FORMER UNIVERSAL SCRAP METAL PROCESSORS CORP. SITE

1181 FLUSHING AVENUE BROOKLYN, NEW YORK

PHASE I ENVIRONMENTAL SITE ASSESSMENT SCREENING SUMMARY

DECEMBER 2014

Prepared By:

BC

Environmental Business Consultants

1808 Middle Country Road Ridge, NY 11961

PHASE I Screening Summary

1181 Flushing Avenue, Brooklyn Block 2994 Lots 75 & 9A

Lot Info:

The subject site consists of one full lot and a portion of a second lot located on the north side of Flushing Avenue and the west side of Stewart Avenue in the Bushwick neighborhood of Brooklyn, New York. The street address of the subject site is 1181 Flushing Avenue and 536 Johnson Avenue, Brooklyn, New York 11237 and is identified as Block 2994, Lots 75 and a portion of Lot 9 (9A) on the NYC Tax Map. The Site includes 119.93 feet of street frontage on Flushing Avenue and 210.19 feet of street frontage on Stewart Avenue with a total area of 40,007 sf.

The lots are zoned M1-2. The property is partially developed with a 1-story commercial building which (according to historic maps) was constructed between 1933 and 1951. The building and Lot 9 to the north are used as a metal scrap yard. The area to the south of the building is used for parking.

History:

The Site served as a Long Island Rail Road freight yard from between 1888 and 1907 until sometime between 1951 and 1965. The current building was constructed 1931in the southeast corner of the Site. In 1951 the building was utilized for fire wood cutting, bagged charcoal storage and automobile storage. An underground gas tank is shown in the south central area of the site at this time. By 1955 (certificate of occupancy dated 12/1/55) the building along Flushing Avenue was used as a service station, car wash and auto repair shop. In 1965 the south end of the building is no longer present and instead the area, where the gasoline tank had been listed, is a filling station. The structure formerly used for charcoal storage is being used as an auto service. The rest of Lot 75 is lumber storage and Lot 9 still contains two rail road tracks. In 1968 the auto services and filling station remain, and the rest of lot 75 is being utilized for parking. In 1981 the parking area was also being used as an auto parts yard. Staring in 2003 the filling station is no longer depicted at the Site. Between 2007 and 2014 the building on Site was converted from an auto service to a scrap metal facility and the two sets of railroad tracks were removed. The northern portion of the Site at Lot 9 is currently utilized for storage including several vehicles.

The current building was constructed between 1933 and 1951 in the southeast corner of the Site. In 1951 the building was utilized for fire wood cutting, bagged charcoal storage and automobile storage. From 1960 to 2003 the southern part of the property was used as a filling station while the building was used as a car wash through 1973 and for auto service through 2008. The remainder of the property was used for parking through 1981. In 1981 the parking area was used as an auto parts yard. Between 2007 and 2014 the building on Site was converted from an auto service to a scrap metal facility.

Site Visit:

A site visit has not yet been performed.

Environmental Database Search:

The Site was not listed for any spills, release or underground tanks on the regulatory database.

NYC DOB

There are no open DOB violations.

E-Designation

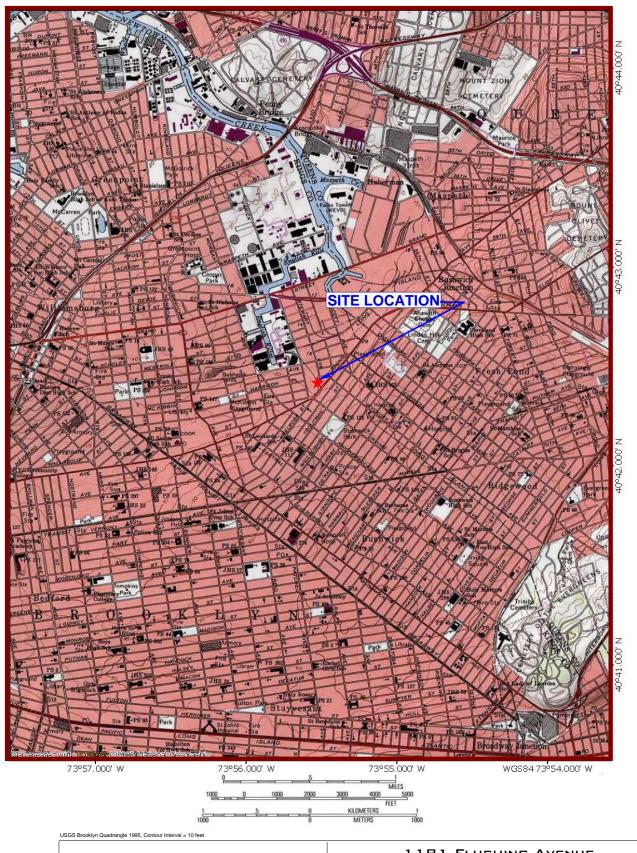
The property is not assigned an E-designation.

Conclusions/Recommendations:

Based upon reconnaissance of the subject site and surrounding properties, and review of historical records and regulatory agency databases, the following Recognized Environmental Conditions (RECs) were identified for the Site:

- The entire property was used as a Railroad freight yard from sometime between 1888 and 1907 to sometime between 1951 and 1965. Historic rail lines were known to use PCBs and herbicides for weed control. In addition rail freight yards would be subject to fuel and petroleum releases from equipment and potential chemical releases from rail tanker cars, etc.
- The south end of the Site was utilized as filling station from approximately 1955 until at least 2003.
- The southern portion of the Site and the building were used for auto repair from 1955 until 2007.
- The Site contained a gasoline storage tank at the south end, along Flushing Avenue, in 1951.
- The northern portion of the property was used as an auto scrap yard from 1981 through 2008.
- From 2008 through 2014 the property was used as a scrap metal facility.

FIGURES

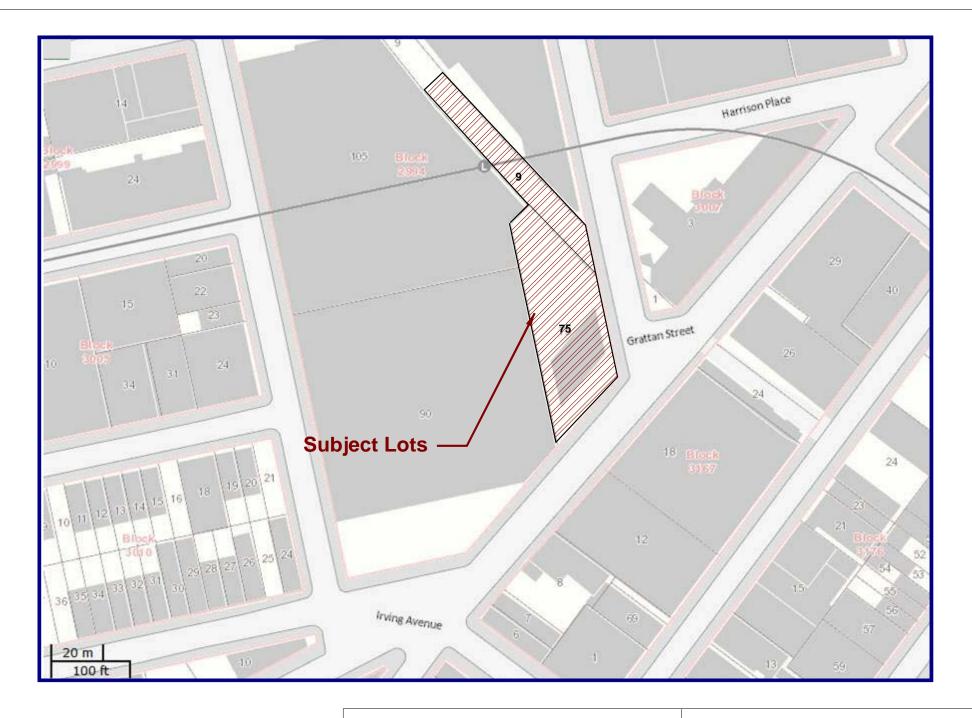


Phone 631.504.6000 Fax 631. 924 .2870
ENVIRONMENTAL BUSINESS CONSULTANTS

1181 FLUSHING AVENUE BROOKLYN, NY

FIGURE 1

SITE LOCATION MAP



BC

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1808 MIDDLE COUNTRY ROAD. RIDGE. NY 11961

Phone 631.504.6000 Fax 631.924.2780 FIGURE 2

NYC TAX MAP

FORMER UNIVERSAL SCRAP PROCESSORS CORP. BROOKLYN, NY BLOCK 2994 LOTS 9 AND 75





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1808 MIDDLE COUNTRY ROAD, RIDGE, NY 11961

Phone 631.504.6000 Fax 631.924.2780 1181 FLUSHING AVENUE, BROOKLYN, NY SURROUNDING LAND USE

FIGURE 3

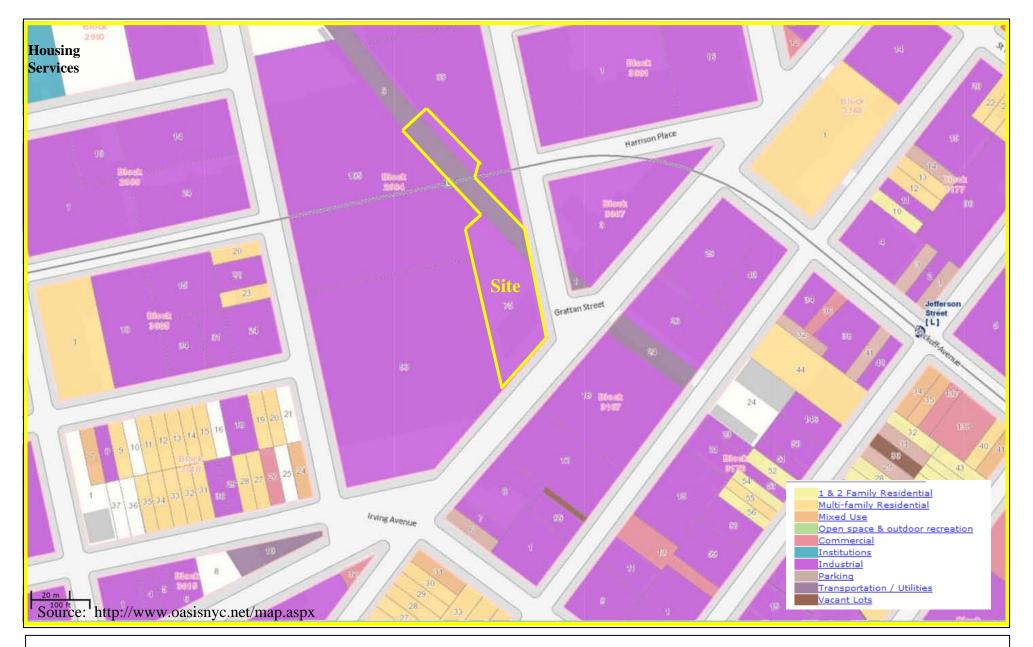


FIGURE 4 SURROUNDING LAND USE MAP

1181 FLUSHING AVENUE, BROOKLYN NY

PHASE I SCREENING REPORT



ENVIRONMENTAL BUSINESS CONSULTANTS
1808 MIDDLE COUNTRY ROAD, RIDGE, NEW YORK 11961

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SANBORN MAPS

1181 Flushing Avenue

1181 Flushing Avenue Brooklyn, NY 11237

Inquiry Number: 4154505.3

December 08, 2014

Certified Sanborn® Map Report



Certified Sanborn® Map Report

12/08/14

Site Name: Client Name:

1181 Flushing Avenue Env. Business Consultants 1181 Flushing Avenue 1808 Middle Country Road Brooklyn, NY 11237 Ridge, NY 11961

EDR Inquiry # 4154505.3 Contact: Chawinie Miller



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Certified Sanborn Results:

Site Name: 1181 Flushing Avenue Address: 1181 Flushing Avenue City, State, Zip: Brooklyn, NY 11237

Cross Street:

P.O. # NA Project: NA

Certification # CA73-4480-A90F

Maps Provided:

2007	2001	1990	1981	1951
2006	1995	1989	1980	1933
2005	1994	1988	1979	1907
2004	1993	1987	1977	1888
2003	1992	1986	1968	
2002	1991	1982	1965	



Sanborn® Library search results Certification # CA73-4480-A90F

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

✓ Library of Congress

✓ University Publications of America

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Sanborn Sheet Thumbnails

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



2007 Source Sheets



Volume 9, Sheet 36



Volume 9, Sheet 47



Volume 9, Sheet 48

2006 Source Sheets



Volume 9, Sheet 36



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Volume 9, Sheet 48

2005 Source Sheets



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Volume 9, Sheet 47



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Volume 9, Sheet 48

2002 Source Sheets



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2001 Source Sheets



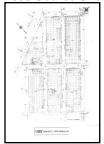
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1993 Source Sheets











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1992 Source Sheets







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1989 Source Sheets



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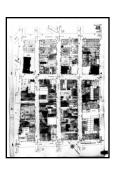


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1988 Source Sheets



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1987 Source Sheets



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1982 Source Sheets



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1981 Source Sheets



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1977 Source Sheets



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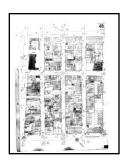


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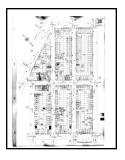
1968 Source Sheets



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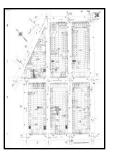
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1933 Source Sheets



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1907 Source Sheets



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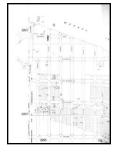
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