



PHASE I ENVIRONMENTAL SITE ASSESSMENT

**260-262 Van Brunt LLC - Sergi's / RIMS #
14-000448-01-1
260 Van Brunt Street
Brooklyn, NY 11231**



Prepared for:

**Capital One Bank, N.A. and 260-262 Van Brunt LLC -
Sergi's
280 Park Avenue, West Tower, 22nd Floor, IZ
22956-2210
New York, NY 11017**



Prepared by:

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**EFI Project No. 94705-05876.1
March 21, 2014**





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Project No. 94705-05876.1
March 21, 2014

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RE: Phase I Environmental Site Assessment
260-262 Van Brunt LLC – Sergi's
260 Van Brunt Street
Brooklyn, NY 11231
Capital One Bank RIMS # 14-000448-01-1

Dear Mr. Tartanella:

EFI Global, Inc. (EFI) is pleased to provide the results of our Phase I Environmental Site Assessment (ESA) of the referenced property. This assessment was authorized on March 4, 2014 and was performed in general accordance with the scope of services outlined in the Capital One Bank RIMS Award Form, dated March 4, 2014.

This assessment was performed in accordance with Capital One Bank's scope of work and ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and included a site reconnaissance, as well as research and interviews with private individuals, knowledgeable parties, and regulatory agency officials. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to Capital One Bank, N.A. and 260-262 Van Brunt LLC – Sergi's on this project. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Mandeep S. Sandhu at (732) 629-7930 or Mandeep_Sandhu@efiglobal.com.

Sincerely,

EFI Global, Inc.

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EXECUTIVE SUMMARY

EFI Global, Inc. (EFI) has performed a Phase I Environmental Site Assessment (ESA) of 260-262 Van Brunt LLC - Sergi's / RIMS # 14-000448-01-1 located at 260 Van Brunt Street, Brooklyn, NY (the "Property") in accordance with ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. This ESA was authorized by Capital One Bank, N.A. on March 4, 2014.

The Property is located within the Red Hook section of Brooklyn, New York in an area consisting of low and mid-rise commercial, light industrial, and residential buildings. The Property is located at 260 through 262 Van Brunt Street, and is also known as 117 Imlay Street, and the Property is located approximately 100 feet northeast of the intersections of Verona and Van Brunt Streets and Verona and Imlay Streets, as the Property spans the block and fronts both Van Brunt and Imlay Streets. The Property is bordered to the northwest by Imlay Street, beyond which is a former industrial building undergoing conversion to become condominiums; to the northeast by a low-rise building utilized as for contractor supplies and to the east by a low-rise residential building; to the east by the intersection of Van Brunt Street and Delevan Street, beyond which is American Quick Start Auto Repair; to the southeast by Van Brunt Street, beyond which are two unimproved lots utilized to park school buses, two residences, a low-rise building occupied by Bell Star HVAC repair and supplier and Tri Star Plumbing; and to the southwest by a low-rise building occupied by Dunway Service Corp, a commercial baker, and several vacant lots containing parked vehicles, rubbish, and small machinery. Based upon topographic map interpretation and site observations, the inferred direction of groundwater flow is to the west toward Atlantic Basin located approximately 800 feet from the Property.

The Property is approximately 0.41 acre and is improved with two low-rise commercial buildings. The building at 260 Van Brunt Street is a 4,500 square-foot brick concrete-block building constructed at grade. The building is a one-story building with mezzanine office area and a large warehouse used for glass cutting. The building is occupied by the owner, Sergi's Images, Inc, a glass repair, replacement, and cutting company. The building is heated via natural gas and is delivered to the warehouse by way of infrared tubes, and to the office area by forced air. The 262 Van Brunt Street building is a 13,500 square-foot brick and concrete-block structure constructed at grade. The building is a one-story building with an over-sized ceiling height and is utilized for bus repair and maintenance. The building is heated with ceiling-mounted natural gas heaters. The roof were not accessible.

According to the historical information, the Property included residential improvements and buildings utilized for stables and later car barns by the local rail road company prior to 1886. Other buildings on-site included a meat packing facility by 1904 and a pig feet pickling facility by 1915.

The current structure at 260 Van Brunt Street was constructed some time between 1904 and 1915 and was utilized for manufacturing, namely name plate manufacturing through the 1930s and 1940s, and for painting operations by 1950 and for an auto repair shop by the 1970s. In addition, based upon building department records, at least part of this building was utilized as a "factory (correlating of manufactured papered products)" in the 1950s; however, it is unclear if paper manufacturing or just correlating of paper was conducted at that time. This building was then utilized by a trucking company, which may have included truck repairs by 1985. According to interview with Mr. Sergi, the building was occupied for glass and mirror cutting by 1990 and was partially sublet for a period of time during the late 1980s into the 1990s by a cardboard manufacturer. By 2004 the entire building was occupied by Sergi's Images, Inc.

By 1938 the former improvements on the 262 Van Brunt Street parcel were razed and the land was vacant; however, the parcel was redeveloped between 1943 and 1945 with the current building. The building was utilized as a "general merchandise warehouse" and for an

auto garage and trucking company in the late 1940s and 1950s; however, by 1959 at least part of the building was utilized for a "junk shop" including rags and paper and later was utilized by a salvage company. By 1969 this building was utilized for "waste paper baling". By the mid-1970s the building was occupied by a trucking/motor company and may have included repair activities; however, a plastic company occupied at least part of the building in 1985 per review of city directories, which may have included injection molding. Operations such as these often include the use of chlorinated solvents. By the late 1990s and into the mid 2000s, the building was utilized by a theatrical staging company. Additionally, based upon the historical usage of the Property for vehicle repairs since the 1940s, it is possible the Property buildings previously had in-ground hydraulic lifts.

According to a prior Phase I report and a subsurface investigation report, the 262 Van Brunt Street building includes an oil/water separator. EFI did not observe this feature during the site inspection and no personnel associated with the bus company were available for questions during the walk-through. However, based upon a diagram of features within the 262 Van Brunt Street building included in the subsurface investigation report, during EFI's inspection, a bus was parked atop the likely location of the oil/water separator. Of note, the subsurface investigation report indicates that in 2005 the oil-water separator was drained and inspected and found to not exhibit evidence of any leaks. In addition, the 262 Van Brunt Street building includes multiple storm drains. According to the subsurface investigation report, these drains are connected to the municipal sewer system.

EFI observed a fuel oil fill port and vent pipe along the southeastern exterior wall of the 262 Van Brunt Street building. Based upon a prior subsurface investigation, the inferred tank associated with this fill and vent was a heating oil tank located in the central portion of this building; however, EFI finds this information unlikely as a heating oil tank would likely have been located within close proximity to a boiler room, which would not likely be located in the central portion of a building. In addition, the former subsurface investigation did not adequately identify the former location of the UST and did not adequately investigate any potential soil and groundwater impacts. It should be noted that EFI observed an area of cut concrete immediately inside the building, opposite the fill and vent pipes. This area is a potential location of the former UST associated with the fill and vent.

According to the former Phase I and subsurface investigation, vent pipes associated with three former gasoline USTs were present along the southeastern exterior of the 262 Van Brunt Street building. These vents were not observed during EFI's site visit; however, no information regarding the removal and subsequent subsurface investigation in association with these former tanks was provided. Based upon information within the prior reports, the former consultant believed the three gasoline USTs are located beneath the concrete inlet area along the southeastern exterior of the 262 Van Brunt Street building.

EFI observed a suspect former fill or vent pipe along the southeastern exterior wall of the 260 Van Brunt Street building. It is unknown if the associated former tank has been removed. Additionally, the former contents of the tank are unknown and may have included either fuel oil for heating purposes or gasoline associated with former trucking operations within the building. It should be noted a NYC DOB permit for a gasoline tank was issued in 1963; however, no further details about the tank were included within the permit.

The former uses of the Property indicate the likely historical uses of petroleum products and chlorinated solvents in association with operations including auto repairs, plate manufacturing, and plastics manufacturing, which are considered recognized environmental conditions (RECs). The potential exists that former uses of the Property have impacted the subsurface. Also, the potential exists that former USTs and former in-ground hydraulic lifts exist at the Property, and were not properly closed. In addition, based upon the shallow groundwater below the Property (within seven feet below ground surface), a potential vapor encroachment condition (VEC) exists at the Property.

Four ASTs were observed on the Property during the site reconnaissance within the 262 Van Brunt Street building. One approximately 750-gallon empty and disconnected self-contained AST was observed located within the northwestern corner of the building. Two 275-gallon waste oil ASTs with no secondary containment were observed along the southwestern sidewall of the building. Heavy and wet oil staining was noted around the tanks, along with several additional plastic containers containing waste oil. Additionally, one 275-gallon virgin motor oil AST with no secondary containment was observed along the southwestern sidewall of the building. Heavy and wet oil staining was noted around the tank.

A current New York City Fire Department (FDNY) permit (valid through August 2014) was observed within the 262 Van Brunt Street office area, which lists the three active ASTs. The total current storage of petroleum within the three ASTs is less than the 1,100-gallon trigger that would require permitting by the NYSDEC. The total amount of petroleum storage within the three ASTs includes 750 gallons and as such, a permit by the NYSDEC would not be required; however, the significant number of 55-gallon drums and plastic containers may push the amount of petroleum storage at the facility to greater than the 1,100-gallon trigger. Of note, the FDNY permit includes a notation indicating the storage of four 55-gallon drums of anti-freeze and four 55-gallon drums of transmission oil; however, the actual amount of stored material on site exceeds this permitted amount by well over three times the amount noted. Lastly, EFI noted that most of the drums within the 262 Van Brunt Street building, reportedly containing virgin and waste oil, and antifreeze are not labeled.

EFI reviewed regulatory databases and files from federal, state and local environmental regulatory agencies to identify use, generation, storage, treatment or disposal of hazardous materials or release incidents of such materials that may impact the Property. The records reviewed included, but were not limited to, the following: Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS); National Priorities List (NPL); Resource Conservation Recovery Information System (RCRIS); Treatment, Storage and Disposal Facilities (TSD); Large and Small Quantity Generators; Emergency Response Incidence Logs; state-registered underground storage tanks (UST); state leaking underground storage tank (LTANKS) incident reports; state solid waste facilities/landfill sites (SWF/LS); state hazardous waste sites (SHWS); and other local records.

No RECs were noted based on the regulatory database search.

Based on review of the Property's environmental setting, past and current historical uses, and the possible presence of USTs, EFI concludes that the Property contains a potential vapor encroachment condition (VEC).

Conclusions

EFI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of 260 Van Brunt Street, Brooklyn, NY, the Property. Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of Recognized Environmental Conditions or Controlled Recognized Environmental Conditions in connection with the Property, except for the following:

- The former uses of the Property indicate the likely historical uses of petroleum products and chlorinated solvents in association with operations including auto repairs, plate manufacturing, and plastics manufacturing. Additionally, the Property was used for vehicle repairs since the 1940s, therefore it is possible that in the past the Property buildings had in-ground hydraulic lifts with sub-grade reserves.

- According to a former Phase I and subsurface investigation (both from 2005), evidence of three former gasoline USTs existed per vent pipes along the southeastern exterior of the 262 Van Brunt Street building. These vents were not observed during EFI's site visit; however, no information regarding the removal and subsequent subsurface investigation in association with these former tanks was provided. Based upon information within the prior reports, the former consultant believed the three gasoline USTs are located beneath the concrete inlet area along the southeastern exterior of the 262 Van Brunt Street building. Additionally, a suspect former fill or vent pipe was observed along the southeastern exterior wall of the 260 Van Brunt Street building. It is unknown if the associated former tank has been removed, plus the former contents of the tank are unknown and may have included either fuel oil for heating purposes or gasoline associated with former trucking operations within the building. It should be noted a NYC DOB permit for a gasoline tank was issued in 1963 for the 260 Van Brunt Street building.
- Based upon the shallow groundwater below the Property (within seven feet below ground surface), a potential vapor encroachment condition (VEC) exists at the Property.

EFI's assessment included additional services to evaluate asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands and mold. This assessment has revealed no evidence of related conditions of concern in connection with the Property, except for the following:

- Suspect asbestos-containing building materials were observed in the building in the form of non-friable drywall and joint compound, non-friable vinyl floor tiles, non-friable grouts, mastics, and caulking and non-friable roofing materials. The aforementioned building components were noted to be in good condition with low potential for disturbance with the exception of vinyl floor tiles within the office space of 262 Van Brunt Street, which was noted in fair to poor condition.

While not considered RECs, the following Business Environmental Risks (BERs) exist for the Property:

- According to the prior Phase I and subsurface investigation report, the 262 Van Brunt Street building includes an oil/water separator. EFI did not observe this feature during the site inspection and no personnel associated with the bus company were available for questions during the walk-through. However, based upon a diagram of features within the 262 Van Brunt Street building included in the subsurface investigation report, it is likely that a bus was parked over the likely location of the oil/water separator. Of note, the subsurface investigation report indicates that in 2005 the oil-water separator was drained and inspected and found to not exhibit evidence of any leaks.
- Two 275-gallon waste oil ASTs are located along the southwestern sidewall of the building. The tanks are not located within secondary containment, but rather are located directly atop concrete flooring. Heavy and wet oil staining was noted around the tanks, along with several additional plastic containers containing waste oil, which surrounds one of the tanks. Additionally, one 275-gallon virgin motor oil AST is located along the southwestern sidewall of the building. The motor oil AST is not located within secondary containment, but rather is located directly atop concrete flooring. Heavy and wet oil staining was noted around the tank.
- Most of the drums within the 262 Van Brunt Street building, reportedly containing virgin and waste oil, and antifreeze within the 262 Van Brunt Street building are not labeled.

The following administrative concern was identified:

- A current New York City Fire Department (FDNY) permit (valid through August 2014) was observed within the 262 Van Brunt Street office area, which lists the three above-listed

active ASTs. The total current storage of petroleum within the three ASTs is less than the 1,100-gallon trigger that would require permitting by the NYSDEC. The total amount of petroleum storage within the three ASTs includes 750 gallons and as such, a permit by the NYSDEC would not be required; however, the significant number of 55-gallon drums and plastic containers may push the amount of petroleum storage at the facility to greater than the 1,100-gallon trigger. Of note, the FDNY permit includes a notation indicating the storage of four 55-gallon drums of anti-freeze and four 55-gallon drums of transmission oil; however, the actual amount of stored material on site exceeds this permitted amount by well over three times the amount noted.

Recommendations

As a result of this assessment, EFI recommends the following:

- **Historical Property Use** - EFI recommends a Phase II investigation to determine if the historical uses have impacted the subsurface of the Property. Additional actions may be required if impact is detected at concentrations exceeding state standards.
- **USTs** - EFI recommends a Phase II investigations be conducted at the Property to determine if releases from the USTs have impacted the surface of the Property. Additional actions may be required if impact is detected at concentrations exceeding state standards. Additionally, if USTs are identified, UST closure activities will be required.
- **Vapor Encroachment** - EFI recommends a soil-gas survey to determine if a vapor encroachment issue exists for the tenants of the buildings.
- **Oil/Water Separator** - The oil/water separator should be investigated to insure it has been permanently closed and is not in use.
- **ASTs** - The three active ASTs and the waste oil containers should be placed within secondary containment in order to prevent future spills. In addition, the current staining should be treated with absorbent materials in order to cleanup existing conditions.
- **Petroleum Products** - All petroleum and hazardous materials be quantified and documented. Should the amount exceed 1,100 gallons, a NYSDEC permit should be obtained. In addition, the FDNY permit should be updated to reflect actual conditions.
- **Drums** - EFI recommends the drums stored through the 262 Van Brunt Street building be organized throughout the space, centrally-located within secondary containment, and properly labeled.
- **Asbestos** - Manage in place in accordance with state and federal requirements.

Environmental Report Summary

Report Section		No Further Action	REC	HREC	Issue/Further Investigation (see second table)
2.3	Current Use of Property	X			
2.5	Current Use of the Adjoining Properties	X			
4.1	Standard Environmental Records Sources	X			
4.5.1	Historical Summary		X		X
4.5.7	Other Environmental Reports		X		X

Report Section		No Further Action	REC	HREC	Issue/Further Investigation (see second table)
5.3.1	Hazardous Substances				X
5.3.3	Underground Storage Tanks (USTs)		X		X
5.3.4	Aboveground Storage Tanks (ASTs)				X
5.3.6	Other Suspect Containers	X			
5.3.7	Polychlorinated Biphenyl Compounds (PCBs)	X			
5.3.12	Stained Soil/Stressed Vegetation	X			
7.1	Asbestos-Containing Materials				X
7.2	Lead-Based Paint	X			
7.3	Radon	X			
7.4	Microbial Contamination (Mold)	X			
7.5	Lead in Drinking Water	X			

Recommendation Summary

The recommendations are as follows:

Report Section	Comments	Recommendation and Cost
4.5.1	Historical uses of the Property includes uses of significant quantities of petroleum products and solvents.	EFI recommends a Phase II investigation to determine if the subsurface has been impacted by the historical use - \$12,000 to \$14,000
4.5.7 / 5.3.3 / 4.7	At least five potential USTs exist at the Property which do not appear to have been properly closed and/or investigated. In addition, groundwater is within 7 feet below ground surface, possibly creating a potential vapor encroachment condition.	EFI recommends a Phase II investigation to determine if the subsurface has been impacted by the USTs. Additional actions will be required if impact or USTs are detected. Also, soil-gas sampling is recommended to determine if a vapor encroachment condition exists at the Property. See above for cost.
5.3.9	An oil/water separator exists at the Property which was not observed during the Property visit due to obstructions and lack of site personnel available for interview during the walk-through	The oil/water separator should be investigated to insure it has been permanently closed and is not in use.
5.3.4	Three 275-gallon ASTs and several plastic containers of waste oil are located on the Property with heavy staining around these areas	All three ASTs and all associated waste oil containers be placed within secondary containment in order to prevent future spills. In addition, the current staining should be treated with absorbent materials in order to cleanup existing conditions - \$1,500 per AST containment pallet and \$275 for each drum containment pallet.
5.3.4	The total amount of petroleum and hazardous materials on site may exceed the NYSDEC trigger to permit of 1,100 gallons total	All petroleum and hazardous materials be quantified exactly and documented. Should the amount exceed 1,100 gallons, a NYSDEC permit should be obtained. In addition, the FDNY permit should be updated to reflect actual conditions.

Report Section	Comments	Recommendation and Cost
5.3.1	Drums are located throughout the 262 Van Brunt Street building which are not properly labeled and are stored atop bare concrete, with heavy staining noted throughout	The drums should be organized, stored on secondary containment, and properly labeled.
7.1	Suspect ACM exists at the Property, most of which is in good condition with the exception of vinyl floor tiles within the office area of the 262 Van Brunt Street building	Manage in place

1.0 INTRODUCTION

EFI Global, Inc. (EFI) was retained by Capital One Bank, N.A. to perform a Phase I Environmental Site Assessment (ESA) of 260-262 Van Brunt LLC - Sergi's / RIMS # 14-000448-01-1 located at 260 Van Brunt Street in Brooklyn, NY (the "Property"). This ESA was performed in accordance with the RIMS award form dated March 4, 2014.

1.1 Purpose

The purpose of the ESA was to conduct all appropriate inquiry (AAI) into the previous ownership and uses of the Property consistent with good commercial or customary practice as defined at 42 U.S.C. Section 9601(35)(B). As such, this assessment is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation, and Liability Act liability.

1.2 Scope-of-Work

The scope of work for this project included observing Property and adjoining property conditions, reviewing regulatory agency database records, contacting local officials and other persons knowledgeable of the Property, and reviewing pertinent historical documents with regard to past land use, regional setting information, and ownership records, and summarizing our findings. Each task is conducted with the intent to identify recognized environmental conditions, as defined by American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments E 1527-13. This ASTM standard exceeds the requirements set forth in 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries.

Recognized environmental conditions generally include features suggesting the presence or likely presence of hazardous substances or petroleum products on the Property that cause or threaten to cause the incurrence of response actions. Recognized environmental conditions include hazardous substances or petroleum products under conditions that are in compliance with laws. Recognized environmental conditions may also include historical conditions that have been addressed in the past.

Recognized environmental conditions do not include de minimis conditions that generally do not present a threat to human health or the environment, and generally would not be subject to enforcement action if brought to the attention of appropriate governmental agencies.

In addition to the scope of work outlined above, the following non-ASTM scope considerations were included in our scope of services:

- EFI conducted a limited visual evaluation of accessible areas of the Property to determine the potential for asbestos-containing material to be present at the Property. As a part of this evaluation, the condition and location of suspect or presumed asbestos-containing materials were reported. See Section 7.1 for additional details regarding this scope of work.
- A limited lead-based paint evaluation was performed in accessible areas of the Property during the site reconnaissance. The potential for lead-based paint was based on the date of construction and the condition and location of painted surfaces where noted. See Section 7.2 for additional details regarding this scope of work.
- An evaluation of radon potential was provided utilizing average radon concentration zones available from the US Environmental Protection Agency (USEPA). See Section 7.3 for additional details regarding this scope of work.

- A limited visual assessment of accessible areas of the Property were evaluated for the presence of mold growth. The location and quantity of mold growth observed, if any, was documented. See Section 7.4 for additional details regarding this scope of work.
- A limited visual assessment for wetlands vegetation was performed as part of the completion of the site reconnaissance. In addition, EFI reviewed readily ascertainable jurisdictional data or maps to confirm if jurisdictional wetlands are located on the Property. See Section 4.4.5 for additional details.
- An evaluation for lead in drinking water was provided utilizing annual drinking water quality reports or interviews with municipal or utility officials. See Section 7.5 for additional details regarding this scope of work.

It should be noted that non-ASTM scope considerations provided as part of this ESA are not intended to satisfy a regulatory requirement but are to give a lender or user of this report, an indication of significant (significant due to quantity, accessibility, or condition) conditions which may exist at the Property. Additional investigation may be appropriate to satisfy regulatory requirements, or in the event of future demolition or maintenance work which may impact suspect materials.

Additionally, business environmental risks were included in the scope of work if any were identified during the investigation..

1.3 Significant Assumptions

In conducting this Phase I ESA, EFI relied on federal and state regulatory agency database information, published historical and physical setting sources, and interviews with knowledgeable parties, regulatory officials, and other private individuals. EFI has assumed where reasonable to do so that the information provided is true and accurate. If information to the contrary is discovered, our conclusions and recommendations may not be valid.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.

EFI obtained environmental agency database information from Environmental Data Resources, Inc. (EDR). The databases usually present the location of the entities by their street address. In many cases this is the only reasonable means by which we may locate a database entry. The actual location of an entry may not be accurately indicated by the street address given.

Certain environmental hazards are impossible to visually identify; their presence can be verified only by testing and analysis. EFI can make no direct inferences as to the subsurface conditions at the Property based on the Phase I scope of work, which does not include a physical investigation of the subsurface. No detailed wetlands assessments, endangered species, or fault investigations were performed during this site assessment.

Conditions other than those observed may exist in inaccessible or unobserved areas of the Property. During the site visit, materials identified on the Property were not disturbed and underlying conditions were not observed. Should there be a substantial change in the functional utilization of the Property, or if additional improvements are planned, the conclusions presented here may not be valid. If there are changes in the use of the Property or changes in the adjacent property activities or conditions, EFI should be notified so that we may observe these conditions.

Our conclusions and recommendations relate only to the areas we observed during the site reconnaissance and the findings of the research noted in this report. The scope of this report is limited to matters expressly covered.

1.4 Limitations and Exceptions

Along with all of the limitations set forth in various sections of the ASTM E 1527-13, the accuracy and completeness of this report may be limited by the following:

Access Limitations - EFI was not provided with a means to access the buildings' roofs.

Physical Obstructions to Observations - Much of the interior of the 262 Van Brunt building included several parked vehicles, tanks, drums, equipment, and car parts and as such, not all of the flooring could not be observed.

Outstanding Information Requests - EFI submitted requests for information regarding the Property to the New York City Fire Department (FDNY) and the New York City Department of Health and Mental Hygiene (NYCDHMH); however, as of the date of this report, no responses have been received.

Historical Data Source Failure - EFI was not able to document the historical use back to the Property's first developed use. EFI was not able to document the historical use of the Property prior to 1886. This data failure is not considered critical and does not change the conclusions of this report, as the 1886 Sanborn map revealed the Property to be utilized for residential purposes, stables and barns. In addition, gaps of greater than five-year intervals in the historical record were noted by EFI. However, the general usage of the Property has been well-documented to includes multiple environmentally-sensitive operations and as such, this data failure is not a significant concern.

It should be noted that this assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems (EMS) that may exist on the property. Where required, the documents provided in the appendices were used as reference material for the completion of the Phase I ESA. Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, EFI in certain instances has been required to assume that the information provided is accurate.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of EFI based on the data obtained from the work. Due to the nature of investigation and the limited data available, EFI cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations presented in this report should not be construed as legal advice.

Should additional information become available which differs significantly from our understanding of conditions presented in this report, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

1.5 Data Gaps

As required by the ASTM Standard E 1527-13, the ESA shall identify and comment on significant data gaps that affect the ability of the Environmental Professional to identify recognized environmental concerns.

No significant data gaps were encountered as a result of this assessment.

1.6 Deviations

No deviations from the recommended scope of ASTM Standard E 1527-13 were performed as part of this Phase I ESA with the exception of any additional services noted in Section 1.2 Scope of Work.

1.7 Special Terms and Conditions

There were no special terms and conditions.

1.8 User Reliance

All reports, both verbal and written, are for the benefit of Capital One Bank, N.A. and 260-262 Van Brunt LLC - Sergi's. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of EFI. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with EFI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against EFI, its officers, employees, vendors, successors or assigns.

Reliance for Capital One Bank, NA is provided in accordance with EFI's General Conditions issued to Capital One Bank, N.A. on April 28, 2009.

Reliance for 260-262 Van Brunt LLC - Sergi's is provided in accordance with EFI's General Conditions, a copy of which is included in Appendix F.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The Property is located on the northwest side of Van Brunt Street and the southeast side of Imlay Street as the building spans the block and is approximately 800 feet northeast of the intersections of these streets with Verona Street. Information obtained from the New York City Department of Finance indicated that the tax assessment parcel numbers for the Property are Block 517, Lots 1 and 4. Of note, historical addresses associated with the Property include 260 through 268 Van Brunt Street and 117 through 123 Imlay Street.

Legal descriptions identified through the New York City Department of Finance are included in Appendix F.

2.2 Site and Vicinity Description

The Property consists of approximately 0.4 acre and is developed with two buildings which share a common wall. The building is a one-story building with mezzanine office area and a large warehouse used for glass cutting. The building is occupied by the owner, Sergi's Images, Inc, a glass repair, replacement, and cutting company. The building is heated via natural gas and is delivered to the warehouse by way of infrared tubes, and to the office area by forced air. The 262 Van Brunt Street building is a 13,500 square-foot brick and concrete-block structure constructed at grade. The building is a one-story building with an over-sized ceiling height and is utilized for bus repair and maintenance. The building is heated with ceiling-mounted natural gas heaters.

The ground surface at the Property is relatively flat. Ground cover consists primarily of the buildings, a concrete-paved inlet in front of (southeastern side of) the 262 Van Brunt Street building, concrete-paved sidewalks, and the Property buildings. The Property is accessed from the southeast via an entrance from Van Brunt Street and from the northwest via an entrance from Imlay Street.

The Property is zoned M2-1 - Manufacturing. The area surrounding the Property is comprised of low and mid-rise residential, commercial and industrial buildings.

2.3 Current Use of Property

The Property is currently occupied by two adjoining buildings. The building at 260 Van Brunt Street is occupied by Sergi's Images Inc, a glass and mirror design and cutting facility. No significant quantities of petroleum products or hazardous materials were noted within this space. The building at 262 Van Brunt Street is occupied by a bus and truck repair facility and includes significant quantities of petroleum products and hazardous materials. However, no floor drains were identified at the Property and no cracks were observed in the concrete floor. Please refer to Section 5.0 for details regarding the on-site use and storage of chemicals.

2.4 Description of Structures and Other Improvements

The Property is improved with two buildings which share a common wall. The building is a one-story building with mezzanine office area and a large warehouse used for glass cutting. The building is occupied by the owner, Sergi's Images, Inc, a glass repair, replacement, and cutting company. The building is heated via natural gas and is delivered to the warehouse by way of infrared tubes, and to the office area by forced air. The 262 Van Brunt Street building is a 13,500 square-foot brick and concrete-block structure constructed at grade. The building is a one-story building with an over-sized ceiling height and is utilized for bus repair and maintenance. The building is heated with ceiling-mounted natural gas heaters. The roof were not accessible.

The utilities are summarized in the following below:

Property Summary

Size of Property (approximate):	0.41 Acre
General Topography of Property:	Generally flat
Adjoining and/or Access/Egress Roads:	Imlay Street to the northwest and Van Brunt Street to the southeast
Paved or Concrete Areas (including parking):	Small concrete-paved inlet area along southeastern side of the 262 Van Brunt Street building, suspected location of three gasoline USTs; concrete sidewalks to the northwest and southeast
Unimproved Areas:	N/A
Landscaped Areas:	N/A
Surface Water:	N/A
Potable Water Source:	New York City Department of Environmental Protection (NYC DEP)
Sanitary Sewer Utility:	NYC DEP
Storm Sewer Utility:	NYC DEP
Electrical Utility:	Consolidated Edison
Natural Gas Utility:	National Grid

Building Summary

Building Name:	Sergi's Images Inc and unnamed bus repair building
Number of Floors:	One, with mezzanine area within 262 Van Brunt Street
Total Square Feet of Space (approximate):	260 Van Brunt Street: 4,500 SF 262 Van Brunt Street: 13,500 SF
Construction Completion Date (year):	260 Van Brunt Street: circa 1910 262 Van Brunt Street: 1943-1945
Construction Type:	Concrete block and brick
Interior Finishes Description:	sheetrock, vinyl flooring, painted concrete floors and concrete block walls with a corrugated metal roof deck
Exterior Finishes Description:	Brick and glass storefront
Cooling System Type:	260 Van Brunt Street: Split-line through-wall system (electric) 262 Van Brunt Street: Not cooled
Heating System Type:	260 Van Brunt Street: Natural gas and is delivered to the warehouse by way of infrared tubes, and to the office area by forced air 262 Van Brunt Street: Natural gas-fired ceiling mounted Modine units
Emergency Power:	N/A

2.5 Current Use of the Adjoining Properties

An area reconnaissance was conducted to assist in evaluating if adjacent land uses have or could have impacted the Property. The area reconnaissance was conducted within a ¼-mile radius of the Property by touring the area by walking, by viewing particular businesses from public right-of-ways, and by physical observations at selected businesses or properties. The following summary describes land use on the adjoining properties, based on our observations.

Direction From Site	Occupant	Use	Comments
Northwest	Imlay Street, beyond which is former industrial building undergoing conversion for condominiums	Building undergoing conversion for condominiums	No environmental concerns were observed. Site not listed on any active release databases.
Northeast	Contractor supply company and residential dwelling	Mixed Use	No environmental concerns were observed.
East	Intersection of Delevan and Van Brunt Streets, beyond which is American Quick Start Auto Repair	Commercial/Industrial	No environmental concerns were observed. Site not listed on any active release databases.
Southeast	Van Brunt Street, beyond which are two unimproved lots utilized to park school buses, two residences, a low rise building occupied by Bell Star HVAC repair and supplier and Tri Star Plumbing	Mixed Use	No environmental concerns were observed.
Southwest	Dunway Service Corp Bakery and multiple vacant lots	Mixed Use	No environmental concerns were observed.

Our observations of the adjoining and adjacent properties did not reveal evidence of potential environmental concerns such as suspect storage facilities, visible fueling facilities or significantly stained surfaces.

3.0 USER PROVIDED INFORMATION

3.1 User Responsibilities

ASTM E 1527-13 requires that the Environmental Professional request from the user of the Phase I ESA, the Client, certain information discussed below concerning the Property or request from the user the names of other individuals who can provide this information.

ASTM E 1527-13 assigns to the Client or its representative, the responsibility to check or engage a title company or title professional to check reasonably-ascertainable recorded land title records for environmental liens, judicial records, or activity and use limitations currently recorded against the Property and provide that information for inclusion in this report.

If this Client or its representative is aware of specialized knowledge or experience that is material to the identification of recognized environmental conditions, or if they have actual knowledge that the purchase price of the Property is significantly less than the purchase price of comparable properties, ASTM E 1527-13 assigns to the Client the obligation to communicate that information for inclusion in this report.

Requested information was not received prior to the issuance of this report. As a lender, the Client is assumed to have no knowledge of the Property which would significantly impact our ability to satisfy the objectives of this assessment and the lack of this information is not considered to represent a significant data gap.

3.1.1 Title Records

EFI requested that the Client provide information regarding title records, judicial records, and environmental cleanup liens associated with the Property. This information is available through reasonably-ascertainable recorded land title records, judicial records, and lien records that are filed under federal, tribal, state or local law.

No information regarding title records, judicial records, or environmental cleanup liens was provided by the Client. Based on the lack of spills or releases or the identification of other environmental concerns at the Property, the lack of this information is not considered a data gap.

3.1.2 Activity and Use Limitations Applicable to the Property

No information pertaining to AULs or governmental notification was provided by the Client. Based on the lack of spills or releases reported on the regulatory database, the lack of this information is not considered a data gap.

3.1.3 Specialized Knowledge or Experience of the User

According to the Client, there was no specialized knowledge of the Property. Property ownership and tenants as well as all individuals who were interviewed as part of this investigation, have not reported any specialized knowledge of the Property outside of what is contained in this report.

3.1.4 Commonly Known or Reasonably Ascertainable Information

EFI requested the Client to describe any commonly-known or reasonably-ascertainable information about the Property that would be helpful to EFI to identify conditions indicative of releases or threatened releases to the Property.

The Client did not provide any environmentally-relevant, commonly-known or reasonably-ascertainable information pertaining to the Property.

3.1.5 Relationship to the Purchase Price to Fair Market Value

EFI asked the Client if the purchase price being paid for the Property reasonably reflects the fair market value of the Property. If there was a difference in the purchase price and fair market value, whether the lower price was a result of contamination known or believe to be present at the Property.

No information indicating that the purchase price of the Property is significantly less than the purchase price of comparable properties was reported to EFI by the Client or its representative.

3.1.6 Reason for Performing Phase I

We understand that the purpose of this assessment is to complete an evaluation that will help to provide the factual support of the innocent landowner defense to CERCLA liability and to understand potential environmental conditions that could materially impact the operation of the business associated with the Property (business environmental risk).

3.2 Additional Owner, Property Manager, and Occupant Information

No other pertinent information in connection with the Property was provided by the owner, the property manager, or the occupants.

4.0 RECORDS REVIEW

4.1 Standard Environmental Records Sources

EFI contracted Environmental Data Resources, Inc. (EDR) to conduct a search of Federal and State regulatory agency databases containing known and suspected sites of environmental contamination. The databases searched and the number of listed sites identified within the approximate minimum search distance from the Federal and State environmental records database listings specified in ASTM Standard E 1527-13 are summarized in the following table. Detailed information for each Federal and State database is provided below. Copies of the EDR research data and a description of the reviewed databases are included in Appendix C of this report.

Map Findings Summary

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1	0	0	0	0	NR	0
Proposed NPL		1	0	0	0	0	NR	0
NPL LIENS		TP	NR	NR	NR	NR	NR	0
DELISTED NPL		1	0	0	0	0	NR	0
CERCLIS		0.5	0	0	1	NR	NR	1
CERCLIS-NFRAP		0.5	0	0	0	NR	NR	0
CORRACTS		1	0	0	0	1	NR	1
RCRA-TSDF		0.5	0	0	0	NR	NR	0
RCRA-LQG		0.25	0	1	NR	NR	NR	1
RCRA-SQG		0.25	0	3	NR	NR	NR	3
RCRA-CESQG		0.25	2	8	NR	NR	NR	10
US ENG CONTROLS		0.5	0	0	0	NR	NR	0
US INST CONTROL		0.5	0	0	0	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
DOD		1	0	0	0	0	NR	0
FUDS		1	0	0	1	1	NR	2
US BROWNFIELDS		0.5	0	0	0	NR	NR	0
CONSENT		1	0	0	0	0	NR	0
UMTRA		0.5	0	0	0	NR	NR	0
ODI		0.5	0	0	0	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
LUCIS		0.5	0	0	0	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
LIENS 2		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
PCB TRANSFORMER		TP	NR	NR	NR	NR	NR	0
LEAD SMELTER 1		TP	NR	NR	NR	NR	NR	0
FTTS INSP		TP	NR	NR	NR	NR	NR	0
SCRD DRYCLEANERS		0.5	0	0	0	NR	NR	0

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
COAL ASH EPA		0.5	0	0	0	NR	NR	0
EPA WATCH LIST		TP	NR	NR	NR	NR	NR	0
LEAD SMELTER 2		TP	NR	NR	NR	NR	NR	0
US MINES		0.25	0	0	NR	NR	NR	0
PRP		TP	NR	NR	NR	NR	NR	0
EDR US Hist Cleaners		0.25	0	0	NR	NR	NR	0
US FIN ASSUR		TP	NR	NR	NR	NR	NR	0
2020 COR ACTION		0.25	0	0	NR	NR	NR	0
USGS WATER WELLS		1	0	0	0	0	NR	0
EDR US Hist Auto Stat		0.25	4	10	NR	NR	NR	14
DEBRIS REGION 9		0.5	0	0	0	NR	NR	0
FEDERAL FACILITY		0.5	0	0	0	NR	NR	0
ROD		1	0	0	0	0	NR	0
RCRA NonGen / NLR		0.25	1	9	NR	NR	NR	10
US AIRS (AFS)		TP	NR	NR	NR	NR	NR	0
US HIST CDL		TP	NR	NR	NR	NR	NR	0
PWS		TP	NR	NR	NR	NR	NR	0
COAL ASH DOE		TP	NR	NR	NR	NR	NR	0
RMP		TP	NR	NR	NR	NR	NR	0
FEMA UST		0.25	0	0	NR	NR	NR	0
HIST FTTS INSP		TP	NR	NR	NR	NR	NR	0
US CDL		TP	NR	NR	NR	NR	NR	0
US AIRS MINOR		TP	NR	NR	NR	NR	NR	0
NY MANIFEST		0.25	3	16	NR	NR	NR	19
NY SPILLS 80		0.125	0	NR	NR	NR	NR	0
NY Financial Assurance 1		TP	NR	NR	NR	NR	NR	0
NY HIST UST		0.25	2	3	NR	NR	NR	5
NY DRYCLEANERS		0.25	0	0	NR	NR	NR	0
NY SWRCY		0.5	0	0	1	NR	NR	1
NY WELLS		1	0	0	0	0	NR	0
NY COAL ASH		0.5	0	0	0	NR	NR	0
NY LIENS		TP	NR	NR	NR	NR	NR	0
NY MOSF		0.5	0	0	0	NR	NR	0
NY AIRS		TP	NR	NR	NR	NR	NR	0
NY CBS AST		0.25	0	0	NR	NR	NR	0
NY HIST SPILLS		0.125	0	NR	NR	NR	NR	0
NY LTANKS		0.5	1	3	12	NR	NR	16
NY SPILLS		0.125	20	NR	NR	NR	NR	20
NY VAPOR REOPENED		1	0	0	0	0	NR	0
NY TANKS		0.25	0	0	NR	NR	NR	0
NY RGA LF		TP	NR	NR	NR	NR	NR	0
NY RES DECL		0.125	0	NR	NR	NR	NR	0
NY CBS UST		0.25	0	0	NR	NR	NR	0
NY HIST LTANKS		0.5	0	0	0	NR	NR	0
NY SPDES		TP	NR	NR	NR	NR	NR	0
NY VCP		0.5	0	0	0	NR	NR	0
NJ MANIFEST		0.25	1	1	NR	NR	NR	2
NY Financial Assurance 2		TP	NR	NR	NR	NR	NR	0
NY RGA HWS		TP	NR	NR	NR	NR	NR	0
NY HSWDS		0.5	0	0	0	NR	NR	0
NY SWF/LF		0.5	0	0	5	NR	NR	5
NY NCFM UST		0.25	0	0	NR	NR	NR	0
NY ERP		0.5	0	0	0	NR	NR	0
NY E DESIGNATION		0.125	0	NR	NR	NR	NR	0

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NY AST		0.25	3	9	NR	NR	NR	12
NY SWTIRE		0.5	0	0	0	NR	NR	0
NY UST		0.25	3	7	NR	NR	NR	10
NY HIST AST		TP	NR	NR	NR	NR	NR	0
NY BROWNFIELDS		0.5	0	0	0	NR	NR	0
NY DEL SHWS		1	0	0	0	1	NR	1
NY SHWS		1	0	0	0	5	NR	5
NY UIC		TP	NR	NR	NR	NR	NR	0
NY SPILLS 90		0.125	2	NR	NR	NR	NR	2
NY CBS		0.25	0	0	NR	NR	NR	0
NY DAY CARE		TP	NR	NR	NR	NR	NR	0
NY INST CONTROL		0.5	0	0	0	NR	NR	0
NY MOSF AST		0.5	0	0	0	NR	NR	0
NY ENG CONTROLS		0.5	0	0	0	NR	NR	0
PA MANIFEST		0.25	0	1	NR	NR	NR	1
NY MOSF UST		0.5	0	0	0	NR	NR	0
NY NCFM AST		0.25	0	0	NR	NR	NR	0
INDIAN LUST		0.5	0	0	0	NR	NR	0
INDIAN UST		0.25	0	0	NR	NR	NR	0
INDIAN VCP		0.5	0	0	0	NR	NR	0
INDIAN ODI		0.5	0	0	0	NR	NR	0
INDIAN RESERV		1	0	0	0	0	NR	0
EDR MGP		1	0	0	0	2	NR	2

4.1.1 Federal Databases

Federal National Priority List (NPL)

The NPL is the U.S. EPA's list of uncontrolled or abandoned hazardous waste sites that have been identified for priority remedial actions under the Comprehensive Environmental Response, Compensation and Liability Act (Superfund).

The Property is not a Federal NPL facility and no Federal NPL facilities were identified within one mile of the Property.

Federal Delisted NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL when no further response is appropriate.

The Property is not a Federal Delisted NPL facility and no Federal Delisted NPL facilities were identified within one mile of the Property.

Federal CERCLIS List

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

The Property is not a Federal CERCLIS-listed facility but one Federal CERCLIS-listed facility was identified within a half mile of the Property. The site, Brookhattan Smelting & Refining Co at 162 Richards Street, is located over one-quarter mile south-southwest and topographically cross gradient of the Property. While a description of the contaminants of concern and media affected is not included in the database, based upon the intervening distance and cross-gradient topographic location with respect to the Property, the site is not considered a REC to the Property.

Federal CERCLIS NFRAP Sites List

The CERCLIS No Further Remedial Action Planned (NFRAP) List indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

The Property is not listed as a CERCLIS-NFRAP facility and no CERCLIS-NFRAP sites are listed within a half mile of the Property.

Federal Resource Conservation and Recovery Act (RCRA) CORRACTS Facilities List

The EPA Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Treatment, Storage and Disposal (TSD) database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste. The CORRACTS database is the EPA's list of treatment storage or disposal facilities subject to corrective action under RCRA.

The Property is not listed as a RCRA CORRACTS TSD facility. One RCRA CORRACTS TSD facility is listed within one mile of the Property. The site, Patterson Chemical Co Inc at 102 3rd Street, is located over one-half mile and topographically cross gradient of the Property. Based upon distance and topographic gradient, the site is not considered a REC to the Property.

Federal Resource Conservation and Recovery Act (RCRA) Non-CORRACTS TSD Facilities List

The RCRA TSD database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste.

The Property is not listed as an RCRA TSD facility and no RCRA TSD sites are listed within a half mile of the Property.

Federal RCRA Generator List

The RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste.

The Property is not listed as a RCRA Generator and no RCRA Generator sites are listed on the adjoining properties

Federal Institutional Control/Engineering Control Registries

The EPA maintains a listing of sites with institutional controls currently in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to

prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

The Property is not listed as a US IC/EC Controlled property and no US IC/EC Controlled properties are listed within a half mile of the Property.

Federal Emergency Response Notification System (ERNS)

The Emergency Response Notification System (ERNS) records information on reported releases of oil and hazardous substances. The database contains preliminary information on specific releases, including the spill location, substance released and the responsible party.

The Property is not listed on the ERNS database.

4.1.2 State Databases

State CERCLIS-Equivalent List

The State Hazardous Waste Sites (SHWS) records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Sites identified on the SHWS include both priority sites planned for clean up using state funds (state equivalent of Superfund) and sites where clean up will be paid for by potentially responsible parties.

The Property is not listed as a SHWS facility. Five SHWS sites are listed within a half mile of the Property. All of the five sites are located over one-half mile and topographically cross gradient with relation to the Property. Based upon distance and topographic gradient none of the sites are considered RECs to the Property. In addition, one Deleted SHWS facility, Carroll Gardens at the corner of 5th and Smith Streets, is located over one-half mile and is topographically cross gradient of the Property. Based upon distance and topographic gradient the site is not considered a REC to the Property.

Solid Waste Landfill Facilities (SWLF)

SWLF records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. The SWLF database was searched by EDR and reviewed by EFI for evidence of landfills and solid waste treatment facilities within a half mile of the Property.

The Property is not listed as a SWLF facility. Five SWLF facilities were identified within the search radius. All of the five sites are located over one-quarter mile and topographically cross-gradient of the Property. Based upon distance and topographic gradient none of the sites are considered RECs to the Property. In addition, one Registered Recycling Facility (SWRCY), Williamsburgh Paper Stock Co at 51 Union Street, is located over one-quarter mile northeast and topographically cross gradient of the Property. Based upon distance and topographic gradient the site is not considered a REC to the Property.

State Registered Underground Storage Tank List (UST)/ HIST UST

The New York State Department of Environmental Conservation (NYSDEC) compiles a list of registered UST locations.

The Property is not listed as an UST or HIST UST facility. Two registered UST facilities are listed adjacent to the Property, of which one is cross listed on the HIST UST database.

- American Quick Start, 225 Van Brunt Street, is located adjacent to the east of the Property, beyond the intersection of Delevan and Van Brunt Streets. The site includes two 4,000-gallon gasoline USTs and one 4,000-gallon diesel UST, each of which was installed in 1982. The tanks were most recently tightness tested on September 17, 2013 and were not reported to have any leaks at that time. In addition, the tanks and piping are equipped with external protection, plus the tanks include an in-tank leak detection system and overfill alarm. While the site is located topographically up gradient of the Property, as it is not listed on any active release databases, the site is not considered a REC to the Property.
- 62 Imlay St Estate, LLC at 62/114 Imlay Street, is listed on the UST and HIST UST databases. The site is located adjacent to the northwest of the Property. The site included one 12,000-gallon No. 2 fuel oil UST installed at an unreported date, which was closed and removed in 2005. As the site is not listed on any active release databases and as the tank has been removed, the site is not considered a REC to the Property.

No other adjacent UST or HIST UST sites were identified in the database.

State Registered Aboveground Storage Tank List (AST)/ HIST AST

The NYSDEC compiles a list of registered AST locations.

The Property is not listed as an AST or HIST AST facility. One registered AST facility is listed adjacent to the Property.

- Commercial Building, at 116/164 Imlay Street, is located adjacent to the northwest of the Property, beyond Imlay Street. The site includes one 20,000-gallon No. 2 fuel oil tank located on saddle legs, stilts, rack or cradle within a vault without access and is equipped with an overfill vent whistle. As the site is separated by the intervening roadway, based upon the disposition of the tank (aboveground within a vault) and based upon the fact the site is not cross listed on any active release databases, the site is not considered a REC to the Property.

No other adjacent AST or HIST AST sites were identified in the database.

State Leaking Storage Tank List (LTANKS)/ HIST LTANKS

The NYSDEC compiles lists of all reported leaks of hazardous substances from USTs and ASTs.

The Property is not listed as a LTANKS or HIST LTANKS facility. Sixteen LTANKS facilities were identified within a half mile of the Property. Twelve of the 16 sites are located in excess of one-quarter mile and are topographically cross gradient of the Property and as such, they are not considered RECs to the Property. All of the remaining sites are located over 500 feet from the Property and have received closed regulatory status. Based upon distance, topographic gradient, and regulatory status, none of the sites are considered RECs to the Property.

State Institutional Controls

The NYSDEC compiles lists of No Further Action (NFA) Sites with Land Use Restrictions and Monitoring. A land use restricted site is a property where there are limits or requirements on future use of the property due to varying levels of cleanup possible, practical, or necessary at the Property.

The Property is not listed as having Land Use Restrictions or Institutional Controls.

State Voluntary Cleanup Program (VCP) Sites

The NYSDEC compiles a listing of sites that are being voluntarily cleaned up by the Responsible Party(s) under supervision of State officials. The VCP database was searched by EDR and reviewed by EFI for evidence of properties in this program within a half mile of the Property.

The Property is not listed on the VCP database and no VCP properties were identified within the search radius.

State Brownfields Sites

The NYSDEC compiles an inventory of Brownfields Projects. A Brownfields site is an abandoned, idled, or underused property where the threat of environmental contamination has hindered its redevelopment. All of the sites in the inventory are working toward a Brownfields agreement for cleanup and liability control. The state's Brownfields' database was searched by EDR and reviewed by EFI for evidence of properties in this program within a half mile of the Property.

The Property is not listed on the Brownfields database and no Brownfields properties were identified within the search radius.

4.2 Additional Environmental Record Sources

A summary of all additional environmental record sources can be found below.

Federal ASTM Supplemental

- Superfund (CERCLA) Consent Decrees (CONSENT)
- Records of Decision (ROD)
- National Priority List Deletions (Delisted NPL)
- Facility Index System/Facility Identification Initiative Program Summary Report (FINDS)
- Hazardous Materials Information Reporting System (HMIRS)
- Material Licensing Tracking System (MLTS)
- Mines Master Index File (MINES)
- Federal Superfund Liens (NPL Liens)
- PCB Activity Database System (PADS)
- Department of Defense Sites (DOD)
- Indian Reservations (INDIAN RESERV)
- Open Dump Inventory (ODI)
- Uranium Mill Tailings Sites (UMTRA)
- Formerly Used Defense Sites (FUDS)
- RCRA Administrative Action Tracking System (RAATS)
- Toxic Chemical Release Inventory System (TRIS)
- Toxic Substances Control Act (TSCA)
- Section 7 Tracking Systems (SSTS)
- FIFRA/TSCA Tracking System (FTTS INSP)

State or Local ASTM Supplemental

- Spills Incidents (SPILLS)
- Registered Bulk Fertilizer and Pesticide Storage Facilities (BULK)
- Drycleaner Facility Listing (DRYCLEANERS)

EDR Proprietary Historical Databases

- Former Manufactured Gas (Coal Gas) Sites

Brownfields Databases

- Listing of Brownfields Sites (US Brownfields)
- Sites with Restrictions (AUL)

Orphan (Unmappable) Sites

No issues of concern were identified during the review of the additional environmental record sources.

Of note, 20 NY Spills and two NY Spills 90 (spills reported after 1990 not included in the NY Spills database), seven are located within 300 feet of the Property as follows:

- Spill Number 0303652 at Imlay and Verona Streets, is located approximately 60 feet west and topographically down gradient of the Property. According to the database, on July 7, 2003 approximately two quarts of unknown oil was found on top of 10 gallons of water within the transformer service box. The oil was tested and found to be less than 1 part per million (PPM) of PCBs. Corrective action was taken and the incident received closed regulatory status on August 19, 2013. Based upon the de minimis quantity of spilled material, down-gradient topographical location with respect to the Property and regulatory status, the site is not considered a REC to the Property.
- Transformer Pole 67175 at 240 Van Brunt Street, is located approximately 160 feet northeast and topographically cross gradient of the Property. According to the database, during a storm on November 10, 2012, approximately two gallons of dielectric fluid spilled from a pole onto the pavement. The material was contained and cleaned by Consolidate Edison, the utility company, and the transformer was replaced. The spill received regulatory closure on June 10, 2013. Based upon the de minimis quantity of spilled material, distance, cross-gradient topographical location with respect to the Property and regulatory status, the site is not considered a REC to the Property.
- Abandoned House Basement at 251 Van Brunt Street, is located approximately 100 feet south of the Property, beyond Van Brunt Street. According to the database, on May 13, 2009 a reported water/oil mix was observed coming from the basement of the house at this location. No odor or verified release was observed by NYSDEC personnel and as such, the case received regulatory closure on December 14, 2010. Based upon the fact no spill or release was verified, distance, cross-gradient topographical location with respect to the Property and regulatory status, the site is not considered a REC to the Property.
- Residence at 280 Van Brunt Street, is located approximately 200 feet south-southwest and topographically cross gradient of the Property. According to the database, on February 14, 2006 a leak was noted out of the vent pipe and associated 275-gallon fuel oil AST located within the basement of this house. Approximately 600 gallons of fuel oil was said to have been overfilled to the basement AST. The concrete floor and vent for the tank were in poor condition resulting in both soil and groundwater being impacted. Corrective action was taken to the satisfaction of the NYSDEC and the incident received closed regulatory status on December 5, 2008. Based upon the intervening distance, cross-gradient topographical location with respect to the Property and regulatory status, the site is not considered a REC to the Property.
- Pole 67345 at 80 Delevan Street, is located adjacent to the east of the Property, just beyond the intersection of Delevan and Van Brunt Streets. The actual Property line is approximately 100 feet from this site. According to the database, on October 10, 2001 approximately three ounces of non-PCB oil was released from a pole-mounted transformer to the sidewalk during a fire within the unit. The transformer was removed and the affected area cleaned up and the incident received closed regulatory status on June 13, 2003. Based upon the de minimis quantity of spilled material and closed regulatory status, the site is not considered a REC to the Property.

- Aerial XFMR on Pole #67195 Has Leak, In Front of 284 Van Brunt Street, is located 160 feet southwest and topographically cross gradient of the Property. According to the database, on November 16, 2007 approximately four ounces of non-PCB oil was released onto the street from a transformer unit. The material was cleaned up and the incident received closed regulatory status on November 27, 2007. Based upon the de minimis quantity of spilled material, distance, cross-gradient topographical location with respect to the Property and regulatory status, the site is not considered a REC to the Property.
- Opposite 253 Van Brunt Street, is located approximately 130 feet southwest of the Property. According to the database, on May 15, 1996, 15 abandoned drums were found on the sidewalk. No actual spill or release was identified. The drums were removed and the incident received closed regulatory status on May 16, 1996. Based upon the fact no spill or release was verified, distance, cross-gradient topographical location with respect to the Property and regulatory status, the site is not considered a REC to the Property.

Of note, multiple sites within 500 feet of the Property were identified on the EDR US Historical Auto Station database. The easterly adjacent American Quick Start Auto Repair at 225 Van Brunt Street, was identified on this list; however, as the site is not listed on any active release databases, the site is not considered a REC to the Property. No other sites on the list are considered RECs based upon distance, topographic gradient, and/or lack of reported releases at the sites.

4.3 Regulatory Agency and Records Review

If the Property and/or any of the adjoining properties are identified on one or more of the standard environmental record sources, pertinent regulatory files and/or records associated with the listing should be reviewed as a part of the Phase I ESA investigation. The purpose of the regulatory file review is to obtain sufficient information to assist in determining if a REC, HREC, CREC, or de minimis condition exists at the Property in connection with the listing. This applies to information that is attainable within a reasonable time and cost constraint.

If, in the Environmental Professional's opinion, such a review is not warranted, the Environmental Professional must explain the justification for not conducting the regulatory file review.

The Property was not identified on any environmental databases that track spills or releases or other databases that indicate an environmental condition exists at the Property or the adjacent properties. The adjacent sites were identified on the NY Spills database. However, because no open active spills or releases are associated with the listings, a regulatory file review is not warranted.

4.4 Physical Setting Source(s)

The elevation of the Property is approximately four feet above mean sea level, as depicted on the U.S.G.S. 7.5 Minute Series Topographic Map of the Jersey City, NJ-NY Quadrangle, dated 1981. The Property is relatively flat; however, the surrounding area slopes gently to the west. Storm water flow is routed toward municipal storm drains located throughout the area.

4.4.1 Topography

The terrain in the general vicinity of the Property slopes to the west. The Property has been graded to generally level with engineered slopes for drainage. Land in the general vicinity consists of rolling hills. The Property did not appear to receive significant surface water runoff from adjoining properties.

4.4.2 Surface Water Bodies

No surface water is located on the Property. The nearest surface water in the vicinity of the Property is Atlantic Basin, located approximately 800 feet west of the Property.

4.4.3 Soils/Geology

The Property is mapped as Urban Land, which is made up of areas greatly altered by human activities. The bedrock beneath the Property is comprised of the Hartland Formation, which is comprised of gray, fine to medium grained biotite-muscovite-quartz schist with minor garnet and gray sillimanite-plagioclase-muscovite schist with minor garnet located concentrations of granite and intrusions of coarse grained granitic pegmatite. These rocks are continental and oceanic in origin and are igneous and metamorphic in composition. Pleistocene sediments from glacial activity cover the bedrock in the area of the Property. The estimated depth to bedrock is more than 20 feet below land surface.

4.4.4 Hydrology

Based on the local topography of the area and the close proximity to the Atlantic Basin, shallow groundwater in the vicinity of the Property is expected to flow to the west. Based upon information included within the Environmental Sampling Report for 262 Van Brunt Street issued in 2005 and further described in Section 4.5.7, depth to groundwater is within seven feet below the ground surface at the Property.

4.4.5 Wetlands

No settling ponds, lagoons, surface impoundments, wetlands or natural catch-basins were observed at the Property during this investigation. According to the US Fish and Wildlife Service Geospatial Wetlands Information online map, there are no jurisdictional wetlands on the Property.

4.4.6 Flood Zone Information

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to Panel Number 3604970192F, dated September 5, 2007, the Property is located in Flood Zone AE. Flood Zone AE regions consist of areas that are subject to 1% annual chance of flood with periodic base flood elevations.

4.4.7 Oil and Gas Exploration

No oil or gas wells were identified at the Property.

4.4.8 Mining Activities

No indication of mining activities was identified during completion of this assessment.

4.5 Historical Use

4.5.1 Historical Summary

Historical information identifying the past use of the Property was obtained from a variety of sources as detailed in Appendix B of this report and included city directories, aerial photographs, Sanborn Fire Insurance maps, and building department records. According to the

historical information, the Property included residential improvements and buildings utilized for stables and later car barns by the local rail road company prior to 1886. Other on-site buildings included a meat packing facility by 1904 and a pig feet pickling facility by 1915.

The current structure at 260 Van Brunt Street was constructed some time between 1904 and 1915 and was utilized for manufacturing, namely name plate manufacturing through the 1930s and 1940s, for painting operations by 1950, and for an auto repair shop by the 1970s. In addition, based upon building department records, at least part of this building was utilized as a "factory (correlating of manufactured papered products)" in the 1950s; however, it is unclear if paper manufacturing or just correlating of paper was conducted at that time. This building was then utilized by a trucking company, which may have included truck repairs by 1985. According to interview with Mr. Sergi, the building was occupied for glass and mirror cutting by 1990 and was partially sublet for a period of time during the late 1980s into the 1990s by a cardboard manufacturer. By 2004, the entire building was occupied by Sergi's Images, Inc.

By 1938 the former improvements on the 262 Van Brunt Street parcel were razed and the land was vacant; however, the parcel was redeveloped between 1943 and 1945 with the current building. The building was utilized as a "general merchandise warehouse" and for an auto garage and trucking company in the late 1940s and 1950s; however, by 1959 at least part of the building was utilized for a "junk shop" including rags and paper and later was utilized by a salvage company. By 1969 this building was utilized for "waste paper baling". By the mid-1970s the building was occupied by a trucking/motor company and may have included repair activities; however, a plastic company occupied at least part of the building in 1985 per review of city directories, which may have included injection molding. By the late 1990s and into the mid 2000s, the building was utilized by a theatrical staging company.

The former uses of the Property indicate the likely historical uses of petroleum products and chlorinated solvents in association with operations including auto repairs, plate manufacturing, and plastics manufacturing, which are considered RECs. The potential exists that former uses of the Property have impacted the subsurface. Also, the potential exists that former USTs and former in-ground hydraulic lifts exist at the Property, which were not properly closed.

The historical Property and adjoining site operations are discussed in the following sections:

4.5.2 City Directories

EFI reviewed city directories for the Property and adjoining properties provided by EDR that covered the years 1928 through 2013. The Property address was first listed in 1928 as including residential, manufacturing (name plates), and support buildings for the rail road (noted to be stables and car barns per Sanborn maps). The name plate manufacturing remained through the 1930s and 1940s, with a warehouse and trucking company occupying the Property by the late 1940s, which remained through at least the mid-1950s. The Property included a leasing company and salvage company by the early 1970s, with a repair garage and motor corp by the mid-1970s. Trucking companies occupied the Property through the 1980s, with the current Sergi's Glass Works company occupying part of the 260 Van Brunt Street by 1997, along with a cabling contractor and development corporation (use unspecified). The 262 Van Brunt Street parcel included a trading company at this time, which remained through 2000. By 2005, the 260 Van Brunt Street parcel only included Sergi's Glass Works company, and the 262 Van Brunt Street parcel included a theatrical hauler and staging company, which remained through 2008. By 2013, the 262 Van Brunt Street parcel included a transportation company, the current bus company maintenance and repair facility. The former uses of the Property for auto repairs, general manufacturing, and manufacturing of name plates since at least the 1930s is considered RECs based upon the likely uses of chlorinated solvents and petroleum products, which may have impacted the Property. In addition, the potential exists that former USTs and former lifts exist at the Property, which were not properly closed. A copy of the city directories is provided in Appendix B. A summary of the city directories is provided below:

Summary

Date	Site Comments	Surrounding Area Comments
1928	260 Van Brunt Street: Residential 117 Imlay Street: American Name Plate Manufacturing Co 264 Van Brunt Street: Residential and Van Brunt St & Erie Basin RR Co	Northwest - No listings Northeast - Residential East - Barrymore Syndicate LTD Boat Manufacturers Southeast - Residential Southwest - Saches Stationary
1934	117 Imlay Street: American Name Plate Manufacturing Co	Northwest - No listings Northeast - Residential East - Residential Southeast - Residential Southwest - Cautorino Carmine Shoe Repair; Meyers Gus Confr; residential
1940	117 Imlay Street - American Name Plate Manufacturing Co	No listings
1945	No listing	Northwest - No listings Northeast - No listings East - No listings Southeast - Russo Pauline Grocery Southwest - No listings
1949	262 Van Brunt Street: Clark JW Warehouse & Tricking Co; Pallet Warehouse & Trucking Inc	Northwest - No listings Northeast - Residential East - No listings Southeast - Russo Pauline Grocery Southwest - Residential
1960	260 Van Brunt Street: Peter James Freight Terminal Corp and Wesbab Trucking Co; Peter James Freight Terminal Corp, Wesbab Trucking Co 262 Van Brunt Street: Residential	Northwest - No listings Northeast - Residential East - No listings Southeast - Residential; Ridge Haulage Corp; Russo Pauline Grocery; Ridge Haulage Corp Southwest - Residential
1965	No listing	Northwest - No listings Northeast - Residential East - No listings Southeast - Russo Pauline Grocery; residential Southwest - No listings
1970	No listing	Northwest - No listings Northeast - Residential East - No listings Southeast - Residential; Russo Pauline Grocery; Fulton Trading Co Southwest - No listings
1973	260 Van Brunt Street: Dominic Leasing Corp 262 Van Brunt Street: D&R Salvage Corp	Northwest - No listings Northeast - Residential East - No listings Southeast - Russo Pauline Grocery; Fulton Trading Co Southwest - Mangam Kester Transfer Corp

Date	Site Comments	Surrounding Area Comments
1976	260 Van Brunt Street: Steven Automatic & Diesel Garage 262 Van Brunt Street: Dynamic Electric Motor Corp, residential	Northwest - No listings Northeast - Residential East - No listings Southeast - Residential; Fulton Trading Co Southwest - Mangam Kester Transfer Corp
1980	No listing	No listings
1985	260 Van Brunt Street: Espo Trucking Corp 262 Van Brunt Street: A L A Plastics Corp, Dynamic Electric Motor Corp, residential	Northwest - No listings Northeast - Residential East - No listings Southeast - Residential Southwest - Jamart Repair & Garage
1992	No listing	Northwest - No listings Northeast - Residential East - No listings Southeast - Residential Southwest - No listings
1997	260 Van Brunt Street: Sergi's Images Mirror & Glass Works, J&F Cabling Contractors, South Brooklyn Local Development Corp 262 Van Brunt Street: T&T Trading Co	Northwest - No listings Northeast - No listings East - No listings Southeast - THI Southwest - No listings
2000	260 Van Brunt Street: Sergi's Images Mirror & Glass Works 262 Van Brunt Street: Samuel Manning Apartments (likely a leasing office) and T&T Trading Co	Northwest - No listings Northeast - Residential East - No listings Southeast - Residential; THI; Falcon Electric; R&B Constr Inc; Vladman Enterprises Southwest - Mantis Transportation Inc
2005	260 Van Brunt Street: Sergi's Images Mirror & Glass Works 262 Van Brunt Street: Laundri Simone Enterprise Inc; New York Theatrical Haulers	Northwest - No listings Northeast - Residential East - No listings Southeast - Residential; Bell Star Tower Inc; United Wood Tank Corp; Contact Plus Service Inc Southwest - ACM; Premium Millwork Inc
2008	260 Van Brunt Street: Sergi's Images Mirror & Glass Works 262 Van Brunt Street: New York Theatrical Haulers Inc, Laudri Simone Enterprise Inc	Northwest - No listings Northeast - No listings East - No listings Southeast - Bell Star Tower Inc; Contact Plus Electrical Corp Southwest - Premium Millwork Inc
2013	260 Van Brunt Street: Sergi's Images Mirror & Glass Works 262 Van Brunt Street: Jofaz Transportation; T&T Trading Co	Northwest - No listings Northeast - No listings East - No listings Southeast - Bell Star Tower Inc; Falcon Electric Company; Contact Plus Services Inc; Tristar Plumbing & Heating Inc Southwest - New York Pita Incorporated

4.5.3 Aerial Photos

Historical aerial photographs were not reviewed for the Property. Based upon the highly developed nature of the surrounding area aerial photographs are not anticipated to provide additional information regarding the Property. As such, EFI relied upon information obtained by review of historical Sanborn maps, city directories, and building department records in order to identify the historical use of the Property.

4.5.4 Sanborn/Historical Maps

Historical Sanborn Fire Insurance maps dated 1886, 1904, 1915, 1922, 1928, 1938, 1950, 1969, 1977, 1979, 1980, 1981, 1982, 1986, 1987, 1988, 1991, 1992, 1993, 1995, 1996, 2001, 2002, 2003, 2004, 2005, 2006, and 2007 for the Property were provided by EDR. EFI's review of the maps indicates that the Property included residential improvements and buildings utilized for stables and later car barns by the local rail road company prior to 1886. Other buildings on-site included a meat packing facility by 1904 and a pig feet pickling facility by 1915 and the current structure at 260 Van Brunt Street was apparent. By 1938 the former improvements on the 262 Van Brunt Street parcel were razed and the land was vacant. The 260 Van Brunt Street parcel included a manufacturing facility, namely name plate manufacturing. This building was later utilized for paints by 1950, at which time the current 262 Van Brunt Street building was constructed and labeled "general merchandise warehouse". By 1969 this building was utilized for "waste paper baling" and the current building at 260 Van Brunt Street was constructed and labeled for manufacturing and "waste paper warehousing". By 1977 the buildings were labeled for general manufacturing, which remained through 2007. The former uses of the Property for manufacturing, namely name plate manufacturing within the 260 Van Brunt Street building, is considered a REC as the former operations likely included the use of chlorinated solvents. Copies of the maps are included in Appendix B of this report. A summary of the Sanborn maps is provided below:

Summary

Date	Site Comments	Surrounding Area Comments
1886	Two-story residential dwelling and shed, two-story unlabeled building, Van Brunt Street & Erie Basin Rail Road Companies Stables, and associated shed. Remainder of the Property is vacant.	Northwest - Imlay Street, beyond which are multiple buildings labeled "Franklin Stores" Northeast - Vacant, undeveloped parcel and three-story store building East - Intersection of Van Brunt Street and Delevan Street, beyond which is a four-story building labeled for a store Southeast - Van Brunt Street, beyond which are multiple dwellings Southwest - Vacant, undeveloped
1904	Van Brunt Street & Erie Basin Rail Road Companies Street Car Barns including one and two-story portions of the structure, and part of which includes an office area; three residential dwellings; a two-story meat packing building; a two-story building vacant on the first floor with residential on the second; and a one and two-story unlabeled building	Northwest - Same as prior map Northeast - Adriane Machine Works and three-story store building East - Same as prior map Southeast - Same as prior with the exception of two of the former wellings, now razed and improved with a one-story storage building Southwest - Four-story building labeled as a store and multiple four-story dwellings
1915	Van Brunt Street & Erie Basin Rail Road Companies Street Car Barns including one and two-story portions of the structure; one residential dwelling; two-story storage building; a two-story building labeled for pickling pigs feet; a two-story unlabeled building; and part of the northeastern abutting site labeled Adriane Machine Works. Of note, the parcel includes the current structure at 260 Van Brunt Street	Northwest - Imlay Street, beyond which the former improvements have been razed and the current building, labeled as constructed in 1912-1913, is a 6-story building labeled "Building No 10" and further labeled loft and manufacturing building with multiple elevators. Further details not included Northeast - Remainder of the Adriane Machine Works building and three-story store building East - Same as prior map Southeast - Same as prior; however, former one-story storage building now labeled for

Date	Site Comments	Surrounding Area Comments
		produce Southwest - Same as prior map
1922	Much of this map is not depicted; however, the Property includes at least one two-story structure labeled Van Brunt & Erie Basin Rail Road Company Car Barn	Surrounding sites not depicted with the exception of the northwestern adjacent site, labeled N.Y. Dock Company
1928	Property not depicted	Same as prior map
1938	Former improvements on the 262 Van Brunt Street parcel have been razed and parcel is vacant. The 260 Van Brunt Street parcel is improved with a three-story structure fronting Imlay Street labeled "Name Plate Manufacturing" and two-story building labeled store fronting Van Brunt Street	Northwest - Same as prior map Northeast - Four-story manufacturing building and three-story store building East - Prior building razed and lot vacant Southeast - Residential dwellings, three-story store building, and vacant, unimproved parcel Southwest - Same as prior map
1950	One-story building labeled "General Merchandise Warehouse" with additional illegible uses fronting Van Brunt Street at 262 Van Brunt Street; vacant unimproved parcel and one-story building labeled for paints along Van Brunt Street	Northwest - Same as prior map, further described as manufacturing with multiple tanks; however, tanks appear to be water tanks based upon notations Northeast - Four-story building labeled N.Y. Wood Finishes Supply Company and further labeled for grinding and mixing, with a three-story dwelling fronting Van Brunt Street East - Beyond intersection is filling station and auto service facility Southeast - Three residential dwellings, vacant unimproved parcels and a store building Southwest - Residential dwellings
1969	One-story building at 262 Van Brunt Street labeled "Waste Paper Baling"; One-story building at 260 Van Brunt Street labeled manufacturing and "waste paper warehouse"	Northwest - Similar to prior map Northeast - Four-story building labeled "New Period Lacquer Corp" and three-story dwelling East - Same as prior map Southeast - Van Brunt Street, beyond is vacant parcels, three dwellings, and two one-story buildings labeled private garages Southwest - Many of former improvements razed and include vacant parcels with the exception of two dwellings
1977	Same as prior map; however, building at 262 Van Brunt Street labeled only "manufacturing" with heater room fronting Van Brunt Street and building at 260 labeled from manufacturing fronting Imlay Street and unknown use fronting Van Brunt Street	Northwest - Same as prior map Northeast - Former building labeled "New Period Lacquer Corp" has been razed and the area appears to have been utilized for parking; three-story dwelling fronting Van Brunt Street East - Same as prior map Southeast - Same as prior map; however, at least one of the garages labeled for repairs and including a gas tank Southwest - Current one-story warehouse building fronting Van Brunt Street apparent, with former dwellings razed and the remainder of the area vacant

Date	Site Comments	Surrounding Area Comments
1979	Same as prior map	Northwest - Same as prior map Northeast - Same as prior map East - Same as prior map Southeast - Same as prior map Southwest - Same as prior map
1980	Same as prior map	Northwest - Same as prior map Northeast - Same as prior map East - Same as prior map Southeast - Same as prior map Southwest - Same as prior map
1981	Same as prior map	Northwest - Same as prior map Northeast - Same as prior map East - Same as prior map Southeast - Same as prior map Southwest - Same as prior map
1982	Same as prior map	Northwest - Same as prior map Northeast - Same as prior map East - Same as prior map Southeast - Same as prior map Southwest - Same as prior map
1986	Same as prior map	Northwest - Same as prior map Northeast - Same as prior map; however, lot fronting Imlay Street labeled "Cont Shipping Storage Yard" East - Same as prior map Southeast - Same as prior map Southwest - Same as prior map
1987	Same as prior map	Northwest - Same as prior map Northeast - Same as prior map East - Same as prior map Southeast - Same as prior map Southwest - Same as prior map
1988	Same as prior map	Northwest - Same as prior map Northeast - Same as prior map East - Same as prior map Southeast - Same as prior map Southwest - Same as prior map
1991	Same as prior map	Northwest - Same as prior map Northeast - Same as prior map East - Same as prior map Southeast - Same as prior map Southwest - Same as prior map
1992	Same as prior map	Northwest - Same as prior map Northeast - Same as prior map East - Same as prior map Southeast - Same as prior map Southwest - Same as prior map
1993	Same as prior map	Northwest - Same as prior map Northeast - Same as prior map East - Same as prior map Southeast - Same as prior map Southwest - Same as prior map

Date	Site Comments	Surrounding Area Comments
1995	Same as prior map	Northwest - Same as prior map Northeast - Same as prior map East - Same as prior map Southeast - Same as prior map Southwest - Same as prior map
1996	Same as prior map	Northwest - Same as prior map Northeast - Same as prior map East - Same as prior map Southeast - Same as prior map Southwest - Same as prior map
2001	Same as prior map	Northwest - Same as prior map Northeast - Same as prior map East - Same as prior map Southeast - Same as prior map Southwest - Same as prior map
2002	Same as prior map	Northwest - Same as prior map Northeast - Same as prior map; however, contractor yard now labeled as lofts constructed in 2002 East - Same as prior map Southeast - Same as prior map Southwest - Same as prior map
2003	Same as prior map	Northwest - Same as prior map Northeast - Same as prior map East - Same as prior map Southwest - Same as prior map
2004	Same as prior map	Northwest - Same as prior map Northeast - Same as prior map East - Same as prior map Southeast - Same as prior map Southwest - Same as prior map
2005	Same as prior map	Northwest - Same as prior map Northeast - Same as prior map East - Same as prior map Southeast - Same as prior map Southwest - Same as prior map
2006	Same as prior map	Northwest - Same as prior map Northeast - Same as prior map East - Same as prior map Southeast - Same as prior map Southwest - Same as prior map
2007	Same as prior map	Northwest - Same as prior map Northeast - Same as prior map East - Same as prior map Southeast - Same as prior map Southwest - Same as prior map

4.5.5 Historical Topographic Maps

Historical topographic maps were not reviewed as part of this assessment. Historical use of the Property was researched using other standard historical sources.

4.5.6 Title Records

Review of a 50-year chain of title was not included in the scope of the assessment. A title report was requested from the Client, but was not received prior to issuance of this report. As a result, the information required for review of recorded land title records is considered not to be readily ascertainable.

4.5.7 Other Environmental Reports

The following prior assessments were provided to EFI for review.

Phase I Environmental Site Assessment, prepared by J.C. Broderick & Associates, Inc Environmental Consulting & Testing (JCB), dated July 2005. The Property was occupied by a theatrical staging company within the 262 Van Brunt Street building and the current Sergi's Images, Inc glass works tenant within the 260 Van Brunt Street building at the time of JCB's inspection. This report identified the following RECs and/or environmental concerns:

- While JCB did not identify any specific sites on the regulatory database, they indicate "other sites within the approximate minimum search distance of the subject property did appear on a number of the Federal and State databases searched" and further "a potential does exist for contaminated groundwater from these sites, to migrate or flow into the subsurface of the subject property. Due to the suspect shallow groundwater table in the area of the subject property a potential does exist for a contaminated plume, if such a plume exists, to impact the environmental quality of the subject property." However, they do not make any recommendations pertaining to any potential migration of contamination from off-site sources, nor do they identify specific sites of concern, or contaminants of concern.
- A prior Phase I ESA conducted in 2004 provided to JCB revealed RECs including: (i) the unknown discharge point of storm drains located inside the 262 Van Brunt Street portion of the Property, (ii) the presence of an oil/water separator in the 262 Van Brunt Street portion of the Property; and (iii) evidence that gasoline and fuel oil USTs are present on the 262 Van Brunt Street portion of the Property. While the prior report recommended further investigations, Mr. Sergi was interviewed by JCB and indicated none of this work was completed.
- JCB indicated that based upon their research, historical USTs were expected to have existed on the Property. JCB further indicated the NYC DOB database identified a permit for a gasoline tank in 1963. In addition, JCB identified a suspect fill and vent pipe along with the presence of three additional vent pipes on the exterior of the 262 Van Brunt Street building, which they believed indicated the presence of former gasoline tanks.
- The aforementioned oil/water separator was observed by JCB during their site visit and found to be approximately two feet deep and four square feet. JCB identified several inches of what appeared to be an oil/water mixture inside the unit. No further details regarding the unit were specified, including the construction of the sidewalls and floor of the oil/water separator and the integrity of the unit.
- Three floor drains were observed within the 262 Van Brunt Street building. JCB did not identify any staining around the drains; however, Mr. Sergi did not know whether or not the drains were connected to the municipal sewer system.

JCB recommended additional investigations be performed to determine if the past uses of the Property have impacted the environmental integrity of the Property.

Environmental Sampling Report, prepared by J.C. Broderick & Associates, Inc Environmental Consulting & Testing (JCB), dated July 26, 2005. This report appears to have been prepared subsequent to the above-discussed Phase I ESA specifically to further investigate the evidence of the oil/water separator, storm water drain of unknown discharge point, and suspect USTs. The findings were as follows:

- The oil/water separator was pumped out; however, its contents were not described. JCB inspected the empty containment area and found it to have concrete walls and bottom and "revealed no evidence of any significant leaks."
- The floor drains inspected was traced utilizing a SeeSnake and determined to discharge into the municipal storm system.
- Investigation of one set of vent and fill lines found the fill pipe took a 90 degree turn inside the building toward the concrete oil/water separator tank. The fill pipe was observed entering and exiting the separator tank and then turning west; however, due to the multiple turns of the line and thickness of the concrete, JBC indicated they could not further investigate these units. JBC identified a disturbed patch of concrete where they indicated a UST may have been located prior to removal. JBC advanced two soil borings within this disturbed concrete patch and found no evidence of a UST or significant petroleum contamination by way of field screening via photo-ionization detector (PID). [Of note, the attached drawing does not indicate the location of the oil/water separator; however, the text of the report appears to suggest this former oil/water separator was located in the area of disturbed concrete located immediately west of the fill and vent, within the 262 Van Brunt Street building, abutting the eastern wall.] Investigation of the additional three vent pipes on the eastern exterior of the Property building included observation of relatively new concrete pavement just east of the building, where JBC opined the three tanks likely remained. JBC advanced two borings in this general location and field screened the soils with a PID for total volatile organic compounds (TVOCs). JBC indicated the borings "did reveal evidence of the underground storage tanks"; and, "no evidence of any significant petroleum contamination was observed in the subsurface soils and groundwater".

Attached field boring logs indicate the borings were advanced to between 2'6" below ground and 8' below ground. Groundwater was observed at approximately 7.0 feet below ground surface. No petroleum or oil staining was found based upon observations made by JBC atop the ground water, found only in one of the three borings.

Additionally, while this subsurface investigation was provided, it is EFI's opinion that the oil/water separator was not properly investigated as the service line for the oil/water separator was not investigated, nor were the contents of the oil/water separator described. However, as the oil/water separator was observed empty and found to contain a concrete bottom with "no evidence of significant leaks", which may be interpreted to indicate no cracks were found, the oil/water separator remains a Business Environmental Risk (BER), rather than a REC.

However, the three gasoline tanks which remain in-place are considered RECs as they were not properly investigated including subsurface sampling with laboratory analysis and it is unknown if the tanks currently contain gasoline. Further, NYSDEC requirements include the removal of any USTs no longer utilized.

4.5.8 Building Department Records

Records from New York City Department of Buildings were reviewed for evidence indicating the developmental history of the Property, and for the presence of documentation relative to USTs utilizing the department's internet website and the Property Profile Overview (PPO) records.

260 Van Brunt Street:

The records for the Property included demolition permits issued in 1944 and 1951, and a new building permit issued in 1951 for a warehouse building. In addition, a permit for a gas tank was issued in 1963; however, no details are included in the file. Several Certificate of Occupancies (COs) are on file for the parcel. A CO was issued in 1923; however, the use of the building is not legible. A CO issued in 1951 indicates the parcel included a one-story building utilized for a warehouse for newsprint in rolls. Another CO issued in 1951 indicates

the building was utilized for a "factory (correlating of manufactured paper products"; however, it is unclear if paper manufacturing was conducted on site. A CO issued in 1973 indicates the building was utilized for the storage of commercial vehicles. Lastly, two New York City Department of Buildings (NYC DOB) violations were issued in 2001 and 2010. The 2010 violation was dismissed; however, the 2001 violation remains active. This violation pertains to a construction violation, specifically "failure to maintain exterior building, bricks are loose". Two Environmental Control Board (ECB) violations were issued in 1998 and 2001, both of which are active. Both violations pertain to construction violations similar to the DOB violation. As the three active violations do not pose as risks to the environmental integrity of the Property, they are not considered RECs. Copies of the above-discussed COs are included in Appendix F.

262 Van Brunt Street:

The records for the Property included a demolition permit issued in 1936, and two new building permits were issued in 1943. Two Certificate of Occupancies (COs) are on file for the parcel. A CO was issued in 1945 based upon a permit for a new building issued in 1943 which specified the use of the building to be a garage and office including a boiler room within a cellar. Of note, Mr. Sergi indicated this building does not have a cellar. The first floor of this building is noted to have included an office area and storage of more than five cars. A second CO was issued in 1959 per alteration permits issued in 1959 to include the usage of the building for a "junk shop (rags & paper)". No cellar is indicated on this CO. A NYC DOB violation was issued at an unspecified time; however, the violation was dismissed. Lastly, a permit was issued in 2011 for "oil tank enclosures". While no details are provided, this appears to be a permit to provide secondary containment for oil tanks currently at the site; however, it is unclear if these tanks were above or below ground units. Copies of the above-discussed COs are included in Appendix F.

No other records of historical or environmental significance were identified.

4.5.9 Other Land Use Records

New York City Fire Department (FDNY)-

EFI submitted a Fuel Tank Special Report Request Form for the Property to the FDNY on March 14, 2014 for evidence indicating the presence of fuel oil tanks. A response has not been received from the FDNY as of the release date of this report. Any pertinent information will be forwarded to the upon receipt. Please see Appendix F for a copy of the Tank Request Form.

New York City Department of Finance-

EFI reviewed assessment records on the New York City Department of Finance website. The Property at 262 Van Brunt Street is also known as 119-123 Imlay Street (Block 517, Lot 4). The lot size was noted to be 75 feet by 180 feet, and one 1-story building was noted to be situated on the Property with a footprint of 75 feet by 180 feet; however, this does not appear accurate as a portion of the southeastern perimeter of this parcel is not covered with the building. The Property at 260 Van Brunt Street is also known as 117 Imlay Street (Block 517, Lot 1). The lot size was noted to be 25 feet by 180 feet, and one 1-story building was noted to be situated on the Property with a footprint of 25 feet by 180 feet. The Property owner for both parcels is listed as 260-262 Van Brunt LLC. No additional information of interest was listed.

New York City Department of Health-

A review of pertinent information was conducted at the New York City Environmental Health Department's website. Two Environmental Control Board (ECB) violations were issued for the 260 Van Brunt Street parcel in 1998 and 2001, both of which are active. Both violations pertain to construction violations similar to the previously discussed DOB violation. As the three active violations do not pose as risks to the environmental integrity of the Property, they are not considered RECs.

In addition, EFI submitted a Freedom of Information Letter (FOIL) for the Property to the New York City Department of Health and Mental Hygiene-Bureau of Environmental Health Services on March 14, 2014 for information pertaining to hazardous substances, USTs, releases, inspection records, asbestos, mold and LBP violations, etc. A response has not been received from this agency as of the release date of this report. Any pertinent information will be forwarded to the Client upon receipt. Please see Appendix F for a copy of the FOIL request.

4.6 Data Failure

Based on the definition presented in ASTM E 1527-13, data failure occurs when all of the standard historical sources that are reasonably-ascertainable and likely to be useful have been reviewed and the historical use of the Property has not been documented back to the Property's first developed use, or 1940 whichever is earlier. When data failure occurs, ASTM E 1527-13 requires the Environmental Professional to document the data failure and assess the potential impact on the ability of the Environmental Professional to identify recognized environmental conditions.

The following data failures have been identified:

- EFI was not able to document the historical use back to the Property's first developed use. EFI was not able to document the historical use of the Property prior to 1886. This data failure is not considered critical and does not change the conclusions of this report, as the 1886 Sanborn map revealed the Property to be utilized for residential purposes, stables and barns. In addition, the adjacent and surrounding areas are also shown mostly as residential.
- Gaps of greater than five-year intervals in the historical record were noted by EFI. However, the general usage of the Property has been well-documented to include multiple environmentally-sensitive operations and as such, this data failure is not a significant concern.

4.7 Vapor Encroachment Conditions

As summarized in Sections 4.1 and 4.2 of this report, the Property was not identified in the regulatory database report for releases or spills. However, based upon the historical usage of the Property for various environmentally-sensitive operations including the manufacturing of name plates, vehicle repairs, plastics manufacturing and potentially cardboard manufacturing which likely included the usage of solvents and petroleum products; and based upon the apparent evidence that multiple tanks historically have been located on site, some of which include gasoline tanks that likely remain in-place; and based upon the shallow groundwater (within 7 feet below ground surface), a potential vapor encroachment condition (VEC) exists at the Property.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The site reconnaissance was conducted on March 4, 2014 by Tara Kamm, Field Professional with EFI, accompanied by Louis Sergio, owner of the Property. The weather was cloudy with an approximate temperature of 42 degrees Fahrenheit. The visual reconnaissance consisted of observing the boundaries of the Property and systematically traversing the Property to provide an overlapping field of view, wherever possible. The peripheries of the on-site structures were observed along with interior accessible common areas, storage areas, and maintenance areas. The roofs were not accessible. Photographs of pertinent site features identified during the site reconnaissance are included in Appendix A.

5.2 General Site Setting

5.2.1 Site Description

The Property consists of approximately 0.4 acre and is developed with two buildings which share a common wall. The building at 260 Van Brunt Street is a 4,500 square-foot brick building constructed at grade. The building is a one-story building with mezzanine office area and a large warehouse used for glass cutting. This building is occupied by the owner, Sergi's Images, Inc, a glass repair, replacement, and cutting company. The 262 Van Brunt Street building is a 13,500 square-foot brick structure constructed at grade. The 262 Van Brunt Street is a one-story building with an over-sized ceiling height and is utilized for bus repair and maintenance.

The ground surface at the Property is relatively flat. Ground cover consists primarily of the buildings, a concrete-paved inlet in front of (southeastern side of) the 262 Van Brunt Street building, concrete-paved sidewalks, and the Property buildings. The Property is accessed from the southeast via an entrance from Van Brunt Street and from the northwest via an entrance from Imlay Street.

5.2.2 Exterior Observations

The buildings are single-story structures with no sub-grade areas. A CO filed with the NYC DOB for the 262 Van Brunt Street building in 1943 mentions presence of a cellar; however, this is likely not correct as no sub-grade spaces were identified on site and were not known to the owner of the Property, Mr. Sergi. The buildings are finished on the exterior with brick masonry and stucco.

5.2.3 Interior Observations

The building finishing materials within the 260 Van Brunt Street building included sheetrock, painted concrete walls and floors, and ceramic and vinyl floor tiles. No evidence of trench drains, pits, significant staining, bulk chemical storage, etc. was observed inside this building. The building finishes within the 262 Van Brunt Street building are limited to sheetrock, and vinyl flooring within a small office area in the southern corner of the building. The remainder of the building includes concrete floors and concrete block walls with a corrugated metal roof deck. Of note, the area included several parked vehicles, tanks, drums, equipment, and car parts and as such, all of the flooring could not be observed.

5.2.4 Potable Water

The Property is connected to the municipal water supply provided by New York City, managed by the New York City Department of Environmental Protection. The source of the water is a system of reservoirs located to the north of New York City.

5.3 Site Visit Findings

5.3.1 Hazardous Substances

EFI observed a self-contained solvent-based parts cleaner within the 262 Van Brunt Street building. No significant staining was noted around the unit. According to markings around the unit, it appears that Safety-Kleen changes out the unit periodically. Additional materials on site include more than 10 drums containing virgin anti-freeze throughout the facility which are located directly atop concrete flooring. While no significant cracks were noted within the concrete flooring, staining was noted in the general areas of the drums. However, the staining appeared to be petroleum-based as further discussed in the next section.

5.3.2 Petroleum Products

Petroleum products were identified on the Property during the site reconnaissance. More than 15 55-gallon drums and more than 20 other plastic containers of varying sizes of virgin and spent motor oil were observed throughout the 262 Van Brunt Street building. Information regarding the removal of the waste oil was not available other than an interview conducted with Mr. Lenny D'Amico, manager of the facility, who was available after the site inspection. Mr. D'Amico indicated the waste oil is removed as needed by a licensed facility; however, no further information was available. The containers and drums are scattered throughout the tenant space and located atop concrete flooring. While no significant cracks in the concrete were noted, heavy staining was observed throughout the area.

Additional petroleum is stored within ASTs as further discussed in Section 5.3.4.

5.3.3 Underground Storage Tanks (USTs)

EFI observed a fuel oil fill port and vent pipe along the southeastern exterior wall of the 262 Van Brunt Street building. Based upon a prior subsurface investigation provided for EFI's review on the 262 Van Brunt Street building and conducted in 2005, the inferred tank associated with this fill and vent was a heating oil tank located in the central portion of this building; however, EFI finds this information unlikely as a heating oil tank would likely have been located within close proximity to a boiler room, which would not likely be located in the central portion of a building. In addition, the former subsurface investigation did not adequately identify the former location of the UST and did not adequately investigate any potential soil and groundwater impacts.

According to a former Phase I and subsurface investigation (both from 2005), evidence of three former gasoline USTs existed per vent pipes along the southeastern exterior of the 262 Van Brunt Street building. These vents were not observed during EFI's site visit; however, no information regarding the removal and subsequent subsurface investigation in association with these former tanks was provided. Based upon information within the prior reports, the former consultant believed the three gasoline USTs are located beneath the concrete inlet area along the southeastern exterior of the 262 Van Brunt Street building.

Another suspect former fill or vent pipe was observed along the southeastern exterior wall of the 260 Van Brunt Street building. It is unknown if the associated former tank has been removed. Additionally, the former contents of the tank are unknown and may have included

either fuel oil for heating purposes or gasoline associated with former trucking operations within the building. It should be noted a NYC DOB permit for a gasoline tank was issued in 1963.

5.3.4 Aboveground Storage Tanks (ASTs)

No ASTs were observed within the 260 Van Brunt Street building. Four ASTs were observed on the Property during the site reconnaissance within the 262 Van Brunt Street building. Details are provided below.

- One approximately 750-gallon empty and disconnected self-contained AST is located within the northwestern corner of the building. While no employees knowledgeable of the bus facility were available during EFI's site walk-through, EFI spoke with Mr. Lenny D'Amico, manager of the bus maintenance facility, subsequent to the site visit, who indicated he was told by a representative of the FDNY that he would be allowed to keep the out-of-service 750-gallon AST on site as long as it was not connected or filled and that no permitting of the tank would be required.
- Two 275-gallon waste oil ASTs are located along the southwestern sidewall of the building. The tanks are not located within secondary containment, but rather are located directly atop concrete flooring. Heavy and wet oil staining was noted around the tanks, along with several additional plastic containers containing waste oil, which surrounds one of the tanks.
- One 275-gallon virgin motor oil AST is located along the southwestern sidewall of the building. The motor oil AST is not located within secondary containment, but rather is located directly atop concrete flooring. Heavy and wet oil staining was noted around the tank.

A current New York City Fire Department (FDNY) permit (valid through August 2014) was observed within the 262 Van Brunt Street office area, which lists the three active ASTs. The total current storage of petroleum within the three ASTs is less than the 1,100-gallon trigger that would require permitting by the NYSDEC. The total amount of petroleum storage within the three ASTs includes 750 gallons and as such, a permit by the NYSDEC would not be required; however, the significant number of 55-gallon drums and plastic containers may push the amount of petroleum storage at the facility to greater than the 1,100-gallon trigger. Of note, the FDNY permit includes a notation indicating the storage of four 55-gallon drums of anti-freeze and four 55-gallon drums of transmission oil; however, the actual amount of stored material exceeds this permitted amount by well over three times the amount noted.

5.3.5 Subsurface Equipment

The presence of subsurface equipment, such as sump pumps, septic systems and elevators, was not observed at the time of the reconnaissance; however, based upon the historical usage of the Property for vehicle repairs since the 1940s, it is possible the Property buildings included hydraulic lifts equipped with sub-grade hydraulic reserves.

5.3.6 Other Suspect Containers

No evidence of other suspect containers was observed on the Property during the site reconnaissance.

5.3.7 Polychlorinated Biphenyl Compounds (PCBs)

Electrical transformers and certain equipment that contains hydraulic fluids are a potential source of environmental concern due to the potential presence of polychlorinated biphenyl (PCB) containing cooling oils used in some units.

No suspect PCB-containing equipment was observed on the Property; however, based upon the historical usage of the Property for vehicle repairs since the 1940s, it is possible the Property buildings included hydraulic lifts that contained PCBs within their sub-grade reserves.

5.3.8 Interior Staining/Corrosion

Interior staining was observed throughout the 262 Van Brunt Street building. Staining was observed around the 275-gallon ASTs discussed in Section 5.3.4 as well as around unlabeled drums that appear to contain virgin and waste oil and virgin antifreeze throughout the tenant space. The drums are contained atop bare concrete.

5.3.9 Discharge Features

According to the prior Phase I and subsurface investigation reports prepared in 2005 and further discussed in Section 4.5.7, the 262 Van Brunt Street building had an oil/water separator. EFI did not observe this feature during the site inspection and no personnel associated with the bus company were available for questions during the walk-through. However, based upon a diagram of features within the 262 Van Brunt Street building included in the subsurface investigation report, during the site inspection, a bus was parked on top of the likely location of the oil/water separator. Of note, the subsurface investigation report indicates that in 2005, the oil-water separator was drained and inspected and found to not exhibit evidence of any leaks.

In addition, the 262 Van Brunt Street building includes multiple storm drains. According to the subsurface investigation reports prepared in 2005, these drains are connected to the municipal sewer system and as such, are not considered to be RECs.

5.3.10 Pits, Ponds, and Lagoons

Pits, ponds, lagoons and pools of liquids were not observed on the Property during the site reconnaissance.

5.3.11 Solid Waste Dumping/Landfills

Readily apparent evidence of solid waste dumping, suspect fill material, or landfills was not identified on the Property during the site reconnaissance. However, EFI noted significant amounts of vehicle parts scattered throughout the 262 Van Brunt Street building.

5.3.12 Stained Soil/Stressed Vegetation

Stained soil or stressed vegetation was not observed on the Property during the site reconnaissance.

5.3.13 Wells

Evidence of water supply or groundwater monitoring wells was not observed on the Property during the site reconnaissance.

5.3.14 Additional Hazardous Observations

During the site reconnaissance, EFI did not observe evidence of additional hazards at the Property. No additional hazards were reported by those interviewed during the site visit. Additionally, EFI did not note any unusual odors indicative of hazardous substances.

6.0 INTERVIEWS

6.1 Interview with Owner

EFI provided an environmental property questionnaire to property ownership requesting information about the Property, past and current operations, historical uses and any known environmental concerns including asbestos-containing material, lead-based paint, underground storage tanks, aboveground storage tanks, poly-chlorinated biphenyls, and spills or releases of hazardous materials. The questionnaire was completed by Louis Sergi, owner of the Property. Mr. Sergi informed EFI that no environmental violations or liens were associated with the Property. A copy of the completed questionnaire is included in Appendix F.

Mr. Sergi was also interviewed during the Property visit and indicated his business occupied the 260 Van Brunt Street building since 1990 and operated his current business, which includes glass and mirror design and cutting. Hydraulic equipment associated with these operations has included only equipment with above-ground hydraulic reserve tanks, and no spills or releases have occurred to the best of his knowledge. In addition, Mr. Sergi indicated the 262 Van Brunt Street building was occupied by a cardboard manufacturing company in 1990; however, it is unclear if the building was utilized for manufacturing or simply correlating during this time. By 2004 the space was occupied by theatrical staging company until approximately 2007 when occupancy of the space was taken over by the current bus repair company. Mr. Sergi was not aware of any current USTs at the Property; however, during the site visit Mr. Sergi stated he believed a tank was removed from the Property at an undetermined time and from an undetermined location. However, upon further conversations regarding the matter, this could not be confirmed. Mr. Sergi also provided a site tour during EFI's Property visit.

6.2 Interview with Site Manager

The manager of the Property is the owner, Mr. Louis Sergi, as discussed in Section 6.1.

6.3 Interviews with Site Occupants

While no employees knowledgeable of the bus facility were available during EFI's site walk-through, EFI spoke with Mr. Lenny D'Amico, manager of the bus maintenance facility, subsequent to the site visit, who indicated he was told by a representative of the FDNY that he would be allowed to keep the out-of-service 750-gallon AST on site as long as it was not connected or filled and no permitting of the tank would be required. Mr. D'Amico was unable to provide additional information pertaining to the facility.

6.4 Interviews with Local Government Officials

Please see Section 4.5.8 and 4.5.9 for information obtained from interviews with local government officials / agencies.

6.5 Interviews with Others

No additional individuals, agencies, and/or sources were interviewed during the course of this assessment.

7.0 OTHER ENVIRONMENTAL CONDITIONS

7.1 Asbestos-Containing Materials

Asbestos is the name for a group of naturally occurring silicate minerals that can be separated into fibers. The fibers are strong, durable, and resistant to heat and fire. They are also long, thin and flexible, so they can even be woven into cloth. Because of these qualities, asbestos has been used in thousands of consumer, industrial, maritime, automotive, scientific and building products. During the 20th century, some 30 million tons of asbestos have been used in industrial sites, homes, schools, shipyards and commercial buildings in the United States. Common ACMs include pipe-covering, insulating cement, insulating block, refractory and boiler insulation materials, transite board, fireproofing spray, joint compound, vinyl floor tile, ceiling tile, mastics, roofing products, and duct insulation for HVAC applications. Inhalation of asbestos fibers can result in deleterious health effects.

The potential for asbestos-containing material (ACM) was evaluated based the USEPA Guidance Document: Managing Asbestos in Place - A Building Owner's Guide on Operations and Maintenance Programs for Asbestos-Containing Materials (the Green Book). The Green Book was used as a guide in identifying suspect materials while the definition of suspect ACM and presumed asbestos-containing material is taken from 29 CFR Parts 1910, et al. Occupational Exposure to Asbestos; Final Rule. OSHA considers building materials (and specifically friable surfacing material and thermal system insulation) installed prior to 1981, presumed to be asbestos containing until tested by laboratory analysis to prove otherwise.

Based on the dates of construction, building materials may contain asbestos. According to the EPA, while suspect or ACM may be managed in place under an operations and maintenance program, sampling would be required to document the presence or absence of asbestos-containing material. A summary of suspect or presumed ACM is provided below.

Summary

Material	Location	Estimated Quantity	Friable	Physical Condition	Action
Drywall and joint compound	Throughout approximately one-third of 260 Van Brunt Street and one-tenth of 262 Van Brunt Street buildings	Not Quantified	No	Good to fair	Manage in place
Vinyl flooring and associated mastics	Office area of 262 Van Brunt Street	Not Quantified	No	Fair to poor	Manage in place
Vinyl flooring and associated mastics	First floor office area of 260 Van Brunt Street	Not Quantified	No	Good	Manage in place
Roofing	Atop both buildings	Not Quantified	No	Unknown/not accessed	Manage in place

7.2 Lead-Based Paint

Many buildings constructed before 1978 have paint that contains lead. Due to circa 1910 and 1943-1945 construction dates of the buildings (pre-1978), lead-based paint may be present. All painted surfaces were observed to be in good condition with no chalking, peeling, or flaking. Because the Property is not used for residential purposes, lead-based paint is not considered to be a significant concern.

7.3 Radon

Radon gas is a product of the decay series that begins with uranium. Radon is produced directly from radium, which can be commonly found in bedrock that contains black shale and/or granite. Radon gas can migrate through the ground and enter buildings through porous concrete or fractures. Radon tends to accumulate in poorly ventilated basements. Long-term exposure to radon has been associated with lung cancer.

To satisfy the requirements of the Client, an evaluation of radon potential was performed utilizing the research results available from the USEPA. The USEPA has designated three zones depending on radon potential. Zone 1 is an area with the average predicted indoor radon concentration in residential dwellings exceeding the EPA action limit of 4.0 picoCuries per Liter (pCi/L). Zone 2 are areas with average predicted indoor radon concentration of 2.0 - 4.0 pCi/L and Zone 3 are those areas with an average predicted indoor radon concentration in residential dwellings below 2.0 pCi/L.

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location.

Review of the USEPA Map of Radon Zones places the Property in Zone 3. Based on the zone classification and use of the Property, radon is not considered to be a concern.

7.4 Microbial Contamination (Mold)

In accordance with the scope of work, the site reconnaissance is to include a visual inspection for indications of water intrusions or the presence of active mold growth on readily accessible interior and exterior surfaces. Confirmation sampling was not included in the scope of work for the ESA. Readily accessible areas of the building were observed for visual or olfactory indications of mold and for areas of water damage.

No evidence of mold growth or suspect moisture intrusion was identified.

7.5 Lead in Drinking Water

The Property receives its drinking water from the NYC DEP. According to the 2012 Drinking Water Quality Report, the water is tested before it enters the distribution system. The water supplied to the Property meets federal and state drinking water standards, including those for lead and copper.

8.0 CONCLUSIONS AND RECOMMENDATIONS

8.1 Findings and Opinions

8.1.1 Recognized Environmental Conditions

The following Recognized Environmental Conditions were identified during the course of this assessment:

- The former uses of the Property indicate the likely historical uses of petroleum products and chlorinated solvents in association with operations including auto repairs, plate manufacturing, and plastics manufacturing. Additionally, the Property was used for vehicle repairs since the 1940s, therefore it is possible that in the past the Property buildings had in-ground hydraulic lifts with sub-grade reserves.
- According to a former Phase I and subsurface investigation (both from 2005), evidence of three former gasoline USTs existed per vent pipes along the southeastern exterior of the 262 Van Brunt Street building. These vents were not observed during EFI's site visit; however, no information regarding the removal and subsequent subsurface investigation in association with these former tanks was provided. Based upon information within the prior reports, the former consultant believed the three gasoline USTs are located beneath the concrete inlet area along the southeastern exterior of the 262 Van Brunt Street building. Additionally, a suspect former fill or vent pipe was observed along the southeastern exterior wall of the 260 Van Brunt Street building. It is unknown if the associated former tank has been removed, plus the former contents of the tank are unknown and may have included either fuel oil for heating purposes or gasoline associated with former trucking operations within the building. It should be noted a NYC DOB permit for a gasoline tank was issued in 1963 for the 260 Van Brunt Street building.
- Based upon the shallow groundwater below the Property (within seven feet below ground surface), a potential vapor encroachment condition (VEC) exists at the Property.

8.1.2 Controlled Recognized Environmental Conditions

Controlled Recognized Environmental Conditions (CRECs) are past releases of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (such as property use restrictions, activity and use limitations, institutional controls, or engineering controls).

No Controlled Recognized Environmental Conditions were identified on the Property or on adjacent properties.

8.1.3 Historical Recognized Environmental Conditions

Historical Recognized Environmental Conditions (HRECs) are environmental conditions which in the past would have been considered a Recognized Environmental Condition, but which may or may not be considered a Recognized Environmental Condition currently based on the current threat or regulatory status of the concern.

No Historical Recognized Environmental Conditions were identified during the course of this assessment.

8.1.4 De Minimis Environmental Conditions

De minimis conditions are those that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions or controlled recognized environmental conditions.

No *de minimis* environmental conditions were identified in connection with the Property during completion of this assessment.

8.1.5 Other Environmental Considerations (Non-ASTM Scope Considerations)

This assessment also included other environmental considerations. The following related Issues of Concern were identified:

- Suspect asbestos-containing building materials were observed in the building in the form of non-friable drywall and joint compound, non-friable vinyl floor tiles, non-friable grouts, mastics, and caulking and non-friable roofing materials. The aforementioned building components were noted to be in good condition with low potential for disturbance with the exception of vinyl floor tiles within the office space of 262 Van Brunt Street, which was noted in fair to poor condition.

8.2 Conclusions

EFI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of 260 Van Brunt Street, Brooklyn, NY, the Property. Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of Recognized Environmental Conditions or Controlled Recognized Environmental Conditions in connection with the Property, except for the following:

- The former uses of the Property indicate the likely historical uses of petroleum products and chlorinated solvents in association with operations including auto repairs, plate manufacturing, and plastics manufacturing. Additionally, the Property was used for vehicle repairs since the 1940s, therefore it is possible that in the past the Property buildings had in-ground hydraulic lifts with sub-grade reserves.
- According to a former Phase I and subsurface investigation (both from 2005), evidence of three former gasoline USTs existed per vent pipes along the southeastern exterior of the 262 Van Brunt Street building. These vents were not observed during EFI's site visit; however, no information regarding the removal and subsequent subsurface investigation in association with these former tanks was provided. Based upon information within the prior reports, the former consultant believed the three gasoline USTs are located beneath the concrete inlet area along the southeastern exterior of the 262 Van Brunt Street building. Additionally, a suspect former fill or vent pipe was observed along the southeastern exterior wall of the 260 Van Brunt Street building. It is unknown if the associated former tank has been removed plus the former contents of the tank are unknown and may have included either fuel oil for heating purposes or gasoline associated with former trucking operations within the building. It should be noted a NYC DOB permit for a gasoline tank was issued in 1963 for the 260 Van Brunt Street building.
- Based upon the shallow groundwater below the Property (within seven feet below ground surface), a potential vapor encroachment condition (VEC) exists at the Property.

EFI's assessment included additional services to evaluate asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands and mold. This assessment has revealed no evidence of related conditions of concern in connection with the Property, except for the following:

- Suspect asbestos-containing building materials were observed in the building in the form of non-friable drywall and joint compound, non-friable vinyl floor tiles, non-friable grouts, mastics, and caulking and non-friable roofing materials. The aforementioned building components were noted to be in good condition with low potential for disturbance with the exception of vinyl floor tiles within the office space of 262 Van Brunt Street, which was noted in fair to poor condition.

While not considered RECs, the following Business Environmental Risks (BERs) exist for the Property:

- According to the prior Phase I and subsurface investigation report, the 262 Van Brunt Street building includes an oil/water separator. EFI did not observe this feature during the site inspection and no personnel associated with the bus company were available for questions during the walk-through. However, based upon a diagram of features within the 262 Van Brunt Street building included in the subsurface investigation report, it is likely that a bus was parked over the likely location of the oil/water separator. Of note, the subsurface investigation report indicates that in 2005 the oil-water separator was drained and inspected and found to not exhibit evidence of any leaks.
- Two 275-gallon waste oil ASTs are located along the southwestern sidewall of the building. The tanks are not located within secondary containment, but rather are located directly atop concrete flooring. Heavy and wet oil staining was noted around the tanks, along with several additional plastic containers containing waste oil, which surrounds one of the tanks. Additionally, one 275-gallon virgin motor oil AST is located along the southwestern sidewall of the building. The motor oil AST is not located within secondary containment, but rather is located directly atop concrete flooring. Heavy and wet oil staining was noted around the tank.
- Most of the drums within the 262 Van Brunt Street building, reportedly containing virgin and waste oil, and antifreeze within the 262 Van Brunt Street building are not labeled.

The following administrative concern was identified:

- A current New York City Fire Department (FDNY) permit (valid through August 2014) was observed within the 262 Van Brunt Street office area, which lists the three above-listed active ASTs. The total current storage of petroleum within the three ASTs is less than the 1,100-gallon trigger that would require permitting by the NYSDEC. The total amount of petroleum storage within the three ASTs includes 750 gallons and as such, a permit by the NYSDEC would not be required; however, the significant number of 55-gallon drums and plastic containers may push the amount of petroleum storage at the facility to greater than the 1,100-gallon trigger. Of note, the FDNY permit includes a notation indicating the storage of four 55-gallon drums of anti-freeze and four 55-gallon drums of transmission oil; however, the actual amount of stored material on site exceeds this permitted amount by well over three times the amount noted.

8.3 Recommendations

As a result of this assessment, EFI recommends the following:

- Historical Property Use - EFI recommends a Phase II investigation to determine if the historical uses have impacted the subsurface of the Property. Additional actions may be required if impact is detected at concentrations exceeding state standards.
- USTs - EFI recommends a Phase II investigations be conducted at the Property to determine if releases from the USTs have impacted the surface of the Property. Additional actions may be required if impact is detected at concentrations exceeding state standards. Additionally, if USTs are identified, UST closure activities will be required.
- Vapor Encroachment - EFI recommends a soil-gas survey to determine if a vapor encroachment issue exists for the tenants of the buildings.
- Oil/Water Separator - The oil/water separator should be investigated to insure it has been permanently closed and is not in use.
- ASTs - The three active ASTs and the waste oil containers should be placed within secondary containment in order to prevent future spills. In addition, the current staining should be treated with absorbent materials in order to cleanup existing conditions.
- Petroleum Products - All petroleum and hazardous materials be quantified and documented. Should the amount exceed 1,100 gallons, a NYSDEC permit should be obtained. In addition, the FDNY permit should be updated to reflect actual conditions.
- Drums - EFI recommends the drums stored through the 262 Van Brunt Street building be organized throughout the space, centrally-located within secondary containment, and properly labeled.
- Asbestos - Manage in place in accordance with state and federal requirements.

9.0 REFERENCES

Interviews:

Site Contact - Louis Sergi - 718-935-0002
Site Contact - Lenny D'Amico - number not provided

Agencies Contacted:

New York City Department of Buildings (www.nyc.gov).
New York City Environmental Control Board (www.nyc.gov).
New York City Fire Department (Tank Special Report Request Form via mail).
New York City Department of City Planning (www.nyc.gov).
New York City Department of Finance (www.nyc.gov).
New York City Department of Health and Mental Hygiene-Bureau of Environmental Health Services (FOIA Letter via mail).
New York City Department of Environmental Protection (www.nyc.gov).
New York City Department of Housing Preservation & Development (NYCHPD) (www.nyc.gov).

Research:

ASTM, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM Designation E 1527-05, published November 1, 2005.

Environmental Data Resources, Inc. (EDR) Radius Map with GeoCheck Report, 260-262 Van Brunt Street, New York 11231, Inquiry Number: 3871686.2s.

EDR Sanborn Map Report, maps dating 1896 through 2007.

EDR City Directory Report, directories dating 1928 through 2013.

Phase I Environmental Site Assessment, prepared by J.C. Broderick & Associates, Inc Environmental Consulting & Testing (JCB), dated July 2005.

Environmental Sampling Report, prepared by J.C. Broderick & Associates, Inc Environmental Consulting & Testing (JCB), dated July 26, 2005.

7.5-Minutes Series Topographic Map, Jersey City, NJ-NY Quadrangle, U.S. Department of the Interior Geological Survey, provided by EDR, dated 1981.

Federal Emergency Management Agency (FEMA) Flood Map, www.floodsmart.gov.

United States Environmental Protection Agency, EPA Map of Radon Zones - www.epa.gov/iaq/radon/zonemap/zmapp38.htm.

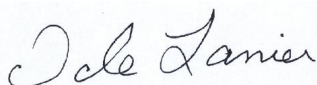
10.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

As required by 40 CFR 312.21(d), the report shall include the following statements of the environmental professional(s) responsible for conducting the Phase I Environmental Site Assessment and preparation of the report.

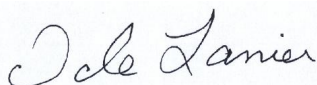
We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312; and, we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting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



Tara Kamm
Field Professional



Dale Lanier
Senior Project Manager



Dale Lanier
Senior Project Manager

On Behalf Of Mandeep Sandhu - National Client Manager

11.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

11.1 Definition of an Environmental Professional

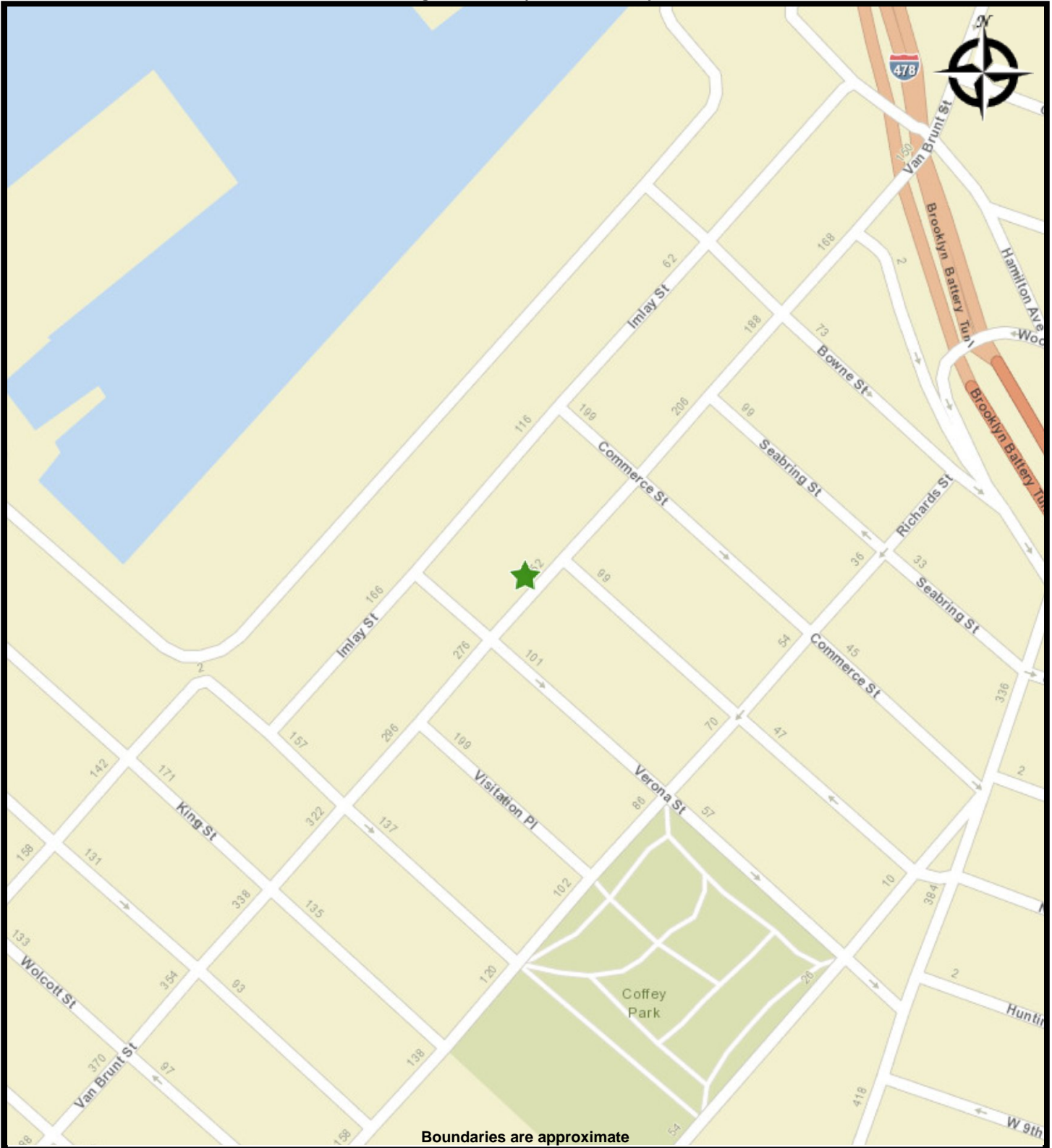
An Environmental Professional means: (1) a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f). (2) Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience. (3) An environmental professional should remain current in his or her field through Participation in continuing education or other activities. (4) The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as Part of the inquiry identified in §312.21(b). (5) A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this Part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

11.2 Relevant Experience

Relevant experience, as used in the definition of environmental professional in this Section, means: Participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see §312.1(c)) to the Property.

Resumes for the Environmental Professionals involved in this project are included in Appendix G.

Figures



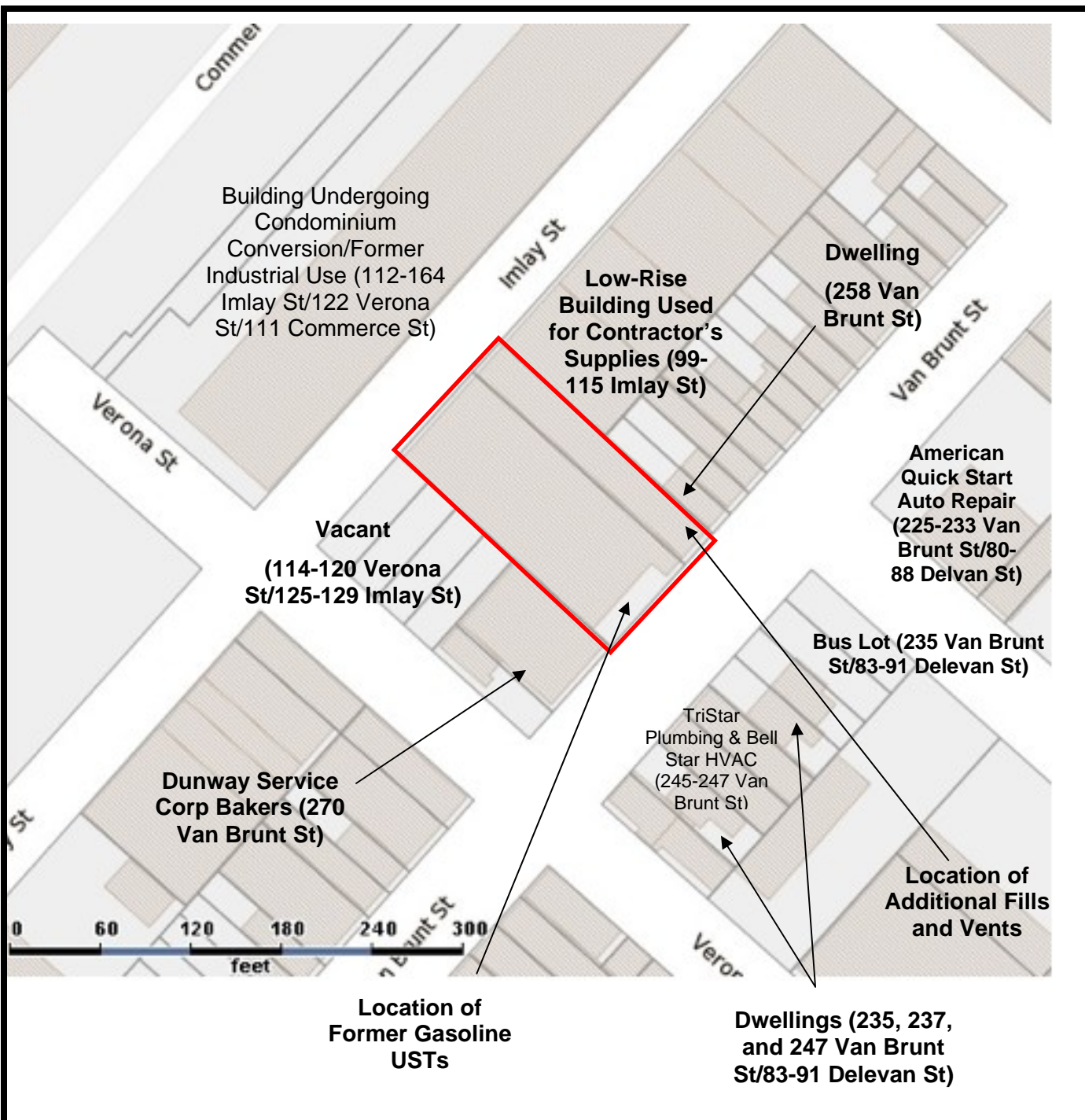
SITE LOCATION MAP

260-262 Van Brunt LLC - Sergis / RIMS # 14-000448

260 Van Brunt Street

Brooklyn NY 11231

PROJ. #: 94705-05876.1



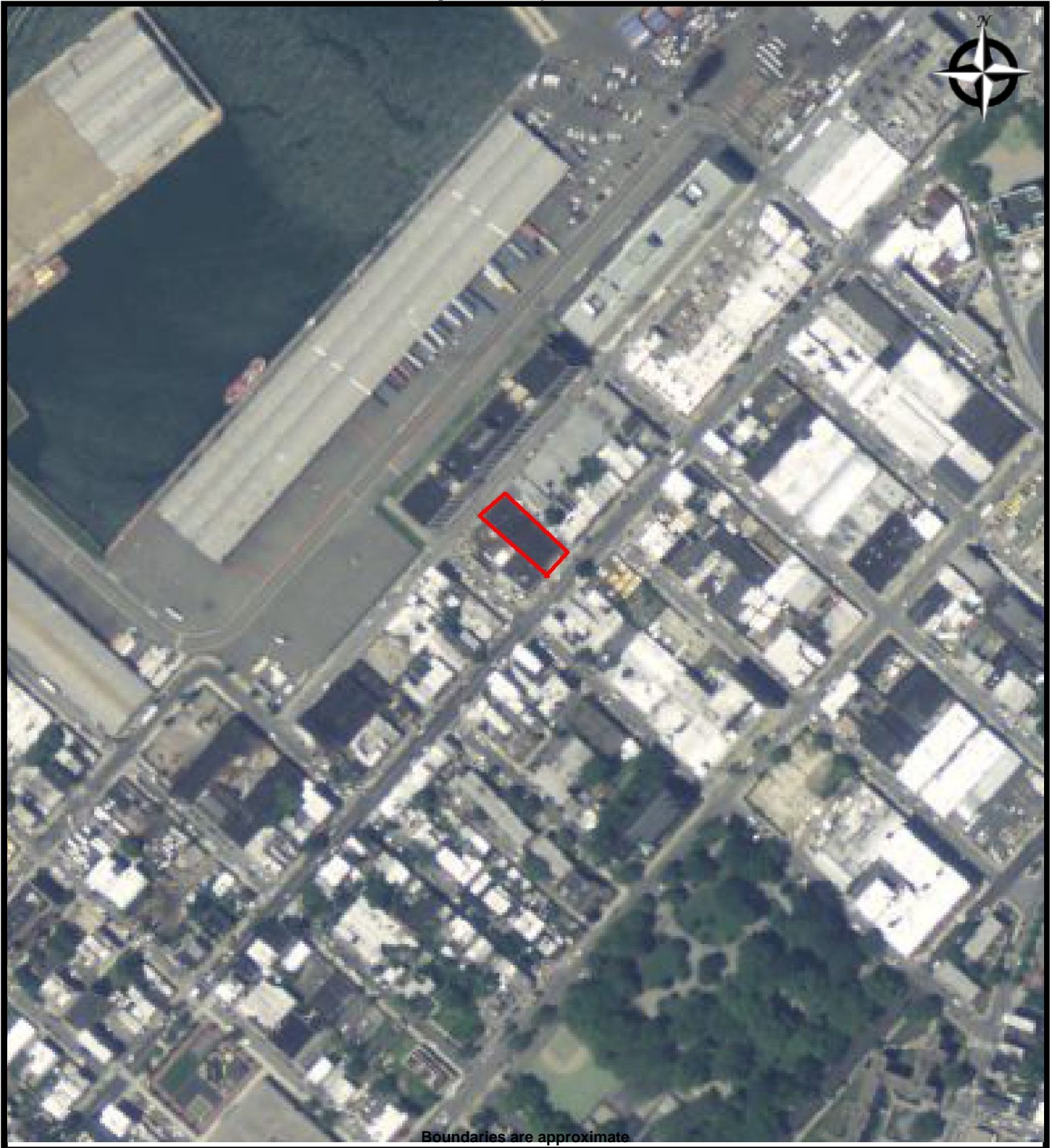
Site Plan

260-262 Van Brunt LLC –Sergi's/RIMS#14-000448-01-1

260 Van Brunt Street

Brooklyn, New York 11231

Project # 94705-05876.1



Boundaries are approximate



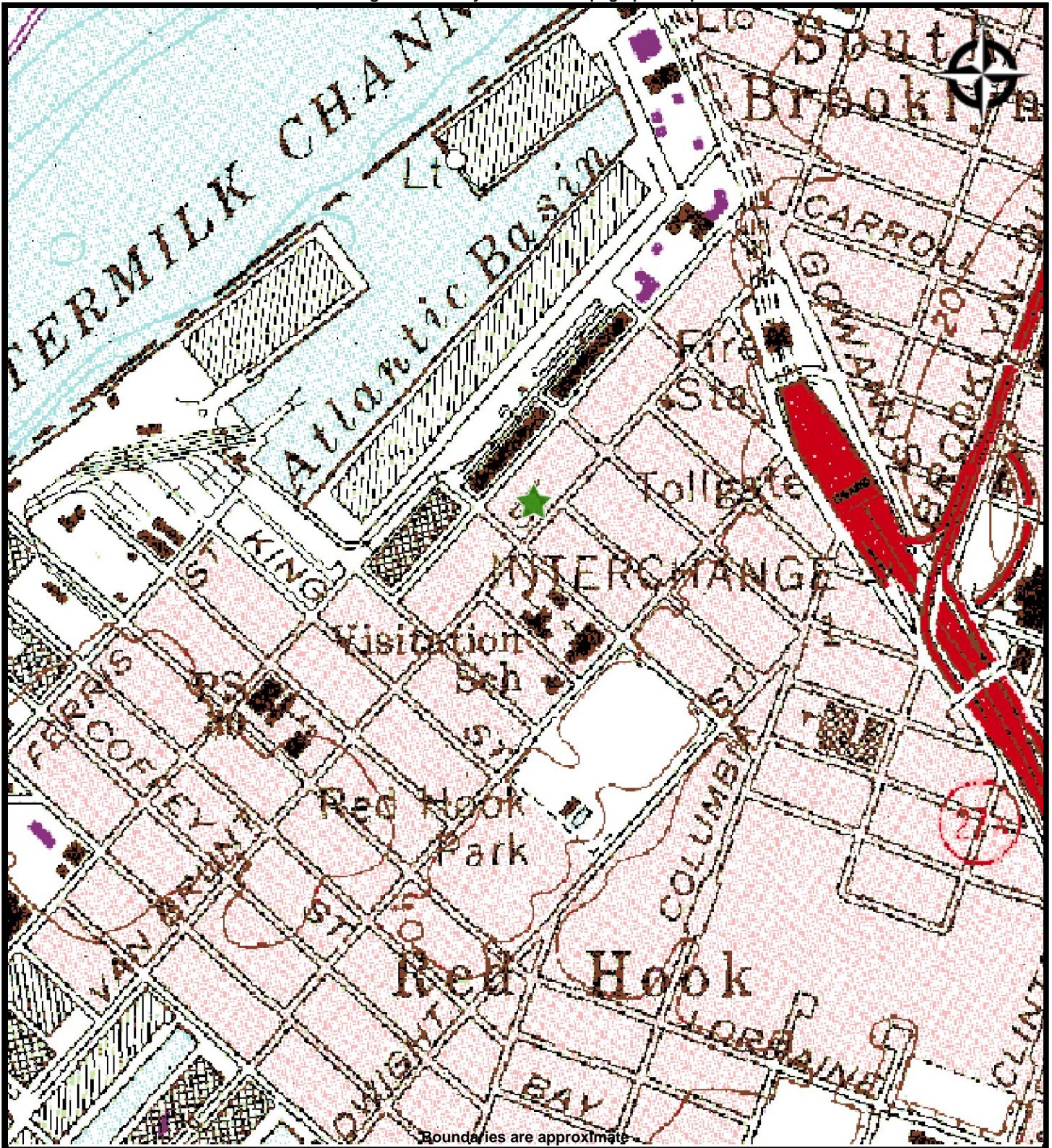
SITE AERIAL PHOTOGRAPH

260-262 Van Brunt LLC - Sergis / RIMS # 14-000448

260 Van Brunt Street

Brooklyn NY 11231

PROJ. #: 94705-05876.1



Appendix A:

Site Photographs



View of Property buildings from Van Brunt Street



View of Property buildings



View of the 260 Van Brunt Street building



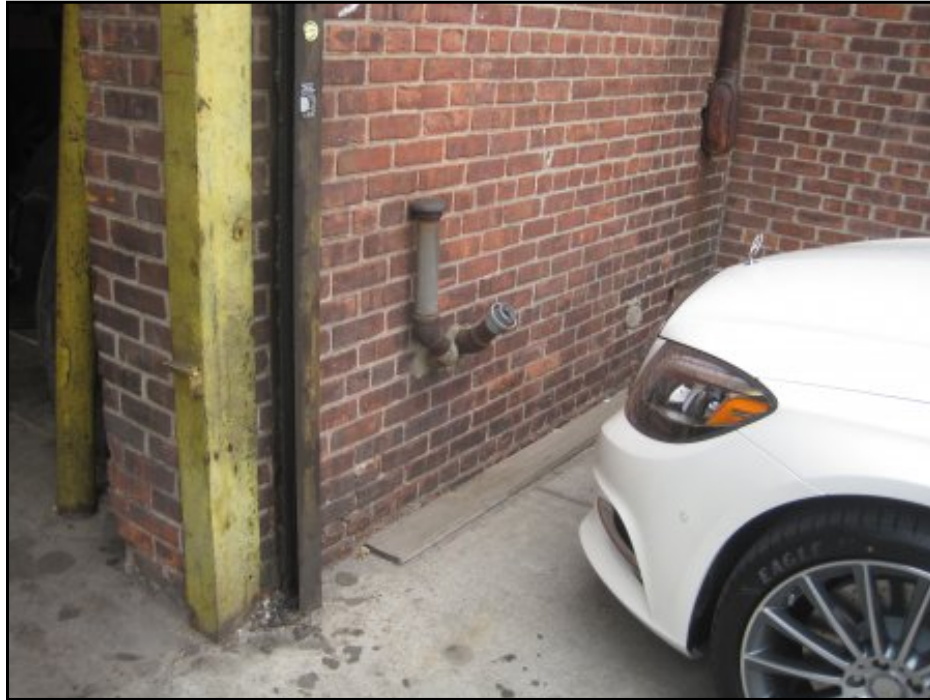
View of dumpsters along southeastern exterior of the 262 Van Brunt Street building.



View of suspect former fuel oil vent pipe along 260 Van Brunt Street.



View of suspect former fuel oil vent pipe along 260 Van Brunt Street.



View of suspect fill and vent along 262 Van Brunt Street.



View of natural gas meter at 262 Van Brunt Street.



View of transformer along southeastern perimeter of the Property



View of northeastern abutting site



View of northwestern adjacent site.



View of southwestern abutting site



View of southeastern adjacent site, bus lot



View of southeastern adjacent residences



View of southeastern adjacent commercial buildings.



View of southeastern adjacent buildings.



View of southwestern abutting site.



View of eastern adjacent site.



View within the building adjacent to the exterior wall containing fill and vent pipe.



View of office area within 262 Van Brunt Street.



View of hot water heater within 262 Van Brunt Street.



View within bathroom at 262 Van Brunt Street.



View of typical staining and storage within 262 Van Brunt Street.



View within break room of 262 Van Brunt Street.



View within office area at 262 Van Brunt Street.

FIRE DEPARTMENT, CITY OF NEW YORK				PERMIT		BUREAU OF FIRE PREVENTION	
ACCOUNT NUMBER 30260798		TYPE 10		S.D. S		BUREAU OF FIRE PREVENTION	
INC 262 VAN BRUNT ST BROOKLYN, NY 11231		PREMISES ADDRESS		S.D. 11		BUREAU OF FIRE PREVENTION	
ITEM CODE		SUB CODE		QTY		DESCRIPTION	
373		00		1		A/C UP TO 3 TIRTS	
190		00		1		COM-MXLD STRAUSE SELL*10-5500	
193		00		1		COM-MXLD STRAUSE/SEL*500-2500	
163		00		1		STR TIRES/TIRE BYPRODUCTS	
PERMIT TYPE		1		STANDARD BUS MAINTENANCE		ANNUAL FEE	
1=REGULAR		STANDARD BUS MAINTENANCE		1 COFFEY ST		PAID	
2=SUPPLEMENTAL		BROOKLYN NY 11231-1544					
3=DUPLICATE							
2-A/C, 275 WASTE OIL, 275 MOTOR OIL							
TANK, 4X55GA ANTIFREEZE 4X55GAL TRAN							
DRUMS							

View of FDNY tank permit.



View of typical staining and storage within 262 Van Brunt Street.



View of 275-gallon AST and additional oil containers along with staining within 262 Van Brunt Street.



View of 275-gallon AST and additional oil containers along with staining within 262 Van Brunt Street.



View of hydraulic lift within 262 Van Brunt Street. Note staining.



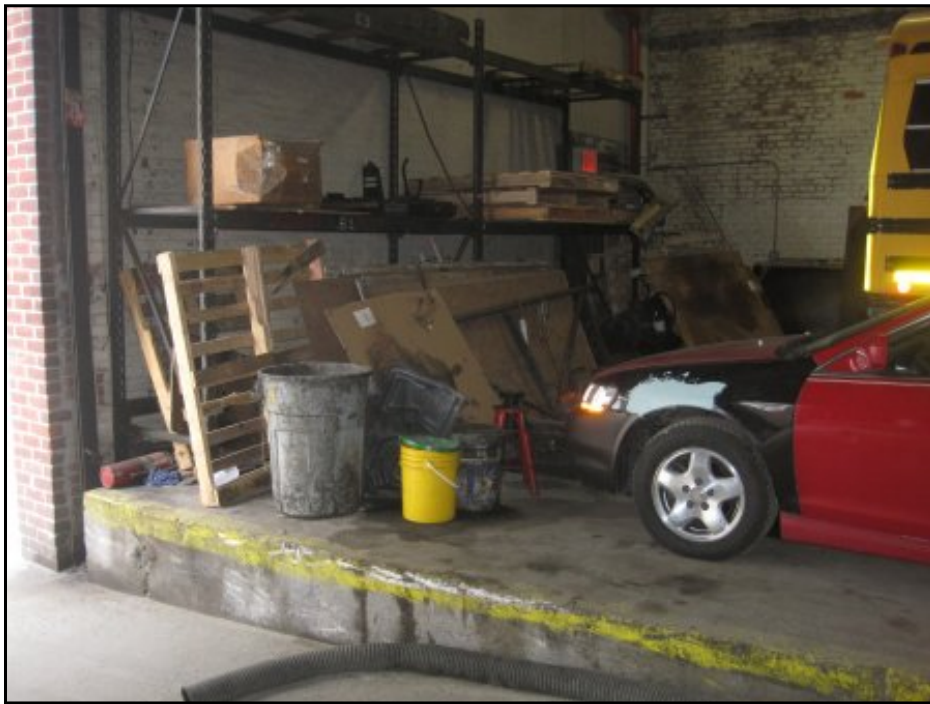
View of storm drain within 262 Van Brunt Street.



View of out-of-service 750-gallon AST and additional oil stored within drums.



View of out-of-service 750-gallon AST and additional oil stored within drums.



View of drive-in entrance to 262 Van Brunt Street.



View within 262 Van Brunt Street. Note parked vehicles obstructing view of flooring.



View within warehouse area of 260 Van Brunt Street.



View within warehouse area of 260 Van Brunt Street.



View of hydraulic machinery within 260 Van Brunt Street.



View of hydraulic machinery within 260 Van Brunt Street.



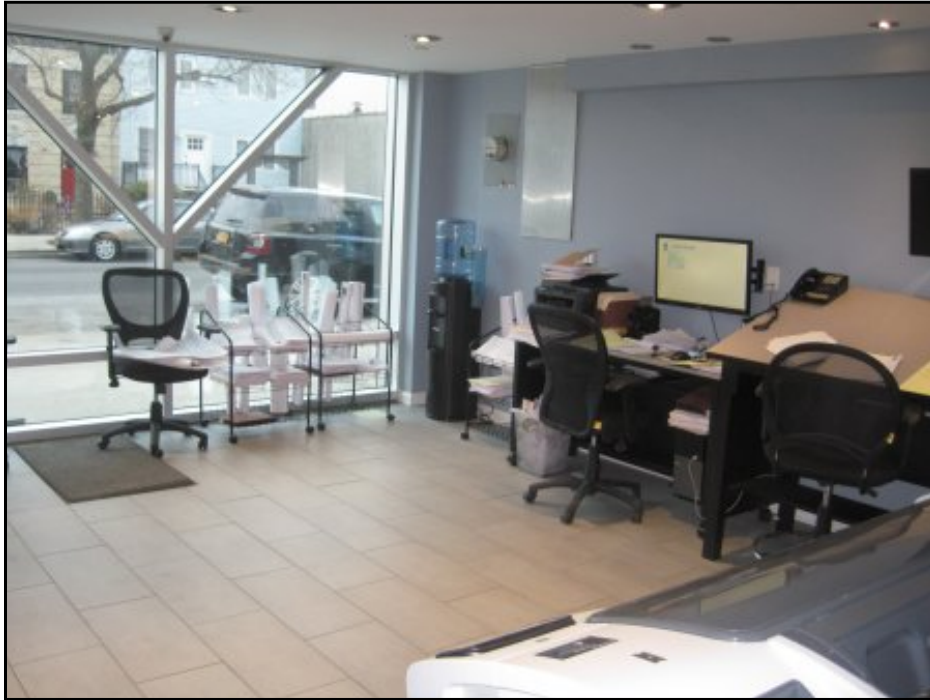
View within warehouse area of 260 Van Brunt Street.



View within warehouse area of 260 Van Brunt Street.



View within warehouse area of 260 Van Brunt Street.



View within first floor office area of 260 Van Brunt Street.



View within second floor office area of 260 Van Brunt Street.



View within second floor office area of 260 Van Brunt Street.



View within second floor office area of 260 Van Brunt Street.