.227 mi.)	U81	294
NYCHA - WILLIAMSBURG HOUSES	186 TEN EYCK WALK BLDG	SW 1/8 - 1/4 (0.232 mi.)	W88	324
NYCHA - WILLIAMSBURG HOUSES	214 STAGG WALK BLDG #20	SW 1/8 - 1/4 (0.233 mi.)	X89	326

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
J & M AUTO REPAIRS	881-885 GRAND ST	ENE 0 - 1/8 (0.014 mi.)	A8	33
900 GRAND STREET MILK LLC	900 GRAND ST	E 0 - 1/8 (0.037 mi.)	C15	55
GRAND AUTO REPAIRS CORP	916 GRAND ST	ENE 0 - 1/8 (0.073 mi.)	E23	98
CONSOLIDATED EDISON	344 MAUJER STREET	E 1/8 - 1/4 (0.148 mi.)	L49	164
CONSOLIDATED EDISON	909 METROPOLITAN AVE	N 1/8 - 1/4 (0.153 mi.)	M51	167
TELEDYNE AMERICAN EXTRUSION	17 MEADOW ST	SE 1/8 - 1/4 (0.175 mi.)	55	179
MULLER TOURS INC	345 TEN EYCK ST	ESE 1/8 - 1/4 (0.188 mi.)	P62	211
CONSOLIDATED EDISON	993 METROPOLITAN AVE	NE 1/8 - 1/4 (0.205 mi.)	T69	231
SCHOLES STREET GARAGE INC	279 SCHOLES ST	SSE 1/8 - 1/4 (0.228 mi.)	V82	297
CONSOLIDATED EDISON	MORGAN AVE & MAUJER ST	E 1/8 - 1/4 (0.236 mi.)	Y92	338
PHOENIX COOPERAGE CO INC	292 SCHOLES ST	SSE 1/8 - 1/4 (0.238 mi.)	96	343
V2287	242 MORGAN AVENUE	E 1/8 - 1/4 (0.240 mi.)	Y97	347
CONSOLIDATED EDISON	240 MORGAN AVE	E 1/8 - 1/4 (0.242 mi.)	Y101	372

EXECUTIVE SUMMARY

DRYCLEANERS: A listing of all registered drycleaning facilities.

A review of the DRYCLEANERS list, as provided by EDR, and dated 06/28/2011 has revealed that there are 3 DRYCLEANERS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RHEE & NURY'S/Y&Y CLEANERS	802 GRAND STREET	WSW 0 - 1/8 (0.123 mi.)	J42	151
GRAND STREET CLEANERS	765 GRAND STREET	WSW 1/8 - 1/4 (0.187 mi.)	Q59	196
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GREATER NY WET WASH LAUNDRY	944 GRAND STREET	ENE 0 - 1/8 (0.123 mi.)	I44	155

E DESIGNATION: Lots designation with an 'E' on the Zoning Maps of the City of New York for potential hazardous material contamination, air and/or noise quality impacts.

A review of the E DESIGNATION list, as provided by EDR, and dated 09/08/2011 has revealed that there are 13 E DESIGNATION sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LOT 40,TAXBLOCK 2922	873 GRAND STREET	SSE 0 - 1/8 (0.001 mi.)	A2	10
LOT 39,TAXBLOCK 2922	875 GRAND STREET	E 0 - 1/8 (0.004 mi.)	A3	13
LOT 42,TAXBLOCK 2922	869 GRAND STREET	WSW 0 - 1/8 (0.007 mi.)	A4	16
LOT 43,TAXBLOCK 2922	863 GRAND STREET	WSW 0 - 1/8 (0.017 mi.)	A10	41
LOT 44,TAXBLOCK 2922	861 GRAND STREET	WSW 0 - 1/8 (0.021 mi.)	A11	44
LOT 45,TAXBLOCK 2922	857 GRAND STREET	WSW 0 - 1/8 (0.028 mi.)	B13	49
LOT 46,TAXBLOCK 2922	855 GRAND STREET	WSW 0 - 1/8 (0.031 mi.)	B14	52
LOT 47,TAXBLOCK 2922	845 GRAND STREET	WSW 0 - 1/8 (0.048 mi.)	B19	86
LOT 4,TAXBLOCK 2919	65 BUSHWICK AVENUE	WNW 0 - 1/8 (0.116 mi.)	38	131
LOT 17,TAXBLOCK 2790	804 GRAND STREET	WSW 0 - 1/8 (0.120 mi.)	J39	134
LOT 16,TAXBLOCK 2790	802 GRAND STREET	WSW 0 - 1/8 (0.123 mi.)	J40	137
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LOT 38,TAXBLOCK 2922	877 GRAND STREET	E 0 - 1/8 (0.007 mi.)	A5	19
LOT 34,TAXBLOCK 2922	881 GRAND STREET	ENE 0 - 1/8 (0.014 mi.)	A9	38

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants: The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

A review of the Manufactured Gas Plants list, as provided by EDR, has revealed that there are 3

EXECUTIVE SUMMARY

Manufactured Gas Plants sites within approximately 1 mile of the target property.

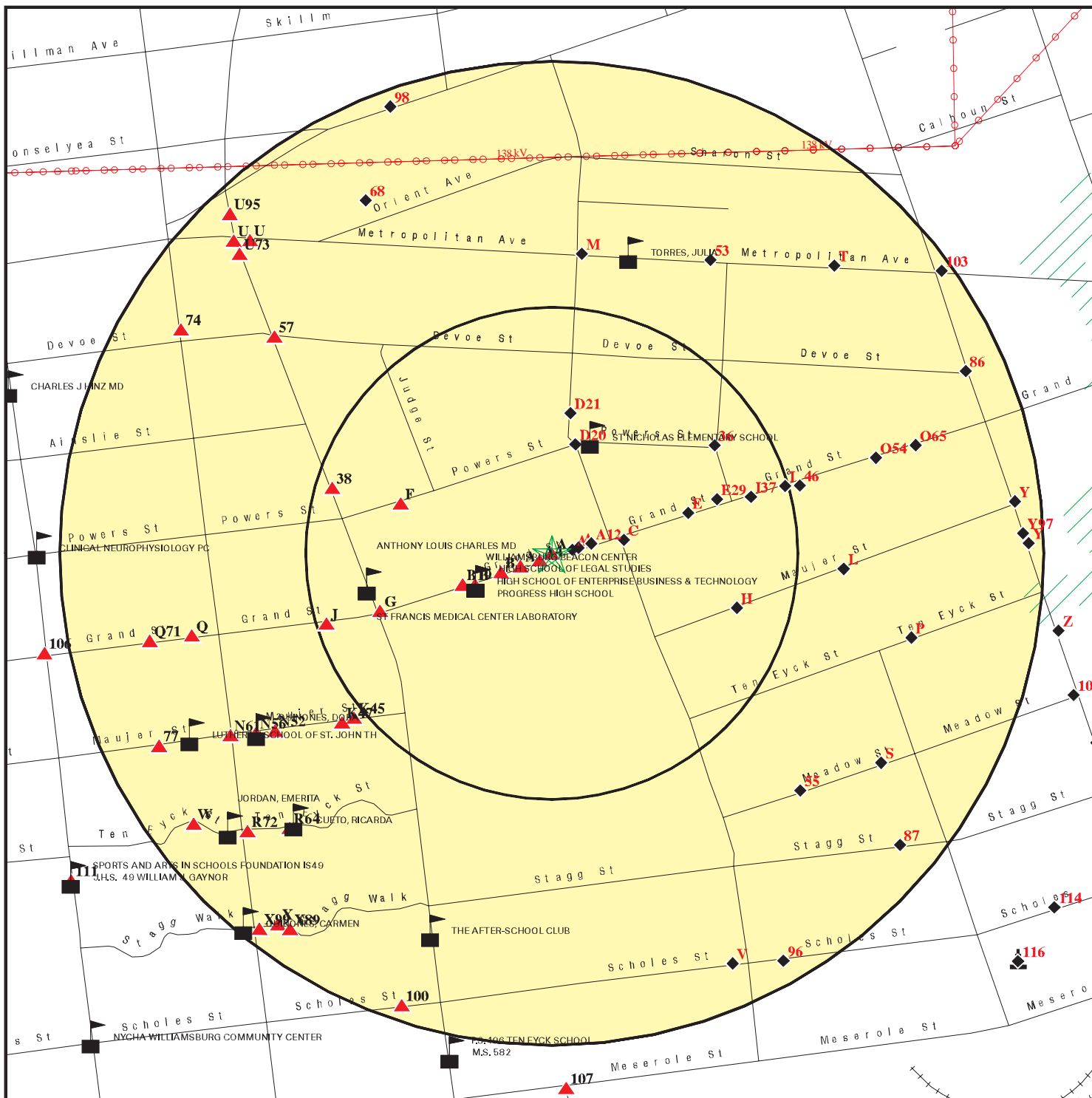
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SCHOLES ST. STATION	SCHOLES ST 7 BOGART STS	SE 1/4 - 1/2 (0.315 mi.)	116	409
EQUITY WORKS	MASPETH AND VANDERVORTNE	1/4 - 1/2 (0.412 mi.)	135	505
GREENPOINT	287 MASPETH AVENUE	NE 1/2 - 1 (0.675 mi.)	AK158	620

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 20 records.

<u>Site Name</u>	<u>Database(s)</u>
CONSOLIDATED EDISON	RCRA-NLR,MANIFEST
BELL ATLANTIC-NY	MANIFEST
CONSOLIDATED EDISON	MANIFEST
CONSOLIDATED EDISON	RCRA-NLR,MANIFEST
NYNEX	MANIFEST
NYNEX	MANIFEST
NYCDEP	MANIFEST
NYNEX	MANIFEST
NYC DEP	MANIFEST
CONSOLIDATED EDISON	RCRA-NLR,MANIFEST
CONSOLIDATED EDISON	RCRA-NLR,MANIFEST
CON ED-11TH STREET CONDUIT	FINDS
COOPER TANK - 215 MOORE STREET	FINDS
E 29TH ST & KINGS HWY	SPILLS,HIST SPILLS
BETW/AVE X &	SPILLS
BOX 38486	SPILLS,HIST SPILLS
TO ROADWAY	SPILLS
ROADWAY	SPILLS
KINGS HIGHWAY MOBIL	SPILLS
205842; KINGS HWY	SPILLS

DETAIL MAP - 3190422.2s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines from USGS
- ▨ 100-year flood zone
- ▨ 500-year flood zone



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

<p>SITE NAME: 871 Grand Street ADDRESS: 871 Grand Street Brooklyn NY 11211 LAT/LONG: 40.7124 / 73.9390</p>	<p>CLIENT: Env. Business Consultants CONTACT: Charles Sosik INQUIRY #: 3190422.2s DATE: October 20, 2011 10:12 am</p>
---	--

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL		1.000	0	0	1	0	NR	1
Proposed NPL		1.000	0	0	1	0	NR	1
NPL LIENS		TP	NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL		1.000	0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS		0.500	0	0	1	NR	NR	1
FEDERAL FACILITY		1.000	0	0	0	0	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP		0.500	0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS		1.000	0	0	0	1	NR	1
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF		0.500	0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG		0.250	0	5	NR	NR	NR	5
RCRA-SQG		0.250	0	2	NR	NR	NR	2
RCRA-CESQG		0.250	1	1	NR	NR	NR	2
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS		TP	NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS		1.000	0	0	0	6	NR	6
VAPOR REOPENED		1.000	0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF		0.500	0	1	8	NR	NR	9
<i>State and tribal leaking storage tank lists</i>								
LTANKS		0.500	2	8	31	NR	NR	41
HIST LTANKS		0.500	1	7	24	NR	NR	32
INDIAN LUST		0.500	0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
TANKS		0.250	0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST		0.250	9	11	NR	NR	NR	20
CBS UST		0.250	0	0	NR	NR	NR	0
MOSF UST		0.500	0	0	2	NR	NR	2
AST		0.250	6	10	NR	NR	NR	16
CBS AST		0.250	0	0	NR	NR	NR	0
MOSF AST		0.500	0	0	1	NR	NR	1
MOSF		0.500	0	0	2	NR	NR	2
CBS		0.250	0	0	NR	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
FEMA UST		0.250	0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
ENG CONTROLS		0.500	0	0	0	NR	NR	0
INST CONTROL		0.500	0	0	0	NR	NR	0
RES DECL		0.125	0	NR	NR	NR	NR	0
<i>State and tribal voluntary cleanup sites</i>								
INDIAN VCP		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
<i>State and tribal Brownfields sites</i>								
ERP		0.500	0	0	0	NR	NR	0
BROWNFIELDS		0.500	0	0	3	NR	NR	3
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
ODI		0.500	0	0	0	NR	NR	0
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
SWTIRE		0.500	0	0	0	NR	NR	0
SWRCY		0.500	0	0	0	NR	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US CDL		TP	NR	NR	NR	NR	NR	0
DEL SHWS		1,000	0	0	0	4	NR	4
US HIST CDL		TP	NR	NR	NR	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
HIST UST		0.250	4	10	NR	NR	NR	14
HIST AST		TP	NR	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2		TP	NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LUCIS		0.500	0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS		TP	NR	NR	NR	NR	NR	0
NY Spills		0.125	7	NR	NR	NR	NR	7
NY Hist Spills		0.125	1	NR	NR	NR	NR	1
Other Ascertainable Records								
RCRA-NonGen		0.250	4	16	NR	NR	NR	20
DOT OPS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
HSWDS		0.500	0	0	2	NR	NR	2
UIC		TP	NR	NR	NR	NR	NR	0
MANIFEST		0.250	6	17	NR	NR	NR	23
DRYCLEANERS		0.250	2	1	NR	NR	NR	3
NPDES		TP	NR	NR	NR	NR	NR	0
AIRS		TP	NR	NR	NR	NR	NR	0
E DESIGNATION	X	0.125	13	NR	NR	NR	NR	13
INDIAN RESERV		1.000	0	0	0	0	NR	0
SCRD DRYCLEANERS		0.500	0	0	0	NR	NR	0
PCB TRANSFORMER		TP	NR	NR	NR	NR	NR	0
COAL ASH EPA		0.500	0	0	0	NR	NR	0
COAL ASH		0.500	0	0	0	NR	NR	0
FINANCIAL ASSURANCE		TP	NR	NR	NR	NR	NR	0
COAL ASH DOE		TP	NR	NR	NR	NR	NR	0

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants		1.000	0	0	2	1	NR	3
-------------------------	--	-------	---	---	---	---	----	---

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOT 41,TAXBLOCK 2922 (Continued)

S109942567

Basement Type Grade: 5
Land Assessed Value: 00000013500
Total Assessed Value: 00000036990
Land Exempt Value: 00000000000
Total Exempt Value: 00000000000
Year Built: 1981
Year Built Code: Not reported
Year Altered1: 0000
Year Altered2: 0000
Historic District Name: Not reported
Landmark Name: Not reported
Built Floor Area Ratio-Far: 0001.00
Maximum Allowable Far: 02.43
Borough Code: 3
Borough Tax Block And Lot: 3029220041
Condominium Number: 00000
Census Tract 2: 0481
X Coordinate: 1001093
Y Coordinate: 0198885
Zoning Map: 13B
Sanborn Map: 309 024
Tax Map: 31002
E Designation No: Not reported
Date of RPAD Data: 11/2005
Date of DCAS Data: 01/2006
Date of Zoning Data: 11/2005
Date of Major Property Data: 11/2005
Date of Landmark Data: 12/2005
Date of Base Map Data: 01/2006
Date of Mass Appraisal Data: 11/2005
Date of Political and Adm Data: 08/2005
Pluto-Base Map Indicator: 1

Tax Lot(s): 41
E-No: E-232
Effective Date: 7/29/2009
Satisfaction Date: Not reported
Ceqr Number: 09DCP056K
Ulurp Number: 090334ZMK
Zoning Map No: 12c 13a 13b
Description: Hazardous Materials* Phase I and Phase II Testing Protocol
Borough Code: BK
Community District: 301
Census Tract: 481
Census Block: 2002
School District: 14
City Council District: 34
Fire Company: E206
Health Area: 30
Police Precinct: 090
Zone District 1: R6
Zone District 2: Not reported
Commercial Overlay1: C2-3
Commercial Overlay2: Not reported
Special Purpose District1: Not reported
Special Purpose District2: Not reported
All Components1: C2-3/R6

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOT 41,TAXBLOCK 2922 (Continued)

S109942567

All Components2: Not reported
Split Boundary Indicator: N
Building Class: F9
Land Use Category: 06
Number of Easements: 0
Owner, Type of Code: Not reported
Owner Name: RUGGIERO GIUSEPPE
Lot Area: 000002500
Total Building Floor Area: 00000002500
Commercial Floor Area: 00000002500
Office Floor Area: 00000000000
Retail Floor Area: 00000000000
Garage Floor Area: 00000000000
Storage Floor Area: 00000000000
Factory Floor Area: 00000002500
Other Floor Area: 00000000000
Floor Area,Total Bld Source Code7
Number of Buildings: 00001
Number of Floors: 001.00
Residential Units: 00000
Non and Residential Units: 00001
Lot Frontage: 0025.00
Lot Depth: 0100.00
Building Frontage: 0025.00
Building Depth: 0100.00
Proximity Code: 2
Irregular Lot Code: N
Lot Type: 5
Basement Type Grade: 5
Land Assessed Value: 00000013500
Total Assessed Value: 00000036990
Land Exempt Value: 00000000000
Total Exempt Value: 00000000000
Year Built: 1981
Year Built Code: Not reported
Year Altered1: 0000
Year Altered2: 0000
Historic District Name: Not reported
Landmark Name: Not reported
Built Floor Area Ratio-Far: 0001.00
Maximum Allowable Far: 02.43
Borough Code: 3
Borough Tax Block And Lot: 3029220041
Condominium Number: 00000
Census Tract 2: 0481
X Coordinate: 1001093
Y Coordinate: 0198885
Zoning Map: 13B
Sanborn Map: 309 024
Tax Map: 31002
E Designation No: Not reported
Date of RPAD Data: 11/2005
Date of DCAS Data: 01/2006
Date of Zoning Data: 11/2005
Date of Major Property Data: 11/2005
Date of Landmark Data: 12/2005
Date of Base Map Data: 01/2006

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

LOT 41,TAXBLOCK 2922 (Continued)

S109942567

Date of Mass Appraisal Data: 11/2005
 Date of Political and Adm Data: 08/2005
 Pluto-Base Map Indicator: 1

A2
SSE
 < 1/8
 0.001 mi.
 8 ft.

LOT 40,TAXBLOCK 2922
873 GRAND STREET
BROOKLYN, NY 11211
Site 2 of 12 in cluster A

E DESIGNATION S109942557
N/A

Relative:
Equal

E DESIGNATION:
 Tax Lot(s): 40
 E-No: E-232
Actual: Effective Date: 7/29/2009
 Satisfaction Date: Not reported
 Ceqr Number: 09DCP056K
 Ulurp Number: 090334ZMK
 Zoning Map No: 12c 13a 13b
 Description: Window Wall Attenuation & Alternate Ventilation
 Borough Code: BK
 Community District: 301
 Census Tract: 481
 Census Block: 2002
 School District: 14
 City Council District: 34
 Fire Company: E206
 Health Area: 30
 Police Precinct: 090
 Zone District 1: R6
 Zone District 2: Not reported
 Commercial Overlay1: C2-3
 Commercial Overlay2: Not reported
 Special Purpose District1: Not reported
 Special Purpose District2: Not reported
 All Components1: C2-3/R6
 All Components2: Not reported
 Split Boundary Indicator: N
 Building Class: B2
 Land Use Category: 01
 Number of Easements: 0
 Owner, Type of Code: Not reported
 Owner Name: C SOSA
 Lot Area: 000001875
 Total Building Floor Area: 00000001710
 Commercial Floor Area: 00000000000
 Office Floor Area: 00000000000
 Retail Floor Area: 00000000000
 Garage Floor Area: 00000000000
 Storage Floor Area: 00000000000
 Factory Floor Area: 00000000000
 Other Floor Area: 00000000000
 Floor Area,Total Bld Source Code7
 Number of Buildings: 00001
 Number of Floors: 002.00
 Residential Units: 00002
 Non and Residential Units: 00002
 Lot Frontage: 0018.75
 Lot Depth: 0100.00