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**Environmental Consultants and Engineers** 

50 Park Avenue, Babylon, NY 11702 (631) 321-4300 • Fax (631) 321-4349 middletonenvironmental.com

# Phase I Environmental Site Assessment Report MEI Project Number 11-977



Property located at 458 East 99th Street in Brooklyn, New York

January 19, 2012

Prepared for Banco Popular North America

# FirstSearch Technology Corporation

# **Environmental FirstSearch™ Report**

Target Property:

**458 EAST 99TH ST** 

**BROOKLYN NY 11236** 

Job Number: 11-977

### PREPARED FOR:

Middleton Environmental Inc.
50 Park Avenue
Babylon, NY 11702

01-01-12



Fax: (781) 551-0471

Target Site: 458 EAST 99TH ST

**BROOKLYN NY 11236** 

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	10-25-11	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	10-25-11	0.50	0	0	0	0	-	0	0
CERCLIS	Y	09-30-11	0.50	0	0	0	0	-	0	0
NFRAP	Y	09-30-11	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	09-13-11	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	09-13-11	0.50	0	0	0	0	_	0	0
RCRA GEN	Y	09-13-11	0.25	0	3	2	-	-	5	10
Federal Brownfield	Y	12-01-11	0.50	0	0	0	0	-	0	0
ERNS	Y	10-18-11	0.12	0	2	-	-	-	2	4
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	10-24-11	1.00	0	0	0	0	0	0	0
State Spills 90	Y	10-24-11	0.12	1	14	-	-	-	8	23
State Spills 80	Y	11-02-10	0.25	0	0	1	-	-	0	1
State/Tribal SWL	Y	02-01-11	0.50	0	0	5	3	-	3	11
State/Tribal LUST	Y	10-24-11	0.50	0	2	- 1	23	-	3	29
State/Tribal UST/AST	Y	10-24-11	0.25	0	11	13	-	_	0	24
State/Tribal EC	Y	10-24-11	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	10-24-11	0.25	0	0	10	-	-	0	10
State/Tribal VCP	Y	10-24-11	0.50	0	0	0	2	-	0	2
State/Tribal Brownfield	s Y	10-24-11	0.50	0	0	0	0	-	0	0
Federal IC/EC	Y	11-01-11	0.50	0	0	0	0	-	0	0
- TOTALS -				1	32	32	28	0	22	115

#### **Notice of Disclaimer**

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

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Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

# Site Information Report

**Request Date:** 

Standard:

01-01-12

Requestor Name:

Amy AAI Search Type:

COORD 11-977

Job Number: Filtered Report

Target Site: 458 EAST 99TH ST

**BROOKLYN NY 11236** 

# Demographics

Sites:

115

Non-Geocoded:

22

Population:

NA

Radon:

OF THE 25 HOMES TESTED, THE AVG. PCI/L LEVEL WAS 1.1

### Site Location

<u> </u>	Degrees (Decimal)	Degrees (Min/Sec)		<u>UTMs</u>
Longitude:	-73.905088	-73:54:18	Easting:	592572.558
Latitude:	40.649952	40:38:60	Northing:	4500264.571
Elevation:	15		Zone:	18

### Comment

Comment:

# Additional Requests/Services

Services:

Adjacent ZIP Codes: 0 Mile(s)						
ZIP Code	City Name		ST	Dist/Dir	Sel	

	Requested?	Date
Fire Insurance Maps	No	
Aerial Photographs	No	
Historical Topos	No	
City Directories	Yes	01-01-12
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	No	

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458 EAST 99TH ST BROOKLYN NY 11236

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TOTAL:

115

GEOCODED: 93

NON GEOCODED: 22

SELECTED:

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
3	ERNS	CON EDISON 521285/FIXED FACILITY	AVENUE D and ROCKAWAY AVE BROOKLYN NY 11236	0.06 NW	+ 1	N/A
9	ERNS	CON EDISON 476508/FIXED FACILITY	FOSTER AVE BROOKLYN NY 11236	0.09 SE	- 2	N/A
	ERNS	NRC-819163/RAILROAD NON-RELEASE	EAST ROCKAWAY STATION BROOKLYN NY	NON GC	N/A	N/A
	ERNS	ON THE A LINE NRC-634416/RAILROAD NON-RELEASE	ROCKAWAY BLVD BROOKLYN NY	NON GC	N/A	N/A
17	INSTCONTRO	E DESIGNATION SITE E-230-1465	8147 BROOKLYN NY 11236	0.15 SE	N/A	N/A
18	INSTCONTRO	E DESIGNATION SITE E-230-1467-B	8147 BROOKLYN NY 11236	0.15 SE	N/A	N/A
21	INSTCONTRO	E DESIGNATION SITE E-230-1466	8147 BROOKLYN NY 11236	0.16 SE	N/A	N/A
24	INSTCONTRO	E DESIGNATION SITE E-230-1467-A	8147 BROOKLYN NY 11236	0.17 SE	N/A	N/A
25	INSTCONTRO	E DESIGNATION SITE E-230-1467	8147 BROOKLYN NY 11236	0.18 SE	N/A	N/A
26	INSTCONTRO	E DESIGNATION SITE E-230-1464-A	8146 BROOKLYN NY 11236	0.18 SW	N/A	Ň/A
29	INSTCONTRO	E DESIGNATION SITE E-230-1464	8146 BROOKLYN NY 11236	0.19 SE	N/A	N/A
28	INSTCONTRO	E DESIGNATION SITE E-230-1462	8146 BROOKLYN NY 11236	0.19 SE	N/A	N/A
32	INSTCONTRO	E DESIGNATION SITE E-230-1463	8146 BROOKLYN NY 11236	0.20 SE	N/A	N/A
45	INSTCONTRO	E DESIGNATION SITE E-230-1470	8166 BROOKLYN NY 11236	0.25 SE	N/A	N/A
12	LUST	VACANT PROPERTY 9614253/CLOSED	484 E 101ST ST BROOKLYN NY 11236	0.10 NE	- 5	1
16	LUST	PEPSI BOTTLING CO 0808238/CLOSED	9701 AVENUE D BROOKLYN NY 11236	0.12 NW	+5	2
35	LUST	CLOSED-LACKOF RECENT INFO 9002594/CLOSED	9708 DITMAS AVE BROOKLYN NY 11236	0.23 NW	+7	N/A
47	LUST	96-09 DITMAS AVENUE 9811638/ACTIVE	96 DITMAS AVE BROOKLYN NY 11236	0.27 NW	+ 10	N/A
51	LUST	NYCTA LINDEN SHOP 0600077/CLOSED	1500 LINDEN BLVD BROOKLYN NY 11236	0.33 NE	- 4	N/A
50	LUST	EXXONMOBIL 9009898/CLOSED	1022 ROCKAWAY AVE BROOKLYN NY 11236	0.33 NW	+1	N/A
50	LUST	MOBIL S/S 9009881/ACTIVE	1022 ROCKAWAY AVE BROOKLYN NY 11236	0.33 NW	+ 1	N/A

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458 EAST 99TH ST BROOKLYN NY 11236

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SELECTED:

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
52	LUST	BROOKLYN EAST 17 DOS -DDC 0200942/ACTIVE	10502 AVENUE D BROOKLYN NY 11236	0.34 NE	- 4	N/A
52	LUST	NYCDOS BROOKLYN 17 -DDC 0500514/CLOSED	105-02 AVENUE D BROOKLYN NY 11236	0.34 NE	- 4	N/A
52	LUST	BROOKLYN EAST 17 DOS -DDC 9513357/ACTIVE	105-02 AVENUE D BROOKLYN NY 11236	0.34 NE	- 4	N/A
53	LUST	EARL W. JIMERSON HOUSING 9410717/CLOSED	1407 LINDEN BLVD BROOKLYN NY 11236	0.35 NW	+2	N/A
54	LUST	NURSING HOME 0308584/CLOSED	630 E 104TH ST BROOKLYN NY 11236	0.35 SE	- 4	N/A
55	LUST	NORTHFORK BANK 0504515/CLOSED	1425 ROCKAWAY PKWY BROOKLYN NY 11236	0.36 SE	+5	N/A
55	LUST	GREEN POINT SAVINGS BANK 0005301/CLOSED	1425 ROCKAWAY PKWY BROOKLYN NY 11236	0.36 SE	+ 5	N/A
56	LUST	BROOKLYN RECREATION CTR 0012906/ACTIVE	1555 LINDEN BLVD BROOKLYN NY 11236	0.37 NE	-3	N/A
57	LUST	EAST 93RD STREET OFF 0201218/CLOSED	DITMIS AVE BROOKLYN NY 11236	0.38 SW	+8	N/A
59	LUST	DEPT OF SANITATION BROOKL 0001738/CLOSED	106-00 D AVE BROOKLYN NY 11236	0.39 NE	-2	N/A
58	LUST	CABLEVISION 9801709/CLOSED	827 E 92ND ST BROOKLYN NY 11236	0.39 SW	+2	N/A
61	LUST	HOLY FAMILY CHURCH 0203867/CLOSED	9719 FLATLANDS AVE BROOKLYN NY 11236	0.48 SE	+5	N/A
64	LUST	ADULTS RETARDED CENTER 9803055/CLOSED	1121 E 96TH ST BROOKLYN NY 11236	0.49 SE	+ 5	N/A
63	LUST	972 REMSEN AVE./SUNOCO UL 8705799/CLOSED	972 REMSEN AVE BROOKLYN NY 11236	0.49 SW	+ 5	N/A
65	LUST	CFI, EXXON S/S 3-7370 9409298/HISTORIC-ACTIVE	108-04 FLATLANDS AVE BROOKLYN NY 11236	0.50 SE	- 5	N/A
65	LUST	EXXON SERVICE STATION 9612806/CLOSED	108-04 FLATLANDS AVE BROOKLYN NY 11236	0.50 SE	- 5	N/A
65	LUST	TOSCO COMPANY 9913633/CLOSED	108 FLATLANDS AVE BROOKLYN NY 11236	0.50 SE	- 5	N/A
65	LUST	EXXONMOBIL 9304648/CLOSED	108-04 FLATLANDS AVE BROOKLYN NY 11236	0.50 <b>S</b> E	- 5	N/A
66	LUST	INDUSTRIAL FINISHING 9610485/CLOSED	840 REMSEN AVE BROOKLYN NY 11236	0.50 SW	+6	N/A
	LUST	STARRETT ST AT 0206822/CLOSED	SPRING CREEK COMMUNITY CT BROOKLYN NY	NON GC	N/A	N/A

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	LUST	ABC TANK REPAIR 0200491/CLOSED	93RD ST BROOKLYN NY	NON GC	N/A	N/A
	LUST	1708 JAMAICA AVE 0706468/HISTORIC-ACTIVE	1708 JAMAICA AVE BROOKLYN NY	NON GC	N/A	N/A
16	RCRAGN	PEPSI COLA BOTTLING CO OF NEW NYD986925956/VGN	9701 AVENUE D BROOKLYN NY 11236	0.12 NW	+ 5	N/A
14	RCRAGN	CITY GAS NYU005001136/VGN	9702 FOSTER AVE BROOKLYN NY 11236	0.12 SW	+ 5	N/A
15	RCRAGN	CON EDISION - VS 4382 NYP004074001/LGN	FOSTER AVE and ROCKAWAY PKW NEW YORK NY 11236	0.12 SW	÷ 5	N/A
34	RCRAGN	ARROW LOCK CORPORATION NYD980753792/LGN	10300 FOSTER AVE BROOKLYN NY 11236	0.22 NE	- 4	N/A
43	RCRAGN	CITIWASTE LLC NYR000139295/TRANSPORTER	100-02 FARRAGUT RD BROOKLYN NY 11236	0.25 SE	- 4	N/A
	RCRAGN	CON EDISON NYP004194858/VGN	ROCKAWAY AVE and AVENUE D BROOKLYN NY 11236	NON GC	N/A	N/A
	RCRAGN	BJS WHOLESALE CLUB 204 NYR000176891/VGN	8719 AVENUE D BROOKLYN NY 11236	NON GC	N/A	N/A
	RCRAGN	CON EDISON - MANHOLE 57239 NYP004194874/LGN	CHESTER ST and DITMAS AVE BROOKLYN NY 11236	NON GC	N/A	N/A
	RCRAGN	CVS PHARMACY 2443 NYR000183822/LGN	2120 ROCKAWAY PKWY BROOKLYN NY 11236	NON GC	N/A	N/A
	RCRAGN	VERIZON NEW YORK INC. MANHOLE NYP000961581/LGN	ROCKAWAY AVE BROOKLYN NY 11236	NON GC	N/A	N/A
1	SPILLS	ONE GALLON RELEASE FROM AERIAL 0701988/CLOSED	470 E 99TH ST BROOKLYN NY 11236	0.00 —	0	3
3	SPILLS	AVE D/ROCKAWAY AVE 9612381/CLOSED	AVENUE D and ROCKAWAY AVE NEW YORK NY 11236	0.06 NW	+1	N/A
3	SPILLS	MANHOLE 56490 0406245/CLOSED	AVENUE D and ROCKAWAY AVE BROOKLYN NY 11236	0.06 NW	+ 1	N/A
3	SPILLS	MANHOLE 339 9704191/CLOSED	ROCKAWAY AVE and 7TH AVE AV BROOKLYN NY 11236	0.06 NW	+1	N/A
3	SPILLS	MANHOLE 32755 0500866/CLOSED	AVENUE D and ROCKAWAY AVE BROOKLYN NY 11236	0.06 NW	+1	N/A
7	SPILLS	9810 FOSTER AVE 9702850/CLOSED	9810 FOSTER AVE BROOKLYN NY 11236	0.08 SE	+1	N/A
7	SPILLS	9810 FOSTER AVE 9700479/CLOSED	9810 FOSTER AVE BROOKLYN NY 11236	0.08 SE	+ 1	N/A
10	SPILLS	VAULT 5114 0305633/CLOSED	E 99TH ST and FOSTER AVE BROOKLYN NY 11236	0.09 SE	+1	N/A

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12	SPILLS	VACANT PROPERTY 9614253/CLOSED	484 E 101ST ST BROOKLYN NY 11236	0.10 NE	- 5	N/A
11	SPILLS	69 PRECINCT NYPD -DDC 9511911/CLOSED	9720 FOSTER AVE BROOKLYN NY 11236	0.10 SW	+3	N/A
11	SPILLS	69 PRECINCT NYPD -DDC 0109758/CLOSED	9720 FOSTER AVE BROOKLYN NY 11236	0.10 SW	+3	N/A
16 .	SPILLS	PEPSI BOTTLING CO 0808238/CLOSED	9701 AVENUE D BROOKLYN NY 11236	0.12 NW	+ 5	N/A
16	SPILLS	PEPSI COLA 9510801/CLOSED	9701 AVENUE D BROOKLYN NY 11236	0.12 NW	+ 5	N/A
16	SPILLS	PEPSI-COLA 0410924/CLOSED	9701 AVENUE D BROOKLYN NY 11236	0.12 NW	+ 5	N/A
14	SPILLS	CITYGAS 0004682/ACTIVE	9702 FOSTER AVE BROOKLYN NY 11236	0.12 SW	+ 5	N/A
	SPILLS	0314089/CLOSED	FOSTER AVE BROOKLYN NY	NON GC	N/A	N/A
	SPILLS	MOBILE GAS STATION 12808 0909176/ACTIVE	2000 ROCKAWAY PKY BROOKLYN NY 11236	NON GC	N/A	N/A
	SPILLS	SUBWAY 0801738/CLOSED	ROCKAWAY STATION AVE BROOKLYN NY	NON GC	N/A	N/A
	SPILLS	RAMP D/ BELT PKWAY CONSTRUCTIO 1006740/CLOSED	BELT PKWY and ROCKAWAY PKW BROOKLYN NY	YNON GC	N/A	N/A
	SPILLS	RAMP A ON ROCKAWAY PARKWAY CON 1012275/CLOSED	ROCKAWAY PKWY BROOKLYN NY	NON GC	N/A	N/A
	SPILLS	OLD GAS STATION 0909879/ACTIVE	1253 ROCKAWAY AVE BROOKLYN NY 11236	NON GC	N/A	N/A
	SPILLS	IN FRONT OF , 1003824/CLOSED	9301 AVENUE D BROOKLYN NY 11236	NON GC	N/A	N/A
	SPILLS	CLARISSA FYNN - HOMEOWNER 1001375/CLOSED	159 ROCKAWAY PKY BROOKLYN NY	NON GC	N/A	N/A
37	SPILLS80	ROCKAWAY PKWY and DITMAS AV 8904454/CLOSED	ROCKAWAY PKWY and DITMAS A BROOKLYN NY 11236	V 0.24 NW	+ 8	N/A
23	SWL	MAR-CRO LAND DEVELOPMENT CORP. 2-24W60/ACTIVE	753 ROCKAWAY PKWY BROOKLYN NY 11236	0.17 NW	N/A	4
22	SWL	BALDWIN CONSTRUCTION 2-24WF8/INACTIVE	753 ROCKAWAY PKWY BROOKLYN NY 11236	0.17 NW	N/A	5
33	SWL	PARKWAY RECYCLING CORP. 2-24WD3/INACTIVE	741 ROCKAWAY PKWY BROOKLYN NY 11236	0.21 NW	N/A	6
39	SWL	L and M RECYCLING INC. 2-24WE8/INACTIVE	9614 DITMAS AVE BROOKLYN NY 11236	0.24 NW	N/A	7

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38	SWL	L and M RECYCLING INC. 2-24TE8/INACTIVE	9614 DITMAS AVE BROOKLYN NY 11236	0.24 NW	N/A	8
46	SWL	ROSEDALE CARTING CORP. 2-24T05/INACTIVE	9602 DITMAS AVE BROOKLYN NY 11236	0.26 NW	N/A	9
48	SWL	VICTORY CONTRACTING CO; I 2-24W14/INACTIVE	780 E 95ST ST BROOKLYN NY 11236	0.28 SW	N/A	10
49	SWL	PLAKO S SCRAP PROCESSING INC NYSW-0611-0179/ACTIVE	771 E 94TH St BROOKLYN NY 11236	0.31 SW	N/A	11
	SWL	J and R SALACQUA CONTRACTING C 2-24T32/INACTIVE	EAST 95TH ST BROOKLYN NY 11236	NON GC	N/A	N/A
	SWL	ROSEDALE CARTING CORP. 2 2-24T34/INACTIVE	EAST 87TH ST BROOKLYN NY 11236	NON GC	N/A	N/A
	SWL	SATELLITE CARS INC NYSW-0611-0183/ACTIVE	1086 ROCKAWAY Ave BROOKLYN NY 11236	NON GC	N/A	N/A
	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTA BIA-11236	UNKNOWN NY 11236	NON GC	N/A	N/A
2	UST	1253 ROCKAWAY AVE PBS2-611319/UNREGULATED	1253 ROCKAWAY AVE BROOKLYN NY 11236	0.05 SW	+ 1	N/A
4	UST	REGAL INDUSTRIES INC PBS2-477907/ADMINISTRATIVELY CLO	470 E 100TH ST BROOKLYN NY 11236	0.06 SE	-2	N/A
4	UST	YAMASA AUTO REPAIR INC. PBS2-611392/ACTIVE	470 E 100TH ST BROOKLYN NY 11236	0.06 SE	-2	N/A
5	UST	V.S. TIRE and AUTO REPAIR CENT PBS2-611322/ACTIVE	869 E 98TH ST BROOKLYN NY 11236	0.06 SE	+ 1	N/A
6	UST	5 STAR AUTO TECH INC. PBS2-610712/ACTIVE	1168 ROCKAWAY AVE BROOKLYN NY 11236	0.07 NW	+1	N/A
8	UST	VICTORIA PACKING CORP. PBS2-607394/ACTIVE	443 E 100TH ST BROOKLYN NY 11236	0.08 NE	-3	N/A
13	UST	WORLD DISPLAY FIXTURES GROUP PBS2-602808/UNREGULATED	440 E 101ST ST BROOKLYN NY 11236	0.10 NE	- 5	Ν̈/A
11	UST	69TH PCT PBS2-343129/ACTIVE	9720 FOSTER AVE BROOKLYN NY 11236	0.10 SW	+3	N/A
16	UST	PEPSI COLA BOTTLING COMPANY OF CBS2-000227/UNREGULATED	9701 AVENUE D BROOKLYN NY 11 <b>23</b> 6	0.12 NW	+5	N/A
16	UST	PEPSI COLA BOTTLING COMPANY OF PBS2-602600/UNREGULATED	9701 AVENUE D BROOKLYN NY 11236	0.12 NW	+ 5	N/A
14	UST	CANARSIE MART INC. PBS2-600862/ACTIVE	9702 FOSTER AVE BROOKLYN NY 11236	0.12 SW	+ 5	N/A
20	UST	SETCO PBS2-600893/UNREGULATED	101-01 AVENUE D BROOKLYN NY 11236	0.16 NE	- 4	N/A

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19	UST	PUBLIC SCHOOL 66 - BROOKLYN (K PBS2-609826/ACTIVE	881 E 96TH ST BROOKLYN NY 11236	0.16 SW	+2	N/A
27	UST	SATELLITE CARS INC. PBS2-609194/ACTIVE	1100 ROCKAWAY AVE BROOKLYN NY 11236	0.19 NW	- 3	N/A
27	UST	SATELLITE CARS INC. CBS2-000398/UNREGULATED	1100 ROCKAWAY AVE BROOKLYN NY 11236	0.19 NW	-3	N/A
31	UST	GENERAL SERVICES ADM PBS2-244465/UNREGULATED	1329 ROCKAWAY PKWY BROOKLYN NY 11236	0.20 SE	+ 5	N/A
30	UST	888-914 E. 96TH ST. PBS2-608891/ACTIVE	888 E 96TH ST BROOKLYN NY 11236	0.20 SW	+1	N/A
35	UST	DITMAS SUTTER CORP. PBS2-114324/UNREGULATED	9708 DITMAS AVE BROOKLYN NY 11236	0.23 NW	+ 7	N/A
36	UST	PARKWAY RECYCLING CORP PBS2-340820/UNREGULATED	741 ROCKAWAY PKWY BROOKLYN NY 11236	0.23 NW	+ 6	N/A
40	UST	BC DITMAS SERVICE INC PBS2-602129/ACTIVE	9701 DITMAS AVE BROOKLYN NY 11236	0.24 NW	+ 7	N/A
41	UST	FDNY ENGINE CO. 257 PBS2-608182/ACTIVE	1361 ROCKAWAY PKWY BROOKLYN NY 11236	0.24 SE	+5	N/A
42	UST	SALEM TRUCK LEASING INC PBS2-373176/ACTIVE	9505 AVENUE D BROOKLYN NY 11236	0.24 SW	- 4	N/A
44	UST	LJAM REALTY CORP. PBS2-001686/ACTIVE	9614 DITMAS AVE BROOKLYN NY 11236	0.25 NW	+9	N/A
44	UST	ROSEDALE CARTING CORPORATION PBS2-477575/ADMINISTRATIVELY CLO	9614 DITMAS AVE BROOKLYN NY 11236	0.25 NW	+9	N/A
60	VCP	GLENMORE PLASTICS INDUSTRIES, V00311/HISTORIC-VCP	807 BANK ST BROOKLYN NY 11236	0.40 NE	- 5	12
62	VCP	DURALAB PROPERTY V00192/VCP	107-23 FARRAGUT RD BROOKLYN NY 11236	0.48 NE	-3	14

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SEARCH ID: 81	DIST/DIR: 0.10 NE	ELEVATION:	10	MAP ID:	12
NAME: VACANT PRO ADDRESS: 484 E 101ST S' BROOKLYN N KINGS CONTACT: SOURCE: NY DEC	T	REV: ID1: ID2: STATUS: PHONE:	10/24/11 9614253 192081 CLOSED		
SITE INFORMATION					
SPILL DATE: DATE REPORTED: CLOSED DATE: INSP DATE: MATERIAL SPILLED: 2	FUEL OIL	3/7/1997 3/7/1997 3/7/1997 AMOUNT SPILLED:	0 G		
MATERIAL CLASS: PE	ETROLEUM	AMOUNT RECOVERED:	0 G		
RESOURCE AFFECTED SOIL: YHINDOOR AIR: NO SURFACE WATER: NO SEWER: NO SUBWAY: NO	0	AIR: GROUNDWATER: DRINKING WATER: IMPERVIOUS SURFACE: UNDERGROUND UTILIT			
CAUSE OF SPILL: WATERBODY AFFECTED SOURCE OF SPILL: REPORTED BY: REGION: UST TRUST?		DUCATIONAL, GOV., OTHER			
SPILL INVESTIGATOR: SPILL CONTACT: TELEPHONE:	MCTIBBE N/A				
SPILLER:	SAME				
ADDRESS:	SAME				
TELEPHONE:	, NY 11236-				
REPORTED BY:	OTHER				
LAST DEC UPDATE: CLEAN UP MEET STAND PENALTY RECOMMEND					
CALLER REMARKS:	THEY DID A TANK	CLOSURE LAST FALL MARK TIB	DE 16 WODKN	IC ON THE COIL	CALL

DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead\_DEC Field was TIBBE 3/7/97: SEE FILE IN FIELD OFFICE

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

**Target Property:** 

458 EAST 99TH ST

BROOKLYN NY 11236

JOB: 11-977

LUST **ELEVATION:** 20 MAP ID: 16 **SEARCH ID:** 79 **DIST/DIR:** 0.12 NW PEPSI BOTTLING CO REV: 10/24/11 NAME: 0808238 ADDRESS: 9701 AVENUE D **ID1:** 405621 **BROOKLYN NY** ID2: KINGS STATUS: CLOSED CONTACT: PHONE: SOURCE: NY DEC SITE INFORMATION 10/22/2008 SPILL DATE: 10/22/2008 DATE REPORTED: 7/9/2009 CLOSED DATE: INSP DATE: AMOUNT SPILLED: MATERIAL SPILLED: 2 FUEL OIL AMOUNT RECOVERED: MATERIAL CLASS: PETROLEUM RESOURCE AFFECTED AIR: NO NO SOIL: **GROUNDWATER:** NO INDOOR AIR: NO NO DRINKING WATER: SURFACE WATER: NO NO IMPERVIOUS SURFACE: NO SEWER: **UNDERGROUND UTILITIES:**NO SUBWAY: NO TANK TEST FAILURE CAUSE OF SPILL: WATERBODY AFFECTED: COMMERCIAL/INDUSTRIAL SOURCE OF SPILL: REPORTED BY: OTHER REGION: **UST TRUST?** NO SPILL INVESTIGATOR: MXAJOKU PHILL IONORA SPILL CONTACT: (347) 992-2088 TELEPHONE: SPILLER: PEPSI PHILL IONORA ADDRESS: 9701 AVENUE D BROOKLYN, NY TELEPHONE: REPORTED BY: OTHER 7/9/2009 LAST DEC UPDATE: CLEAN UP MEET STANDARDS? NO PENALTY RECOMMENDED? NO A HORNER 3 VAC TEST ON ABOVE TANK SHOWED A FAILURE. NO PRODUCT LOST OR **CALLER REMARKS:** RESOURCES AFFECTED.

**DEC REMARKS:** 

PBS 2-602600 TTF Ltr sent to: Pepsi Cola Bottling Co. of NY Atm: Robert Sherman 112-02 15th Ave College Point, NY 11356 06/30/09: ABC Tank Repair and Lining Inc. faxed a brief report outlining cause of tank tightness failure (TTF), and a result retest of the TTT. The spill number linked to this site is hereby close. See eDocs for detail, (MA)

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

**Target Property:** 

458 EAST 99TH ST BROOKLYN NY 11236 JOB:

1 G

11-977

SPILLS								
SEARCH	<b>ID:</b> 17	DIST/DIR:	0.00	ELEV	ATION:	15	MAP ID:	1
NAME: ADDRESS:	ONE GALLON RE 470 E 99TH ST BROOKLYN NY KINGS	LEASE FROM AERI	AL		REV: ID1: ID2: STATUS:	10/24/11 0701988 381629 CLOSED		
CONTACT: SOURCE:					PHONE:			
SITE INFOR	MATION							
SPILL DATI				5/17/2007				
DATE REPO				5/17/2007 6/28/2007				

AMOUNT SPILLED:

AMOUNT RECOVERED: 0 G

RESOURCE AFFECTED

MATERIAL CLASS:

MATERIAL SPILLED: DIELECTRIC FLUID

PETROLEUM

AIR: NO SOIL: YES INDOOR AIR: GROUNDWATER: NO NO SURFACE WATER: NO DRINKING WATER: NO IMPERVIOUS SURFACE: NO SEWER: NO SUBWAY: **UNDERGROUND UTILITIES:**NO NO

CAUSE OF SPILL:

EQUIPMENT FAILURE

WATERBODY AFFECTED: SOURCE OF SPILL: REPORTED BY:

COMMERCIAL/INDUSTRIAL RESPONSIBLE PARTY

REGION:

UST TRUST?

NO

SPILL INVESTIGATOR:

SPILL CONTACT:

gdbreen

TELEPHONE:

ERT DESK MIKE DAUGHTERY

NE: (212) 580-8383

SPILLER:

CON EDISON ERT DESK 4 IRVING PLACE

ADDRESS:

MANHATTAN, NY 10003

TELEPHONE:

REPORTED BY:

RESPONSIBLE PARTY

LAST DEC UPDATE: CLEAN UP MEET STANDARDS? 6/28/2007 NO

PENALTY RECOMMENDED?

NO

CALLER REMARKS:

EQUIP. FAILURE ON A TRANSFORMER. MATERIAL WAS RELEASED ONTO CEMENT.

SAMPLES HAVE BEEN TAKEN TREATING MATERIAL AS PCB. CLEAN UP NOT COMPLETED YET. CONED 205935 NO SMOKE, FIRE OR WATERWAYS.

DEC REMARKS:

06/28/07 - See eDocs for Con Ed report detailing cleanup and closure. 205935. see eDocs

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

**Target Property:** 

**458 EAST 99TH ST BROOKLYN NY 11236**  JOB:

11-977

	SWL

SEARCH ID: 27

**DIST/DIR:** 0.17 NW

**ELEVATION:** 

MAP ID:

23

NAME:

CONTACT:

SOURCE:

MAR-CRO LAND DEVELOPMENT CORP.

ADDRESS: 753 ROCKAWAY PKWY

BROOKLYN NY 11236

KINGS

NY DEC

ID1: ID2: STATUS:

REV:

2-24W60 24W60 **ACTIVE** 

2/1/11

PHONE:

SITE INFORMATION

### **OWNER INFORMATION**

NAME:

NICHOLAS MARTELLI

TYPE:

PRIVATE

ADDRESS: EMAIL:

PHONE:

5168523152

#### **CONTACT INFORMATION**

NAME:

ADDRESS:

EMAIL: PHONE:

ACTIVE:

ACTIVITY DESC:

YES

**REG STATUS:** 

WASTE TYPE:

**ACTIVITY NUMBER:** 

**AUTH NUMBER:** 

**AUTH ISSUE DATE:** 

EXPIRATION DATE: EAST COORDINATE:

NORTH COORDINATE:

**ACCURACY:** 

CandD PROCESSING - REGISTERED

REGISTRATION

24W60

NONE

**Target Property:** 

**458 EAST 99TH ST** 

BROOKLYN NY 11236

JOB: 11-977

		SWL			
SEARCH ID: 24	DIST/DIR: 0.17 NW	ELEVATION:		MAP ID:	22
NAME: BALDWIN CON ADDRESS: 753 ROCKAWA BROOKLYN NY KINGS	Y PKWY	REV: ID1: ID2: STATUS:	2/1/11 2-24WF8 24WF8 INACTIVE		
CONTACT: SOURCE: NY DEC		PHONE:			

### SITE INFORMATION

### **OWNER INFORMATION**

NAME:

ANTHONY SANTILL

TYPE: ADDRESS: PRIVATE

EMAIL:

PHONE:

7188559442

### **CONTACT INFORMATION**

NAME: ADDRESS:

EMAIL: PHONE:

ACTIVE:

NO ACTIVITY DESC:

CandD PROCESSING - REGISTERED

**REG STATUS:** REGISTRATION

WASTE TYPE:

BRICK; CONCRETE; ROCK; SOIL (CLEAN)

**ACTIVITY NUMBER: AUTH NUMBER:** 

24WF8 NONE

AUTH ISSUE DATE: **EXPIRATION DATE:** EAST COORDINATE: NORTH COORDINATE:

ACCURACY:

**Target Property:** 

458 EAST 99TH ST

**BROOKLYN NY 11236** 

**JOB:** 11-977

**SWL** SEARCH ID: 28 **DIST/DIR:** 0.21 NW **ELEVATION:** MAP ID: 33 NAME: PARKWAY RECYCLING CORP. **REV:** 2/1/11 ADDRESS: 741 ROCKAWAY PKWY ID1: 2-24WD3 **BROOKYLN NY 11236** ID2: 24WD3 KINGS STATUS: INACTIVE CONTACT: BOB ROSSELLI PHONE: SOURCE: NY DEC SITE INFORMATION **OWNER INFORMATION** NAME: TYPE: ADDRESS: EMAIL: PHONE: **CONTACT INFORMATION** NAME: BOB ROSSELLI ADDRESS: EMAIL: PHONE: ACTIVE: CandD PROCESSING - REGISTERED **ACTIVITY DESC:** REG STATUS: WASTE TYPE: 24WD3 **ACTIVITY NUMBER; AUTH NUMBER:** NONE **AUTH ISSUE DATE:** EXPIRATION DATE: **EAST COORDINATE:** 592191 NORTH COORDINATE: 4500679 ACCURACY:

**Target Property:** 

458 EAST 99TH ST BROOKLYN NY 11236

**JOB:** 11-977

					SWL		
SEARCH	ID:	26	DIST/DIR:	0.24 NW	ELEVATION:	MAP ID:	39
NAME: ADDRESS: CONTACT: SOURCE:	9614 BRO KING	HAEL DIBE	VE 11236		REV: ID1; ID2: STATUS PHONE:		
SITE INFORI	<u>MATIC</u>	<u>'N</u>					
OWNER IN	FORM	ATION					
NAME: TYPE: ADDRESS: EMAIL: PHONE:				,			
CONTACT	NFO	RMATION					
NAME: ADDRESS:			V	MICHAEL DIBENE	DETTO		
EMAIL: PHONE:			. ,				
ACTIVE:			Ŋ	10			
ACTIVITY : REG STATE WASTE TY	J <b>S</b> :	:	C	CandD PROCESSIN	IG - REGISTERED		
ACTIVITY AUTH NUM AUTH ISSU EXPIRATIO	NUMI IBER: E DA'	ГE:		4WE8 IONE			
EAST COOL NORTH CO	RDIN. ORDI	ATE:		92156 500588			

**Target Property:** 

**458 EAST 99TH ST** 

**BROOKLYN NY 11236** 

**JOB:** 11-977

**SWL** 

SEARCH ID: 25

**DIST/DIR:** 0.24 NW

**ELEVATION:** 

MAP ID:

38

NAME:

L and M RECYCLING INC. ADDRESS: 9614 DITMAS AVE

BROOKLYN NY 11236

KINGS

CONTACT: MICHAEL DIBENEDETTO

SOURCE: NY DEC

REV: ID1:

2/1/11 2-24TE8

ID2: STATUS: 24TE8 INACTIVE

PHONE:

SITE INFORMATION

**OWNER INFORMATION** 

NAME;

TYPE:

ADDRESS:

EMAIL:

PHONE:

**CONTACT INFORMATION** 

NAME: ADDRESS: MICHAEL DIBENEDETTO

EMAIL: PHONE:

**ACTIVE:** 

ACTIVITY DESC:

TRANSFER STATION - REGULATED

**REG STATUS:** WASTE TYPE:

**ACTIVITY NUMBER:** 

**AUTH NUMBER:** 

AUTH ISSUE DATE:

EXPIRATION DATE:

**EAST COORDINATE:** 

592156

NO

NORTH COORDINATE:

ACCURACY:

4500588

24TE8

NONE

**Target Property:** 

**458 EAST 99TH ST** 

**BROOKLYN NY 11236** 

**JOB:** 11-977

**SWL** 

SEARCH ID: 30

**DIST/DIR:** 0.26 NW

**ELEVATION:** 

MAP ID:

46

NAME:

ROSEDALE CARTING CORP.

ADDRESS: 9602 DITMAS AVE

**BROOKLYN NY 11236** 

CONTACT: MICHAEL VULPIS; OWNER

SOURCE: NY DEC

REV: **ID1:** 

2/1/11 2-24T05

ID2: STATUS: 24T05 INACTIVE

PHONE:

SITE INFORMATION

**OWNER INFORMATION** 

NAME: TYPE:

ADDRESS:

EMAIL: PHONE:

CONTACT INFORMATION

NAME: ADDRESS: MICHAEL VULPIS; OWNER

EMAIL: PHONE:

ACTIVE:

ACTIVITY DESC:

**REG STATUS:** 

WASTE TYPE:

**ACTIVITY NUMBER:** 

**AUTH NUMBER:** 

**AUTH ISSUE DATE:** 

**EXPIRATION DATE:** EAST COORDINATE:

NORTH COORDINATE:

NO

TRANSFER STATION - REGULATED

24T05 2-6105-00059

592100

4500600

ACCURACY:

**Target Property:** 

458 EAST 99TH ST

**BROOKLYN NY 11236** 

**JOB:** 11-977

**SWL** 48 SEARCH ID: 31 DIST/DIR: 0.28 SW **ELEVATION:** MAP ID: 2/1/11 VICTORY CONTRACTING CO; I REV: NAME: 2-24W14 ADDRESS: 780 E 95ST ST **ID1:** BROOKLYN NY 0.00 ID2: 24W14 STATUS: INACTIVE KINGS CONTACT: PHONE: SOURCE: NY DEC SITE INFORMATION **OWNER INFORMATION** NAME: SALVATORE PASSALAQUA TYPE: PRIVATE ADDRESS: 786 EAST 94TH ST. BROOKLYN, NY 11236 EMAIL: PHONE: 7189687181 **CONTACT INFORMATION** NAME: ADDRESS: EMAIL: PHONE: ACTIVE: NO CandD PROCESSING - REGISTERED ACTIVITY DESC: **REG STATUS:** REGISTRATION WASTE TYPE: 24W14 **ACTIVITY NUMBER: AUTH NUMBER: AUTH ISSUE DATE: EXPIRATION DATE: EAST COORDINATE:** NORTH COORDINATE: ACCURACY:

**Target Property:** 

458 EAST 99TH ST BROOKLYN NY 11236

**JOB:** 11-977

			_	SWL			
SEARCH	ID: 29	DIST/DIR:	0.31 SW	ELEVATION:	MAP ID:	49	
NAME: ADDRESS: CONTACT: SOURCE:	PLAKO S SCRAI 771 E 94TH St BROOKLYN NY KINGS NY DEC	P PROCESSING INC		REV; ID1; ID2; STATUS; PHONE;	2/1/11 NYSW-0611-0179 ACTIVE		
<u>SITE INFORI</u>	<u>AATION</u>						
OWNER IN	ORMATION						
NAME: TYPE; ADDRESS: EMAIL: PHONE:			,				
CONTACT	NFORMATION						
NAME: ADDRESS:							
EMAIL: PHONE:		,					
ACTIVE: ACTIVITY REG STATI WASTE TY ACTIVITY	JS: PE:		ES EHICLE DISMANTL	ING		·	
AUTH NUM AUTH ISSU EXPIRATION	BER: E DATE:	N	ONE				
EAST COO	RDINATE; ORDINATE:		92044 500412				

**Target Property:** 

**458 EAST 99TH ST** 

BROOKLYN NY 11236

**JOB:** 11-977

	VCP	·	
SEARCH ID: 83 DIST/DIR: 0.40 NE	ELEVATION:	10 MAP ID:	60
NAME: GLENMORE PLASTICS INDUSTRIES, INC ADDRESS: 807 BANK ST BROOKLYN NY 11236 KINGS CONTACT: SOURCE:	REV: ID1: ID2: STATUS: PHONE:	7/1/07 V00311 HISTORIC-VCP	

SITE INFORMATION REGION:

VOLUNTARY CLEANUP PROGRAM TYPE OF PROGRAM:

SITE DESCRIPTION:

HAZARDOUS WASTE DISPOSAL:

QUANTITY:

ENVIRONMENTAL PROBLEM: HEALTH PROBLEM:

Target Property:

458 EAST 99TH ST BROOKLYN NY 11236 JOB:

11-977

		VCP			
SEARCH ID: 82	DIST/DIR: 0.48 NE	ELEVATION:	12	MAP ID:	62
NAME: DURALAB PROPER ADDRESS: 107-23 FARRAGUT BROOKLYN NY 112 KINGS	RD	REV: ID1: ID2: STATUS:	10/24/11 V00192 58389.00 VCP		
CONTACT: SOURCE: NY DEC		PHONE:			
SITE INFORMATION					
SITE TYPE: OPEN DUMP:	МО	STRUCTURE:	NO		
LAGOON: POND:	NO NO	LANDFILL:	NO		
SIZE (ACRES):	6.600	REGION:	2		
CLASS CODE:					

#### DESCRIPTION:

Location: The site is located at 107-23 Farragut Rd. in the Canarsie section of Brooklyn, NY, and is known as the former Duralab Equipment Corporation Facility. It is identified on the Kings County Tax Map as Section 24, Block 8156, Lot 1. The 6.6 acre site is bordered on the south by Farragut Rd., on the east by East 108th St., on the north by the Long Island Railroad and on the west by East 105th St. Site Features: The site contains a parking lot and a 165,000 square foot building that was built in 1971, with an addition constructed in 1986. Current Zoning: The property is owned by New York City and subleased by Federal Express through Cargex Corp. The building and parking lot are used by Fed Ex as a shipping facility and major distribution center. The surrounding area is composed of residential, industrial and commercial uses. Institutional controls (deed restrictions) were executed in April 2006 that prohibit residential usage on the property. Historical Use: From 1971 to 1997 a cabinet manufacturer operated on the site and used trichloroethene as a degreaser. Site Geology and Hydrogeology: Approximately 10 feet of fill materials overlay glacial outwash deposits of fine to medium sand with little silt. These deposits extend to a depth of approximately 175 ft bgs and reportedly become coarser with depth. Bedrock occurs at approximately 400 feet bgs. The groundwater table was encountered at approximately 10 ft bgs in the glacial outwash aquifer. Groundwater flow direction is towards the east-northeast.

#### ASSESSMENT OF ENVIRONMENTAL PROBLEMS:

Nature and Extent of Contamination: The site was contaminated with trichloroethylene (TCE) which was used as a degreaser at the former Duralab facility located on the site. TCE was detected in groundwater in the range of 100 to 240,000 ppb when the site underwent an investigation in 1998. A Soil Vapor Extraction and Air Sparging (SVE/AS) system was operated for more than two years and remediated a large portion of the groundwater contamination. The system was shut down after the mass of TCE contamination in groundwater was reduced to asymptotic levels. Post remedial groundwater monitoring was performed and indicated that the residual groundwater contamination is not migrating from the site. After five years of monitoring for natural attenuation, residual contamination remains in the groundwater and is being evaluated.

#### ASSESSMENT OF HEALTH PROBLEMS:

There are no known human exosure pathways for chemicals in the on-site subsurface soil. Although groundwater is contaminated, public water serves the surrounding community. The NYSDOH and NYSDEC will be evaluating the need to conduct additional investigations to determine the potential for soil vapor intrusion into structures on or near the site.

#### SITE OWNER/OPERATOR INFORMATION

FEDERAL EXPRESS CORPORATION DAVID M. JENSEN, ESQ. 1980 NONCONNAH BOULEVARD MEMPHIS TN 38132 UNITED STATES OF AMERICA

#### SITE OWNER/OPERATOR INFORMATION

CARGEX BROOKLYN LIMITED PARTNERSHIP ALLEN BORNHEIMER 50 MILK STREET, 20TH FLOOR

**Target Property:** 

**458 EAST 99TH ST BROOKLYN NY 11236**  JOB:

11-977

**VCP** 

SEARCH ID: 82

**DIST/DIR:** 0.48 NE

**ELEVATION:** 

REV:

**ID1**:

ID2:

STATUS:

PHONE:

12

10/24/11

V00192

VCP

58389.00

MAP ID:

62

NAME:

DURALAB PROPERTY

ADDRESS: 107-23 FARRAGUT RD **BROOKLYN NY 11210** 

KINGS

CONTACT:

SOURCE: NY DEC

BOSTON MA 02109

UNITED STATES OF AMERICA

#### SITE OWNER/OPERATOR INFORMATION

FEDERAL EXPRESS CORPORATION DAVID JENSEN 1980 NONCONNAH BLVD. MEMPHIS TN 38132

UNITED STATES OF AMERICA

#### SITE OWNER/OPERATOR INFORMATION

CITY OF NEW YORK DIVISION OF REAL ESTATE SERVICES 1 CENTRE STREET, 20TH FLOOR NEW YORK NY 10007 UNITED STATES OF AMERICA

### INSTITUTIONAL AND ENGINEERING CONTROLS

CONTROL TYPE

CONTROL NAME

INST INST DEED RESTRICTION LANDUSE RESTRICTION

WASTE MATERIALS

WASTE NAME

WASTE QUANTITY

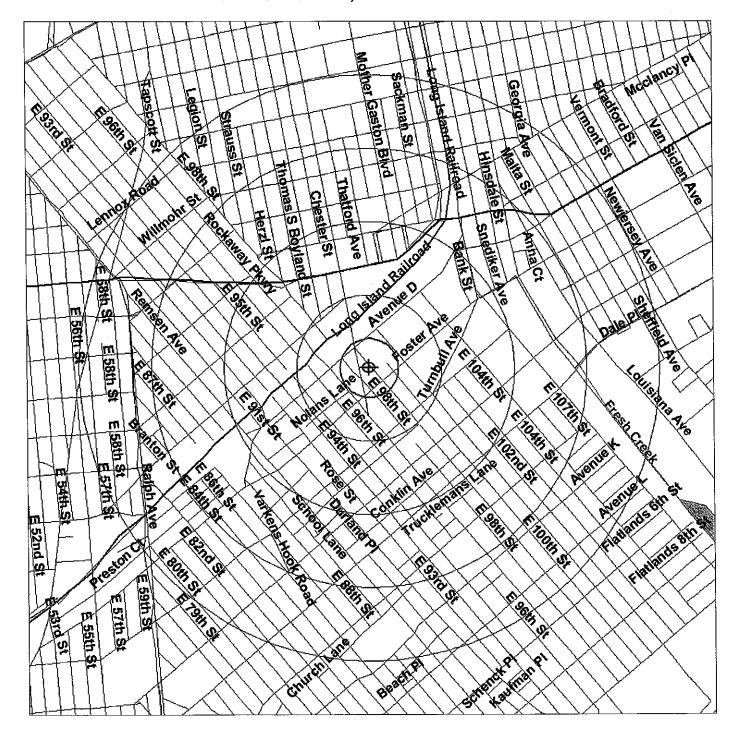
VOLATILE ORGANICS TRICHLOROETHENE (TCE) UNKNOWN

UNKNOWN



### AAI: NPL, RCRACOR, STATE

# Metal



lource: 2005 U.S. Census TIGER Files				
Target Site (Latitude: 40.649952 Longitude: -73.905088)	<b>↔</b>		<b>F</b> ~	
Identified Site, Multiple Sites, Receptor		$\times$		
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	$\otimes$			
Triballand				
Railroads				

# Street Name Report for Streets within .25 Mile(s) of Target Property

**Target Property:** 

458 EAST 99TH ST

BROOKLYN NY 11236

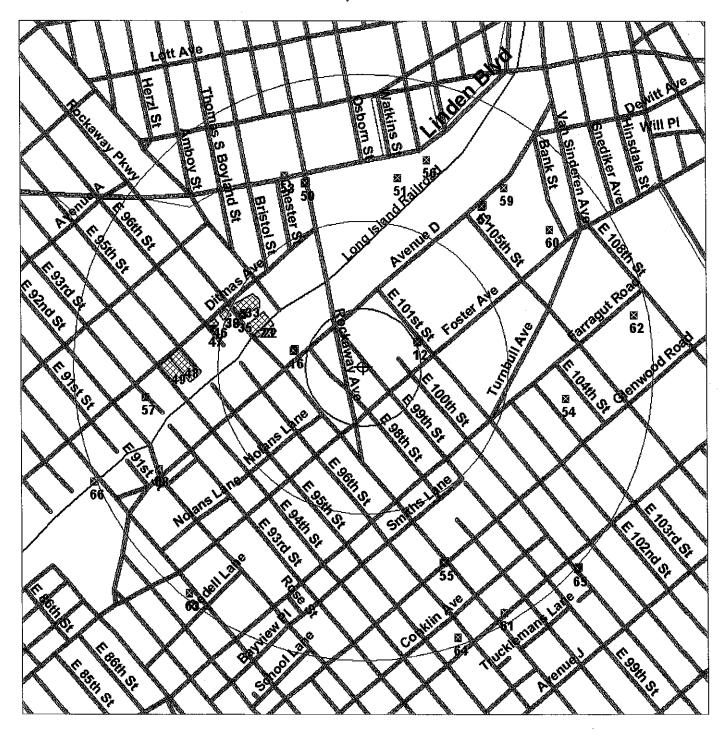
**JOB:** 11-977

Street Name	Dist/Dir	Street Name	Dist/Dir
Avenue D	0.07 NW		
Bristol St	0.22 NW		
Chester St	0.23 NW		
Ditmas Ave	0.22 NW		
E 100th St	0.09 NE		
E 101st St	0.13 NE		
E 94th St	0.25 SW		
E 95th St	0.20 SW		
E 96th St	0.14 SW		
E 98th St	0.02 SW		
E 99th St	0.03 NE		
Farragut Rd	0.22 SE		
Foster Ave	0.07 SE		
Nolans Ln	0.09 SW		
Rockaway Ave	0.01 SW		
Rockaway Pky	0.08 SW		



### AAI: Multiple Databases



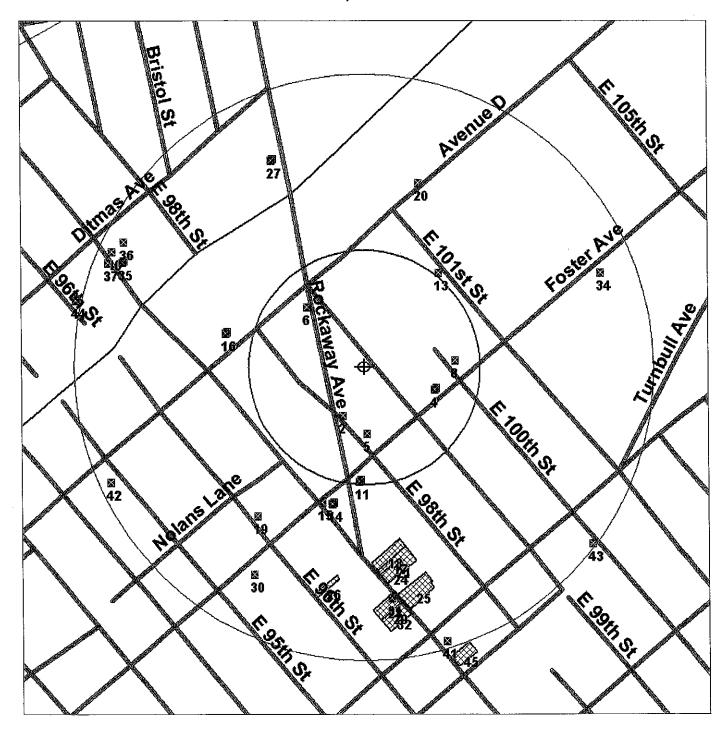


Source: 2005 U.S. Census TIGER Files			
Cource: 2005 U.S. Census TIGER Files  Target Site (Latitude: 40.649952 Longitude: -73.905088)	<del></del>		<b>F</b>
Identified Site, Multiple Sites, Receptor	×	X	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	$\boxtimes$		
Triballand			
Railroads			



### AAI: RCRAGEN, UST, SPILLS80



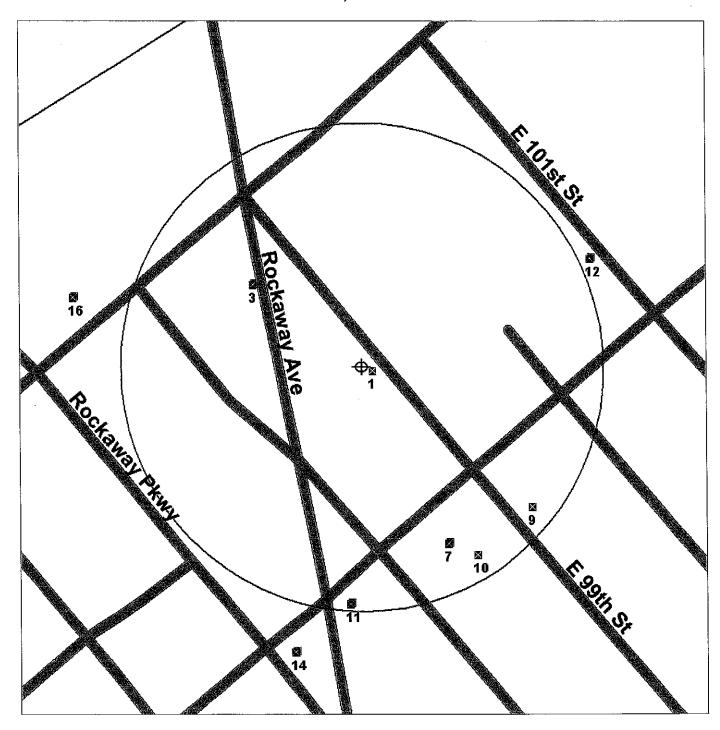


lource: 2005 U.S. Census TIGER Files			
Target Site (Latitude: 40.649952 Longitude: -73.905088)	<del>♦</del>	( <b>1883</b> )	F
Identified Site, Multiple Sites, Receptor	×	X	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	$\otimes\!\!\otimes\!\!$		
Triballand	$\otimes$		
Railroads	—		



# AAI: SPILLS90, ERNS



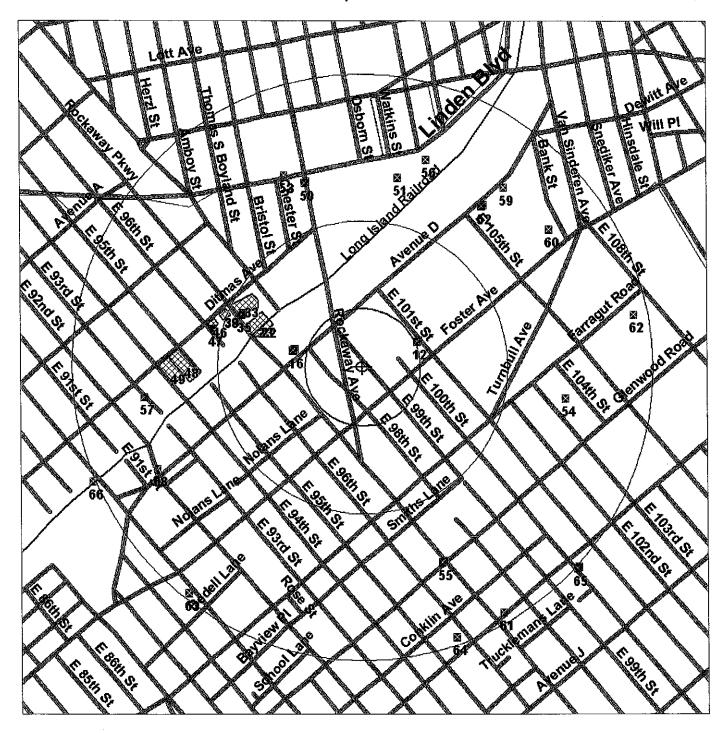


Source: 2005 U.S. Census TIGER Files			
Target Site (Latitude: 40,649952 Longitude: -73,905088)	<del>♦</del>		<b>p-</b> -
Identified Site, Multiple Sites, Receptor	×	×.	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste			
Triballand			
Railroads			
Distribution Description of the Market Description of the Conference on the Description			



### ASTM Map: CERCLIS, RCRATSD, LUST, SWL

# New

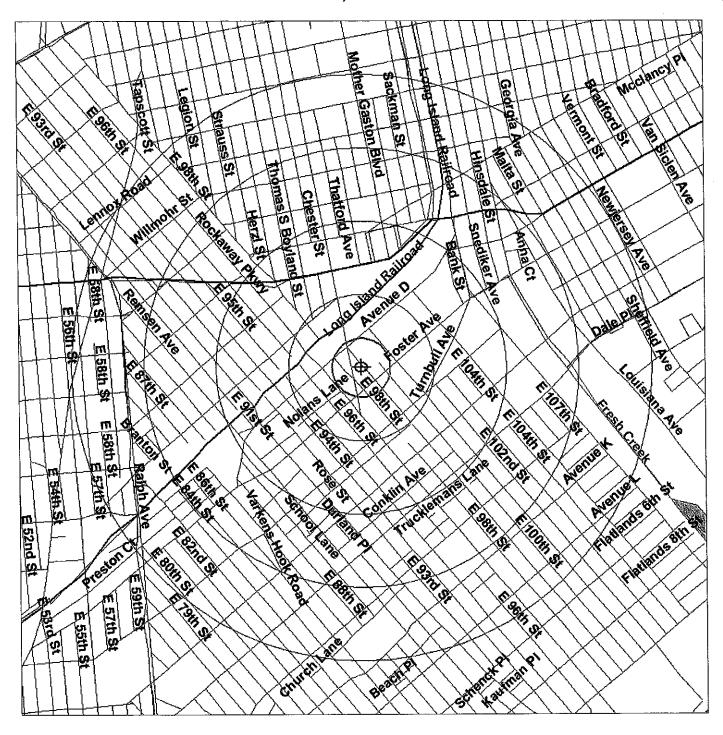


ource: 2005 U.S. Census TIGER Files			
Cource: 2005 U.S. Census TIGER Files  Target Site (Latitude: 40.649952 Longitude: -73.905088)	4		<b></b> -
Identified Site, Multiple Sites, Receptor	×	$\times$	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	$\otimes\!\!\!\otimes\!\!\!\otimes$		
Triballand	$\boxtimes$		
Railroads			



### ASTM Map: NPL, RCRACOR, STATE Sites

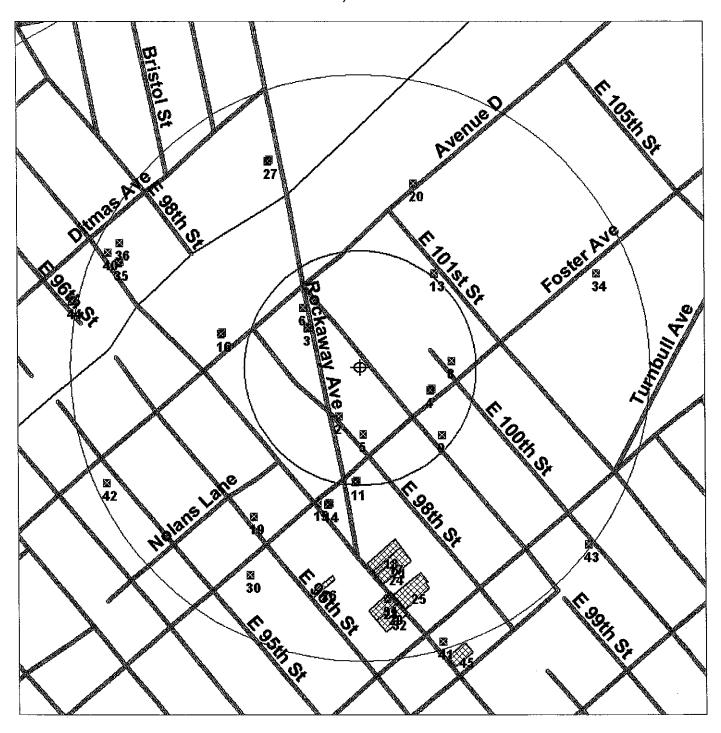




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Yource: 2005 U.S. Census TIGER Files  Target Site (Latitude: 40.649952 Longitude: -73.905088)	<del>-</del>	₽-	
Identified Site, Multiple Sites, Receptor			
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste			
Triballand			
Railroads			
THE			



### ASTM Map: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



ource: 2005 U.S. Census TIGER Files	
Target Site (Latitude: 40.649952 Longitude: -73.905088)	ф М
Identified Site, Multiple Sites, Receptor	×
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	
Triballand	
Railroads	





(Fire Insurance Maps, City Directory Information, Aerial Photographs, etc..)

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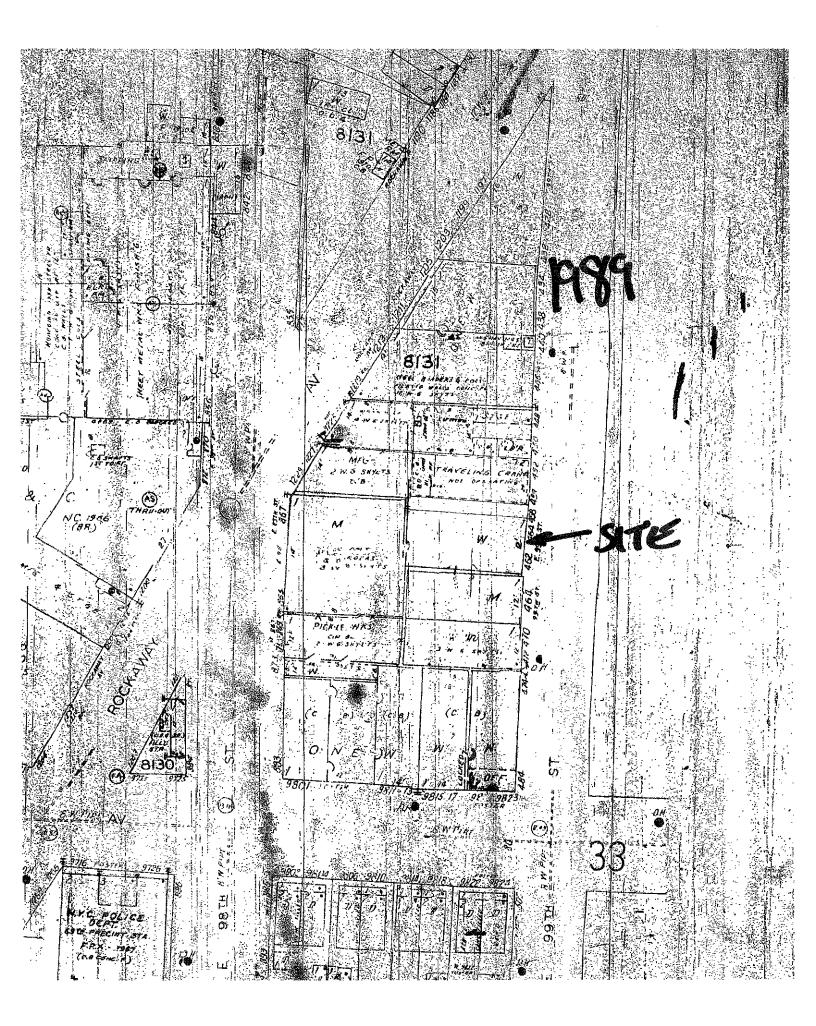
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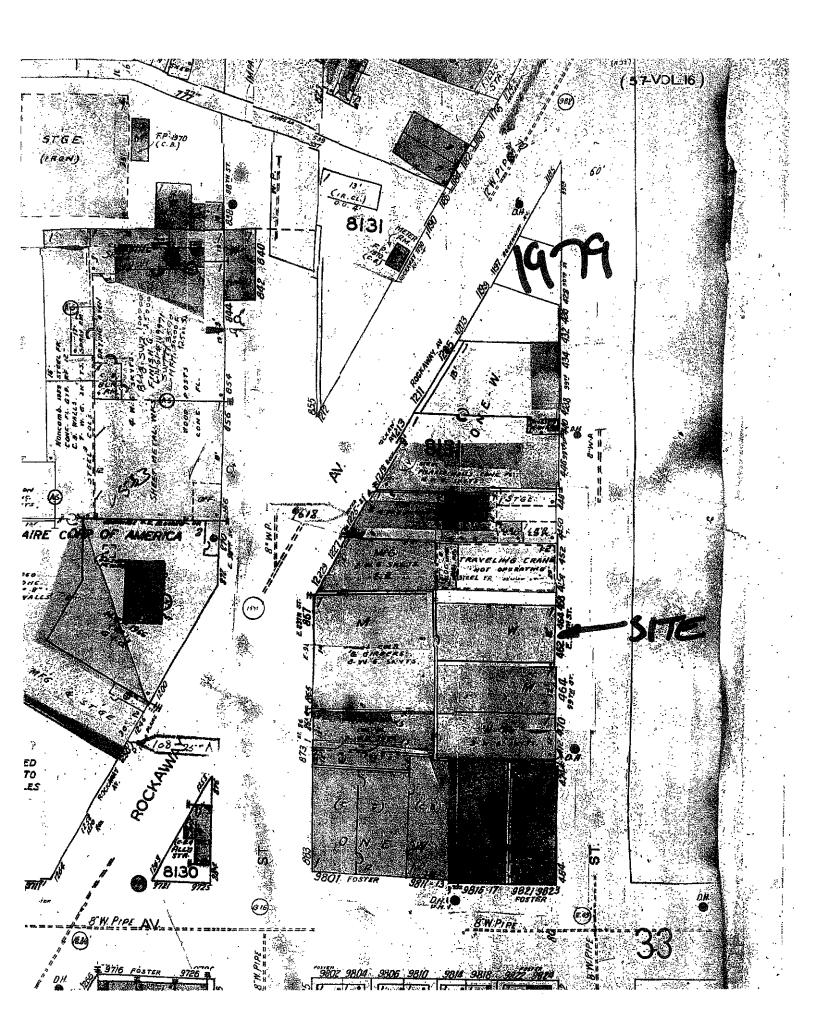
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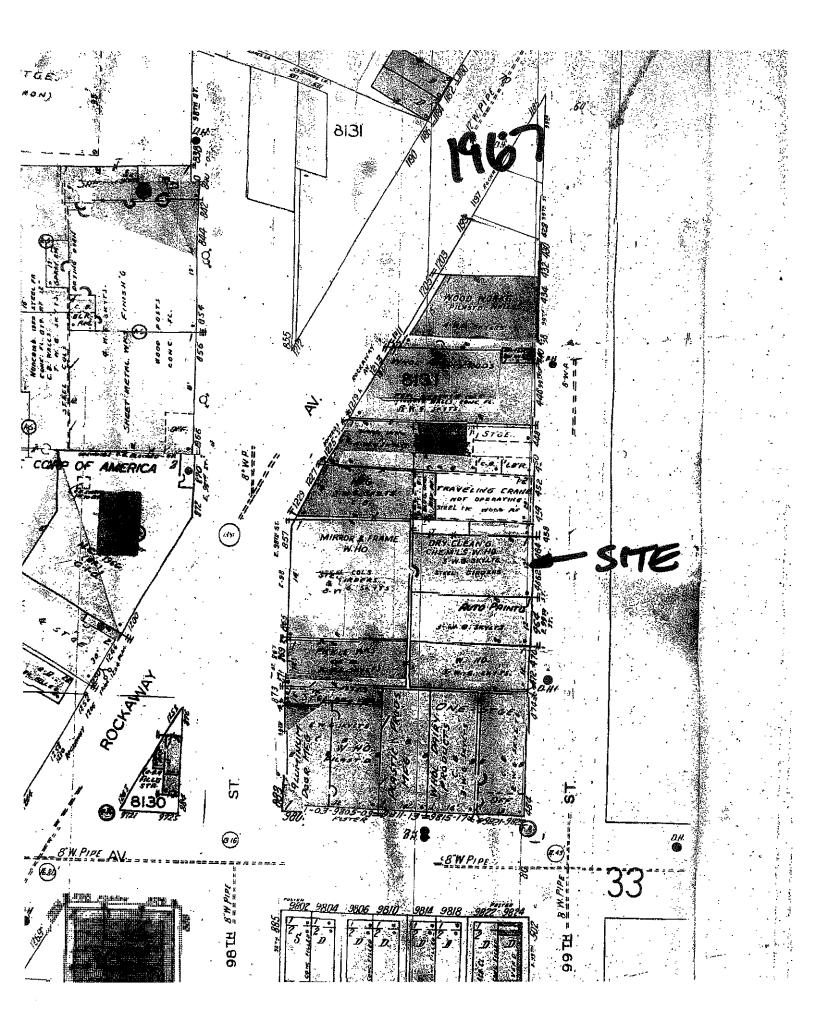
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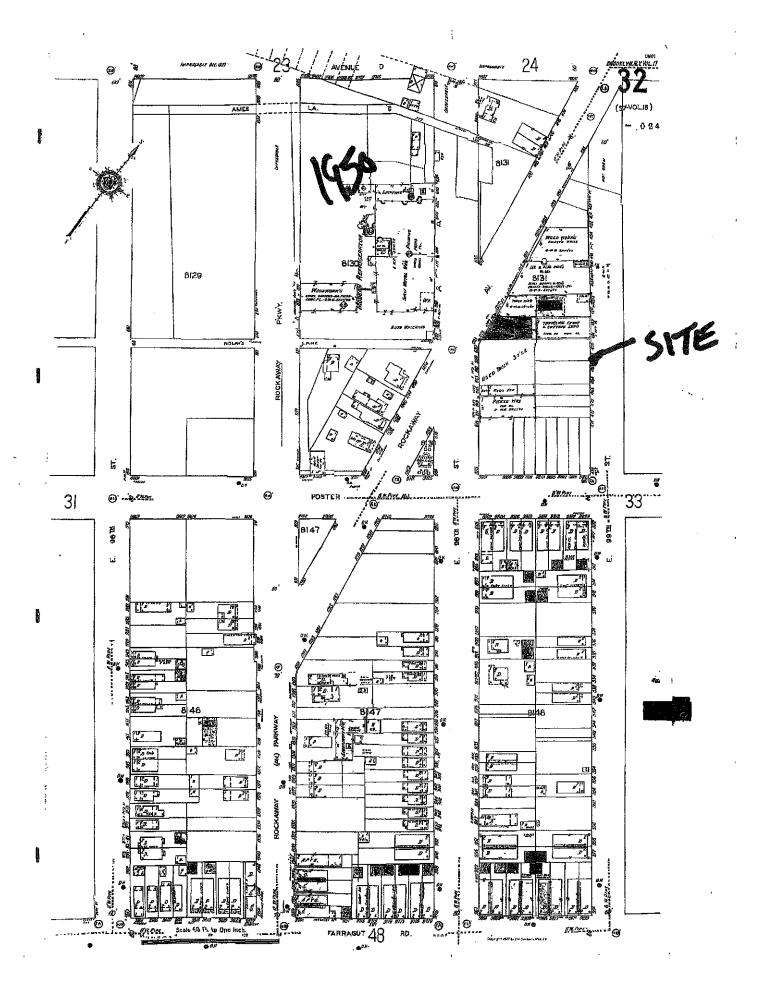
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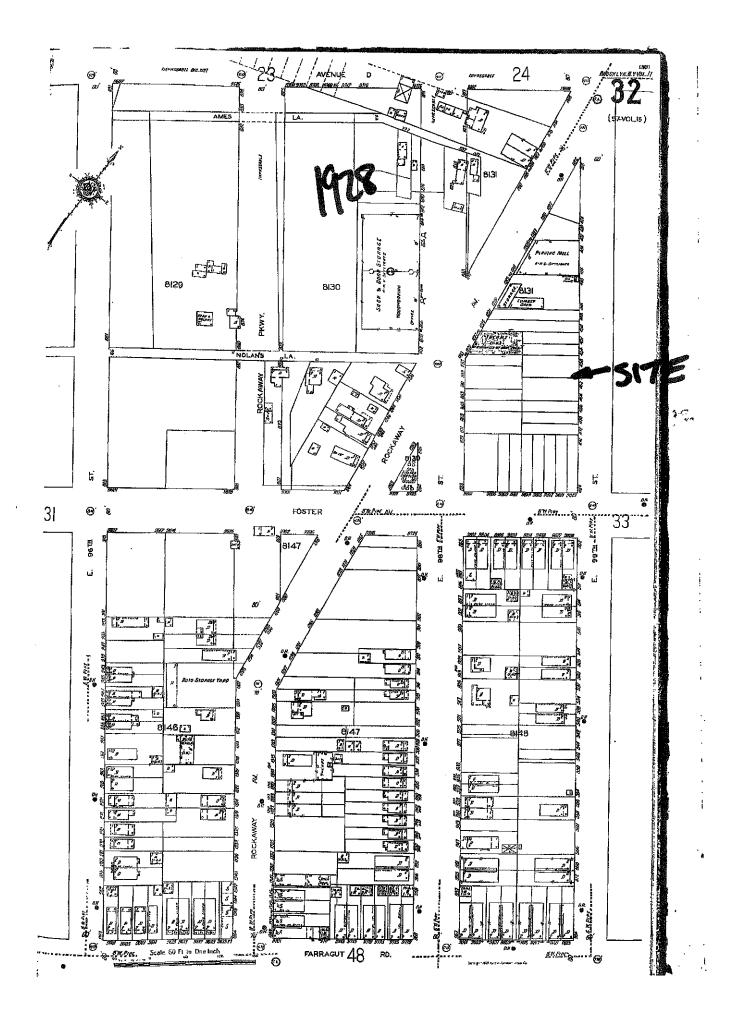
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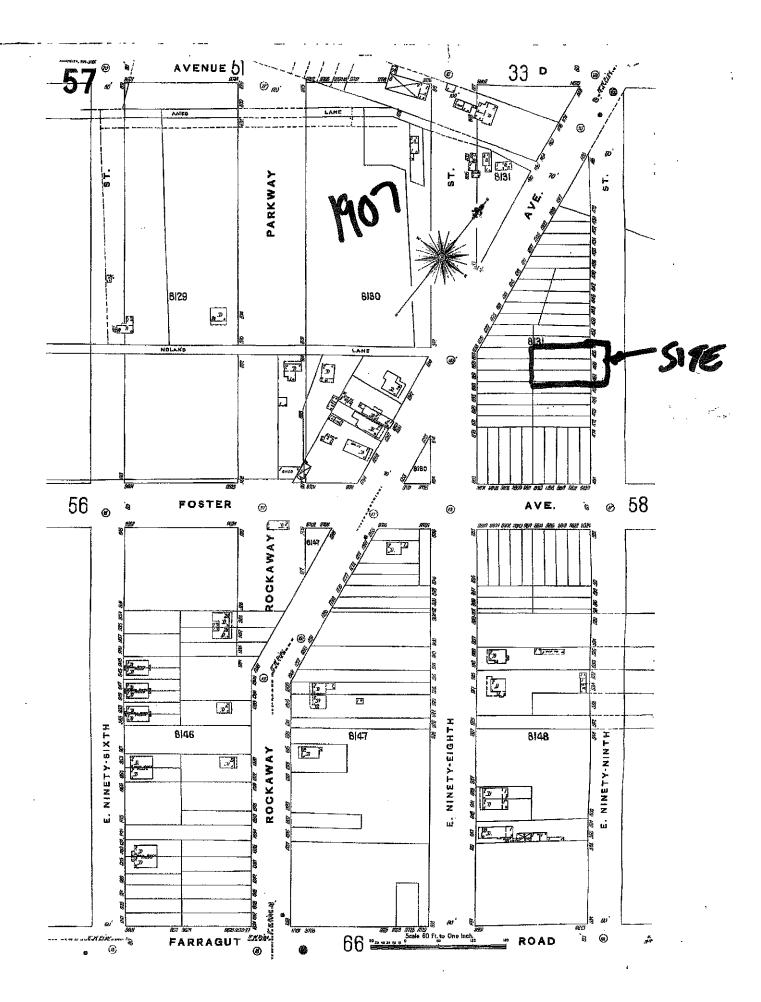
















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### NYC Department of Buildings

### **Property Profile Overview**

458 EAST 99 STREET

**BROOKLYN 11236** 

BIN# 3228724

EAST 99 STREET

458 - 462

: 7520

Tax Block

:8131

Health Area Census Tract Community Board

: 1098

Tax Lot Condo

: 56 : NO

**Buildings on Lot** 

:318 : 1

Vacant

: NO

View DCP Addresses...

**Browse Block** 

View Zoning Documents

View Challenge Results

View Certificates of Occupancy

### PARTIAL VACATE EXISTS ON THIS PROPERTY

Cross Street(s):

AVENUE D. FOSTER AVENUE

**DOB Special Place Name:** 

DOB Building Remarks:

Landmark Status:

Special Status:

N/A

Local Law:

NO

Loft Law:

NO

SRO Restricted:

NO

TA Restricted:

City Owned:

NO

**UB Restricted:** 

NO N/A

Grandfathered Sign:

NO NO

Little 'E' Restricted: Legal Adult Use:

NO NONE

Additional BiNs for Building: Additional Designation(s):

**IBZ - INDUSTRIAL BUSINESS ZONE** 

Special District:

UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, or Coastal Erosion Hazard Area. Click here for more information

### Department of Finance Building Classification:

### **E9-WAREHOUSE**

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	TOLAI	Open	FIG ARIOI I/GCOLOR
Complaints	6	0	Electrical Applications
Violations-DOB	0	0	Permits In-Process / Issued
Violations-ECB (DOB)	3	3	Illuminated Signs Annual Permits

25

This property has 1 open ECB "Work Without A Permit" Violations and may be subject to DOB civil penalties upon application for a permit. After obtaining the permit, a certificate of Open Plumbing Jobs / Work Types correction must be filed on the ECB violations.

Jobs/Filings 1 ARA / LAA Jobs 0 **Total Jobs** 1

OR Enter Action Type:

OR Select from List: Select...

AND Show Actions

Actions

Plumbing Inspections

Flevator Records

**Facades** 

Marquee Annual Permits

**Boiler Records** 

**DEP Boiler Information** 

Crane Information

After Hours Variance Permits





# NYC Department of Buildings Actions

			Page: 1
Premises: 458 EAST 99 STREET BROOKLYN		BIN: <u>32287</u> 2	24 Block: 8131 Lot: 56
NUMBER		TYPE	FILE DATE
ALT 2626-070855		ALTERATION	00/00/1907
ALT 1692-080966		ALTERATION	00/00/1908
ALT 3461-458-62-091952		ALTERATION	00/00/1945
ALT 291-464-66-031883		ALTERATION	00/00/1946
ALT 964-464-66-050966		ALTERATION	00/00/1946
BN 1529-091952		BUILDING NOTICE	00/00/1909
CERT 132564NB139-52-060252	(PDF)	CERTIFICATE OF OCCUPANCY	00/00/1952
CERT 133823ALT3461-52-111252	(PDF)	CERTIFICATE OF OCCUPANCY	00/00/1952
CERT 132439NB73-52-051652	(PDF)	CERTIFICATE OF OCCUPANCY	00/00/1952
CERT 196073ALT1692-66-120266	(PDF)	CERTIFICATE OF OCCUPANCY	00/00/1966

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Enter Action Type:		Refresh

f you have any questions please review these <u>Frequently Asked Questions</u>, the <u>Glossary</u>, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



Enter Action Type:



Refresh

# NYC Department of Buildings Actions

Page: 2

Premises: 458 EAST 99 STREET BROOKLYN			BIN: <u>3228724</u>	Block: 8131	Lot: 56
NUMBER		TYPE		FILE DAT	E
CERT 195215ALT946-66-072566	(PDF)	CERTIFICATE OF OCCUPANCY	1	00/00/196	6
DOCD 161555-16-524-21-52S				00/00/191	6
FO 2954-458-62-102755		OIL BURNER APPLICATION		00/00/194	5
NB 13-010452		NEW BUILDING		00/00/190	)1
NB 73METALFACTORY-012952		NEW BUILDING		00/00/190	)1
NB 1440-120351		NEW BUILDING		00/00/191	2
NB 139-458-462DOG163-020752		NEW BUILDING		00/00/194	15
NBNB 1440-51				00/00/195	<b>i</b> 1
PRS 1940-072552		PLUMBING REPAIR SLIP		00/00/190	7
PRS 5058-464-101658		PLUMBING REPAIR SLIP		00/00/194	16

If you have any questions please review these <u>Frequently Asked Questions</u>, the <u>Glossary</u>, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

Next

Previous

Or Select from List: Select...

# DEPARTMENT OF BUILDINGS

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CEDTIE	

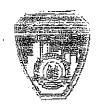
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## FIRE DEPARTMENT - CITY OF NEW YORK

## Public Records Unit / Tanks Section

9 (fistroTech Center Brooklyn, New York 11201-3857 (718) 999-2441 or 2442



## Fuel Tank Special Report

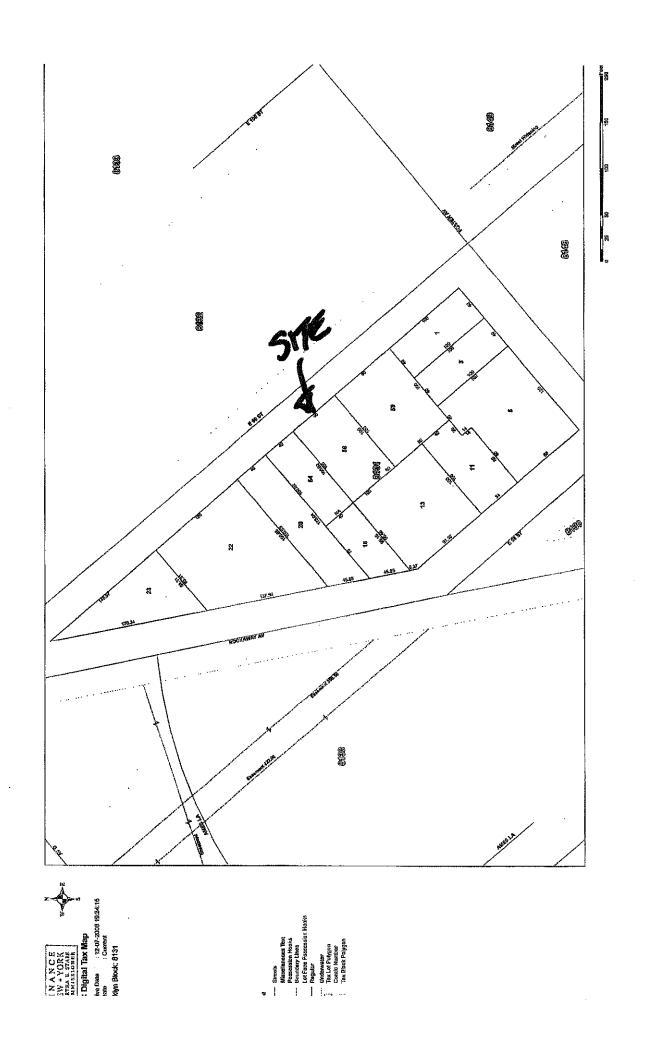
## Request Form

SECTION A CUSTOMER INFORMATION  Please print the required information below.  Marrie 50 Park Avenue  Addipes Daylon NY 11702  State Zip Code	OFFICE USE ONLY  Cashier / Search No.  PRU Staff Accepted By/Initials:  Searched By:  Total Amount:
Telephone Number	
Note: Please make sure you complete this form and attach all required documents. Enclose a check or Fire Department and a stamped self-addressed envelope (with postage). Mail checks or money order above: DO NOT MAIL CASH.	ers directly to the address and unit listed
SECTION E FUEL TANK REPORT - FEE \$10.00 / PER RE	PORT
SECTION E FUEL TANK REPURI - FEE \$ 10.00 / 1 Living	
458 East 99th Street Drooks	Yn
House Number Street Name Borough	*
THE TOTAL AMOUNT AND SIZE OF EXISTING FUEL OIL / HEATING TANKS	
THE TOTAL AMOUNT AND SIZE OF REMOVED OR SEALED FUEL OIL I HEATING	IANKS
THE TOTAL AMOUNT AND SIZE OF EXISTING BURIED MOTOR VEHICLE TANKS	
THE TOTAL AMOUNT AND SIZE OF REMOVED OR SEALED BURIED MOTOR VEH	ICLE TANKS
MOST RECENT TANK / PIPING TEST RESULTS	
HISTORY OF BURIED TANKS LEAKS	
	PR3 (July-08)

Note: Requests will be responded to within 10 business days.

A no active tank accounts

## Regulatory Agency Documentation

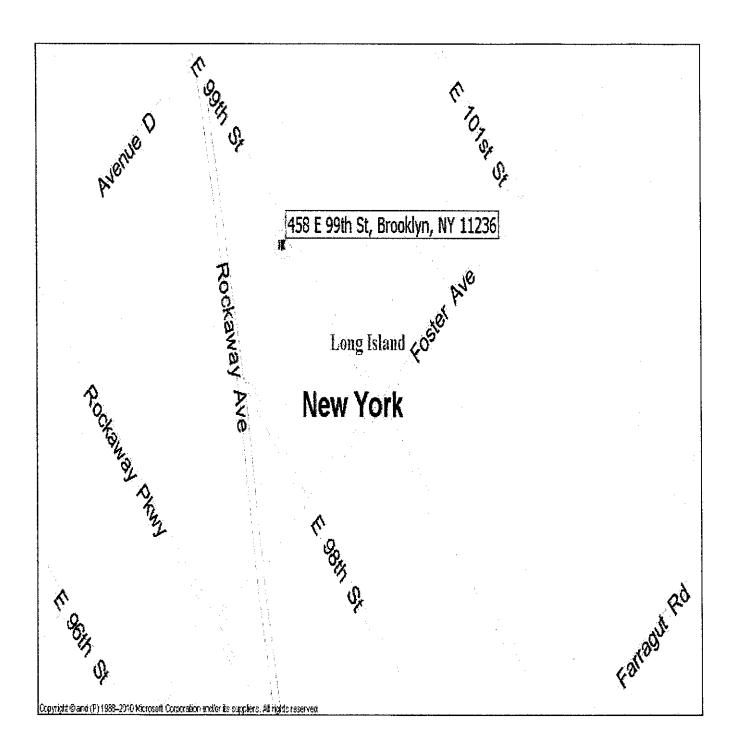


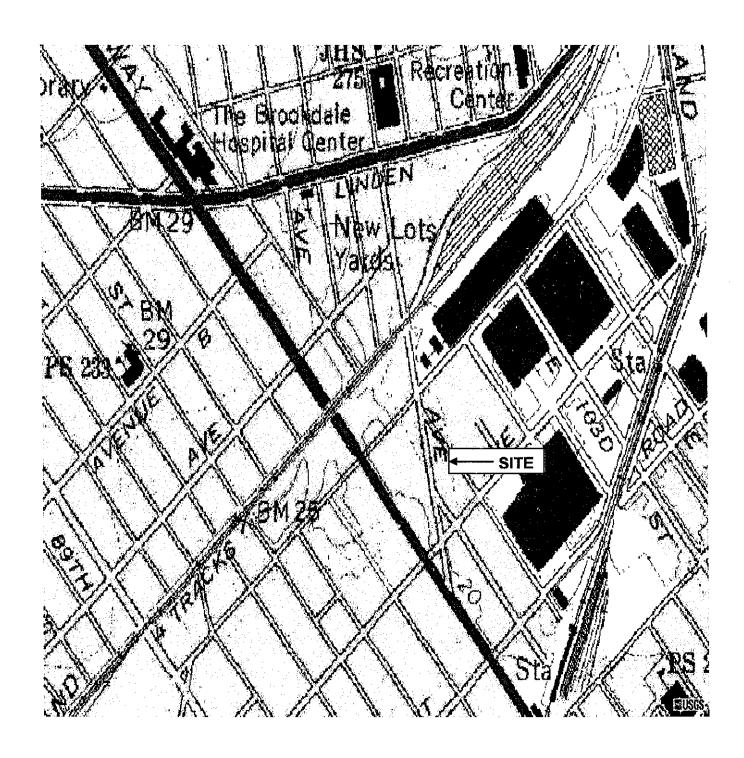
and/or local Fire and Building Department Information

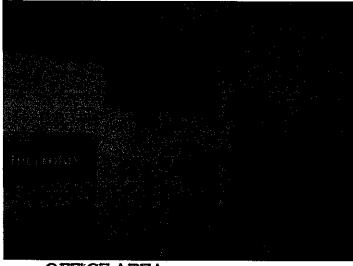
## 462 ROCKAWAY AVE, BROOKLYN, NY 11212

Owner Informati				7.3/1-41	
		NO INC			
Owner Name: Mailing Address:		ABES RADIO INC 458 E 99TH ST, BROOKLYN NY 11236-2102 C010			
Phone Number:	450 = 3911	Vesting Codes:			11
Location Informa	ntion:		vesting Col	ies:	II .
1	auon:				
Legal Description:	DDOOK! V	'AL ANY	A Pobli		
County:	BROOKLY	N, NY	APN:	mai.	08131-0056
Census Tract / Block Township-Range-Sea			Alternate Al		08131-00056
Legal Book/Page:	51.		Subdivision	-	04 04 40 40004 D0
Legal Lot:	56		Map Refere Tract #:	ence;	24-04-13 / 6924-B3
Legal Block:	8131		School Dist	riot:	3620580
Market Area:	0131		Munic/Town		BROWNSVILLE
Neighbor Code:	23		IAITHOUGH CAN	isinp.	BUCAMOAITE
Owner Transfer					
Recording/Sale Date			Deed Type		
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Transfer Document #	t '	•	Price Per S		
New Construction:			Multi/Split 9	Sale:	
Title Company:					
Lender:					
Seller Name:				•	
Prior Sale Inform	nation:				
Prior Rec/Sale Date:	1		Prior Lende	· · ·	
Prior Sale Price:				tg Amt/Type:	I
Prior Doc Number:			Prior 1st M	g Rate/Type:	1
Prior Deed Type:					
Property Charac	teristics:				
Year Built / Eff:	1952 /	Total		Garage Area:	
0	F 000	Rooms/Offices:		•	-
Gross Area:	5,000	Total Restrooms;		Garage Capac	
Building Area:	5,000	Roof Type: Roof Material:		Parking Space	S:
Tot Adj Area: Above Grade:	5,000	Construction:		Heat Type: Air Cond:	
# of Stories:	1.00	Foundation:		Pool:	
Other improvements:		Exterior wall:		Quality:	
outer improvements.		Basement Area:		Condition:	
Site Information	•	Dagothorit / aca.		Condition.	
	-				WAREHSE
Zoning:	M1-1	Acres:	0.14	County Use:	MISCELLANEOUS
		Last A	0.000	0	(E9)
Flood Zone: Flood Panel:	C 2004070075C	Lot Area:	6,000 Co v. 400	State Use:	
Flood Panel:	3604970075C	•	60 x 100	Site Influence:	
Land Use:	05/18/1992	Commercial Units:	1	Sewer Type:	
1		Building Class:	F9	Water Type:	
Tax Information:		0anaar 1 V	0044	D T	An A40 40
Total Value: Land Value:	\$104,400 \$25,550	Assessed Year:	2011	Property Tax:	\$8,210.48
Improvement Value:	\$35,550 \$68,850	improved %: Tax Year:	66% 2011	Tax Area: Tax Exemption	<b>4</b>
Total Taxable Value:		IAA IGAI.	2011	AN EXCHIDITOR	•
Total Faxable Value.	WICT, TUU				

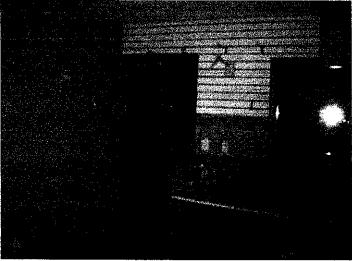
## 12.1. Site Map







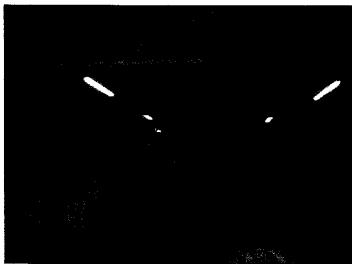
OFFICE AREA



OFFICE AREA



WAREHOUSE AREA



WAREHOUSE AREA



DIRT PAVED ALLEYWAY AREA

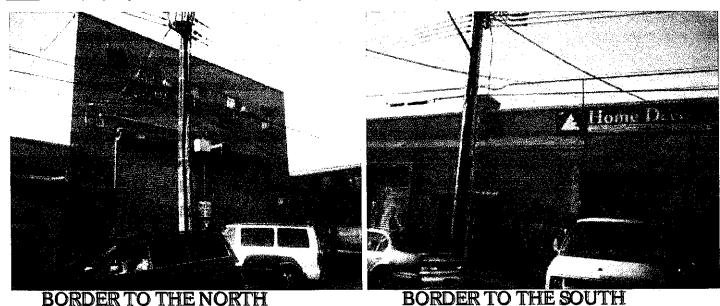
The current use of the adjoining properties is commercial. The Subject Property borders are as follows:

North - The property is bordered to the north by a commercial warehouse building.

South - The property is bordered to the south by a commercial building containing a woodworking company.

East - The property is bordered to the east by East 99th Street and commercial warehouse buildings.

West - The property is bordered to the west by a mixed use building with a commercial warehouse building.



BORDER TO THE EAST

### 9.1 Asbestos Containing Material (ACM)

Asbestos is a term used to describe a group of six naturally occurring crystalline fiber minerals. Asbestos has excellent thermal stability, a high degree of tensile strength, and has been used extensively in the textile, insulation, and building industries, particularly as a component in fireproofing, decorative coatings, insulation materials, and as reinforcement for plaster binders in building products. Asbestos-containing building materials are generally classified as friable or non-friable. Friable ACM are those which can be crumbled, pulverized, or reduced to powder by hand pressure, or by normal use or maintenance can be expected to emit asbestos fibers into the air. Non-friable ACM is a potential concern if it is damaged by maintenance work, demolition, or other activities, at which time it may be considered friable.

It should be noted that the limited visual screening survey conducted under the scope of work for this assessment does not constitute a full asbestos inspection, in which all areas of the building would have been thoroughly surveyed and sampled. MEI did not observe any signs of ACM inside the building. MEI did not observe any signs of ACM spray-on fireproofing inside the building.

### 9.2 Lead Based Paint (LBP)

Use of lead in household paint was banned by the U.S. Environmental Protection Agency (EPA) effective January I, 1978. The EPA and the U.S. Department of Housing and Urban Development (HUD) consider lead based paint as containing a lead concentration equal to or greater than 1.0 milligram per square centimeter (mg/cm') or 0.5% lead by weight, as defined by Title X of the 1992 Housing and Community Development Act.

MEI observed that the painted surfaces inside the office area and the warehouse area on the main floor of the building were in good condition, free of obvious chipping, flaking or peeling.

### 9.3 Lead in Drinking Water

Lead has historically been used in pipes, solder, and brass fixtures used in water distribution systems and building plumbing systems. In 1986, the USEPA banned the use of lead at concentrations exceeding 0.2% lead in solder and 8% lead in other plumbing materials. Lead in drinking water results primarily from corrosion of lead containing materials in service lines or from corrosion of lead containing materials in building plumbing such as lead solder, brass, bronze, and other lead containing alloys. The USEPA Action Level for lead in public drinking water supplies is 0.015 parts per million (ppm) or 0.015 milligrams per liter (mg/L). MEI did not observe any brass fixtures or lead fixtures at the Subject Property.

The New York City Department of Environmental Protection Water Supply Division provides potable water to the building. Potable drinking water used in the system is obtained from groundwater wells and various lakes and reservoirs located in the Upstate New York area (Croton Reservoir). Based upon information supplied from the USEPA's Safe Drinking Water Information System (SDWIS), there is no indication that lead in drinking water is a concern at the Subject Property. In accordance with the scope of work for this assessment, MEI did not conduct lead-in-drinking water sampling at the Subject Property.

Radon is a colorless, odorless, radioactive gas. Radon comes from the natural decay of uranium that is found in nearly all soils. Radon typically moves through the ground and into building through cracks and openings in the foundation. The USEPA has developed a "Map of Radon Zones" indicating the levels of radon concentrations from testing and aerial surveys conducted in all counties in New York State. The U.S. Environmental Protection Agency's Map of Radon Zones identified the Subject Property as a radon zone Level 3. Level 3 signifies that the average predicted radon level indoors is less than 2 pico-Curies per liter and this is the lowest level in the state. This level compares favorably with the EPA action level of 4.0 pico-Curies per liter as the guideline (it should be noted that current radon information and EPA Action Levels are designated for residential spaces only. Commercial and industrial facilities are not subject to EPA's Action Level of 4 pico-Curies per liter as the guideline and definitive information concerning radon gas in an individual building can only be obtained through long term testing).

### 9.5 Mold

Molds are a class of fungi, and have been found to cause a variety of health problems in humans, including allergic, toxicological, and infectious responses. Molds are decomposers of organic materials, and thrive in humid environments. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation and carpeting often play host to such growth.

As part of this assessment, MEI performed a limited visual inspection for the conspicuous presence of mold. MEI observed the accessible interior areas of the Subject Property structure(s), including interior walls and ceilings of the office area and the warehouse area on the main floor of the building for the presence of conspicuous mold or observed water intrusion or accumulation. This evaluation did not include a review of pipe chases or areas behind enclosed walls and ceilings. MEI did not observe conspicuous visual or olfactory indications of the presence of mold, nor did MEI observe obvious indications of significant water damage inside the building.

### 9.6 Wetlands

MEI reviewed available information regarding wetlands on the Subject Property, including National Wetlands Inventory online GIS mapping. MEI additionally made general site observations for readily observable potential wetland characteristics. MEI did not observe surface water bodies or any evidence of potential wetlands on or adjacent to the Subject Property.

### 10.0 FINDINGS, OPINIONS AND RECOMMENDATIONS

MEI has performed this Phase I Environmental Site Assessment of the Subject Property in conformance with the scope and limitations of ASTM Standard E 1527-05. This assessment has identified no evidence of recognized environmental conditions (RECs) in connection with the Subject Property.

The site reconnaissance, interviews and review of records have not found the presence or possible presence of hazardous substances or petroleum related products that could indicate an existing release, past release or significant threat of a release into structures on the property, into ground, groundwater or surface water.

Lastly, no conditions outside of ASTM E 1527-05 were identified in connection with the Subject Property. It is the opinion of MEI that no further testing (subsurface or otherwise), is warranted on the Subject Property.

## 11.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

This Phase I Environmental Site Assessment (ESA) Report documents the research methodology used by qualified environmental professionals of MEI to identify recognized environmental conditions using the scope and limitations of ASTM Standard E 1527-05.

Middleton Environmental Incorporated

M. W. M. II

Prepared by:

Thomas W. Robinson III

Project Manager

Reviewed by:

Donald J. Middleton Jr.

President

### 5.4 Aerial Photographs

Historical aerial photographs may be used to evaluate changes in land use and to identify visible areas of potential environmental concern. A search for historical aerial photographs depicting the Subject Property and vicinity was conducted by researching available historical aerial photographs from <a href="https://www.historicaerials.com">www.historicaerials.com</a> and other available resources. Aerial photographs depicting the Subject Property were reviewed and are summarized in the following table.

		AERIAL PHOTOGRAPH SUMMARY
Year	Issues Noted	Observations
		Subject Property: The 1954 photograph shows the presence of the existing one story commercial building.
1954 No		Surrounding Area: The 1954 photograph shows the presence of a commercial building on the property to the north of the Subject Property, a commercial building on the property to the south of the Subject Property, a commercial building and vacant land on the properties to the east of the Subject Property and a commercial building on the property to the west of the Subject Property.
		Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1954 photograph.
1966	No	Surrounding Area: The 1966 photograph shows the presence of commercial buildings on the properties to the east of the Subject Property. Conditions on the properties to the north, south and west of the Subject Property appear to be similar to those depicted on the 1954 photograph.
		Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1966 photograph.
1980 No		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1966 photograph.
		Subject Property: Conditions on the Subject Property appear to be similar to
2004	No	those depicted on the 2004 photograph.  Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1980 photograph.
		Subject Property: Conditions on the Subject Property appear to be similar to
2006	No	those depicted on the 2004 photograph.
		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 2004 photograph.

### 5.5 City Directories

Street directories are commercial publications containing names and addresses, and in many cases, occupations of the occupants of a particular community. The directories may also contain information pertaining to business processes conducted within a community. A search for historical street directories was conducted by MEI and FirstSearch Technology Corporation (FirstSearch). Historical street directories were reviewed and are summarized in the following table. Copies of the street directories are presented in Appendix 12.6.

Year	Occupants
1935	No listings
1945	No listings
1955	No listings
1960	No listings
1965	A chemical supply company (Newport Chemical &Supply Co.)
1970	A chemical supply company (Newport Chemical &Supply Co.)
1975	No listings
1980	No listings
1985	No listings
1991	No listings
1994	No listings
1998	No listings
2002	No listings
2007	No listings
2008	A radio company

A review of the available historical aerial photographs indicated that the chemical and supply company (Newport Chemical & Supply Co.), was located at the Subject Property from 1965 to 1975. No determination regarding the usage, storage or disposal of hazardous wastes while the former chemical and supply company (Newport Chemical & Supply Co.), was in operation could be made. However, MEI did not observe any drains inside the building. Also, a review of the New York City Building Department property profile overview indicated that a certificate of occupancy was issued in 1966 for the building to be utilized as a storage warehouse for dry cleaning supplies and equipment (no manufacturing). The certificate of occupancy indicated that no fire hazardous materials are stored or used inside the building. Based on this information, the former chemical and supply company (Newport Chemical & Supply Company), would not have an apparent adverse impact on the Subject Property.

## 6.1 Topography

The Subject Property and vicinity characteristics listed below were analyzed utilizing a current USGS 7.5 Minute Topographic Map. This information is useful in determining the grade and topography of the Subject Property. The Subject Property is located at an elevation of approximately 15 feet above mean sea level (msl). The topography of the Subject Property is relatively flat and there were no slopes, depressions or rolling hills observed on the Subject Property and slopes on the Subject Property range from 0 to 3 percent. The Subject Property has been graded for commercial.

## 6.2 Geology and Soils

No bedrock outcroppings were observed at the Subject Property. Near-surface geology in heavily developed areas such as the Subject Property and vicinity is considered "urban land" and is characterized by a non-homogeneous distribution of soil and fill types. Excavation and backfilling for building foundations, utility conduits, subway systems and other construction results in a varied subsurface profile. In this setting, estimation of local subsurface parameters such as permeability, moisture content, and organic fraction is not feasible without site-specific testing data.

#### 6.3 Hydrogeology and Hydrology

No natural surface water bodies were identified on or adjacent to the Subject Property. The nearest surface water body is Fresh Creek.

Local groundwater gradient is expected to follow surface topography; therefore, groundwater flow near the Subject Property is expected to flow to the southeast. Groundwater depths and flow gradients are best evaluated by a subsurface investigation involving the installation of at least three groundwater monitoring wells and precise measurements of hydrostatic pressure. Monitoring wells were not observed on the Subject Property.

The Subject Property reconnaissance was conducted by Mr. Thomas W. Robinson III, Project Manager, on December 29, 2011. Mr. Robinson was accompanied by and interviewed the broker for the Subject Property owner, Mr. Michael C. O'Brien.

### 7.1 Methodology and Limited Conditions

The Subject Property reconnaissance consisted of visual and/or physical observations of the Subject Property and improvements, adjoining properties as viewed from the Subject Property boundaries, and the surrounding area based on visual observations made from adjacent public thoroughfares. Building exteriors were observed along the perimeter from the ground, unless described otherwise. The building interiors of office area and the warehouse area on the main floor of the building were observed during the site inspection.

## 7.2 Physical Observations

## Underground Storage Tanks

MEI did not observe any fill ports or vent pipes for any underground storage tanks on the Subject Property. A review of the New York State Department of Environmental Conservation (NYSDEC), Petroleum Bulk Storage Tank database did not indicate the presence of any registered underground storage tanks at the Subject Property. A review of the New York City Fire Department (NYCFD), storage tanks files indicated that there were no "active" tank accounts for any underground storage tanks on the Subject Property. It should be noted that a Freedom of Information Request was submitted to the NYCFD in order to determine the presence of any past or "voided" tank accounts on file with the NYCFD. To date, no response has been received. Any information regarding past or "voided" tank accounts will be submitted upon receipt from the NYCFD. Available Sanborn Fire Insurance Maps did not indicate the presence of any buried tanks on the Subject Property. A review of the New York City Building Department property profile overview indicated that there was a fuel oil application issued in 1945 for the Subject Property. Since the Subject Property was vacant land prior to the construction of the current one story commercial building in 1952, the fuel oil application is incorrectly listed for the Subject Property.

## Aboveground Storage Tanks

MEI did not observe any aboveground storage tanks at the Subject Property.

#### Hazardous Substances and Petroleum Products

MEI did not observe any hazardous substances or petroleum products at the Subject Property.

MEI did not observe any non-hazardous substances or petroleum products at the Subject Property.

## **Unidentified Substances Containers**

MEI did not observe any unidentified substances containers at the Subject Property.

## Drains or Storm Water Drywells

MEI did not observe any drains or storm water drywells at the Subject Property.

## Polychlorinated Biphenyls (PCB's)

Polychlorinated biphenyls (PCBs) are a chemical component of many dielectric fluids, heat transfer fluids, hydraulic fluids, lubricating oils, paints, or coatings manufactured prior to July 2, 1979 before being banned by Congress. Equipment that may potentially contain PCBs includes electrical equipment such as transformers or capacitors or hydraulically operated equipment, such as elevators, compaction equipment, or manufacturing equipment. MEI did not observe any PCB-containing equipment at the Subject Property.

## Stains or Corrosion

MEI did not observe any stains or corrosion at the Subject Property.

#### Odors

MEI did not observe any strong, pungent or noxious odors at the Subject Property.

#### Pools of Liquid

MEI did not observe any pools of liquid at the Subject Property.

MEI did not observe any stressed vegetation at the Subject Property.

## Stained Soil or Pavement

MEI did not observe any stained soil or pavement at the Subject Property.

#### Wells

MEI did not observe any irrigation wells or groundwater monitoring wells at the Subject Property.

## Sumps, Pits, Ponds or Lagoons

MEI did not observe any sumps, pits, ponds or lagoons at the Subject Property.

## Waste Water

MEI did not observe any improper disposal of waste water into drains, ditches or streams at the Subject Property.

#### Solid Wastes Disposal

All solid wastes generated on-site are carted away by a licensed waste hauler to an approved solid waste facility and are not disposed at on-site.

# 8.0 INTERVIEWS

## 8.1 Interview With Property Owner and/or Property Manager

The broker for the Subject Property owner, Mr. Michael C. O'Brien, was interviewed during the site reconnaissance on December 29, 2011. The potential buyer of the Subject Property, Mr. Warren Bell, was interviewed on December 28, 2011, in order to determine the property contact information and property information. Mr. O'Brien and Mr. Bell did not indicate the presence of any environmental liens or was unaware of any contamination concerns regarding the Subject Property.

The State and Tribal landfill and solid waste disposal site databases identify active or inactive landfill and transfer station facilities, as well as open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. The Subject Property is not listed as a State and Tribal landfill and solid waste disposal site. Eight (8) State and Tribal landfill and solid waste disposal sites are listed within 0.5 mile of the Subject Property.

### State and Tribal Registered Storage Tank Sites

The Subject Property is not listed as a State and Tribal Registered Storage Tank site. None of the adjoining Properties were identified as State and Tribal Registered Storage Tank sites.

## • State and Tribal Engineering Control / Institutional Control Sites

The completion of site cleanup activities may include the implementation of engineering controls or institutional controls as part of the response action. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. Neither the Subject Property nor any of the surrounding properties were listed as a State Engineering Control or Institutional Control Site.

#### • State and Tribal Voluntary Cleanup Sites

The Subject Property is not listed as a State and Tribal Voluntary Cleanup site. Two (2) State and Tribal Voluntary Cleanup Site is listed within 0.5 mile of the Subject Property. The Glenmore Plastics Industries site is located 0.40 of a mile northeast of the Subject Property at 807 Bank Street and the Duralab Property site is located 0.48 of a mile northeast of the Subject Property at 107-123 Farragut Road. This site would not have an apparent adverse impact on the Subject Property based upon the distance to the Subject Property and direction of groundwater flow.

#### State and Tribal Brownfield Sites

The Subject Property is not listed as a State and Tribal Brownfield site. No State and Tribal Brownfield Sites are listed within 0.5 mile of the Subject Property.

### Federal Emergency Response Notification System (ERNS) Sites

ERNS is a national database used to collect information regarding reported releases of petroleum products and/or hazardous substances. The database contains information from spill reports submitted to Federal agencies, including the EPA, the U.S. Coast Guard, the National Response Center, and the U.S. Department of Transportation. A review of this database was conducted in order to determine whether any spills or incidents involving releases of hazardous substances or petroleum products have occurred at the Subject Property. The Subject Property is not listed as a Federal ERNS site.

## • State and Tribal equivalent NPL Sites

State and Tribal equivalent NPL databases were searched for sites located within 1.0 mile of the Subject Property. The Subject Property is not listed as a State and Tribal equivalent NPL Site. There were no State and Tribal equivalent NPL Sites within a mile radius of the Subject Property.

#### • State and Tribal equivalent CERCLIS Sites

State and Tribal equivalent CERCLIS databases were searched for sites located within 0.5 mile of the Subject Property. The Subject Property is not listed as a State and Tribal equivalent CERCLIS Site. There were no State and Tribal equivalent CERCLIS Sites within a half mile radius of the Subject Property.

Leaking Storage Tank Sites are properties where releases of hazardous substances or petroleum products from underground storage tanks (USTs) and/or aboveground storage tanks (ASTs) have been identified and reported to state, tribal, or local agencies.

The Subject Property is not listed as a State and Tribal Leaking Storage Tank site. However, 26 sites located within 0.5 mile of the Subject Property were identified as State and Tribal Leaking Storage Tank Sites. Of the listed sites, 24 sites are located greater than 0.125 mile from the Subject Property and based on the distance from the Subject Property and the dense urban environment surrounding the Subject Property, these sites are considered unlikely to represent an existing release, past release or material threat of release of hazardous substances or petroleum products on the Subject Property.

The three (3) remaining listed sites located within 0.125 mile of the Subject Property have been investigated by the NYSDEC and two of the listed sites have been closed by the NYSDEC with no further action required while the other listed site is listed as active by the NYSDEC. Information regarding the two (2) remaining listed sites is presented in the following table:

STA	TE AND TRIBAL LE	AKING STOR	AGE TANK SITES	
Site	Distance / Direction / ID No. Gradient*		Regulatory Status	
484 East 10th Street	0.10 miles NE/ Crossgradient	9614253	Notification Date: 03/07/1997 Contaminants: #2 fuel oil Media Impacted: Soil Status: Closed Date of Closure: 03/07/1997	
9701 Avenue D	0.12 miles NW/ Crossgradient	0808238	Notification Date: 10/22/2008 Contaminants: #2 fuel oil Media Impacted: Soil Status: Active Date of Closure: 07/09/2009	

<sup>\*</sup> Presumed hydrogeologic gradient based upon regional topography

Based upon the current regulatory status, separating distance, presumed hydrogeologic gradient relative to the Subject Property, and/or reported nature/extent of contamination, it is considered unlikely that conditions associated with these identified Leaking Storage Tank sites represent an environmental concern to the Subject Property.

#### • State and Tribal Spills Sites

A review of the State and Tribal Spills database was conducted in order to determine whether any spills or incidents involving releases of hazardous substances or petroleum products have occurred at the Subject Property. The Subject Property is not listed as a State and Tribal Spills site. None of the reported spills listed within a half mile of the Subject Property would have an apparent adverse impact on the Subject Property.

Local municipal offices consulted during the completion of this assessment included the New York City Building Department, the New York City Department of Finance and the New York City Fire Department. MEI did not identify documented adverse environmental conditions, violations, or complaints associated with the Subject Property in the information provided by these agencies. Similarly, MEI did not identify records of spills or releases of hazardous substances or petroleum products having occurred at the Subject Property in the information provided by these agencies.

## **New York City Building Department**

MEI reviewed information listed in the online NYC Building Information System (BIS) provided by the New York City Building Department's website, <a href="http://a810-bisweb.nyc.gov/bisweb/bsqpm01.jsp">http://a810-bisweb.nyc.gov/bisweb/bsqpm01.jsp</a>. According to information viewed on the New York City Building Department's website, a variety of interior renovations, building improvements and system upgrades have occurred throughout its history, which is not uncommon for a property of this age and type. A review of the New York City Building Department property profile overview indicated that a certificate of occupancy was issued in 1966 for the building to be utilized as a storage warehouse for dry cleaning supplies and equipment (no manufacturing). The certificate of occupancy indicated that no fire hazardous materials are stored or used inside the building. A review of the New York City Building Department property profile overview indicated that there was a fuel oil application issued in 1945 for the Subject Property. Since the Subject Property was vacant land prior to the construction of the current one story commercial building in 1952, the fuel oil application is incorrectly listed for the Subject Property. Copies of the New York City Building Department records are presented in Appendix 12.4.

## New York City Department of Finance

MEI reviewed information provided by the New York City Department of Finance. Specific information provided by the New York City Department of Finance includes lot sizes and dimensions, building sizes, building zoning and use, and the approximate date of construction. The information provided by New York City Department of Finance did not identify any conditions or reported events that would indicate the presence of a recognized environmental condition in connection with the Subject Property. The building was constructed on the Subject Property in 1952. Copies of the New York City Department of Finance records are presented in Appendix 12.4.

## New York City Fire Department

MEI reviewed information provided by the New York City Fire Department (NYCFD). Specific information obtained from the NYCFD includes any active and/or voided storage tank permits for the Subject Property. A review of the New York City Fire Department (NYCFD), storage tanks files indicated that there were no "active" tank accounts for any underground or aboveground storage tanks on the Subject Property. It should be noted that a Freedom of Information Request was submitted to the NYCFD in order to determine the presence of any past or "voided" tank accounts on file with the NYCFD. To date, no response has been received. Any information regarding past or "voided" tank accounts will be submitted upon receipt from the NYCFD. Copies of the NYCFD storage tank records are presented in Appendix 12.4.

Historical fire insurance maps depicting the Subject Property were reviewed and are summarized in the following table. Copies of the fire insurance maps are presented in Appendix 12.6.

	FIRE INSURANCE MAP SUMMARY		
Year	Issues Noted	Observations	
1907	)7 No	Subject Property: The 1907 Sanborn Map shows the Subject Property as vacant land.	
1901		Surrounding Area: The 1907 Sanborn Map shows the surrounding properties as vacant land.	
	.8 No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1907 Sanborn Map.	
1928		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1907 Sanborn Map.	
		Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1928 Sanborn Map.	
1950	) No	Surrounding Area: The 1950 Sanborn Map shows the presence of a commercial building on the property to the north of the Subject Property, a commercial building and vacant land on the property to the east of the Subject Property and a used truck storage yard on the property to the west of the Subject Property. Conditions on the property to the south of the Subject Property appear to be similar to those depicted on the 1928 Sanborn Map.	
		Subject Property: The 1967 Sanborn Map shows the presence of the existing one story commercial building. The 1967 Sanborn Map indicated that the building is being utilized by a dry cleaning chemical warehouse company.	
1967	No	Surrounding Area: The 1967 Sanborn Map shows the presence of the a commercial building on the property to the south of the Subject Property, commercial buildings on the properties to the east of the Subject Property and a commercial building on the property to the west of the Subject Property. Conditions on the property to the north of the Subject Property appear to be similar to those depicted on the 1928 Sanborn Map.	
1979	9 No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1967 Sanborn Map. However, the 1979 Sanborn Map indicated that the building is being utilized by a warehouse company.	
		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1967 Sanborn Map.	
4000	39 No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1979 Sanborn Map.	
1989		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1979 Sanborn Map.	

A review of the available Sanborn Fire Insurance Map indicated that the dry cleaning chemical warehouse company was located at the Subject Property from 1967 to 1979. No determination regarding the usage, storage or disposal of hazardous wastes while the former dry cleaning chemical warehouse company was in operation could be made. However, MEI did not observe any drains inside the building. Also, a review of the New York City Building Department property profile overview indicated that a certificate of occupancy was issued in 1966 for the building to be utilized as a storage warehouse for dry cleaning supplies and equipment (no manufacturing). The certificate of occupancy indicated that no fire hazardous materials are stored or used inside the building. Based on this information, the former dry cleaning chemical warehouse company/the former dry cleaning supplies and equipment storage company would not have an apparent adverse impact on the Subject Property.

Banco Popular North America provided no specialized knowledge that is material to recognized environmental conditions in connection with the Subject Property. MEI was not provided with or made aware of previous environmental assessments or other documentation that is material to recognized environmental conditions in connection with the Subject Property, except as presented in Section 4.3 of this report.

## 4.5 Commonly Known or Reasonably Ascertainable Information

Banco Popular North America has provided no commonly known or reasonably ascertainable information within the local community about the Subject Property that is material to recognized environmental conditions in connection with the Subject Property.

#### 4.6 Valuation Reduction for Environmental Issues

Banco Popular North America has provided no information regarding valuation reduction for environmental issues in connection with the Subject Property.

## 4.7 Identification of Key Site Manager

Banco Popular North America provided contact information for the Subject Property owner, manager and/or occupants. The Contact person for site access was Mr. Warren Bell.

#### 4.8 Reason for Performing Phase I ESA Report

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-05) in connection with the Subject Property. This ESA was also performed to permit the User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "landowner liability protections," or "LLPs"). ASTM Standard E-1527-05 constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

## 4.9 Prior Environmental Reports

No previous environmental reports were supplied with regard to the Subject Property.

Street Address(es): 458 East 99th Street

City and State: Brooklyn, New York

County: Kings

Owner: Abes Radio Inc.

Property Size: 0.14 acres

Access Roadway to site: East 99th Street to the east of the Subject Property

Site Use: One (1) one story commercial building

Occupants: The building is presently vacant and was formerly utilized by a wholesale

appliance company.

**Electricity Provider: Consolidated Edison** 

Natural Gas Provider: National Grid

Fuel Oil Provider: N/A

Potable Water: Municipal Water Supply

Sewer Services: Municipal Sewer System

Heating System: The building does not contain a central heating system. The building was formerly

heated by natural gas fired overhead heating units.

## 3.5 Adjoining Properties

The current use of the adjoining properties is commercial. The Subject Property borders are as follows:

North - The property is bordered to the north by a commercial warehouse building.

South - The property is bordered to the south by a commercial building containing a woodworking company.

East - The property is bordered to the east by East 99th Street and commercial warehouse buildings.

West - The property is bordered to the west by a commercial warehouse building.

## 4.1 Environmental Pre-Survey Questionnaire

Pursuant to ASTM E 1527-05, MEI requested the following site information from the User of this report and from the site contact. The following section summarizes information provided by Banco Popular North America with regard to this Phase I Environmental Site Assessment.

ITEM	PROVIDED BY USER	NOT PROVIDED BY USER	DISCUSSED BELOW	DOES NOT APPLY
4.1 Environmental Pre-survey  Questionnaire		х		
4.2 Title Records	·	x		
4.3 Environmental Liens or Activity and Use Limitation		X		
4.4 Specialized Knowledge		X		
4.5 Commonly Known or Reasonably Ascertainable Information		x		
4.6 Valuation Reduction for Environmental Issues		х		
4.7 Identification of Key Site Manager		X		
4.8 Reason for Performing Phase 1 ESA	x			
4.9 Prior Environmental Reports		X		

#### 4.2 Title Records

Title record information associated with the Subject Property has not been provided to MEI by Banco Popular North America. Land title records provide information on previous ownership of a property. Typically, deeds signifying transfer of a land parcel are recorded in county files and can be researched to determine the identity of past owners. A "chain of title" is a continuous record of ownership for a specific parcel. A 50-year chain of title search was not included in the scope of work for this assessment.

#### 4.3 Environmental Liens or Activity and Use Limitation

The property owner/user/key site personnel did not report any Environmental Liens or Activity/Use Limitations on the site. An environmental lien search was not included in the scope of work of this assessment and therefore was not performed. However, if the findings of a lien search performed by any other party does reveal the presence of an environmental related lien on the subject property, this information should be forwarded to MEI for review, and any significant findings will be added to this assessment as an addendum to this report.

#### 5.1 Standard Environmental Record Sources

Information from standard Federal and state environmental record sources was provided through FirstSearch Technology Corporation (FirstSearch). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the unmappables section within the FirstSearch report. A review of the unmappable facilities indicated that none of these facilities are within the ASTM minimum search distance from the Site.

Regulatory information from the following database sources regarding possible recognized environmental conditions, within the ASTM minimum search distance from the Site, was reviewed. Specific facilities are discussed below if determined likely that a potential recognized environmental condition has resulted at the Site from the listed facilities (see appendix 12.5 for Environmental Database Report).

The following table provides a summary of the findings of the environmental database report. Specific properties identified within the database report are further discussed below.

SUMMARY OF FEDERAL, STATE, AND TRIE	BAL AGENCY DATABA	SE FINDING	S
Regulatory Database	Approximate Minimum Search Distance	Subject Property Listed	Off-site Listings Within Search Distance
Federal NPL Sites	1.0 mile	No	0
Federal Delisted NPL Sites	0.5 mile	No	0
Federal CERCLIS Sites	0.5 mile	No	0
Federal CERCLIS NFRAP Sites	0.5 mile	No	0
Federal RCRA CORRACTS Sites	1.0 mile	No	0
Federal RCRA Generators Sites	Property & Adjoining	No	0
Federal RCRA Non-CORRACTS TSD Sites	0.5 mile	No	0
Federal Engineering / Institutional Control Sites	Property & Adjoining	No	0
Federal ERNS Sites	Subject Property	No	0
State and Tribal equivalent NPL Sites	1.0 mile	No	0
State and Tribal equivalent CERCLIS Sites	0.5 mile	No	0
State and Tribal Leaking Storage Tank Sites	0.5 mile	No	26
State and Tribal Spills Sites	Subject Property	No	0
State and Tribal Landfill or Solid Waste Disposal Sites	0.5 mile	No	8
State and Tribal Registered Storage Tank Sites	Property & Adjoining	No	0
State and Tribal Engineering / Institutional Control Sites	Property & Adjoining	No	0
State and Tribal Voluntary Cleanup Sites	0.5 mile	No	2
State and Tribal Brownfield Sites	0.5 mile	No	0

The National Priorities List (NPL) is the Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program. The Subject Property is not listed as a Federal NPL site. No Federal NPL sites are located within a mile radius of the Subject Property.

## • Federal Delisted National Priority List (NPL) Sites

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate. The Subject Property is not listed as a Federal Delisted NPL site. No Federal Delisted NPL sites are located within a mile radius of the Subject Property.

#### Federal CERCLIS Sites

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances. The Subject Property is not listed as a Federal CERCLIS site. No Federal CERCLIS sites are listed within a half mile radius of the Subject Property.

#### Federal CERCLIS NFRAP Sites

The CERCLIS No Further Remedial Action Planned (NFRAP) List is a compilation of sites that the EPA has investigated, and has determined that the facility does not pose a threat to human health or the environment. The Subject Property is not listed as a Federal CERCLIS-NFRAP site. There were no Federal CERCLIS NFRAP sites listed within a half mile radius of the Subject Property.

#### Federal RCRA CORRACTS Sites

RCRA Corrective Action Tracking System (CORRACTS) is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information regarding sites that generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA. The RCRA-CORRACTS database identifies Transportation, Storage or Disposal (TSD), facilities that have conducted, or are currently conducting, corrective action(s) as regulated under RCRA. The Subject Property was not identified on the RCRA CORRACTS site list. There were no RCRA CORRACTS sites within a mile radius of the Subject Property.

#### Federal RCRA Hazardous Waste Generators Sites

Hazardous waste generators tracked under the Resource Conservation and Recovery Act (RCRA) are classified as either Large Quantity Generators (LQGs), Small Quantity Generators (SQGs), or Conditionally Exempt Small Quantity Generators (CESQGs). A RCRA-LQG is a facility that generates over 1,000 kilograms (Kg) of hazardous waste. A RCRA-SQG is a facility that generates between 100 Kg and 1,000 Kg of hazardous waste per month while a RCRA-CESQG generates less than 100 Kg of hazardous waste per month. The Subject Property is not listed as a Federal RCRA Hazardous Waste Generator site. None of the adjoining properties are listed as Federal RCRA Hazardous Waste Generator sites.

#### Federal RCRA non-CORRACTS TSD Sites

RCRA non-CORRACTS Treatment, Storage and/or Disposal (TSD) sites are required to register hazardous waste activity under the Resource Conservation and Recovery Act (RCRA). The Subject Property is not listed as a Federal RCRA non-CORRACTS TSD site. The Subject Property is not listed as a Federal RCRA non-CORRACTS TSD Site. There were no Federal RCRA non-CORRACTS TSD sites within a mile radius of the Subject Property.

#### Federal Engineering Control / Institutional Control Sites

The completion of site cleanup activities may include the implementation of engineering controls or institutional controls as part of the response action. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. Neither the Subject Property nor any of the surrounding properties were listed as a Federal Engineering Control or Institutional Control Site.

There is a possibility that even with the proper application of these methodologies there may exist on the Subject Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. MEI believes that the information obtained from the record review and the interviews concerning the Subject Property is reliable. However, MEI cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide the User with information relating to the Subject Property.

The findings, opinions and conclusions of this report contain the limitations inherent in these methodologies that are referred to in ASTM E 1527-05. Specific limitations and exceptions to this ESA are set forth below:

Historical and environmental information pertaining to the Subject Property has been included in this report to the extent that such information is "reasonably ascertainable" as defined in the above-referenced standard practice and in accordance with the project specific timeframes.

MEI reviewed an environmental database search report. MEI's conclusions based on the search report are limited to the accuracy of that report. To the extent possible, MEI's field observations are used to verify the information or identify errors and inconsistencies in the search report regarding the listed facilities in the immediate vicinity of the Subject Property.

With respect to conditions outside the scope of the ASTM Standard, MEI's observations are limited to physical observations and a review of published data. Unless otherwise stated, no sampling for Asbestos Containing Materials, Lead Based Paint, Drinking Water, Radon, Mold or Wetlands was conducted.

### 2.4 Special Terms and Conditions

This Phase I Environmental Site Assessment (the report) has been prepared to assist Banco Popular North America in its underwriting of a proposed mortgage loan or financing on the Subject Property. This report can be relied upon by only the parties stated in the transmittal letter at the front of this report. MEI's liability to a purchaser wishing to use this report is limited to the cost of the report. Amendments to MEI's limitations as stated herein that may occur after issuance of the report are considered to be included in this report. Payment for the report is made by, and MEI's contract and report extends to Banco Popular North America only, in accordance with MEI Terms and Condition and the MEI Scope of Work.

## 2.5 Data Gaps

Any data gaps identified herein, as defined by ASTM Practice E 1527-05 § 3.2.20, are not considered to have significantly affected the ability to identify recognized environmental conditions in connection with the Subject Property and do not alter the conclusions of this report.

## 3.0 SITE DESCRIPTION

## 3.1 Ownership and Location

According to the Automated City Register Information System (ACRIS) operated by the New York City Department of Finance identified the Subject Property as Block 8131 Lot 56 and the property is owned by Abes Radio Inc.

The property is located at 458 East 99th Street in Brooklyn, NY. MEI did not identify any prior owners or occupants of potential environmental concern in the property records obtained from the NYC Department of Finance.

### 3.2 Improvements

The Subject Property includes a rectangular-shaped parcel totaling approximately 0.14 acres. The Subject Property is currently improved with one (1) commercial building. The building is 5,000 square feet in size and has one (1) floor and a basement. The building was constructed on the Subject Property in 1952. The building and a dirt paved alleyway on the west side of the building occupy the majority of the parcel with minimal areas of exposed grounds or landscaped areas bordered by municipal walkways and right-of-ways.

## 3.3 Current Use of the Subject Property

At the time of inspection, the Subject Property was occupied by one (1) one story commercial building. The building is presently vacant and was formerly utilized by a wholesale appliance company and a radio company. The building contains an office area and a warehouse area on the main floor.

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At the request of Banco Popular North America, Middleton Environmental Incorporated (MEI) has performed a Phase I Environmental Site Assessment (ESA) of the property located at 189 Atlantic Avenue in Brooklyn, New York, herein referred to as the Subject Property. The main objective of this ESA was to identify *recognized environmental conditions* in connection with the Subject Property, defined in ASTM Practice E 1527-05 as the presence or likely presence of any hazardous substances or petroleum products that indicate an existing release, a past release, or a material threat of a release. This ESA also includes a preliminary evaluation of certain potential environmental conditions that are outside the scope of ASTM Practice E 1527-05. This assessment has revealed no evidence of REC's in connection with the Subject Property.

The Subject Property includes a rectangular-shaped parcel totaling approximately 0.14 acres. The Subject Property is currently improved with one (1) commercial building. The building is 5,000 square feet in size and has one (1) floor and a basement. The building is presently vacant and was formerly utilized by a wholesale appliance company and a radio company. The building contains an office area and a warehouse area on the main floor. The building was constructed on the Subject Property in 1952. The building and a dirt paved alleyway on the west side of the building occupy the majority of the parcel with minimal areas of exposed grounds or landscaped areas bordered by municipal walkways and right-of-ways.

Below is the Assessment Summary Table presenting our recommended actions for the Subject Property. MEI's Findings and Opinions and Recommendations for further action or investigation (if any), are presented in Section 10.0.

ASSESSMENT SUMMARY TABLE				
Assessment Component	Section(s)	Recommended Actions	Estimated Cost	
Historical Review	5.3, 5.4 & 5.5	No Further Action		
Current Occupants / Operations	3.3	No Further Action		
Hazardous Substances / Petroleum Products	7.2	No Further Action		
Drains, Sumps & Storm Water Drywells	7.2	No Further Action		
Storage Tanks	7.2	No Further Action		
PCBs	7.2	No Further Action		
Regulatory Agency / Database Review	5.1	No Further Action		
Asbestos Containing Materials	9.1	No Further Action		
Lead Based Paint	9.2	No Further Action		
Lead in Drinking Water	9.3	No Further Action		
Radon	9.4	No Further Action		
Moid	9.5	No Further Action		
Wetlands	9.6	No Further Action		

### 2.1 Purpose

MEI has performed a Phase I Environmental Site Assessment (Phase I ESA) of property located at 458 East 99th Street in Brooklyn, New York (Subject Property). The purpose of this Phase I Environmental Site Assessment (Phase I ESA) is to investigate and identify recognized environmental conditions associated with the Subject Property and/or surrounding property. Recognized environmental conditions, as defined in the ASTM Standard Practice E 1527-05, including the following:

The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

For the purpose of this Phase I ESA, recognized environmental conditions (REC's), may also include the presence or likely presence of other conditions as noted in the Scope of Services.

## 2.2 Scope of Services

This ESA was conducted utilizing a standard of good commercial and customary practice that was consistent with the ASTM Practice E 1527-05. Any significant scope-of-work additions, deletions or deviations to ASTM Practice E 1527-05 are noted below or in the corresponding sections of this report. The scope-of-work for this assessment included an evaluation of the following:

- Physical characteristics of the Subject Property through a review of referenced sources for topographic, geologic, soils and hydrologic data.
- Subject Property history through a review of referenced sources such as land deeds, fire insurance maps, city directories, aerial photographs, prior reports, and interviews.
- Current Subject Property conditions, including observations and interviews regarding the following: the presence or absence of hazardous substances or petroleum products; generation, treatment, storage, or disposal of hazardous, regulated, or biomedical waste; equipment that utilizes oils which potentially contain PCBs; and storage tanks (aboveground and underground).
- Usage of surrounding area properties and the likelihood for releases of hazardous substances and petroleum products (if known and/or suspected) to migrate onto the Subject Property.
- Information in referenced environmental agency databases and local environmental records, within specified minimum search distances.
- Past ownership through a review of available prior reports and local municipal file review.
   The scope-of-work also included consideration of the following potential environmental conditions that are outside the scope of ASTM Practice E 1527-05: asbestos-containing materials (ACM), lead-based paint (LBP), lead in drinking water, radon, mold, and wetlands.