NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM (BCP)
ECL ARTICLE 27 / TITLE 14

08/2013

DEPARTMENT USE ONLY
BCP SITE #:

Section I. Requestor Information

NAME 175-225 Third Owner LLC

ADDRESS c/o Kushner Companies, 666 Fifth Avenue, 15th Floor

CITY/TOWN New York ZIP CODE 10013

PHONE (212) 527-7000 FAX (212) 527-7007 E-MAIL 175Gowanus@kushnercompanies.com

Is the requestor authorized to conduct business in New York State (NYS)? Included as Attachment A ☑ Yes ☐ No

-If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.

-Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and New York State Education Law. **Documents that are not properly certified will not be approved under the BCP.** ☑ Yes ☐ No

NAME OF REQUESTOR'S REPRESENTATIVE Laurent Morali

ADDRESS 666 Fifth Avenue, 15th Floor

CITY/TOWN New York ZIP CODE 10013

PHONE (212) 527-7000 FAX (212) 527-7007 E-MAIL 175Gowanus@kushnercompanies.com

NAME OF REQUESTOR'S CONSULTANT Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.

ADDRESS 21 Penn Plaza, 360 West 31st Street, 8th Floor

CITY/TOWN New York ZIP CODE 10001

PHONE (212) 479-5400 FAX (212) 479-5444 E-MAIL rmanderbach@langan.com

NAME OF REQUESTOR'S ATTORNEY Richard Leland of Fried, Frank, Harris, Shriver & Jacobson, LLP

ADDRESS One New York Plaza

CITY/TOWN New York ZIP CODE 10004

PHONE (212) 859-8978 FAX (212) 859-4000 E-MAIL richard.leland@friedfrank.com

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

☐ PARTICIPANT
A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☑ VOLUNTEER
A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

Requestor Relationship to Property (check one):

☐ Previous Owner ☑ Current Owner ☐ Potential /Future Purchaser ☐ Other_____

If requestor is not the site owner, requestor will have access to the property throughout the BCP project. ☐ Yes ☐ No

-Proof of site access must be submitted for non-owners

Section II. Property Information

Check here if this application is to request significant changes to property set forth in an existing BCA: ☐

Existing BCP site number: _____

PROPERTY NAME 175-225 3rd Street

ADDRESS/LOCATION 175-225 3rd Street CITY/TOWN Brooklyn ZIP CODE 11215

MUNICIPALITY(IF MORE THAN ONE, LIST ALL):
Brooklyn

COUNTY Kings SITE SIZE (ACRES) approximately 3.2 acres

LATITUDE (degrees/minutes/seconds) 40 ° 40 ' 33.25 " LONGITUDE (degrees/minutes/seconds) -73 ° 59 ' 19.38 "

HORIZONTAL COLLECTION METHOD: ☐ SURVEY ☐ GPS ☑ MAP HORIZONTAL REFERENCE DATUM: WGS84

COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
201 3rd Street		3	972	43	1.47
225 3rd Street		3	972	58	1.59
169 3rd Street		3	972	1	0.11

1. Do the property boundaries correspond to tax map metes and bounds? ☑ Yes ☐ No
   If no, please attach a metes and bounds description of the property.
2. Is the required property map attached to the application? (application will not be processed without map) ☑ Yes ☐ No
3. Is the property part of a designated En-zone pursuant to Tax Law § 21(b)(6)? ☑ Yes ☐ No
   For more information please see Empire State Development's website.
   See Attachment B for required property maps
   If yes, identify area (name) King's County Census Tract 012300
   Percentage of property in En-zone (check one): ☐ 0-49% ☐ 50-99% ☑ 100%
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? If yes, identify name of properties in related BCP applications: _____ ☐ Yes ☑ No

5. Property Description Narrative:
   See Attachment B

6. List of Existing Easements (type here or attach information)

Easement Holder	Description
See Attachment B	

7. List of Permits issued by the NYSDEC or USEPA Relating to the Proposed Site (type here or attach information)

Type	Issuing Agency	Description
None		

If any changes to Section II are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____ _____ _____ _____ _____ _____

Section III. Current Property Owner/Operator Information

OWNER'S NAME 175-225 Third Owner LLC		
ADDRESS c/o Kushner Companies, 666 Fifth Avenue, 15th Floor		
CITY/TOWN New York	ZIP CODE 10013	
PHONE (212) 527-7000	FAX (212) 527-7007	E-MAIL 175Gowanus@kushnercompanies.com
OPERATOR'S NAME Global Corporate Services Verizon Account		
ADDRESS 201 Centennial Avenue, Room 1S-182		
CITY/TOWN Piscataway	ZIP CODE 08854	
PHONE (732) 215-2819	FAX NA	E-MAIL patricia.otterstedt@verizon.com

Section IV. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? ☐ Yes ☑ No
2. Is the requestor subject to an existing order relating to contamination at the site? ☐ Yes ☑ No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? ☐ Yes ☑ No
4. Has the requestor been determined to have violated any provision of ECL Article 27? ☐ Yes ☑ No
5. Has the requestor previously been denied entry to the BCP? ☐ Yes ☑ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants? ☐ Yes ☑ No
7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration? ☐ Yes ☑ No
8. Has the requestor knowingly falsified or concealed material facts or knowingly submitted or made use of a false statement in a matter before the Department? ☐ Yes ☑ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☑ No

Section V. Property Eligibility Information (Please refer to ECL § 27-1405)

1. Is the property, or was any portion of the property, listed on the National Priorities List? ☐ Yes ☑ No
   If yes, please provide relevant information as an attachment.
2. Is the property, or was any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites? ☐ Yes ☑ No
   If yes, please provide: Site #_____ Class # _____
3. Is the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☑ No
   If yes, please provide: Permit type:_____ EPA ID Number:_____
   Date permit issued:_____ Permit expiration date:_____
4. Is the property subject to a cleanup order under navigation law Article 12 or ECL Article 17 Title 10? ☐ Yes ☑ No
   If yes, please provide: Order #_____
5. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? ☐ Yes ☑ No
   If yes, please provide explanation as an attachment.

Section VI. Project Description

What stage is the project starting at? ☑ Investigation ☐ Remediation

Please attach a description of the project which includes the following components:

- Purpose and scope of the project
- Estimated project schedule

See Attachment C

Section VII. Property's Environmental History

To the extent that existing information/studies/reports are available to the requestor, please attach the following:

1. **Environmental Reports** See Attachment D

A Phase I environmental site assessment report prepared in accordance with ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), and all environmental reports related to contaminants on or emanating from the site.

If a final investigation report is included, indicate whether it meets the requirements of ECL Article 27-1415(2): ☐Yes ☐No

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	X	X	NA	NA	X
Chlorinated Solvents			NA	NA	X
Other VOCs	X	X	NA	NA	X
SVOCs	X	X	NA	NA	
Metals	X	X	NA	NA	
Pesticides			NA	NA	
PCBs	X	X	NA	NA	
Other*	X		NA	NA	

*Please describe: TCLP Lead concentration above RCRA Hazardous Waste Limit

3. SUSPECTED CONTAMINANTS: INDICATE SUSPECTED CONTAMINANTS AND THE MEDIA WHICH MAY HAVE BEEN AFFECTED. PROVIDE BASIS FOR ANSWER AS AN ATTACHMENT.

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	X	X			X
Chlorinated Solvents	X	X			X
Other VOCs	X	X			X
SVOCs	X	X			
Metals	X	X			
Pesticides					
PCBs	X	X			
Other*					

*Please describe: _____

4. INDICATE KNOWN OR SUSPECTED SOURCES OF CONTAMINANTS (CHECK ALL THAT APPLY). PROVIDE BASIS FOR ANSWER AS AN ATTACHMENT.

☑Above Ground Pipeline or Tank ☐Lagoons or Ponds ☑Underground Pipeline or Tank ☑Surface Spill or Discharge
☑Routine Industrial Operations ☐Dumping or Burial of Wastes ☐Septic tank/lateral field ☑Adjacent Property
☑Drums or Storage Containers ☑Seepage Pit or Dry Well ☐Foundry Sand ☐Electroplating
☐Coal Gas Manufacture ☐Industrial Accident ☐Unknown
Other: _____

5. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

☐Coal Gas Manufacturing ☐Manufacturing ☐Agricultural Co-op ☐Dry Cleaner ☐Salvage Yard ☐Bulk Plant
☐Pipeline ☑Service Station ☐Landfill ☐Tannery ☐Electroplating ☐Unknown
Other: Coal and stone yard with wagon painting, blacksmith, a transit facility, an automobile wrecking facility, and automobile repair facilities with hydraulic lifts.

6. PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE". See Attachment D

Section VIII. Contact List Information

See Attachment E

Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. In cities with a population of one million or more, the local community board if the proposed site is located within such community board's boundaries (*note: per the 2010 census, New York City is the only city in NY with a population over one million).
8. The location of a document repository for the project (e.g., local library). In addition, attach a copy of a letter sent to the repository acknowledging that it agrees to act as the document repository for the property.

Section IX. Land Use Factors (Please refer to ECL § 27-1415(3))

See Attachment F

1. Current Use: ☐Residential ☑Commercial ☐Industrial ☐Vacant ☐Recreational (check all that apply)
   Provide summary of business operations as an attachment.

2. Intended Use Post Remediation: ☐Unrestricted ☐Residential ☑Commercial ☐Industrial (check all that apply)
   Provide specifics as an attachment.

3. Do current historical and/or recent development patterns support the proposed use? (See #14 below re: discussion of area land uses)	☑Yes ☐No
4. Is the proposed use consistent with applicable zoning laws/maps?	☑Yes ☐No
5. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, other adopted land use plans?	☑Yes ☐No
6. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)).	☐Yes ☑No
7. Are there any federal or state land use designations relating to this site?	☐Yes ☑No
8. Do the population growth patterns and projections support the proposed use?	☑Yes ☐No
9. Is the property accessible to existing infrastructure?	☑Yes ☐No
10. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile?	☑Yes ☐No
11. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species within ½ mile?	☑Yes ☐No
12. Are there floodplains within ½ mile?	☑Yes ☐No
13. Are there any institutional controls currently applicable to the property?	☐Yes ☑No
14. Describe the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas in an attachment.	
15. Describe the potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas in an attachment.	
16. Describe the geography and geology of the site in an attachment.	

Section X. Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____ Signature: _____ Print Name: _____

(By an requestor other than an individual)

I hereby affirm that I am Authorized Signatory (title) of 175-225 Third Ave, LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 02/09/15 Signature: _____ Print Name: Laurent Morali

SUBMITTAL INFORMATION:

Three (3) complete copies are required.

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD, must be sent to:

  Chief, Site Control Section
  New York State Department of Environmental Conservation
  Division of Environmental Remediation
  625 Broadway
  Albany, NY 12233-7020

- **One (1)** paper copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our website for the address of our regional offices.

FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

ATTACHMENT A
Section I. Requestor Information

- NYS Department of State's Corporation and Business Entity Database Entity Information for 175-225 Third Owner LLC

ATTACHMENT A
SECTION I: REQUESTOR INFORMATION

A copy of the entity information from the NYS Department of State's Corporation & Business Entity Database is included with this attachment.

Pursuant to ECL § 27-1405(1), 175-225 Third Owner LLC is properly designated as a Volunteer because its liability arises solely from involvement with the site after the release/discharge and because it has taken appropriate care to stop any continuing release, to prevent any threatened future release, and to prevent or limit human, environmental or natural resource exposures to any previously released hazardous waste.

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through January 7, 2015.

Selected Entity Name: 175-225 THIRD OWNER LLC
Selected Entity Status Information

Current Entity Name:	175-225 THIRD OWNER LLC
DOS ID #:	4680242
Initial DOS Filing Date:	DECEMBER 15, 2014
County:	NEW YORK
Jurisdiction:	DELAWARE
Entity Type:	FOREIGN LIMITED LIABILITY COMPANY
Current Entity Status:	ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

NATIONAL REGISTERED AGENTS, INC.
111 EIGHTH AVENUE
NEW YORK, NEW YORK, 10011

Registered Agent

NATIONAL REGISTERED AGENTS, INC.
111 EIGHTH AVENUE
NEW YORK, NEW YORK, 10011

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by viewing the certificate.

***Stock Information**

# of Shares	Type of Stock	$ Value per Share
No Information Available		

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
DEC 15, 2014	Actual	175-225 THIRD OWNER LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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ATTACHMENT B
Section II. Property Information

- Site Location Map
- Site Map with 1,000-foot Line from Property Boundary
- Adjacent Property and Surrounding Land Uses Map
- Tax Block and Lot Map
- Environmental Conditions Map

ATTACHMENT B
SECTION II: PROPERTY INFORMATION

The Reference Point for the given latitude (40°40'33.25") and longitude (-73°59'19.38") is the approximate center of the site.

Figure 1 is a United States Geological Survey (USGS) 7.5 minute quadrangle map showing the location of the site.

Figure 2 provides a property base map that shows i) a distance of at least 1,000 feet around the site at a scale no smaller than one inch equal to 200 feet; and ii) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways.

Figure 3 provides a property base map that shows i) site boundary lines, with adjacent property owners clearly identified; and ii) surrounding property land uses.

Figure 4 is a Digital Tax Map from the New York City Department of Finance showing the site boundary and its tax block and lot.

Figure 5 is a presentation of recognized environmental conditions that were identified in a Phase I Environmental Site Assessment prepared by Langan in July 2014.

Item 2 Response

Figure 2 is the required property map

Item 3 Response

The entire site is located within the boundaries of Kings County 2000 Census Tract 123, which meets Environmental Zone criteria A: i) a poverty rate of at least 20 percent according to the 2000 Census and an unemployment rate of at least 125 percent of the New York State average.

Item 5 Response

The site is located at 175-225 3rd Street in the Gowanus neighborhood of Brooklyn, New York and is identified as Block 972, Lots 1, 43 and 58 on the New York City Tax Map. The site has an area of approximately 3.2 acres, and is occupied by a Verizon operations, maintenance, and administrative facility, which includes a vehicle maintenance garage, a service vehicle parking area, a work center, roll-off containers for equipment storage, a steel shed, and administrative offices. The site is bound by the Gowanus Canal to the west, a closed portion of 2nd Street to

the north, 3rd Avenue to the east, and 3rd Street to the south. The site is located within the Brooklyn Gowanus Canal Corridor Brownfield Opportunity Area (BOA). There is an open NYSDEC Spill (NYSDEC Spill No. 1405008) associated with a probable gasoline release at the site.

According to the USGS Brooklyn, N.Y. Quadrangle 7.5-minute Series Topographic Map, the site sits at an elevation of approximately 10 feet above mean sea level (msl)[1]. The topography of the site is generally level, and the surrounding area slopes gently towards the northwest.

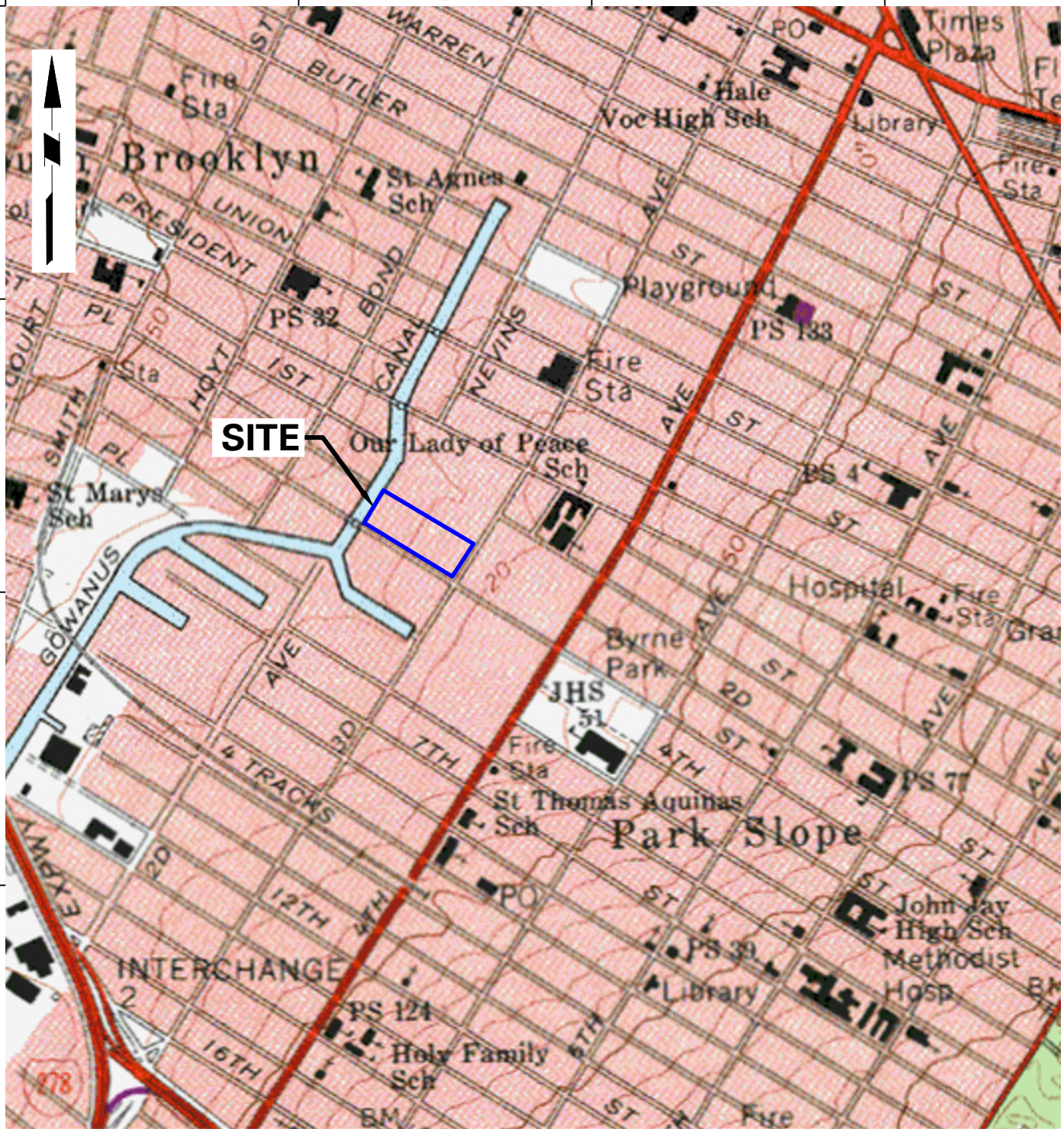
Item 6 Response

Easement Holder – Unknown

Easement Description – The approximately 30 feet northern portion of the property is identified as an easement on the current New York City Tax Map. It is likely this easement is the former 2nd Street extension. No easement holder information was available.

None of these easements will preclude, presently or potentially, the imposition of the obligations under the Brownfield Cleanup Program to investigate and remediate the site. Copies of easements are provided as attachments.

[1] Mean sea level as defined by the United States Geologic Survey (USGS NGVD 1929) at Sandy Hook New Jersey.



MAP REFERENCE: USGS 7.5-MINUTE BROOKLYN, N.Y., TOPOGRAPHIC QUADRANGLE, DATED 1967, REVISED 1979

LEGEND

SITE BOUNDARY

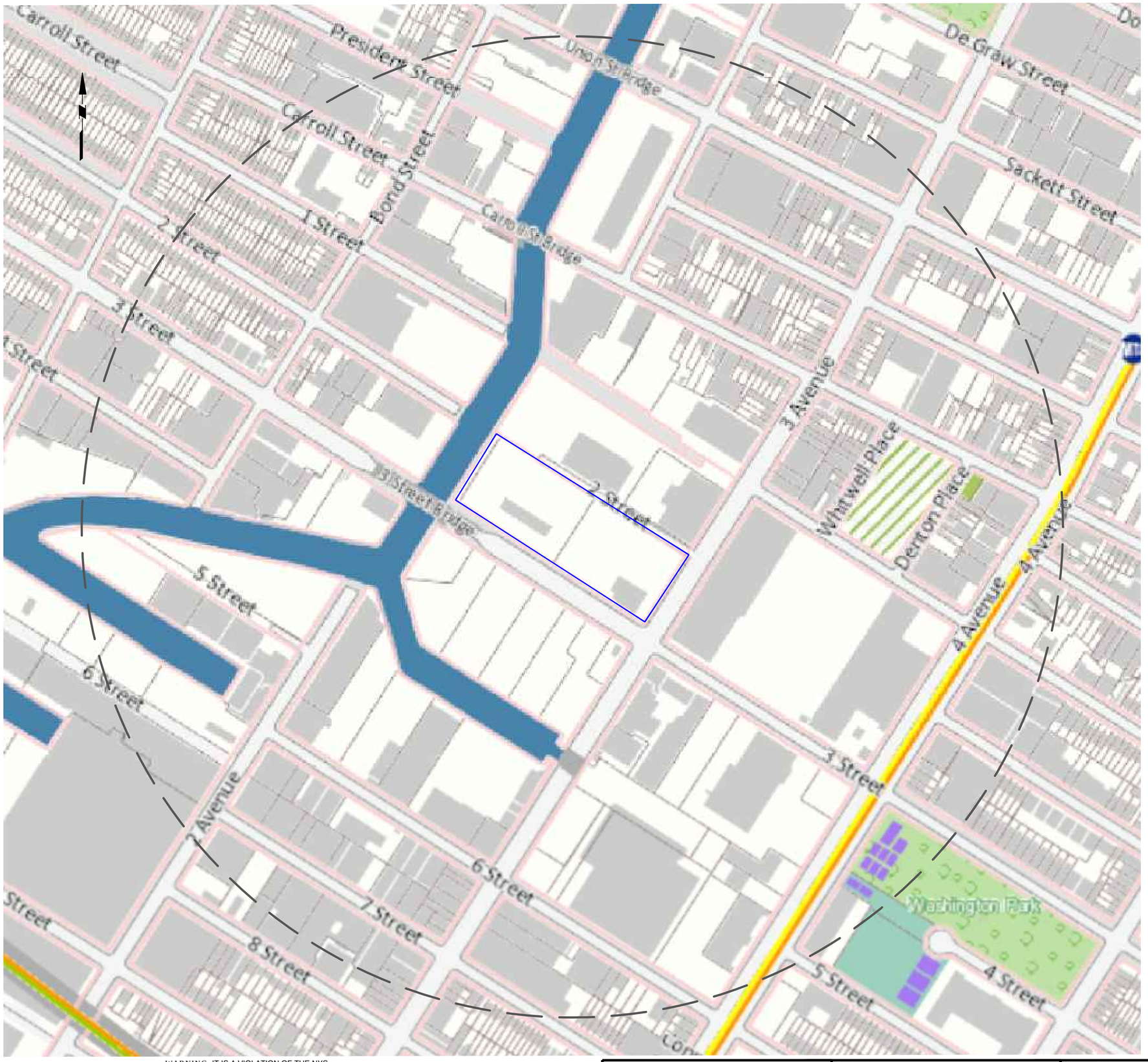
LANGAN

21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

Project	175-225 3rd Street BLOCK No. 972, LOT Nos. 1, 43, and 58 BROOKLYN KINGS NEW YORK
Figure Title	SITE LOCATION MAP
Project No.	170311301
Date	12/30/2014
Scale	NTS
Drawn By / Checked By	NCR / ---
Submission Date	
Figure	1
Sheet	1 of 5

Filename: \\langan.com\data\NY\data3\170311301\Cadd Data - 170311301\2D-DesignFiles\BCP App\Figure 1 - Site Location Map_2015-01-29.dwg Date: 1/29/2015 Time: 18:54 User: mrogers Style Table: Langan.stb Layout: ANSIA-BP



LEGEND:

SITE BOUNDARY

1,000 FOOT RADIUS

NOTES:

1. BASE MAP TAKEN FROM WWW.OASISNYC.NET/MAP ON DECEMBER 30, 2014.

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

200 0 100 200
SCALE IN FEET

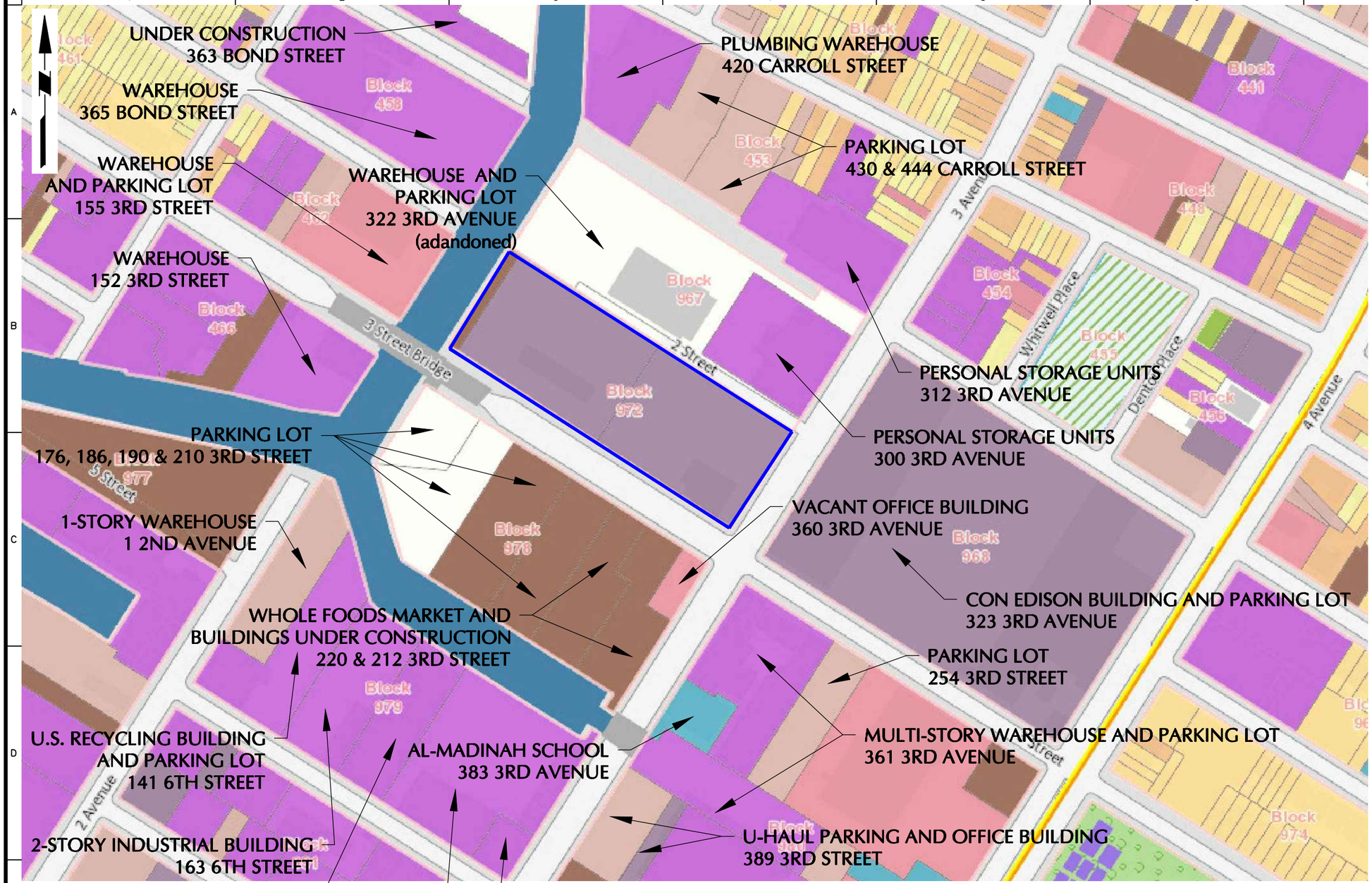
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com
NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA OHIO
VIRGINIA WASHINGTON DC FLORIDA NORTH DAKOTA CALIFORNIA
ABU DHABI ATHENS DOHA DUBAI ISTANBUL
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

Project
175-225 3rd Street
BLOCK No. 972, LOT Nos. 1, 43, and 58
BROOKLYN
KINGS NEW YORK

Figure Title
SITE MAP WITH 1,000 FOOT RADIUS

Project No. 170311301	Figure No. 2
Date 1/29/2015	
Scale AS SHOWN	
Drawn By NB / Checked By RM	
Submission Date	Sheet 2 of 5

Filename: \\langan.com\data\NY\data3\170311301\Cadd Data - 170311301\2D-DesignFiles\BCP App\Figure 2 - Site Map with 1000 ft radius_2015-01-29.dwg Date: 1/29/2015 Time: 20:51 User: pmcmahon Style Table: Langan.stb Layout: ARCHC-BL



LEGEND:

- SITE BOUNDARY
- 1,000 FOOT RADIUS
- 1 & 2 FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MIXED USE
- OPEN SPACE & OUTDOOR RECREATION
- COMMERCIAL
- INSTITUTIONS
- INDUSTRIAL
- PARKING
- TRANSPORTATION/UTILITIES
- VACANT LOTS

NOTES:

1. BASE MAP TAKEN FROM WWW.OASISNYC.NET/MAP ON DECEMBER 30, 2014.

200 0 100 200
SCALE IN FEET

LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan International LLC
Collectively known as Langan

Project
175-225 3rd Street
BLOCK No. 972, LOT Nos. 1, 43, and 58
BROOKLYN
KINGS NEW YORK

Drawing Title
ADJACENT PROPERTY AND SURROUNDING LAND USES

Project No. 170311301	Figure No. 3
Date 12/30/2014	
Scale AS SHOWN	
Drawn By MLR	
Submission Date	Sheet 3 of 5

Filename: \\langan.com\data\NY\data3\170311301\Cadd Data - 170311301\2D-DesignFiles\BCP App\Figure 3 - Adjacent Property and Surrounding Land Uses.dwg Date: 1/29/2015 Time: 18:48 User: mrogers Style Table: Langan.stb Layout: ANSIB-BL

LEGEND:

- SITE BOUNDARY
- Borough Boundary
- Tax Block Boundary
- 50 Tax Block Number
- Tax Lot Boundary
- 50 Tax Lot Number
- ~~50~~ Condo FKA Tax Lot Number
- 50.5 Tax Lot Dimension
- +/-5.5 Approximate Tax Lot Dimension
- C50 Condo Flag/Condo Number
- A50 Air Right Flag/Lot Number
- S50 Subterranean Right Flag/Lot Number
- R REUC Flag
- Under Water Tax Lot Boundary
- Other Boundary
- 1 Possession Hook
- Misc Miscelaneous Text
- 1500 - 1550 Condo Units Range Label
- Small Tax Lot Dimension
- Building Footprint
- Surface Water

NOTE:

BASE MAP TAKEN FROM NEW YORK CITY DEPARTMENT OF FINANCE (NYC DOF) DIGITAL TAX MAP DATABASE ON DECEMBER 30, 2014.

200 0 100 200
SCALE IN FEET

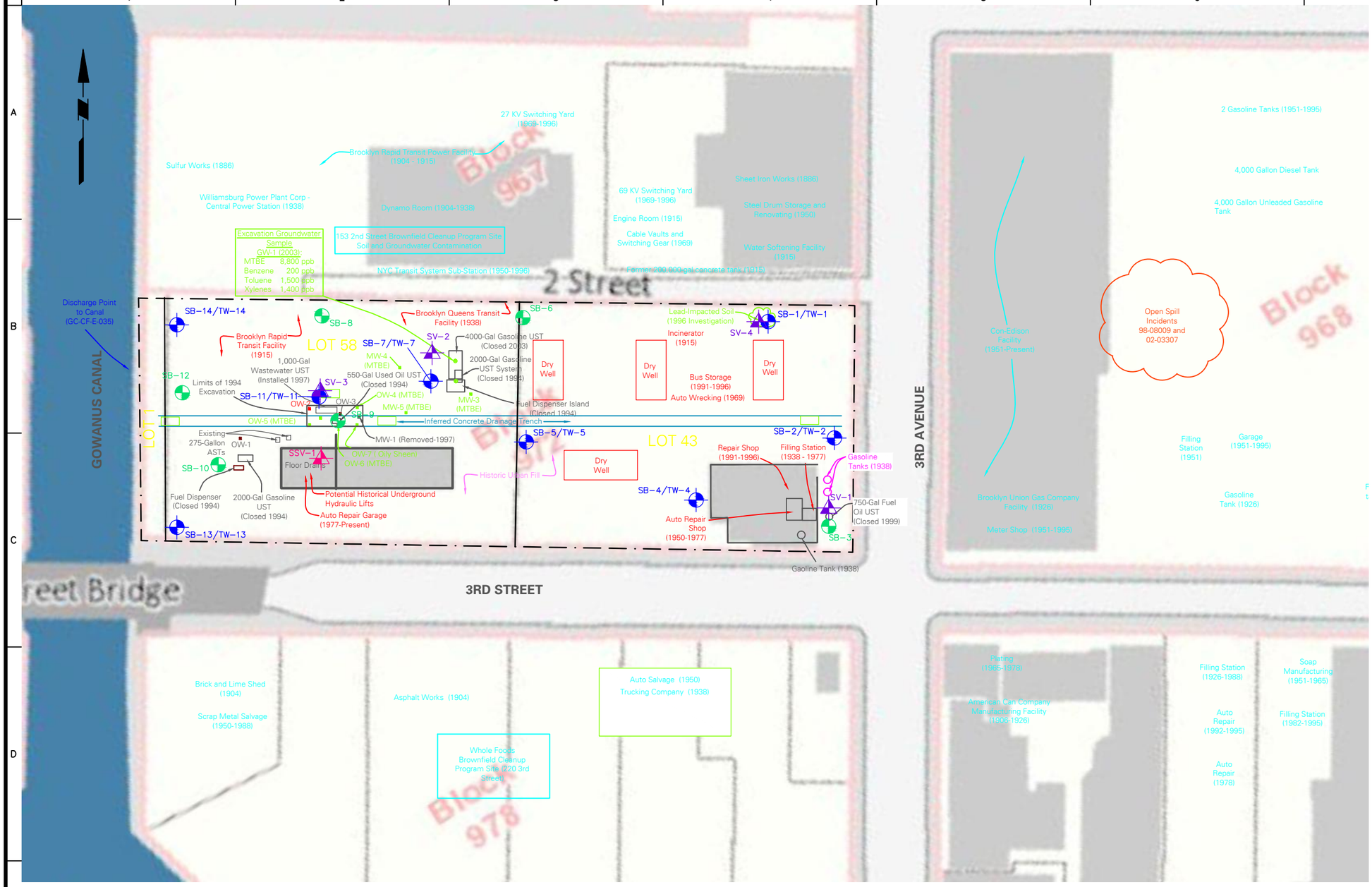
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan International LLC
Collectively known as Langan

Project
175-225 3rd Street
BLOCK No. 972, LOT Nos. 1, 43, and 58
BROOKLYN
KINGS NEW YORK

Drawing Title
TAX MAP LOCATION PLAN

Project No. 170311301	Figure No. 4
Date 12/30/2014	
Scale AS SHOWN	
Drawn By MLR	
Submission Date	Sheet 4 of 5

Filename: \\langan.com\data\NY\data3\170311301\Cadd Data - 170311301\2D-DesignFiles\BCP App\Figure 4 - Tax Map.dwg Date: 1/29/2015 Time: 18:50 User: mrogers Style Table: Langan.stb Layout: ANSIB-BL



LEGEND:

- PROPERTY BOUNDARY
- OW-1 (MTBE) — OBSERVATION WELL (DETECTION DURING 1999 SAMPLING EVENT)
- MW-1 (MTBE) — MONITORING WELL (DETECTION DURING 1999 SAMPLING EVENT)
- APPROXIMATE LOCATIONS OF TEST PITS EXCAVATED IN 1997 CONTAINING HAZARDOUS LEAD
- SB-3 — PROPOSED SOIL BORING LOCATION
- SB-4/TW-4 — PROPOSED SOIL BORING/TEMPORARY WELL LOCATION
- SSV-1 — PROPOSED SUB-SLAB VAPOR LOCATION
- SV-1 — PROPOSED SOIL VAPOR LOCATION
- SUBJECT PROPERTY BOUNDARY

REC 1: CURRENT AND HISTORICAL USE OF SUBJECT PROPERTY

REC 2: KNOWN SOIL AND GROUNDWATER CONTAMINATION AT SUBJECT PROPERTY

REC 3: POSSIBLE ORPHANED USTs AT SUBJECT PROPERTY

REC 4: DISCHARGE TO GOWANUS CANAL

REC 5: SPILL INCIDENTS AT ADJOINING PROPERTIES

REC 6: HISTORICAL AND CURRENT SURROUNDING PROPERTY USAGE

NON-ASTM ENVIRONMENTAL CONCERN: HISTORICAL URBAN FILL MATERIAL

NOTES :

1) REC = RECOGNIZED ENVIRONMENTAL CONDITION

2) BASE MAP IS FROM www.bing.com/maps

3) DATA, PROPERTY BOUNDARIES, AND BUILDING LOCATIONS ARE APPROXIMATE.

80 0 40 80
SCALE IN FEET

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Project
175-225 3rd Street
BLOCK No. 972, LOT Nos. 1, 43, and 58
BROOKLYN
KINGS NEW YORK

Drawing Title
ENVIRONMENTAL CONDITIONS PLAN

Project No. 170311301	Figure No. 5
Date 1/29/2015	
Scale 1/8" = 1'	
Drawn By MLR	
Submission Date	Sheet 5 of 5

Filename: \\langan.com\data\NY\data3\170311301\Cadd Data - 170311301\2D-DesignFiles\BCP App\Figure 5 - Env Conditions Plan.dwg Date: 1/30/2015 Time: 16:20 User: nrice Style Table: Langan.stb Layout: ANSIB-BL

ATTACHMENT C
Section VI. Project Description

- Schedule

ATTACHMENT C

SECTION VI: PROJECT DESCRIPTION

Purpose and Scope of Project

The site is currently occupied by a Verizon operations, maintenance, and administrative facility, which includes a vehicle maintenance garage, a service vehicle parking area, a work center, roll-off containers for equipment storage, a steel shed, and administrative offices. The purpose of the project is to develop an underutilized, contaminated parcel, while implementing remedial measures that are protective of human health and the environment.

The proposed re-development project is still in early planning stages and is subject to change as potential zoning changes materialize. Currently, the contemplated project includes the construction of a building that would encompass approximately 280,000 square feet with a mix of retail and office space; however, the majority of the proposed building would be office use. Development would include demolition of existing structures and removal of soil to accommodate at least a partial basement level and foundation components. Remediation would be completed in accordance with an approved Remedial Action Work Plan (RAWP) and Construction Health and Safety Plan (CHASP). The RAWP will be prepared to address potential impacts to human health and the environment as appropriate for the proposed use.

According to the New York City Planning Commission (NYCPC) Zoning Map 16c, dated September 24, 2013, the Subject Property is located in an M2-1 manufacturing district. The M2 districts occupy the middle ground between light and heavy industrial areas; however, based on the requirements listed in the City of New York Department of City Planning Zoning Resolution, Article IV: Manufacturing District Regulations, dated October 19, 2013, certain types of retail and office spaces are permitted in M2 Districts.

Estimated Project Schedule

The remediation will be coordinated with the redevelopment of the project, as detailed in the estimated, preliminary project schedule attached. The schedule includes seven months for implementation of remedial activities and eleven months for the balance of redevelopment activities.

Attachment C

Brownfield Cleanup Program Application
225 3rd Street
Brooklyn, NY

Item	Action	2015 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2016 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2017 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	175-225 3rd Street																																				
1	BCP Application Preparation and Submittal																																				
2	BCP Application NYSDEC Review/Completeness Determination																																				
3	BCP Application Public Comment Period																																				
4	BCP Agreement																																				
5	RIWP Preparation/Submittal																																				
6	RIWP NYSDEC Review																																				
7	RIWP Public Comment Period																																				
8	RI Implementation/RIR Preparation and Submittal																																				
9	RIR NYSDEC Review and Approval																																				
10	RAWP Preparation and Submittal																																				
11	RAWP NYSDEC Review and Approval																																				
12	RAWP Public Comment Period																																				
13	Development Design and Permitting																																				
14	Implement RAWP Concurrent with Construction																																				
15	SMP/FER Preparation																																				
16	SMP/FER Review and Approval																																				
17	Balance of Construction																																				
18	Final CO																																				

Notes:

a) RIWP = Remedial Investigation Work Plan
b) RIR = Remedial Investigation Report
c) RAWP = Remedial Action Work Plan
d) RI = Remedial Investigation
e) BCP = Brownfield Cleanup Program
f) NYSDEC = New York State Department of Environmental Conservation

ATTACHMENT D
Section VII. Property's Environmental History

- Previous Environmental Reports:
    - Underground Storage Tank (UST) Closures, NYNEX/New York Telephone, 175 3rd Street, Brooklyn, New York, Prepared by Lexicon Environmental Associates, Inc. (Lexicon), dated September 21, 1994
    - Monitoring Well Installation, Quarterly Ground Water Monitoring and Geoprobe® Investigation Report Prepared by Lexicon, dated April 24, 1996
    - Fourth Quarter Ground Water Monitoring Report Prepared by Lexicon, dated June 26, 1996
    - Fifth Quarter Ground Water Monitoring Report Prepared by Lexicon, dated August 21, 1996
    - Investigation of Subsurface Structure and Soil Remediation Report, Prepared by Lexicon Environmental Associates, Inc., dated May 14, 1999
    - Letter to John Quatrale of Bell Atlantic, Prepared by Joel Rogers of Lexicon, dated September 14, 1999
    - Letter to Mark Tibbe of New York State Department of Environmental Conservation (NYSDEC), Prepared by John Quatrale of Bell Atlantic, dated September 15, 1999
    - Letter to NYSDEC, Prepared by 201 Third Street Properties, LLC Regarding the Removal of a UST, dated January 10, 2000
    - Letter to John Quatrale of Verizon, Prepared by Mark Tibbe of NYSDEC, dated December 4, 2000
    - Underground Storage Tank Closure Report, Prepared by Gannett Fleming Engineers and Architects, P.C. (Gannett Fleming), dated October 2003
    - Phase I Environmental Site Assessment, 175-225 3rd Street, Brooklyn, New York, Prepared by Langan, dated July 1, 2008
    - Letter to Verizon Communications, Request for Information Pursuant to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Prepared by United

State Environmental Protection Agency (USEPA) dated October 28, 2010

- Hazardous Waste Generators/Transporters Identified Within a 1/8 Mile Radius Prepared by Toxics Targeting, Inc., dated December 15, 2010
- Facility Inventory – NY35549, dated December 17, 2010
- Letter to USEPA, Response to USEPA Gowanus Canal Superfund Request for Information, Prepared by Verizon New York, dated March 10, 2011; and Supplemental Response to USEPA Gowanus Canal Superfund Request for Information, dated June 4, 2012
- Gowanus Canal Superfund Site Potentially Responsible Party (PRP), dated January 2013
- Phase I Environmental Site Assessment, 175-225 3rd Street, Brooklyn, New York, Prepared by Langan, dated July 24, 2014
- Phase II Environmental Site Investigation, 175-225 3rd Street, Brooklyn, New York, Prepared by Langan, dated August, 2014

ATTACHMENT D
SECTION VII. ENVIRONMENTAL HISTORY

Item 1 Response

Environmental reports and related documents prepared for the site and summarized below include the following (copies are provided in this attachment):

- *Underground Storage Tank (UST) Closures, NYNEX/New York Telephone, 175 3rd Street, Brooklyn, New York, Prepared by Lexicon Environmental Associates, Inc. (Lexicon), dated September 21, 1994*
- *Monitoring Well Installation, Quarterly Ground Water Monitoring and Geoprobe® Investigation Report Prepared by Lexicon, dated April 24, 1996*
- *Fourth Quarter Ground Water Monitoring Report Prepared by Lexicon, dated June 26, 1996*
- *Fifth Quarter Ground Water Monitoring Report Prepared by Lexicon, dated August 21, 1996*
- *Environmental Assessment (EA) Report, 356 Third Avenue and 201 3rd Street, Brooklyn, New York, prepared by EAAI, dated October 23, 1996*[1]
- *Letter Report Prepared by Mac Consultants, Inc., dated December 20, 1996*[1]
- *Investigation of Subsurface Structure and Soil Remediation Report, Prepared by Lexicon Environmental Associates, Inc., dated May 14, 1999*
- *Letter to John Quatrale of Bell Atlantic, Prepared by Joel Rogers of Lexicon, dated September 14, 1999*
- *Letter to Mark Tibbe of New York State Department of Environmental Conservation (NYSDEC), Prepared by John Quatrale of Bell Atlantic, dated September 15, 1999*
- *Letter to NYSDEC, Prepared by 201 Third Street Properties, LLC Regarding the Removal of a UST, dated January 10, 2000*
- *Letter to John Quatrale of Verizon, Prepared by Mark Tibbe of NYSDEC, dated December 4, 2000*
- *Underground Storage Tank Closure Report, Prepared by Gannett Fleming Engineers and Architects, P.C. (Gannett Fleming), dated October 2003*
- *Phase I Environmental Site Assessment, 175-225 Third Street, Brooklyn, New York, Prepared by Hillmann Group, LLC, dated November 27, 2006*[1]
- *Phase I Environmental Site Assessment, 175-225 3rd Street, Brooklyn, New York, Prepared by Langan, dated July 1, 2008*

[1] Summaries of these documents were provided in Langan's 2008 Phase I Environmental Site Assessment. Copies of the documents were not available.

- *Letter to Verizon Communications, Request for Information Pursuant to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Prepared by United State Environmental Protection Agency (USEPA) dated October 28, 2010*
- *Hazardous Waste Generators/Transporters Identified Within a 1/8 Mile Radius Prepared by Toxics Targeting, Inc., dated December 15, 2010*
- *Facility Inventory – NY35549, dated December 17, 2010*
- *Letter to USEPA, Response to USEPA Gowanus Canal Superfund Request for Information, Prepared by Verizon New York, dated March 10, 2011; and Supplemental Response to USEPA Gowanus Canal Superfund Request for Information, dated June 4, 2012*
- *Gowanus Canal Superfund Site Potentially Responsible Party (PRP), dated January 2013*
- *Phase I Environmental Site Assessment, 175-225 3rd Street, Brooklyn, New York, Prepared by Langan, dated July 24, 2014*
- *Phase II Environmental Site Investigation, 175-225 3rd Street, Brooklyn, New York, Prepared by Langan, dated August, 2014*

All reports and documents noted above were prepared for properties that comprise the proposed brownfield site (Tax Block 972, Lots 1, 43 and 58). The following is a summary of each document listed above.

UST Closures, NYNEX/New York Telephone, 175 3rd Street, Brooklyn, New York, Prepared by Lexicon, dated September 21, 1994

This report documented activities associated with the removal of two 2,000-gallon gasoline USTs and one 550-gallon used oil UST from the western portion of Lot 58. The 550-gallon UST and one 2,000 gallon UST were located northeast of the existing brick building, and a second 2,000-gallon UST was located northwest of the brick building. Lexicon Environmental Associates, Inc. (Lexicon) removed the USTs and associated piping and dispenser islands adjacent to the gasoline USTs in May and June of 1994. The USTs appeared in good condition with no evidence of pitting or corrosion.

The report also references a Limited Phase I/II performed at the site between October and November 1992. The Limited Phase II included soil and groundwater sampling to assess the subsurface conditions in the vicinity of both gasoline USTs and used oil UST. Soil and groundwater samples were submitted for laboratory analysis for volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs). Results found the presence of benzene, toluene, ethylbenzene and total xylenes (BTEX) and methyl tert-butyl ether (MTBE) in groundwater samples collected near the southeastern gasoline UST at concentrations above the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and guidance values (benzene at 3 micrograms per liter [µg/L], toluene at 16

µg/L, total xylenes at 8 µg/L and MTBE at 11 µg/L). Total polynuclear aromatic hydrocarbons (PAHs) were detected in soil samples collected around the used oil UST (maximum 12.5 milligrams per kilogram [mg/kg]) and northeastern gasoline UST (0.920 mg/kg).

Northwest 2,000-gallon UST

Residual soil contamination was observed within the excavation of the 2,000-gallon UST located northwest of the brick building, and 147 tons of impacted soil were subsequently excavated. Post-excavation soil samples were analyzed for VOCs and the results showed no concentrations above the analytical method detection limits.

Southeastern 2,000-gallon UST and Dispenser

Soil contamination was observed in the UST excavation and below the dispenser. Approximately 770 tons of impacted soil were subsequently removed. Post-excavation soil samples included soil and groundwater samples, which were submitted for laboratory analysis of VOCs. Soil sample results were compared to NYSDEC Part 375 Unrestricted Use and Restricted Use Residential Soil Cleanup Objectives (SCO). VOCs detected at concentrations above Unrestricted Use SCOs are as follows (VOCs at concentrations above the Restricted Use Residential SCOs are in bold):

- Benzene (1.1 milligram per kilogram [mg/kg])
- Ethylbenzene (6.5 mg/kg)
- Toluene (11 mg/kg)
- Total xylenes (maximum 54 mg/kg)
- N-propylbenzene (7.9 mg/kg)
- **1,2,4-Trimethylbenzene (450 mg/kg)**
- **1,3,5-Trimethylbenzene (160 mg/kg)**
- **Naphthalene (130 mg/kg)**

The groundwater sample was compared to the NYSDEC TOGS 1.1.1 AWQS and guidance values. Several VOCs were detected above the AWQS as follows:

- Benzene (1.4 µg/L)
- Ethylbenzene (9.5 µg/L)
- Toluene (6.2 µg/L)
- Total Xylenes (22.4 µg/L)
- 1,2,4-Trimethylbenzene (23 µg/L)
- Naphthalene (16 µg/L)
- Methyl tert-butyl ether (130 µg/L)

550-Gallon UST

The 550-gallon used oil UST appeared to be in good condition with no pitting or corrosion; however, the piping connected to the UST appeared to be corroded. Strong petroleum odors were observed several feet below the bottom of the tank. Groundwater was not encountered during the removal of the tank. Approximately 17 tons of impacted soil were subsequently disposed off-site. PAH concentrations in post-excavation soil samples collected from the sidewalls and bottom of the excavation were detected at concentrations above the Unrestricted Use and Restricted Residential Use SCOs as follows (VOCs at concentrations above the Restricted Use Residential SCOs are in bold):

- **Benzo(a)anthracene (maximum 7.50 mg/kg)**
- **Benzo(a)pyrene (maximum 9.70 mg/kg)**
- **Benzo(b)fluoranthene (maximum 7.80 mg/kg)**
- **Benzo(k)fluoranthene (maximum 7.30 mg/kg)**
- **Chrysene (maximum 9.80 mg/kg)**
- **Dibenzo(a,h)anthracene (maximum 2.00 mg/kg)**
- **Indeno(1,2,3-cd)pyrene (maximum 6.30 mg/kg)**

Lexicon concluded that the Northwest UST area required no further action; however, the former Southeast UST areas required further investigation. Lexicon recommended that additional soil borings and five groundwater monitoring wells be installed to evaluate impacts from these USTs.

Monitoring Well Installation, Quarterly Ground Water Monitoring and Geoprobe® Investigation Report Prepared by Lexicon, dated April 24, 1996

Lexicon was contracted to conduct additional site investigation and quarterly groundwater monitoring in the southeastern gasoline and used oil UST areas. In February and March 1995, Lexicon installed and sampled five monitoring wells (MW-1 through MW-5) and sampled an existing monitoring well (OW-1) as part of the first quarter groundwater monitoring event. The second quarter event (July 1995) and third quarter event (December 1995) only included three of the newly installed monitoring wells (MW-3 through MW-5). Light non-aqueous phase liquid (LNAPL) was detected in MW-1 and MW-2, located in the vicinity of the used oil UST, during the second and third quarterly events. LNAPL thickness was measured at 1.37 feet and 0.06 feet in MW-1 and MW-2, respectively, during the third quarter sampling event. Results of the quarterly groundwater sampling from March through December 1995 showed petroleum-related VOCs, including BTEX and MTBE at concentrations exceeding the AWQS as follows:

- Benzene (maximum 4.52 µg/L in MW-2; March 1995)
- Ethylbenzene (6.25 µg/L in MW-2; March 1995)
- Total Xylenes (maximum 60.4 µg/L in MW-2; March 1995)
- MTBE (maximum 161 µg/L in MW-2; March 1995)

Soil samples were collected from monitoring well locations during their installation in February 1995. Results showed one VOC, total xylenes, and PAHs at concentrations above the Unrestricted Use SCOs as follows (contaminants detected above Restricted Use Residential SCOs are in bold):

- Total Xylenes
  (1.57 mg/kg in SB-2/MW-2)
- **Benzo(a)anthracene**
  (1.60 J mg/kg in SB-2/MW-2)
- **Benzo(a)pyrene**
  (1.60 J mg/kg in SB-2/MW-2)
- **Benzo(b)fluoranthene**
  (1.70 J mg/kg in SB-2/MW-2)
- Benzo(k)fluoranthene
  (1.10 J mg/kg in SB-2/MW-2)
- Chrysene
  (1.70 J mg/kg in SB-2/MW-2)

In November 1995, Lexicon collected soil and groundwater samples to delineate the extent of LNAPL in MW-1 and MW-2. Soil samples were submitted for laboratory analysis of TPH and PAHs. TPH concentrations ranged from 30 to 46,000 mg/kg and total PAH concentrations ranged from not detected to 150,990 mg/kg.

Because of the presence of LNAPL near the used oil UST, intermittent LNAPL removal was performed for MW-1 and MW-2. Based on results from the quarterly sampling events, Lexicon recommended:

- Additional soil excavation in the vicinity of the used oil UST;
- The installation of a recovery well for passive LNAPL recovery;
- The installation of monitoring wells up-gradient and down-gradient of the impacted area; and
- Complete a fate and transport model to evaluate contaminant migration off-site.

During the second quarter monitoring event, contaminant concentrations in the vicinity of the southeastern gasoline UST decreased to below applicable state standards and a no further action was issued.

Fourth Quarter Ground Water Monitoring Report Prepared by Lexicon, dated June 26, 1996

The fourth quarter sampling event occurred in March 1996 for wells MW-3 through MW-5 only, due to the presence of LNAPL in monitoring wells MW-1 and MW-2. LNAPL thickness was

measured as 1.62 and 0.05 feet in MW-1 and MW-2, respectively. Results showed that MTBE was detected at a concentration above its AWQS in MW-4 (11 µg/L) and MW-5 (220 µg/L).

Fifth Quarter Ground Water Monitoring Report Prepared by Lexicon, dated August 21, 1996

The fifth quarter sampling event occurred in June 1996 for wells MW-3 through MW-5 only, due to the presence of LNAPL in monitoring wells MW-1 and MW-2. LNAPL thickness was measured as 3.71 and 4.66 feet in MW-1 and MW-2, respectively. Results showed that MTBE was detected at a concentration above its AWQS in MW-5 (39 µg/L).

NYSDEC approved the recommended plan to address contamination associated with the used oil UST proposed in Lexicon's April 1996 quarterly monitoring plan, which included:

- Additional soil excavation in the vicinity of the used oil UST;
- The installation of a recovery well for passive LNAPL recovery;
- The installation of monitoring wells up-gradient and down-gradient of the impacted area; and
- Complete a fate and transport model to evaluate contaminant migration off-site.

Environmental Assessment Report, 356 Third Avenue and 201 3rd Street, Brooklyn, New York, prepared by EAAI, dated October 23, 1996

The Environmental Assessment included a public record review, interviews, a site visit, a lead paint and asbestos evaluation, and soil sampling. The EA report identified the following recognized environmental condition (RECs):

- Three active aboveground storage tanks (ASTs) that appeared in noncompliance with State or Federal Petroleum Bulk Storage (PBS) regulations;
- Three storage tanks formerly located at the southeast corner of the site;
- Elevated lead, arsenic, chromium and mercury concentrations in the surface soil on the eastern portion of the site; and
- Potentially lead-based paint in the two single-story brick structures.

Letter Report Prepared by Mac Consultants, Inc., dated December 20, 1996

MAC conducted a soil investigation to delineate mercury and lead contamination detected during EAAI's 1996 Environmental Assessment. Based on analysis of soil samples, MAC concluded that elevated mercury and lead concentrations were confined to an approximately 300-square-foot area near the intersection of 3rd Avenue and 2nd Street.

Investigation of Subsurface Structure and Soil Remediation Report, Prepared by Lexicon Environmental Associates, Inc., dated May 14, 1999

This report documented soil removal from the former 550-gallon used oil UST area. The findings and conclusions of the investigation are as follows:

- Approximately 370 cubic yards of impacted soil were removed from the former 550-gallon used oil UST area.
- A concrete trough was uncovered during soil excavation. Subsequent test pit investigation confirmed that the trough extended parallel to 3rd Street along the entire length of Lot 58. Soil sample analysis indicated hazardous concentrations of lead (15.9 milligram per liter [mg/L] by Toxicity Characteristic Leaching Procedure [TCLP] extraction); consequently, 28 tons of lead-contaminated soil were removed and disposed of off site.

Lexicon concluded that the trough would likely act as a conduit for migration of off-site contaminant sources onto the site and that all or a substantial portion of hydrocarbon impacts in the area were attributable to historical drainage from the trough.

Letter to John Quatrale of Bell Atlantic, Prepared by Joel Rogers of Lexicon, dated September 14, 1999

This letter recommended that Bell Atlantic request NYSDEC to close Spill Number 94-02981, based on the analytical results of groundwater investigations. The sampling data indicated that concentrations of PAHs and VOCs were below NYSDEC "Extraction Guidance Values" with the exception of MTBE. While a thin layer of LNAPL was present in one well, laboratory analysis suggested it was from an off-site source. Based on the analytical data, Lexicon reported that closure of the spill case was warranted.

Letter to Mark Tibbe of NYSDEC, Prepared by John Quatrale of Bell Atlantic, dated September 15, 1999

In this letter, Mr. Quatrale requested that NYSDEC close Spill Number 94-02981 based on the recommendation by Lexicon. Lexicon's September 14, 1999 letter report recommending the spill case closure was attached to this letter.

Letter to NYSDEC, Prepared by 201 Third Street Properties, LLC Regarding the Removal of a UST, dated January 10, 2000

This letter documented the closure of a UST on the site. Eastmond & Sons, Inc. removed a 750-gallon fuel oil UST from the area near the intersection of 3rd Avenue and 3rd Street in

December 1999. Five post-excavation soil samples were collected from the excavation and analyzed for VOCs. All sample analyses indicated VOC concentrations below NYSDEC cleanup objectives.

Letter to John Quatrale of Verizon, Prepared by Mark Tibbe of NYSDEC, dated December 4, 2000

In this letter, NYSDEC stated that no further investigation or response was required to address Spill Number 94-02981.

Underground Storage Tank Closure Report, Prepared by Gannett Fleming, dated October 2003

This report documented the removal of a 4,000-gallon gasoline UST on the western portion of the site (Lot 58), installed in 1994. Gannett Fleming performed the tank closure on July 15 and 16, 2003.

During the closure, the UST was removed, the pump island was demolished, and the associated piping and appurtenances were either removed or capped at grade. The UST appeared to be in good condition. No separate-phase hydrocarbons were observed during the tank closure. Post-excavation soil samples were collected from the sidewalls and from beneath the pump island. A groundwater sample was also collected from the excavation area. Soil and groundwater samples were collected and analyzed for VOCs and New York Spill Technology and Remediation Series (STARS) list compounds. Laboratory results were compared to NYSDEC Part 375 Unrestricted Use and Restricted Use Residential SCOs. Only one of the sidewall samples and the pump island sample had VOC detections. Total xylenes were detected at a concentration (1.6 mg/kg) above the Unrestricted Use SCO in one soil sample. The groundwater sample results showed several VOCs at concentrations exceeding the NYSDEC TOGS 1.1.1 AWQS and guidance values as follows: benzene at 200 µg/L, toluene at 1,500 µg/L, xylenes at 1,400 µg/L, 1,2,4-trimethylbenzene at 520 µg/L, 1,3,5-trimethylbenzene at 100 µg/L, naphthalene at 99 µg/L and MTBE at 8,800 µg/L.

Based on the age, construction, and condition of the UST, Gannett concluded that the soil and groundwater contamination in the UST area was likely related to historical on-site and off-site sources.

Phase I Environmental Site Assessment, 175-225 Third Street, Brooklyn, New York, Prepared by Hillmann Group, LLC, dated November 27, 2006

The Phase I ESA concluded that the historical uses of the site and lack of information regarding the proper closure of the gasoline USTs were considered RECs. Hillmann recommended obtaining additional information about the current and previous USTs associated with the

vehicle service garage on Lot 58, and performing a Phase II investigation to determine whether potential contamination existed at:

1. The location of the former gasoline filling station at the corner of 3rd Avenue and 3rd Street;
2. The northeastern portion of the site where elevated levels of lead and mercury were detected in soil samples;
3. The Verizon vehicle service garage and the associated current and historical UST areas; and
4. Areas throughout the site that contain historical fill.

Phase I Environmental Site Assessment, 175-225 3rd Street, Brooklyn, New York, Prepared by Langan, dated July 1, 2008

The Phase I ESA report was prepared in accordance with American Society for Testing and Materials (ASTM) E 1527-05.

The Phase I ESA report identified the following RECs:

1. Historical use of the site including use as a manufacturing facility, an auto repair facility with filling station, and a municipal transit facility;
2. Petroleum storage tanks and related soil and groundwater impacts, including two or three additional USTs remaining on the site;
3. Concrete trough and hazardous waste, estimated to extend to the Gowanus Canal, transecting the central portion of Lot 58, and potentially also transecting Lot 43;
4. Lead-impacted soil on Lot 43; and
5. Historical use of adjacent properties, including commercial and light manufacturing.

Letter to Verizon Communications, Request for Information Pursuant to CERCLA, Prepared by USEPA dated October 28, 2010

In this letter, USEPA requested information pertaining to Verizon's properties near the Gowanus Canal. USEPA stated it expected a full response within 30 days of the receipt of this letter.

Hazardous Waste Generators/Transporters Identified Within a 1/8 Mile Radius Prepared by Toxics Targeting, Inc., dated December 15, 2010

The site (Facility ID. NYD987028008) was identified as a hazardous waste generator of spent halogenated solvents (184 pounds) in 1994, lead in 1999 (23 tons), and benzene in 2000 (285 pounds) and 2001 (360 pounds).

Facility Inventory – NY35549, dated December 17, 2010

The inventory indicates the various petroleum products and hazardous chemicals are stored and used at the site, including: engine oils, antifreeze, lubricants, and transmission fluids.

Letter to USEPA, Response to USEPA Gowanus Canal Superfund Request for Information, Prepared by Verizon New York, dated March 10, 2011; and Supplemental Response to USEPA Gowanus Canal Superfund Request for Information, dated June 4, 2012

In these letters, Verizon responded to the request for information sent by the USEPA. Verizon supplied the following information in the initial and follow-up letters:

1. Information related to Verizon New York facilities located at the following property addresses:

    a. 318 Nevins Street, Brooklyn, New York;
    b. Third Avenue and Third Street, Brooklyn, New York (Lot 58 of the site);
    c. Bond and Sackett Streets, Brooklyn, New York (circa 1977-1979); and
    d. 201 Third Street, Brooklyn, New York (Lot 43 of the site).

2. Verizon New York accepted responsibility for the possible releases of hazardous substances including gasoline and waste oil on Lot 58 of the site and believes that releases were not fully contained and migrated to soil and groundwater.
3. Verizon New York stated that the subsurface structure ("trough") that transects Lots 43 and 58 of the site was part of a former drainage system that predates their lease and "may have impacted the environment or the Gowanus Canal."
4. A Floor Drain Inventory, dated December 1995, for Lot 58 of the site was provided within the response. The inventory determined that floor drains within the garage bay discharged to outside storm water drains that discharge to the Gowanus Canal. This inventory provided a recommendation to connect the floor drains to an oil water separator.

Gowanus Canal Superfund Site Potentially Responsible Party (PRP), dated January 2013

USEPA gathered the names of possible source parties for the Gowanus Canal. These sources were identified during a "Phase 1" investigation done in 2004 by the US Army Corps of Engineers and are based mainly on environmental databases, historical Sanborn maps, online archives, state and local records, and from information submitted by other parties, including New York City, National Grid and members of the public. USEPA then sent each party an information request letter, the Superfund equivalent of a subpoena. Verizon was listed as a PRP.

Phase I Environmental Site Assessment, 175-225 3rd Street, Brooklyn, New York, Prepared by Langan, dated July 24, 2014

The Phase I ESA report was prepared in accordance with ASTM E 1527-13. The Phase I ESA report identified the following RECs (see Figure 5):

1. Current and historical use of the site includes a coal and stone yard with wagon painting (1886 to 1904), blacksmith (1904), a transit facility (1915 to 1938), an automobile wrecking facility (1934 to 1950), a filling station with gasoline tanks (1950 to 1977), and automobile repair facilities with hydraulic lifts (1950 to present). Additionally, an underground drainage system, comprised of four drywell systems, is present on Lot 43;
2. Previous investigations have indicated that VOCs and lead are present in soil and/or groundwater at concentrations that exceed applicable standards;
3. Possible Orphaned USTs at the site;
4. The site, New York Telephone Co., was listed as a small quantity generator (SQG) (EPA ID No. NYD987028008) in 1993, as "Not a Generator" in 1999 and 2006, and as a large quantity generator (LQG) in 2001. Waste types included lead, non-listed ignitable wastes, benzene, and spent halogenate solvents;
5. Verizon, the current site tenant, was named as a "Potentially Responsible Party" for the Gowanus Canal Superfund site;
6. Two open spill incidents (Spill No. 98-08009 and 02-03307) are associated with the up-gradient eastern adjoining Consolidated Edison facility. According to listing information, several USTs and petroleum-impacted soil have been removed; however, both spills remain open pending further remediation;
7. Current and historical use of surrounding properties;
8. Adjoining Superfund and Brownfield Cleanup Program (BCP) sites; and
9. Subsurface strata consists of historical fill material underlain by organic silt.

Phase II Environmental Site Investigation, 175-225 3rd Street, Brooklyn, New York, Prepared by Langan, dated August 2014

The Phase II Environmental Site Investigation was conducted to investigate potential impacts from RECs identified by Langan in a Phase I ESA dated July 27, 2014. The Phase II ESI was implemented between July 16 and 23, 2014 and included:

- A geophysical survey to locate potential USTs and other subsurface structures;
- The advancement of 14 soil borings to depths up to 10 feet below grade and collection of 28 soil samples (see Figure 5);
- Installation of eight temporary groundwater monitoring wells and collection of eight groundwater samples.

- Installation of five soil vapor points and the collection of five soil vapor samples.

Based on the site investigation, the following conclusions and recommendations were made:

- Petroleum Spill – Based on field observations and analytical results from soil and groundwater samples, a petroleum spill, likely gasoline, occurred close to the maintenance garage on Lot 58. Accordingly, the NYSDEC spill hotline was called and Spill No. 1405008 was issued.

- Potential USTs – The geophysical survey identified an anomaly consistent with a UST in the western portion of the site, north of the garage. The Phase I ESA identified a closed oil UST and a wastewater UST in this area.

- Soil – Beneath the site-wide asphalt cap, historical fill material was observed within each soil boring to depths of about 5 to 10 feet below grade. The fill is primarily consisted of brown silty sand with gravel, concrete, wood, brick, stone and debris. Visual, olfactory, and/or instrumental evidence of petroleum impacts was observed in borings SB-4, SB-5, SB-7, SB-8, SB-9, SB-12, and SB-14. The following constituents were detected in soil at concentrations that exceed their respective Unrestricted Use and/or Restricted Use Residential SCOs and Resource Conservation and Recovery Act (RCRA) Maximum Concentrations for Toxicity Characteristic.

  VOCs: VOCs were detected above Unrestricted Use SCOs in one or more samples from each soil boring with the exception of SB-2, SB-3, SB-6, SB-9 and SB-11.

  - 1,2,4-trimethylbenzene – 8.3 milligram per kilogram (mg/kg) in SB-7_4-5 to 54 mg/kg in SB-14_5-6
  - 3,5-trimethylbenzene – 14 mg/kg in SB-5_4-5.5 to 34 mg/kg in SB-14_5-6
  - acetone – 0.053 mg/kg in SB-8_4-5 to 9 mg/kg in SB-12_6-7
  - Ethylbenzene – 240 mg/kg in SB-14_5-6
  - n-propylbenzene – 16 mg/kg in SB-12_6-7 to 18 mg/kg in SB-14_5-6
  - toluene – 31 mg/kg in SB-14_5-6 to 70 mg/kg in SB-12_6-7
  - total xylenes – 1.5 mg/kg in SB-5_4-5.5 to 240 mg/kg in SB-14_5-6

  SVOCs: SVOCs were detected above Unrestricted Use SCOs in one or more samples from each soil boring with the exception of SB-2, SB-4 and SB-5.

  - acenaphthene – 427 mg/kg in SB-12_6-7 to 1,530 mg/kg in SB-14_5-6
  - acenaphthylene – 622 mg/kg in SB12_6-7 to 1,490 mg/kg in SB-14_5-6
  - anthracene – 350 mg/kg in SB-12_6-7 to 842 mg/kg in SB-14_5-6
  - benzo(a)anthracene – 1.31 in SB-8_5-7 to 274 mg/kg in SB-14_5-6

- benzo(a)pyrene – 1.16 in SB-10_1-2 to 153 mg/kg in SB-12_6-7
- benzo(b)fluoranthene – 1.04 mg/kg in SB-10_1-2 to 7.92 in SB-7_4-5
- benzo(k)fluoranthene – 0.91 mg/kg SB-12_1-2 to 99.7 mg/kg in SB-12_6-7
- chrysene – 1.27 mg/kg in SB-3_2-3 to 352 mg/kg in SB-14_5-6
- dibenzo(a,h)anthracene – 0.396 mg/kg in SB-13_4-5 to 1.79 in SB-7_4-5
- fluoranthene – 564 mg/kg in SB-12_6-7 to 1,370 mg/kg in SB-14_5-6
- fluorene – 515 mg/kg in SB-12_6-7 to 1,480 mg/kg in SB-14_5-6
- indeno(1,2,3-cd)pyrene – 0.52 mg/kg in SB-12_1-2 to 3.38 mg/kg in SB-7_4-5
- naphthalene – 7,040 mg/kg in SB-12_6-7 to 14,700 mg/kg in SB-14_5-6
- phenanthrene – 1,420 mg/kg in SB-12_6-7 to 3,720 mg/kg in SB-14_5-6
- pyrene – 863 mg/kg in SB-12_6-7 to 2,050 mg/kg in SB-14_5-6

The following SVOCs were also detected at concentrations above Restricted Use Residential SCOs: acenaphthylene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, and dibenzo(a,h)anthracene.

Metals: Metals were detected above Unrestricted Use SCOs in one or more samples from each soil boring.

- arsenic – 13.9 mg/kg in SB-13_2-3 to 81.7 mg/kg in SB-1_4-5
- barium – 359 mg/kg in SB-13_4-5 to 9,100 mg/kg in SB-1_2-3
- cadmium – 3.12 mg/kg in SB-12_1-2 to 885 mg/kg in SB-11_0.5-1
- copper – 50.1 mg/kg in SB-6_1-2 to 3,210 mg/kg in SB-1_2-3
- lead – 96 mg/kg in SB-7_4-5 to 7,190 mg/kg in SB-13_4-5
- Toxicity Characteristic Leaching Procedure (TCLP) lead – 1.14 milligrams per liter (mg/L) in SB-9_1-2 to 25.70 mg/L in SB-1_2-3
- mercury – 0.40 mg/kg in SB-4_3-4 to 26.4 mg/kg in SB-1_2-3
- nickel – 31.2 mg/kg in SB-2_5-6 to 160 mg/kg in SB-1_2-3
- selenium – 4.08 mg/kg in SB-6_1-2 to 8.92 in SB-4_3-4
- zinc – 154 mg/kg in SB-7_4-5 to 18,400 mg/kg in SB-1_2-3

The following metals were also detected at concentrations above Restricted Use Residential SCOs: arsenic, barium, cadmium, copper, lead, manganese, and zinc.

In addition, soil samples with anomalously high and potentially hazardous concentrations of lead and/or cadmium were analyzed by the TCLP method to determine if concentrations exceeded RCRA Hazardous Waste Regulatory Levels. TCLP lead concentrations detected in samples SB-1_2-3 (25.7 milligrams per liter [mg/L]) and SB-4_5-6 (7.57 mg/L) exceeded the RCRA Hazardous Waste limit of 5 mg/L.

Polychlorinated Biphenyls (PCBs): Total PCBs were detected above Unrestricted Use SCOs in SB-6_3-4, SB-8_4-5, and SB-11_0.5-1

- Groundwater – Groundwater was encountered at depths ranging from 2.56 feet below grade (el 11.07 feet) in TW-7 on the western portion of the site to 9.32 feet below grade (el 5.23 feet) in TW-2 on the eastern portion of the site. Inferred groundwater flow is to the west toward the Gowanus Canal. There were no observations of LNAPL or sheen on groundwater in any of the monitoring wells. The following constituents were detected in groundwater at concentrations that exceed their respective AWQS and Guidance Values for Class GA (drinking water).

  VOCs: VOCs were detected above the AWQS in groundwater samples collected from TW-3, TW-5, TW-14

  - 1,2,4-trimethylbenzene – 6.7 µg/L in TW-7 to 71 µg/L in TW-14
  - 1,3,4-trimethylbenzene – 140 µg/L in TW-14
  - benzene – 24 µg/L in TW-14
  - Ethylbenzene – 770 µg/L in TW-14
  - isopropylbenzene – 9.8 µg/L in TW-14
  - n-propylbenzene – 26 µg/L in TW-14
  - o-xylene – 200 µg/L in TW-14
  - p- & m-xylenes – 430 µg/L in TW-14
  - styrene – 32 µg/L in TW-14
  - toluene – 190 µg/L in TW-14
  - total xylenes – 630 µg/L in TW-14

  SVOCs: SVOCs were detected above the AWQS in groundwater samples collected from TW-1, TW-2, TW-5, TW-7, TW-13 and TW-14

  - acenaphthene – 210 µg/L in TW-14
  - benzo(a)anthracene – 0.076 µg/L in TW-13 to 0.49 µg/L in TW-1 and TW-7
  - benzo(a)pyrene – 0.065 µg/L in TW-13 to 1.03 µg/L in TW-2
  - benzo(b)fluoranthene – 0.076 µg/L in TW-13 to 0.26 µg/L in TW-2
  - benzo(k)fluoranthene – 0.065 µg/L in TW-13 to 0.32 µg/L in TW-1
  - bis(2-ethylhexyl)phthalate – 5.7 µg/L in TW-5 to 159 µg/L in TW-1
  - chrysene – 0.076 µg/L in TW-13 to 0.38 µg/L in TW-1 and TW-7
  - hexachlorobenzene – 210 µg/L in TW-14
  - indeno(1,2,3-cd)pyrene – 0.39 µg/L in TW-2
  - naphthalene – 7,070 µg/L in TW-14

  Dissolved Metals: Dissolved metals were detected above the AWQS in groundwater

samples collected from TW-1, TW-2, TW-4, TW-5, TW-7, TW-11, TW-13 and TW-14

- barium – 1,110 µg/L in TW-13
- magnesium – 36,500 µg/L in TW-14 to 44,100 µg/L in TW-13
- manganese – 361 µg/L in TW-7 to 4,740 µg/L in TW-3
- sodium – 24,400 µg/L in TW-4 to 451,000 in TW-2

PCBs: PCBs were not detected in groundwater

- Soil Vapor – Trichloroethylene (TCE) was detected at concentrations ranging from 11 to 300 micrograms per cubic meter (µg/m^3) in SSV-1, SV-2, and SV-3, which exceeded its Air Guidance Value (AGV) of 5 µg/m^3. Tetrachloroethylene (PCE) was detected at a concentration of 510 µg/m^3 in SSV-1, which exceeded its AGV of 30 µg/m^3. Several other VOCs were detected in soil vapor samples; however, there are no regulatory standards established for other VOCs. Total detected soil vapor VOCs ranged from 396 µg/m^3 in SV-1 to 1,926 µg/m^3 in SSV-1.

Item 2 Response

Table 1 (included in this attachment) shows contaminant concentrations detected above applicable regulatory standards for each media tested between 1992 and 2014. Sampling data are summarized below:

Soil

The following contaminants were detected at concentrations exceeding NYSDEC Part 375 Unrestricted Use SCOs (contaminants detected at concentrations exceeding NYSDEC Part 375 Restricted Use Residential SCOs are in bold):

- VOCs: acetone, benzene, ethylbenzene, n-propylbenzene, toluene, **1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene**, **naphthalene,** , and xylenes (total).
- SVOCs: acenaphthene, **acenaphthylene,** anthracene, **benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chysene, dibenzo(a,h)anthracene, fluoranthene, fluorene, indeno(1,2,3-cd)pyrene, , phenanthrene, and pyrene.**
- PCBs: total PCBs.
- Metals: **arsenic, barium, cadmium, copper, lead, mercury**, nickel, selenium, and **zinc**.

Additionally, concentrations of lead (based on TCLP extraction) were detected in three soil samples at concentrations above the RCRA Maximum Concentrations for Toxicity Characteristic of 5 mg/L. One sample was located in the vicinity of the used oil UST in lot 58 at a concentration of 15.9 mg/L. The other two samples were located on lot 43, in the northeastern corner and southern portion, at concentrations of 25.70 and 7.57 mg/L, respectively.

Groundwater

Contaminants detected at concentrations above their respective AWQS and Guidance Values are summarized as follows:

- VOCs: benzene, ethylbenzene, isopropylbenzene, methyl tert-butyl ether, n-propylbenzene, styrene, toluene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and xylenes (total).
- SVOCs: acenaphthene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, bis(2-ethylhexyl)phthalate, chysene, hexachlorobenzene, indeno(1,2,3-cd)pyrene, and naphthalene.
- PCBs: total PCBs.
- Dissolved Metals: barium, magnesium, manganese, and sodium.
- Total Metals: arsenic, barium, lead, manganese, and sodium.

Soil Vapor

PCE and TCE were detected at concentrations above their respective NYSDOH AGVs throughout lot 58. Additionally, petroleum-related VOCs were detected throughout the entire site; however, there are no regulatory standards for other VOCs.

Item 3 Response

Petroleum, VOC, SVOC, metals (including hazardous lead), and PCB contamination identified on site have not been fully investigated and delineated. Further investigation and delineation of areas of concern and associated contamination will be completed as part of a remedial investigation.

Item 4 Response

The following sources of contaminants have been identified:

- Current and historical use of the site by various industrial and commercial properties. A service garage is currently located on the property containing storage of petroleum products and other hazardous chemicals. The service garage formerly used hydraulic lifts.
- Current and historical use of surrounding properties for various industrial and commercial purposes;
- An underground drainage system, comprised of four drywells, is present on Lot 43;
- Known and suspected USTs;
- Historical fill material;
- Two spill incidents (Spill No. 98-08009 and 02-03307) at the eastern adjoining Consolidated Edison facility;
- The Gowanus Canal Superfund Site adjoins the Subject Property to the west; and
- BCP sites located on the adjoining properties to the north and south.

Suspect sources of contamination have since been investigated, but are not yet delineated. It is anticipated that delineation will be completed during a remedial investigation.

Item 5 Response

Past land uses associated with the site include the following:

- A coal and stone yard with wagon painting from 1886 to 1904;
- A blacksmith in 1904;
- A transit facility with iron coal conveyor transecting the site from east to west from 1915 to 1938;
- An automobile wrecking facility from 1934 to 1950;
- A filling station with gasoline tanks from 1950 to 1977; and
- An automobile repair facilities with hydraulic lifts, drums, and waste oil storage from 1950 to present.

Item 6 Response

The table below summarizes site ownership history as determined through a review of available records including a title report, New York City Department of Building records, tax maps, and Environmental Database Resources (EDR) reports including city directories and Sanborn Fire Insurance Maps. Additional records were not identified.

Previous Owners

Deed Date	Grantor Address and Phone Number	Grantee Address and Phone Number	Grantee Relationship to Applicant	Lot No(s).
12/16/2014	175-225 THIRD JV LLC c/o Kushner Companies, 666 Fifth Avenue, 15th Floor, New York, NY 10103 Phone No. (212) 527-7040	175-225 THIRD OWNER LLC c/o Kushner Companies, 666 Fifth Avenue, 15th Floor, New York, NY 10103 Phone No. (212) 527-7040	Applicant	1, 43, 58
10/15/2014	175 THIRD STREET ASSOCIATES, LLC 111 John Street, Suite #312, New York, NY 10038 Phone No. unknown	175-225 THIRD JV LLC c/o Kushner Companies, 666 Fifth Avenue, 15th Floor, New York, NY 10103 Phone No. (212) 527-7040	Applicant	1, 58
9/21/2000	CHAVES, HERBERT 45 Sutton Place South, Apt 16K, New York, NY 10022 and TRUST FOR SUSAN CHAVES and TRUST FOR MARK CHAVES, c/o Jane Chaves, 207 E 74th Street, New York, NY and CAROL SEID 750 S. W. Third Street, Boca Raton, FL Phone No. unknown	175 THIRD STREET ASSOCIATES, LLC 116 John Street, Suite #312, New York, NY 10038 Phone No. unknown	Seller	58
6/28/1998	SEID, CLARENCE 517 Guymard Turnpike, Middletown, NY 10940 Phone No. unknown	201 THIRD ST PROPERTIES LLC 116 John Street, Suite #312, New York, NY 10038 Phone No. unknown	None	43
7/18/1986	ROSEN, ALAN Century Village, Tilford N282, Deerfield Beach, FL 33442 Phone No. unknown	TRUST FOR SUSAN CHAVES and TRUST FOR MARK CHAVES, c/o Jane Chaves, 207 E 74th Street, New York, NY and CAROL SEID 750 S. W. Third Street, Boca Raton, FL	None	58

Deed Date	Grantor Address and Phone Number	Grantee Address and Phone Number	Grantee Relationship to Applicant	Lot No(s).
		Phone No. unknown		
2/27/1974	PONDPARK RLTY INC 25 Willoughby Street, Brooklyn, NY Phone No. unknown	CHAVES, HERBERT and ROSEN, ALAN c/o Herbert Chaves 25 Willoughby Street, Brooklyn, NY Phone No. unknown	None	58
4/13/1973	CHAVES, HERBERT and ROSEN, ALAN c/o Herbert Chaves 25 Willoughby Street, Brooklyn, NY Phone No. unknown	PONDPARK REALTY CO 25 Willoughby Street, Brooklyn, NY Phone No. unknown	None	58
4/13/1973	SEID, CLARENCE R D #1, Middletown, NY Phone No. unknown	CHAVES, HERBERT and ROSEN, ALAN c/o Herbert Chaves 25 Willoughby Street, Brooklyn, NY Phone No. unknown	None	58
11/7/1956	The City of New York Phone No. unknown	SEID, CLARENCE R D #1, Middletown, NY Phone No. unknown	None	1, 43, 58

Ownership records for the site were provided at www.nyc.gov. The New York City Department of Finance – Office of the City Register

Previous Operators

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant	Former Address
Brooklyn Rapid Transit	Operator (1915 to 1938)	Unknown*	None	175-221 3rd Street
Lacana Dominick Tchs R	Operator (1934)	Unknown*	None	179 3rd Street
Third Avenue Auto Exchange and Auto Wrecking	Operator (1934 to 1940)	Unknown*	None	219 3rd Street
Giordano Anthony plumbing and building supplies	Operator (1949)	Unknown*	None	219 3rd Street
Trailer Haulers Co Inc	Operator (1960)	Unknown*	None	219 3rd Street
Pallet and Skids, Inc.	Operator (1965-1970)	Unknown*	None	225 3rd Street
Rogers Brigid	Operator (1970)	Unknown*	None	212 2nd Street
Jatkowski, Stephen	Operator (1985)	Unknown*	None	199 3rd Street
Armor Industries and Lock & Safe	Operator (1992)	Unknown*	None	225 3rd Street
La Salle Bus Service, Inc.	Operator (1992)	Unknown*	None	225 3rd Street
Jofaz Transporation	Operator (1992-1997)	Unknown*	None	225 3rd Street
On the Spot Transportation	Operator (1992-1997)	Unknown*	None	225 3rd Street
Alely Parking Corp	Operator (1997)	Unknown*	None	215 3rd Street
Verizon	Operator (1973-current)	201 Centennial Avenue, Room 1S-182, Piscataway, NJ 08854 (732) 357-3207	None	175-225 3rd Street
New York Telephone Company	Operator (1977 to 2004)	Unknown*	None	175-199 3rd Street
Apartments	Operator (2000)	Unknown*	None	175-179 3rd Street
4 B Cordero	Operator (2000)	Unknown*	None	175 3rd Street
John Osorio	Operator (2000)	Unknown*	None	175 3rd Street
4 Jennifer Kain	Operator (2000)	Unknown*	None	179 3rd Street
Rafael Ojeda	Operator (2000)	Unknown*	None	179 3rd Street
Jeffrey Cole Dresher Co	Operator (2008)	Unknown*	None	179 3rd Street
The Banker Studio, LLC	Operator (2008)	Unknown*	None	212 S 2nd Street

*Data gathered from Environmental Data Resources City Directory Abstract or Sanborn Fire Insurance Maps; names and/or addresses not given.

Table 1
Sample Exceedances
175-225 3rd Street
Brooklyn, New York 11215
BCP Application
Langan Project No. 170311301

Soil Samples						
Sample Date	**Sample ID**	**Compound**	**Compound Group**	**Result Concentration (mg/kg)**	**Unrestricted Use SCO (mg/kg)**	**Source**
5/24/1994	SS-04-16	Total Xylenes	VOCs	0.28	0.26	Lexicon September 1994 UST Closure Report
	SS-05-16	Benzene	VOCs	1.1	0.06	
		Ethylbenzene		6.5	1	
		Toluene		11	0.7	
		Total Xylenes		54	0.26	
		n-Propylbenzene		7.9	3.9	
		1,2,4-Trimethylbenzene		**450**	3.6	
		1,3,5-Trimethylbenzene		**160**	8.4	
		Naphthalene		**130**	12	
	SS-06-16	Benzo(a)anthracene	SVOCs	**1.2**	1	
		Benzo(a)pyrene		**1.6**	1	
		Benzo(b)fluoranthene		**1.3**	1	
		Benzo(k)fluoranthene		1.6	0.8	
		Chrysene		1.8	1	
		Dibenzo(a,h)anthracene		**0.47**	0.33	
		Indeno(1,2,3-cd)pyrene		**1.40**	0.5	
	SS-07-16	Benzo(a)anthracene	SVOCs	**1.10**	1	
		Benzo(a)pyrene		**1.50**	1	
		Benzo(b)fluoranthene		**1.40**	1	
		Benzo(k)fluoranthene		1.00	0.8	
		Chrysene		1.40	1	
		Dibenzo(a,h)anthracene		**0.38**	0.33	
		Indeno(1,2,3-cd)pyrene		**1.20**	0.5	
	SS-08-16	Benzo(a)anthracene	SVOCs	**7.50**	1	
		Benzo(a)pyrene		**9.70**	1	
		Benzo(b)fluoranthene		**7.80**	1	
		Benzo(k)fluoranthene		**7.30**	0.8	
		Chrysene		**9.80**	1	
		Dibenzo(a,h)anthracene		**2.00**	0.33	
		Indeno(1,2,3-cd)pyrene		**6.30**	0.5	
	SS-09-16	Benzo(a)anthracene	SVOCs	**1.50**	1	
		Benzo(a)pyrene		**2.30**	1	
		Benzo(b)fluoranthene		**2.00**	1	
		Benzo(k)fluoranthene		**1.50**	0.8	
		Chrysene		**2.20**	1	
		Dibenzo(a,h)anthracene		**0.57**	0.33	
		Indeno(1,2,3-cd)pyrene		**2.10**	0.5	
2/21/1995	SB-2/MW-2	Total Xylenes	VOCs	1.57	0.26	Lexicon April 1996 Monitoring Well Installation, Quarterly Ground Water Monitoring and Geoprobe® Investigation Report
		Benzo(a)anthracene	SVOCs	**1.60 J**	1	
		Benzo(a)pyrene		**1.60 J**	1	
		Benzo(b)fluoranthene		**1.70 J**	1	
		Benzo(k)fluoranthene		1.10 **J**	0.8	
		Chrysene		1.70 **J**	1	
7/15/2003	W-4	Total Xylenes	VOCs	1.6	0.26	Gannett Fleming Engineers and Architects October 2003 UST Closure Report
7/21/2014	SB-1_2-3	Acetone	VOCs	0.073	0.05	Langan's July 2014 Phase II ESI
		Arsenic	Metals	**29.5**	13	
		Barium		**9,100**	350	
		Cadmium		**48.7**	2.5	
		Copper		**3,210**	50	
		Lead		**5,760**	63	
		Mercury		**26.40**	0.18	
		Nickel		160	30	
		Zinc		**18,400**	109	
7/21/2014	SB-1_4-5	Arsenic	Metals	**81.7**	13	
		Barium		**630**	350	
		Cadmium		**8.57**	2.5	
		Copper		**352**	50	
		Lead		**6,750**	63	
		Mercury		**1.34**	0.18	
		Nickel		52	30	
		Zinc		6,870	109	
7/21/2014	SB-2_2-3	Copper	Metals	127	50	
		Lead		**404**	63	
		Mercury		0.64	0.18	
		Selenium		4.52	3.9	
		Zinc		227	109	
7/21/2014	SB-2_5-6	Copper	Metals	105	50	
		Lead		**566**	63	
		Mercury		0.252	0.18	
		Nickel		31	30	
		Zinc		323	109	
7/21/2014	SB-3_2-3	Chrysene	SVOCs	1.27	1	
		Copper	Metals	82	50	
		Lead		264	63	
		Mercury		0.42	0.18	
		Nickel		80	30	
		Zinc		205	109	
7/21/2014	SB-3_4-5	Nickel	Metals	53	30	
7/16/2014	SB-4_3-4	Acetone	VOCs	0.062 B	0.05	
		Copper	Metals	142	50	
		Lead		**536**	63	
		Mercury		0.40	0.18	
		Selenium		8.92	3.9	
		Zinc		366	109	
7/16/2014	SB-4_5-6	Lead	Metals	**6,750**	63	
		Mercury		**3.10**	0.18	
		Nickel		34.90	30	
		Selenium		4.73	3.9	
		Zinc		506	109	

Table 1
Sample Exceedances
175-225 3rd Street
Brooklyn, New York 11215
BCP Application
Langan Project No. 170311301

Soil Samples						
Sample Date	**Sample ID**	**Compound**	**Compound Group**	**Result Concentration (mg/kg)**	**Unrestricted Use SCO (mg/kg)**	**Source**
7/16/2014	SB-5_4-5.5	1,2,4-Trimethylbenzene	VOCs	26 D^{100}	3.6	Langan's July 2014 Phase II ESI
		1,3,5-Trimethylbenzene		14 D^{100}	8.4	
		Acetone		1.50 BD^{100}	0.05	
		Total Xylenes		1.50 JD^{100}	0.26	
		Copper	Metals	**290**	50	
		Lead		**407**	63	
		Mercury		0.28	0.18	
		Nickel		70.40	30	
		Selenium		5.48	3.9	
		Zinc		969	109	
7/16/2014	SB-6_1-2	Copper	Metals	50.10	50	
		Lead		108	63	
		Selenium		4.08	3.9	
7/16/2014	SB-6_3-4	Benzo(a)anthracene	SVOCs	**1.59** JD^{25}	1	
		Chrysene		1.79 JD^{25}	1	
		Total PCBs	PCBs	0.59	0.1	
		Arsenic	Metals	**17.70**	13	
		Barium		**529**	350	
		Cadmium		**4.44**	2.5	
		Copper		**359**	50	
		Lead		**2,400**	63	
		Mercury		**1.33**	0.18	
		Nickel		34.80	30	
		Selenium		8.50	3.9	
		Zinc		1,230	109	
7/18/2014	SB-7_4-5	1,2,4-Trimethylbenzene	VOCs	8.30 D^{100}	3.6	
		Benzo(a)anthracene	SVOCs	**14.20** D^{10}	1	
		Benzo(a)pyrene		**8.59** D^{10}	1	
		Benzo(b)fluoranthene		**7.92** D^{10}	1	
		Benzo(k)fluoranthene		**8.21** D^{10}	0.8	
		Chrysene		**15** D^{10}	1	
		Dibenzo(a,h)anthracene		**1.79** JD^{10}	0.33	
		Indeno(1,2,3-cd)pyrene		**3.38** D^{10}	0.5	
		Arsenic	Metals	**19.10**	14	
		Lead		96.40	63	
		Selenium		5.69	3.9	
		Zinc		154	109	
7/18/2014	SB-7_5.5-6.5	Selenium	Metals	4.32	3.9	
7/21/2014	SB-8_4-5	Acetone	VOCs	0.05	0.05	
		Total PCBs	PCBs	0.3320	0.1	
		Copper	Metals	207	50	
		Lead		**847**	63	
		Mercury		**1.60**	0.18	
		Nickel		70	30	
		Zinc		720	109	
7/21/2014	SB-8_5-7	Acetone	VOCs	0.098	0.05	
		Benzo(a)anthracene	SVOCs	**1.31**	1	
		Chrysene		1.55	1	
		Lead	Metals	310	63	
		Mercury		2.62	0.18	
		Nickel		38	30	
		Zinc		308	109	
7/17/2014	SB-9_1-2	Benzo(a)anthracene	SVOCs	**9.84** D^{50}	1	
		Benzo(a)pyrene		**6.21** JD^{50}	1	
		Benzo(b)fluoranthene		**5.25** JD^{50}	1	
		Benzo(k)fluoranthene		**6.87** JD^{50}	0.8	
		Chrysene		**11.90** D^{50}	1	
		Indeno(1,2,3-cd)pyrene		**2.55** JD^{50}	0.5	
		Arsenic	Metals	**16.50**	13	
		Barium		**453**	350	
		Copper		**309**	50	
		Lead		**1,140**	63	
		Mercury		**1.50**	0.18	
		Nickel		59.90	30	
		Selenium		6.29	3.9	
		Zinc		955	109	
7/17/2014	SB-9_2-3	Benzo(a)anthracene	SVOCs	**5.19** D^{10}	1	
		Benzo(a)pyrene		**2.74** D^{10}	1	
		Benzo(b)fluoranthene		**2.49** D^{10}	1	
		Benzo(k)fluoranthene		**3.08** D^{10}	0.8	
		Chrysene		**6.40** D^{10}	1	
		Indeno(1,2,3-cd)pyrene		**1.14** D^{10}	0.5	
		Arsenic	Metals	**16.60**	13	
		Barium		**673**	350	
		Copper		**407**	50	
		Lead		**911**	63	
		Mercury		**1.72**	0.18	
		Nickel		55.70	30	
		Selenium		4.64	3.9	
		Zinc		618	109	
7/17/2014	SB-10_1-2	Acetone	VOCs	0.06	0.05	
		Benzo(a)anthracene	SVOCs	**1.52** D^{5}	1	
		Benzo(a)pyrene		**1.16** D^{5}	1	
		Benzo(b)fluoranthene		**1.04** D^{5}	1	
		Benzo(k)fluoranthene		1.23 D^{5}	0.8	
		Chrysene		1.93 D^{5}	1	
		Arsenic	Metals	**18.10**	13	
		Barium		**1,150**	350	
		Copper		**310**	50	
		Lead		**2,230**	63	
		Mercury		**1.71**	0.18	
		Selenium		8.18	3.9	
		Zinc		1,300	109	

Table 1
Sample Exceedances
175-225 3rd Street
Brooklyn, New York 11215
BCP Application
Langan Project No. 170311301

Soil Samples						
Sample Date	**Sample ID**	**Compound**	**Compound Group**	**Result Concentration (mg/kg)**	**Unrestricted Use SCO (mg/kg)**	**Source**
7/17/2014	SB-10_3-4	Acetone	VOCs	0.023	0.05	Langan July 2014 Phase II ESI
		Benzo(a)anthracene	SVOCs	**2.64 D[5]**	1	
		Benzo(a)pyrene		**2.62 D[5]**	1	
		Benzo(b)fluoranthene		**1.96 D[5]**	1	
		Benzo(k)fluoranthene		2.62 D[5]	0.8	
		Chrysene		**3.32 D[5]**	1	
		Dibenzo(a,h)anthracene		**0.46 JD[5]**	0.33	
		Indeno(1,2,3-cd)pyrene		**0.95 D[5]**	0.5	
		Copper	Metals	53.10	5	
		Lead		**446**	63	
		Mercury		**1.46**	0.18	
		Nickel		31.80	30	
		Zinc		213	109	
7/17/2014	SB-11_0.5-1	Chrysene	SVOCs	1.31 JD[10]	1	
		Total PCBs	PCBs	0.23	0.1	
		Arsenic	Metals	15	13	
		Barium		**709**	350	
		Cadmium		**885**	2.5	
		Copper		**548**	50	
		Lead		**1,660**	63	
		Mercury		**2.61**	0.18	
		Nickel		79.40	30	
		Selenium		7.51	3.9	
		Zinc		1,240	109	
7/17/2014	SB-11_1-2	Arsenic	Metals	**23.20**	13	
		Copper		163	50	
		Lead		**679**	63	
		Mercury		0.46	0.18	
		Nickel		49.60	30	
		Selenium		7.67	3.9	
		Zinc		481	109	
7/21/2014	SB-12_1-2	Benzo(a)anthracene	SVOCs	**1.69**	1	
		Benzo(k)fluoranthene		0.91	0.8	
		Chrysene		2.38	1	
		Indeno(1,2,3-cd)pyrene		**0.52**	0.5	
		Arsenic	Metals	**19.2**	13	
		Barium		**1,870**	350	
		Cadmium		3.12	2.5	
		Copper		**583**	50	
		Lead		**4,090**	63	
		Mercury		**2.52**	0.18	
		Nickel		69	30	
		Zinc		1,710	109	
7/21/2014	SB-12_6.5-7.5	1,2,4-Trimethylbenzene	VOCs	48 D[1000]	3.6	
		1,3,5-Trimethylbenzene		29 D[1000]	8.4	
		Acetone		9	0.05	
		n-Propylbenzene		16 D[1000]	3.9	
		Toluene		70 D[1000]	0.8	
		Total Xylenes		**190 D[1000]**	0.26	
		Acenaphthene	SVOCs	**427 D[500]**	20	
		Acenaphthylene		**622 D[500]**	100	
		Anthracene		**350 JD[2000]**	100	
		Benzo(a)anthracene		**161 JD[2000]**	1	
		Benzo(a)pyrene		**153 JD[2000]**	1	
		Benzo(k)fluoranthene		**99.7 JD[2000]**	0.8	
		Chrysene		**153 JD[2000]**	1	
		Fluoranthene		**564 D[2000]**	100	
		Fluorene		**515 D[2000]**	30	
		Naphthalene		**7,040 D[2000]**	12	
		Phenanthrene		**1,420 D[2000]**	100	
		Pyrene		**863 D[2000]**	100	
		Copper	Metals	60	50	
		Nickel		49	30	
7/18/2014	SB-13_2-3	Benzo(a)anthracene	SVOCs	**4.01 D[5]**	1	
		Benzo(a)pyrene		**2.45 D[5]**	1	
		Benzo(b)fluoranthene		**2.01 D[5]**	1	
		Benzo(k)fluoranthene		2.54 D[5]	0.8	
		Chrysene		**4.18 D[5]**	1	
		Dibenzo(a,h)anthracene		**0.51 JD[5]**	0.33	
		Indeno(1,2,3-cd)pyrene		**0.98 D[5]**	0.5	
		Arsenic	Metals	13.90	13	
		Barium		**536**	350	
		Copper		112	50	
		Lead		**968**	63	
		Mercury		**0.88**	0.18	
		Zinc		461	109	
7/18/2014	SB-13_4-5	Benzo(a)anthracene	SVOCs	**3.43 D[5]**	1	
		Benzo(a)pyrene		**2.02 D[5]**	1	
		Benzo(b)fluoranthene		**1.99 D[5]**	1	
		Benzo(k)fluoranthene		2.21 D[5]	0.8	
		Chrysene		3.64 D[5]	1	
		Dibenzo(a,h)anthracene		**0.40 JD[5]**	0.33	
		Indeno(1,2,3-cd)pyrene		**0.55 JD[5]**	0.5	
		Arsenic	Metals	15.60	13	
		Barium		359	350	
		Copper		76.50	50	
		Lead		**7,190**	63	
		Mercury		0.79	0.18	
		Zinc		369	109	

Table 1
Sample Exceedances
175-225 3rd Street
Brooklyn, New York 11215
BCP Application
Langan Project No. 170311301

Soil Samples						
Sample Date	**Sample ID**	**Compound**	**Compound Group**	**Result Concentration (mg/kg)**	**Unrestricted Use SCO (mg/kg)**	**Source**
7/17/2014	SB-14_5-6	1,2,4-Trimethylbenzene	VOCs	**54** D^{5000}	3.6	
		1,3,5-Trimethylbenzene		34 D^{5000}	8.4	
		Ethylbenzene		**240** D^{5000}	1	
		n-Propylbenzene		18 D^{5000}	3.9	
		Toluene		31 D^{5000}	0.7	
		Total Xylenes		**240** D^{5000}	0.26	
		Acenaphthene	SVOCs	**1,530** D^{500}	20	
		Acenaphthylene		**1,490** D^{500}	100	
		Anthracene		**842** D^{500}	100	
		Benzo(a)anthracene		**274** JD^{500}	1	
		Chrysene		**352** JD^{500}	1	
		Fluoranthene		**1,370** D^{500}	100	
		Fluorene		**1,480** D^{500}	30	
		Naphthalene		**14,700** D^{500}	12	
		Phenanthrene		**3,720** D^{500}	100	
		Pyrene		**2,050** D^{500}	100	
		Selenium	Metals	4.24	3.9	
7/17/2014	SB-14_6.5-7.5	Acetone	VOCs	0.34 JBD^{100}	0.05	

TCLP Soil Samples						
Sample Date	**Sample ID**	**Compound**	**Compound Group**	**Result Concentration (mg/L)**	**RCRA Hazardous Waste Regulatory Levels for Toxicity**	**Source**
5/1999	Unknonwn	TCLP Lead	Metals	15.9	5	Lexicon May 1999 Investigation of Subsurface Structure and Soil Remediation Report
7/21/2014	SB-1_2-3	TCLP Lead	Metals	25.70	5	Langan July 2014 Phase II ESI
7/16/2014	SB-4_5-6	TCLP Lead	Metals	7.57	5	

Groundwater Samples						
Sample Date	**Sample ID**	**Compound**	**Compound Group**	**Result Concentration (µg/L)**	**NYSDEC TOGS AWQS (µg/L)**	**Source**
10-11/1992	SB-3	Benzene	VOCs	3	1	Lexicon June 1993 Limited Phase I/II Assessment
		Toluene		16	5	
		Total Xylenes		8	5	
		Methyl Tert-Butyl Ether		11	10	
5/24/1994	WS-01-16	Benzene	VOCs	1.4	1	Lexicon September 1994 UST Closure Report
		Ethylbenzene		9.5	5	
		Toluene		6.2	5	
		Total Xylenes		22.4	5	
		1,2,4-Trimethylbenzene		23	5	
		Naphthalene		16	10	
		Methyl Tert-Butyl Ether		130	10	
3/15/1995	MW-1	Benzene	VOCs	1.31	1	Lexicon April 1996 Monitoring Well Installation, Quarterly Ground Water Monitoring and Geoprobe® Investigation Report
		Total Xylenes		49.7	5	
		Methyl Tert-Butyl Ether		161	10	
	MW-2	Benzene		4.52	1	
		Ethylbenzene		6.25	5	
		Total Xylenes		60.4	5	
		Methyl Tert-Butyl Ether		67.8	10	
	MW-4	Methyl Tert-Butyl Ether		83	10	
	MW-5	Methyl Tert-Butyl Ether		34.7	10	
7/31/1995	MW-4	Methyl Tert-Butyl Ether		43	10	
	MW-5	Methyl Tert-Butyl Ether		25.4	10	
12/13/1995	MW-4	Methyl Tert-Butyl Ether		64	10	
	MW-5	Methyl Tert-Butyl Ether		57	10	
3/27/1996	MW-4	Methyl Tert-Butyl Ether	VOCs	11	10	Lexicon June 1996 Fourth Quarter Ground Water Monitoring Report
3/27/1996	MW-5	Methyl Tert-Butyl Ether		220	10	
6/14/1996	MW-5	Methyl Tert-Butyl Ether		39	10	Lexicon August 1996 Fifth Quarter Ground Water Monitoring Report
7/15/2003	GW-1	Benzene	VOCs	200	1	Gannett Fleming Engineers and Architects October 2003 UST Closure Report
		Toluene		1,500	5	
		Ethylbenzene		120	5	
		Total Xylenes		1,400	5	
		1,3,5-Trimethylbenzene		100	5	
		1,2,4-Trimethylbenzene		520	5	
		Naphthalene		99	10	
		Methyl Tert-Butyl Ether		8,800	10	
7/22/2014	TW-1_072214	Benzo(a)anthracene	SVOCs	0.49 D^{5}	0.002	Langan July 2014 Phase II ESI
		Benzo(a)pyrene		0.38 D^{5}	0.002	
		Benzo(k)fluoranthene		0.32 D^{5}	0.002	
		Bis(2-ethylhexyl)phthalate		159 D^{5}	5	
		Chrysene		0.38 D^{5}	0.002	
		Manganese	Total Metals	679	35,000	
		Sodium		111,000	20,000	
		Manganese	Dissolved Metals	621	35,000	
		Sodium		108,000	20,000	
7/22/2014	TW-2_072214	Benzo(a)anthracene	SVOCs	0.48	0.002	
		Benzo(a)pyrene		1.03	0.002	
		Benzo(b)fluoranthene		0.26	0.002	
		Benzo(k)fluoranthene		0.31	0.002	
		Chrysene		0.35	0.002	
		Indeno(1,2,3-cd)pyrene		0.39	0.002	
		Arsenic	Total Metals	31	25	
		Lead		221	25	
		Manganese		5,200	35,000	
		Sodium		458,000	20,000	
		Manganese	Dissolved Metals	4,740	35,000	
		Sodium		451,000	20,000	
7/22/2014	TW-4_072214	Manganese	Total Metals	592	35,000	
		Sodium		24,300	20,000	
		Manganese	Dissolved Metals	581	35,000	
		Sodium		24,400	20,000	
7/22/2014	TW-5_072214	1,2,4-Trimethylbenzene	VOCs	8	5	
		Bis(2-ethylhexyl)phthalate	SVOCs	5.70	5	
		Manganese	Total Metals	2,470	35,000	
		Sodium		257,000	20,000	
		Manganese	Dissolved Metals	2,490	35,000	
		Sodium		248,000	20,000	

Table 1
Sample Exceedances
175-225 3rd Street
Brooklyn, New York 11215
BCP Application
Langan Project No. 170311301

Groundwater Samples						
Sample Date	**Sample ID**	**Compound**	**Compound Group**	**Result Concentration (µg/L)**	**NYSDEC TOGS AWQS (µg/L)**	**Source**
7/22/2014	TW-7_072214	1,2,4-Trimethylbenzene	VOCs	6.70	5	Langan July 2014 Phase II ESI
		Benzo(a)anthracene	SVOCs	0.49 D[5]	0.002	
		Bis(2-ethylhexyl)phthalate		60.30 D[5]	5	
		Chrysene		0.38 D[5]	0.002	
		Lead	Total Metals	54	25	
		Manganese		344	35,000	
		Sodium		218,000	20,000	
		Manganese	Dissolved Metals	361	35,000	
		Sodium		216,000	20,000	
7/22/2014	TW-11_071814	Manganese	Total Metals	523	35,000	
		Sodium		401,000	20,000	
		Manganese	Dissolved Metals	510	35,000	
		Sodium		400,000	20,000	
7/22/2014	TW-13_072214	Benzo(a)anthracene	SVOCs	0.076	0.002	
		Benzo(a)pyrene		0.065	0.002	
		Benzo(b)fluoranthene		0.076	0.002	
		Benzo(k)fluoranthene		0.065	0.002	
		Chrysene		0.076	0.002	
		Barium	Total Metals	1,050	1000	
		Magnesium		43,100	35,000	
		Manganese		1,540	300	
		Sodium		340,000	20,000	
		Barium	Dissolved Metals	1,110	1,000	
		Magnesium		44,100	35,000	
		Manganese		1,640	300	
		Sodium		333,000	20,000	
7/22/2014	TW-14_072214	1,2,4-Trimethylbenzene	VOCs	71 D[25]	5	
		1,3,5-Trimethylbenzene		140 D[25]	5	
		Benzene		24 D[25]	1	
		Ethylbenzene		770 D[25]	5	
		Isopropylbenzene		9.80 JD[25]	5	
		n-Propylbenzene		26 D[25]	5	
		o-Xylene		200 D[25]	5	
		p- & m- Xylenes		430 D[25]	5	
		Styrene		32 D[25]	5	
		Toluene		190 D[25]	5	
		Total Xylenes		630 D[25]	5	
		Acenaphthene	SVOCs	210 JD[200]	20	
		Hexachlorobenzene		210 JD[200]	0.04	
		Naphthalene		7,070 D[200]	10	
		Magnesium	Total Metals	36,100	35,000	
		Manganese		372	300	
		Sodium		272,000	20,000	
		Magnesium	Dissolved Metals	36,500	35,000	
		Manganese		380	300	
		Sodium		270,000	20,000	

Soil Vapor Samples						
Sample Date	**Sample ID**	**Compound**	**Compound Group**	**Result Concentration (µg/m³)**	**NYSDOH AGVs (µg/m3)**	**Source**
7/17/2014	SSV-1_071714	Tetrachloroethylene	VOCs	510 D	30	Langan July 2014 Phase II ESI
		Trichloroethylene		33 D	5	
7/21/2014	SV-2_072114	Trichloroethylene	VOCs	11 D	5	
7/18/2014	SV-3_071814	Trichloroethylene	VOCs	300 D	5	

Notes:

1. Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) title 6 of the official compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use Soil Cleanup Objectives (SCO) and Restricted Residential Use SCOs.
2. Soil sample results presented in milligrams per kilogram (mg/kg).
3. Soil sample analytical results above the Restricted Residential Use SCO are highlightedgray and in bold.
4. Toxicity Characteristic Leaching Procedure (TCLP) soil sample analytical results are compared to the Resource Conservation and Recovery Act (RCRA) hazardous waste regulatory levels for toxicity characteristics.
5. TCLP samples presented in milligrams per liter (mg/L)
6. Groundwater sample analytical results are compared to the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values for Class GA - Drinking Water.
7. Groundwater results presented in micrograms per liter (µg/L).
8. Soil vapor sample analytical results are compared to the New York State Department of Health (NYSDOH) Air Guideline Values (AGV).
9 Soil vapor results presented in micrograms per cubic meter (µg/m³).
10. Maximum concentrations are highlighted yellow.

Qualifiers:

U = Analyte included in the analysis, but not detected
J = Detected above the Method Detection Limit but below the Reporting Limit; therefore, result is an estimated concentration
D# = Results for a diluted sample, # indicates the dilution factor
B = Analyte detected in the associated laboratory batch blank
VOCs = Volatile organic compounds.
SVOCs = Semivolatile organic compounds.
PCBs = Polychlorinated biphenyls.

ATTACHMENT E
Section VIII. Contact List Information

- Document Repository Acknowledgement Letter

ATTACHMENT E
SECTION VIII: CONTACT LIST

Item 1 Response

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Brooklyn, NY 11241

Item 2 Response

Residents, owners, and occupants of the site and properties adjacent to the site:
There are no residents at the proposed brownfield site, which has been purchased by 175-225 Third Owner LLC (175-225 Third JV LLC as its sole member, the BCP Program Applicant). The site is currently occupied by a Verizon operations, maintenance, and administrative facility, which includes a vehicle maintenance garage, a service vehicle parking area, a work center, roll-off containers for equipment storage, a steel shed, and administrative offices

The contact information for the current owner of the site is:

175-225 Third Owner LLC
c/o Kushner Companies
666 Fifth Avenue, 15th Floor

New York, NY 10013

The contact information for the current operator of the site is:

Trish Otterstedt Davis
Transaction Manager CBRE
Global Corporate Services Verizon Account
201 Centennial Avenue, Room 1S-182,
Piscataway, NJ 08854

Current owners and operators for adjacent properties are provided below.

Block	Lot	Owner	Occupants
458	1	LSG 365 Bond Street LLC c/o Lighthouse Acquisitions III, LLC 460 Park Avenue, 13th Floor New York, NY 10022	LSG 365 Bond Street LLC c/o Lighthouse Acquisitions III, LLC 460 Park Avenue, 13th Floor New York, NY 10022
462	14	155 Third St LLC 155 Third Street Brooklyn, NY 11231 Phone no. unknown	Monadock Construction, Inc. 155 3rd Street Brooklyn, NY 11231 Phone: (718) 875-8160
466	19	160 3rd Street Realty LLC 430 Maspeth Avenue Brooklyn, NY 11211 Phone no. unknown	MLV Concrete 160 3rd Street Brooklyn, NY 11231 Phone: (718) 802-1800
967	1	BRT Powerhouse LLC 126 West 74th Street, PH B New York, NY 10023 (212) 728-8221 - Attorney	BRT Powerhouse, LLC (abandoned) 322 3rd Avenue Brooklyn, NY 11217 Phone no. unknown
	24	338 DE LLC 26 West 17th Street, Suite 801 New York, NY 10011 Phone no. unknown	Storage Deluxe 300 3rd Avenue Brooklyn, NY 11215 <u>Contact</u>: 26 West 17th Street Suite 801 New York, NY 10011 (212) 718-7867

Block	Lot	Owner	Occupants
968	1	Not listed	Consolidated Edison 323 3rd Avenue Brooklyn, NY 11215 Contact: Cooper Station P.O. Box 138 New York, NY 10276 1-800-752-6633
978	1 7 16 19	WFM Properties Brooklyn LLC 550 Bowie Street Austin, TX 78703 Phone No. unknown Easement holder: New York State DEC 625 Broadway Albany, NY 12233 (518) 402-9553	Whole Foods Market 214 3rd Street Brooklyn, NY 11215 Contact: Whole Foods Market, Inc. 550 Bowie Street Austin, TX 78703-4644 (512) 477-4455
	23	Tedesco Realty LLC 40 Heights Road Plandome, NY 11030 (718) 459-5400 - Attorney	
	30 32	186 Third Street Brooklyn NY, LLC 550 Bowie Street Austin, TX 78703 (970) 262-1166 - Attorney	

Block	Lot	Owner	Occupants
980	8	LMS Realty Associates LLC 230 3rd Street Brooklyn, NY 11215	Ugly Duckling Presse 232 3rd Street Brooklyn, New York 11215 (347) 948-5170 Market Road Films 232 3rd St # B401 Brooklyn, New York 11215 (718) 855-5565 Akashic Books 232 3rd Street A115 Brooklyn, New York 11215 (718) 643-9193 M K Gift World, Inc. 230 3rd Street Brooklyn, New York 11215 (718) 694-2524

Item 3 Response

Local news media from which the community typically obtains information:
The Brooklyn Paper
One Metrotech Center, Suite 1001
Brooklyn, NY 11201

Item 4 Response

The public water supplier which services the area in which the property is located:

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection (NYCDEP), the Municipal Water Finance Authority, and the New York City Water Board:

NYCDEP
Emily Lloyd, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority
255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board
Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Item 5 Response

Any person who has requested to be placed on the contact list:

We are unaware of any requests for inclusion on the contact list.

Item 6 Response

The administrator of any school or day care facility located on or near the Site:

There are no schools or day care facilities located on the site. The following are schools or day care facilities located within ½ mile of the site:

Al Madinah School
(approximately 0.06 miles south)
383 3rd Avenue
Brooklyn, NY 11215
Sr. Rabab Mosalam
Supervisor
(718) 222-4986

P.S. 372 The Children's School
(0.10 miles northeast)
512 Carroll Street
Brooklyn, NY 11215
Arthur Mattia
Principal
718-624-5271

Strong Place for Hope Day Care Center
(approximately 0.24 miles southeast)
333 2nd Street
Brooklyn, NY 11215
Sarah Pabst
Principal
(718) 499-0747

M.S. 51 William Alexander
(approximately 0.25 miles southeast)
350 5th Avenue
Brooklyn, NY 11215
Lenore DiLeo. Berner
Principal
718-369-7603

P.S. 32 Samuels Mills Sprole
(approximately 0.26 miles northwest)
317 Hoyt Street
Brooklyn, NY 11231
Deborah Florio
Principal
(718) 222-6400

P.S. 58 The Carroll School
(approximately 0.40 miles northwest)
330 Smith Street
Brooklyn, NY 11231
Katie Dello Stritto
Interim Acting Principal
(718) 330-9322

Brooklyn Free Space
(approximately 0.40 miles southeast)
298 6th Avenue
Brooklyn, NY 11215
Mikia Eatman
Operations Director
(718) 965-3135

P.S. 321 William Penn
(approximately 0.50 miles east)
180 7th Avenue
Brooklyn, NY 11215
Liz Phillips
Principal
(718) 499-2412

PS 133 William A Butler
(approximately 0.46 miles northeast)
610 Baltic Street
Brooklyn, New York 11217
Healther Foster Mann
Principal
(718) 398-5320

Item 7 Response

The local community board is Brooklyn Community Board 6.

Brooklyn Community Board 6
Craig R. Hammerman, District Manager
250 Baltic Street
Brooklyn, New York 11201
Phone: (718) 643-3027

Item 8 Response

The location of a document repository for the project (e.g. local library):

Park Slope Library
431 6th Ave. at 9th St.
Brooklyn, NY 11215
718-832-1853

A letter sent to the repository acknowledging that it agrees to act as a document repository for the project is included in this attachment.

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

January 8, 2015

Park Slope Library
431 6th Avenue
Brooklyn, New York 11215

Re: Brownfield Cleanup Program Application
175-225 Third Owner LLC
Site Name: 175-225 3rd Street
Site Address: 175-225 3rd Street, Brooklyn, New York

Dear Head Librarian:

We represent 175-225 Third Owner LLC, in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced site at 175-225 3rd Street in Brooklyn. It is a NYSDEC requirement that we supply them a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your library would be willing and able to act as the temporary public repository for this BCP project.

Sincerely,
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.

Michael D. Burke

Michael D. Burke, CHMM, LEED AP
Senior Associate

Yes, the Park Slope Library is willing and able to act as a public repository on behalf of 175-225 Third Owner LLC in their cleanup of 225 3rd Street under the NYSDEC BCP.

Stephanie M. Bruckel
(Name)

1/8/15
(Date)

Neighborhood Library Supervisor
(Title)

ATTACHMENT F
Section IX. Land Use Factors

- FEMA Flood Insurance Rate Map
- City of New York Department of City Planning, Zoning Map 16c
- Copy of the City of New York Department of City Planning, Draft Zoning Proposal: Gowanus Canal Corridor Framework

ATTACHMENT F
SECTION IX. LAND USE FACTORS

Item 1 Response

Current Use

The site is currently occupied by a Verizon operations, maintenance, and administrative facility, which includes a vehicle maintenance garage, a service vehicle parking area, a work center, roll-off containers for equipment storage, a steel shed, and administrative offices.

Item 2 Response

Intended Use Post Remediation

The proposed re-development project is still in early planning stages and is subject to change as potential zoning changes materialize. Currently, the project would require the demolition of the current site buildings and construction of a building that would encompass approximately 280,000 square feet with a mix of retail and office uses. The majority of the building would be utilized as office space.

Item 4 Response

Applicable Zoning Laws/Maps

The site is located in a M2-1 manufacturing district with a floor area ratio (FAR) of 2.0. The M2 districts occupy the middle ground between light and heavy industrial areas; however, based on the requirements listed in the City of New York Department of City Planning Zoning Resolution, Article IV: Manufacturing District Regulations, dated October 19, 2013, certain types of retail and office spaces are permitted in M2 Districts. Thus, the proposed use is consistent with applicable zoning laws/maps. The applicable zoning map and text is included in this attachment.

Item 5 Response

Comprehensive Plans

The proposed use is consistent with local and area plans per the New York City Department of City Planning draft zoning proposal for the Gowanus Canal Corridor Framework.

Item 9 Response

Existing Infrastructure

The property is served by NYC water and sewer utilities and Consolidated Edison electric. The property is also nearby New York City subway and bus routes.

Item 10 Response

Cultural Resources

There are several City Landmarks and National Register listed sites within ½-mile of the proposed brownfield site. The below table lists City Landmarks (L) and Properties Listed on National Register (NR) of Historic Places within approximately ½-mile of the proposed brownfield site:

Property/Site	Status	Address
Carroll Street Bridge	L	Carroll Street Bridge Over the Gowanus Canal
Public Bath No. 7	L	227 4th Avenue
New York and Long Island Coignet Stone Company Building	L	360 3rd Avenue
271 Ninth Street House	L	271 9th Street
4th Avenue Station	NR	Bet. 3rd and 4th Avenue and 10th and 11th Streets
Carroll Gardens Historic District	NR	Carroll and President Streets between Smith and Hoyt Streets
Cronyn, William B., House	NR	271 9th Street
Old Stone House of Brooklyn, The	NR	3rd Street at 5th Avenue
Public School 39	NR	417 6th Avenue
Public Bath No. 7	NR	227–231 Fourth Avenue

Item 11 Response

Federal, State, or Local Natural Resources

The Gowanus Canal, which is an estuarine and marine deepwater wetland, borders the property to the west.

Item 12 Response

Flood Plains

According to the National Flood Insurance Rate Maps (FIRM) for the City of New York published by the Federal Emergency Management Agency (FEMA) (Community Panel No. 3604970 211 F, dated September 5, 2007), the site is located within Zones AE and X. The

western portion of the site (Lot 1 and a portion of Lot 58) is within Zone AE, which is the 1 percent annual chance floodplain boundary. The eastern portion of the site area is within Zone X (Lot 43 and a portion of Lot 58), which is designated for areas outside of the 0.2 percent annual chance floodplain. The applicable FEMA FIRM is included with this attachment.

Item 14 Response

Proximity to Residential, Urban, Commercial, Industrial, Agricultural, and Recreational Areas

A map showing surrounding property use is provided in Attachment B. The nearest residential property is located approximately 360 feet northwest of the site. Adjoining properties include multiple commercial and industrial properties and vacant lots. Adjoining commercial properties include: Whole Foods Market, Storage Deluxe, Market Road Films, Akashic Books and M K Gift World, Inc. Adjoining industrial properties include a Consolidated Edison facility and a printing press. The nearest open space and/or outdoor recreational area is the Gil Hodges Community Garden, located approximately 800 feet northeast of the site.

Item 15 Response

Vulnerability of Groundwater to Contamination

Groundwater at the site was found to be impacted with volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs) and metals. As the New York City water supply is derived from watersheds in the Catskills, contaminated groundwater at the site is not expected to impact the drinking water supply.

Based on the mobility of contaminants detected in groundwater, there is a potential for groundwater at the site to migrate off-site. Groundwater beneath the site is expected to flow northwest toward the Gowanus Canal. Thus, the Gowanus Canal represents a potential receptor for off-site migration of contaminated groundwater. The migration of groundwater contaminants off-site will be evaluated during a remedial investigation.

Item 16 Response

Geography and Geology of the Site

The site is located at 175-225 3rd Street in Brooklyn, New York (Block 972, Lots 1, 43 and 58), and is bound to the north by a closed section of 2nd Street, to the east by 3rd Avenue, to the south by 3rd Street, and to the west by the Gowanus Canal. The site is rectangular and encompasses an area of approximately 140,000 square feet. According to a 1990 survey data

prepared by Bartlett, Ludlam & Dill, the site grade ranges from approximately elevation (el) 10.5 feet[1] in the southwest corner to el 16.5 in the southeast corner of the site.

Predominant geological surface features were not observed on the site. The United States Geological Survey (USGS) "Bedrock and Engineering Geologic Maps of New York County and Parts Kings and Queens Counties, New York, and Parts of Bergen and Hudson Counties, New Jersey" indicates that the bedrock underlying the site is part of the Hartland Formation.

Based on the July 16 and 23, 2014 subsurface investigation and previous environmental reports, the subsurface strata at the site consists of historic urban fill characterized by brown silty sand with gravel, concrete, wood, brick, stone and debris extending to depths ranging from 5 to 10 feet below grade. The fill depth varied throughout the site with no evident pattern. The fill layer was underlain by silt and silty sands. Bedrock was not encountered during the July 2014 subsurface investigation or August 2014 geotechnical investigation conducted by Langan.

[1] Elevations are with respect to the North American Vertical Datum of 1988 (NAVD88)

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only landward of 0.0' National Geodetic Vertical Datum of 1929 (NGVD 29). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was New York State Plane FIPSZONE 3104. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the National Geodetic Vertical Datum of 1929. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3182
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was provided in digital format by the Department of Information Technology and Telecommunication, City of New York. This information was derived from digital orthophotos produced at a scale of 1:1,200 with 2-foot pixel resolution from photography dated 2004.

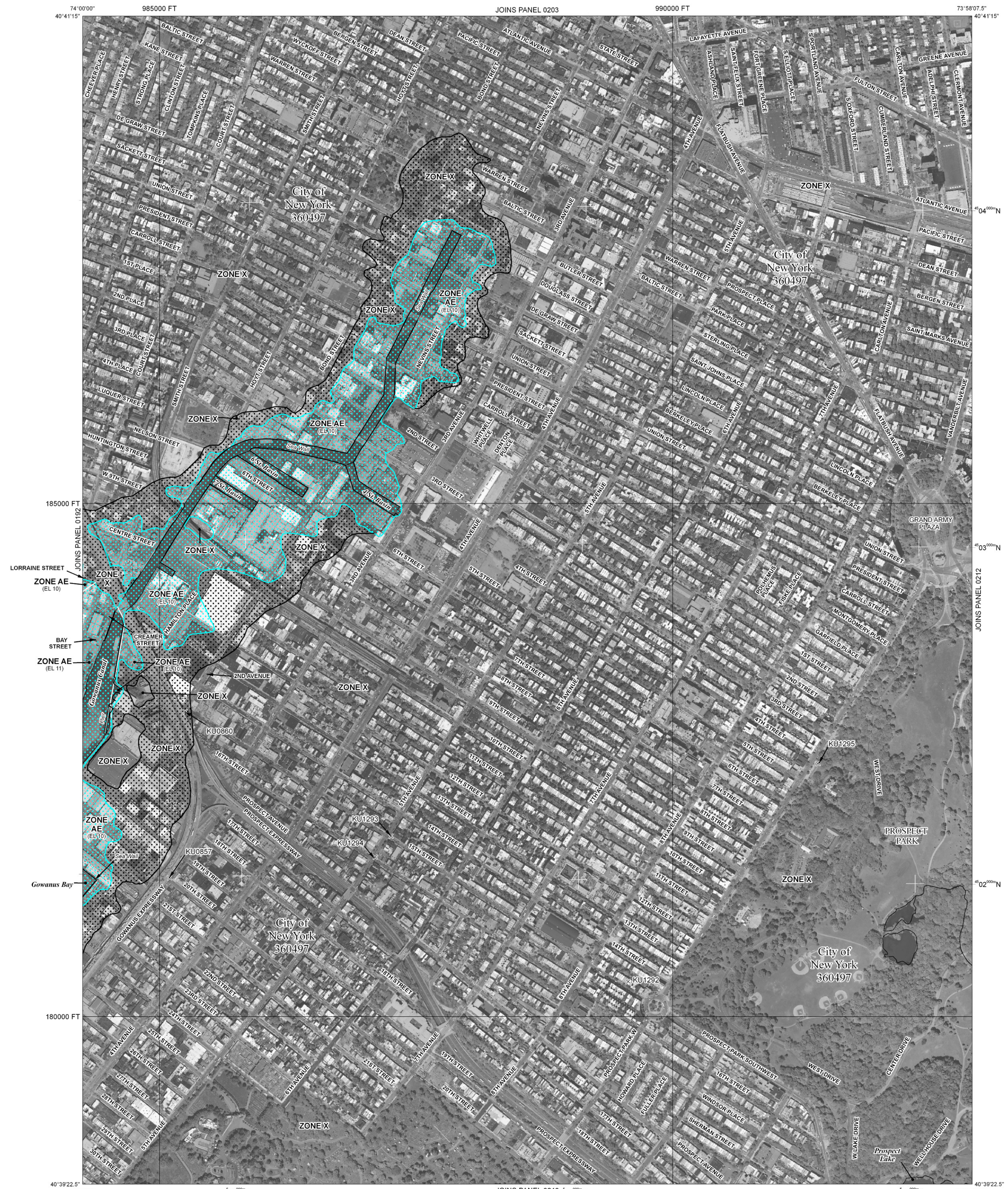
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map showing the layout of map panels for this jurisdiction.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% annual chance floodplain boundary
	0.2% annual chance floodplain boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the National Geodetic Vertical Datum of 1929

A — A	Cross section line
23 - - - 23	Transect line
87°07'45", 32°22'30"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
2476000mN	1000-meter Universal Transverse Mercator grid values, zone 18
600000 FT	5000-foot grid ticks: New York State Plane coordinate system, Long Island zone (FIPSZONE 3104), Lambert Conformal Conic projection
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
● M1.5	River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

INITIAL NFIP MAP DATE
June 28, 1974

FLOOD HAZARD BOUNDARY MAP REVISIONS
June 11, 1976

FLOOD INSURANCE RATE MAP EFFECTIVE
November 16, 1983

FLOOD INSURANCE RATE MAP REVISIONS
September 5, 2007 - to update map format, to change Special Flood Hazard Areas, and to reflect updated topographic information

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET

150 0 150 300 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0211F

FIRM

FLOOD INSURANCE RATE MAP

CITY OF
NEW YORK,
NEW YORK
BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES

PANEL 211 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
NEW YORK, CITY OF	360497	0211	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

U.S. DEPARTMENT OF HOMELAND SECURITY

MAP NUMBER
3604970211F

MAP REVISED
SEPTEMBER 5, 2007

Federal Emergency Management Agency

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

* 09-24-2013 C 130213 ZMK
06-17-2013 C 130116 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

CITY MAP CHANGE(S):

◆ AS CORRECTED 10-30-2014

N

MAP KEY

12b	12d	13b
16a	**16c**	17a
16b	16d	17b

ZONING MAP 16c

600 0 600 1200 1800 FEET

 # NOTE: STREETS FOR THE DOWNTOWN BROOKLYN STREET MAP CHANGES (C 030514MMK - C 030516MMK) ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

DRAFT ZONING PROPOSAL

GOWANUS CANAL