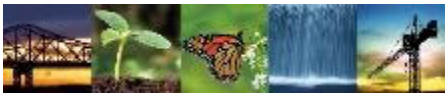

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BROWNFIELD CLEANUP PROGRAM APPLICATION

55 ECKFORD ST LLC SITE
55 Eckford Street
Brooklyn, New York 11222
Block 2698, Lot 32
BCP Site No. C224168

June 2024 – Revised July 2024
File No. 41.0163263.00

PREPARED FOR:
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

ON BEHALF OF:
55 ECKFORD ST LLC
110-50 69th Avenue
Forest Hills, NY 11375

PREPARED BY:
GOLDBERG-ZOINO ASSOCIATES OF NEW YORK P.C.
D/B/A GZA GEOENVIRONMENTAL OF NEW YORK
324 South Service Road | Melville, NY 11747

32 Offices Nationwide
www.gza.com

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BROWNFIELD CLEANUP PROGRAM APPLICATION FORM

BCP App Rev 15 – May 2023

55 ECKFORD ST LLC SITE
55 Eckford Street
Brooklyn, New York 11222
Block 2698, Lot 32
BCP Site No. C224168

NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
   a. one file in non-fillable PDF of the application form plus supplemental information, excluding the previous environmental reports and work plans, if applicable;
   b. one individual file (PDF) of each previous environmental report; and,
   c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. Compress all files (PDFs) into one zipped/compressed folder.
3. Submit the application to the Site Control Section either via email or ground mail, as described below. **Please select only ONE submittal method – do NOT submit both email and ground mail.**
   a. VIA EMAIL:
      - Upload the compressed folder to the NYSDEC File Transfer Service. (http://fts.dec.state.ny.us/fts) or another file-sharing service.
      - Copy the download link into the body of an email with any other pertinent information or cover letter attached to the email.
      - Subject line of the email: "*BCP Application NEW - *Proposed Site Name**"
      - Email your submission to DERSiteControl@dec.ny.gov – do NOT copy Site Control staff.
   b. VIA GROUND MAIL:
      - Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
      - Mail the external storage device to the following address:
        Chief, Site Control Section
        Division of Environmental Remediation
        625 Broadway, 11th Floor
        Albany, NY 12233-7020

PROPOSED SITE NAME: 55 Eckford St LLC	
Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments. If yes, provide existing site number: _____	○ **Yes** ◉ **No**
Is this a revised submission of an incomplete application? If yes, provide existing site number: C224168	◉ **Yes** ○ **No**

NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 15 – May 2023

SECTION I: Property Information

PROPOSED SITE NAME 55 Eckford St LLC

ADDRESS/LOCATION 55 Eckford Street

CITY/TOWN Brooklyn | ZIP CODE 11222

MUNICIPALITY (LIST ALL IF MORE THAN ONE)

COUNTY Kings | SITE SIZE (ACRES) 0.238

LATITUDE			LONGITUDE		
°	‘	“	°	‘	“
40	43	18	73	56	53

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting “p/o” in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
55 Eckford Street		2698	32	.238

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	◉	○
2. Is the required property map included with the application? (Application will not be processed without a map)	◉	○
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See *DEC’s website* for more information) If yes, identify census tract: _____ Percentage of property in En-zone (check one): 0% ○ 1-49% ○ 50-99% ○ 100% ○	○	◉
4. Is the project located within a disadvantaged community? See application instructions for additional information.	○	◉
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	○	◉
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	○	◉

SECTION I: Property Information (CONTINUED)	Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	○	◉
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.	○	◉
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	○	◉
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: C224168	◉	○
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: ___	○	◉
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. Easement/Right-of-Way Holder — Description	○	◉
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): Type — Issuing Agency — Description	○	◉
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?	◉	○

Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.

	Y	N
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	○	◉
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	○	◉
17. If you have answered *YES* to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?	○	◉

NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.
Initials of each Requestor:

_____ _____ _____ _____ _____ _____

SECTION II: Project Description

1. The project will be starting at: (●) Investigation ( ) Remediation

NOTE: If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (see *DER-10, Technical Guidance for Site Investigation and Remediation* for further guidance), then a 45-day public comment period is required.

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

( ) Yes ( ) No (●) N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

[✓] RIWP [ ] RAWP [ ] IRM [ ] No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.
Is this information attached? (●) Yes ( ) No

SECTION III: Land Use Factors

1. What is the property's current municipal zoning designation? M1-2/R6B

2. What uses are allowed by the property's current zoning (select all that apply)?

Residential [✓] Commercial [✓] Industrial [ ]

3. Current use (select all that apply):

Residential [ ] Commercial [ ] Industrial [ ] Recreational [ ] Vacant [✓]

	Y	N
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	(●)	( )
5. Reasonably anticipated post-remediation use (check all that apply): Residential [✓] Commercial [ ] Industrial [ ] If residential, does it qualify as single-family housing? N/A ( )	( )	(●)
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	(●)	( )
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	( )	(●)
8. Do current and/or recent development patterns support the proposed use?	(●)	( )
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	(●)	( )
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	(●)	( )

SECTION IV: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following:

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (*ASTM E1903*). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
2. **SAMPLING DATA: INDICATE (BY SELECTING THE OPTIONS BELOW) KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED AS AN ATTACHMENT, WITH LABORATORY REPORTS REFERENCED AND INCLUDED.**

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	☐	☐	☐
Chlorinated Solvents	☑	☐	☑
Other VOCs	☐	☐	☐
SVOCs	☐	☐	☐
Metals	☑	☑	☐
Pesticides	☐	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☐	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected:

3. For each impacted medium above, include a site drawing indicating:
   - Sample location
   - Date of sampling event
   - Key contaminants and concentration detected
   - For soil, highlight exceedances of reasonably anticipated use
   - For groundwater, highlight exceedances of 6 NYCRR part 703.5
   - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application? ◉ YES ○ NO

4. Indicate Past Land Uses (check all that apply):

☐ Coal Gas Manufacturing	☑ Manufacturing	☐ Agricultural Co-Op	☐ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☐ Landfill	☐ Tannery	☑ Electroplating	☐ Unknown

Other:

SECTION V: Requestor Information			
NAME 55 Eckford St LLC			
ADDRESS 100 Jericho Quadrangle, Ste 220			
CITY/TOWN Jericho	STATE NY	ZIP CODE 11753	
PHONE (718) 690-1370	EMAIL dan@renovationgroup.com		

	Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?	◉	○
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the *NYS Department of State's Corporation & Business Entity Database.* A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?	◉	○
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A ○	◉	○
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of *DER-10: Technical Guidance for Site Investigation and Remediation* and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? **Documents that are not properly certified will not be approved under the BCP.**	◉	○

SECTION VI: Requestor Eligibility		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.		
	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	○	◉
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	○	◉
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	○	◉
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	○	◉
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	○	◉
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	○	◉

SECTION VI: Requestor Eligibility (CONTINUED)

	Y	N
7. Has the requestor been convicted of a criminal offense (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	○	◉
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	○	◉
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	○	◉
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	○	◉
11. Are there any unregistered bulk storage tanks on-site which require registration?	○	◉

12. THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.	☑ VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. **If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.**

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

Yes ◉ No ○ N/A ○

SECTION VI: Requestor Eligibility (CONTINUED)

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

☐ Previous Owner ☑ Current Owner ☐ Potential/Future Purchaser ☐ Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an environmental easement on the site.

Is this proof attached? ○ Yes ○ No ◉ N/A

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION VII: Requestor Contact Information

REQUESTOR'S REPRESENTATIVE Daniel Kaykov			
ADDRESS 110-50 69th Avenue			
CITY Forest Hills		STATE NY	ZIP CODE 11375
PHONE (718) 690-1370	EMAIL dan@renovationgroup.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Victoria Whelan			
COMPANY GZA GeoEnvironmental of New York			
ADDRESS 324 South Service Road			
CITY Melville		STATE NY	ZIP CODE 11747
PHONE (631) 793-8821	EMAIL Victoria.Whelan@gza.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) George Duke			
COMPANY Connell Foley			
ADDRESS 875 Third Avenue 21st Floor			
CITY New York		STATE NY	ZIP CODE 10022
PHONE (212) 307-3700	EMAIL gduke@connellfoley.com		

SECTION VIII: Program Fee		
Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of $50,000. Requestors may apply for a fee waiver based on demonstration of financial hardship.		
	Y	**N**
1. Is the requestor applying for a fee waiver based on demonstration of financial hardship?	○	◉
2. If yes, appropriate documentation to demonstrate financial hardship must be provided with the application. See application instructions for additional information. Is the appropriate documentation included with this application? N/A ◉	○	○

SECTION IX: Current Property Owner and Operator Information			
CURRENT OWNER 55 Eckford St LLC			
CONTACT NAME Daniel Kaykov			
ADDRESS 100 Jericho Quadrangle, Ste 220			
CITY Jericho		STATE NY	ZIP CODE 11753
PHONE (718) 690-1370	EMAIL dan@renovationgroup.com		
OWNERSHIP START DATE April 2024			
CURRENT OPERATOR 55 Eckford St LLC			
CONTACT NAME Daniel Kaykov			
ADDRESS 100 Jericho Quadrangle, Ste 220			
CITY Jericho		STATE NY	ZIP CODE 11753
PHONE (718) 690-1370	EMAIL dan@renovationgroup.com		
OPERATION START DATE			

SECTION X: Property Eligibility Information		
	Y	**N**
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information as an attachment.	○	◉
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	○	◉

SECTION X: Property Eligibility Information (continued)		
	Y	**N**
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	○	◉
4. If the answer to question 2 or 3 above is *YES*, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. N/A ◉	○	○
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	○	◉
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	○	◉

SECTION XI: Site Contact List

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23: Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and mailing addresses of the following:

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.

SECTION XII: Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am President (title) of 55 Eckford St LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 6/26/2024 Signature: 

Print Name: Daniel Kaykov

PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27-1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 15

Please respond to the questions below and provide additional information and/or documentation as required. *Please refer to the application instructions.*	**Y**	**N**
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	◉	○
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	○	◉
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	○	◉
4. Is the property upside down or underutilized as defined below?		
Upside down	○	◉
Underutilized	○	◉

From ECL 27-1405(31):
"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(l) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application)**:**
375-3.2:

(l) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and
- (1) the proposed use is at least 75 percent for industrial uses; or
- (2) at which:
  - (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
  - (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
  - (iii) one or more of the following conditions exists, as certified by the applicant:
    - (a) property tax payments have been in arrears for at least five years immediately prior to the application;
    - (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or
    - (c) there are no structures.

"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

5. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review).
   Check appropriate box below:

   ○ Project is an Affordable Housing Project – regulatory agreement attached

   ○ Project is planned as Affordable Housing, but agreement is not yet available*
   *Selecting this option will result in a "pending" status. The regulatory agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

   ◉ This is not an Affordable Housing Project

From 6 NYCRR 375-3.2(a) as of August 12, 2016:

(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' household's annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.

(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

6. Is the site a planned renewable energy facility site as defined below?

   ○ Yes – planned renewable energy facility site with documentation

   ○ Pending – planned renewable energy facility awaiting documentation
   *Selecting this option will result in a "pending" status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

   ◉ No – not a planned renewable energy facility site

   If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

"Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

   ○ Yes - *Selecting this option will result in a "pending" status, as a BOA conformance determination has not yet been made. Proof of conformance will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

   ◉ No

From ECL 75-0111 as of April 9, 2022:

(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

BROWNFIELD CLEANUP PROGRAM APPLICATION SUPPLEMENTAL INFORMATION

55 ECKFORD ST LLC SITE
55 Eckford Street
Brooklyn, New York 11222
Block 2698, Lot 32
BCP Site No. C224168

SECTION I - PROPERTY INFORMATION

- **PROPERTY DESCRIPTION NARRATIVE**

Location

The Site is located in the Greenpoint neighborhood of Brooklyn, New York. The Site is identified as Block 2698, Lot 32 and 10,376 square feet (approximately 0.24 acres) in area. The Site Location Map is provided in **Figure 1**. A Site Plan is provided in **Figure 2**.The Site is bound to the north by a 5-story building (65 Eckford Street, BCP Site No. C224218), to the east by Eckford Street, to the south by a 3-story residential building (68 Engert Avenue) and eight interconnected 5-story residential buildings (49 Engert Avenue), and to the west by 1-story warehouse building (488 Leonard Street) and a parking garage.

Site Features

The partially developed Site is occupied by a 6-story unfinished steel frame construction with concrete foundations. A partial basement is located beneath the southern portion of the unfinished construction. It is covered with bare soil and concrete footings. A partially constructed elevator pit is located in the northern portion of the unfinished basement. Overhead scaffolding is seen along the sidewalk at the entrance of the Site. The rest of the property is covered with overgrown bushes.

A Site Survey is included in **Figure 3**. The tax parcel information and boundaries are shown in **Figure 4**. The Property Metes and Bounds description is included in the Deed shown in **Exhibit A**. The proposed redevelopment building plans are included in **Exhibit B**.

Current Zoning and Land Use

The Site is currently inactive and located in the Greenpoint-Williamsburg Special Mixed-Use District (MX-8) of Brooklyn, New York in an area zoned for residential (R6A, R6B), light manufacturing (M1-2). The following surrounding land uses were observed during the Phase I ESA Site inspection:

North: 65 Eckford Street, a 5-story building in the NYSBCP, C224218.
South: 3-story residential building located at 68 Engert Avenue and eight interconnected 5-story residential buildings, at 49 Engert Avenue.
East: Eckford Street, residential housing across Eckford Street.
West: A 1-story warehouse building located at 488 Leonard Street and a parking garage.

A map showing 55 Eckford St LLC Site with respect to adjacent streets and roadways and proposed brownfield property boundary lines, with adjacent property owners is shown in **Figure 5**.

The proposed construction will be as-of-right and will be consistent with applicable zoning regulations.

The Zoning Map is shown in **Figure 6**. The Land Use Map is shown in **Figure 7**.

Past Use of the Site

Records from 1887 show the Site as four abutting vacant undeveloped lots. By 1905, the Site is shown as being part of Meisel Danowitz & Co. woodworking operation and contained four 1- to 2-story buildings identified as "moulding shed", "planning & moulding lumber racks" , "kiln house", and an office. By 1916, the structures remain but were identified as "vacant and dilapidated"; by 1942 identified as "wool & rags sorting and baling"; and from 1951 until 1992 identified as "electric plating, storage, lacquer spraying". NYC Department of Finance (DOF) records showed the Site was owned by the Berkman Family. Between 1993 and 2004, the structures remain but the use was unknown. By 2003, the Berkman Family sold the property to Blue Diamond Development, LLC. In August 2005, the NYC Department of Buildings (DOB) issued a demolition, and buildings were later demolished. By 2009, the property was sold to 55 Eckford Street Brooklyn LLC / Madison Realty Capital L.P. Between 2009 and 2015, construction permits were issued by NYCOB for the Site redevelopment into residential apartments. By 2016, a stop work order has been issued for the Site, and construction has been paused since then. According to the previous investigations performed at the Site (see Section 4.0), the Site was entered into the BCP under Site No. C224168 in 2017, with the Applicant, TCJ Construction, deemed a Volunteer. By the time of the BCP Application in May 2024, the Site contains a 6-story steel structure for an unfinished building and the property is surrounded by a construction fence.

The NYC Department of Finance (DOF) website lists the following ownership records and deed transfers:

Party 1	Party 2	Address	Date of Ownership or Operation
Eckford-Greenpoint LLC	55 Eckford St LLC	100 Jericho Quadrangle, Jericho, NY	04/24/2024 to 04/25/2024
55 Eckford Street Brooklyn LLC	Eckford-Greenpoint LLC	10 Glenville Street, Greenwich CT	12/28/20212 to 02/12/2013
Blue Diamond Development LLC	55 Eckford Street Brooklyn LLC	825 Third Avenue, New York, NY	06/22/2009 to 12/17/2009
Berkman, Theodore as co-trustees of Arlyne Berkman Revocable Living Trust	Blue Diamond Development LLC	199 Lee St., Suite 287 Brooklyn, NY	09/16/2003 to 03/16/2004
Berkman, Donald	Berkman, Gerald	55 Eckford St., Brooklyn, NY	01/30/2002 to 02/25/2002
Berkman, Arlyne	Berkman, Arlyne Revocable Living Trust	6655 NY 15th St., Margate, FL	10/31/1995 to 12/21/1995
Berkman, Lillie	Berkman, Donald	71 Margaret Drive, Valley Stream, NY	03/04/1994 to 04/15/1994
Berkman, Lillie	Berkman, Donald	71 Margaret Drive, Valley Stream, NY	01/05/1972 to 01/05/1972
Berkman, Lillie	Berkman, Donald	71 Margaret Drive, Valley Stream, NY	12/27/1971 to 12/27/1971

Records from as early as 1887 show the surrounding areas to the north, west and east of the Site as subdivided vacant interspersed with 2- to 3-story dwellings. The property to the south of the Site is shown with several 1-to 2-story story buildings labeled as "Plastering Hair Manufacturing Co.". By early 1900s until the mid-2000s, the surrounding vicinity saw denser development with multiple 2 to 3-story -story dwellings and several manufacturing and commercial facilities (e.g., cooperage, lumber yards, moving pictures, cab company, garage, printing, furniture manufacturing, etc.). By late 2000s, the manufacturing properties were redeveloped into multi-story residential apartments. By July 16, 2015, the property that abuts the Site to the north (Former Carter Spray Finishing Corp. at 65 Eckford Street), was entered into the BCP under Site No. C224218 with documented contamination in soil related to

historical operations and fuel storage in underground tanks. In summary, the past occupants' operations of woodworking and electroplating, storage and lacquer spraying as possible sources of contamination.

Site Geology and Hydrogeology

Based on our review of the *1776-7 Original High and Low Grounds, Salt Marsh and Shorelines in the City of Brooklyn Map*, the Subject Property lies within the edge of the shoreline (blue) of where the original salt marsh land (green) is located (i.e., the current McCarren Park). Based on our experience in the area, fill used to raise grades is underlain by clayey silts and silty sands.

Source: Map prepared to accompany report to the Board of Health 1875, New York Public Library

Based on *Bedrock Engineering Geologic Maps of New York County and Parts of Kings and Queens Counties, New York, and Parts of Bergen and Hudson Counties, New Jersey, dated 1990,* the bedrock near the Subject Property consists of interbedded units of gray thinly laminated muscovite-biotite-quartz schist, and white to pinkish with light green weathering gneiss. We anticipate bedrock to be encountered at approximately El. -150 feet NAVD88, which is over 100 feet below ground surface (bgs).

Based on previous investigations performed at the Site, groundwater measurements range from approximately 7 to 13 feet bgs. However, the localized direction of groundwater flow near the Subject Property might vary because of underground utilities, subsurface preferential pathways, variations in weather or heterogeneous geological and/or anthropogenic conditions.

Environmental Assessment

Information from the Phase II Investigation performed in April 2012 by HydroTech Environmental Corporation (HTE) identified several contaminants of concern that may be attributed to the historical manufacturing activities. The laboratory analytical results for soil were compared to New York State Department of Environmental Conservation (NYSDEC) Part 375 Soil Cleanup Objectives (SCOs); for groundwater were compared to NYSDEC Technical Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values (GQS); and for soil vapor were evaluated, but no indoor air samples were collected to compare to New York State Department of Health (NYSDOH) Air Guidance Values (AGVs). The primary contaminants of concern include chlorinated volatile organic compounds (cVOCs) (specifically trichloroethylene [TCE] and methylene chloride) and metals in soils, metals in groundwater, and cVOCs in soil vapor. The historical environmental information is included in **Exhibit C**.

- **Soil Chemistry**

Volatile Organic Compounds (VOCs)

cVOCs, specifically TCE (maximum concentration [max] of 1.2 milligram per kilogram [mg/kg]) and methylene chloride (max of 1.1 mg/kg) were detected at concentrations above Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Protection of Groundwater Soil Cleanup Objectives (PGWSCOs) but below Restricted Residential Use Soil Cleanup Objectives (RRUSCOs). A spider diagram of cVOCs exceedances is included as **Figure 8A**.

Total Metals

Seven (7) metals including arsenic (max of 273 mg/kg), barium (max of 605 mg/kg), cadmium (max of 4.62 mg/kg), chromium (max of 113 mg/kg), copper (max of 1,020 mg/kg), lead (max of 2,410 mg/kg), mercury (max of 8.17 mg/kg), and nickel (max of 1,240 mg/kg) were detected at concentrations above their applicable UUSCOs, RRUSCOs and/or the PGWSCO. A spider diagram of the metals exceedances is included as **Figure 8B.**

- **Groundwater Chemistry**

Metals

Six (6) dissolved metals including arsenic (max of 2.36 milligrams per liter [mg/L]), iron (max of 30.5 mg/L), lead (max of 0.294 mg/L), manganese (max of 0.784 mg/L), selenium (max of 0.02 mg/L), silver (max of 0.073 mg/L) and sodium (max of 259 mg/L) were reported at concentrations exceeding their applicable TOGS 1.1.1 GQS.

A spider diagram showing the groundwater exceedances is included as **Figure 9**.

- **Soil Vapor Chemistry**

Six (6) soil vapor samples were Six (6) soil vapor samples were collected and evaluated. Soil vapor samples showed elevated detections of the TCE (max of 1,700 micrograms per cubic meter [ug/m^3]).

A spider diagram showing the elevated soil vapor concentrations is included as **Figure 10**.

SECTION II - PROJECT DESCRIPTION

Project Details

Based on the preliminary evaluation of the available historical environmental information, past uses of the Site as a manufacturing facility may have contributed to Site contamination. Contaminated fill is a source of chemicals of potential concern (CPOCs) such as chlorinated VOCs in soils and soil gas and metals in soil and groundwater. The Requestor proposes to continue redevelopment of the Site under BCP Site No. C224168, in a manner that will render the Site protective of public health and the environment during construction and renders the Site consistent with the contemplated end use.

The Project development will include a horizontal extension of the existing metal structure of 14,400 square feet (SF) to 20,000 SF. The Project will include 14 to 16 residential condominium units, which will be built across the 5-story building. Condominium development will include a recreation space and 6 to 8 at-grade parking in the rear.

The proposed remedy for the Site will be designed to reduce the potential for exposure to hazardous substances during construction. The proposed remedial action will address the removal of the existing contaminated fill material by excavation for redevelopment of the new building. The anticipated excavation depth for new extension will be between an estimated 8 to 9 feet below ground surface (ft bgs) in most of the areas of the foundation. The existing cellar is about 7 ft bgs. The chart below presents a schedule for the proposed RAWP and reporting. If the schedule for remediation and development activities changes, it will be updated and submitted to NYSDEC, as necessary.

Under the Brownfield Cleanup Program, the Requestor / Volunteer (55 Eckford St. LLC.) plans to remediate the Site for the development of 14-16 residential condominium units (see Section III). The proposed building plans are attached as **Exhibit B**.

BROWNFIELD CLEANUP PROGRAM

55 ECKFORD ST. LLC SITE

Project Milestones	Start	End	2024							2025												2026											
			Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
BCP Application and RIWP Submission to NYSDEC	6/21/2024	7/19/2024	■	■																													
NYSDEC BCP Application Review and Determination of Completeness	7/22/24	8/19/2024		■	■																												
Revisions to BCP Application and RIWP	8/20/2024	9/13/2024			■	■																											
30-Day Public Comment for BCP Application	9/16/2024	10/15/2024				■	■																										
BCA Execution	10/21/2024	10/21/2024					■																										
CPP Submission and Review	10/21/2024	10/25/2024					■																										
NYSDEC and NYSDOH Review of RIWP and Submission of Revisions	9/16/2024	10/31/2024				■	■																										
RIWP Implementation	11/1/2024	12/13/2024						■	■																								
RIR Preparation	12/16/2024	1/17/2025							■	■																							
RAWP Preparation	12/30/2024	1/31/2025							■	■																							
NYSDEC and NYSDOH Review of RIR and RAWP, Submission of Revisions and 45-Day Comment Period	2/3/2025	4/14/2025								■	■	■																					
Approval of the RIR and RAWP, Issuance of Decision Document	4/15/2025	5/14/2025										■	■																				
Pre-construction Meeting with NYSDEC	5/16/2025	5/16/2025											■																				
Construction and RAWP Implementation, Documentation of Engineering Controls	5/19/2025	9/22/2026											■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
Preparation of FER and SMP	7/13/2026	9/30/2026																										■	■	■			
NYSDEC Review of FER and SMP	10/1/2026	11/30/2026																													■	■	
Issuance of COC	12/16/2026	12/16/2026																															■

The chart above presents a schedule for the proposed BCP Project Implementation and Reporting. If the schedule for remediation and development activities changes, it will be updated and submitted to NYSDEC, as necessary.

SECTION III - LAND USE FACTORS

Current Zoning and Land Use

The Site is currently located in the Greenpoint-Williamsburg Special Mixed-Use District (MX-8) of Brooklyn, NY in an area zoned for residential (R6, R6B. and light manufacturing (M1-2). The site has been vacant since at least 2005 with NYCDOB issued the demolition permits. The proposed redevelopment will be constructed as-of-right under the current R6B zoning which will necessitate the reduction to a 5-story building with a wider building footprint. The Zoning Map is shown in **Figure 7**. The Land Use Map is shown in **Figure 8**.

Anticipated Use

Under the Brownfield Cleanup Program, the Requestor / Volunteer (55 Eckford St. LLC.) plans to remediate the Site for the development of 14-16 residential condominium units, which will be built across a 5-story building. Condominium development will include recreation space and 6-8 on-grade parking in the rear. The anticipated excavation depth for new extension will be between an estimated 8 to 9 ft bgs in most of the areas of the foundation. Existing cellar is about 7 ft bgs.

Current Business operations

The Site is currently unoccupied with a 6-story unfinished steel frame buildout in the middle. The Site underwent construction and ceased mid-project due to the former owner defaulting.

Compliance with Zoning Laws, Recent Development, and Community Master Plans

The proposed redevelopment will be constructed as-of-right under the current R6B zoning, which is 5-story building with a wider building footprint.

According to the Comprehensive Plan for Brooklyn, dated October 2023, released by the Office of the Brooklyn Borough President in partnership with the Regional Plan Association, most zoning map amendments adopted from 2014-2023 sought to facilitate new affordable housing and mixed-use development. Brooklyn has approved 85 smaller private rezonings to support increased development in Brooklyn since 2014. The 2005 Greenpoint/Williamsburg rezoning has enabled significant multi-family development. Because of this, the area saw large increase in the total number of residences. The proposed project will continue with this goal to provide dense mixed-use development.

SECTION IV - PROPERTY'S ENVIRONMENTAL HISTORY

Previous Reports

The following reports have been reviewed and submitted as part of the Requestor / Volunteer's BCP application:

- *Phase I Environmental Site Assessment (ESA) Report, Hydro Tech Environmental Corp., October 27, 2011*
- *Phase II Environmental Sub Surface Investigation, EEA, INC., December 2011*
- *Phase II Environmental Site Assessment, Hydro Tech Environmental Corp., April 5, 2012*
- *Phase I Environmental Site Assessment Report, Hydro Tech Environmental Corp., June 3, 2012*
- *Phase I Environmental Site Assessment Report, Hydro Tech Environmental Corp., July 25, 2016*
- *Phase I Environmental Site Assessment (ESA) Report, Touchstone Environmental., April 2024*

The historical environmental information is included in **Exhibit C**.

Past Use of the Site

Records from 1887 show the Site as four abutting vacant undeveloped lots. By 1905, the Site is shown as being part of Meisel Danowitz & Co. woodworking operation and contained four 1- to 2-story buildings identified as "moulding shed", "planning & moulding lumber racks" , "kiln house", and an office. By 1916, the structures remain but were identified as "vacant and dilapidated"; by 1942 identified as "wool & rags sorting and baling"; and from 1951 until 1992 identified as "electric plating, storage, lacquer spraying". NYC Department of Finance (DOF) records showed the Site was owned by the Berkman Family. Between 1993 and 2004, the structures remain but the use was unknown. By 2003, the Berkman Family sold the property to Blue Diamond Development, LLC. In August 2005, the NYC Department of Buildings (DOB) issued a demolition, and buildings were later demolished. By 2009, the property was sold to 55 Eckford Street Brooklyn LLC / Madison Realty Capital L.P. Between 2009 and 2015, construction permits were issued by NYCOB for the Site redevelopment into residential apartments. By 2016, a stop work order has been issued for the Site, and construction has been paused since then. According to the previous investigations performed at the Site (see Section 4.0), the Site was entered into the BCP under Site No. C224168 in 2017, with the Applicant, TCJ Construction, deemed a Volunteer. By the time of the BCP Application in May 2024, the Site contains a 6-story steel structure for an unfinished building and the property is surrounded by a construction fence.

Records from as early as 1887 show the surrounding areas to the north, west and east of the Site as subdivided vacant interspersed with 2- to 3-story dwellings. The property to the south of the Site is shown with several 1-to 2-story story buildings labeled as "Plastering Hair Manufacturing Co." By early 1900s until the mid-2000s, the surrounding vicinity saw denser development with multiple 2 to 3-story -story dwellings and several manufacturing and commercial facilities (e.g., cooperage, lumber yards,

moving pictures, cab company, garage, printing, furniture manufacturing, etc.). By late 2000s, the manufacturing properties were redeveloped into multi-story residential apartments. By July 16, 2015, the property that abuts the Site to the north (Former Carter Spray Finishing Corp. at 65 Eckford Street), was entered into the BCP under Site No. C224218 with documented contamination in soil related to historical operations and fuel storage in underground tanks.

Sampling Data

The previous Phase II laboratory soil analytical results were compared to NYSDEC Part 375 UUSCOs, RRUSCOs, PGWSCOs and the exceedances are summarized in **Table 1**. The Phase II groundwater analytical results were compared to TOGS 1.1.1 AWQS and the exceedances are summarized in **Table 2**. The Phase soil vapor analytical results were evaluated, and the elevated concentrations are summarized in **Table 3**.

- **Soil Chemistry**

Volatile Organic Compounds (VOCs)

cVOCs, specifically TCE (maximum concentration [max] of 1.2 milligram per kilogram [mg/kg]) and methylene chloride (max of 1.1 mg/kg) were detected at concentrations above Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Protection of Groundwater Soil Cleanup Objectives (PGWSCOs) but below Residential Use Soil Cleanup Objectives (RUSCOs). A spider diagram of the cVOCs exceedances is included as **Figure 9A.**

Total Metals

Seven (7) metals including arsenic (max of 273 mg/kg), barium (max of 605 mg/kg), cadmium (max of 4.62 mg/kg), chromium (max of 113 mg/kg), copper (max of 1,020 mg/kg), lead (max of 2,410 mg/kg), mercury (max of 8.17 mg/kg), and nickel (max of 1,240 mg/kg) were detected at concentrations above their applicable UUSCOs, RUSCOs and/or the PGWSCO. A spider diagram of the metal exceedances is included as **Figure 9B.**

- **Groundwater Chemistry**

Metals

Six (6) dissolved metals including arsenic (max of 2.36 milligrams per liter [mg/L]), iron (max of 30.5 mg/L), lead (max of 0.294 mg/L), manganese (max of 0.784 mg/L), selenium (max of 0.02 mg/L), silver (max of 0.073 mg/L) and sodium (max of 259 mg/L) were reported at concentrations exceeding their applicable TOGS 1.1.1 GQS.

A spider diagram showing the groundwater exceedances is included as **Figure 10**.

- **Soil Vapor Chemistry**

Six (6) soil vapor samples were collected and evaluated. Soil vapor samples showed elevated detections of the TCE (max of 1,700 micrograms per cubic meter [ug/m^3]).

A spider diagram showing the elevated soil vapor concentrations is included as **Figure 11**.

SECTION V - REQUESTOR INFORMATION

The Requestor is 55 Eckford St LLC., a New York limited liability company, with a business address located at 100 Jericho Quadrangle, Suite 220, Jericho, NY 11753. 55 Eckford St LLC. is formed from an operating agreement entered into by the Members that was made effective as of September 21, 2023. The names, ownership percentages, and the business, residence, or mailing address of each of the Members is as follows:

Member Company	Ownership Percentage	Name	Title	Address
Poise RE Dev Holdings LLC	50.0%	Val Katayev	President	100 Jericho Quadrangle, Suite 220 Jericho, NY 11753
DSKAY Realty Holding LLC	50.0%	Daniel Kaykov	Managing Member	100 Jericho Quadrangle, Suite 220 Jericho, NY 11753

Daniel Kaykov is an authorized signatory for 55 Eckford St LLC., which is authorized to conduct business in New York State.

The Requestor is the owner of the property identified as 55 Eckford Street, Brooklyn, NY, Block 2698 Lot 32 on the Kings County Tax Map (Site) as of April 24, 2024. The Deed is provided in **Exhibit A**. A print-out of the entity information from the New York State Department of State's Corporation & Business Entity Database is provided in **Exhibit D**.

SECTION VI - REQUESTOR ELIGIBILITY

The Requestor meets the definition of Volunteer per ECL 27-1405(1) because (i) the requestor performed a Phase I Environmental Site Assessment dated, April 2024 that satisfied the "All Appropriate Inquiry" requirements of 40 CFR 312 prior to entering contract. Moreover, ii) the Requestor has not owned or operated the Site at the time of the disposal of hazardous substances, waste, and/or petroleum, if any, and (iii) the Requestor is an unrelated third-party LLC and neither it or its members has any direct involvement with the ownership or operation of the Site.

The Requestor will continue to exercise appropriate care by implementing the requirements of the BCP and is prepared to undertake all necessary remediation required to address contamination at the Site. As such, the Requestor is a Volunteer as defined in ECL 27-1405(1)(b).

SECTION IX - CURRENT PROPERTY OWNER AND OPERATOR INFORMATION

The current property owner is 55 Eckford St LLC. The historical owners and operators of the property do not have any relationship with the Requestor / Current Owner. Please refer to Section IX of the application form Current Property Owner and Operator Information.

The NYC Department of Finance (DOF) website lists the following ownership records and deed transfers:

Property Owner	Last Known Address	Phone No.	Date of Ownership or Operation	Relationship of Owner to Requestor
55 Eckford St LLC	100 Jericho Quadrangle, Jericho, NY	(203)513-7480	04/24/2024 to Current	Requestor
Eckford-Greenpoint LLC	10 Glenville Street, Greenwich CT	(201)525-6285	12/28/20212 to 02/12/2013	None
55 Eckford Street Brooklyn LLC	825 Third Avenue, New York, NY	(718)645-5600	06/22/2009 to 12/17/2009	None
Blue Diamond Development LLC	199 Lee St., Suite 287 Brooklyn, NY	N/A	09/16/2003 to 03/16/2004	None
Berkman, Gerald	55 Eckford St., Brooklyn, NY	N/A	01/30/2002 to 02/25/2002	None
Berkman, Arlyne Revocable Living Trust	6655 NY 15th St., Margate, FL	N/A	10/31/1995 to 12/21/1995	None
Berkman, Donald	71 Margaret Drive, Valley Stream, NY	N/A	03/04/1994 to 04/15/1994	None
Berkman, Donald	71 Margaret Drive, Valley Stream, NY	N/A	01/05/1972 to 01/05/1972	None
Berkman, Donald	71 Margaret Drive, Valley Stream, NY	N/A	12/27/1971 to 12/27/1971	None

SECTION XI - CONTACT LIST INFORMATION

Please refer to **Exhibit E** for the Site Contact List and **Exhibit F** for the Document Repository Letters.

TABLES

Table 1 - Soil Data Summary
Brownfield Cleanup Application

55 ECKFORD ST., LLC SITE
55 Eckford Street
Brooklyn, New York 11222
Block 2698, Lot 32
BCP Site No. C224168

Soil Summary Table				
Analytes > RRUSCOs	Detections > RRUSCOs	Maximum Detection (ppm)	RRUSCO (ppm)	Depth (ft bgs)
Benzo(a)anthracene	2	2.25	1	0-2
Benzo(a)pyrene	1	1.57	1	0-2
Benzo(b)fluoranthene	1	1.21	1	0-2
Benzo(k)fluoranthene	1	1.81	1	0-2
Chrysene	5	2.14	3.9	0-2
Arsenic	8	273	16	8-10
Cadmium	2	4.62	2.5	0-2
Chromium	3	51	36	0-2
Mercury, Total	1	2.75	0.81	1-3
Arsenic	8	273	16	8-10
Cadmium	2	4.62	2.5	0-2
Chromium	3	51.2	36	0-2
Copper	5	590	270	6-8
Lead	7	2,980	400	8-10
Mercury	5	27.4	0.81	7-9
Nickel	6	1,030	180	0-2

Notes:

Analytes > RRUSCOs: Displays analytes that exceeded the NYSDEC Part 375 Restricted Residential Use
Detections > RRUSCOs: Number of detections over the applicable RRUSCO.
Maximum Detection (ppm): Maximum detection in parts per million.
RRUSCO (ppm): Restricted Residential Use Soil Cleanup Objective in parts per million.
Depth (ft bgs): Range of depths that exceeded the respective RRUSCO.

Table 1a - Soil Data Summary
Brownfield Cleanup Application

FORMER BERKMAN BROTHERS SITE
55 Eckford Street
Brooklyn, New York 11222
Block 2698, Lot 32
BCP Site No. C224168

Soil Summary Table				
Analytes > PGWSCOs	Detections > PGWSCOs	Maximum Detection (ppm)	PGWSCOs (ppm)	Depth (ft bgs)
Benzo(a)anthracene	2	2.25	1	0-2
Benzo(a)pyrene	1	1.57	1	0-2
Benzo(b)fluoranthene	1	1.21	1	0-2
Benzo(k)fluoranthene	1	1.81	1	0-2
Chrysene	5	2.14	3.9	0-2
Arsenic	8	273	16	8-10
Mercury, Total	1	2.75	0.73	1-3
Lead	7	2,980	450	8-10
Mercury	5	27.4	0.73	7-9
Nickel	6	1,030	130	0-2

Notes:

Analytes > PGWSCOs: Displays analytes that exceeded the NYSDEC Part 375 Protection of
Detections > PGWSCOs: Number of detections over the applicable PGWSCOs
Maximum Detection (ppm): Maximum detection in parts per million.
PGWSCO (ppm): Protection of Groundwater Use Soil Cleanup Objective in parts per million.
Depth (ft bgs): Range of depths that exceeded the respective PGWSCO.

Table 2 - Groundwater Data Summary
Brownfield Cleanup Application

55 ECKFORD ST., LLC SITE
55 Eckford Street
Brooklyn, New York 11222
Block 2698, Lot 32
BCP Site No. C224168

Groundwater Summary Table			
Analytes > AWQS	Detections > AWQS	Maximum Detection (ppb)	AWQS (ppb)
sec-Butylbenzene	2	8.8	5
tert-Butylbenzene	1	7	5
Arsenic	5	522	25
Manganese	7	822	300
Sodium	7	29,800	20,000
Iron	7	20,100	300
Silver	7	73	50

Notes:

Analytes > AWQS: Displays analytes that exceed the NYSDEC Technical and Operational Guidance Series (1.1.1) Ambient Water Quality Standards and Guidance Values.
Detections > AWQS: Number of detections over the applicable AWQS.
Maximum Detection (ppb): Maximum detection in parts per billion.
AWQS (ppb): Ambient Water Quality Standard and Guidance Value in parts per billion.

Table 3 - Soil Vapor Data Summary
Brownfield Cleanup Application

55 ECKFORD ST., LLC SITE
55 Eckford Street
Brooklyn, New York 11222
Block 2698, Lot 32
BCP Site No. C224168

Soil Vapor Summary Table			
Analytes	Total Detections	Maximum Detection ($\mu g/m^3$)	Type
1,1-Dichloroethene	1	26	Soil Vapor
Acetone	4	2,300	Soil Vapor
Methylene chloride	6	33	Soil Vapor
Tetrachloroethene	2	84	Soil Vapor
Trichloroethylene	6	1,700	Soil Vapor

Notes:

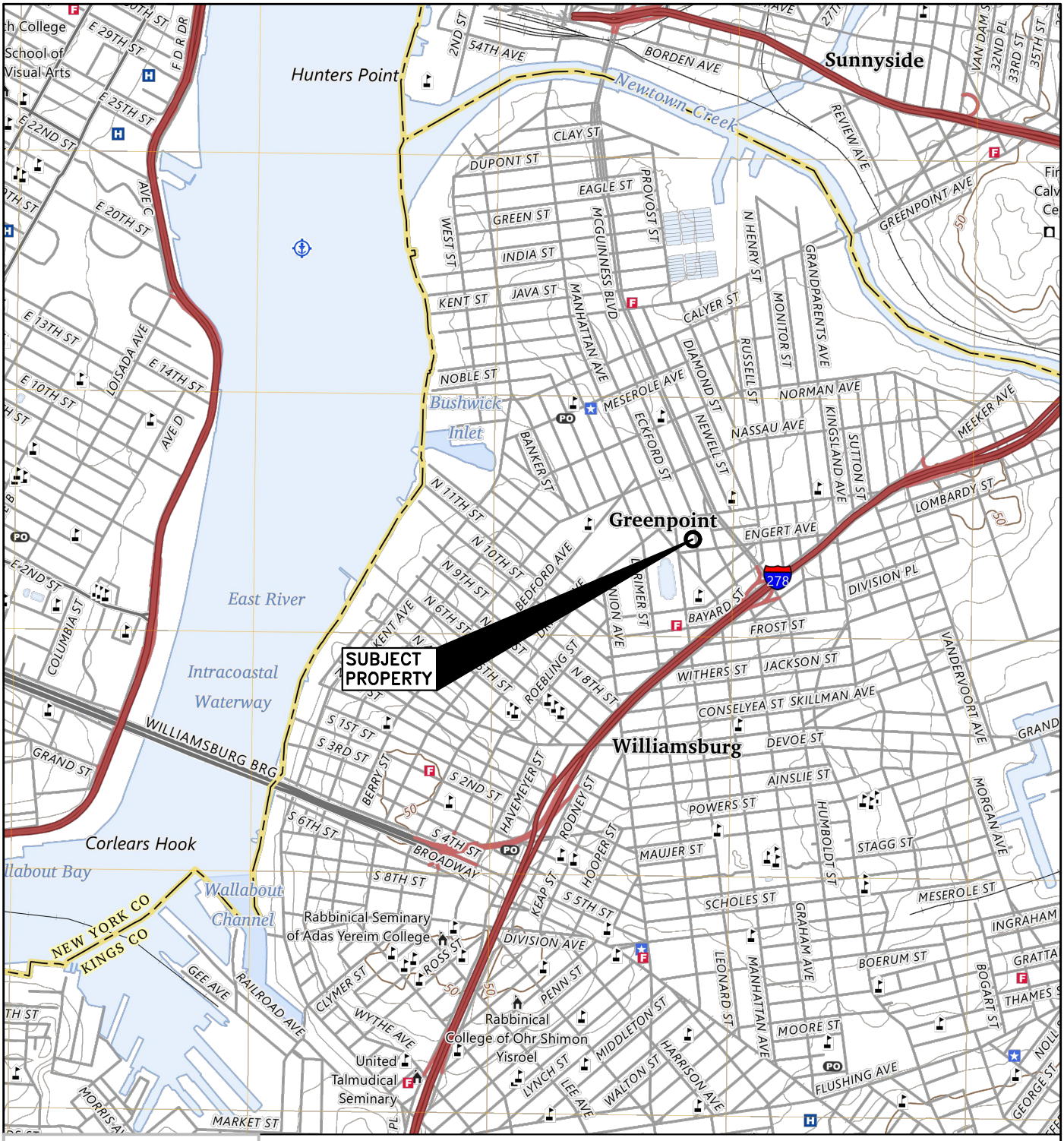
Analytes : Volatile Organic Compounds (VOCs) detected during soil vapor sampling.

Total Detections: Number of samples with detections of VOCs.

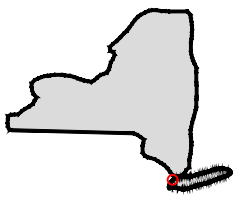
Maximum Detection (µg/m3): Maximum detection in micrograms per cubic meter.

Type: Indicates the range of samples with reported VOC detection from the Phase II soil vapor samples.

FIGURES



NEW YORK



QUADRANGLE LOCATION

SOURCE:

USGS TOPOGRAPHIC MAPS: BROOKLYN, NEW YORK (2023). CONTOUR INTERVAL 10FT., NAVD-1988, ORIGINAL SCALE 1:24,000 (1IN.=2,000FT.).

N
W E
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55 ECKFORD STREET
BROOKLYN, NEW YORK

PREPARED BY:
GZA GeoEnvironmental of NY
Engineers and Scientists
www.gza.com

PREPARED FOR:
55 ECKFORD ST. LLC

SUBJECT PROPERTY LOCATION MAP

PROJ MGR: VW	REVIEWED BY: SK	CHECKED BY: SK	FIGURE 1
DESIGNED BY: VW	DRAWN BY: NQ	SCALE: 1"=2000'	
DATE: JUNE 2024	PROJECT NO. 41.0163263.00	REVISION NO. -	SHEET NO. 1 OF 10

GZA–J:\Active 163200 to 163299\163263.00 – 55 Eckford St BCP\Drawings\GZA CAD\GZANY–2022 – FEET (REPORT FIGURES).dwg [FIG 1 8.5x11] May 17, 2024 – 3:05pm Nolan.Quinn

GENERAL NOTES

1. AERIAL IMAGERY DEVELOPED FROM © 2024 MICROSOFT CORPORATION 2024 MAXAR CNES (2024) DISTRIBUTION AIRBUS DS.

LEGEND

APPROXIMATE SITE BOUNDARY

N
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0 25 50 100
SCALE IN FEET

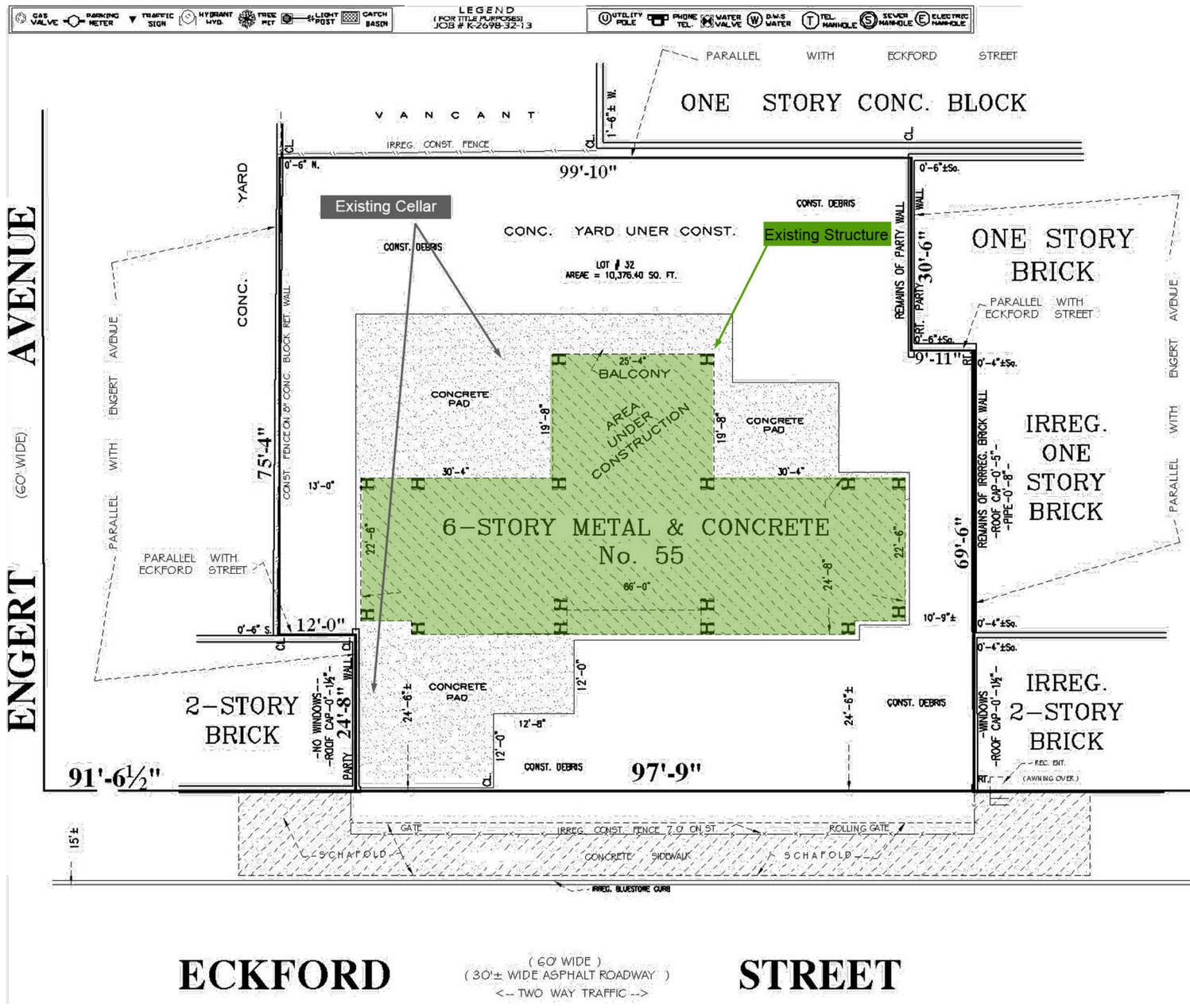
NO.	ISSUE/DESCRIPTION	BY	DATE

55 ECKFORD STREET
BROOKLYN, NEW YORK

FIGURE 2 - PROPERTY LOCATION MAP - AERIAL
BROWNFIELD CLEANUP PROGRAM APPLICATION

PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		PREPARED FOR: 55 ECKFORD ST. LLC	
PROJ MGR: RM	REVIEWED BY: VW	CHECKED BY: VW	FIGURE 2
DESIGNED BY: RM	DRAWN BY: NQ	SCALE: 1"=50"	
DATE: JUNE 2024	PROJECT NO. 41.0163263.00	REVISION NO. -	SHEET NO. 2 OF 11

GZA-J:\Active 163200 to 163299\163263.00 - 55 Eckford St BCP\Drawings\GZA CAD\55 Eckford.dwg [FIG 2 - Site Plan Aerial] May 31, 2024 - 12:36pm jackson.bogach



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "TITLE SURVEY", FOR BLOCK 2698, LOT 32, SECTION 8, KINGS COUNTRY, PREPARED BY "AAA GROUP", ORIGINAL SCALE 1"=16', DATED OCTOBER 13, 2013.

LEGEND

APPROXIMATE SITE BOUNDARY

N E S W

0 10 20 40

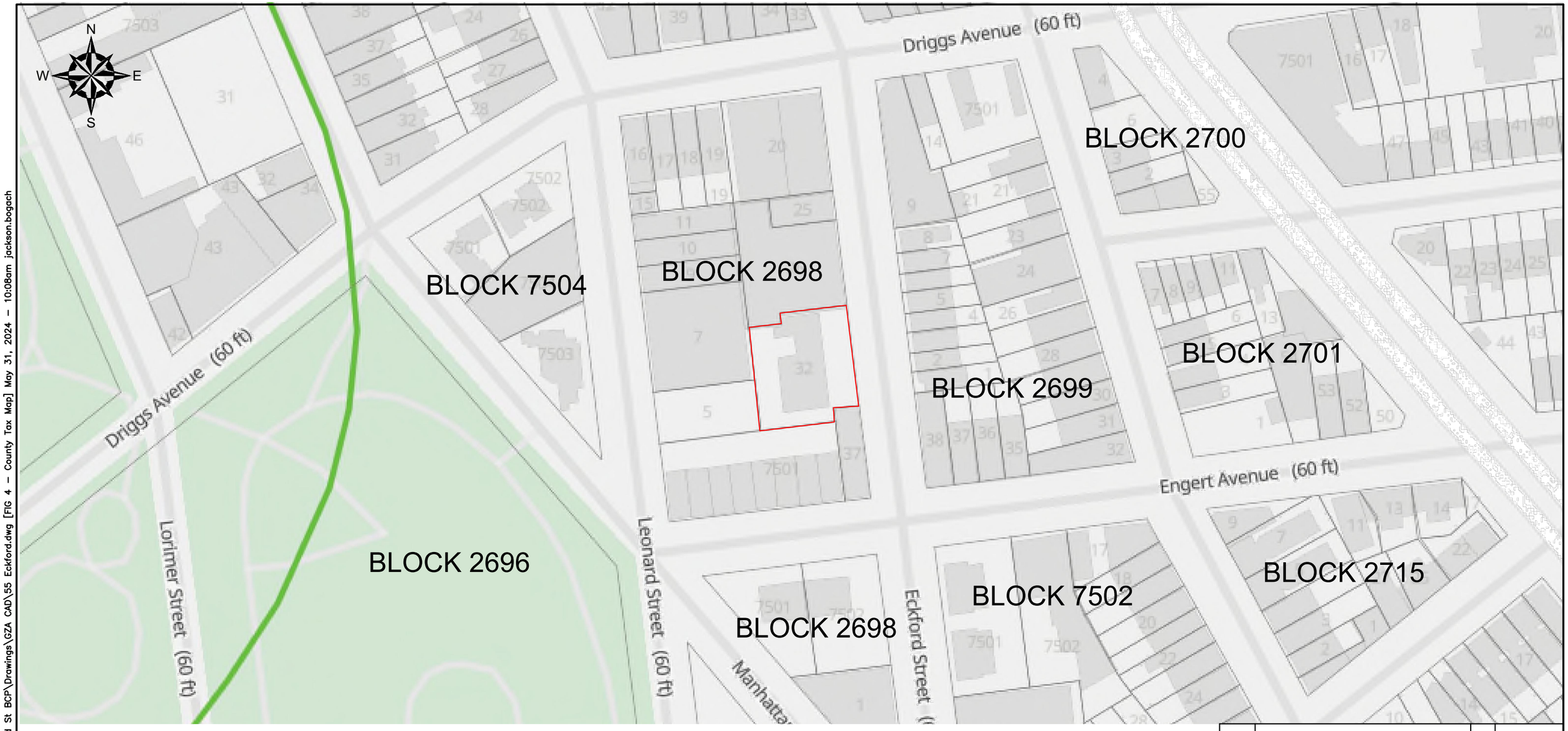
SCALE IN FEET

NO.	ISSUE/DESCRIPTION	BY	DATE

55 ECKFORD STREET
BROOKLYN, NEW YORK

FIGURE 3 - SITE SURVEY
BROWNFIELD CLEANUP PROGRAM APPLICATION

PREPARED BY:	PREPARED FOR:		
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com	55 ECKFORD ST. LLC		
PROJ MGR: RM	REVIEWED BY: VW	CHECKED BY: VW	FIGURE 3
DESIGNED BY: RM	DRAWN BY: NQ	SCALE: 1"= 20"	
DATE: JUNE 2024	PROJECT NO. 41.0163263.00	REVISION NO. -	SHEET NO. 3 OF 11



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "NEW YORK CITY'S ZONING & LAND USE MAP (ZOLA)", PREPARED BY "THE CITY OF NEW YORK", ACCESSED MAY 2024.

LEGEND

APPROXIMATE SITE BOUNDARY

0 50 100 200

SCALE IN FEET

NO.	ISSUE/DESCRIPTION	BY	DATE

55 ECKFORD STREET
BROOKLYN, NEW YORK

FIGURE 4 - COUNTY TAX MAP
BROWNFIELD CLEANUP PROGRAM APPLICATION

PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		PREPARED FOR: 55 ECKFORD ST. LLC	
PROJ MGR: RM	REVIEWED BY: VW	CHECKED BY: VW	FIGURE 4
DESIGNED BY: RM	DRAWN BY: NQ	SCALE: 1"=100"	
DATE: JUNE 2024	PROJECT NO. 41.0163263.00	REVISION NO. -	SHEET NO. 4 OF 11

GZA-J:\Active 163200 to 163299\163263.00 - 55 Eckford St BCP\Drawings\GZA CAD\55 Eckford.dwg [FIG 4 - County Tax Map] May 31, 2024 - 10:08am jackson.bogach

GENERAL NOTES

1. AERIAL IMAGERY DEVELOPED FROM © 2024 MICROSOFT CORPORATION 2024 MAXAR CNES (2024) DISTRIBUTION AIRBUS DS.
2. TAX PARCEL LOCATIONS DEVELOPED FROM NYC OPEN DATA GIS BASEMAP PREPARED BY NYC DOITT GIS, LAST UPDATE MAY 2016.
3. ADDRESS AND OWNER NAMES DEVELOPED FROM NEW YORK CITY DEPARTMENT OF PLANNING ZONING & LAND USE MAP (ZOLA), ACCESSED MAY 2024.

LEGEND

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE LOCATION OF SURROUNDING TAX LOTS

N
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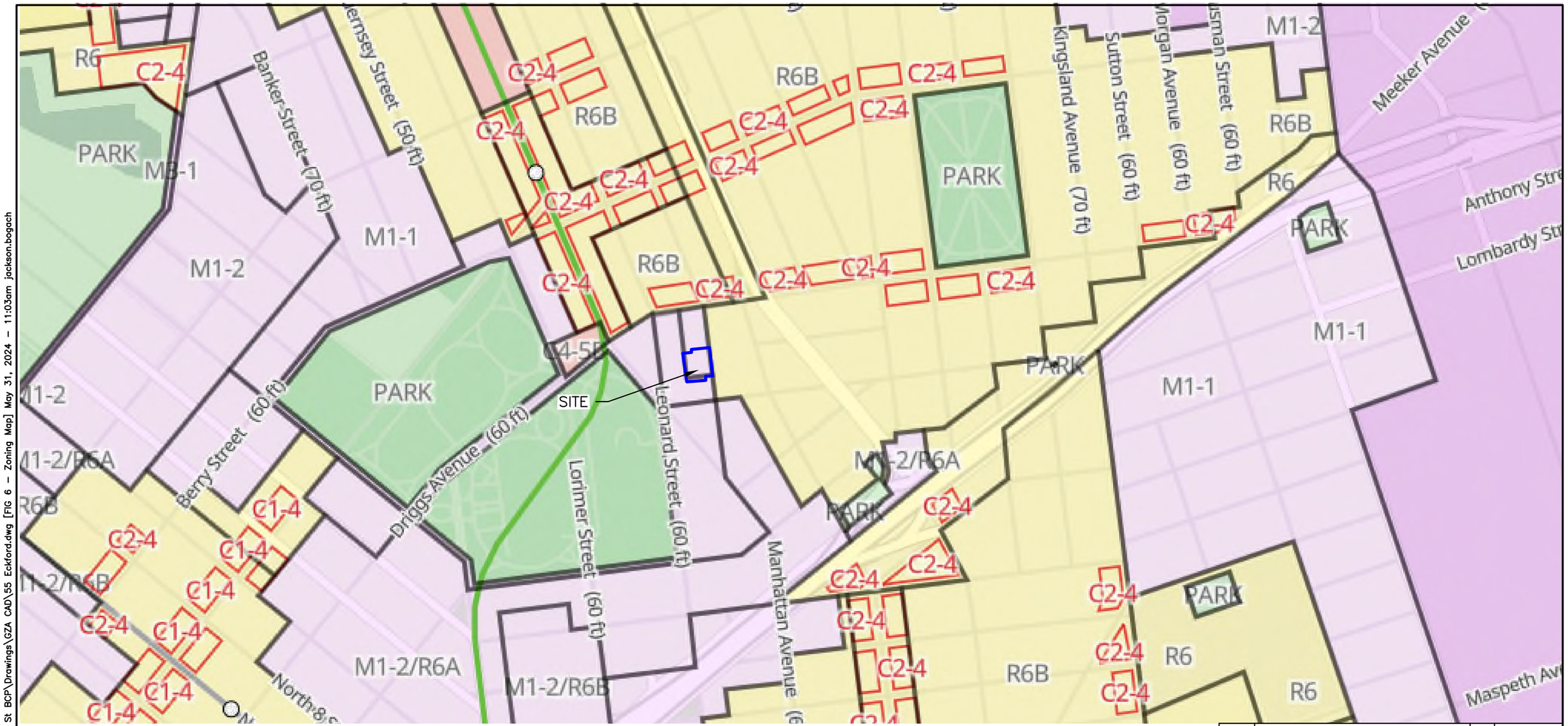
0 25 50 100
SCALE IN FEET

NO.	ISSUE/DESCRIPTION	BY	DATE

55 ECKFORD STREET
BROOKLYN, NEW YORK

FIGURE 5 - PROPERTY BASE MAP
BROWNFIELD CLEANUP PROGRAM APPLICATION

PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		PREPARED FOR: 55 ECKFORD ST. LLC	
PROJ MGR: RM	REVIEWED BY: VW	CHECKED BY: VW	FIGURE 5
DESIGNED BY: RM	DRAWN BY: JB	SCALE: 1"=50"	
DATE: JUNE 2024	PROJECT NO. 41.0163263.00	REVISION NO. -	SHEET NO. 5 OF 11



GENERAL NOTES

1. BASE MAP DEVELOPED FROM NEW YORK CITY'S ZONING & LAND USE MAP, PREPARED BY NYC DEPARTMENT OF CITY PLANNING, ACCESSED MAY 2024.

LEGEND

APPROXIMATE SITE BOUNDARY

Zoning and Land Use

- Tax Lots
- Zoning Districts
  - Commercial Districts
  - Manufacturing Districts
  - Residence Districts
  - Parks
  - Battery Park City
- Commercial Overlays
  - C1-1 through C1-5
  - C2-1 through C2-5

N W E S

0 250 500 1000

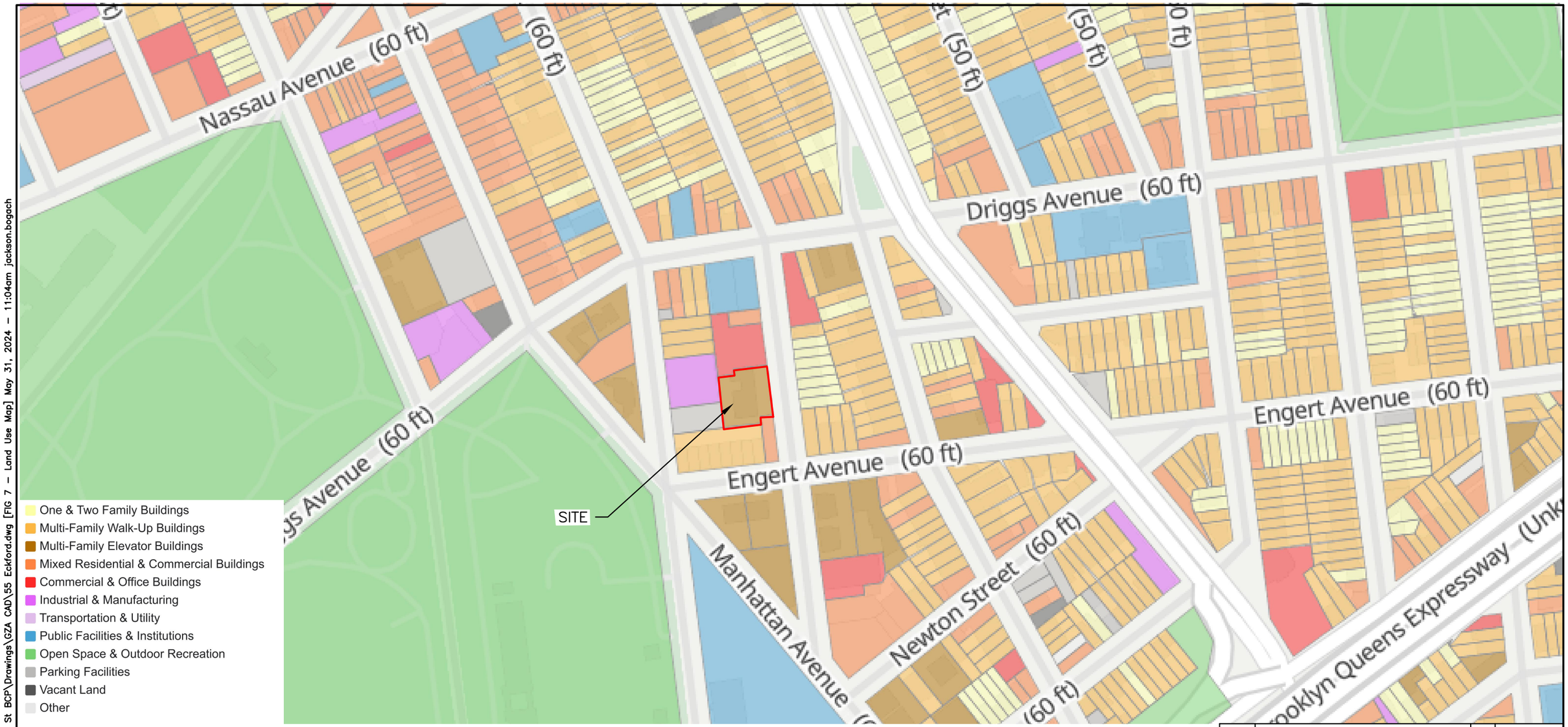
SCALE IN FEET

NO.	ISSUE/DESCRIPTION	BY	DATE

55 ECKFORD STREET
BROOKLYN, NEW YORK

FIGURE 6 - ZONING MAP
BROWNFIELD CLEANUP PROGRAM APPLICATION

PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		55 ECKFORD ST. LLC	
PROJ MGR: RM	REVIEWED BY: VW	CHECKED BY: VW	FIGURE 6
DESIGNED BY: RM	DRAWN BY: NQ	SCALE: 1"=500'	
DATE: JUNE 2024	PROJECT NO. 41.0163263.00	REVISION NO. -	SHEET NO. 6 OF 11



GENERAL NOTES

1. BASE MAP DEVELOPED FROM NEW YORK CITY'S ZONING & LAND USE MAP, PREPARED BY NYC DEPARTMENT OF CITY PLANNING, ACCESSED MAY 2024.

LEGEND

APPROXIMATE SITE BOUNDARY

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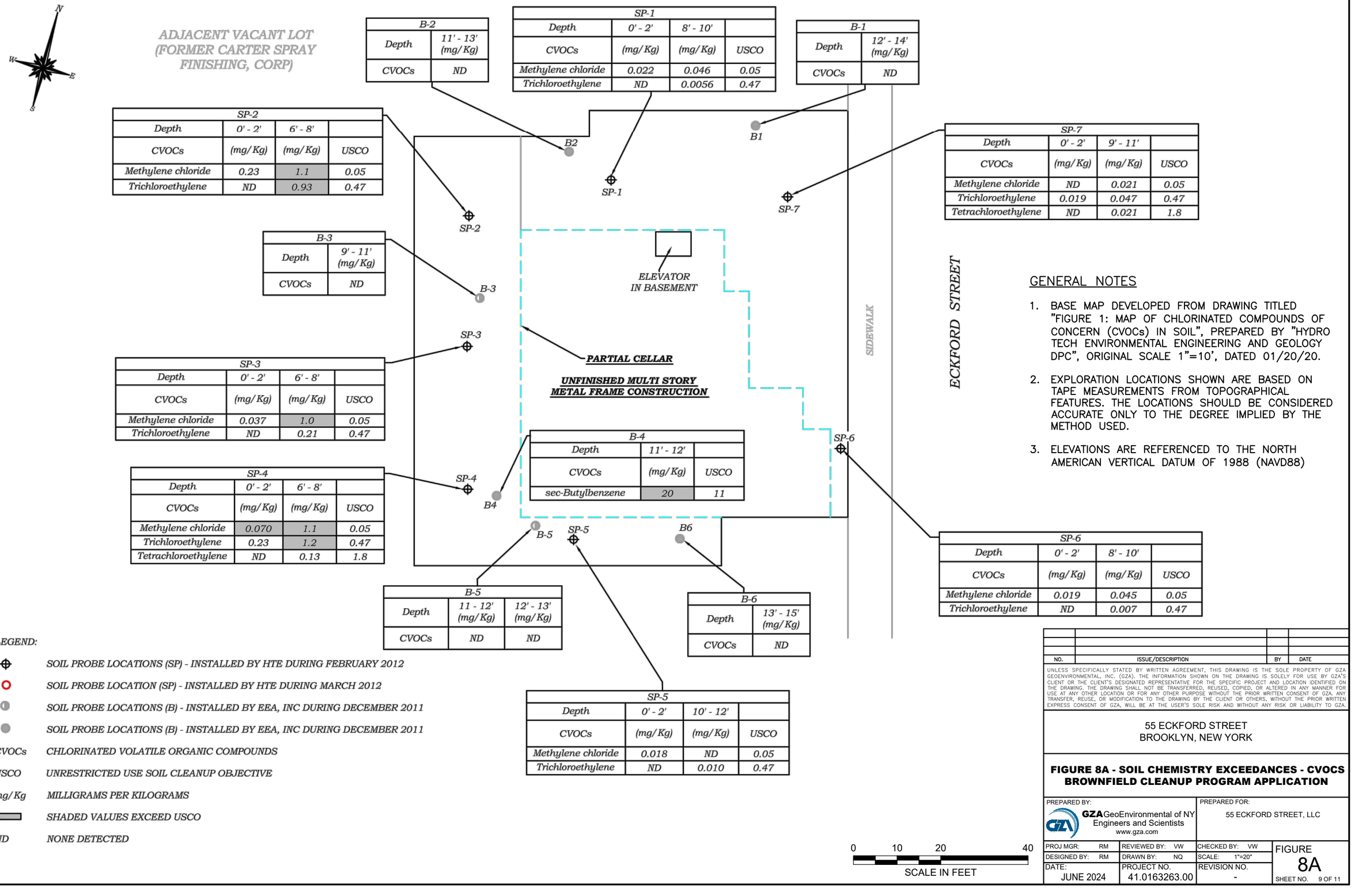
0 100 200 400
SCALE IN FEET

NO.	ISSUE/DESCRIPTION	BY	DATE

55 ECKFORD STREET
BROOKLYN, NEW YORK

FIGURE 7 - LAND USE MAP
BROWNFIELD CLEANUP PROGRAM APPLICATION

PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		PREPARED FOR: 55 ECKFORD ST. LLC	
PROJ MGR: RM	REVIEWED BY: VW	CHECKED BY: VW	FIGURE 7
DESIGNED BY: RM	DRAWN BY: NQ	SCALE: 1"=200"	
DATE: JUNE 2024	PROJECT NO. 41.0163263.00	REVISION NO. -	SHEET NO. 7 OF 11



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "FIGURE 1: MAP OF CHLORINATED COMPOUNDS OF CONCERN (CVOCs) IN SOIL", PREPARED BY "HYDRO TECH ENVIRONMENTAL ENGINEERING AND GEOLOGY DPC", ORIGINAL SCALE 1"=10', DATED 01/20/20.
2. EXPLORATION LOCATIONS SHOWN ARE BASED ON TAPE MEASUREMENTS FROM TOPOGRAPHICAL FEATURES. THE LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

NO.	ISSUE/DESCRIPTION	BY	DATE

55 ECKFORD STREET
BROOKLYN, NEW YORK

FIGURE 8A - SOIL CHEMISTRY EXCEEDANCES - CVOCS
BROWNFIELD CLEANUP PROGRAM APPLICATION

PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		PREPARED FOR: 55 ECKFORD STREET, LLC	
PROJ MGR: RM	REVIEWED BY: VW	CHECKED BY: VW	FIGURE 8A
DESIGNED BY: RM	DRAWN BY: NQ	SCALE: 1"=20"	
DATE: JUNE 2024	PROJECT NO. 41.0163263.00	REVISION NO. -	SHEET NO. 9 OF 11

SP-2			
Depth	11' - 13'	USCO	RSCO
METALS	(mg/Kg)	(mg/Kg)	(mg/Kg)
Arsenic	86.3	13	16
Chromium, Trivalent	113	30	36
Lead	895	63	400
Mercury	0.19	0.18	0.81

SP-1				
Depth	0' - 2'	8' - 10'	USCO	RSCO
METALS	(mg/Kg)	(mg/Kg)	(mg/Kg)	(mg/Kg)
Arsenic	NAS	81.2	13	16
Chromium, Trivalent	NAS	33.6	30	36
Copper	NAS	582	50	270
Lead	206	2,980	63	400
Nickel	NAS	652	30	140
Mercury	0.337	1.85	0.18	0.81

B-1			
Depth	12' - 14'	USCO	RSCO
METALS	(mg/Kg)	(mg/Kg)	(mg/Kg)
Arsenic	14.7	13	16
Lead	401	63	400
Mercury	2.15	0.18	0.81
Selenium	9.7	3.9	36

SP-7				
Depth	0' - 2'	9' - 11'	USCO	RSCO
METALS	(mg/Kg)	(mg/Kg)	(mg/Kg)	(mg/Kg)
Arsenic	72.2	57.6	13	16
Barium	352	356	350	350
Chromium, Trivalent	35.8	NAS	30	36
Copper	1,020	361	50	270
Lead	1,140	884	63	400
Nickel	1,030	376	30	140

SP-2				
Depth	0' - 2'	6' - 8'	USCO	RSCO
METALS	(mg/Kg)	(mg/Kg)	(mg/Kg)	(mg/Kg)
Arsenic	NAS	273	13	16
Cadmium	2.56	NAS	2.5	2.5
Chromium, Trivalent	38.3	42.1	30	36
Copper	NAS	482	50	270
Lead	160	1,430	63	400
Nickel	NAS	290	30	140
Mercury	0.19	1.37	0.18	0.81

SP-8			
Depth	7' - 9'	USCO	RSCO
METALS	(mg/Kg)	(mg/Kg)	(mg/Kg)
Lead	219	63	400
Mercury	27.4	0.18	0.81

B-3			
Depth	9' - 11'	USCO	RSCO
METALS	(mg/Kg)	(mg/Kg)	(mg/Kg)
Arsenic	63.3	13	16
Chromium, Trivalent	37.5	30	36
Lead	590	63	400
Mercury	1.77	0.18	0.81
Selenium	4.3	3.9	36

SP-8			
Depth	7' - 9'	USCO	RSCO
METALS	(mg/Kg)	(mg/Kg)	(mg/Kg)
Arsenic	29.8	13	16
Lead	358	63	400
Mercury	8.17	0.18	0.81

SP-3				
Depth	0' - 2'	6' - 8'	USCO	RSCO
METALS	(mg/Kg)	(mg/Kg)	(mg/Kg)	(mg/Kg)
Arsenic	24.9	153	13	16
Chromium, Trivalent	34.9	NAS	30	36
Copper	154	590	50	270
Lead	411	1,660	63	400
Nickel	143	163	30	140

B-5				
Depth	11 - 12'	13' - 15'	USCO	RSCO
METALS	(mg/Kg)	(mg/Kg)	(mg/Kg)	(mg/Kg)
Lead	172	1,080	63	400
Mercury	0.53	0.23	0.18	0.81

SP-6				
Depth	0' - 2'	8' - 10'	USCO	RRSCO
METALS	(mg/Kg)	(mg/Kg)	(mg/Kg)	(mg/Kg)
Arsenic	139	77.5	13	16
Barium	464	NAS	350	350
Chromium, Trivalent	51.5	38.2	30	36
Copper	987	258	50	270
Lead	1,670	630	63	400
Nickel	1,240	608	30	140

SP-4				
Depth	0' - 2'	6' - 8'	USCO	RSCO
METALS	(mg/Kg)	(mg/Kg)	(mg/Kg)	(mg/Kg)
Arsenic	88.2	102	13	16
Barium	605	NAS	350	350
Cadmium	4.62	NAS	2.5	2.5
Chromium, Trivalent	36.7	36.7	30	36
Copper	833	712	50	270
Lead	2,410	621	63	400
Nickel	462	637	30	140

B-4			
Depth	10' - 12'	USCO	RSCO
METALS	(mg/Kg)	(mg/Kg)	(mg/Kg)
Lead	76	63	400
Mercury	0.90	0.18	0.81

SP-5				
Depth	0' - 2'	10' - 12'	USCO	RSCO
METALS	(mg/Kg)	(mg/Kg)	(mg/Kg)	(mg/Kg)
Arsenic	NAS	33	13	16
Barium	NAS	564	350	350
Copper	52.7	354	50	270
Lead	126	1,050	63	400
Nickel	42.6	126	30	140
Mercury	0.183	2.03	0.18	0.81

B-6			
Depth	13' - 15'	USCO	RSCO
METALS	(mg/Kg)	(mg/Kg)	(mg/Kg)
Arsenic	53.9	13	16
Lead	547	63	400
Mercury	0.23	0.18	0.81

ADJACENT VACANT LOT
(FORMER CARTER SPRAY FINISHING, CORP)

ELEVATOR IN BASEMENT

PARTIAL CELLAR

UNFINISHED MULTI-STORY METAL FRAME CONSTRUCTION

SIDEWALK

ECKFORD STREET

B1 B2 B3 B4 B5 B6
SP-1 SP-2 SP-3 SP-4 SP-5 SP-6 SP-7 SP-8 SP-9

LEGEND:

- SOIL PROBE LOCATIONS (SP) - INSTALLED BY HTE DURING FEBRUARY 2012
- SOIL PROBE LOCATION (SP) - INSTALLED BY HTE DURING MARCH 2012
- SOIL PROBE LOCATIONS (B) - INSTALLED BY EEA, INC DURING DECEMBER 2011
- SOIL PROBE LOCATIONS (B) - INSTALLED BY EEA, INC DURING DECEMBER 2011
- USCO UNRESTRICTED USE SOIL CLEANUP OBJECTIVE
- RSCO RESTRICTED USE SOIL CLEANUP OBJECTIVE
- mg/Kg MILLIGRAMS PER KILOGRAMS
- SHADED VALUES EXCEED USCO
- SHADED VALUES EXCEED RSCO
- NAS NONE ABOVE STANDARDS

GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "FIGURE 2: METALS OF CONCERN IN SOIL", PREPARED BY "HYDRO TECH ENVIRONMENTAL CORP", ORIGINAL SCALE 1"=10', DATED 04/03/11.
2. EXPLORATION LOCATIONS SHOWN ARE BASED ON TAPE MEASUREMENTS FROM TOPOGRAPHICAL FEATURES. THE LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

0 10 20 40
SCALE IN FEET

NO.	ISSUE/DESCRIPTION	BY	DATE

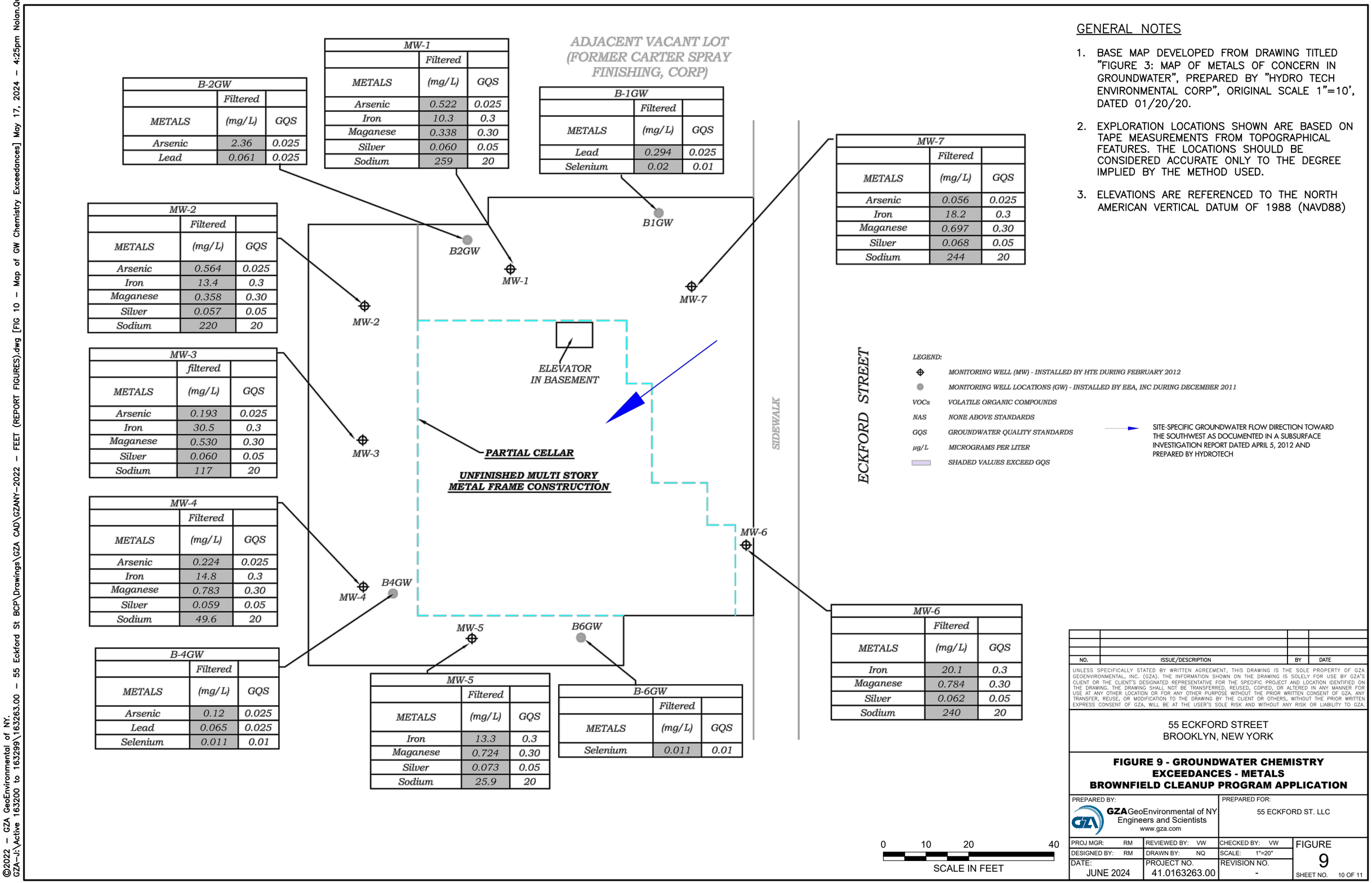
55 ECKFORD STREET
BROOKLYN, NEW YORK

FIGURE 8B - SOIL CHEMISTRY EXCEEDANCES METALS
BROWNFIELD CLEANUP PROGRAM APPLICATION

PREPARED BY:
GZA GeoEnvironmental of NY
Engineers and Scientists
www.gza.com

PREPARED FOR:
55 ECKFORD ST. LLC

PROJ MGR: RM	REVIEWED BY: VW	CHECKED BY: VW	FIGURE 8B
DESIGNED BY: RM	DRAWN BY: NQ	SCALE: 1"=20"	
DATE: JUNE 2024	PROJECT NO. 41.0163263.00	REVISION NO. -	SHEET NO. 9 OF 11



GENERAL NOTES

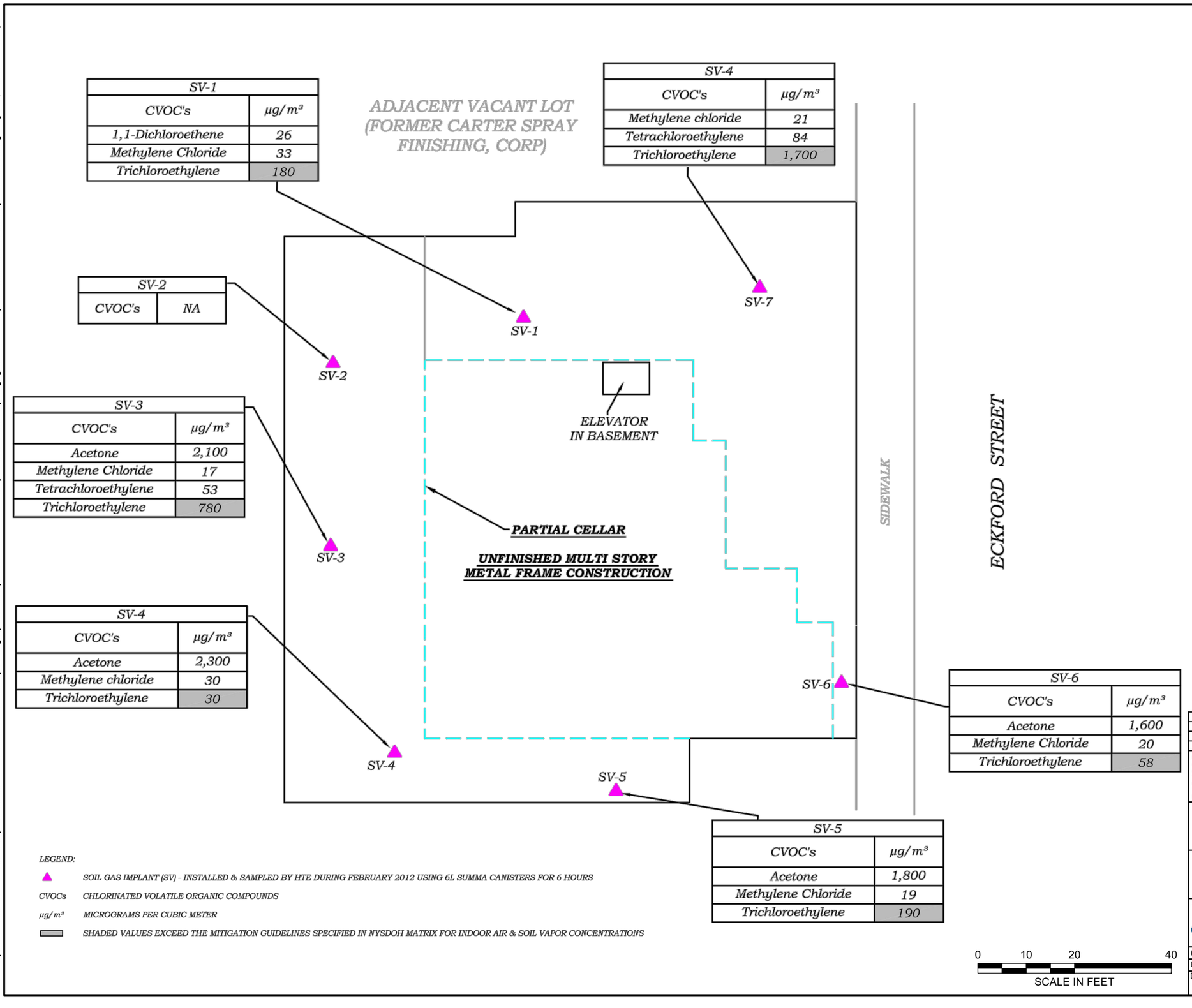
1. BASE MAP DEVELOPED FROM DRAWING TITLED "FIGURE 3: MAP OF METALS OF CONCERN IN GROUNDWATER", PREPARED BY "HYDRO TECH ENVIRONMENTAL CORP", ORIGINAL SCALE 1"=10', DATED 01/20/20.
2. EXPLORATION LOCATIONS SHOWN ARE BASED ON TAPE MEASUREMENTS FROM TOPOGRAPHICAL FEATURES. THE LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

NO.	ISSUE/DESCRIPTION	BY	DATE

55 ECKFORD STREET
BROOKLYN, NEW YORK

FIGURE 9 - GROUNDWATER CHEMISTRY EXCEEDANCES - METALS
BROWNFIELD CLEANUP PROGRAM APPLICATION

PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		PREPARED FOR: 55 ECKFORD ST. LLC	
PROJ MGR: RM	REVIEWED BY: VW	CHECKED BY: VW	FIGURE 9
DESIGNED BY: RM	DRAWN BY: NQ	SCALE: 1"=20"	
DATE: JUNE 2024	PROJECT NO. 41.0163263.00	REVISION NO. -	SHEET NO. 10 OF 11



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "FIGURE 4: MAP OF CVOCS IN SOIL VAPOR", PREPARED BY "HYDRO TECH ENVIRONMENTAL CORP", ORIGINAL SCALE 1"=10', DATED 01/20/20.
2. EXPLORATION LOCATIONS SHOWN ARE BASED ON TAPE MEASUREMENTS FROM TOPOGRAPHICAL FEATURES. THE LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

NO.	ISSUE/DESCRIPTION	BY	DATE

55 ECKFORD STREET
BROOKLYN, NEW YORK

FIGURE 10 - SOIL VAPOR DETECTIONS - CVOCS BROWNFIELD CLEANUP PROGRAM APPLICATION

PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		PREPARED FOR: 55 ECKFORD ST. LLC	
PROJ MGR: RM	REVIEWED BY: VW	CHECKED BY: VW	FIGURE 10
DESIGNED BY: RM	DRAWN BY: NQ	SCALE: 1"=20"	
DATE: JUNE 2024	PROJECT NO. 41.0163263.00	REVISION NO. -	SHEET NO. 11 OF 11

EXHIBIT A

DEED

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.

2024042500193001002EEED5

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 5**

Document ID: 2024042500193001 Document Date: 04-24-2024 Preparation Date: 04-25-2024
Document Type: DEED
Document Page Count: 3

PRESENTER:	**RETURN TO:**
INSIGNIA NATIONAL TITLE AGENCY, LLC 31 WEST 34TH STREET - SUITE 7028 TITLE NO. ITC-21829-23FN NEW YORK, NY 10001 212-465-0777 RECORDINGS@INTALLC.COM	INSIGNIA NATIONAL TITLE AGENCY, LLC 31 WEST 34TH STREET - SUITE 7028 TITLE NO. ITC-21829-23FN NEW YORK, NY 10001 212-465-0777 RECORDINGS@INTALLC.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2698	32	Entire Lot	55 ECKFORD STREET

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

CRFN_____ *or* DocumentID_____ *or* _____ Year_____ Reel____ Page_____ *or* File Number_____

PARTIES

GRANTOR/SELLER:	**GRANTEE/BUYER:**
HELMUT BORCHET, ESQ AS REFEREE 55 ECKFORD STREET BROOKLYN, NY 11222	55 ECKFORD ST LLC 100 JERICHO QUADRANGLE, STE 220 JERICHO, NY 11753

☒ Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :

Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
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

Filing Fee:	
$	250.00
NYC Real Property Transfer Tax:	
$	189,767.81
NYS Real Estate Transfer Tax:	
$	46,696.00

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

Recorded/Filed 04-25-2024 16:34
City Register File No.(CRFN): **2024000107235**

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2024042500193001002CEC55

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) **PAGE 2 OF 5**

Document ID: 2024042500193001 Document Date: 04-24-2024 Preparation Date: 04-25-2024
Document Type: DEED

PARTIES

GRANTOR/SELLER:
ECKFORD-GREENPOINT LLC
55 ECKFORD STREET
BROOKLYN, NY 11222

-Referee's Deed In Foreclosure-

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY

THIS DEED, made the 24 day of April, in the year two thousand and twenty-four,

BETWEEN

Helmut Borchert, Esq., having an address at 17 Washington Avenue, Glen Head, New York,

Referee,

duly appointed in the action hereinafter mentioned, Grantor,

AND

55 Eckford St LLC, having an address at 100 Jericho Quadrangle, Suite 200, Jericho, New York 11753, hereinafter referred to as the Grantee,

Grantee.

WITNESSETH, that the Grantor, the Referee appointed in the action between

Confidential Lending LLC,

plaintiff,

and

Eckford-Greenpoint LLC, et al.,

defendants,

bearing Index Number 522669/2018, foreclosing a mortgage recorded on the 5th day of August 2013 in the Office of the City Register of the City of New York as City Register File Number 2013000307251, in pursuance of a judgment of the Supreme Court of the State of New York, County of New York, dated January 28, 2022 and filed on February 9, 2022, and in consideration of the sum of Seven Million and 00/100 Dollars ($7,000,000.00) paid by the Grantee, being the highest sum bid at the sale under said judgment does hereby grant and convey unto the Grantee,

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 of New York, and State of New York, known as 55 Eckford Street, being more particularly bounded and described in Schedule A annexed hereto an made a part hereof.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, and assigns forever,

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal, the date first above written.

In presence of:

Helmut Borchert Referee L.S.
HELMUT BORCHERT, *Referee*

Fidelity National Title Insurance Company
by its Authorized Agent

INSIGNIA
NATIONAL TITLE AGENCY, LLC

Title Number: **ITC-21829-K-23FN**

SCHEDULE A – DESCRIPTION

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 Westerly side of Eckford Street, distant 91 feet 6-1/2 inches northerly from the comer formed by the intersection of the westerly side of Eckford Street with the northerly side of Engert Avenue;

RUNNING THENCE westerly parallel with Engert Avenue and through a party wall 24 feet 8 inches;

THENCE southerly parallel with Eckford Street 12 feet;

THENCE westerly parallel with Engert Avenue 75 feet 4 inches;

THENCE northerly parallel with Eckford Street 99 feet 10 inches;

THENCE easterly parallel with Engert Avenue and through a party wall 30 feet 6 inches;

THENCE northerly parallel with Eckford Street and through a party wall 9 feet 11 inches;

THENCE easterly parallel with Engert Avenue and through a party wall 69 feet 6 inches to the westerly side of Eckford Street; and

THENCE southerly along the westerly side of Eckford Street 97 feet 9 inches to the point or place of BEGINNING.

INSURE

FOR INFORMATION ONLY:

PREMISES are designated as Block 2698 Lot 32 on the tax map for the Borough of Brooklyn

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

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of ~~New York~~ Queens , ss:

On the 24 day of April in the year 2024 ,

before me, the undersigned, personally appeared **Helmut Borchert**, 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.

(signature and office of individual taking acknowledgment)

REGINA ANDREWS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AN6295435
Qualified in Suffolk County
Commission Expires January 6, 2026

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

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

(signature and office of individual taking acknowledgment)

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.

(signature and office of individual taking acknowledgment)

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 acknowledgement was taken).

(signature and office of individual taking acknowledgment)

Referee's Deed

HELMUT BORCHERT, Referee

TO

55 ECKFORD ST LLC, Grantee

SECTION	
BLOCK	2698
LOTS	32
COUNTY	Kings
STREET ADDRESS	55 Eckford Street Brooklyn, New York

RETURN BY MAIL TO:

Gary Rosen, Esq.
216 Lakeville Road
Great Neck, NY. 11020

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2024042500193001002S2054

SUPPORTING DOCUMENT COVER PAGE **PAGE 1 OF 1**

Document ID: 2024042500193001 Document Date: 04-24-2024 Preparation Date: 04-25-2024
Document Type: DEED

ASSOCIATED TAX FORM ID: 2023110700256

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	1
RP - 5217 REAL PROPERTY TRANSFER REPORT	1

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: 2698 LOT: 32

(2) Property Address: 55 ECKFORD STREET, BROOKLYN, NY 11222

(3) Owner's Name: 55 ECKFORD ST LLC

Additional Name:

Affirmation:

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

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) 4/24/2024

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

ICS-7CRF-ACRIS REV. 8/08

2023110700256101

FOR CITY USE ONLY

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

C3. Book OR C5. CRFN | | C4. Page | |

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location: 55 (STREET NUMBER) ECKFORD STREET (STREET NAME) BROOKLYN (BOROUGH) 11222 (ZIP CODE)

2. Buyer Name: 55 ECKFORD ST 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: BORCHET, ESQ AS REFEREE (LAST NAME / COMPANY) (FIRST NAME) HELMUT
ECKFORD-GREENPOINT LLC (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
B ☐ 2 or 3 Family Residential
C ☐ Residential Vacant Land
D ☐ Non-Residential Vacant Land
E ☑ Commercial
F ☐ Apartment
G ☐ Entertainment / Amusement
H ☐ Community Service
I ☐ Industrial
J ☐ Public Service

SALE INFORMATION

10. Sale Contract Date: 9 (Month) / 21 (Day) 2023 (Year)

11. Date of Sale / Transfer: 4 (Month) 24 (Day) / 2024 (Year)

12. Full Sale Price $ 7,229,250

(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: D 3

16. Total Assessed Value (of all parcels in transfer): 628200

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

BROOKLYN 2698 32

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 SIGNATURE | 4/24/2024 DATE

100 JERICHO QUADRANGLE, STE 220
STREET NUMBER | STREET NAME (AFTER SALE)

JERICHO | NY | 11753
CITY OR TOWN | STATE | ZIP CODE

BUYER'S ATTORNEY

Ro... | [illegible]
LAST NAME | FIRST NAME

516 | 437-3400
AREA CODE | TELEPHONE NUMBER

SELLER

Helmut Bouchut | 4/24/2024
SELLER SIGNATURE | DATE

2023110700256201

CERTIFICATION

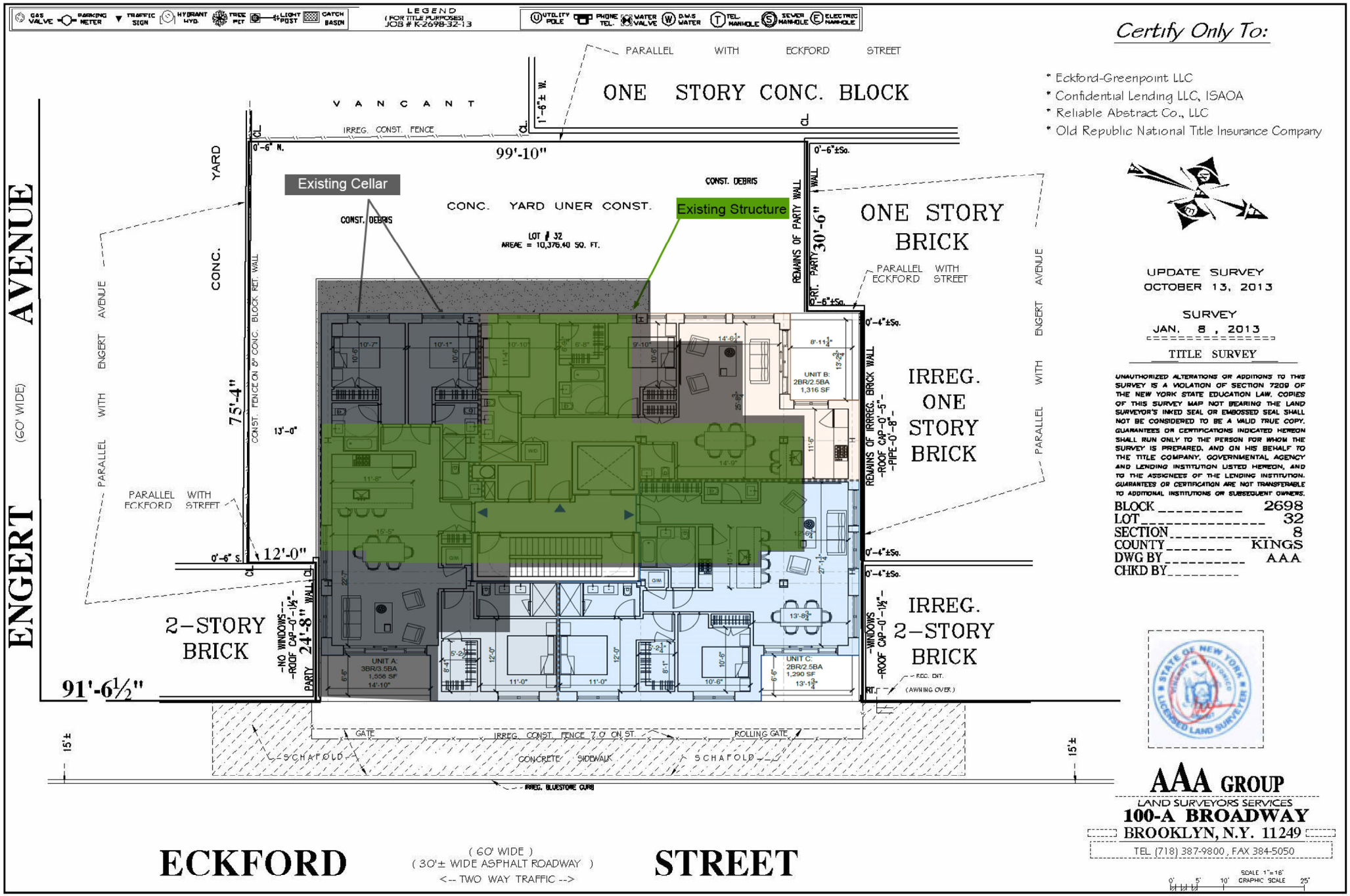
I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing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

BUYERS		SELLERS	
Buyer Signature	Date	Seller Signature: Referee	Date: 4 ..|2024
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date

2023110700256201

EXHIBIT B

PROPOSED BUILDING PLANS



Certify Only To:

* Eckford-Greenpoint LLC
* Confidential Lending LLC, ISAOA
* Reliable Abstract Co., LLC
* Old Republic National Title Insurance Company

UPDATE SURVEY
OCTOBER 13, 2013

SURVEY
JAN. 8 , 2013

TITLE SURVEY

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BLOCK 2698
LOT 32
SECTION 8
COUNTY KINGS
DWG BY AAA
CHKD BY

STATE OF NEW YORK — LICENSED LAND SURVEYOR

AAA GROUP
LAND SURVEYORS SERVICES
100-A BROADWAY
BROOKLYN, N.Y. 11249
TEL (718) 387-9800 , FAX 384-5050

SCALE 1"=16'
0' 5' 10' GRAPHIC SCALE 25'

EXHIBIT C

HISTORICAL ENVIRONMENTAL INFORMATION

Table 1
Soil Samples Volatile Organic Analytical Results

55 Eckford Street, Brooklyn, New York

Sample Identification	S-1	S-2	S-3	S-4	NYSDEC CP-51 Cleanup Guidelines	NYSDEC Brownfield's Part 375-6.8(a) Restricted Use Resdential Soil Cleanup Objectives
Boring Number	B-1	B-2	B-3	B-4		
Sample Depth	12-14 feet	11-13 feet	9-11 feet	11-12 feet		
Sample Date	12/3/2011	12/3/2011	12/3/2011	12/3/2011		
Sample Matrix	Soil	Soil	Soil	Soil		
Units	ug/kg	ug/kg	ug/kg	ug/kg		
Volatile Organic Compounds (µg/kg) - EPA Method 8260						
1,1,1,2-Tetrachloroethane	<1800	<5.7	<300	<1500	NS	NS
1,1,1-Trichloroethane	<1800	<5.7	<300	<1500	680	100,000
1,1,2,2-Tetrachloroethane	<1800	<5.7	<300	<1500	NS	NS
1,1,2-Trichloroethane	<1800	<5.7	<300	<1500	NS	NS
1,1-Dichloroethane	<1800	<5.7	<300	<1500	270	19,000
1,1-Dichloroethene	<1800	<5.7	<300	<1500	330	100,000
1,1-Dichloropropene	<1800	<5.7	<300	<1500	NS	NS
1,2,3-Trichlorobenzene	<1800	<5.7	<300	<1500	NS	NS
1,2,3-Trichloropropane	<1800	<5.7	<300	<1500	NS	NS
1,2,4-Trichlorobenzene	<1800	<5.7	<300	<1500	3,600	NS
1,2,4-Trimethylbenzene	<1800	<5.7	<300	<1500	NS	NS
1,2-Dibromo-3-chloropropane	<1800	<5.7	<300	<1500	NS	NS
1,2-Dichlorobenzene	<1800	<5.7	<300	<1500	1,100	1,100
1,2-Dichloroethane	<1800	<5.7	<300	<1500	20	2300
1,2-Dichloropropane	<1800	<5.7	<300	<1500	NS	NS
1,3,5-Trimethylbenzene	<1800	<5.7	<300	<1500	8,400	NS
1,3-Dichlorobenzene	<1800	<5.7	<300	<1500	2,400	NS
1,3-Dichloropropane	<1800	<5.7	<300	<1500	NS	NS
1,4-Dichlorobenzene	<1800	<5.7	<300	<1500	1,800	9,800
2,2-Dichloropropane	<1800	<5.7	<300	<1500	NS	NS
2-Chlorotoluene	<1800	<5.7	<300	<1500	NS	NS
2-Hexanone	<9100	<29	<1500	<7400	NS	NS
2-Isopropyltoluene	<1800	<5.7	**550**	**10000**	NS	NS
4-Chlorotoluene	<1800	<5.7	<300	<1500	NS	NS
4-Methyl-2-Pentanone (MIBK)	<9100	<29	<1500	<7400	NS	NS
Acetone	<9100	<29	<1500	<7400	50	100,000
Acrylonitrile	<3600	<11	<610	<3000	NS	NS
Benzene	<1800	<5.7	<300	<1500	60	2900
Bromobenzene	<1800	<5.7	<300	<1500	NS	NS
Bromochloromethane	<1800	<5.7	<300	<1500	NS	NS
Bromodichloromethane	<1800	<5.7	<300	<1500	NS	NS
Bromoform	<1800	<5.7	<300	<1500	NS	NS
Bromomethane	<1800	<5.7	<300	<1500	NS	NS
Carbon Disulfide	<1800	<5.7	<300	<1500	NS	100,000
Carbon Tetrachloride	<1800	<5.7	<300	<1500	760	1,400
Chlorobenzene	<1800	<5.7	<300	<1500	1,100	100,000
Chloroethane	<1800	<5.7	<300	<1500	NS	NS
Chloroform	<1800	<5.7	<300	<1500	370	100,000
Chloromethane	<1800	<5.7	<300	<1500	NS	NS
cis-1,2-Dichloroethene	<1800	<5.7	<300	<1500	250	59,000
cis-1,3-Dichloropropene	<1800	<5.7	<300	<1500	NS	NS
Dibromochloromethane	<1800	<5.7	<300	<1500	NS	NS
Dibromoethane	<1800	<5.7	<300	<1500	NS	NS
Dibromomethane	<1800	<5.7	<300	<1500	NS	NS
Dichlorodifluoromethane	<1800	<5.7	<300	<1500	NS	NS
Ethylbenzene	<1800	<5.7	<300	<1500	1,000	30,000
Hexachlorobutadiene	<1800	<5.7	<300	<1500	330	NS
Isopropylbenzene	<1800	<5.7	<300	<1500	NS	NS
m&p-Xylene	<1800	<5.7	<300	<1500	NS	NS

Table 1 (Cont'd)
Soil Samples Volatile Organic Analytical Results

55 Eckford Street, Brooklyn, New York

Sample Identification	S-1	S-2	S-3	S-4	NYSDEC CP-51 Cleanup Guidelines	NYSDEC Brownfield's Part 375-6.8(a) Restricted Use Resdential Soil Cleanup Objectives
Boring Number	B-1	B-2	B-3	B-4		
Sample Depth	12-14 feet	11-13 feet	9-11 feet	11-12 feet		
Sample Date	12/3/2011	12/3/2011	12/3/2011	12/3/2011		
Sample Matrix	Soil	Soil	Soil	Soil		
Units	ug/kg	ug/kg	ug/kg	ug/kg		
Volatile Organic Compounds (µg/kg) - EPA Method 8260						
Methyl Ethyl Ketone	<9100	<29	<1500	<7400	120	100,000
Methyl t-Butyl Ether (MTBE)	<3600	<11	<610	<3000	930	62,000
Methylene Chloride	<1800	<29	<300	<1500	50	51,000
Naphthalene	<1800	<5.7	<300	<1500	NS	NS
n-Butylbenzene	<1800	<5.7	<300	**5500**	NS	NS
n-Propylbenzene	<1800	<5.7	<300	<1500	3,900	100,000
o-Xylene	<1800	<5.7	<300	<1500	NS	NS
p-Isopropyltoluene	<1800	<5.7	<300	<1500	NS	NS
sec-Butylbenzene	**5500**	<5.7	**730**	**20000**	11,000	100,000
Styrene	<1800	<5.7	<300	<1500	NS	NS
tert-Butylbenzene	**2300**	<5.7	<300	**4500**	5,900	100,000
Tetrachloroethene	<1800	<5.7	<300	<1500	1,300	5,500
Tetrahydrofuran (THF)	<3600	<11	<610	<3000	NS	NS
Toluene	<1800	<5.7	<300	<1500	700	100,000
Total Xylenes	<1800	<5.7	<300	<1500	260	100,000
trans-1,2-Dichloroethene	<1800	<5.7	<300	<1500	190	100,000
trans-1,3-Dichloropropene	<1800	<5.7	<300	<1500	NS	NS
trans-1,4-dichloro-2-butene	<3600	<11	<610	<3000	NS	NS
Trichloroethene	<1800	<5.7	<300	<1500	470	100,000
Trichlorofluoromethane	<1800	<5.7	<300	<1500	NS	NS
Trichlorotrifluoroethane	<1800	<5.7	<300	<1500	NS	NS
Vinyl Chloride	<1800	<5.7	<300	<1500	20	210

NS : No Standard
ug/kg…micrograms per kilogram
Bold values indicate concentrations exceeding laboratory method detection limits.
Shaded values indicate concentrations above NYSDEC Brownfield Unresticted Use Guidelines.

Table 2
Soil Samples Volatile Organic Analytical Results

55 Eckford Street, Brooklyn, New York

Sample Identification	S-5	S-6	S-7	NYSDEC CP-51 Cleanup Guidelines	NYSDEC Brownfield's Part 375-6.8(a) Restricted Use Resdential Soil Cleanup Objectives
Boring Number	B-5	B-5	B-6		
Sample Depth	11-12 feet	13-15 feet	13-15 feet		
Sample Date	12/3/2011	12/3/2011	12/3/2011		
Sample Matrix	Soil	Soil	Soil		
Units	ug/kg	ug/kg	ug/kg		
Volatile Organic Compounds (µg/kg) - EPA Method 8260					
1,1,1,2-Tetrachloroethane	<290	<340	<310	NS	NS
1,1,1-Trichloroethane	<290	<340	<310	680	100,000
1,1,2,2-Tetrachloroethane	<290	<340	<310	NS	NS
1,1,2-Trichloroethane	<290	<340	<310	NS	NS
1,1-Dichloroethane	<290	<340	<310	270	19,000
1,1-Dichloroethene	<290	<340	<310	330	100,000
1,1-Dichloropropene	<290	<340	<310	NS	NS
1,2,3-Trichlorobenzene	<290	<340	<310	NS	NS
1,2,3-Trichloropropane	<290	<340	<310	NS	NS
1,2,4-Trichlorobenzene	<290	<340	<310	3,600	NS
1,2,4-Trimethylbenzene	<290	<340	<310	NS	NS
1,2-Dibromo-3-chloropropane	<290	<340	<310	NS	NS
1,2-Dichlorobenzene	<290	<340	<310	1,100	1,100
1,2-Dichloroethane	<290	<340	<310	20	2300
1,2-Dichloropropane	<290	<340	<310	NS	NS
1,3,5-Trimethylbenzene	<290	<340	<310	8,400	NS
1,3-Dichlorobenzene	<290	<340	<310	2,400	NS
1,3-Dichloropropane	<290	<340	<310	NS	NS
1,4-Dichlorobenzene	<290	<340	<310	1,800	9,800
2,2-Dichloropropane	<290	<340	<310	NS	NS
2-Chlorotoluene	<290	<340	<310	NS	NS
2-Hexanone	<1500	<1700	<1600	NS	NS
2-Isopropyltoluene	**1400**	**2200**	**790**	NS	NS
4-Chlorotoluene	<290	<340	<310	NS	NS
4-Methyl-2-Pentanone (MIBK)	<1500	<1700	<1600	NS	NS
Acetone	<1500	<1700	<1600	50	100,000
Acrylonitrile	<580	<680	<630	NS	NS
Benzene	<290	<340	<310	60	2900
Bromobenzene	<290	<340	<310	NS	NS
Bromochloromethane	<290	<340	<310	NS	NS
Bromodichloromethane	<290	<340	<310	NS	NS
Bromoform	<290	<340	<310	NS	NS
Bromomethane	<290	<340	<310	NS	NS
Carbon Disulfide	<290	<340	<310	NS	100,000
Carbon Tetrachloride	<290	<340	<310	760	1,400
Chlorobenzene	<290	<340	<310	1,100	100,000
Chloroethane	<290	<340	<310	NS	NS
Chloroform	<290	<340	<310	370	100,000
Chloromethane	<290	<340	<310	NS	NS
cis-1,2-Dichloroethene	<290	<340	<310	250	59,000
cis-1,3-Dichloropropene	<290	<340	<310	NS	NS
Dibromochloromethane	<290	<340	<310	NS	NS
Dibromoethane	<290	<340	<310	NS	NS
Dibromomethane	<290	<340	<310	NS	NS
Dichlorodifluoromethane	<290	<340	<310	NS	NS
Ethylbenzene	<290	<340	<310	1,000	30,000
Hexachlorobutadiene	<290	<340	<310	330	NS
Isopropylbenzene	<290	<340	<310	NS	NS
m&p-Xylene	<290	<340	<310	NS	NS

Table 2 (Cont'd)
Soil Samples Volatile Organic Analytical Results

55 Eckford Street, Brooklyn, New York

Sample Identification	S-5	S-6	S-7	NYSDEC CP-51 Cleanup Guidelines	NYSDEC Brownfield's Part 375-6.8(a) Restricted Use Resdential Soil Cleanup Objectives
Boring Number	B-5	B-5	B-6		
Sample Depth	11-12 feet	13-15 feet	13-15 feet		
Sample Date	12/3/2011	12/3/2011	12/3/2011		
Sample Matrix	Soil	Soil	Soil		
Units	ug/kg	ug/kg	ug/kg		
Volatile Organic Compounds (µg/kg) - EPA Method 8260					
Methyl Ethyl Ketone	<1500	<1700	<1600	120	100,000
Methyl t-Butyl Ether (MTBE)	<580	<680	<630	930	62,000
Methylene Chloride	<290	<340	<310	50	51,000
Naphthalene	<290	<340	<310	NS	NS
n-Butylbenzene	**370**	**910**	<310	NS	NS
n-Propylbenzene	<290	<340	<310	3,900	100,000
o-Xylene	<290	<340	<310	NS	NS
p-Isopropyltoluene	<290	<340	<310	NS	NS
sec-Butylbenzene	**1300**	**2800**	**350**	11,000	100,000
Styrene	<290	<340	<310	NS	NS
tert-Butylbenzene	**560**	**1500**	**780**	5,900	100,000
Tetrachloroethene	<290	<340	<310	1,300	5,500
Tetrahydrofuran (THF)	<580	<680	<630	NS	NS
Toluene	<290	<340	<310	700	100,000
Total Xylenes	<290	<340	<310	260	100,000
trans-1,2-Dichloroethene	<290	<340	<310	190	100,000
trans-1,3-Dichloropropene	<290	<340	<310	NS	NS
trans-1,4-dichloro-2-butene	<580	<680	<630	NS	NS
Trichloroethene	<290	<340	<310	470	100,000
Trichlorofluoromethane	<290	<340	<310	NS	NS
Trichlorotrifluoroethane	<290	<340	<310	NS	NS
Vinyl Chloride	<290	<340	<310	20	210

NS : No Standard
ug/kg…micrograms per kilogram
Bold values indicate concentrations exceeding laboratory method detection limits.

Table 3

Soil Samples Semi-Volatile Organic Analytical Results

55 Eckford Street, Brooklyn, New York

Sample Identification	S-1	S-2	S-3	S-4	NYSDEC CP-51 Cleanup Guidelines	NYSDEC Brownfield's Part 375-6.8(b) Residential Use Soil Cleanup Objectives
Boring Number	B-1	B-2	B-3	B-4		
Sample Depth	12-14 feet	11-13 feet	9-11 feet	11-12 feet		
Sample Date	12/3/2011	12/3/2011	12/3/2011	12/3/2011		
Sample Matrix	Soil	Soil	Soil	Soil		
Units	ug/kg	ug/kg	ug/kg	ug/kg		
Semi-Volatile Organic Compounds (µg/kg) - EPA Method 8270						
1,2 Dichlorobenzene(sv)	<1700	<260	<280	<1400	NG	NG
1,3 Dichlorobenzene(sv)	<1700	<260	<280	<1400	NG	NG
1,4 Dichlorobenzene(sv)	<1700	<260	<280	<1400	NG	NG
2,4-Dinitrotoluene	<1700	<260	<280	<1400	NG	NG
2,6-Dinitrotoluene	<1700	<260	<280	<1400	NG	NG
2-Chloronaphthalene	<1700	<260	<280	<1400	NG	NG
2-Methylnaphthalene	<1700	<260	<280	<1400	NG	NG
2-Nitroaniline	<7000	<1100	<1200	<5700	NG	NG
3,3'-Dichlorobenzidine	<9600	<1500	<1600	<7800	NG	NG
3-Nitroaniline	<7000	<1100	<1200	<5700	NG	NG
4-Bromophenyl phenyl ether	<1700	<260	<280	<1400	NG	NG
4-Chloroaniline	<1700	<260	<280	<1400	NG	NG
4-Chlorophenyl phenyl ether	<1700	<260	<280	<1400	NG	NG
4-Nitroaniline	<7000	<1100	<1200	<5700	NG	NG
Acenaphthene	<1700	<260	<280	<1400	20,000	100,000
Acenaphthylene	<1700	<260	<280	<1400	100,000	100,000
Anthracene	<1700	<260	<280	<1400	100,000	100,000
Azobenzene	<1700	<260	<280	<1400	NG	NG
Benzo(a)anthracene	<1700	<260	**510**	<1400	1,000	1,000
Benzidine	<9600	<1500	<1600	<7800	NG	NG
Benzo(a)pyrene	<1700	<260	**470**	<1400	1,000	1,000
Benzo(b)fluoranthene	<1700	<260	**570**	<1400	1,000	1,000
Benzo(ghi)perylene	<1700	<260	**300**	<1400	100,000	100,000
Benzo(k)fluoranthene	<1700	<260	<280	<1400	800	1,000
Benzoic acid	<2400	<370	<400	<2000	NG	NG
Benzyl alcohol	<1700	<260	<280	<1400	NG	NG
Benzyl butyl phthalate	<1700	<260	<280	<1400	NG	100,000
Bis(2-chloroethoxy)methane	<1700	<260	<280	<1400	NG	NG
Bis(2-chloroethyl)ether	<1700	<260	<280	<1400	NG	NG
Bis(2-chloroisopropyl)ether	<1700	<260	<280	<1400	NG	NG
Bis(2-ethylhexyl)phthalate	<1700	<260	<280	<1400	NG	NG
Chrysene	<1700	<260	**450**	<1400	1,000	1,000
Dibenzo(a,h)anthracene	<1700	<260	<280	<1400	330	1,000
Dibenzofuran	<1700	<260	<280	<1400	NG	NG
Diethyl Phthalate	<1700	<260	<280	<1400	NG	NG
Dimethyl Phthalate	<1700	<260	<280	<1400	NG	NG
Di-n-Butyl Phthalate	<1700	<260	<280	<1400	NG	NG
Di-n-octyl Phthalate	<1700	<260	<280	<1400	NG	NG
Fluoranthene	<1700	<260	**1200**	<1400	100,000	100,000
Fluorene	<1700	<260	<280	<1400	30,000	100,000
Hexachlorobenzene	<1700	<260	<280	<1400	NG	100,000
Hexachlorobutadiene	<1700	<260	<280	<1400	NG	NG

Table 3 (Cont'd)
Soil Samples Semi-Volatile Organic Analytical Results
55 Eckford Street, Brooklyn, New York

Sample Identification	S-1	S-2	S-3	S-4	NYSDEC CP-51 Cleanup Guidelines	NYSDEC Brownfield's Part 375-6.8(b) Residential Use Soil Cleanup Objectives
Boring Number	B-1	B-2	B-3	B-4		
Sample Depth	12-14 feet	11-13 feet	9-11 feet	11-12 feet		
Sample Date	12/3/2011	12/3/2011	12/3/2011	12/3/2011		
Sample Matrix	Soil	Soil	Soil	Soil		
Units	ug/kg	ug/kg	ug/kg	ug/kg		
Semi-Volatile Organic Compounds (µg/kg) - EPA Method 8270						
Hexachlorocyclopentadiene	<1700	<260	<280	<1400	NG	NG
Hexachloroethane	<1700	<260	<280	<1400	NG	NG
Indeno(1,2,3-cd)pyrene	<1700	<260	<280	<1400	500	500
Isophorone	<1700	<260	<280	**4200**	NG	500
Naphthalene(sv)	<1700	<260	<280	<1400	12,000	100,000
Nitrobenzene	<1700	<260	<280	<1400	NG	NG
N-Nitrosodimethylamine	<1700	<260	<280	<1400	NG	NG
N-Nitrosodi-n-propylamine	<1700	<260	<280	<1400	NG	NG
N-Nitrosodiphenylamine	<1700	<260	<280	<1400	NG	NG
Phenanthrene	<1700	<260	**680**	<1400	100,000	100,000
Pyrene	<1700	<260	**1200**	<1400	100,000	100,000

NS : No Standard

ug/kg…micrograms per kilogram

Note: The MS and MSD sample results are displayed; however, these results were not compared to NYSDEC guildeines.

Table 4

Soil Samples Semi-Volatile Organic Analytical Results

55 Eckford Street, Brooklyn, New York

Sample Identification	S-5	S-6	S-7	NYSDEC CP-51 Cleanup Guidelines	NYSDEC Brownfield's Part 375-6.8(b) Residential Use Soil Cleanup Objectives
Boring Number	B-5	B-5	B-6		
Sample Depth	11-12 feet	13-15 feet	13-15 feet		
Sample Date	12/3/2011	12/3/2011	12/3/2011		
Sample Matrix	Soil	Soil	Soil		
Units	ug/kg	ug/kg	ug/kg		
Semi-Volatile Organic Compounds (µg/kg) - EPA Method 8270					
1,2 Dichlorobenzene(sv)	<1300	<310	<290	NG	NG
1,3 Dichlorobenzene(sv)	<1300	<310	<290	NG	NG
1,4 Dichlorobenzene(sv)	<1300	<310	<290	NG	NG
2,4-Dinitrotoluene	<1300	<310	<290	NG	NG
2,6-Dinitrotoluene	<1300	<310	<290	NG	NG
2-Chloronaphthalene	<1300	<310	<290	NG	NG
2-Methylnaphthalene	<1300	<310	<290	NG	NG
2-Nitroaniline	<5500	<1300	<1200	NG	NG
3,3'-Dichlorobenzidine	<7600	<1800	<1700	NG	NG
3-Nitroaniline	<5500	<1300	<1200	NG	NG
4-Bromophenyl phenyl ether	<1300	<310	<290	NG	NG
4-Chloroaniline	<1300	<310	<290	NG	NG
4-Chlorophenyl phenyl ether	<1300	<310	<290	NG	NG
4-Nitroaniline	<5500	<1300	<1200	NG	NG
Acenaphthene	**1400**	<310	<290	20,000	100,000
Acenaphthylene	<1300	<310	<290	100,000	100,000
Anthracene	<1300	<310	<290	100,000	100,000
Azobenzene	<1300	<310	<290	NG	NG
Benzo(a)anthracene	**2100**	**600**	**340**	1,000	1,000
Benzidine	<7600	<1800	<1700	NG	NG
Benzo(a)pyrene	**1400**	**630**	<290	1,000	1,000
Benzo(b)fluoranthene	**1800**	**720**	**350**	1,000	1,000
Benzo(ghi)perylene	<1300	**450**	<290	100,000	100,000
Benzo(k)fluoranthene	<1300	<310	<290	800	1,000
Benzoic acid	<1900	<450	<410	NG	NG
Benzyl alcohol	<1300	<310	<290	NG	NG
Benzyl butyl phthalate	<1300	<310	<290	NG	100,000
Bis(2-chloroethoxy)methane	<1300	<310	<290	NG	NG
Bis(2-chloroethyl)ether	<1300	<310	<290	NG	NG
Bis(2-chloroisopropyl)ether	<1300	<310	<290	NG	NG
Bis(2-ethylhexyl)phthalate	<1300	<310	**320**	NG	NG
Chrysene	**1700**	**530**	**300**	1,000	1,000
Dibenzo(a,h)anthracene	<1300	<310	<290	330	1,000
Dibenzofuran	<1300	<310	<290	NG	NG
Diethyl Phthalate	<1300	<310	<290	NG	NG
Dimethyl Phthalate	<1300	<310	<290	NG	NG
Di-n-Butyl Phthalate	<1300	<310	<290	NG	NG
Di-n-octyl Phthalate	<1300	<310	<290	NG	NG
Fluoranthene	**7000**	**1800**	**940**	100,000	100,000
Fluorene	<1300	<310	<290	30,000	100,000
Hexachlorobenzene	<1300	<310	<290	NG	100,000
Hexachlorobutadiene	<1300	<310	<290	NG	NG

Table 4 (Cont'd)
Soil Samples Semi-Volatile Organic Analytical Results
55 Eckford Street, Brooklyn, New York

Sample Identification	S-5	S-6	S-7	NYSDEC CP-51 Cleanup Guidelines	NYSDEC Brownfield's Part 375-6.8(b) Residential Use Soil Cleanup Objectives
Boring Number	B-5	B-5	B-6		
Sample Depth	11-12 feet	13-15 feet	13-15 feet		
Sample Date	12/3/2011	12/3/2011	12/3/2011		
Sample Matrix	Soil	Soil	Soil		
Units	ug/kg	ug/kg	ug/kg		
Semi-Volatile Organic Compounds (µg/kg) - EPA Method 8270					
Hexachlorocyclopentadiene	<1300	<310	<290	NG	NG
Hexachloroethane	<1300	<310	<290	NG	NG
Indeno(1,2,3-cd)pyrene	<1300	**320**	<290	500	500
Isophorone	<1300	<310	<290	NG	500
Naphthalene(sv)	<1300	<310	<290	12,000	100,000
Nitrobenzene	<1300	<310	<290	NG	NG
N-Nitrosodimethylamine	<1300	<310	<290	NG	NG
N-Nitrosodi-n-propylamine	<1300	<310	<290	NG	NG
N-Nitrosodiphenylamine	<1300	<310	<290	NG	NG
Phenanthrene	**6200**	**1100**	**370**	100,000	100,000
Pyrene	**5900**	**1800**	**900**	100,000	100,000

NS : No Standard

ug/kg…micrograms per kilogram

Note: The MS and MSD sample results are displayed; however, these results were not compared to NYSDEC guildeines.

Table 5

Soil Samples Inorganic Analytical Results

55 Eckford Street, Brooklyn, New York

Sample Identification	S-1	S-2	S-3	S-4	S-5	S-6	S-7	NYSDEC CP-51 Guidelines	NYSDEC Brownfield's Part 375-6.8(b) Residential Use Soil Cleanup Objectives
Boring Number	B-1 12-14ft	B-2 11-13ft	B-3 9-11ft	B-4 10-12ft	B-5 11-12ft	B-5 13-15ft	B-6 13-15ft		
Sample Date	12/3/2011	12/3/2011	12/3/2011	12/3/2011	12/3/2011	12/3/2011	12/3/2011		
Sample Matrix	Soil	Soil	Soil	Soil	Soil	Soil	Soil		
Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg		
Metals (TAL) (mg/kg)									
Arsenic as As	**14.7**	**86.3**	**63.3**	**5.65**	**12.2**	**7.54**	**53.9**	13	16
Barium as Ba	**271**	**188**	**233**	**50.9**	**51.3**	**68.1**	**212**	350	350
Cadmium as Cd	**1.26**	**2.05**	**1.95**	**0.62**	**2.47**	**0.9**	**1.25**	2.5	2.5
Chromium as Cr	**12.7**	**113**	**37.5**	**16.7**	**25.7**	**16.2**	**13.3**	30	36
Lead as Pb	**401**	**895**	**590**	**76.3**	**172**	**1080**	**547**	63	400
Mercury as Hg	**2.15**	**0.19**	**1.77**	**0.9**	**0.53**	**0.23**	**0.23**	0.18	0.81
Selenium as Se	**9.7**	**3.4**	**4.3**	<1.6	**3**	<1.8	**3.9**	3.9	36
Silver as Ag	<0.45	<0.4	<0.42	<0.4	<0.37	<0.44	<0.45	2	36

NS : No Standard

m/kg…miligram per kilogram

Bold values indicate concentrations exceeding laboratory method detection limits.

Shaded values indicate concentrations above NYSDEC CP-51 Guidelines.

Shaded values indicate concentrations above NYSDEC CP-51 and Brownfield Residential Use Guidelines.

Note: The MS and MSD sample results are displayed; however, these results were not compared to NYSDEC guildeines.

Table 6
Groundwater Samples Organic Analytical Results

55 Eckford Street, Brooklyn, New York

Sample Identification	S-1	S-2	S-3	S-4	NYSDEC TOGS 1.1.1 Groundwater Quality Standards
Boring Number	B-1GW	B-2GW	B-4 GW	B-6 GW	
Sample Date	12/3/2011	12/3/2011	12/3/2011	12/5/2011	
Sample Matrix	Water	Water	Water	Water	
Units	ug/L	ug/L	ug/L	ug/L	
Volatile Organic Compounds (µg/L) - EPA Method 8260					
1,1,1,2-Tetrachloroethane	<2	<1	<5	<2	5
1,1,1-Trichloroethane	<2	<1	<5	<2	5
1,1,2,2-Tetrachloroethane	<1	<0.5	<2.5	<1	5
1,1,2-Trichloroethane	<2	<1	<5	<2	1
1,1-Dichloroethane	<2	<1	<5	<2	5
1,1-Dichloroethene	<2	<1	<5	<2	5
1,1-Dichloropropene	<2	<1	<5	<2	5
1,2,3-Trichlorobenzene	<2	<1	<5	<2	5
1,2,3-Trichloropropane	<2	<1	<5	<2	0.04
1,2,4-Trichlorobenzene	<2	<1	<5	<2	5
1,2,4-Trimethylbenzene	<2	<1	<5	<2	5
1,2-Dibromo-3-chloropropane	<2	<1	<5	<2	0.04
1,2-Dichlorobenzene	<2	<1	<5	<2	3
1,2-Dichloroethane	<2	<1	<5	<2	5
1,2-Dichloropropane	<2	<1	<5	<2	1
1,3,5-Trimethylbenzene	<2	<1	<5	<2	5
1,3-Dichlorobenzene	<2	<1	<5	<2	3
1,3-Dichloropropane	<2	<1	<5	<2	5
1,4-Dichlorobenzene	<2	<1	<5	<2	3
2,2-Dichloropropane	<2	<1	<5	<2	5
2-Chlorotoluene	<2	<1	<5	<2	5
2-Hexanone	<10	<5	<25	<10	50
2-Isopropyltoluene	**50**	<1	**65**	**14**	5
4-Chlorotoluene	<2	<1	<5	<2	5
4-Methyl-2-Pentanone (MIBK)	<10	<5	<25	<10	NS
Acetone	<50	<25	<130	<50	50
Acrylonitrile	<10	<5	<25	<10	0.07
Benzene	<2	<1	<5	<2	1
Bromobenzene	<2	<1	<5	<2	5
Bromochloromethane	<2	<1	<5	<2	5
Bromodichloromethane	<1	<0.5	<2.5	<1	50
Bromoform	<2	<1	<5	<2	NS
Bromomethane	<2	<1	<5	<2	5
Carbon Disulfide	<10	<5	<25	<10	NS
Carbon Tetrachloride	<2	<1	<5	<2	5
Chlorobenzene	<2	<1	<5	<2	5
Chloroethane	<2	<1	<5	<2	5
Chloroform	<2	**<1**	<5	<2	7
Chloromethane	<2	<1	<5	<2	NS
cis-1,2-Dichloroethene	<2	<1	<5	<2	NS
cis-1,3-Dichloropropene	<1	<0.5	<2.5	<1	0.4
Dibromochloromethane	<1	<0.5	<2.5	<1	NS
Dibromoethane	<2	<1	<5	<2	NS
Dibromomethane	<2	<1	<5	<2	5
Dichlorodifluoromethane	<2	<1	<5	<2	5
Ethylbenzene	<2	<1	<5	<2	5
Hexachlorobutadiene	<0.8	<0.4	<2	<0.8	5
Isopropylbenzene	**35**	<1	**6.8**	<2	5
m&p-Xylene	<2	<1	<5	<2	5

Table 6 Cont'd
Groundwater Samples Organic Analytical Results

55 Eckford Street, Brooklyn, New York

Sample Identification	S-1	S-2	S-3	S-4	NYSDEC TOGS 1.1.1 Groundwater Quality Standards
Boring Number	B-1GW	B-2GW	B-4 GW	B-6 GW	
Sample Date	12/3/2011	12/3/2011	12/3/2011	12/5/2011	
Sample Matrix	Water	Water	Water	Water	
Units	ug/L	ug/L	ug/L	ug/L	
Volatile Organic Compounds (µg/L) - EPA Method 8260					
Methyl Ethyl Ketone	<10	<5	<25	<10	50
Methyl t-Butyl Ether (MTBE)	<2	<1	<5	<2	NS
Methylene Chloride	<2	<1	<5	<2	5
Naphthalene	<2	<1	<5	<2	5
n-Butylbenzene	<2	<1	**34**	<2	5
n-Propylbenzene	**3**	<1	<5	<2	5
o-Xylene	<2	<1	<5	<2	5
p-Isopropyltoluene	**<2**	**3.1**	<5	<2	5
sec-Butylbenzene	**130**	**1.2**	**110**	**4**	5
Styrene	<2	<1	<5	<2	5
tert-Butylbenzene	**37**	<1	**33**	**14**	5
Tetrachloroethene	<2	<1	<5	<2	5
Tetrahydrofuran (THF)	<10	<5	<25	<10	NS
Toluene	<2	<1	<5	<2	5
Total Xylenes	<2	<1	<5	<2	5
trans-1,2-Dichloroethene	<2	<1	<5	<2	NS
trans-1,3-Dichloropropene	<1	<0.5	<2.5	<1	NS
trans-1,4-dichloro-2-butene	<10	<5	<25	<10	5
Trichloroethene	<2	<1	<5	<2	5
Trichlorofluoromethane	<2	<1	<5	<2	5
Trichlorotrifluoroethane	<2	<1	<5	<2	NS
Vinyl Chloride	<2	<1	<5	<2	2

NS : No Standard
ug/L…micrograms per liter
Bold values indicate concentrations exceeding laboratory method detection limits.
Shaded values indicate concentrations above NYSDEC TOGS 1.1.1 Guidelines.

Table 7

Water Samples Inorganic Analytical Results

55 Eckford Street, Brooklyn, New York

Sample Identification	S-5	S-6	S-7	S-8	NYSDEC TOGS 1.1.1 Groundwater Quaility Standard
Sample Location	B-1GW	B-2GW	B-4 GW	B-6 GW	
Sample Date	12/3/2011	12/3/2011	12/3/2011	12/3/2011	
Sample Matrix	Water	Water	Water	Water	
Metals(TAL) mg/L - Unfiltered					
Arsenic as As	**1.09**	**39.7**	**2.59**	**0.479**	0.025
Barium as Ba	**4.19**	**4.3**	**9.05**	**2.09**	1
Cadmium as Cd	**0.001**	<0.01	**0.034**	**0.012**	0.005
Chromium as Cr	**0.581**	**1.43**	**1.41**	**0.16**	0.05
Lead as Pb	**19.7**	**13.5**	**25.4**	**3.4**	0.025
Mercury as Hg	**0.0057**	<0.0008	<0.0008	<0.0008	0.0007
Selenium as Se	**0.117**	**0.796**	**0.336**	**0.121**	0.01
Silver as Ag	<0.001	<0.001	**0.01**	<0.01	0.05
Metals(TAL) mg/L - Filtered					
Arsenic as As	**0.022**	**2.36**	**0.12**	**0.014**	0.025
Barium as Ba	**0.302**	**0.1**	**0.121**	**0.088**	1
Cadmium as Cd	<0.001	<0.001	<0.001	**0.001**	0.005
Chromium as Cr	**0.011**	**0.009**	**0.006**	<0.001	0.05
Lead as Pb	**0.294**	**0.061**	**0.065**	**0.009**	0.025
Mercury as Hg	<0.0008	<0.0008	<0.0008	<0.0008	0.0007
Selenium as Se	**0.02**	**0.022**	**0.011**	**0.011**	0.01
Silver as Ag	<0.001	<0.001	<0.001	<0.001	0.05

mg/L…miligrams per liter

Shaded values represent concentration exceeding the GQS

Bold values represent concentration exceeding the laboratory method detection limits

Shaded values indicate concentrations above NYSDEC TOGS 1.1.1 Guidelines.

Table 1
Groundwater Monitoring and Surveying Details - February 2012
55 Eckford Street, Brooklyn NY

Monitoring Well (MW)	Sep-09				
	Casing Elevation(Feet)	Depth to Water (Feet)	Benchmark	Groundwater Elevation (Feet)	Depth to Product
MW-1	5.62	12.94	30	11.44	ND
MW-2	7.02	11.55	30	11.43	ND
MW-3	7.72	10.89	30	11.39	ND
MW-4	7.29	11.35	30	11.36	ND
MW-5	6.26	12.45	30	11.29	ND
MW-6	8.19	10.39	30	11.42	ND
MW-7	7.89	10.65	30	11.46	ND

ND…None Detected

Table 2

Soil Analytical Results (Shallow)

55 Eckford Street, Brooklyn, New York

SampleID	SP-1 0-2'	SP-2 0-2'	SP-3 0-2'	SP-4 0-2'	SP-5 0-2'	SP-6 0-2'	SP-7 0-2'	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives-Residential
Sampling Date	2/15/2012	2/15/2012	2/15/2012	2/15/2012	2/15/2012	2/15/2012	2/15/2012		
Matrix	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Units	mg/kg dry	mg/kg dry	mg/kg dry	mg/kg dry	mg/kg dry	mg/kg dry	mg/kg dry	mg/Kg	mg/Kg
Volatile Organics, 8260 List									
1,1,1,2-Tetrachloroethane	<0.0013	<0.0013	<0.0013	<0.0014	<0.0013	<0.0013	<0.0014	NS	NS
1,1,1-Trichloroethane	<0.0023	<0.0023	<0.0024	<0.0025	<0.0024	<0.0023	<0.0024	0.68	100
1,1,2,2-Tetrachloroethane	<0.0014	<0.0014	<0.0014	<0.0015	<0.0014	<0.0014	<0.0014	NS	NS
1,1,2-Trichloro-1,2,2-trifluoroethane	<0.0015	<0.0014	<0.0015	<0.0016	<0.0015	<0.0015	<0.0015	NS	NS
1,1,2-Trichloroethane	<0.0015	<0.0015	<0.0015	<0.0016	<0.0015	<0.0015	<0.0015	NS	NS
1,1-Dichloroethane	<0.0017	<0.0017	<0.0017	<0.0018	<0.0017	<0.0017	<0.0017	0.27	19
1,1-Dichloroethylene	<0.0032	<0.0032	<0.0033	<0.0035	<0.0033	<0.0033	<0.0033	0.33	100
1,1-Dichloropropylene	<0.0010	<0.0010	<0.0011	<0.0011	<0.0011	<0.0011	<0.0011	NS	NS
1,2,3-Trichlorobenzene	<0.00090	<0.00089	<0.00092	<0.00096	<0.00092	<0.00091	<0.00093	NS	NS
1,2,3-Trichloropropane	<0.0028	<0.0028	<0.0028	<0.0030	<0.0028	<0.0028	<0.0029	NS	NS
1,2,4-Trichlorobenzene	<0.0012	<0.0012	<0.0012	<0.0012	<0.0012	<0.0012	<0.0012	NS	NS
1,2,4-Trimethylbenzene	<0.0013	<0.0013	**0.0039**	**0.0040**	<0.0013	**0.0020**	**0.0032**	3.6	47
1,2-Dibromo-3-chloropropane	<0.0032	<0.0032	<0.0033	<0.0034	<0.0033	<0.0032	<0.0033	NS	NS
1,2-Dibromoethane	<0.0016	<0.0016	<0.0017	<0.0018	<0.0017	<0.0017	<0.0017	NS	NS
1,2-Dichlorobenzene	<0.0014	<0.0014	<0.0015	<0.0015	<0.0015	<0.0015	<0.0015	1.1	100
1,2-Dichloroethane	<0.0016	<0.0016	<0.0016	<0.0017	<0.0016	<0.0016	<0.0016	0.02	2.3
1,2-Dichloropropane	<0.00053	<0.00053	<0.00055	<0.00057	<0.00054	<0.00054	<0.00055	NS	NS
1,3,5-Trimethylbenzene	<0.00090	<0.00089	<0.00092	**0.0020**	<0.00092	<0.00091	<0.00093	8.4	47
1,3-Dichlorobenzene	<0.0011	<0.0011	<0.0012	<0.0012	<0.0012	<0.0012	<0.0012	2.4	17
1,3-Dichloropropane	<0.0017	<0.0017	<0.0017	<0.0018	<0.0017	<0.0017	<0.0017	NS	NS
1,4-Dichlorobenzene	<0.0016	<0.0016	<0.0017	<0.0018	<0.0017	<0.0017	<0.0017	1.8	9.8
1,4-Dioxane	<0.077	<0.076	<0.079	<0.082	<0.078	<0.078	<0.079	0.1	9.8
2,2-Dichloropropane	<0.0023	<0.0023	<0.0024	<0.0025	<0.0024	<0.0024	<0.0024	NS	NS
2-Butanone	<0.0063	<0.0062	<0.0064	<0.0067	<0.0064	<0.0063	<0.0065	0.12	100
2-Chlorotoluene	<0.0012	<0.0012	<0.0012	<0.0013	<0.0012	<0.0012	<0.0012	NS	NS
4-Chlorotoluene	<0.0012	<0.0012	<0.0012	<0.0013	<0.0012	<0.0012	<0.0012	NS	NS
Acetone	**0.016**	**0.011**	**0.019**	**0.042**	**0.013**	**0.015**	**0.026**	0.05	100
Benzene	<0.0012	<0.0012	<0.0012	<0.0012	<0.0012	<0.0012	<0.0012	0.06	2.9
Bromobenzene	<0.0015	<0.0015	<0.0015	<0.0016	<0.0015	<0.0015	<0.0015	NS	NS
Bromochloromethane	<0.0031	<0.0031	<0.0032	<0.0033	<0.0032	<0.0031	<0.0032	NS	NS
Bromodichloromethane	<0.0015	<0.0015	<0.0015	<0.0016	<0.0015	<0.0015	<0.0016	NS	NS
Bromoform	<0.0014	<0.0014	<0.0014	<0.0015	<0.0014	<0.0014	<0.0015	NS	NS
Bromomethane	<0.0030	<0.0030	<0.0031	<0.0032	<0.0031	<0.0031	<0.0031	NS	NS
Carbon tetrachloride	<0.0025	<0.0025	<0.0026	<0.0027	<0.0026	<0.0026	<0.0026	0.76	1.4
Chlorobenzene	<0.00085	<0.00085	<0.00087	<0.00091	<0.00087	<0.00086	<0.00088	1.1	100
Chloroethane	<0.0018	<0.0018	<0.0019	<0.0020	<0.0019	<0.0019	<0.0019	NS	NS
Chloroform	<0.00087	<0.00087	<0.00090	<0.00094	<0.00089	<0.00089	<0.00090	0.37	10
Chloromethane	<0.0022	<0.0022	<0.0022	<0.0023	<0.0022	<0.0022	<0.0022	NS	NS
cis-1,2-Dichloroethylene	<0.0023	<0.0023	<0.0024	<0.0025	<0.0024	<0.0024	<0.0024	0.25	59
cis-1,3-Dichloropropylene	<0.00085	<0.00085	<0.00087	<0.00091	<0.00087	<0.00086	<0.00088	NS	NS
Dibromochloromethane	<0.0016	<0.0016	<0.0017	<0.0017	<0.0017	<0.0016	<0.0017	NS	NS
Dibromomethane	<0.0032	<0.0032	<0.0033	<0.0035	<0.0033	<0.0033	<0.0033	NS	NS
Dichlorodifluoromethane	<0.0020	<0.0020	<0.0021	<0.0022	<0.0021	<0.0020	<0.0021	NS	NS
Ethyl Benzene	<0.00085	**0.0019**	**0.0074**	**0.011**	**0.0050**	**0.0059**	**0.012**	1	30
Hexachlorobutadiene	<0.0010	<0.0010	<0.0011	<0.0011	<0.0011	<0.0011	<0.0011	NS	NS
Isopropylbenzene	<0.00095	<0.00094	<0.00097	<0.0010	<0.00097	<0.00096	<0.00098	NS	NS
Methyl tert-butyl ether (MTBE)	<0.00092	<0.00092	<0.00095	<0.00099	<0.00094	<0.00093	<0.00095	0.93	62
Methylene chloride	**0.022**	**0.023**	**0.037**	**0.070**	**0.018**	**0.019**	**0.043**	0.05	51
n-Butylbenzene	<0.00078	<0.00077	<0.00080	<0.00083	<0.00079	<0.00079	<0.00080	12	100

n-Propylbenzene	<0.0014	<0.0014	<0.0014	<0.0015	<0.0014	<0.0014	<0.0015	3.9	100
Naphthalene	**0.015**	**0.0079**	**0.0065**	**0.015**	**0.0030**	**0.0021**	**0.0040**	12	100
o-Xylene	<0.0012	<0.0012	**0.0059**	**0.0094**	**0.0042**	**0.0054**	**0.0093**	NS	NS
p- & m- Xylenes	**0.0019**	<0.0013	**0.024**	**0.034**	**0.0071**	**0.020**	**0.038**	NS	NS
p-Isopropyltoluene	<0.00061	<0.00060	<0.00062	<0.00065	<0.00062	<0.00062	<0.00063	NS	NS
sec-Butylbenzene	<0.0013	<0.0013	<0.0013	<0.0014	<0.0013	<0.0013	<0.0013	11	100
Styrene	<0.0010	<0.0010	<0.0011	<0.0011	<0.0011	<0.0011	<0.0011	NS	NS
tert-Butylbenzene	<0.0011	<0.0011	<0.0011	<0.0012	<0.0011	<0.0011	<0.0012	5.9	100
Tetrachloroethylene	<0.0013	<0.0013	<0.0013	<0.0014	<0.0013	<0.0013	**0.0021**	1.3	5.5
Toluene	<0.00056	<0.00056	<0.00057	**0.0087**	<0.00057	<0.00057	<0.00058	0.7	100
trans-1,2-Dichloroethylene	<0.0016	<0.0016	<0.0016	<0.0017	<0.0016	<0.0016	<0.0016	NS	NS
trans-1,3-Dichloropropylene	<0.0016	<0.0016	<0.0017	<0.0018	<0.0017	<0.0017	<0.0017	NS	NS
Trichloroethylene	<0.0014	<0.0014	<0.0014	**0.23**	<0.0014	<0.0014	**0.019**	0.47	10
Trichlorofluoromethane	<0.0022	<0.0022	<0.0023	<0.0024	<0.0023	<0.0022	<0.0023	NS	NS
Vinyl Chloride	<0.0024	<0.0023	<0.0024	<0.0025	<0.0024	<0.0024	<0.0024	0.02	0.21
Xylenes, Total	<0.0025	<0.0025	**0.030**	**0.043**	**0.011**	**0.026**	**0.047**	0.26	100
Semi-Volatiles, 8270 Target List									
1,2,4-Trichlorobenzene	<0.102	<0.102	<0.105	<0.109	<0.104	<0.104	<0.105	NS	NS
1,2-Dichlorobenzene	<0.0819	<0.0816	<0.0840	<0.0878	<0.0836	<0.0831	<0.0845	1.1	100
1,3-Dichlorobenzene	<0.0891	<0.0888	<0.0914	<0.0956	<0.0910	<0.0904	<0.0920	2.4	17
1,4-Dichlorobenzene	<0.0642	<0.0639	<0.0658	<0.0688	<0.0655	<0.0651	<0.0662	1.8	9.8
2,4,5-Trichlorophenol	<0.0509	<0.0507	<0.0522	<0.0546	<0.0520	<0.0516	<0.0525	NS	NS
2,4,6-Trichlorophenol	<0.0916	<0.0912	<0.0939	<0.0981	<0.0934	<0.0929	<0.0945	NS	NS
2,4-Dichlorophenol	<0.0765	<0.0762	<0.0784	<0.0820	<0.0780	<0.0776	<0.0789	NS	NS
2,4-Dimethylphenol	<0.0600	<0.0598	<0.0616	<0.0643	<0.0613	<0.0609	<0.0619	NS	NS
2,4-Dinitrophenol	<0.157	<0.157	<0.161	<0.168	<0.160	<0.159	<0.162	NS	NS
2,4-Dinitrotoluene	<0.0819	<0.0816	<0.0840	<0.0878	<0.0836	<0.0831	<0.0845	NS	NS
2,6-Dinitrotoluene	<0.0891	<0.0888	<0.0914	<0.0956	<0.0910	<0.0904	<0.0920	NS	NS
2-Chloronaphthalene	<0.0571	<0.0569	<0.0586	<0.0613	<0.0583	<0.0580	<0.0590	NS	NS
2-Chlorophenol	<0.109	<0.109	<0.112	<0.117	<0.111	<0.111	<0.112	NS	NS
2-Methylnaphthalene	<0.0652	<0.0649	<0.0669	**0.134**	<0.0665	<0.0661	<0.0673	NS	NS
2-Methylphenol	<0.0689	<0.0686	<0.0706	<0.0738	<0.0703	<0.0698	<0.0710	0.33	100
2-Nitrophenol	<0.0642	<0.0639	<0.0658	<0.0688	<0.0655	<0.0651	<0.0662	NS	NS
3,3'-Dichlorobenzidine	<0.0472	<0.0470	<0.0484	<0.0505	<0.0481	<0.0478	<0.0486	NS	NS
3- & 4-Methylphenols	<0.0842	<0.0839	<0.0864	<0.0903	<0.0859	<0.0854	<0.0869	NS	NS
3-Nitroaniline	<0.0679	<0.0676	<0.0696	<0.0727	<0.0693	<0.0688	<0.0700	NS	NS
4,6-Dinitro-2-methylphenol	<0.141	<0.141	<0.145	<0.152	<0.144	<0.144	<0.146	NS	NS
4-Bromophenyl phenyl ether	<0.0781	<0.0778	<0.0801	<0.0837	<0.0797	<0.0792	<0.0805	NS	NS
4-Chloro-3-methylphenol	<0.0202	<0.0201	<0.0207	<0.0216	<0.0206	<0.0205	<0.0208	NS	NS
4-Chloroaniline	<0.0739	<0.0736	<0.0758	<0.0792	<0.0754	<0.0750	<0.0762	NS	NS
4-Chlorophenyl phenyl ether	<0.0539	<0.0537	<0.0553	<0.0578	<0.0551	<0.0547	<0.0557	NS	NS
4-Nitroaniline	<0.0621	<0.0619	<0.0638	<0.0666	<0.0634	<0.0630	<0.0641	NS	NS
4-Nitrophenol	<0.0677	<0.0674	<0.0694	<0.0726	<0.0691	<0.0687	<0.0698	NS	NS
Acenaphthene	<0.108	<0.108	<0.111	**0.509**	<0.111	<0.110	**0.159**	20	100
Acenaphthylene	<0.0524	<0.0522	<0.0538	**0.163**	<0.0535	<0.0532	**0.0591**	100	100
Aniline	<0.0673	<0.0671	<0.0691	<0.0722	<0.0687	<0.0683	<0.0695	NS	NS
Anthracene	**0.106**	**0.151**	**0.303**	**1.12**	<0.0474	**0.0858**	**0.409**	100	100
Benzo(a)anthracene	**0.394**	**0.873**	**0.979**	**2.25**	**0.148**	**0.314**	**0.988**	1	1
Benzo(a)pyrene	**0.197**	**0.629**	**0.655**	**1.57**	**0.105**	**0.295**	**0.150**	1	1
Benzo(b)fluoranthene	**0.189**	**0.425**	**0.727**	**1.21**	**0.104**	**0.134**	**0.555**	1	1
Benzo(g,h,i)perylene	**0.147**	**0.274**	**0.390**	**0.350**	<0.0574	**0.0664**	**0.0788**	100	100
Benzo(k)fluoranthene	**0.198**	**0.431**	**0.610**	**1.81**	**0.0985**	**0.174**	**0.575**	0.8	1
Benzyl alcohol	<0.0606	<0.0603	<0.0621	<0.0649	<0.0618	<0.0614	<0.0625	NS	NS
Benzyl butyl phthalate	<0.0781	<0.0778	<0.0801	<0.0837	<0.0797	<0.0792	<0.0805	NS	NS
Bis(2-chloroethoxy)methane	<0.0690	<0.0687	<0.0708	<0.0740	<0.0704	<0.0700	<0.0712	NS	NS
Bis(2-chloroethyl)ether	<0.0636	<0.0633	<0.0652	<0.0681	<0.0649	<0.0645	<0.0656	NS	NS
Bis(2-chloroisopropyl)ether	<0.0695	<0.0693	<0.0713	<0.0745	<0.0709	<0.0705	<0.0717	NS	NS
Bis(2-ethylhexyl)phthalate	**0.0992**	**0.0708**	**0.310**	**5.09**	<0.0640	<0.0636	<0.0647	NS	NS
Chrysene	**0.365**	**0.855**	**1.08**	**2.14**	**0.183**	**0.409**	**1.06**	1	1
Di-n-butyl phthalate	<0.0559	<0.0557	<0.0573	**0.221**	<0.0571	<0.0567	<0.0577	NS	NS

Di-n-octyl phthalate	<0.0842	<0.0839	<0.0864	<0.0903	<0.0859	<0.0854	<0.0869	NS	NS
Dibenzo(a,h)anthracene	<0.0473	**0.101**	**0.116**	**0.153**	<0.0483	<0.0480	<0.0488	0.33	0.33
Dibenzofuran	<0.0604	<0.0602	**0.0722**	**0.317**	<0.0616	<0.0613	**0.0815**	7	14
Diethyl phthalate	<0.0982	<0.0979	<0.101	<0.105	<0.100	<0.0997	<0.101	NS	NS
Dimethyl phthalate	<0.0539	<0.0537	<0.0553	<0.0578	<0.0551	<0.0547	<0.0557	NS	NS
Fluoranthene	**0.685**	**1.29**	**2.06**	**5.56**	**0.291**	**0.582**	**1.91**	100	100
Fluorene	<0.0524	<0.0522	**0.117**	**0.629**	<0.0535	<0.0532	**0.200**	30	100
Hexachlorobenzene	<0.0305	<0.0304	<0.0313	<0.0327	<0.0311	<0.0309	<0.0315	0.33	0.33
Hexachlorobutadiene	<0.0749	<0.0746	<0.0768	<0.0803	<0.0764	<0.0760	<0.0773	NS	NS
Hexachlorocyclopentadiene	<0.139	<0.139	<0.143	<0.149	<0.142	<0.141	<0.144	NS	NS
Hexachloroethane	<0.0673	<0.0671	<0.0691	<0.0722	<0.0687	<0.0683	<0.0695	NS	NS
Indeno(1,2,3-cd)pyrene	**0.133**	**0.238**	**0.291**	**0.410**	<0.0704	<0.0700	**0.0969**	0.5	0.5
Isophorone	<0.0695	<0.0693	<0.0713	<0.0745	<0.0709	<0.0705	<0.0717	NS	NS
N-nitroso-di-n-propylamine	<0.0489	<0.0487	<0.0501	<0.0524	<0.0499	<0.0496	<0.0504	NS	NS
N-Nitrosodimethylamine	<0.0677	<0.0674	<0.0694	<0.0726	<0.0691	<0.0687	<0.0698	NS	NS
N-Nitrosodiphenylamine	<0.108	<0.108	<0.111	<0.116	<0.111	<0.110	<0.112	NS	NS
Naphthalene	<0.0559	<0.0557	**0.0691**	**0.236**	<0.0571	<0.0567	**0.0676**	12	100
Nitrobenzene	<0.0842	<0.0839	<0.0864	<0.0903	<0.0859	<0.0854	<0.0869	NS	NS
Pentachlorophenol	<0.0524	<0.0522	<0.0538	<0.0562	<0.0535	<0.0532	<0.0541	0.8	2.4
Phenanthrene	**0.397**	**0.443**	**1.35**	**4.67**	**0.177**	**0.339**	**1.72**	100	100
Phenol	<0.0749	<0.0746	<0.0768	<0.0803	<0.0764	<0.0760	<0.0773	0.33	100
Pyrene	**0.692**	**1.56**	**2.05**	**4.69**	**0.283**	**0.637**	**1.96**	100	100
Pyridine	<0.0731	<0.0728	<0.0750	<0.0784	<0.0746	<0.0741	<0.0754	NS	NS
Pesticides/PCBs, EPA 8081/8082 List									
4,4'-DDD	<0.00165	<0.00164	**0.00354**	<0.00177	<0.00168	<0.00167	**0.00199**	0.0033	2.6
4,4'-DDE	<0.00212	<0.00211	**0.00247**	<0.00227	<0.00217	<0.00215	<0.00219	0.0033	1.8
4,4'-DDT	**0.0125**	**0.00756**	**0.00303**	**0.00255**	**0.00260**	**0.00288**	**0.00279**	0.0033	1.7
Aldrin	<0.00237	**0.00322**	**0.00506**	<0.00254	<0.00242	<0.00240	<0.00244	0.005	0.019
alpha-BHC	<0.00280	<0.00279	<0.00287	<0.00300	<0.00285	<0.00284	<0.00288	0.02	0.097
beta-BHC	<0.00234	<0.00233	<0.00240	<0.00250	<0.00238	<0.00237	<0.00241	0.036	0.072
Chlordane, total	<0.0148	<0.0148	<0.0152	<0.0159	<0.0151	<0.0150	<0.0153	NS	NS
delta-BHC	<0.00202	<0.00201	<0.00207	<0.00217	<0.00206	<0.00205	<0.00209	0.04	100
Dieldrin	**0.0217**	**0.0112**	**0.00772**	<0.00235	**0.00379**	<0.00222	<0.00226	0.005	0.039
Endosulfan I	<0.00180	<0.00179	<0.00184	<0.00193	<0.00183	<0.00182	<0.00185	2.4	4.8
Endosulfan II	<0.00227	<0.00226	<0.00233	<0.00243	<0.00231	<0.00230	<0.00234	2.4	4.8
Endosulfan sulfate	<0.00190	<0.00189	<0.00195	<0.00203	<0.00194	<0.00192	<0.00196	2.4	4.8
Endrin	<0.00225	<0.00224	<0.00230	<0.00241	<0.00229	<0.00228	<0.00232	0.014	2.2
Endrin aldehyde	<0.00249	<0.00248	<0.00256	<0.00267	<0.00254	<0.00253	<0.00257	NS	NS
Endrin ketone	<0.00163	<0.00162	<0.00167	<0.00175	<0.00166	<0.00165	<0.00168	NS	NS
gamma-BHC (Lindane)	<0.00257	<0.00256	<0.00264	<0.00276	<0.00262	<0.00261	<0.00265	0.1	0.28
Heptachlor	<0.00295	<0.00294	<0.00303	<0.00317	<0.00301	<0.00300	<0.00305	0.042	0.42
Heptachlor epoxide	<0.00163	<0.00162	<0.00167	<0.00175	<0.00166	<0.00165	<0.00168	NS	NS
Methoxychlor	<0.00955	<0.00952	<0.00980	<0.0102	<0.00975	<0.00969	<0.00986	NS	NS
Total PCBs	**0.0118**	<0.00761	**0.0106**	**0.0388**	<0.00779	<0.00774	<0.00788	0.1	1
Toxaphene	<0.188	<0.187	<0.192	<0.201	<0.191	<0.19	<0.193	NS	NS
Aroclor 1016	<0.00887	<0.00884	<0.00910	<0.00951	<0.00905	<0.00900	<0.00915	NS	NS
Aroclor 1221	<0.00887	<0.00884	<0.00910	<0.00951	<0.00905	<0.00900	<0.00915	NS	NS
Aroclor 1232	<0.00887	<0.00884	<0.00910	<0.00951	<0.00905	<0.00900	<0.00915	NS	NS
Aroclor 1242	<0.00887	<0.00884	<0.00910	<0.00951	<0.00905	<0.00900	<0.00915	NS	NS
Aroclor 1248	<0.00887	<0.00884	<0.00910	<0.00951	<0.00905	<0.00900	<0.00915	NS	NS
Aroclor 1254	<0.00763	<0.00761	<0.00783	<0.00818	<0.00779	<0.00774	<0.00788	NS	NS
Aroclor 1260	**0.0118**	<0.00761	**0.0106**	**0.0388**	<0.00779	<0.00774	<0.00788	NS	NS
NS...No Standard									
esent concentration exceeding the Unrestercited Residential SCO									
es represent concentration exceeding the Residential SCO									

Table 3
Metals Analytical Results (Shallow)
55 Eckford Street, Brooklyn, New York

SampleID	SP-1 0-2'	SP-2 0-2'	SP-3 0-2'	SP-4 0-2'	SP-5 0-2'	SP-6 0-2'	SP-7 0-2'	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives-Residential
Sampling Date	2/15/2012	2/15/2012	2/15/2012	2/15/2012	2/15/2012	2/15/2012	2/15/2012		
Matrix	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Units	mg/kg dry	mg/kg dry	mg/kg dry	mg/kg dry	mg/kg dry	mg/kg dry	mg/kg dry	mg/Kg	mg/Kg
Aluminum	**9350**	**10100**	**8980**	**6400**	**8660**	**7630**	**6850**	NS	NS
Antimony	<0.157	**1.76**	**14.1**	**302**	**1.32**	**81.8**	**74.5**	NS	NS
Arsenic	**4.27**	**4.20**	**24.9**	**88.2**	**5.71**	**139**	**72.2**	13	16
Barium	**241**	**276**	**244**	**605**	<121	**464**	**352**	350	350
Beryllium	<0.009	<0.009	<0.009	<0.010	<0.009	<0.009	<0.009	7.2	14
Cadmium	**1.85**	**2.56**	**2.16**	**4.62**	**0.149**	**1.24**	**0.651**	2.5	2.5
Calcium	**5130**	**27400**	**13100**	**8750**	**23200**	**13200**	**15000**	NS	NS
Chromium, Trivalent	**19.8**	**38.3**	**34.9**	**36.7**	**24.1**	**51.5**	**35.8**	30	36
Chromium, Hexavalent	**1.35**	**1.34**	<0.403	<0.421	**1.83**	<0.399	<0.405	1	22
Cobalt	**7.63**	**7.12**	**8.73**	**8.99**	**7.77**	**10.6**	**9.26**	NS	NS
Copper	**28.9**	**27.9**	**154**	**833**	**52.7**	**987**	**1020**	50	270
Iron	**21600**	**19000**	**31900**	**38100**	**15000**	**28000**	**23100**	NS	NS
Lead	**206**	**160**	**411**	**2410**	**126**	**1670**	**1140**	63	400
Magnesium	**2400**	**4610**	**3560**	**1960**	**6780**	**2480**	**4410**	NS	NS
Manganese	**377**	**343**	**368**	**352**	**276**	**323**	**260**	1600	2000
Nickel	**20.9**	**26.2**	**143**	**462**	**42.6**	**1240**	**1030**	30	140
Mercury	**0.337**	**0.190**	<0.112	<0.117	**0.183**	<0.110	<0.112	0.18	0.81
Potassium	**1260**	**1810**	**1640**	**874**	**1370**	**1310**	**1090**	NS	NS
Selenium	**1.31**	**1.07**	**2.83**	**8.77**	<0.242	**5.33**	**4.07**	3.9	36
Silver	<0.101	<0.101	<0.104	<0.108	<0.103	<0.103	<0.104	2	36
Sodium	**1630**	**774**	**670**	**207**	**427**	**394**	**289**	NS	NS
Thallium	<0.213	<0.213	<0.219	<0.229	<0.218	<0.216	<0.220	NS	NS
Vanadium	**31.3**	**29.7**	**31.6**	**39.2**	**30.8**	**31.7**	**33.8**	NS	NS
Zinc	**156**	**129**	**428**	**1150**	**105**	**805**	**485**	109	2200

NS...No Standard
Grey Shaded values represent concentration exceeding the Unrestercited Residential SCO
Red Marked values represent concentration exceeding the Residential SCO

Table 4
Soil Analytical Results (Deep)
55 Eckford Street, Brooklyn, New York

SampleID	SP-1 8'-10'	SP-2 6'-8'	SP-3 6'-8'	SP-4 6'-8'	SP-5 10'-12'	SP-6 8'-10'	SP-7 9'-11'	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives-Residential
Sampling Date	2/15/2012	2/15/2012	2/15/2012	2/15/2012	2/15/2012	2/15/2012	2/15/2012		
Matrix	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Units	mg/kg dry	mg/kg dry	mg/kg dry	mg/kg dry	mg/kg dry	mg/kg dry	mg/kg dry	mg/Kg	mg/Kg
Volatile Organics, 8260 List									
1,1,1,2-Tetrachloroethane	<0.0014	<0.067	<0.067	<0.070	<0.0014	<0.0015	<0.0016	NS	NS
1,1,1-Trichloroethane	<0.0024	<0.12	<0.12	<0.12	<0.0024	<0.0026	<0.0028	0.68	100
1,1,2,2-Tetrachloroethane	<0.0015	<0.071	<0.071	<0.074	<0.0014	<0.0016	<0.0017	NS	NS
1,1,2-Trichloro-1,2,2-trifluoroethane	<0.0015	<0.074	<0.074	<0.078	<0.0015	<0.0016	<0.0017	NS	NS
1,1,2-Trichloroethane	<0.0016	<0.076	<0.076	<0.079	<0.0015	<0.0017	<0.0018	NS	NS
1,1-Dichloroethane	<0.0018	<0.086	<0.086	<0.090	<0.0018	<0.0019	<0.0020	0.27	19
1,1-Dichloroethylene	<0.0034	<0.17	<0.17	<0.17	<0.0034	<0.0036	<0.0039	0.33	100
1,1-Dichloropropylene	<0.0011	<0.053	<0.053	<0.056	<0.0011	<0.0012	<0.0013	NS	NS
1,2,3-Trichlorobenzene	<0.00094	<0.046	<0.046	<0.048	<0.00094	<0.0010	<0.0011	NS	NS
1,2,3-Trichloropropane	<0.0029	<0.14	<0.14	<0.15	<0.0029	<0.0031	<0.0033	NS	NS
1,2,4-Trichlorobenzene	<0.0012	<0.060	<0.060	<0.062	<0.0012	<0.0013	<0.0014	NS	NS
1,2,4-Trimethylbenzene	<0.0013	**0.15**	**0.087**	**0.095**	**0.0029**	**0.0035**	**0.0026**	3.6	47
1,2-Dibromo-3-chloropropane	<0.0034	<0.16	<0.16	<0.17	<0.0034	<0.0036	<0.0038	NS	NS
1,2-Dibromoethane	<0.0017	<0.084	<0.084	<0.088	<0.0017	<0.0019	<0.0020	NS	NS
1,2-Dichlorobenzene	<0.0015	<0.073	<0.073	<0.077	<0.0015	<0.0016	<0.0017	1.1	100
1,2-Dichloroethane	<0.0017	<0.081	<0.081	<0.084	<0.0017	<0.0018	<0.0019	0.02	2.3
1,2-Dichloropropane	<0.00056	<0.027	<0.027	<0.029	<0.00056	<0.00060	<0.00064	NS	NS
1,3,5-Trimethylbenzene	<0.00094	<0.046	<0.046	<0.048	<0.00094	<0.0010	**0.0027**	8.4	47
1,3-Dichlorobenzene	<0.0012	<0.058	<0.058	<0.061	<0.0012	<0.0013	<0.0014	2.4	17
1,3-Dichloropropane	<0.0018	<0.086	<0.086	<0.090	<0.0018	<0.0019	<0.0020	NS	NS
1,4-Dichlorobenzene	<0.0017	<0.084	<0.084	<0.088	<0.0017	<0.0019	<0.0020	1.8	9.8
1,4-Dioxane	<0.080	<3.9	<3.9	<4.1	<0.080	<0.086	<0.092	0.1	9.8
2,2-Dichloropropane	<0.0024	<0.12	<0.12	<0.12	<0.0024	<0.0026	<0.0028	NS	NS
2-Butanone	<0.0066	<0.32	<0.32	<0.34	<0.0066	<0.0071	<0.0075	0.12	100
2-Chlorotoluene	<0.0012	<0.061	<0.061	<0.064	<0.0012	<0.0013	<0.0014	NS	NS
4-Chlorotoluene	<0.0012	<0.061	<0.061	<0.064	<0.0012	<0.0013	<0.0014	NS	NS
Acetone	**0.034**	**1.3**	**1.4**	**1.1**	**0.016**	**0.039**	**0.054**	0.05	100
Benzene	<0.0012	**0.15**	**0.66**	**0.14**	<0.0012	<0.0013	<0.0014	0.06	2.9
Bromobenzene	<0.0016	<0.076	<0.076	<0.079	<0.0015	<0.0017	<0.0018	NS	NS
Bromochloromethane	<0.0033	<0.16	<0.16	<0.17	<0.0033	<0.0035	<0.0037	NS	NS
Bromodichloromethane	<0.0016	<0.077	<0.077	<0.081	<0.0016	<0.0017	<0.0018	NS	NS
Bromoform	<0.0015	<0.072	<0.072	<0.075	<0.0015	<0.0016	<0.0017	NS	NS
Bromomethane	<0.0032	<0.15	<0.15	<0.16	<0.0031	<0.0034	<0.0036	NS	NS
Carbon tetrachloride	<0.0026	<0.13	<0.13	<0.14	<0.0026	<0.0028	<0.0030	0.76	1.4
Chlorobenzene	<0.00089	<0.043	<0.043	<0.045	<0.00089	<0.00096	<0.0010	1.1	100
Chloroethane	<0.0019	<0.094	<0.094	<0.099	<0.0019	<0.0021	<0.0022	NS	NS
Chloroform	<0.00092	<0.045	<0.045	<0.047	<0.00091	<0.00098	<0.0010	0.37	10
Chloromethane	<0.0023	<0.11	<0.11	<0.12	<0.0023	<0.0024	<0.0026	NS	NS
cis-1,2-Dichloroethylene	<0.0024	**0.15**	<0.12	**0.14**	<0.0024	<0.0026	<0.0028	0.25	59
cis-1,3-Dichloropropylene	<0.00089	<0.043	<0.043	<0.045	<0.00089	<0.00096	<0.0010	NS	NS
Dibromochloromethane	<0.0017	<0.083	<0.083	<0.087	<0.0017	<0.0018	<0.0020	NS	NS
Dibromomethane	<0.0034	<0.17	<0.17	<0.17	<0.0034	<0.0036	<0.0039	NS	NS
Dichlorodifluoromethane	<0.0021	<0.10	<0.10	<0.11	<0.0021	<0.0023	<0.0024	NS	NS
Ethyl Benzene	**0.0033**	**0.16**	**0.20**	**0.18**	**0.014**	**0.0081**	**0.011**	1	30
Hexachlorobutadiene	<0.0011	<0.053	<0.053	<0.056	<0.0011	<0.0012	<0.0013	NS	NS
Isopropylbenzene	<0.00099	<0.048	<0.048	<0.051	<0.00099	<0.0011	<0.0011	NS	NS
Methyl tert-butyl ether (MTBE)	<0.00097	<0.047	<0.047	<0.049	<0.00097	<0.0010	<0.0011	0.93	62
Methylene chloride	**0.046**	**1.1**	**1.0**	**1.1**	**0.055**	**0.045**	**0.042**	0.05	51
n-Butylbenzene	<0.00081	<0.040	<0.040	<0.042	<0.00081	<0.00088	<0.00093	12	100
n-Propylbenzene	<0.0015	<0.072	<0.072	**0.20**	<0.0015	<0.0016	<0.0017	3.9	100
Naphthalene	**0.012**	**0.44**	**0.32**	**0.36**	**0.0040**	**0.0035**	<0.0015	12	100
o-Xylene	**0.0028**	**0.13**	**0.12**	**0.099**	**0.011**	**0.011**	**0.0069**	NS	NS
p- & m- Xylenes	**0.0083**	**0.51**	**0.55**	**0.53**	**0.041**	**0.026**	**0.034**	NS	NS
p-Isopropyltoluene	<0.00064	<0.031	<0.031	<0.032	<0.00063	<0.00068	<0.00073	NS	NS
sec-Butylbenzene	<0.0013	<0.065	<0.065	**0.50**	<0.0013	<0.0014	<0.0015	11	100
Styrene	<0.0011	<0.053	<0.053	<0.056	<0.0011	<0.0012	<0.0013	NS	NS
tert-Butylbenzene	<0.0012	<0.057	**0.27**	<0.060	<0.0012	**0.0022**	<0.0013	5.9	100
Tetrachloroethylene	<0.0013	<0.065	<0.065	**0.13**	<0.0013	<0.0014	<0.0015	1.3	5.5
Toluene	<0.00059	**0.082**	<0.16	**0.081**	**0.013**	<0.00063	<0.00067	0.7	100
trans-1,2-Dichloroethylene	<0.0017	<0.081	<0.081	<0.084	<0.0017	<0.0018	<0.0019	NS	NS
trans-1,3-Dichloropropylene	<0.0017	<0.084	<0.084	<0.088	<0.0017	<0.0019	<0.0020	NS	NS
Trichloroethylene	**0.0056**	**0.93**	**0.21**	**1.2**	**0.010**	**0.0069**	**0.027**	0.47	10
Trichlorofluoromethane	<0.0023	<0.11	<0.11	<0.12	<0.0023	<0.0025	<0.0027	NS	NS
Vinyl Chloride	<0.0025	<0.12	<0.12	<0.13	<0.0025	<0.0027	<0.0028	0.02	0.21
Xylenes, Total	**0.011**	**0.64**	**0.68**	**0.63**	**0.053**	**0.037**	<0.040	0.26	100
Semi-Volatiles, 8270 Target List									
1,2,4-Trichlorobenzene	<0.107	<0.104	<0.104	<0.109	<0.107	<0.115	<0.123	NS	NS
1,2-Dichlorobenzene	<0.0860	<0.0838	<0.0838	<0.0878	<0.0858	<0.0924	<0.0985	1.1	100
1,3-Dichlorobenzene	<0.0936	<0.0912	<0.0912	<0.0955	<0.0933	<0.101	<0.107	2.4	17
1,4-Dichlorobenzene	<0.0674	<0.0657	<0.0657	<0.0688	<0.0672	<0.0724	<0.0772	1.8	9.8
2,4,5-Trichlorophenol	<0.0534	<0.0521	<0.0521	<0.0545	<0.0533	<0.0574	<0.0612	NS	NS
2,4,6-Trichlorophenol	<0.0961	<0.0937	<0.0937	<0.0981	<0.0959	<0.103	<0.110	NS	NS
2,4-Dichlorophenol	<0.0803	<0.0782	<0.0782	<0.0819	<0.0801	<0.0862	<0.0919	NS	NS
2,4-Dimethylphenol	<0.0630	<0.0614	<0.0614	<0.0643	<0.0629	<0.0677	<0.0722	NS	NS
2,4-Dinitrophenol	<0.165	<0.161	<0.161	<0.168	<0.165	<0.177	<0.189	NS	NS
2,4-Dinitrotoluene	<0.0860	<0.0838	<0.0838	<0.0878	<0.0858	<0.0924	<0.0985	NS	NS
2,6-Dinitrotoluene	<0.0936	<0.0912	<0.0912	<0.0955	<0.0933	<0.101	<0.107	NS	NS
2-Chloronaphthalene	<0.0600	<0.0585	<0.0585	<0.0612	<0.0598	<0.0644	<0.0687	NS	NS
2-Chlorophenol	<0.114	<0.112	<0.112	<0.117	<0.114	<0.123	<0.131	NS	NS
2-Methylnaphthalene	<0.0684	<0.0667	<0.0667	<0.0699	<0.0683	**0.0768**	<0.0784	NS	NS
2-Methylphenol	<0.0723	<0.0705	<0.0704	<0.0738	<0.0721	<0.0776	<0.0828	0.33	100
2-Nitrophenol	<0.0674	<0.0657	<0.0657	<0.0688	<0.0672	<0.0724	<0.0772	NS	NS
3,3'-Dichlorobenzidine	<0.0495	<0.0482	<0.0482	<0.0505	<0.0494	<0.0532	<0.0567	NS	NS
3- & 4-Methylphenols	<0.0884	<0.0862	<0.0861	<0.0902	<0.0882	<0.0950	<0.101	NS	NS

3-Nitroaniline	<0.0712	<0.0694	<0.0694	<0.0727	<0.0711	<0.0765	<0.0816	NS	NS
4,6-Dinitro-2-methylphenol	<0.149	<0.145	<0.145	<0.152	<0.148	<0.160	<0.170	NS	NS
4-Bromophenyl phenyl ether	<0.0819	<0.0799	<0.0799	<0.0836	<0.0817	<0.0880	<0.0938	NS	NS
4-Chloro-3-methylphenol	<0.0212	<0.0206	<0.0206	<0.0216	<0.0211	<0.0227	<0.0242	NS	NS
4-Chloroaniline	<0.0776	<0.0756	<0.0756	<0.0792	<0.0774	<0.0833	<0.0888	NS	NS
4-Chlorophenyl phenyl ether	<0.0566	<0.0552	<0.0552	<0.0578	<0.0565	<0.0608	<0.0649	NS	NS
4-Nitroaniline	<0.0652	<0.0636	<0.0636	<0.0666	<0.0651	<0.0701	<0.0747	NS	NS
4-Nitrophenol	<0.0711	<0.0693	<0.0693	<0.0725	<0.0709	<0.0763	<0.0814	NS	NS
Acenaphthene	<0.114	<0.111	<0.111	<0.116	**0.185**	**0.293**	<0.130	20	100
Acenaphthylene	<0.0550	<0.0537	<0.0537	<0.0562	**0.0635**	<0.0591	<0.0630	100	100
Aniline	<0.0707	<0.0689	<0.0689	<0.0721	<0.0705	<0.0759	<0.0809	NS	NS
Anthracene	**0.218**	**0.101**	**0.147**	**0.0758**	**0.405**	**0.656**	**0.119**	100	100
Benzo(a)anthracene	**0.473**	**0.325**	**0.464**	**0.223**	**0.915**	**1.12**	**0.286**	1	1
Benzo(a)pyrene	**0.390**	**0.261**	**0.408**	**0.209**	**0.779**	**0.812**	**0.142**	1	1
Benzo(b)fluoranthene	**0.296**	**0.183**	**0.279**	**0.142**	**0.469**	**0.635**	**0.157**	1	1
Benzo(g,h,i)perylene	**0.212**	**0.125**	**0.155**	**0.0750**	**0.153**	**0.192**	<0.0676	100	100
Benzo(k)fluoranthene	**0.251**	**0.178**	**0.276**	**0.169**	**0.578**	**0.589**	**0.166**	0.8	1
Benzyl alcohol	<0.0636	<0.0620	<0.0620	<0.0649	<0.0634	<0.0683	<0.0728	NS	NS
Benzyl butyl phthalate	<0.0820	<0.0799	<0.0799	<0.0837	<0.0818	<0.0880	<0.0939	NS	NS
Bis(2-chloroethoxy)methane	<0.0724	<0.0706	<0.0706	<0.0739	<0.0723	<0.0778	<0.0830	NS	NS
Bis(2-chloroethyl)ether	<0.0667	<0.0650	<0.0650	<0.0681	<0.0666	<0.0717	<0.0764	NS	NS
Bis(2-chloroisopropyl)ether	<0.0730	<0.0711	<0.0711	<0.0745	<0.0728	<0.0784	<0.0836	NS	NS
Bis(2-ethylhexyl)phthalate	**0.180**	**0.150**	**0.252**	**0.112**	**0.726**	**0.161**	<0.0753	NS	NS
Chrysene	**0.482**	**0.346**	**0.480**	**0.243**	**1.06**	**1.30**	**0.330**	1	1
Di-n-butyl phthalate	<0.0587	<0.0572	<0.0572	<0.0599	<0.0585	<0.0630	<0.0672	NS	NS
Di-n-octyl phthalate	<0.0884	<0.0862	<0.0861	<0.0902	<0.0882	<0.0950	<0.101	NS	NS
Dibenzo(a,h)anthracene	**0.103**	<0.0484	**0.0532**	<0.0507	**0.0690**	**0.0654**	<0.0569	0.33	0.33
Dibenzofuran	<0.0634	<0.0618	<0.0618	<0.0647	**0.111**	<0.0681	<0.0726	7	14
Diethyl phthalate	<0.103	<0.101	<0.101	<0.105	<0.103	<0.111	<0.118	NS	NS
Dimethyl phthalate	<0.0566	<0.0552	<0.0552	<0.0578	<0.0565	<0.0608	<0.0649	NS	NS
Fluoranthene	**1.01**	**0.727**	**1.10**	**0.440**	**2.07**	**2.42**	**0.575**	100	100
Fluorene	**0.106**	**0.0597**	**0.0574**	<0.0562	**0.203**	**0.328**	<0.0630	30	100
Hexachlorobenzene	<0.0320	<0.0312	<0.0312	<0.0327	<0.0319	<0.0344	<0.0367	0.33	0.33
Hexachlorobutadiene	<0.0786	<0.0766	<0.0766	<0.0802	<0.0784	<0.0844	<0.0900	NS	NS
Hexachlorocyclopentadiene	<0.146	<0.142	<0.142	<0.149	<0.146	<0.157	<0.167	NS	NS
Hexachloroethane	<0.0707	<0.0689	<0.0689	<0.0721	<0.0705	<0.0759	<0.0809	NS	NS
Indeno(1,2,3-cd)pyrene	**0.159**	**0.101**	**0.147**	<0.0739	**0.165**	**0.164**	<0.0830	0.5	0.5
Isophorone	<0.0730	<0.0711	<0.0711	<0.0745	<0.0728	<0.0784	<0.0836	NS	NS
N-nitroso-di-n-propylamine	<0.0513	<0.0500	<0.0500	<0.0523	<0.0512	<0.0551	<0.0587	NS	NS
N-Nitrosodimethylamine	<0.0711	<0.0693	<0.0693	<0.0725	<0.0709	<0.0763	<0.0814	NS	NS
N-Nitrosodiphenylamine	<0.114	<0.111	<0.111	<0.116	0.114	<0.122	<0.130	NS	NS
Naphthalene	<0.0587	**0.0613**	<0.0572	<0.0599	**0.0882**	**0.121**	<0.0672	12	100
Nitrobenzene	<0.0884	<0.0862	<0.0861	<0.0902	<0.0882	<0.0950	<0.101	NS	NS
Pentachlorophenol	<0.0550	<0.0537	<0.0537	<0.0562	<0.0549	<0.0591	<0.0630	0.8	2.4
Phenanthrene	**0.798**	**0.512**	**0.467**	**0.319**	**1.72**	**2.54**	**0.475**	100	100
Phenol	<0.0786	<0.0766	<0.0766	<0.0802	<0.0784	<0.0845	<0.0900	0.33	100
Pyrene	**1.06**	**0.711**	**1.09**	**0.432**	**1.94**	**2.31**	**0.568**	100	100
Pyridine	<0.0767	<0.0748	<0.0748	<0.0783	<0.0765	<0.0824	<0.0879	NS	NS
Pesticides/PCBs, EPA 8081/8082 List									
4,4'-DDD	<0.00173	<0.00169	<0.00169	<0.00177	<0.00173	<0.00186	<0.00198	0.0033	2.6
4,4'-DDE	<0.00223	<0.00217	<0.00217	<0.00227	<0.00222	<0.00239	<0.00255	0.0033	1.8
4,4'-DDT	<0.00174	<0.00170	<0.00170	**0.00268**	**0.00202**	<0.00187	<0.00200	0.0033	1.7
Aldrin	<0.00249	<0.00242	<0.00242	<0.00254	<0.00248	<0.00267	<0.00285	0.005	0.019
alpha-BHC	<0.00293	<0.00286	<0.00286	<0.00300	<0.00293	<0.00315	<0.00336	0.02	0.097
beta-BHC	<0.00245	<0.00239	<0.00239	<0.00250	<0.00245	<0.00263	<0.00281	0.036	0.072
Chlordane, total	<0.0156	<0.0152	<0.0152	<0.0159	<0.0155	<0.0167	<0.0178	NS	NS
delta-BHC	<0.00212	<0.00207	<0.00207	<0.00217	<0.00212	<0.00228	<0.00243	0.04	100
Dieldrin	<0.00230	<0.00224	<0.00224	<0.00235	<0.00229	<0.00247	<0.00263	0.005	0.039
Endosulfan I	<0.00189	<0.00184	<0.00184	<0.00192	<0.00188	<0.00203	<0.00216	2.4	4.8
Endosulfan II	<0.00238	<0.00232	<0.00232	<0.00243	<0.00237	<0.00256	<0.00273	2.4	4.8
Endosulfan sulfate	<0.00199	<0.00194	<0.00194	<0.00203	<0.00199	<0.00214	<0.00228	2.4	4.8
Endrin	<0.00236	<0.00230	<0.00230	<0.00241	<0.00235	<0.00253	<0.00270	0.014	2.2
Endrin aldehyde	<0.00262	<0.00255	<0.00255	<0.00267	<0.00261	<0.00281	<0.00300	NS	NS
Endrin ketone	<0.00171	<0.00167	<0.00167	<0.00174	<0.00170	<0.00184	<0.00196	NS	NS
gamma-BHC (Lindane)	<0.00270	<0.00263	<0.00263	<0.00276	<0.00269	<0.00290	<0.00309	0.1	0.28
Heptachlor	<0.00310	<0.00302	<0.00302	<0.00316	<0.00309	<0.00333	<0.00355	0.042	0.42
Heptachlor epoxide	<0.00171	<0.00167	<0.00167	<0.00174	<0.00170	<0.00184	<0.00196	NS	NS
Methoxychlor	<0.0100	<0.00978	<0.00978	<0.0102	<0.0100	<0.0108	<0.0115	NS	NS
Total PCBs	<0.00801	<0.00781	<0.00781	**0.0399**	<0.00799	<0.00861	<0.00918	0.1	1
Toxaphene	<0.197	<0.192	<0.192	<0.201	<0.196	<0.211	<0.225	NS	NS
Aroclor 1016	<0.00931	<0.00908	<0.00907	<0.00950	<0.00929	<0.0100	<0.0107	NS	NS
Aroclor 1221	<0.00931	<0.00908	<0.00907	<0.00950	<0.00929	<0.0100	<0.0107	NS	NS
Aroclor 1232	<0.00931	<0.00908	<0.00907	<0.00950	<0.00929	<0.0100	<0.0107	NS	NS
Aroclor 1242	<0.00931	<0.00908	<0.00908	<0.00950	<0.00929	<0.0100	<0.0107	NS	NS
Aroclor 1248	<0.00931	<0.00908	<0.00908	<0.00950	<0.00929	<0.0100	<0.0107	NS	NS
Aroclor 1254	<0.00801	<0.00781	<0.00781	<0.00818	<0.00799	<0.00861	<0.00918	NS	NS
Aroclor 1260	<0.00801	<0.00781	<0.00781	**0.0399**	<0.00799	<0.00861	<0.00918	NS	NS

NS...No Standard

Grey Shaded values represent concentration exceeding the Unrestercited Residential SCO

Red Marked values represent concentration exceeding the Residential SCO

Table 5
Metals Analytical Results (Deep)
55 Eckford Street, Brooklyn, New York

SampleID	SP-1 8'-10'	SP-2 6'-8'	SP-3 6'-8'	SP-4 6'-8'	SP-5 10'-12'	SP-6 8'-10'	SP-7 9'-11'	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives-Residential
Sampling Date	2/15/2012	2/15/2012	2/15/2012	2/15/2012	2/15/2012	2/15/2012	2/15/2012		
Matrix	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Units	mg/kg dry	mg/kg dry	mg/kg dry	mg/kg dry	mg/kg dry	mg/kg dry	mg/kg dry	mg/Kg	mg/Kg
Aluminum	**5490**	**6320**	**5960**	**6420**	**7080**	**5930**	**7840**	NS	NS
Antimony	**68.0**	**28.4**	**14.4**	**34.7**	**15.1**	**22.9**	**3.43**	NS	NS
Arsenic	**81.2**	**273**	**153**	**102**	**33.0**	**77.5**	**57.6**	13	16
Barium	**242**	**212**	**195**	**221**	**564**	**331**	**356**	350	350
Beryllium	<0.009	<0.009	<0.009	<0.010	<0.009	<0.010	<0.011	7.2	14
Cadmium	**0.960**	<0.149	<0.149	<0.156	**0.741**	**1.52**	<0.175	2.5	2.5
Calcium	**7980**	**8350**	**9990**	**7790**	**21900**	**13600**	**12200**	NS	NS
Chromium, Trivalent	**33.6**	**42.1**	**22.2**	**36.7**	**24.8**	**38.2**	**25.0**	30	36
Chromium, Hexavalent	<0.413	<0.402	<0.402	<0.421	<0.412	<0.443	<0.472	1	22
Cobalt	**8.33**	**7.34**	**6.99**	**10.0**	**8.57**	**9.04**	**10.3**	NS	NS
Copper	**582**	**482**	**590**	**712**	**354**	**258**	**361**	50	270
Iron	**21000**	**22200**	**20700**	**21400**	**32800**	**24400**	**18400**	NS	NS
Lead	**2980**	**1430**	**1660**	**621**	**1050**	**630**	**884**	63	400
Magnesium	**1550**	**2220**	**3160**	**1840**	**5440**	**3480**	**871**	NS	NS
Manganese	**338**	**316**	**356**	**258**	**340**	**388**	**243**	1600	2000
Nickel	**652**	**290**	**163**	**637**	**126**	**608**	**376**	30	140
Mercury	**1.85**	**1.37**	<0.111	<0.117	**2.03**	<0.123	<0.131	0.18	0.81
Potassium	**917**	**1140**	**1350**	**1240**	**893**	**1020**	**1020**	NS	NS
Selenium	**5.87**	**7.75**	**3.42**	**6.85**	**3.42**	**6.38**	**3.11**	3.9	36
Silver	<0.106	<0.103	<0.103	<0.108	<0.106	<0.114	<0.121	2	36
Sodium	**470**	**886**	**658**	**310**	**191**	**260**	**641**	NS	NS
Thallium	<0.224	<0.218	<0.218	<0.229	<0.223	<0.241	<0.256	NS	NS
Vanadium	**25.6**	**25.8**	**23.2**	**25.1**	**27.4**	**27.2**	**35.1**	NS	NS
Zinc	**579**	**267**	**277**	**323**	**1820**	**416**	**532**	109	2200

NS...No Standard
Grey Shaded values represent concentration exceeding the Unrestercited Residential SCO
Red Marked values represent concentration exceeding the Residential SCO

Table 6
Soil Samples Organic Analytical Results
55 Eckford Street, Brooklyn, New York

Sample Identification	SP-8	SP-9	Unrestricted Use Soil Cleanup Objectives (6 NYC RR Pt.375-6.8)	Restricted Use Soil Cleanup Objectives (6 NYC RR Pt.375-6.8b) - Restricted Residential
Sample Depth	7'-9'	6'-8'		
Sample Date	3/17/2012	3/17/2012		
Sample Matrix	Soil	Soil		
Units	uk/kg	ug/kg	ug/kg	ug/kg
Semi-Volatile Organic Compounds (µg/kg)				
Acenaphthene	<334	<359	20,000	100,000
Acenaphthylene	<334	<359	100,000	100,000
Anthracene	<334	<359	100,000	100,000
Benzo (a) Anthracene	<334	<359	1,000	1,000
Benzo (a) Pyrene	<334	<359	1,000	1,000
Benzo (b) Fluoranthene	<334	<359	1,000	1,000
Benzo (g,h,I) Perylene	<334	<359	100,000	100,000
Benzo (k) Fluoranthene	<334	<359	800	3,900
4-Bromophenyl Phenyl Ether	<334	<359	NS	NS
Benzyl Butyl Phthalate	<334	<359	NS	NS
4-Chloroaniline	<334	<359	NS	NS
bis (2-Chloroethoxy) Methane	<334	<359	NS	NS
bis (2-Chloroethyl) Ether	<334	<359	NS	NS
bis (2-Chloroisopropyl) Ether	<334	<359	NS	NS
2-Chloronaphthalene	<334	<359	NS	NS
4-Chlorophenyl Phenyl Ether	<334	<359	NS	NS
Chrysene	<334	<359	1,000	3,900
Dibenzo (a,h) Anthracene	<334	<359	330	330
Dibenzofuran	<334	<359	NS	NS
Di-n-Butyl Phthalate	<334	<359	NS	NS
1,2-Dichlorobenzene	<334	<359	NS	NS
1,4-Dichlorobenzene	<334	<359	NS	NS
1,3-Dichlorobenzene	<334	<359	NS	NS
3,3'-Dichlorobenzidine	<334	<359	NS	NS
Diethyl Phthalate	<334	<359	NS	NS
Dimethyl Phthalate	<334	<359	NS	NS
2,4-Dinitrotoluene	<334	<359	NS	NS
2,6-Dinitrotoluene	<334	<359	NS	NS
D-n-n-octyl Phthalate	<334	<359	NS	NS
bis (2-Ethyl Hexyl) Phthalate	<401	<430	NS	NS
Fluoranthene	<334	<359	100,000	100,000
Fluorene	<334	<359	30,000	100,000
Hexachlorobenzene	<334	<359	NS	NS
Hexachlorobudadiene	<334	<359	NS	NS
Hexachlorocyclopentadiene	<668	<717	NS	NS
Hexachloroethane	<334	<359	NS	NS
Indeno (1,2,3-cd) Pyrene	<334	<359	500	500
Isophorone	<334	<359	NS	NS
2-Methylnaphthalene	<334	<359	NS	NS
Naphthalene	<334	<359	12,000	100,000
3-Nitroaniline	<334	<359	NS	NS
2-Nitroaniline	<334	<359	NS	NS
4-Nitroaniline	<334	<359	NS	NS
Nitrobenzene	<334	<359	NS	NS
N-Nitrosodiphenylamine	<334	<359	NS	NS
n-Nitrosodi-n-propylamine	<334	<359	NS	NS
Phenanthrene	<334	<359	100,000	100,000
Pyrene	<334	<359	100,000	100,000
1,2,4-Trichlorobenzene	<334	<359	NS	NS

NS...No Standard
ug/kg...micrograms per kilogram

Table 7
Soil Metals Samples Inorganic Analytical Results
55 Eckford Street, Brooklyn, New York

Sample Identification	SP-8	SP-9	Unrestricted Use Soil Cleanup Objectives (6 NYC RR Pt.375-6.8)	Restricted Use Soil Cleanup Objectives (6 NYC RR Pt.375-6.8b) - Restricted Residential
Sample Depth	7'-9'	6'-8'		
Sample Date	3/17/2012	3/17/2012		
Sample Matrix	Metals	Metals		
Units	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Arsenic	<2.97	**29.8**	13	16
Barium	**241**	**328**	350	400
Cadmium	**1.70**	<1.68	2.5	4.3
Chromium	**10.3**	<1.68	NS	NS
Lead	**219**	**358**	63	400
Mercury	**27.4**	**8.17**	0.18	0.81
Selenium	<1.49	<1.68	3.9	180
Silver	<1.49	<1.68	2	180

NS…No Standard
mg/kg…milligrams per kilogram
Grey Shaded values represent concentration exceeding the Unrestercited Residential SCO
Red Marked values represent concentration exceeding the Residential SCO

Table 8
Field Blanks Analytical Results
55 Eckford Street, Brooklyn, New York

Sample ID	Field Blank	Trip Blank
Sampling Date	2/15/2012	2/15/2012
Matrix	Water	Water
Units	mg/L	mg/L
Volatile Organics, 8260 List		
1,1,1,2-Tetrachloroethane	<0.00054	<0.00054
1,1,1-Trichloroethane	<0.00095	<0.00095
1,1,2,2-Tetrachloroethane	<0.00057	<0.00057
1,1,2-Trichloro-1,2,2-trifluoroethane	<0.00060	<0.00060
1,1,2-Trichloroethane	<0.00061	<0.00061
1,1-Dichloroethane	<0.00069	<0.00069
1,1-Dichloroethylene	<0.0013	<0.0013
1,1-Dichloropropylene	<0.00043	<0.00043
1,2,3-Trichlorobenzene	<0.00037	<0.00037
1,2,3-Trichloropropane	<0.0011	<0.0011
1,2,4-Trichlorobenzene	<0.00048	<0.00048
1,2,4-Trimethylbenzene	<0.00053	<0.00053
1,2-Dibromo-3-chloropropane	<0.0013	<0.0013
1,2-Dibromoethane	<0.00068	<0.00068
1,2-Dichlorobenzene	<0.00059	<0.00059
1,2-Dichloroethane	<0.00065	<0.00065
1,2-Dichloropropane	<0.00022	<0.00022
1,3,5-Trimethylbenzene	<0.00037	<0.00037
1,3-Dichlorobenzene	<0.00047	<0.00047
1,3-Dichloropropane	<0.00069	<0.00069
1,4-Dichlorobenzene	<0.00068	<0.00068
2,2-Dichloropropane	<0.00096	<0.00096
2-Butanone	<0.0026	<0.0026
2-Chlorotoluene	<0.00049	<0.00049
4-Chlorotoluene	<0.00049	<0.00049
Acetone	<0.0031	<0.0031
Benzene	<0.00048	<0.00048
Bromobenzene	<0.00061	<0.00061
Bromochloromethane	<0.0013	<0.0013
Bromodichloromethane	<0.00062	<0.00062
Bromoform	<0.00058	<0.00058
Bromomethane	<0.0012	<0.0012
Carbon tetrachloride	<0.0010	<0.0010
Chlorobenzene	<0.00035	<0.00035
Chloroethane	<0.00076	<0.00076
Chloroform	**0.0014**	<0.00036
Chloromethane	<0.00089	<0.00089
cis-1,2-Dichloroethylene	<0.00096	<0.00096
cis-1,3-Dichloropropylene	<0.00035	<0.00035
Dibromochloromethane	<0.00067	<0.00067
Dibromomethane	<0.0013	<0.0013
Dichlorodifluoromethane	<0.00083	<0.00083
Ethyl Benzene	<0.00035	<0.00035
Hexachlorobutadiene	<0.00043	<0.00043

Isopropylbenzene	<0.00039	<0.00039
Methyl tert-butyl ether (MTBE)	<0.00038	<0.00038
Methylene chloride	<0.0011	<0.0011
n-Butylbenzene	<0.00032	<0.00032
n-Propylbenzene	<0.00058	<0.00058
Naphthalene	<0.00050	<0.00050
o-Xylene	<0.00050	<0.00050
p- & m- Xylenes	<0.00055	<0.00055
p-Isopropyltoluene	<0.00025	<0.00025
sec-Butylbenzene	<0.00052	<0.00052
Styrene	<0.00043	<0.00043
tert-Butylbenzene	<0.00046	<0.00046
Tetrachloroethylene	<0.00052	<0.00052
Toluene	<0.00023	<0.00023
trans-1,2-Dichloroethylene	<0.00065	<0.00065
trans-1,3-Dichloropropylene	<0.00068	<0.00068
Trichloroethylene	<0.00057	<0.00057
Trichlorofluoromethane	<0.00091	<0.00091
Vinyl Chloride	<0.00097	<0.00097
Xylenes, Total	<0.0010	<0.0010
Semi-Volatiles, 8270 Target List		
1,2,4-Trichlorobenzene	<0.00135	NA
1,2-Dichlorobenzene	<0.00168	NA
1,3-Dichlorobenzene	<0.00282	NA
1,4-Dichlorobenzene	<0.00331	NA
2,4,5-Trichlorophenol	<0.00370	NA
2,4,6-Trichlorophenol	<0.00336	NA
2,4-Dichlorophenol	<0.00317	NA
2,4-Dimethylphenol	<0.00378	NA
2,4-Dinitrophenol	<0.00985	NA
2,4-Dinitrotoluene	<0.00243	NA
2,6-Dinitrotoluene	<0.00360	NA
2-Chloronaphthalene	<0.00358	NA
2-Chlorophenol	<0.00350	NA
2-Methylnaphthalene	<0.00315	NA
2-Methylphenol	<0.000879	NA
2-Nitroaniline	<0.00308	NA
2-Nitrophenol	<0.00318	NA
3,3'-Dichlorobenzidine	<0.00360	NA
3- & 4-Methylphenols	<0.00381	NA
3-Nitroaniline	<0.00164	NA
4,6-Dinitro-2-methylphenol	<0.00687	NA
4-Bromophenyl phenyl ether	<0.00353	NA
4-Chloro-3-methylphenol	<0.00372	NA
4-Chloroaniline	<0.00384	NA
4-Chlorophenyl phenyl ether	<0.00320	NA
4-Nitroaniline	<0.00387	NA
4-Nitrophenol	<0.00404	NA
Acenaphthene	<0.00332	NA
Acenaphthylene	<0.00438	NA
Aniline	<0.00202	NA
Anthracene	<0.00375	NA
Benzo(a)anthracene	<0.00417	NA
Benzo(a)pyrene	<0.00497	NA

Benzo(b)fluoranthene	<0.00423	NA
Benzo(g,h,i)perylene	<0.00426	NA
Benzo(k)fluoranthene	<0.00354	NA
Benzyl alcohol	<0.00410	NA
Benzyl butyl phthalate	<0.00236	NA
Bis(2-chloroethoxy)methane	<0.00497	NA
Bis(2-chloroethyl)ether	<0.00423	NA
Bis(2-chloroisopropyl)ether	<0.00426	NA
Bis(2-ethylhexyl)phthalate	<0.00264	NA
Chrysene	<0.00426	NA
Di-n-butyl phthalate	<0.00423	NA
Di-n-octyl phthalate	<0.00426	NA
Dibenzo(a,h)anthracene	<0.00318	NA
Dibenzofuran	<0.00297	NA
Diethyl phthalate	<0.00226	NA
Dimethyl phthalate	<0.00497	NA
Fluoranthene	<0.00164	NA
Fluorene	<0.00331	NA
Hexachlorobenzene	<0.00303	NA
Hexachlorobutadiene	<0.00339	NA
Hexachlorocyclopentadiene	<0.00353	NA
Hexachloroethane	<0.00372	NA
Indeno(1,2,3-cd)pyrene	<0.00282	NA
Isophorone	<0.00331	NA
N-nitroso-di-n-propylamine	<0.00264	NA
N-Nitrosodimethylamine	<0.00318	NA
N-Nitrosodiphenylamine	<0.00371	NA
Naphthalene	<0.00396	NA
Nitrobenzene	<0.00202	NA
Pentachlorophenol	<0.00386	NA
Phenanthrene	<0.00370	NA
Phenol	<0.00336	NA
Pyrene	<0.00243	NA
Pyridine	<0.00327	NA
Pesticides/PCBs, EPA 8081/8082 List		
4,4'-DDD	<0.00000112	NA
4,4'-DDE	<0.00000118	NA
4,4'-DDT	<0.000000988	NA
Aldrin	<0.00000102	NA
alpha-BHC	<0.00000113	NA
Aroclor 1016	<0.0000427	NA
Aroclor 1221	<0.0000427	NA
Aroclor 1232	<0.0000427	NA
Aroclor 1242	<0.0000427	NA
Aroclor 1248	<0.0000427	NA
Aroclor 1254	<0.0000496	NA
Aroclor 1260	<0.0000496	NA
beta-BHC	<0.000000929	NA
Chlordane, total	<0.00000471	NA
delta-BHC	<0.00000113	NA
Dieldrin	<0.000000835	NA
Endosulfan I	<0.000000929	NA
Endosulfan II	<0.000000988	NA
Endosulfan sulfate	<0.00000112	NA

Endrin	<0.00000111	NA
Endrin aldehyde	<0.000000800	NA
Endrin ketone	0.00000107	NA
gamma-BHC (Lindane)	<0.00000113	NA
Heptachlor	<0.00000112	NA
Heptachlor epoxide	<0.000000882	NA
Methoxychlor	<0.00000231	NA
Total PCBs	<0.0000427	NA
Toxaphene	<0.0000588	NA

Table 9
Metals Field Blanks Analytical Results
55 Eckford Street, Brooklyn, New York

Sample ID	Field Blank	Trip Blank
Sampling Date	2/15/2012	2/15/2012
Matrix	Water	Water
Units	mg/L	mg/L
Aluminum	0.007	NA
Antimony	0.002	NA
Arsenic	0.001	NA
Barium	0.004	NA
Beryllium	0.0009	NA
Cadmium	0.001	NA
Calcium	0.009	NA
Chromium, Trivalent	0.00800	NA
Chromium, Hexavalent	0.00600	NA
Cobalt	0.001	NA
Copper	0.002	NA
Iron	0.006	NA
Lead	0.001	NA
Magnesium	0.008	NA
Manganese	0.001	NA
Nickel	0.0008	NA
Mercury	0.00004	NA
Potassium	0.026	NA
Selenium	0.002	NA
Silver	0.001	NA
Sodium	0.066	NA
Thallium	0.002	NA
Vanadium	0.001	NA
Zinc	0.0009	NA

Table 10
Groundwater Samples Organic Analytical Results
55 Eckford Street, Brookltn, New York

Sample Identification	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6	MW-7	NYSDEC TOGS 1.1.1 Groundwater Quality Standard
Sample Date	2/23/2012	2/23/2012	2/23/2012	2/23/2012	2/23/2012	2/23/2012	2/23/2012	
Sample Matrix	Groundwater	Groundwater	Groundwater	Groundwater	Groundwater	Groundwater	Groundwater	
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
Volatile Organic Compounds								
Benzene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	1
Bromobenzene	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	5
Bromochloromethane	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
Bromodichloromethane	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
Bromoform	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
Bromomethane	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	NS
sec-Butylbenzene	**1.61**	**4.34**	<1.00	<1.00	**8.82**	**1.62**	**5.99**	5
n-Butylbenzene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
tert-Butylbenzene	**4.49**	**4.54**	<1.00	**2.41**	**6.98**	<1.00	**1.91**	5
Carbon tetrachloride	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
Chlorobenzene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
Chloroethane	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	5
Chloroform	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	7
Chloromethane	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	NS
2-Chlorotoluene	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	5
4-Chlorotoluene	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	5
1,2-Dibromo-3-chloropropane	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	0.04
Dibromochloromethane	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
1,2-Dibromoethane	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	0.0006
Dibromomethane	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
1,2-Dichlorobenzene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	3
1,3-Dichlorobenzene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	3
1,4-Dichlorobenzene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	3
Dichlorodifluoromethane	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
1,1-Dichloroethane	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	5
1,2-Dichloroethane	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
1,1-Dichloroethene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
cis-1,2-Dichloroethene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
trans-1,2-Dichloroethene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
1,3-Dichloropropane	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
2,2-Dichloropropane	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	5
1,2-Dichloropropane	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	1
trans-1,3-Dichloropropene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	0.4
1,1-Dichloropropene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
cis-1,3-Dichloropropene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	0.4
Ethylbenzene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
Hexachlorobutadiene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	0.5
Isopropylbenzene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	**1.08**	5
4-Isopropyltoluene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
Methyl-t-butyl ether	**5.30**	**6.35**	**8.84**	<1.00	**1.11**	**2.70**	**1.59**	10
Methylene chloride	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	5
n-Propylbenzene	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	NS
Styrene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
1,1,2,2-Tetrachloroethane	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	5
1,1,1,2-Tetrachloroethane	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
Tetrachloroethene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
Toluene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
1,2,4-Trichlorobenzene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
1,2,3-Trichlorobenzene	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	5
1,1,1-Trichloroethane	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
1,1,2-Trichloroethane	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	1
Trichloroethene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
Trichlorofluoromethane	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
1,2,3-Trichloropropane	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	0.04
1,2,4-Trimethylbenzene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
1,3,5-Trimethylbenzene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
Vinyl chloride	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	2
o-Xylene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5
m,p-Xylene	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	5
Semivolatile Organic Compounds								
Acenaphthene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	20
Acenaphthylene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	NS
Anthracene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	50
Benzo(a)anthracene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	NS
Benzo(a)pyrene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	NS
Benzo(b)fluoranthene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	0.002
Benzo(g,h,i)perylene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	NS
Benzo(k)fluoranthene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	0.002
4-Bromophenyl phenyl ether	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	0.04
Butyl benzyl phthalate	<4.00	<4.00	<4.00	<4.00	<4.00	<4.00	<4.00	50
4-Chloroaniline	<4.00	<4.00	<4.00	<4.00	<4.00	<4.00	<4.00	5
bis(2-Chloroethoxy)methane	<4.00	<4.00	<4.00	<4.00	<4.00	<4.00	<4.00	NS
bis(2-Chloroethyl)ether	<4.00	<4.00	<4.00	<4.00	<4.00	<4.00	<4.00	NS
bis(2-Chloroisopropyl)ether	<4.00	<4.00	<4.00	<4.00	<4.00	<4.00	<4.00	NS
2-Chloronaphthalene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	10
4-Chlorophenol phenyl ether	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	NS
Chrysene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	0.002
Dibenzo(a,h)anthracene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	NS
Dibenzofuran	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	NS
Di-n-butylphthalate	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	50
1,2-Dichlorobenzene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	NS
1,4-Dichlorobenzene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	NS
1,3-Dichlorobenzene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	NS
3,3'-Dichlorobenzidene	<4.00	<4.00	<4.00	<4.00	<4.00	<4.00	<4.00	5

Diethyl phthalate	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	50
Dimethyl phthalate	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	5
2,4-Dinitrotoluene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	5
2,6-Dinitrotoluene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	5
Di-n-octylphthalate	<4.00	<4.00	<4.00	<4.00	<4.00	<4.00	<4.00	50
bis(2-Ethylhexyl)phthalate	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	5
Fluoranthene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	50
Fluorene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	50
Hexachlorobenzene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	0.04
Hexachlorobutadiene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	NS
Hexachlorocyclopentadiene	<6.00	<6.00	<6.00	<6.00	<6.00	<6.00	<6.00	5
Hexachloroethane	<4.00	<4.00	<4.00	<4.00	<4.00	<4.00	<4.00	5
Indeno(1,2,3-cd)pyrene	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	0.002
Isophorone	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	50
2-Methylnaphthalene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	NS
Naphthalene	<4.00	<4.00	<4.00	<4.00	<4.00	<4.00	<4.00	10
3-Nitroaniline	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	5
2-Nitroaniline	<4.00	<4.00	<4.00	<4.00	<4.00	<4.00	<4.00	5
4-Nitroaniline	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	5
Nitrobenzene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	0.4
N-Nitrosodiphenylamine	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	50
N-Nitrosodi-n-propylamine	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS
Phenanthrene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	50
Pyrene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	50
1,2,4-Trichlorobenzene	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	<3.00	NS
Pesticides								
4,4-DDD	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.3
a BHC	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NS
Alachlor	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.5
Aldrin	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NS
b BHC	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NS
Chlordane	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05
d BHC	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NS
Dieldrin	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.004
Endosulfan I	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NS
Endosulfan II	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NS
Endosulfan Sulfate	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NS
Endrin	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NS
Endrin Aldehyde	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	5
Endrin Ketone	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	5
Heptachlor	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.04
Heptachlor Epoxide	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.03
Lindane	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NS
Methoxychlor	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	35
p,p-DDE	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.2
p,p-DDT	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.2
PCBs								
Aroclor 1016	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	0.09
Aroclor 1221	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	0.09
Aroclor 1232	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	0.09
Aroclor 1242	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.09
Aroclor 1248	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	0.09
Aroclor 1254	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	0.09
Aroclor 1260	<0.400	<0.400	<0.400	<0.400	<0.400	<0.400	<0.400	0.09

NS…No Standard
ug/L…micrograms per Liter
ND…not detected
Shaded values represent concentration exceeding the GQS
This Table Lists Only Compounds Detected At Concentrations Exceeding Their Respective Method Detection Limit

Table 11
Groundwater Samples Inorganic Analytical Results
55 Eckford Street, Brooklyn, New York

Sample Identification	MW-1 Unfiltered	MW-2 Unfiltered	MW-3 Unfiltered	MW-4 Unfiltered	MW-5 Unfiltered	MW-6 Unfiltered	MW-7 Unfiltered	Field Blank Unfiltered	NYSDEC TOGS 1.1.1 Groundwater Quality Standard
Sample Date	2/23/2012	2/23/2012	2/23/2012	2/23/2012	2/23/2012	2/23/2012	2/23/2012	2/23/2012	
Sample Matrix	Groundwater	Groundwater	Groundwater	Groundwater	Groundwater	Groundwater	Groundwater	Groundwater	
Units	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L
Aluminum	**1.40**	<0.040	<0.040	<0.040	**0.085**	<0.040	<0.040	<0.040	NS
Antimony	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	0.003
Arsenic	**0.522**	**0.509**	**0.181**	**0.211**	<0.040	<0.040	**0.045**	<0.040	0.025
Barium	**0.282**	**0.309**	**0.381**	**0.570**	**0.341**	**0.392**	**0.386**	**0.015**	1
Beryllium	<0.004	<0.004	<0.004	<0.004	<0.004	<0.004	<0.004	<0.004	0.003
Cadmium	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	0.005
Calcium	**127**	**134**	**153**	**244**	**162**	**215**	**220**	**3.95**	NS
Chromium	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	0.05
Chromium Hexavalent	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	0.05
Cobalt	**0.014**	**0.017**	<0.008	<0.008	<0.008	<0.008	<0.008	<0.008	NS
Copper	**0.034**	<0.004	<0.004	<0.004	<0.004	<0.004	<0.004	**0.012**	0.2
Iron	**11.0**	**12.8**	**31.1**	**14.2**	**13.0**	**19.0**	**17.8**	<0.040	0.3
Lead	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	0.025
Magnesium	**23.1**	**24.1**	**26.4**	**29.3**	**14.0**	**22.0**	**26.4**	**0.919**	35
Manganese	**0.343**	**0.351**	**0.542**	**0.822**	**0.723**	**0.777**	**0.714**	**0.007**	0.30
Mercury	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	0.0007
Nickel	**0.013**	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	0.1
Potassium	**49.9**	**36.8**	**28.8**	**26.1**	**15.6**	**26.5**	**28.7**	**0.514**	NS
Selenium	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	0.01
Silver	**0.040**	**0.021**	**0.028**	<0.020	<0.020	**0.039**	**0.042**	**0.023**	0.05
Sodium	**298**	**238**	**127**	**60.0**	**31.7**	**236**	**244**	**5.50**	20
Thallium	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	0.0005
Vanadium	**0.005**	<0.004	<0.004	<0.004	<0.004	<0.004	<0.004	<0.004	NS
Zinc	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	5

NS…No Standard
mg/L…milligrams per Liter
ND…not detected
Shaded values represent concentration exceeding the GQS
This Table Lists Only Compounds Detected At Concentrations Exceeding Their Respective Method Detection Limit

Table 12
Groundwater Samples Inorganic Analytical Results
55 Eckford Street, Brooklyn, New York

Sample Identification	MW-1 Filtered	MW-2 Filtered	MW-3 Filtered	MW-4 Filtered	MW-5 Filtered	MW-6 Filtered	MW-7 Filtered	Field Blank Filtered	NYSDEC TOGS 1.1.1 Groundwater Quality Standard
Sample Date	2/23/2012	2/23/2012	2/23/2012	2/23/2012	2/23/2012	2/23/2012	2/23/2012	2/23/2012	
Sample Matrix	Groundwater	Groundwater	Groundwater	Groundwater	Groundwater	Groundwater	Groundwater	Groundwater	
Units	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L
Aluminum	**0.267**	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	NS
Antimony	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	0.003
Arsenic	**0.522**	**0.564**	**0.193**	**0.224**	<0.040	<0.040	**0.056**	<0.040	0.025
Barium	**0.281**	**0.320**	**0.388**	**0.553**	**0.344**	**0.402**	**0.378**	**0.016**	1
Beryllium	<0.004	<0.004	<0.004	<0.004	<0.004	<0.004	<0.004	<0.004	0.003
Cadmium	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	0.005
Calcium	**126**	**136**	**156**	**230**	**164**	**225**	**218**	**4.22**	NS
Chromium	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	0.05
Chromium Hexavalent	NA	NA	NA	NA	NA	NA	NA	NA	0.05
Cobalt	**0.015**	**0.016**	<0.008	<0.008	<0.008	<0.008	<0.008	<0.008	NS
Copper	**0.012**	<0.004	<0.004	<0.004	<0.004	<0.004	<0.004	**0.015**	0.2
Iron	**10.3**	**13.4**	**30.5**	**14.8**	**13.3**	**20.1**	**18.2**	<0.040	0.3
Lead	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	0.025
Magnesium	**22.9**	**25.2**	**27.0**	**28.1**	**14.2**	**23.2**	**26.7**	**0.983**	35
Manganese	**0.338**	**0.358**	**0.530**	**0.783**	**0.724**	**0.784**	**0.697**	**0.010**	0.30
Mercury	<0.030	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	0.0007
Nickel	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	0.1
Potassium	**30.9**	**31.0**	**26.6**	**23.5**	**16.0**	**26.8**	**28.5**	**0.578**	NS
Selenium	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	0.01
Silver	**0.060**	**0.057**	**0.060**	**0.059**	**0.073**	**0.062**	**0.068**	**0.060**	0.05
Sodium	**259**	**220**	**117**	**49.6**	**25.9**	**240**	**244**	**5.78**	20
Thallium	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	0.0005
Vanadium	**0.004**	<0.004	**0.004**	<0.004	<0.004	<0.004	<0.004	<0.004	NS
Zinc	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	5

NS...No Standard
mg/L...milligrams per Liter
ND...not detected
Shaded values represent concentration exceeding the GQS
This Table Lists Only Compounds Detected At Concentrations Exceeding Their Respective Method Detection Limit

Table 13
Field & Trip Blank Samples Organic Analytical Results
55 Eckford Street, Brookltn, New York

Sample Identification	Field Blank	Trip Blank	NYSDEC TOGS 1.1.1 Groundwater Quality Standard
Sample Date	2/23/2012	2/23/2012	
Sample Matrix	Groundwater	Groundwater	
Units	ug/L	ug/L	ug/L
Volatile Organic Compounds			
Benzene	<1.00	<1.00	1
Bromobenzene	<2.00	<2.00	5
Bromochloromethane	<1.00	<1.00	5
Bromodichloromethane	**2.05**	<1.00	5
Bromoform	<1.00	<1.00	5
Bromomethane	<2.00	<2.00	NS
sec-Butylbenzene	<1.00	<1.00	5
n-Butylbenzene	<1.00	<1.00	5
tert-Butylbenzene	<1.00	<1.00	5
Carbon tetrachloride	<1.00	<1.00	5
Chlorobenzene	<1.00	<1.00	5
Chloroethane	<2.00	<2.00	5
Chloroform	**16.2**	<1.00	7
Chloromethane	<2.00	<2.00	NS
2-Chlorotoluene	<2.00	<2.00	5
4-Chlorotoluene	<2.00	<2.00	5
1,2-Dibromo-3-chloropropane	<2.00	<2.00	0.04
Dibromochloromethane	<1.00	<1.00	5
1,2-Dibromoethane	<1.00	<1.00	0.0006
Dibromomethane	<1.00	<1.00	5
1,2-Dichlorobenzene	<1.00	<1.00	3
1,3-Dichlorobenzene	<1.00	<1.00	3
1,4-Dichlorobenzene	<1.00	<1.00	3
Dichlorodifluoromethane	<1.00	<1.00	5
1,1-Dichloroethane	<2.00	<2.00	5
1,2-Dichloroethane	<1.00	<1.00	5
1,1-Dichloroethene	<1.00	<1.00	5
cis-1,2-Dichloroethene	<1.00	<1.00	5
trans-1,2-Dichloroethene	<1.00	<1.00	5
1,3-Dichloropropane	<1.00	<1.00	5
2,2-Dichloropropane	<2.00	<2.00	5
1,2-Dichloropropane	<2.00	<2.00	1
trans-1,3-Dichloropropene	<1.00	<1.00	0.4
1,1-Dichloropropene	<1.00	<1.00	5
cis-1,3-Dichloropropene	<1.00	<1.00	0.4
Ethylbenzene	<1.00	<1.00	5
Hexachlorobutadiene	<1.00	<1.00	0.5
Isopropylbenzene	<1.00	<1.00	5
4-Isopropyltoluene	<1.00	<1.00	5
Methyl-t-butyl ether	<1.00	<1.00	10
Methylene chloride	<10.0	<10.0	5
n-Propylbenzene	<2.00	<2.00	NS
Styrene	<1.00	<1.00	5

1,1,2,2-Tetrachloroethane	<2.00	<2.00	5
1,1,1,2-Tetrachloroethane	<1.00	<1.00	5
Tetrachloroethene	<1.00	<1.00	5
Toluene	<1.00	<1.00	5
1,2,4-Trichlorobenzene	<1.00	<1.00	5
1,2,3-Trichlorobenzene	<2.00	<2.00	5
1,1,1-Trichloroethane	<1.00	<1.00	5
1,1,2-Trichloroethane	<1.00	<1.00	1
Trichloroethene	<1.00	<1.00	5
Trichlorofluoromethane	<1.00	<1.00	5
1,2,3-Trichloropropane	<2.00	<2.00	0.04
1,2,4-Trimethylbenzene	<1.00	<1.00	5
1,3,5-Trimethylbenzene	<1.00	<1.00	5
Vinyl chloride	<5.00	<5.00	2
o-Xylene	<1.00	<1.00	5
m,p-Xylene	<2.00	<2.00	5
Semivolatile Organic Compounds			
Acenaphthene	<3.00	NA	20
Acenaphthylene	<3.00	NA	NS
Anthracene	<3.00	NA	50
Benzo(a)anthracene	<3.00	NA	NS
Benzo(a)pyrene	<3.00	NA	NS
Benzo(b)fluoranthene	<3.00	NA	0.002
Benzo(g,h,i)perylene	<3.00	NA	NS
Benzo(k)fluoranthene	<3.00	NA	0.002
4-Bromophenyl phenyl ether	<3.00	NA	0.04
Butyl benzyl phthalate	<4.00	NA	50
4-Chloroaniline	<4.00	NA	5
bis(2-Chloroethoxy)methane	<4.00	NA	NS
bis(2-Chloroethyl)ether	<4.00	NA	NS
bis(2-Chloroisopropyl)ether	<4.00	NA	NS
2-Chloronaphthalene	<3.00	NA	10
4-Chlorophenol phenyl ether	<3.00	NA	NS
Chrysene	<3.00	NA	0.002
Dibenzo(a,h)anthracene	<3.00	NA	NS
Dibenzofuran	<3.00	NA	NS
Di-n-butylphthalate	<3.00	NA	50
1,2-Dichlorobenzene	<3.00	NA	NS
1,4-Dichlorobenzene	<3.00	NA	NS
1,3-Dichlorobenzene	<3.00	NA	NS
3,3'-Dichlorobenzidene	<4.00	NA	5
Diethyl phthalate	<3.00	NA	50
Dimethyl phthalate	<3.00	NA	5
2,4-Dinitrotoluene	<3.00	NA	5
2,6-Dinitrotoluene	<3.00	NA	5
Di-n-octylphthalate	<4.00	NA	50
bis(2-Ethylhexyl)phthalate	<3.00	NA	5
Fluoranthene	<3.00	NA	50
Fluorene	<3.00	NA	50
Hexachlorobenzene	<5.00	NA	0.04
Hexachlorobutadiene	<3.00	NA	NS
Hexachlorocyclopentadiene	<6.00	NA	5
Hexachloroethane	<4.00	NA	5
Indeno(1,2,3-cd)pyrene	<2.00	NA	0.002

Isophorone	<2.00	NA	50
2-Methylnaphthalene	<3.00	NA	NS
Naphthalene	<4.00	NA	10
3-Nitroaniline	<3.00	NA	5
2-Nitroaniline	<4.00	NA	5
4-Nitroaniline	<3.00	NA	5
Nitrobenzene	<3.00	NA	0.4
N-Nitrosodiphenylamine	<5.00	NA	50
N-Nitrosodi-n-propylamine	<5.00	NA	NS
Phenanthrene	<3.00	NA	50
Pyrene	<3.00	NA	50
1,2,4-Trichlorobenzene	<3.00	NA	NS
Pesticides			
4,4-DDD	<0.05	NA	0.3
a BHC	<0.05	NA	NS
Alachlor	<0.05	NA	0.5
Aldrin	<0.05	NA	NS
b BHC	<0.05	NA	NS
Chlordane	<0.05	NA	0.05
d BHC	<0.05	NA	NS
Dieldrin	<0.05	NA	0.004
Endosulfan I	<0.05	NA	NS
Endosulfan II	<0.05	NA	NS
Endosulfan Sulfate	<0.05	NA	NS
Endrin	<0.05	NA	NS
Endrin Aldehyde	<0.05	NA	5
Endrin Ketone	<0.05	NA	5
Heptachlor	<0.05	NA	0.04
Heptachlor Epoxide	<0.05	NA	0.03
Lindane	<0.05	NA	NS
Methoxychlor	<0.05	NA	35
p,p-DDE	<0.05	NA	0.2
p,p-DDT	<0.05	NA	0.2
PCBs			
Aroclor 1016	<1.00	NA	0.09
Aroclor 1221	<1.00	NA	0.09
Aroclor 1232	<1.00	NA	0.09
Aroclor 1242	<0.500	NA	0.09
Aroclor 1248	<1.00	NA	0.09
Aroclor 1254	<1.00	NA	0.09
Aroclor 1260	<0.400	NA	0.09

NS…No Standard
ug/L…micrograms per Liter
ND…not detected
Shaded values represent concentration exceeding the GQS
This Table Lists Only Compounds Detected At Concentrations Exceeding Their Respective Method Detection

Table 14
Soil Vapor Analytical Results
55 Eckford Street, Brooklyn, New York

Sample ID	SV-1	SV-2	SV-3	SV-4	SV-5	SV-6	SV-7	NYSDOH Background Standards Indoor Air [1 & 2]
Sampling Date	2/22/2012	2/22/2012	2/22/2012	2/22/2012	2/22/2012	2/22/2012	2/22/2012	
Matrix	Soil Vapor	Soil Vapor	Soil Vapor	Soil Vapor	Soil Vapor	Soil Vapor	Soil Vapor	
Units	ug/m³	ug/m³	ug/m³	ug/m³	ug/m³	ug/m³	ug/m³	ug/m³
Volatile Organics, EPA TO15 Full List								
1,1,1-Trichloroethane	<1.9	NA	<1.9	<1.8	<2.0	<2.0	<2.0	<0.25 - 1.1
1,1,2,2-Tetrachloroethane	<3.3	NA	<3.1	<3.1	<3.3	<3.3	<3.3	<0.25
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)	<1.1	NA	<1.0	<1.0	<1.1	<1.1	<1.1	NS
1,1,2-Trichloroethane	<2.7	NA	<2.6	<2.6	<2.8	<2.7	<2.7	<0.25
1,1-Dichloroethane	<0.96	NA	<0.93	<0.91	<0.98	<0.98	<0.97	<0.25
1,1-Dichloroethylene	**26**	NA	<1.1	<1.1	<1.2	<1.2	<1.2	NS
1,2,4-Trichlorobenzene	<3.2	NA	<3.1	<3.1	<3.3	<3.3	<3.3	<0.25
1,2,4-Trimethylbenzene	<1.2	NA	<1.1	<1.1	<1.2	<1.2	<1.2	0.69 - 4.3
1,2-Dichlorobenzene	<3.0	NA	<2.9	<2.8	<3.0	<3.0	<3.0	<0.25
1,2-Dichloroethane	<1.9	NA	<1.9	<1.8	<2.0	<2.0	<1.9	<0.25
1,2-Dichloropropane	<2.0	NA	<1.9	<1.9	<2.1	<2.0	<2.0	<0.25
1,2-Dichlorotetrafluoroethane	<2.4	NA	<2.3	<2.2	<2.4	<2.4	<2.4	25 - 75
1,3,5-Trimethylbenzene	<1.3	NA	<1.2	<1.2	<1.3	<1.3	**40**	0.27 -1.7
1,3-Butadiene	<1.3	NA	<1.2	<1.2	<1.3	<1.3	<1.3	NS
1,3-Dichlorobenzene	<2.1	NA	<2.1	<2.0	<2.2	<2.2	<2.2	<0.25
1,4-Dichlorobenzene	<2.6	NA	<2.5	<2.5	<2.7	<2.7	<2.6	NS
1,4-Dioxane	<6.4	NA	<6.2	<6.1	<6.6	<6.5	<6.5	NS
2,2,4-Trimethylpentane	<1.1	NA	<1.1	<1.0	<1.1	<1.1	<1.1	NS
2-Butanone	<2.3	NA	<2.2	<2.2	<2.4	<2.4	<2.4	NS
2-Hexanone	<4.5	NA	<4.3	<4.2	<4.6	<4.5	<4.5	NS
3-Chloropropene	<1.1	NA	<1.1	<1.1	<1.1	<1.1	<1.1	NS
4-Methyl-2-pentanone	<2.9	NA	<2.8	<2.8	<3.0	<3.0	<3.0	NS
Acetone	**770**	NA	**2100**	**2300**	**1800**	**1600**	**2400**	10 - 52
Benzene	**19**	NA	<0.91	<0.90	<0.97	<0.96	<0.96	1.1 - 5.9
Benzyl chloride	<1.2	NA	<1.2	<1.2	<1.3	<1.2	<1.2	NS
Bromodichloromethane	<2.9	NA	<2.8	<2.8	<3.0	<3.0	<3.0	NS
Bromoform	<3.7	NA	<3.5	<3.5	<3.8	<3.7	<3.7	NS
Bromomethane	<0.92	NA	<0.89	<0.87	<0.94	<0.94	<0.93	<0.25
Carbon disulfide	**30**	NA	<0.71	<0.70	<0.76	<0.75	<0.75	NS
Carbon tetrachloride	<1.5	NA	<1.4	<1.4	<1.5	<1.5	<1.5	<0.25 - 0.59
Chlorobenzene	<1.6	NA	<1.6	<1.5	<1.7	<1.7	<1.7	<0.25
Chloroethane	<0.63	NA	<0.60	<0.59	<0.64	<0.64	<0.63	NS
Chloroform	<1.4	NA	<1.4	<1.4	<1.5	<1.5	<1.5	<0.25 - 0.54
Chloromethane	<1.2	NA	<1.2	<1.2	<1.3	<1.2	<1.2	<0.25 - 1.8
cis-1,2-Dichloroethylene	**49**	NA	**32**	<1.3	<1.4	<1.4	**34**	NS
cis-1,3-Dichloropropylene	<2.2	NA	<2.2	<2.1	<2.3	<2.3	<2.3	NS
Cyclohexane	<0.82	NA	<0.79	<0.77	<0.84	<0.83	<0.83	<0.25 - 2.6
Dichlorodifluoromethane	<2.4	NA	<2.4	<2.3	<2.5	<2.5	<2.5	<0.25 - 4.1
Ethyl acetate	<1.8	NA	<1.7	<1.7	<1.8	<1.8	<1.8	NS
Ethyl Benzene	<1.5	NA	<1.5	<1.5	<1.6	<1.6	<1.6	0.41 - 2.8
Hexachlorobutadiene	<3.8	NA	<3.7	<3.6	<3.9	<3.9	<3.8	NS
Isopropanol	<1.7	NA	<1.6	<1.6	<1.7	<1.7	<1.7	NS
Methyl tert-butyl ether (MTBE)	<0.85	NA	<0.82	<0.81	<0.88	<0.87	<0.86	0.50 - 4.6
Methylene chloride	**33**	NA	**17**	**30**	**19**	**20**	**21**	0.31 - 6.6
n-Heptane	<0.97	NA	<0.94	**28**	<1.0	<0.99	<0.98	<0.25 - 5.6
n-Hexane	**95**	NA	<0.81	**49**	<0.86	<0.85	<0.85	1.0 - 7.6
o-Xylene	<1.5	NA	<1.5	<1.5	<1.6	<1.6	<1.6	0.63 - 6.0
p- & m- Xylenes	<2.9	NA	**31**	**24**	**25**	**21**	**33**	0.39 - 3.1
p-Ethyltoluene	<1.8	NA	<1.7	<1.7	<1.8	<1.8	<1.8	NS
Propylene	<1.6	NA	<1.5	<1.5	<1.6	<1.6	<1.6	NS
Styrene	<1.5	NA	<1.5	<1.4	<1.6	<1.5	<1.5	<0.25 - 0.64
Tetrachloroethylene	<1.6	NA	**53**	<1.5	<1.6	<1.6	**84**	NS
Tetrahydrofuran	<1.5	NA	<1.4	<1.4	<1.5	<1.5	<1.5	<0.25 - 0.35
Toluene	**39**	NA	**29**	**25**	**28**	**22**	**32**	3.5 - 24.8
trans-1,2-Dichloroethylene	<0.94	NA	<0.91	<0.89	<0.96	<0.96	<0.95	NS
trans-1,3-Dichloropropylene	<1.6	NA	<1.6	<1.5	<1.7	<1.6	<1.6	NS
Trichloroethylene	**180**	NA	**780**	**30**	**190**	**58**	**1700**	NS
Trichlorofluoromethane (Freon 11)	<0.67	NA	<0.64	<0.63	<0.68	<0.68	<0.68	1.1 - 5.4
Vinyl acetate	<1.0	NA	<1.0	<0.99	<1.1	<1.1	<1.1	NS
Vinyl bromide	<1.3	NA	<1.3	<1.2	<1.3	<1.3	<1.3	NS
Vinyl Chloride	<1.2	NA	<1.2	<1.1	<1.2	<1.2	<1.2	<0.25

[1]Summary of Indoor and Outdoor Levels of Volatile Organic Compounds From Fuel Oil Heated Homes in NYS, 1997 to 2003. Unpublished. New York State Department of Health, Bureau of Toxic Substance Assessment. http://www.nyhealth.gov/environmental/indoors/air/fuel_oil.htm

[2]The ranges provided in the table represent the 25th percentile to 75th percentile, (middle half), of the results and are labeled as background. A single value is the minimum reporting limit for that compound, and indicates that more than 75% of the data are below the detection limit. This database is comprised of air testing results from homes where there were no known sources of chemicals or chemical spills.

NS – No Standard

All reported values are in microgram per cubic meter (mcg/m^3)

< Means "less than." The number following a "less than sign" (<) is the lowest level the laboratory test can reliably measure (reporting limit).

Shaded values represent concentration exceeding the NYSDEC Background Standards

NA…Air volume not available after sampling for analysis

EXHIBIT D

REQUESTOR ENTITY INFORMATION

55 ECKFORD ST LLC AUTHORIZATION TO COMPLETE REMEDIAL REQUIREMENTS

The undersigned, being the members of 55 Eckford St LLC, a New York limited liability company (the "Company") hereby certify as of June 13, 2024, as follows and adopt the following resolutions and authorize the Company to authorize and direct Daniel Kaykov (the "Authorized Signatory") to take the following actions on behalf of the Company:

WHEREAS, the Company desires to authorize the Authorized Signatory, set forth below, to undertake actions necessary to redevelop 55 Eckford Street, Brooklyn, New York, Block 2698 Lot 32 (the “Property” or the “Site”).

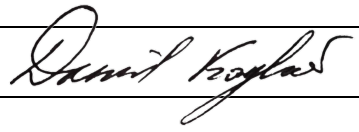
WHEREAS, in connection with the redevelopment of the Property, the Company has or will prepare and submit an application to participate in the New York State Brownfield Cleanup Program ("BCP") and, if accepted into the BCP, file related documents with the New York State Department of Environmental Conservation ("DEC") pursuant to the BCP, including, but not limited to an environmental easement and notice of certificate of completion; and undertake environmental remediation work related thereto consistent with applicable laws, regulations and guidance under the BCP (collectively referred to as the "Remedial Program Requirements");

NOW THEREFORE, BE IT

RESOLVED, the Authorized Signatory be, and hereby is, authorized and directed, in the name of and on behalf of the Company, to execute and to deliver all applications, documents and instruments required to effectuate the BCA and/or subsequent amendments, and make any filings required to comply with the BCA consistent with the Remedial Program Requirements; and be it further;

RESOLVED, that this Authorization may be signed in any number of counterparts, including but not limited to electronic, and shall become effective as of the date herein below written when each person named below shall have signed a copy hereof; and

RESOLVED, The Authorized Signatory is authorized to bind the Company as an Authorized Signatory for the purposes set forth in this Authorization, the signature set forth opposite his name below is his actual signature:

Authorized Signatory	Signature
Daniel Kaykov	

IN WITNESS WHEREOF, the undersigned have signed and sealed this Member Consent on June 13, 2024.

MEMBERS:

Poise RE Dev Holdings LLC

By: Val Katayev

DSKAY Realty Holding LLC

By: Daniel Kaykov

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME: 55 ECKFORD ST LLC

DOS ID: 7085019

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 09/20/2023

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 09/20/2023

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: KINGS

NEXT STATEMENT DUE DATE: 09/30/2025

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: THE LLC

Address: 100 JERICHO QUADRANGLE, SUITE 220 , JERICHO, NY, UNITED STATES, 11753

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

EXHIBIT E

SITE CONTACT LIST

55 Eckford St LLC
Brownfield Cleanup Program Application
Site Contact List
Section XI

Local Government Offices

1. Eric Adams
   New York City Mayor
   City Hall
   New York, NY 10007

2. Thomas P. DiNapoli
   New York City Comptroller
   1 Centre Street
   New York, NY 10007

3. Antonio Reynoso
   Brooklyn Borough President
   209 Joralemon Street
   Brooklyn, NY 11201

4. Dealize Fuller
   Brooklyn Community Board 1 District manager
   435 Graham Avenue
   Brooklyn, NY 11221

5. Shaminder Chawla
   Director
   NYC Office of Environmental Protection
   100 Gold Street
   New York NY, 10038

6. Jane H. O'Connell, P.G.
   New York State Department of Environmental Conservation
   Regional Remediation Engineer, Division of Environmental Remediation
   47-40 21st Street
   Long Island City, NY 11101

7. Thoms V. Panzone
   NYSDEC Public Participation Specialist
   47-40 21st Street
   Long Island City, NY 11101

8. Dan Tucholski
   New York State Department of Health Services
   Public Health Specialist
   Empire Plaza
   Corning Tower, Room 178
   Albany, NY 12233

9. Hon Charles Schumer
   U.S. Senator
   780 Third Avenue, Suite 2301
   New York, NY 10017

10. Hon Kirsten Gillibrand
    U.S. Senator
    780 Third Avenue, Suite 2301
    New York, NY 10017

11. Julia Salazar
    NY Senate -District 18
    212 Evergreen Avenue
    Brooklyn, NY 11211

12. Lincoln Restler
    New York City Council – District 33
    410 Atlantic Avenue
    Brooklyn NY 11217

13. Emily Gallagher
    Assemblyman – District 50
    685A Manhattan Avenue
    Brooklyn NY 11222

14. Vincent Sapienza – Commissioner
    NYCDEP
    59-17 Junction Blvd.
    Flushing NY 11373

Document Repository

1. Brooklyn Library - Greenpoint Branch - Approved
   107 Norman Avenue
   Brooklyn NY 11222
   Abby Garnett – Branch manager
   AGarnett@Bklynlibrary.org

2. Brooklyn Community District 1 - acknowledged.
   435 Graham Avenue
   Brooklyn, NY 11221
   BK01@cb.nyvc.gov

Local Community Board

Brooklyn Community District 1
435 Graham Avenue
Brooklyn, NY 11221
BK01@cb.nyvc.gov

Local Media Outlets

1. New York Daily News
   4 New York Plaza
   New York, NY 10004

2. Spectrum News 1
   75 Ninth Avenue
   New York, NY 11211

3. Greenpoint Gazette – online
   597 Manhattan Ave
   Brooklyn, NY 11222

4. The Brooklyn Eagle -print
   16 Court Street
   Brooklyn, NY 11222

School and Daycare Facilities

1. John Ericsson Middle School 126
   424 Leonard Street, Brooklyn, NY 11222
   (718) 782-2527
   Attn: Maria Ortega

2. Northside Charter High School
   424 Leonard Street, Brooklyn, NY 11222
   (347) 390-1273 Attn: Suzanne Curran

3. Automotive High School
   50 Bedford Avenue, Brooklyn, New York 11222
   (718) 218-9301
   Attn: Caterina Lafergola

4. Williamsburg Charter School
   198 Varet Street
   Brooklyn, NY 11206

5. Eileen Zaccone ABC Infant & Toddler Center, Inc.
   109 Nassau Avenue, Brooklyn, NY 11222
   (718) 389-9004

Adjacent Property Owners

1. Owner: 55 Eckord 1875 DNB LLC
   562 Coney Island Avenue,
   Brooklyn, NY

2. Owner: East Star Realty LLC
   1740 E 27th Street
   Brooklyn, NY 11229

3. Owner: 488 Leonard Street LLC c/o James P. Clark
   127 Nassau Avenue
   Brooklyn, NY 11222

4. Owner: Aldona Stamper
   116 Beach 91st
   Rockaway, NY 11693

5. Owner: Current owner
   63-65 Engert Avenue
   Brooklyn, NY 11222

6. Owner: YM7, LLC
   56 Leonard Street, Apt 50W,
   New York, NY 10013

7. Owner: Janusz Bartnicki
   149-35 10th Avenue
   Whitestone, NY 11357

8. Owner: Maria George
   60-61 Myrtle Avenue
   Brooklyn, NY 11385

9. Owner: Christopher M. Burke
   56 Eckford Street
   Brooklyn, NY 11222

10. Owner: Adam Szpyt Trustee
    528 Graham Avenue, Apt. 1R
    Brooklyn, NY 11222

11. Owner: Kazimierz & Jolanta Sikorski
    60 Eckford Street
    Brooklyn, NY 11222

12. Owner: Pamela McGee
    62 Eckford Street
    Brooklyn, NY 11222

13. Owner: Linda Grippo
    64 Eckford Street
    Brooklyn, NY 11222-4638

14. Owner: Jeanine & Robert Grippo
    66 Eckford Street
    Brooklyn, NY 11222

15. Owner: 68 Eckford Street LLC
    68 Eckford Street
    Brooklyn, NY 11222

16. The McCarren Condominium
    c/o 474 Leonard Street LLC (aka 49 Engert Avenue)
    96-20 Atlantic Avenue
    Ozone Park, NY 11416

17. 65-73 Eckford Realty LLC
    65 Eckford Street
    Brooklyn, NY 11222

The following table shows the historic list of owners, the Requestor has no relationship to the previous owners.

Party 1	Party 2	Address	Date of Ownership or Operation
Eckford-Greenpoint LLC	55 Eckford St LLC	100 Jericho Quadrangle, Jericho, NY	04/24/2024 to 04/25/2024
55 Eckford Street Brooklyn LLC	Eckford-Greenpoint LLC	10 Glenville Street, Greenwich CT	12/28/20212 to 02/12/2013
Blue Diamond Development LLC	55 Eckford Street Brooklyn LLC	825 Third Avenue, New York, NY	06/22/2009 to 12/17/2009
Berkman, Theodore as co-trustees of Arlyne Berkman Revocable Living Trust	Blue Diamond Development LLC	199 Lee St., Suite 287 Brooklyn, NY	09/16/2003 to 03/16/2004
Berkman, Donald	Berkman, Gerald	55 Eckford St., Brooklyn, NY	01/30/2002 to 02/25/2002
Berkman, Arlyne	Berkman, Arlyne Revocable Living Trust	6655 NY 15th St.. Margate, FL	10/31/1995 to 12/21/1995
Berkman, Lillie	Berkman, Donald	71 Margaret Drive, Valley Stream, NY	03/04/1994 to 04/15/1994
Berkman, Lillie	Berkman, Donald	71 Margaret Drive, Valley Stream, NY	01/05/1972 to 01/05/1972
Berkman, Lillie	Berkman, Donald	71 Margaret Drive, Valley Stream, NY	12/27/1971 to 12/27/1971

The following provides the list of historic operators from the City Directory. The Requestor has no relationship to the former operators.

Name	Address	Years of Operation	Relationship to Requestor
Eckford-Greenpoint LLC	10 Glenville Street, Greenwich CT	2013-2018	None
Processing Techniques, Inc.	55 Eckford Street Brooklyn	2005-2013	None
BG Finishing Inc./Processing Techniques Inc.	55 Eckford Street Brooklyn	2000	None
Berkman Bros Platers/ Processing Techniques Inc.	55 Eckford Street Brooklyn	1949-1997	None
Schoolsky Bros Wool Stock Corp.	55 Eckford Street Brooklyn	-1945	None
Formmetal Peter Mgr Miramar Trading Corp.	55 Eckford Street Brooklyn	1934	None

EXHIBIT F

DOCUMENT REPOSITORY LETTERS

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GZA GeoEnvironmental of New York
104 West 29th Street
10th Floor
New York, NY 10001
T: 212.594.8140
F: 212.279.8180
www.gza.com

May 28, 2024

Library Manager
Brooklyn Public Library - Greenpoint
107 Norman Ave
Brooklyn NY, 11211

RE: Brownfield Cleanup Program Application Repository Request
Requestor: 55 Eckford St LLC
Site Name: 55 Eckford Street, Brooklyn NY

To Whom it May Concern:

GZA GeoEnvironmental of New York (GZA) represents 55 Eckford St LLC (Requestor) in its Brownfield Cleanup Program (BCP) application for the 55 Eckford Street, Brooklyn, New York site. As part of this application, the New York State Department of Environmental Conservation (NYSDEC) requires that we reach out to you, the local library, and request your assistance in becoming a public document repository for the BCP project documents. The documents will be provided in electronic format, and public access to it will only be made available by a digital download link, so as to not impede with your current operation. We anticipate that these documents will only be stored at a minimum of two years to a maximum of five years (or earlier upon receipt of Notice of Satisfaction from the NYSDEC).

May we request your office's concurrence to this request by signing below and returning this letter as an attachment to an email as soon as possible.

Very truly yours,
GZA GEOENVIRONMENTAL OF NEW YORK

Victoria Whelan, P.G.
Associate Principal

Yes, the Brooklyn Public Library is willing and able to act as a public repository for documents related to the cleanup of the 55 Eckford Street, Brooklyn, New York Site under the NYS BCP.

Acacia Thompson
Library Manager
Brooklyn Library

5/30/24
Date

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10th Floor
New York, NY 10001
T: 212.594.8140
F: 212.279.8180
www.gza.com

May 28, 2024

Revised July 16, 2024

Brooklyn Community Board - 1
435 Graham Avenue
Brooklyn, New York 11211

RE: Brownfield Cleanup Program Application Repository Request
Requestor: 55 Eckford St LLC
Site Name: 55 Eckford St Brooklyn, New York

To Whom it may Concern:

GZA GeoEnvironmental of New York (GZA) represents 55 Eckford St LLC (Requestor) in its Brownfield Cleanup Program (BCP) application for the 55 Eckford Street, Brooklyn New York) site. As part of this application, the New York State Department of Environmental Conservation (NYSDEC) requires that we reach out to you, the local Community Board 1, and request your assistance in becoming a public repository for the BCP project documents. The documents will only be provided in electronic format, and public access to it will only be made available by a digital download link, so as to not impede with your current operation. We anticipate that these documents will only be stored at a minimum of two years to a maximum of five years (or earlier upon receipt of Notice of Satisfaction from the NYSDEC).

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Very truly yours,
GZA GEOENVIRONMENTAL OF NEW YORK

Victoria Whelan, P.G.
Associate Principal

Yes, the Brooklyn Community Board 1 is willing and able to act as a public repository for the 55 Eckford Street, Brooklyn, New York Site under the NYS BCP.

_____ _____

Community Board 1 Date

Victoria Whelan

From: Victoria Whelan
Sent: Tuesday, July 16, 2024 4:22 PM
To: bk01@cb.nyc.gov
Subject: RE: 55 Eckford St LLC - NYSDEC BCP Application - Document Repository
Attachments: CB-1 BCP Repository Letter.pdf

Good afternoon – I just realized this letter had Bronx as the address. Attached is the corrected request. I appreciate if you can sign this letter and return to my attention to provide to NYSDEC along the Site BCP application. If you require any additional information, please feel free to contact me directly.

Victoria D. Whelan, P.G.
Vice President
GZA | 324 South Service Rd | Suite 119 | Melville, NY 11747
c: 631-793-8821 | victoria.whelan@gza.com | www.gza.com

From: Victoria Whelan
Sent: Tuesday, May 28, 2024 12:47 PM
To: 'bk01@cb.nyc.gov' <bk01@cb.nyc.gov>
Subject: 55 Eckford St LLC - NYSDEC BCP Application - Document Repository

Good afternoon,

Please find attached a letter requesting your approval to use Brooklyn Community Board 1 as a documents repository for the above New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site. This document repository is intended to house, for community review, all principal documents generated prior and during the remediation of this BCP site as per the requirements of the NYSDEC.

I appreciate if you can sign this letter and return to my attention to provide to NYSDEC along the Site BCP application. If you require any additional information, please feel free to contact me directly.

Thank You,

Victoria D. Whelan, P.G.
Vice President
GZA | 324 South Service Rd | Suite 119 | Melville, NY 11747
c: 631-793-8821 | victoria.whelan@gza.com | www.gza.com

Victoria Whelan

From: BK01 (CB) <bk01@cb.nyc.gov>
Sent: Tuesday, May 28, 2024 2:37 PM
To: Victoria Whelan
Subject: Re: [EXTERNAL] 55 Eckford St LLC - NYSDEC BCP Application - Document Repository

Kindly be advised that your email has been forwarded to Chair Dealice Fuller.

Thank you.

From: Victoria Whelan <victoria.whelan@gza.com>
Sent: Tuesday, May 28, 2024 12:46 PM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL] 55 Eckford St LLC - NYSDEC BCP Application - Document Repository

Good afternoon,

Please find attached a letter requesting your approval to use Brooklyn Community Board 1 as a documents repository for the above New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site. This document repository is intended to house, for community review, all principal documents generated prior and during the remediation of this BCP site as per the requirements of the NYSDEC.

I appreciate if you can sign this letter and return to my attention to provide to NYSDEC along the Site BCP application. If you require any additional information, please feel free to contact me directly.

Thank You,

Victoria D. Whelan, P.G.

Vice President

GZA | 324 South Service Rd | Suite 119 | Melville, NY 11747

c: 631-793-8821 | victoria.whelan@gza.com | www.gza.com

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10th Floor
New York, NY 10001
T: 212.594.8140
F: 212.279.8180
www.gza.com

May 28, 2024

Library Manager
Brooklyn Public Library - Williamsburg
240 Division Avenue
Brooklyn NY, 11211

RE: Brownfield Cleanup Program Application Repository Request
Requestor: 55 Eckford St LLC
Site Name: 55 Eckford Street, Brooklyn NY

To Whom it May Concern:

GZA GeoEnvironmental of New York (GZA) represents 55 Eckford St LLC (Requestor) in its Brownfield Cleanup Program (BCP) application for the 55 Eckford Street, Brooklyn, New York site. As part of this application, the New York State Department of Environmental Conservation (NYSDEC) requires that we reach out to you, the local library, and request your assistance in becoming a public document repository for the BCP project documents. The documents will be provided in electronic format, and public access to it will only be made available by a digital download link, so as to not impede with your current operation. We anticipate that these documents will only be stored at a minimum of two years to a maximum of five years (or earlier upon receipt of Notice of Satisfaction from the NYSDEC).

May we request your office's concurrence to this request by signing below and returning this letter as an attachment to an email as soon as possible.

Very truly yours,
GZA GEOENVIRONMENTAL OF NEW YORK

Victoria Whelan, P.G.
Associate Principal

Yes, the Brooklyn Public Library is willing and able to act as a public repository for documents related to the cleanup of the 55 Eckford Street, Brooklyn, New York Site under the NYS BCP.

_____ _____

Library Manager Date
Brooklyn Library

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May 28, 2024

Library Manager
Brooklyn Public Library - Greenpoint
107 Norman Ave
Brooklyn NY, 11211

RE: Brownfield Cleanup Program Application Repository Request
Requestor: 55 Eckford St LLC
Site Name: 55 Eckford Street, Brooklyn NY

To Whom it May Concern:

GZA GeoEnvironmental of New York (GZA) represents 55 Eckford St LLC (Requestor) in its Brownfield Cleanup Program (BCP) application for the 55 Eckford Street, Brooklyn, New York site. As part of this application, the New York State Department of Environmental Conservation (NYSDEC) requires that we reach out to you, the local library, and request your assistance in becoming a public document repository for the BCP project documents. The documents will be provided in electronic format, and public access to it will only be made available by a digital download link, so as to not impede with your current operation. We anticipate that these documents will only be stored at a minimum of two years to a maximum of five years (or earlier upon receipt of Notice of Satisfaction from the NYSDEC).

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GZA GEOENVIRONMENTAL OF NEW YORK

Victoria Whelan, P.G.
Associate Principal

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_____ _____

Library Manager
Brooklyn Library

Date

GZA GeoEnvironmental of New York