



PHASE I Screening Summary

1815-1825 Ocean Avenue, Brooklyn, New York 11230
Block 7656 Lots 55 & 58

Lot Info:

The subject site consists of one rectangular-shaped parcel located on the east side of Ocean Avenue in the Midwood neighborhood of Brooklyn, New York (Figure 1). The subject site is identified as Block 7656 and Lots 55 & 58 (Figure 2) on the NYC Tax Map. The Site is 16,500 square feet (s.f.) in total with approximately 150 feet of total street frontage on Ocean Avenue. Groundwater at the site is expected to be 17-22 feet below surface.

The Site is primarily zoned residential R7A. The north and central portions of the Site (Lot 55) are occupied by a Sunoco gasoline service station. The eastern portion of this lot is developed with one (1) single-story commercial building which is utilized as office space and an auto body garage. A pump island and two (2) 4000-gallon gasoline underground storage tanks (USTs) are located in the western portion of the lot. These two USTs were installed in 1988. One (1) 550-gallon heating oil UST is located in the north-eastern portion of the lot, to the north of the commercial building. The PBS database lists the installation date of this UST as June 1, 1972. The southern portion of the Site (Lot 58) is vacant, undeveloped land used as a parking area.

History:

Site history was based on a review of Sanborn Maps, aerial photos, and the city directory. In 1895, the north and central portions of the Site (Lot 55) were vacant and undeveloped and the south portion (Lot 58) was developed with a two-story residential dwelling. From 1906 to circa 1930, Lot 55 was developed with a two-story commercial building and Lot 58 remained unchanged. From 1930 to circa 1950, the western portion of Lot 55 was developed with a gasoline filling station. The gasoline filling station comprised of a single-story commercial building and four (4) gasoline tanks. During this period, Lot 58 remained unchanged. Beginning 1950 to the present day, the Site has been developed in the present day configuration. Lot 55 comprising the north and central portions of the Site has been developed with the present day gasoline service station. The eastern portion of Lot 55 has been developed with the present day single-story commercial building used for auto service. Five (5) gasoline tanks were present in the western portion of Lot 55 beginning 1950 to 2007. Beginning 1950 to the present day, Lot 58 comprising the south portion of the Site has been vacant and undeveloped.

The Site address (1817 Ocean Avenue) is listed in the city directories for the years 1928 through 1973 (intermittent). The Site address is listed with various gasoline service stations including Mileage Gas Corp (1928), Gas Stations Inc Main Office (1934), Mid Ocean Service Station (1945 & 1949), Dentes Service Station, Mid Brook Service Station (1960 & 1965), Harry's Service Center (1970) and Ronnies Service (1973). In addition, the Site address (1823 Ocean





Avenue) is also listed in the city directories for the years 1928 through 1960 (intermittent) with various residential tenants.

Site Visit:

A site visit was conducted for 1815-1825 Ocean Avenue Brooklyn by EBC on February 7, 2015.

The north and central portions of the Site (Lot 55) are occupied by a Sunoco gasoline service station. The eastern portion of this lot is developed with one (1) single-story commercial building which is utilized as office space and an auto body garage. A pump island and two (2) 4000-gallon gasoline underground storage tanks (USTs) are located in the western portion of the lot. These two USTs were installed in 1988. One (1) 550-gallon heating oil UST is located in the north-eastern portion of the lot, to the north of the commercial building. The PBS database lists the installation date of this UST as June 1, 1972. The southern portion of the Site (Lot 58) is vacant, undeveloped land used as a parking area.

According to a prior report, nine (9) 550-gallon gasoline USTs were formerly located in the western portion of Lot 55, in the same location as the current two (2) 4000-gallon gasoline USTs. The PBS database indicates that these nine USTs were installed on July 1, 1968 and were closed and removed prior to March of 1991. The nine USTs were actually closed and removed in 1987.

Environmental Database Search:

The Site (Lot 55 Block 7656 at 1819 Ocean Avenue and Lot 58 Block 7656 at 1825 Ocean Avenue) was identified as an E Designation site in the regulatory database and is assigned the E number of E-159, with the description of “air quality-HVAC fuel limited to natural gas” and “underground gasoline storage tanks testing protocol”.

The property was assigned the E-designation (E-159) for Air Quality / Exhaust Stack Limitations (Air-E) and Hazardous Materials Phase I / Phase II Testing Protocol (Hazmat-E) as part of Midwood rezoning action completed by the City of New York in April of 2006 (CEQR No. 06DCP030K). The E-designation prevents the NYC Department of Buildings from issuing building permits unless a release in the form of a Notice to Proceed is issued by OER.

The Air E requires that any new residential or commercial building constructed on the property use natural gas as the fuel source for hot water and HVAC systems.

The Hazmat E requires an environmental review by the New York City Office of Environmental Remediation (NYCOER), which must be satisfied before the New York City Department of Buildings (NYCDOB) will issue building permits for the property. Therefore, redevelopment of the site will be subject to the administration of this program by NYCOER. NYCOER review requires the submission of the following reports; Phase I Environmental Site Assessment Report, Phase II Site Investigation Work Plan and Health and Safety Plan, Phase II Site Investigation Report, and if necessary, Construction Health and Safety Plan (CHASP), Remedial Action Plan (RAP), and Site Closure Report.



In addition to the E-designation, the Site was also identified in the regulatory database under the following listings.

NY UST & NY AST

According to the database, the Site identified as Tomat Service Center Inc at 1815 Ocean Avenue was historically equipped with eight (8) 550-gallon gasoline USTs and one (1) 500-gallon # 2 fuel oil UST made of steel/carbon steel. All nine (9) USTs were installed on July 1, 1968 and closed prior to micro conversion in March 1991. The nine USTs were actually closed and removed in 1987.

The Site is currently equipped with one (1) 550-gallon steel UST containing # 2 fuel oil which was installed on June 1, 1972. The Site is also currently equipped with two (2) 4000-gallon steel USTs containing gasoline which were installed on July 1, 1989. The actual installation date is 1988.

Additionally, the Site is also currently equipped with two (2) 275-gallon ASTs containing lube oil which were installed on May 18, 2009 and one (1) 240-gallon AST containing waste oil which was installed on July 1, 1989.

NY Manifest

According to the database, nearly 100 gallons of an unknown waste were transported from the Site identified as Tomat Service Center Inc in 2014.

NY Spills

The Site identified as Tomat Service Center Inc is associated with an open Spill Number of 1408472. A release was reported from the Site on October 22, 2014. Phase II investigations were performed at the Site following the release and it was determined that soil and groundwater contamination exists at the Site. These investigations are further discussed in detail below. Remediation work is still pending at the Site.

RCRA NonGen

The Site identified as Sunoco Service Station was listed as a non generator of hazardous waste, the form for which was received by the agency on January 1, 2007. The Site was a historical large quantity generator of hazardous waste, the form for which was received by the agency on August 18, 1980 and was verified not to be a generator on July 8, 1999 and January 1, 2006. The waste generated by the Site is ignitable waste. No violations were identified in connection with this listing.

Adjacent sites were identified in the regulatory database and are further discussed in detail below:

The north adjacent property at 1801 Ocean Avenue located hydraulically cross to up-gradient of the Site was listed as a NY AST site, NY UST site and a NY SPILLS site in the database.





According to the database, this site is currently equipped with one (1) 5000-gallon AST containing # 6 fuel oil which was installed on April 1, 2003 and one (1) 6000-gallon # 5 or 6 fuel oil UST. No violations or hazardous material releases were reported from this AST/UST. Based on this information, these listings are not a significant environmental concern. This site was historically equipped with one (1) 6000-gallon UST containing # 5 or 6 fuel oil which was closed on February 1, 1996 and another 6000-gallon UST containing # 6 fuel oil which was closed in place on April 1, 2003. A release of # 6 fuel oil was reported from this abandoned historic UST on January 6, 2003 but this listing received closure from the NYSDEC on July 29, 2004. Based on this information, this site is not expected to represent a significant environmental concern.

Elmray Apartments Co, LLC at 1818 Ocean Avenue located adjacent to the west (hydraulically up-gradient) of the Site was listed as a NY HIST UST and NY AST site. According to the database, this site is currently equipped with one (1) 12,500-gallon # 1, 2 or 4 fuel oil UST and one (1) 12,500-gallon # 4 fuel oil AST which was installed on January 1, 1949. No violations or hazardous material releases were identified in connection with this Site and hence it is not expected to represent a significant environmental concern.

NYC DOB

The Site address at 1815 Ocean Avenue does not have any open violations listed on file with NYC Department of Buildings (NYCDOB) Environmental Control Board (ECB). No DOB violations or complaints were on file for this address. One (1) job was listed for the Site. The Site has one action listed on file, which pertain to miscellaneous actions (1988). No certificates of occupancy (CO) were on file for the Site.

Prior Subsurface Investigations

Two (2) subsurface investigations have been conducted to date to address the open NY Spills listing (Spill Number 1408472) associated with the Site. These investigations are further discussed in detail below:

Subsurface Assessment Report – 1815 Ocean Avenue, Brooklyn, NY. Hydrotech Environmental, Corp. December 30, 2014

Hydro Tech Environmental, Corp. has performed a Subsurface Assessment at the property located at 1815 Ocean Avenue, Brooklyn, New York. The assessment covers Lot 55 of the Site. This assessment was conducted on behalf of Tomat Service Center Inc. based upon their request to investigate the overall soil and groundwater quality.

The assessment consisted of the performance of the installation and sampling of a series of soil probes, groundwater probes, and monitoring wells. A Hydro Tech geologist screened all soil samples in the field for organic vapors utilizing a Photoionization Detector. Select soil, groundwater, and monitoring well samples were analyzed at a State-certified laboratory for volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs). A select soil





and groundwater sample was additionally analyzed for diesel range organic compounds and gasoline range organic compounds.

The results of the assessment are contained in this report. VOCs are present in soil samples at the groundwater interface and in the groundwater in the vicinity of a fuel oil UST located to the north of the building on Lot 55 at concentrations exceeding their respective regulatory standards. The petroleum compounds identified in the soil and groundwater samples has been classified as #2 fuel oil, as per the fingerprint analysis obtained from the 23-25 foot soil sample from SP-9 and the groundwater sample from MW-1.

Dissolved VOCs are also present in groundwater beneath the southern portion of the Site, to the south of gasoline tanks and pump islands, at concentrations exceeding their regulatory standards.

Phase II Investigation Report- 1815 Ocean Avenue, Brooklyn NY. Environmental Business Consultants (EBC) dated February 25, 2015

The field work portion of the investigation covering the north and central portions of the Site (Lot 55) was performed on February 7, 2015. The work consisted of the installation of four soil borings, two permanent monitoring wells, two temporary monitoring wells, and the collection and analysis of related samples. Four soil boring locations (B1 through B4) were selected. All of the borings were advanced with Geoprobe™ direct push equipment to a depth of 25 ft. Soil was characterized as a brown slit and sand with some historic fill material mixed in from surface grade to generally 1 foot below grade with the deepest locations at approximately 6-8 feet below grade followed by a brown silt and brown coarse fine sand to the termination depth. Groundwater was encountered and is expected at approximately 17 to 22 ft below grade.

PID readings of 130 ppm and petroleum odors were noted in B1 within the 21-25 foot interval. Petroleum odors were noted in the 21-25 foot interval of B2. PID readings of 250 ppm and petroleum odors were noted in B3 within the 21-25 foot interval. PID readings of 200 ppm were noted in B4 within the 21-25 foot interval. Soil samples were collected from the following intervals; 0-2 feet (B2 and B3) and 22-24 feet (B1-B4).

EBC collected four groundwater samples from each of the characterization borings (B1, B2, B3, B4). Permanent monitoring wells were installed for locations GW2 and GW4 by advancing the borehole to the water table (approx. 17 to 22 ft bgs) and installing a one-inch diameter PVC well 5-feet below the water table interface. Groundwater samples were collected in pre-cleaned, laboratory supplied glassware, stored in a cooler with ice and submitted to Phoenix Laboratories for analysis of VOCs by EPA Method 8260.

Deep soil and groundwater samples were analyzed for volatile organic compounds (VOCs) by USEPA method 8260. Shallow soil samples were analyzed for total lead.

Soil sample results were compared to the Unrestricted Use and Restricted Residential Use Soil Cleanup Objectives (SCOs) as presented in NYSDEC CP51 Soil Cleanup Guidance (10/21/10). The following VOCs; 1,2,4-trimethylbenzene (maximum of 31,000 µg/Kg), 1,3,5-trimethylbenzene (maximum of 9,900 µg/Kg), m&p-Xylenes (maximum of 2,300 µg/Kg), methylene chloride (maximum of 280 µg/Kg), naphthalene (at 14,000 µg/Kg) and o-xylene



(maximum of 570 µg/Kg) were detected above Unrestricted Use SCOs in samples B1 and B2. VOCs including 2-isopropyltoluene (230 µg/Kg), acetone (maximum 34 µg/Kg), ethylbenzene (maximum 480 µg/Kg), n-butylbenzene (maximum 2,700 µg/Kg), n-propylbenzene (maximum 2,100 µg/Kg), p-isopropyltoluene (maximum 600 µg/Kg), sec-butylbenzene (maximum 860 µg/Kg) were detected at trace amounts in all soil samples. Lead was detected above Unrestricted Use SCOs in B2 and B3 shallow soil samples; at a maximum of 366 mg/kg.

Groundwater results were compared to the New York State Ambient Water Quality Standards and Guidance Values (6 NYCRR Part 703) as presented in the Technical & Operational Guidance Series (TOGS) 1.1.1 (1998). Several VOCs including 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, ethylbenzene, isopropylbenzene, m&p-Xylenes, naphthalene, n-butylbenzene, n-propylbenzene, o-xylene, p-isopropyltoluene and sec-butylbenzene were reported in all of the four monitoring wells above groundwater standards. 2-isopropyltoluene was reported in one groundwater well (GW4) above groundwater standards. Acetone was reported in two groundwater well (GW2 and GW3) above groundwater standards. Benzene was reported in one groundwater well (GW1) above groundwater standards. Toluene was reported in two groundwater well (GW1 and GW4) above groundwater standards.

Soil and groundwater samples collected in the vicinity of the USTs indicate gasoline contamination. Several gasoline related VOCs were detected above Unrestricted Use SCOs in soil samples B1 and B2. Lead was detected above Unrestricted Use SCOs in B2 and B3 shallow soil samples. Gasoline related VOCs were noted above groundwater standards in all groundwater samples. These results indicate that further remedial action will be required.

Conclusions/Recommendations

Based upon the two subsurface investigations conducted at the Site and detailed above, soil and groundwater contamination exists beneath the Site which represents a Recognized Environmental Condition (REC). Both the lots constituting the Site (Lots 55 and 58) have been initiated into the Brownfield Program. EBC proposes that the remediation of the Site be further continued under this program.



ENVIRONMENTAL BUSINESS CONSULTANTS

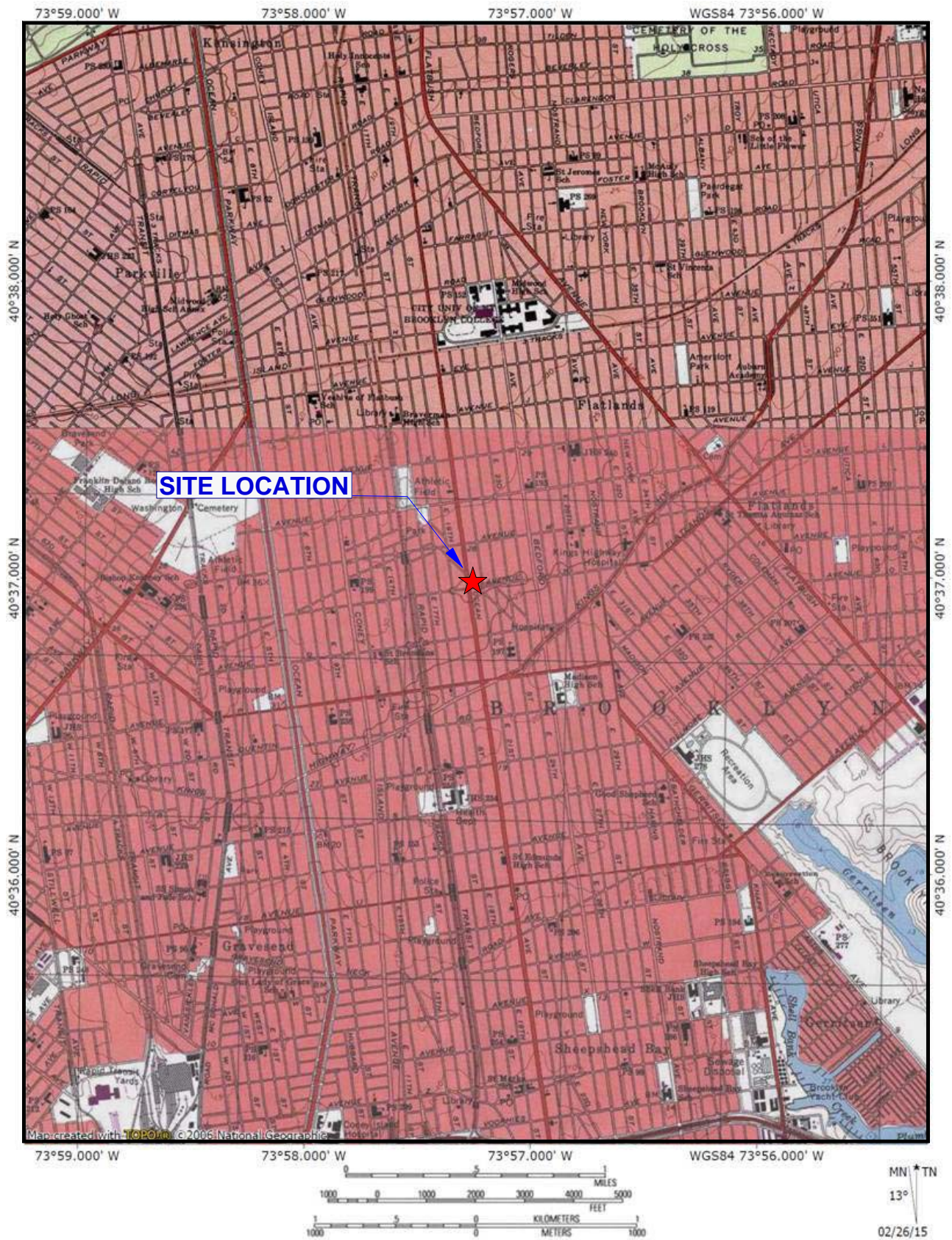
FIGURES



ENVIRONMENTAL BUSINESS CONSULTANTS

1808 MIDDLE COUNTRY ROAD
RIDGE, NY 11961

PHONE	631.924.0870
FAX	631.924.2870



USGS Central Park, NY Quadrangle 1995, Contour Interval = 10 feet



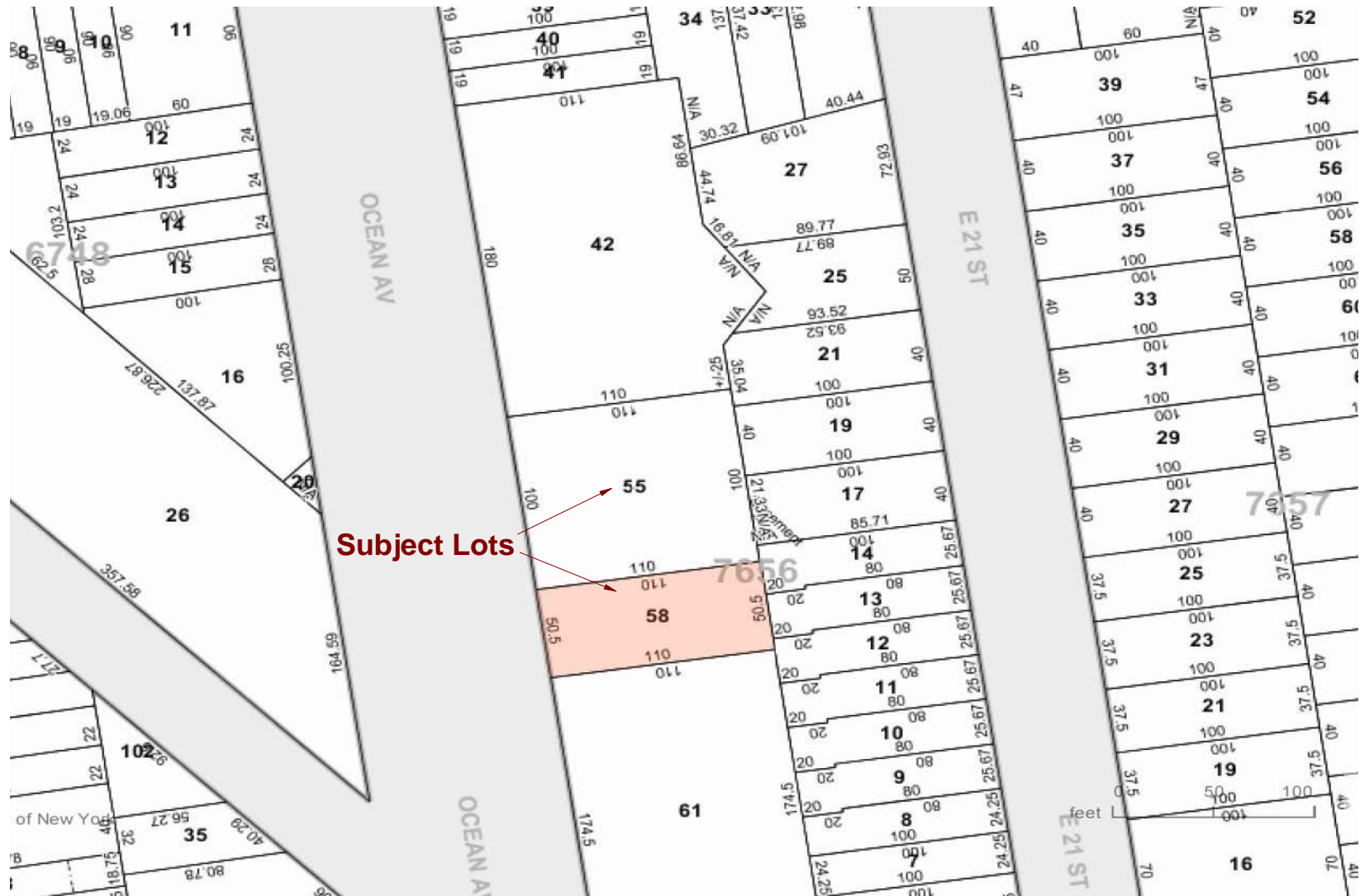
ENVIRONMENTAL BUSINESS CONSULTANTS

Phone 631.504.6000
Fax 631.924.2870

1815-1825 OCEAN AVENUE, BROOKLYN, NY

FIGURE 1

SITE LOCATION MAP



ENVIRONMENTAL BUSINESS CONSULTANTS

1808 MIDDLE COUNTRY ROAD, RIDGE, NY 11961

Phone 631.504.6000

Fax 631.924.2780

SUNOCO GAS STATION AND PARKING LOT
1815-1825 OCEAN AVENUE, BROOKLYN, NY

FIGURE 2 NYC TAX MAP



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SANBORN MAPS



ENVIRONMENTAL BUSINESS CONSULTANTS

1808 MIDDLE COUNTRY ROAD
RIDGE, NY 11961

PHONE	631.924.0870
FAX	631.924.2870



1825 Ocean Avenue

1825 Ocean Avenue

Brooklyn, NY 11230

Inquiry Number: 4268958.3

April 20, 2015

Certified Sanborn® Map Report



6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

4/20/15

Site Name:

1825 Ocean Avenue
1825 Ocean Avenue
Brooklyn, NY 11230

Client Name:

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



EDR Inquiry # 4268958.3

Contact: Chawinie Reilly

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Certified Sanborn Results:

Site Name: 1825 Ocean Avenue
Address: 1825 Ocean Avenue
City, State, Zip: Brooklyn, NY 11230
Cross Street:
P.O. # NA
Project: NA
Certification # A848-4B38-9E9F



Sanborn® Library search results
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Maps Provided:

2007	2001	1990	1980	1906
2006	1996	1989	1979	1895
2005	1995	1987	1977	
2004	1994	1986	1969	
2003	1993	1983	1950	
2002	1992	1981	1930	

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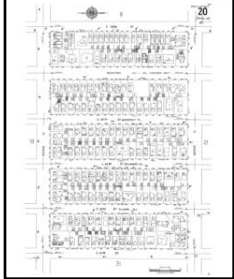
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Volume 13, Sheet 30



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2006 Source Sheets



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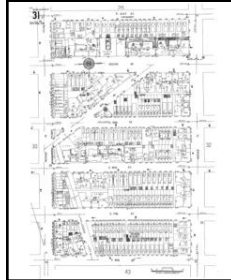
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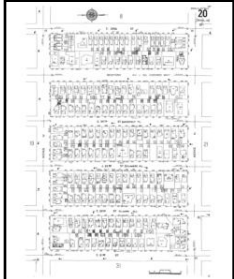


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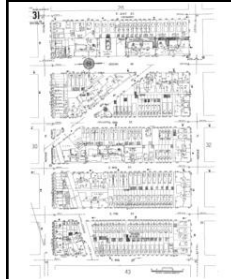
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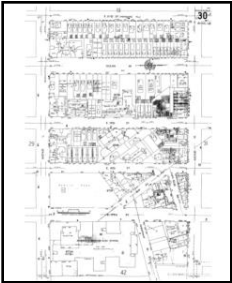


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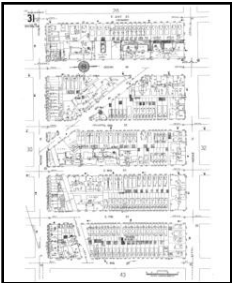


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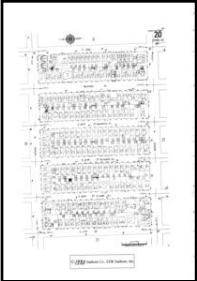


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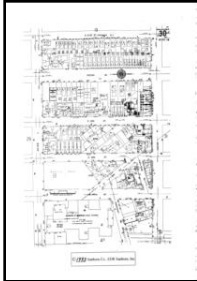


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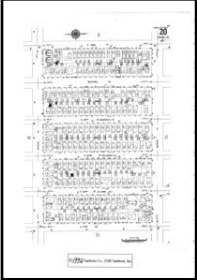


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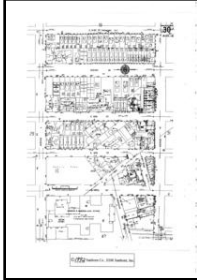


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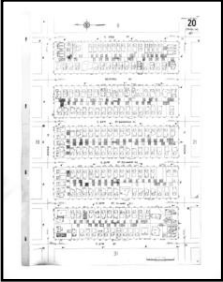


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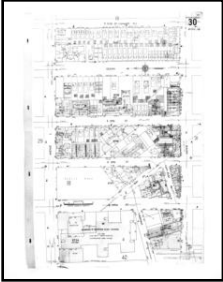


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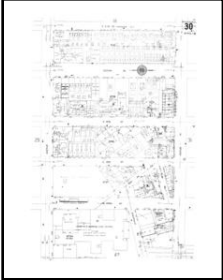


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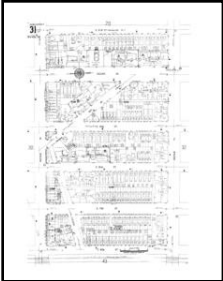


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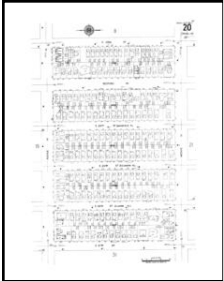
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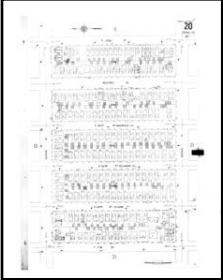


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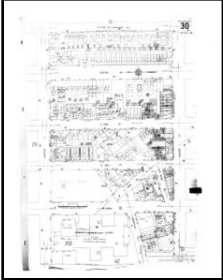


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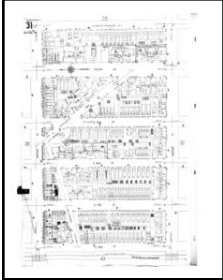
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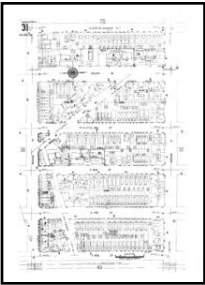


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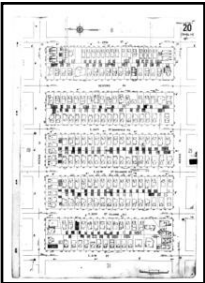


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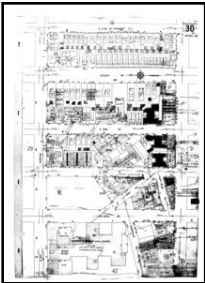


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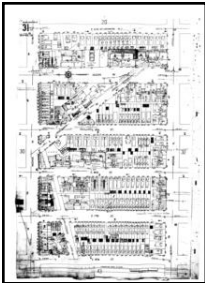
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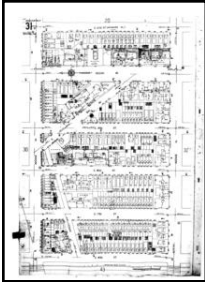
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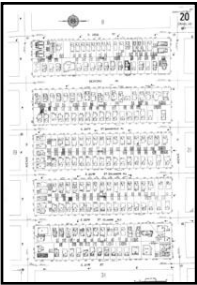


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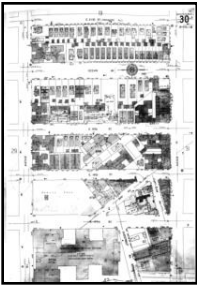


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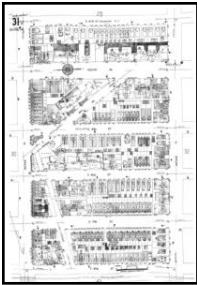
1977 Source Sheets



Volume 13, Sheet 20

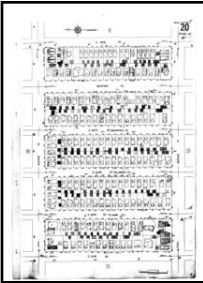


Volume 13, Sheet 30

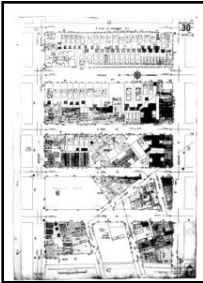


Volume 13, Sheet 31

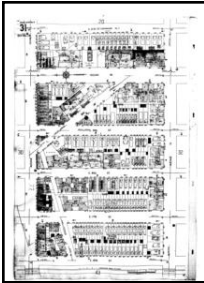
1969 Source Sheets



Volume 13, Sheet 20



Volume 13, Sheet 30



Volume 13, Sheet 31

1950 Source Sheets



Volume 13, Sheet 20



Volume 13, Sheet 30



Volume 13, Sheet 31

1930 Source Sheets



Volume 13, Sheet 20



Volume 13, Sheet 30



Volume 13, Sheet 31

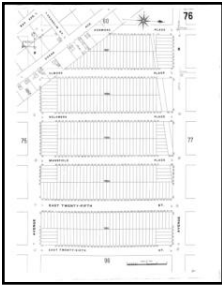
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Volume 14, Sheet 60



Volume 14, Sheet 61

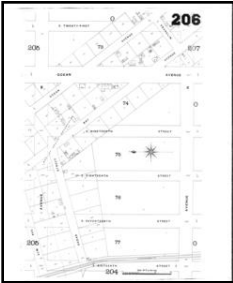


Volume 14, Sheet 76

1895 Source Sheets



Volume B, Sheet 205



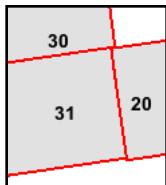
Volume B, Sheet 206

2007 Certified Sanborn Map



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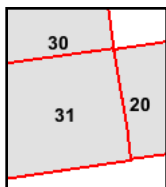
Volume 13, Sheet 20
 Volume 13, Sheet 30
 Volume 13, Sheet 31



2006 Certified Sanborn Map



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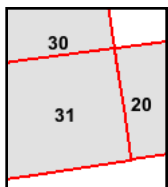


2005 Certified Sanborn Map



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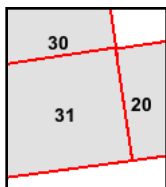
Volume 13, Sheet 20
Volume 13, Sheet 30
Volume 13, Sheet 31



2004 Certified Sanborn Map



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Volume 13, Sheet 20
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Volume 13, Sheet 31

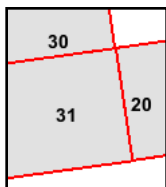
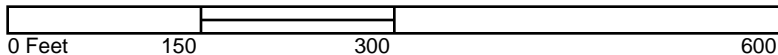
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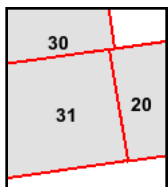


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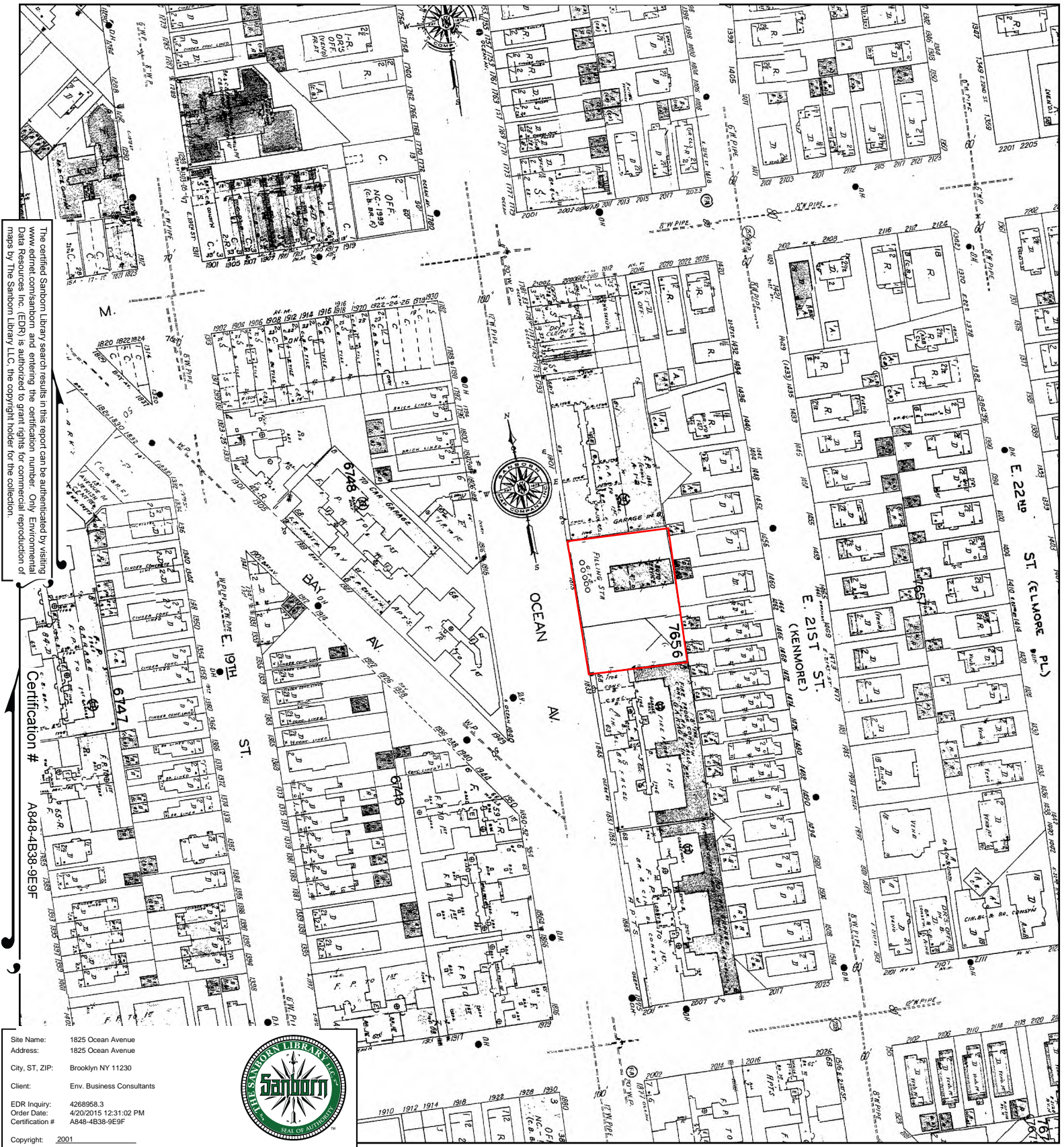
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2001 Certified Sanborn Map



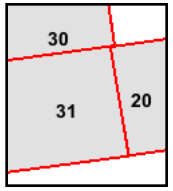
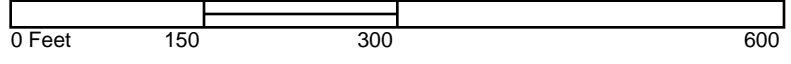
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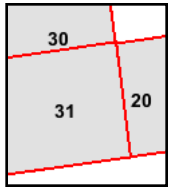
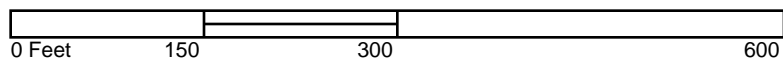
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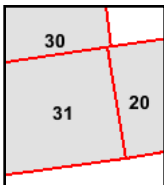
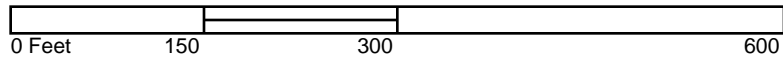
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1995 Certified Sanborn Map



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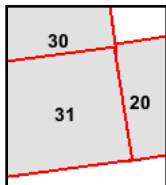
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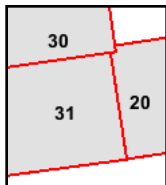


1993 Certified Sanborn Map



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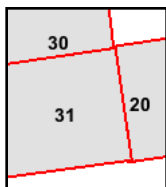


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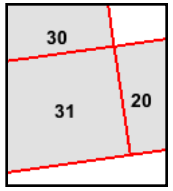
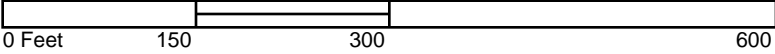
Volume 13, Sheet 20
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 Volume 13, Sheet 31



1990 Certified Sanborn Map



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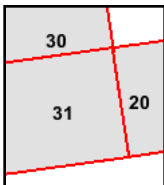
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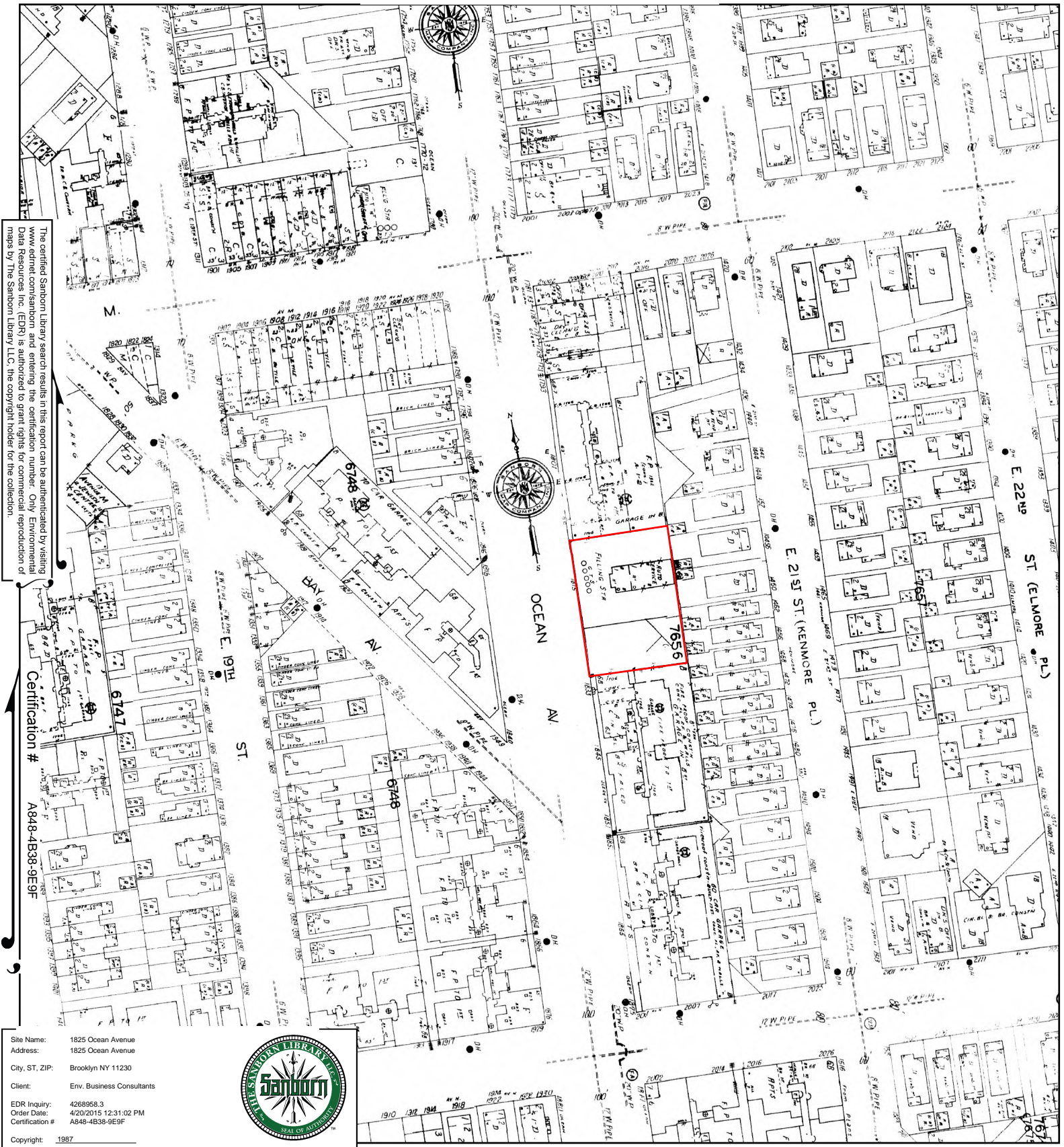
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1987 Certified Sanborn Map



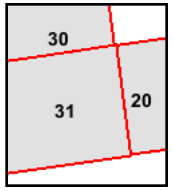
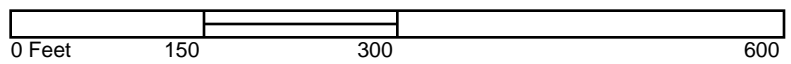
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1986 Certified Sanborn Map



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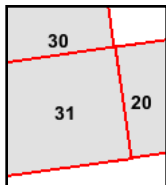
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Copyright: 1986



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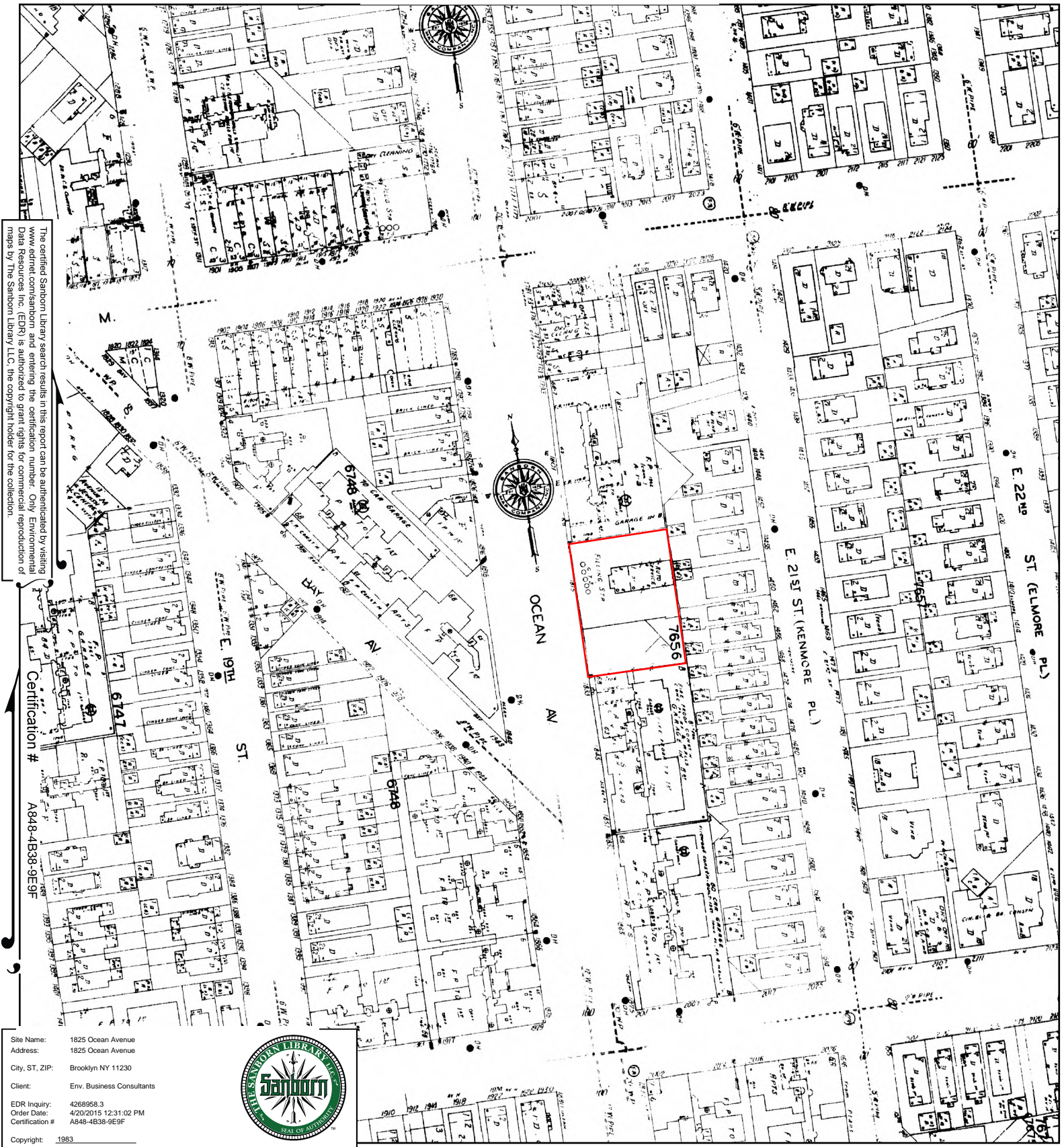
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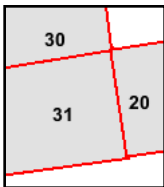
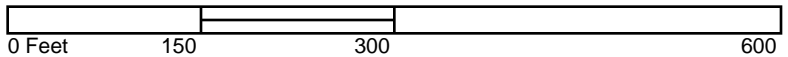
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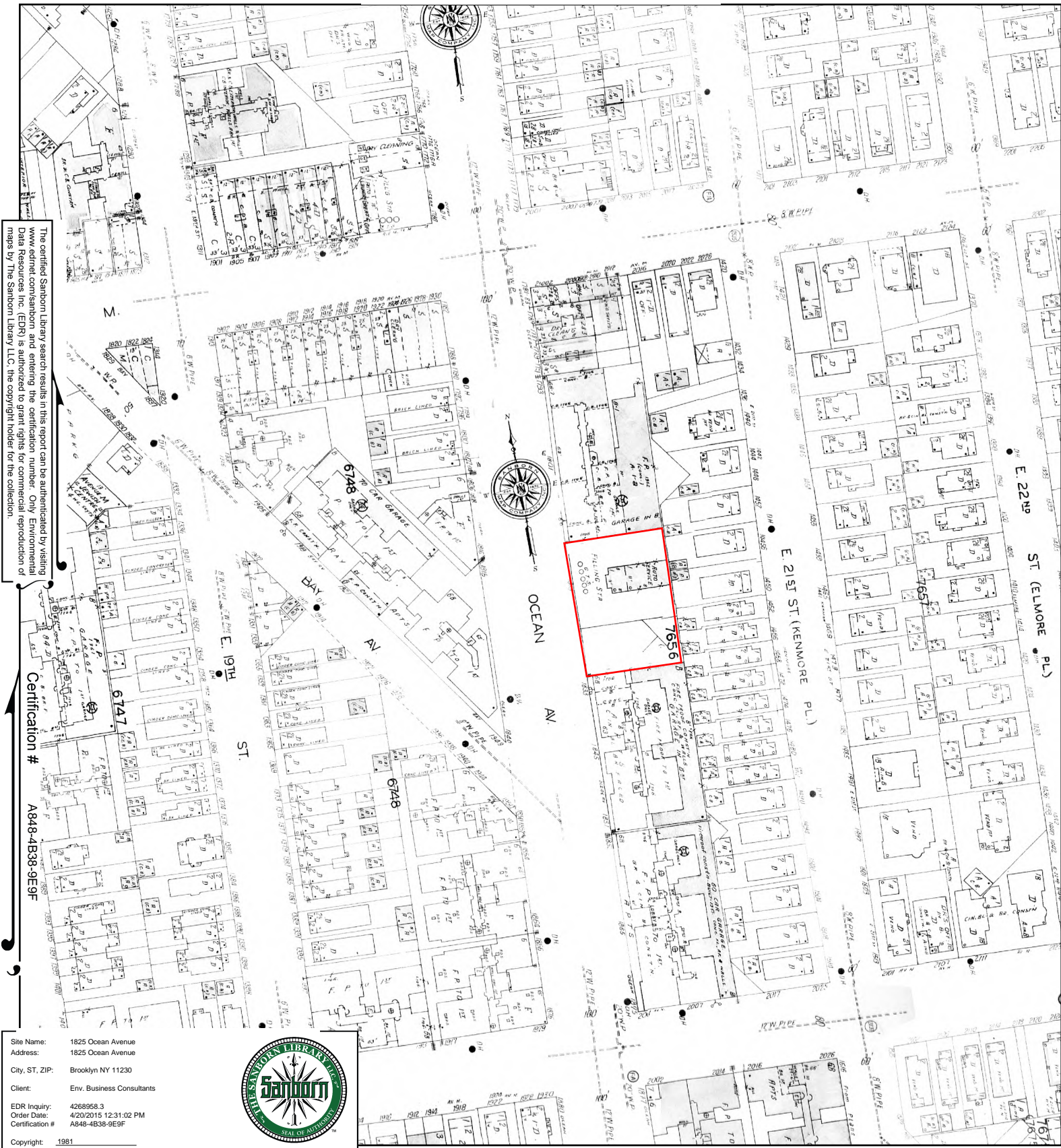
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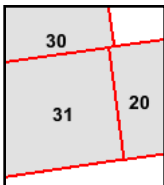


1981 Certified Sanborn Map



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Volume 13, Sheet 20

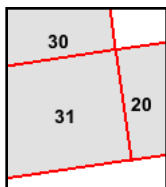


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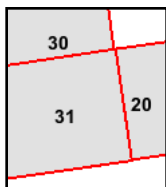


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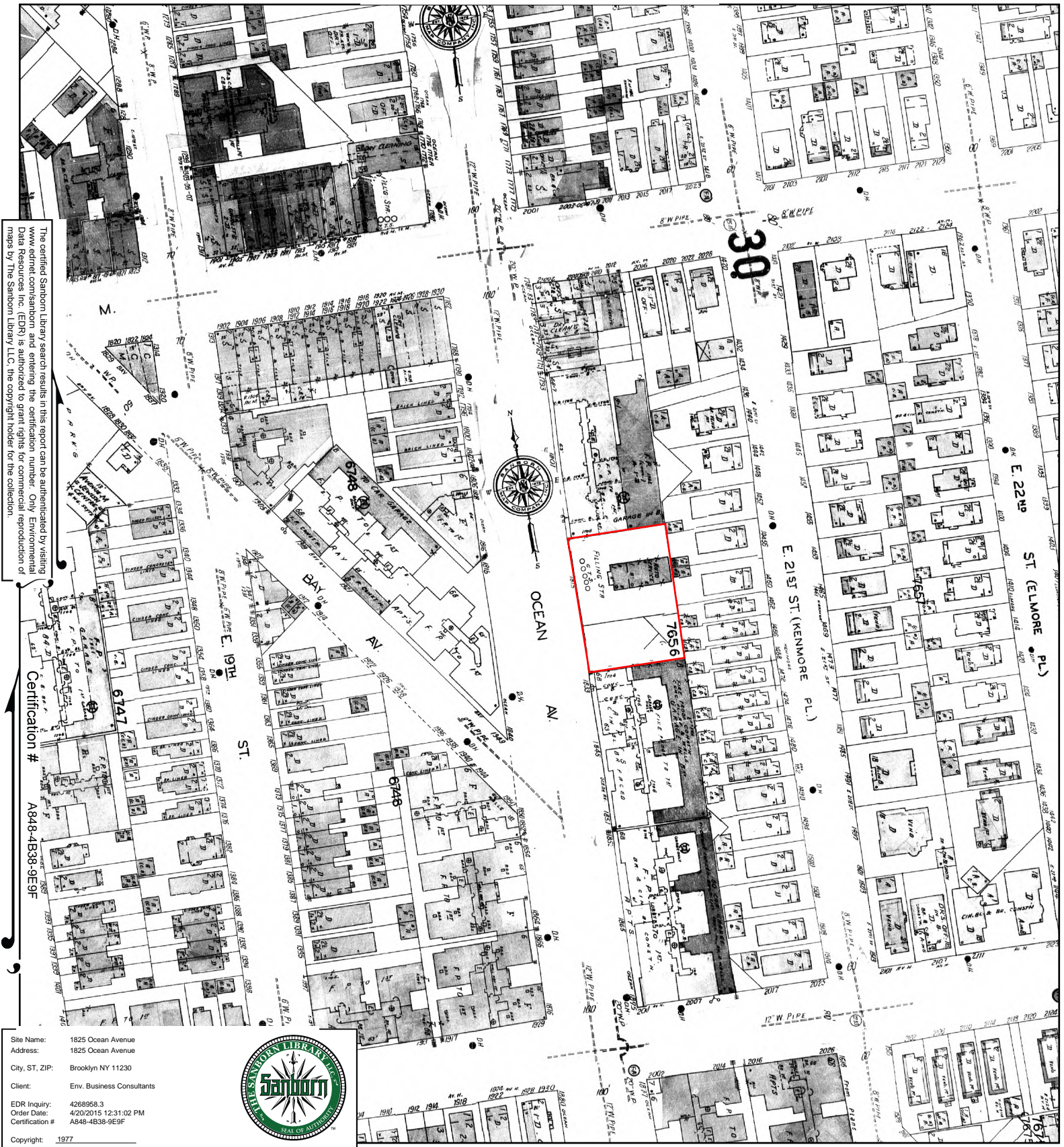
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1977 Certified Sanborn Map



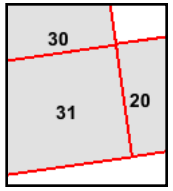
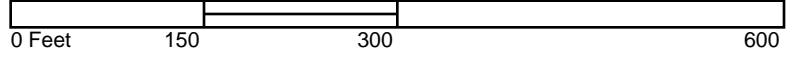
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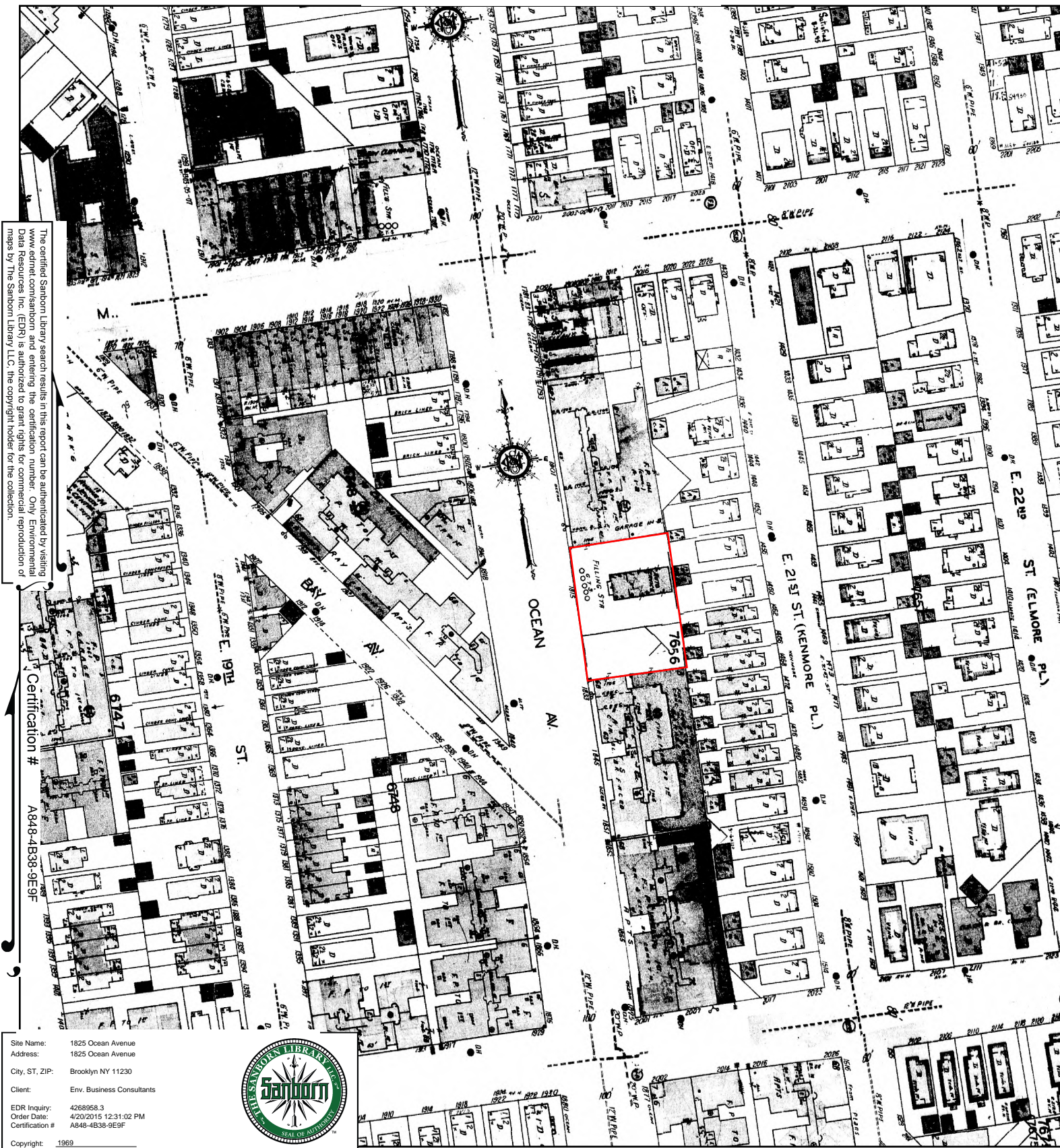
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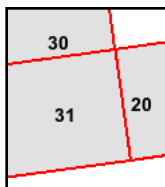


1969 Certified Sanborn Map



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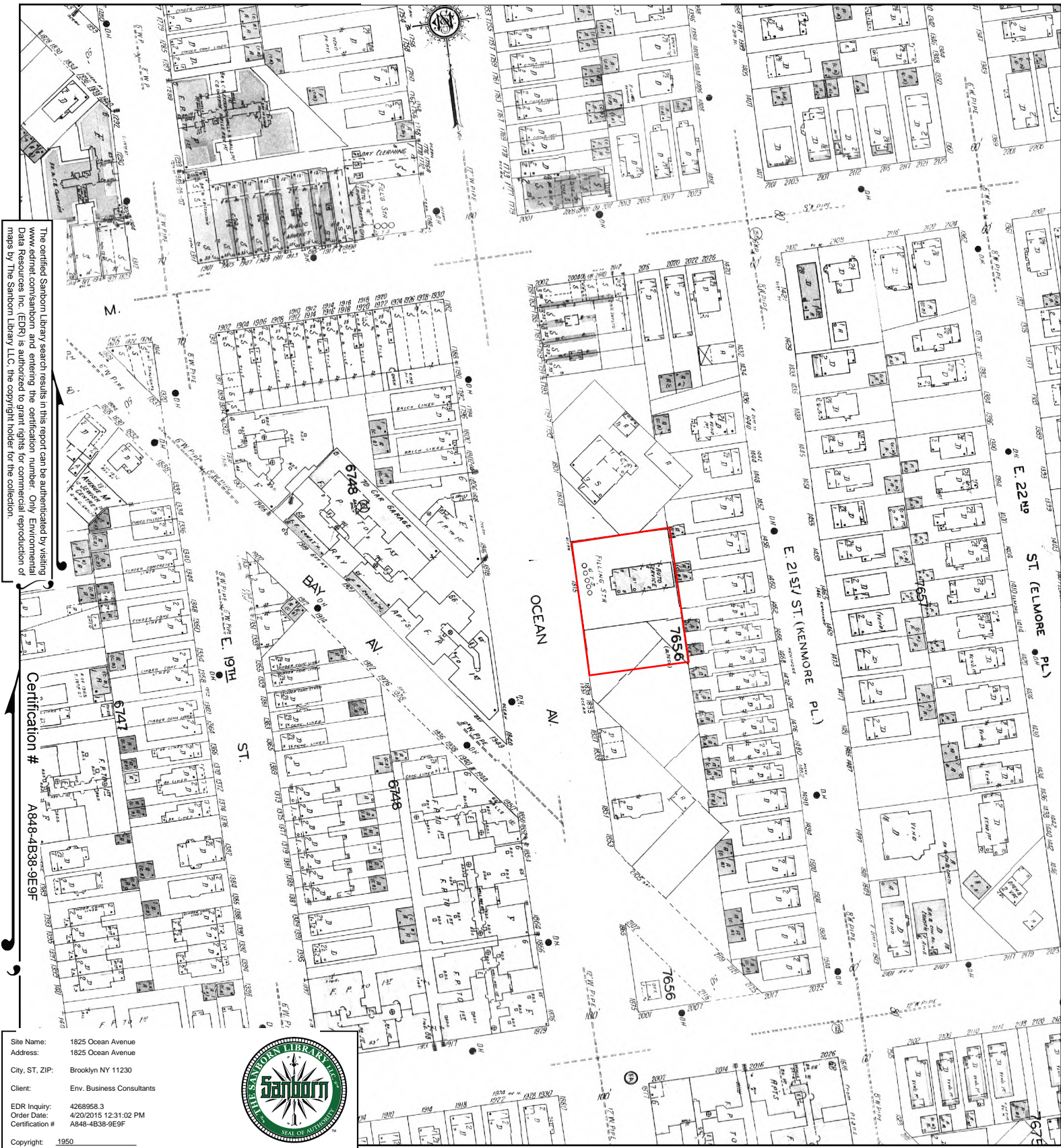
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1950 Certified Sanborn Map



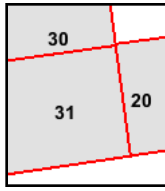
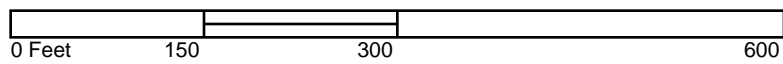
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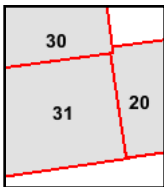
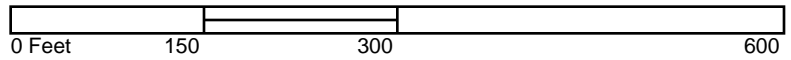
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1930 Certified Sanborn Map



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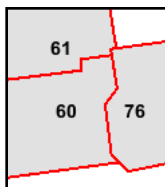
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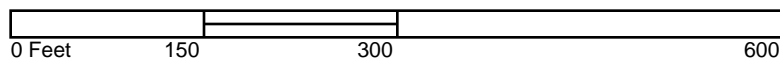
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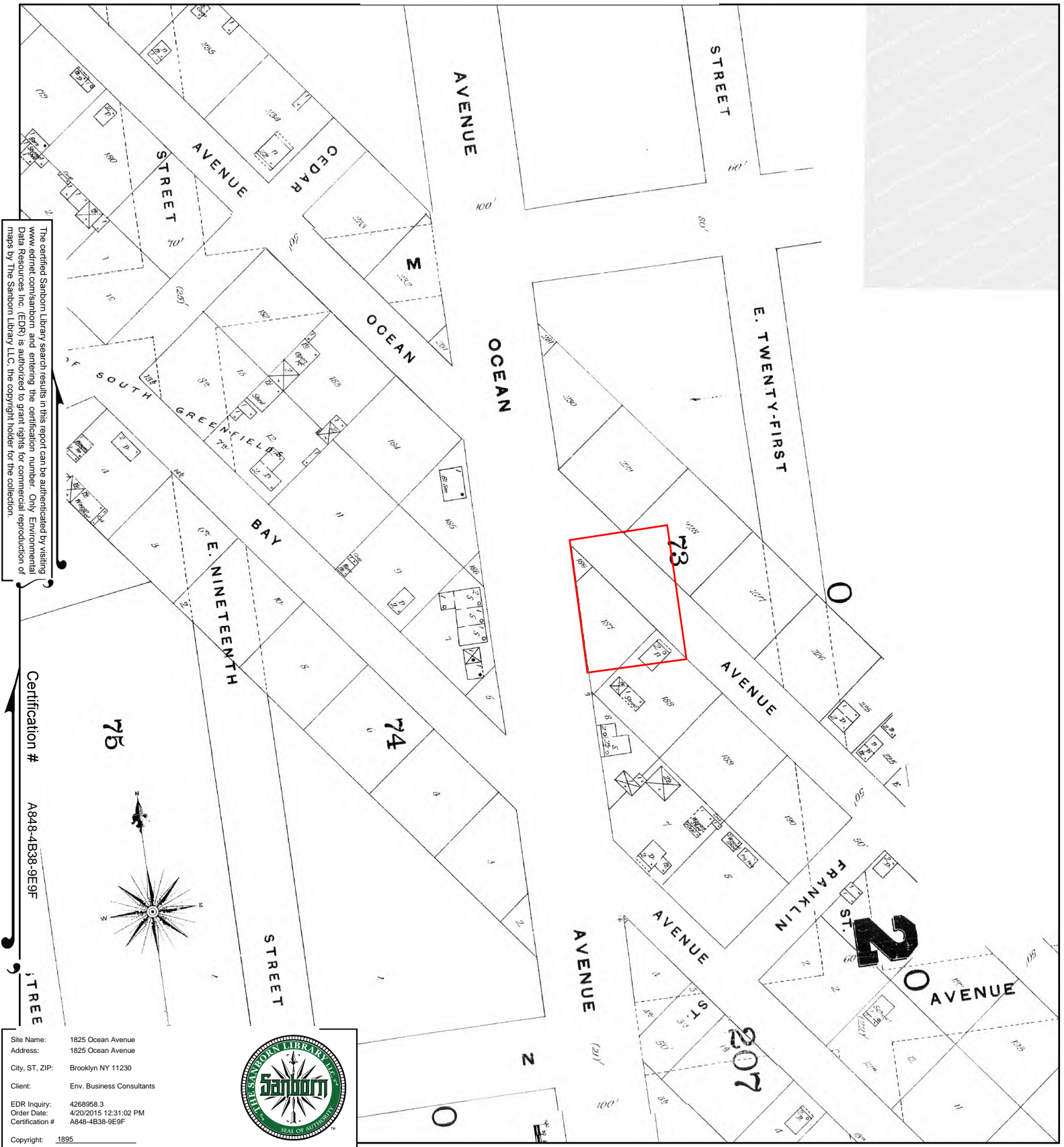
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1895 Certified Sanborn Map

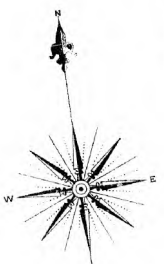


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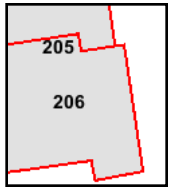
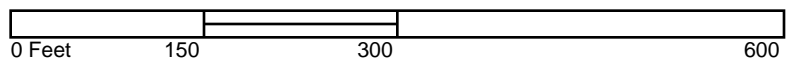
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