

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

**1041-1051 ATLANTIC AVENUE  
BROOKLYN, NEW YORK 11238**

**GCI Project No. 2014124**

**Prepared For:**

**Slaw Realty Co.  
1041-1051 Atlantic Avenue  
Brooklyn, New York 11238**

**Inspection Date: August 18, 2014**

**Report Date: August 20, 2014**

**Prepared by:**

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**EXECUTIVE SUMMARY**  
**1041-1051 Atlantic Avenue, Brooklyn, New York 11238**

<b>Property Type:</b>	Two (2) - one (1) story industrial buildings, one (1) of which has a partial basement.
<b>Size of Property:</b>	26,758 square feet, or 0.61 acres.
<b>Number of Buildings:</b>	Two (2).
<b>Size of Building(s):</b>	Main Building - Approximately 21,240 square feet. Storage Building - Approximately 1,000 square feet.
<b>Construction Date(s):</b>	Sometime between 1908 and 1932.
<b>Inspection Accessibility:</b>	The roofs were inaccessible at the time of the site inspection.

Environmental Issue	Acceptable (Y / N)	Routine Resolution (Y / N)	Additional Action *	Report Page
Site History / Prior Use	No	Yes	Abandon Oil Water Separator.	10 / 13
Adjacent Properties	Yes			19
Federal & State Database Review	Yes			30
Local Records Review	No	Yes	Rectify Open NYC FD Violations.	33 / 34
Hazardous Materials & Waste	No	Yes	Provide Waste Manifests.  Steam Clean / Pressure Wash Stained Areas.	20
Storage Tanks	No	Yes	Register ASTs with NYS DEC.  Permit ASTs with NYC FD.  Properly Store ASTs.  Forward Prior 2004 Phase II Report to NYS DEC.	21
PCBs	Yes			23
Solid Waste	Yes			24
Asbestos	No	Yes	Opt. I - Asbestos Inspection. Opt. II - Asbestos O & M Program.	26
Radon	Yes			27
Lead-Based Paint (LBP)	Yes			27
Wetlands	Yes			27
Vapor Intrusion	Yes			28

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## REPORT SPECIFICATIONS

Copies and circulation of this report are as follows:

- Two (2) Original bound reports to Mr. Donald Barkin, Slaw Realty Co.
- One (1) Original report in the confidential client file at General Consolidated Industries, Inc.
- One (1) Original report on security protected computer disk at General Consolidated Industries, Inc.

This report is prepared for the exclusive use of parties noted above and is considered private and strictly confidential. General Consolidated Industries, Inc. shall not release this report or any of the findings of this report to any person or agency except with the authorization of the principal parties noted above.

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## 1.0 INTRODUCTION

General Consolidated Industries, Inc. (GCI) has been retained to prepare a Phase I Environmental Site Assessment for the property located at 1041-1051 Atlantic Avenue, Borough of Brooklyn, City of New York, New York, identified on the tax map as Block 2020, Lot 77.

GCI has prepared this assessment in accordance with good commercial and customary practices for conducting an environmental site assessment with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. The assessment is intended to satisfy one of the requirements to qualify for the "innocent landowner defense" to CERCLA liability. The assessment has been completed by a qualified professional in accordance with the specific requirements established by the American Society for Testing and Materials (ASTM) E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and the standards for conducting "All Appropriate Inquiry" (AAI), as set forth by the United States Environmental Protection Agency (US EPA) at 40 Code of Federal Regulations (CFR) Part 312. In addition, several non-scope considerations have been assessed, including asbestos containing materials (ACM), radon, lead-based paint (LBP), lead-in drinking (potable) water and wetlands.

## 1.1 Objectives / Scope of Work

The objective of this Phase I Environmental Site Assessment is to identify any existing or potential "recognized environmental conditions". The term "recognized environmental conditions" is defined by the ASTM as "...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 objective of the Phase I Environmental Site Assessment (ESA) is as follows:

- To identify the presence, release, or threat of release, of any hazardous substance or petroleum products affecting the subject property.
- To gather preliminary information regarding the level of compliance with current environmental standards, laws, regulations, and permits with respect to the subject property.
- To establish a baseline of environmental conditions for historic and comparative purposes.
- To identify whether any hazardous substances have been stored, released or disposed of on the subject property.
- To reduce uncertainty regarding Recognized Environmental Conditions (RECs).
- To identify the need for additional testing to evaluate the scope, location, source, and nature of any releases or threat of releases of hazardous substances affecting the subject property.
- Constitute an all appropriate inquiry suitable for establishing innocent landowner status, pursuant to 42 U.S.C. 9601 (35) (B) and the Brownfields Revitalization and Environmental Restoration Act of 2001 (Brownfields Act).

## **1.5 Special Terms and Conditions**

The Scope of Services performed is in accordance with the contract between the client and GCI. The format and content of the Phase I ESA Report are in general accordance with the ASTM Standard Practice for Environmental Site Assessments: Phase I Site Assessment Process E-1527-13.

It is the responsibility of the User of this report to provide certain information to the Environmental Professional, including reporting any environmental liens or activity and use limitations which are recorded against the subject site. The User is also required to provide the Environmental Professional with any specialized knowledge or experience that is material to recognized environmental conditions at the site, the relationship of the purchase price of the property to the fair market value of the site, and any commonly known or reasonably ascertainable information within the local community about the site that is material to recognized environmental conditions at the site.

## **1.6 Previous Environmental Assessments**

A review was conducted in order to determine the existence of any and all previous reports pertaining to the subject property, including, but not limited to, Phase I Environmental Site Assessments, Phase II Subsurface Investigations, Asbestos Inspections, Lead-Based Paint (LBP) Screenings, etc.

As part of this Phase I ESA report, GCI reviewed a copy of the following reports:

- Phase I Environmental Site Assessment, dated May 24, 2004, prepared by GCI
- Phase II Subsurface Investigation, dated in 2004, prepared by GCI
- Tank Abandonment Report, dated January 24, 2005, prepared by GCI

The reports are summarized as follows:

### **Phase I Environmental Site Assessment, dated May 24, 2004, prepared by GCI**

The site existed in 2004 as it does today. The report recommended the following:

- The interior and exterior discharge points should be dye tested. Specifics regarding the oil water separator should be provided for review. The former repair pit should be inspected in order to confirm that there are no discharges associated with this structure. The area of the repair pit should be assessed via soil borings.

- The oil water separator, as well as the drains which discharge to it should be properly sealed and abandoned.
- The most recent waste manifests should be provided for the waste oil produced at the site.
- The exterior storage drums should be either moved to an indoor location or properly carted off site.
- The stained areas at the exterior diesel storage tank should be cleaned via steam cleaning and/or pressure washed in order to remove any potential contaminants from the site.
- A Geophysical investigation should be conducted at the site.
- A Phase II Subsurface Investigation should be conducted within the vicinity of the gasoline tanks as depicted on the Sanborn maps.
- The ASTs should be stored in compliance with the Rules of the City of New York (RCNY) 21-21 Aboveground Motor Fuel Storage and Dispensing System.” In addition, the ASTs should be properly permitted with the NYC FD.
- Any asbestos materials should be abated and an Operations and Maintenance Program should be implemented.
- The open violations should be rectified.

#### **Phase II Subsurface Investigation, dated in 2004, prepared by GCI**

The interior discharge points were dye tested and confirmed to discharge to the municipal sewer system.

A Geophysical Investigation was conducted throughout the site using a magnetometer. There were no anomalies detected at the northeast side of the site. There was one (1) magnetic anomaly detected along the northwest side of the building which was indicative of a UST. The area was further investigated and a fill port was found. The UST appeared to be 1,000 gallons. It was determined that the northeast gasoline tank depicted on the Sanborn maps was either removed or was situated aboveground.

Two (2) soil borings were installed in the area of the former repair pit. The borings were installed to a depth of four (4) feet. Two (2) samples were submitted for laboratory analysis. The analytical data indicated that there were no elevated VOCs, SVOCs or metals above their NYS DEC Recommended Soil Cleanup Objectives.

Three (3) soil borings were installed in the area of the UST and two (2) soil borings were installed at the northeast side of the building where Sanborn maps depicted a gasoline tank. Two (2) soil samples from the northeast location and three (3) soil samples from the area of the UST were

submitted for laboratory analysis. The analytical data indicated that there were no elevated VOCs, SVOCs or metals detected within the samples around the UST. SB-5, a boring where the Sanborn maps depicted a gasoline tank had one (1) slightly elevated SVOC. The report concluded that the concentration was most likely due to site background conditions and was not considered a significant threat. The low levels will naturally attenuate over time.

The report recommended that the 1,000 gallon UST be either abandoned or excavated and removed. It was additionally recommended that the Phase II report be forwarded to the NYS DEC in order to confirm that they would not require any further work regarding the elevated SVOC.

**Tank Abandonment Report, dated January 24, 2005, prepared by GCI**

On December 22, 2004, tank abandonment activities were initiated at the subject property. There was 795 gallons of gasoline / diesel fuel remaining in the UST. A total of 795 gallons of gasoline / diesel fuel was pumped from the UST. The liquid was transported by Enviro Waste, Inc., United States Environmental Protection Agency (US EPA) identification No. NYR000090142 and NYS DEC non-hazardous waste transporter permit No. 3A-562. The liquids were disposed of at Industrial Oil Tank Service, US EPA identification No. NYR000005298.

All piping for the UST was removed. The UST was then filled with Trypolmer Fire Guard Foam Insulation. The direct fill port was sealed at grade with cement. The vent line has been cut and removed. The required New York City Fire Department affidavit, dated January 10, 2005, has been submitted to Mr. Mike Reardon of the NYC FD.

The 1,000 gallon UST has been abandoned in-place in accordance with the guidelines specified in Section © and (D) of Title 3, RCNY Chapter 21-02. There is no further work recommended with regard to the 1,000 gallon UST. The abandonment activities satisfy Recommendation No. 1 as noted in the Phase II Subsurface Investigation report dated August 10, 2004, prepared by GCI.

The client did not have any previous environmental reports pertaining to the subject site. There were no other environmental reports for the subject site made available at the time of this assessment.

## **1.7 Personnel**

### **Inspection and Interviews**

The inspection of the subject site and the primary interviews were conducted with the assistance of David, an employee of "Gaffney Plumbing and Heating Supply", the owner of the subject site. The site inspection and interviews were conducted by GCI Senior Environmental Technician, Ms. Diane J. Hawran on August 18, 2014. The report has been written by Ms. Hawran and reviewed by GCI President, Mr. Tom P. Smyth, both qualified Environmental Professionals as defined by the ASTM E 1527-13 Standard and the AAI Regulation. A copy of Ms. Hawran's and Mr. Smyth's resumes are included in Appendix C.

## 2.0 SITE CHARACTERISTICS

The subject site was surveyed by inspecting the building interior on a room by room basis; areas of particular note were the sources of building heat, the structure's thermal and pipe insulation and areas where there was storage of chemicals or hazardous materials. The exterior was inspected by walking the grounds with special attention given to the perimeter of the site, point sources of discharge or emission, injection wells, drywells, above-ground storage facilities, storage drums, and above-ground connections to underground storage tanks (USTs). The activities conducted in every part of the property were identified for the purpose of determining potential environmental threats, of interest were the waste handling procedures, storage of hazardous materials and neighboring activities. Photographs were also taken of the subject site, please see Appendix H - Site Photographs.

2.1 Site Location and Legal Description	
Street Address	1041-1051 Atlantic Avenue
Cross Streets	Classon Avenue and Franklin Avenue
Municipality	Borough of Brooklyn, City of New York
State	New York
Owner	Slaw Realty Co.
Tax ID Number	Block 2020, Lot 77
Site Size	26,758 square feet, or 0.61 acres
Building Size	Main building - approximately 21,240 square feet Storage building - approximately 1,000 square feet
References	Area Map - Figure 1.0 and Tax Map - Figure 2.0



## 2.2 Site Description

Accessibility	The roofs were inaccessible at the time of the site inspection.
Property Type	Two (2) - one (1) story industrial buildings, one (1) of which has a partial basement.
Date of Construction	Sometime between 1908 and 1932
Number of Buildings	Two (2)
Number of Apartment Units	None
Exterior Construction	Concrete block
Interior Improvements	<p><u>Main Building</u></p> <p>The interior of the building is divided into a front office area, with three (3) bathrooms, a computer room / electric main room, a kitchen, a stock room, a conference room, a mail room and a warehouse. The office areas are finished with carpet or resilient tiled floors, sheetrock walls and acoustic tiled ceilings. The kitchen and bathrooms are finished with resilient or ceramic tiled floors, sheetrock or ceramic tiled walls and sheetrock ceilings. The warehouse is finished with resilient tiled floors, concrete block walls and sheetrock ceilings.</p> <p><u>Storage Building</u></p> <p>The interior of the building is used as a warehouse. The interior of the building is finished with poured concrete floors, brick walls and an aluminum ceiling.</p>
Basement Improvements	There is a partial basement located on the east side of the building. The basement is divided into the boiler room/mechanical areas and a tank room. The basement is finished with poured concrete floors, concrete block or poured in place concrete walls and a concrete ceiling.
Heating System	The two (2) buildings share a heating system. There is one (1) oil fired boiler located within the basement of the main building.
Surrounding Properties	Commercial / industrial buildings and multiple story residential apartment buildings.

Utilities	
Electric	Consolidated Edison
Gas	Consolidated Edison
Water	City of New York Bureau of Water
Sanitary / Sewer	New York City sewer system (reported)
<p><b>Note:</b> The information obtained by GCI and provided in this report regarding utilities is provided for informational purposes only. GCI obtains the information regarding the use of utilities at the subject site from the respective utilities and reports the information. GCI can not guarantee the accuracy of the information provided by the respective agencies. The user of the report should independently confirm all utility connections.</p>	

Sewer / Storm Water Discharge and Drywells	
Sanitary / Sewer	<p>The sanitary and storm discharges from the subject site are reportedly directed to the New York City sewer system. There is one (1) septic vent located at the south side of the main building.</p>
Storm Water Drainage	<p>The roof drainage discharges to the ground or to the sewer. The storm water runoff at the sidewalks is directed to the municipal storm water collection system located along Atlantic Avenue.</p> <p>There are six (6) open grate storm water drains located at the north side of the main building. Since a majority of the exterior of the site is used for storage, there may be more drains present. According to Mr. Barkin, the drains were used in conjunction with an oil-water separator system located at the northwest side of the building. An approximately four (4) foot diameter solid steel manhole cover was located within this northwest area. It was reported that the former tenant, "Vanguard Oil" would park their trucks at the rear of the site and conduct oil changes. The oil would be discharged to the drains, which discharged to the oil-water separator. It was reported that this system has not been used in many years, although it was never abandoned.</p>

Interior Discharge Points	<p>There are typical sinks located within the bathrooms of the building. There is one (1) slop sink located within the warehouse of the main building. There is one (1) floor drain and one (1) sump pump located within the basement of the main building. There is one (1) water testing bench located within the warehouse which was observed to be dismantled. It was reported by Mr. Barkin that this was historically used to measure the capacities and accuracies of water meters for gallons and cubic feet. There were no other materials used within the test except for water. The water was placed into two (2) water testing tanks and then discharged to the municipal sewer system.</p> <p>There are two (2) floor drains located within the storage building. Based on the fact that a majority of this building is used as storage, there may be additional floor drains located within this building. There was one (1) approximately 15' x 4' steel grates located at the rear of the storage building. According to Mr. Barkin this building was previously used as a repair shop and the pit was used to conduct repairs under automobiles.</p>
Evidence of Staining / Spills	<p>There were a significant amount of oil stains observed at the exterior diesel storage tank area. The stains are a result of sloppy dispensing.</p>
Historical Environmental Reports	<p>According to a Phase II Subsurface Investigation, dated in 2004, prepared by GCI, the interior discharge points were dye tested and confirmed to discharge to the municipal sewer system. Two (2) soil borings were installed in the area of the former repair pit. The borings were installed to a depth of four (4) feet. Two (2) samples were submitted for laboratory analysis. The analytical data indicated that there were no elevated VOCs, SVOCs or metals above their NYS DEC Recommended Soil Cleanup Objectives.</p>

### **2.3 Site History and Operations**

The subject site is improved by a one (1) story commercial building, with a partial basement and a one (1) story storage building. The building has reportedly been occupied by "Gaffney Plumbing and Heating" since 1999. Prior to 1999, the building was reportedly vacant for one (1) year and prior to that time, the building was reportedly occupied by a nightclub. Mr. Barkin reported that the building was originally constructed circa 1989 or 1987 for "Bayside Oil". It was reported that this company owned the building, although they never occupied it. Operations presently entail sales, off-site service/repairs and installations of water and heating equipment. In addition, the company attempted to mix and sell paints, although since this operation never took off, it is no longer conducted on-site. The storage building was reportedly previously used as a repair shop for automobiles.

The subject site is listed with the US EPA as a RCRIS Generator of hazardous waste, and specifically a transporter of hazardous waste under the name "Vanco Environmental Inc." - US EPA ID No. NYD980759435. Mr. Barkin did not know what the listing pertained to and it was unknown if Vanco was a former tenant.

According to Sanborn Fire Insurance maps, the subject buildings were constructed sometime between 1908 and 1932.

According to a historical title search, Vanguard Oil & Service Co. owned the subject site from 1978 until 1988 when Bayside Fuel Oil Corp. bought the property.

The Department of Buildings reported that Job No. 301051019, dated July 24, 2000 was issued for the open storage of combustible gas cylinders including propane, oxygen and acetylene.

#### **Sanborn Historical Map Search**

Fire Insurance Maps are produced by private fire insurance map companies and indicate the uses of properties and immediately surrounding properties at specific dates. These fire insurance maps are typically updated, so as to provide the fire insurance company with the historical view of development for a given area.

A Fire Insurance Map Search was conducted for the subject site, and the private agency contacted was Sanborn Mapping and Geographic Information Service. A full search for any existing fire insurance maps was conducted.

The Sanborn Fire Insurance Map Search revealed the following historical use of the property:

### SANBORN MAP SEARCH

YEAR	HISTORICAL USE
1888	The subject site exists as vacant undeveloped land.
1908	The west side of the subject site is improved by a one (1) story residential dwelling and a one (1) story commercial building, which appears to be used for "furniture repairing". The east side of the site is improved by a small unidentified building. The remainder of the site is undeveloped.
1932	The previous buildings have all been demolished. The subject site is improved by a one (1) story auto sales and service building and a one (1) story repair shop/locker room building. The rear of the site is occupied by a garage for one hundred (100) cars. A gasoline tank is located at the northeast side of the sales and service building, as well as at the northwest side of the auto sales and service building.
1951	The subject site is now occupied by "U.S. Metal Products Co., Inc. Manufacturing". The former auto sales and service building is now divided into a tool room, offices, lockers and an assembly area. The northeast building, formerly occupied by a repair shop/locker room is now divided into a spray room and a storage room. The gasoline tanks are no longer depicted on the map.
1962	There are no significant changes noted in the subject site.
1965	There are no significant changes noted in the subject site.
1976	The subject site is now occupied by "Blue Fox Industries, Inc." There are no other significant changes noted in the subject site since 1965.
1978	There are no significant changes noted in the subject site.
1979	There are no significant changes noted in the subject site.
1980	There are no significant changes noted in the subject site.
1982	"Blue Fox Industries, Inc." no longer occupied the site. The rear of the site is used for parking. The interior of the main (south) building appears to be only occupied by offices. A small addition has been made to the north side of the building. There are no other significant changes noted at the subject site since 1980.
1987	There are no significant changes noted in the subject site.
1988	There are no significant changes noted in the subject site.
1991	There are no significant changes noted in the subject site.

YEAR	HISTORICAL USE
1992	There are no significant changes noted in the subject site.
1993	There are no significant changes noted in the subject site.
1995	There are no significant changes noted in the subject site.

Please refer to Figure 8.0 located within Appendix E of this report.

## **2.4 User Provided Information**

GCI sent a pre-survey questionnaire and an AAI User Questionnaire to the site contact. The purpose of the questionnaires was to satisfy the user requirements for all appropriate inquiry and to have the user disclose any environmental conditions which may not have been apparent at the time of GCI's site reconnaissance.

### **2.4.1 Title Records**

As of the date of this report, a recent title report has not yet been provided.

### **2.4.2 Environmental Liens or Activity or Land Use Restrictions**

As of the date of this report, the user questionnaire has not yet been completed and returned to GCI.

### **2.4.3 Specialized Knowledge**

As of the date of this report, the user questionnaire has not yet been completed and returned to GCI.

### **2.4.4 Commonly Known or Reasonably Ascertainable Information**

As of the date of this report, the user questionnaire has not yet been completed and returned to GCI.

### **2.4.5 Valuation Reduction for Environmental Issues**

Not applicable.

### **2.4.6 Reason for Performing Phase I ESA**

The Phase I ESA is being conducted by the owner of the subject site in order to conduct due diligence and All Appropriate Inquiry prior to a refinance.

## **2.5 Interviews**

### **Owner/Key Site Manager**

According to Mr. Donald Barkin, owner of the site, the building has been occupied by "Gaffney Plumbing and Heating" since 1999. Prior to 1999, the building was reportedly vacant for one (1) year and prior to that time, the building was reportedly occupied by a nightclub. Mr. Barkin reported that the building was originally constructed circa 1989 or 1987 for "Bayside Oil". It was reported that this company owned the building, although they never occupied it. Operations presently entail sales, off-site service/repairs and installations of water and heating equipment. In addition, the company attempted to mix and sell paints, although since this operation never took off, it is no longer conducted on-site. The storage building was reportedly previously used as a repair shop for automobiles.

### **Occupant(s)**

The site is owner occupied. Please see above.

### **Past Owners, Operators, and Occupants**

The past owner, operator and/or occupant was not available for an interview at the time of the site inspection. There was no contact information obtained for the former owner, operator and/or occupant.



## **2.6 Site Hydrology and Geology**

### **2.6.1 Surface Water Characteristics**

The subject site is improved by the subject buildings, paved storage areas and pedestrian sidewalks. The surface topography at the subject site is nearly level throughout. Storm water runoff is directed to the curb side municipal storm water collection system or the on-site drains. The up-gradient drainage area within 1,000 feet of the subject site is improved with commercial buildings.

### **2.6.2 Groundwater Characteristics**

The Borough of Brooklyn is characterized by Alton stony loam (As) and Miami stony loam (Ms) and bedrock. According to groundwater contour maps provided by the United States Geologic Survey (USGS), the depth to groundwater at the subject site is estimated to be less than fifty (50) feet below ground surface. Groundwater generally flows east, southeast. Please note that actual groundwater flow can be affected by many variables including underground utilities and other subsurface openings or obstructions such as basements, underground parking garages and subway lines, bedrock geology, etc.

Groundwater is not used as a drinking water supply in the Borough of Brooklyn. Potable (drinking) water is supplied to the subject site by the New York City Bureau of Water. The Bureau obtains potable water from the Croton Reservoir located in Westchester County and other fresh water reservoirs in upstate New York.

### **2.6.3 Geological Characteristics**

According to the United States Department of Agriculture, Soil Conservation Service - Soil Survey, New York is located in the Atlantic Coastal Plain physiographic province which is characterized by low hills of unconsolidated sands, gravel and silt. The subsurface deposits consist of the Upper Glacial deposits that are characterized by southward sloping deposits of sand, gravel and silt. The Upper Glacial deposits have a maximum thickness of 600 feet.

They are underlain by the Magothy, Raritan and Lloyd Formations. The Gardiners clay and the Jameco gravel separate the Upper Glacial deposits and the Magothy Formation along the south west portion of Long Island. The Borough of Brooklyn is underlain by bedrock, although the majority of it is at several hundred feet below land surface.

## 2.7 Groundwater Use

The use of local groundwater as a potable drinking water source can compound a property owner's potential financial exposure and associated liabilities from subsurface contamination. GCI therefore evaluated the extent of the local groundwater usage in the area of the subject site.

Groundwater is not used as a drinking water supply in the Borough of Brooklyn. Potable (drinking) water is supplied to the subject site by the New York City Bureau of Water. The New York City Bureau of Water obtains potable water from the Croton Reservoir located in Westchester County and other fresh water reservoirs in upstate New York.

## 2.8 Current Uses of Adjoining Properties

Direction	Directly Adjacent	Further Beyond
North	Multiple story residential apartment buildings	Lefferts Place
South	Atlantic Avenue.	"Zap Lube" and "Excellence Auto Trade LLC."
East	"Tarmac Auto Body".	Multiple story commercial/industrial business.
West	"Atlantic Restaurant Equipment".	Multiple story commercial/industrial business.

### **3.0 SITE INSPECTION / RECONNAISSANCE**

#### **3.1 Solid / Hazardous Materials and Waste**

The subject property was inspected to determine the presence (generation, use and/or disposal) of hazardous materials.

The present operations at the subject site entail the generation of waste oil as a result of the off-site servicing of fuel oil burners. It was reported that the waste oil is carted off site approximately once a year. There were no waste manifests provided for review. The operations entail the use of diesel fuel for the hi lo machines. In addition, compressed oxygen and acetylene are stored at the exterior north side of the site.

##### **Storage Drums**

There were no storage drums observed at the subject site at the time of the site inspection.

##### **Chemical Staining and Stressed Vegetation**

A surface spill of petroleum hydrocarbon products or other chemicals may be adsorbed onto the soil particles and retained in the near-surface sediments. Plant life near a spill will often be killed or will suffer stress from the contamination of the soil with these products. The condition of vegetative growth can be an indicator of near-surface soil conditions.

There were a significant amount of oil stains observed at the exterior diesel storage tank area. The stains are a result of sloppy dispensing.

### 3.2 Underground and Aboveground Storage Tanks (USTs and ASTs)

<b>Site Inspection</b>	<p>There is one (1) - 3,000 gallon fuel oil AST located within a tank room within the basement of the building. The fill port and vent line for the AST are located at the northeast side of the building.</p> <p>There is one (1) - 275 gallon AST of dyed diesel, which is used to fuel the hi-lo machine and one (1) - 275 gallon waste oil AST located at the exterior northeast side of the site. The waste oil is generated during the servicing of oil burners located off-site.</p> <p>At the time of the site inspection, Mr. Barkin provided GCI with a copy of a site plan, with an unknown date. The site plan indicates that a "curb fill box" was located at the southeast side of the subject building, along the sidewalk. The curb fill box was not observed at the time of the site inspection. It is not known which tank the fill box was associated with.</p> <p>There was no other evidence of storage tanks observed, such as fill ports, vent lines, etc. observed at the time of the site inspection.</p>
<b>Historical Environmental Reports</b>	<p><b>Phase II Subsurface Investigation, dated in 2004, prepared by GCI</b></p> <p>A Geophysical Investigation was conducted throughout the site using a magnetometer. There was one (1) magnetic anomaly detected along the northwest side of the building which was indicative of a UST. The area was further investigated and a fill port was found. The UST appeared to be 1,000 gallons. It was determined that the northeast gasoline tank depicted on the Sanborn maps was either removed or was situated aboveground.</p> <p>Three (3) soil borings were installed in the area of the UST and two (2) soil borings were installed at the northeast side of the building where Sanborn maps depicted a gasoline tank. Two (2) soil samples from the northeast location and three (3) soil samples from the area of the UST were submitted for laboratory analysis. The analytical data indicated that there were no elevated VOCs, SVOCs or metals detected within the samples around the UST. SB-5, a boring where the Sanborn maps depicted a gasoline tank had one (1) slightly elevated SVOC. The report concluded that the concentration was most likely due to site background conditions and was not considered a significant threat. The low levels will naturally attenuate over time.</p> <p>The report recommended that the 1,000 gallon UST be either abandoned or excavated and removed. It was additionally recommended that the Phase II report be forwarded to the NYS DEC in order to confirm that they would not require any further work regarding the elevated SVOC.</p> <p><b>Tank Abandonment Report, dated January 24, 2005, prepared by GCI</b></p> <p>December 22, 2004, the 1,000 gallon UST was abandoned in place at the north side of the building. All piping for the UST was removed. The UST was then filled with Trypolmer Fire Guard Foam Insulation. The direct fill port was sealed at grade with cement. The vent line was cut and removed. The 1,000 gallon UST has been abandoned in-place in accordance with the guidelines specified in Section © and (D) of Title 3, RCNY Chapter 21-02.</p>

<b>Historical Sanborn Fire Insurance Maps</b>	According to Sanborn fire insurance maps, one (1) gasoline tank was located at the northeast side of the main building and one (1) gasoline tank was located at the northwest side of the main building in 1932. The tanks are no longer depicted on the next most recent 1952 Sanborn map.
<b>NYS DEC PBS</b>	The New York State Department of Environmental Conservation (NYS DEC) Petroleum Bulk Storage (PBS) reported that there is one (1) - 3,000 gallon No 2 fuel oil aboveground storage tank (AST) registered at 1045 Atlantic Avenue under Facility ID No. 2-603436.
<b>NYC FD</b>	The City of New York Fire (NYC FD) records indicated that there is one (1) - 3,000 gallon enclosed tank registered at 1045 Atlantic Avenue under Account No. 93084101.
<b>NYC DOB</b>	The New York City Department of Buildings (NYC DOB) records included Job No. 300712566, dated March 27, 1988 which was issued for the replacement of a fuel oil tank.
<b>Conclusions</b>	<p><b>Issue A - Register ASTs with NYS DEC</b> The NYS DEC requires that all sites with a total on-site capacity of greater than 1,100 gallons must have all tanks registered. The two (2) - 275 gallon ASTs should be properly registered with the NYS DEC.</p> <p><b>Issue B - Permit ASTs with NYC FD</b> According to Section 27-4027 of the NYC FD Fire Prevention Code, all fuel oil tanks (used to store or sell) larger than 55 gallons must be permitted with the NYC FD. The two (2) 275 gallon ASTs should be properly permitted with the NYC FD.</p> <p><b>Issue C - Properly Store ASTs</b> The ASTs located at the site should be stored in compliance with the Rules of the City of New York (RCNY) 21-21 "Aboveground motor Fuel Storage and Dispensing System".</p> <p><b>Issue D - Provide Prior 2004 Phase II Report to NYS DEC</b> The Phase II report from 2004 should be provided to the NYS DEC in order to confirm that they would not require any further work regarding the elevated SVOC.</p>

### 3.3 Poly-Chlorinated Biphenyls (PCBs)

#### Transformers

There are three (3) types of transformers defined in the PCB regulations:

- a. **PCB Transformer:** Any transformer containing 500 parts per million (ppm) PCBs or greater.
- b. **Non-PCB Transformer:** Any transformer containing less than 50 ppm PCBs.
- c. **PCB-Contaminated Transformer:** Any transformer containing 50-499 ppm PCBs. These transformers are not subject to parts of the regulations such as marking requirements or, if drained of liquid, to the disposal requirements. Any liquid drained from these transformers must be stored and disposed of in accordance with the regulations.

Transformers often contain dielectric liquid for the primary purpose of increasing resistance of the unit to arcing and acting as a heat transfer media, helping to cool the coils. The majority of transformers are filled with mineral oil, but a small percentage of these liquid-filled transformers contain PCB Askarel coolant liquid. The term "Askarel" is a generic term used for a group of nonflammable synthetic chlorinated hydrocarbons. All types of Askarels sold prior to 1960, 1969 and 1971 contained 60 to 100 percent PCBs. Askarel transformers were manufactured in a variety of sizes, i.e. 3 to 3,000 gallons of PCB liquid, and are generally used in hazardous locations where flammability is of concern. PCB transformers are no longer produced because of EPA's ban on the manufacture of new equipment containing PCBs.

#### **Inspection**

There were no transformers observed at the subject site at the time of the site inspection.

### **3.4     Asbestos**

GCI personnel performed a visual scan of accessible common areas for suspected asbestos containing material (ACM). Where a suspected asbestos material was observed, GCI determined the condition of the material and estimated the amount of suspect material.

The US EPA designated material with more than 1% asbestos as an Asbestos Containing Material (ACM). Where asbestos material is determined to be "Friable" (capable of being crushed by hand pressure and having a high potential to release airborne fibers), it is the recommendation of EPA that strong response action be taken. Such actions may take the form of removal, encapsulating, repair, enclosure and the implementation of an operations and maintenance (O & M) program. The response action is determined depending on the severity and nature of the individual situation.

#### **Inspection**

A limited visual inspection of the property was conducted for suspect asbestos containing material (ACM), such as friable pipe insulation, friable surface material, and non-friable floor tile. There was no asbestos observed throughout the common / accessible / visible areas of the subject site at the time of the site inspection.

Based on the construction date of the subject buildings (sometime between 1908 and 1932), the presence of asbestos would be suspected in non-accessible areas, such as behind walls or within roofing materials. Please note that this inspection was limited to areas capable of being accessed and visible at the time of the site inspection. There was no destructive testing performed as part of the inspection.

In addition, according to Title 29 of the Code of Federal Regulations Part 1910.1001 (29 CFR 1910.1001), any thermal system insulation and surfacing material found in buildings constructed no later than 1980 is said to be "presumed asbestos containing material."

#### **Asbestos Operations & Maintenance Program (O & M)**

The operations and maintenance instructions should include a statement that in the event of repair, improvement, replacement or disturbance of the asbestos containing material those persons making the repair or disturbance should be cautioned and handle the material in accordance with EPA and industry standard for disturbing asbestos containing material. Building occupants, maintenance staff, custodial works, contract workers and miscellaneous persons should be informed about the location of the asbestos containing material (ACM) and cautioned them against disturbing or damaging the asbestos containing material.

An Operation and Maintenance Program should include the following:

- (1) A program for informing persons that may come in contact with the asbestos material.
- (2) Work practices for cleaning the building and minimizing ACM disturbance during maintenance and renovation.
- (3) Procedures for cleaning up asbestos fibers after a fiber release episode.
- (4) Respiratory protection and medical surveillance programs.
- (5) A training program for maintenance and service workers and requirements for outside contractors.
- (6) Regular surveillance of the ACM (assessing changes in ACM characteristics).
- (7) Record keeping.



### 3.5 Radon

Radon is a heavy colorless, odorless, radioactive gas formed by the radioactive decay of radium. Radon is associated with specific geologic formations which contain granite, uranium minerals, certain shales and phosphate related minerals. Radon, being a gas, can migrate to and accumulate in confined spaces such as building basements. Continued exposure of radon gas has been associated with increased lung cancer risk and possible genetic damage.

The US EPA and the Centers for Disease Control have used a continuous exposure level of 4.0 picocuries per liter (pCi/L) or a 0.02 working level as a guidance level at which the US EPA recommends further testing and/or remedial action to lower the concentrations.

The New York State Department of Health (NYS DOH), Bureau of Radiation Protection monitors radon levels throughout the state. There were 51 recorded test points located in Kings County. The average radon level in a living area was 0.750 pCi/L and 0% of these test points were 4 pCi/L or more. The average radon level in a basement area was 1.370 pCi/L and 10% of these test points were 4 pCi/L or more. The chart below details the full findings of the radon tests of the NYS DOH.

#### **NYS DOH RADON INFORMATION - KINGS COUNTY**

AREA	AVERAGE ACTIVITY	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	0.750 pCi/L	100%	0%	0%
Basement	1.370 pCi/L	88%	10%	2%

#### **Conclusion**

Given this information, radon is not considered an environmental concern for the subject site.

### 3.6 Lead-Based Paint (LBP)

The subject site is presently improved by two (2) - one (1) story commercial buildings, which were originally constructed sometime between 1908 and 1932. In view of the fact that the subject buildings were constructed prior to 1978, the site has been deemed to be a "pre-1978 property." For this reason, the subject property would be suspected of having lead-based paint (LBP) present. The painted surfaces within the buildings were noted to be in average condition, with no areas of chipping or peeling observed.

Being that the subject site is not residential in nature, the potential for lead-based paint (LBP) was not required to be scrutinized. Therefore, an on-site testing of painted surfaces for the presence of lead-based paint (LBP) was not performed.

As per the American Society for Testing and Materials (ASTM) Designation E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Section 12.1.4.3, lead-based paint (LBP) is considered a non-scope consideration. Lead-based paint (LBP) is not considered to be included in CERCLA's definition of hazardous substances (42 USC Sec. 9601(14)), and does not present potential CERCLA liability. Therefore the inspection for lead-based paint (LBP) is beyond the scope of this practice.

### 3.7 Wetlands

There are no designated wetlands located at the subject site, or within the immediate vicinity of the subject site, as indicated by the National Wetlands Inventory. The subject property is located in a highly developed commercial and residential neighborhood.

### 3.8 Other Potential Environmental Concerns

There were no pertinent site features, such as industrial process water, underground injection, groundwater monitoring wells, sensitive environmental receptors, etc. located at the subject site at the time of the site inspection.

### 3.9 Vapor Intrusion

Based on the site inspection, as well as historical research, a Vapor Encroachment Condition (VEC) is not likely to exist at the site.

#### 4.0 FEDERAL, STATE, TRIBAL AND LOCAL REGULATORY AGENCY RECORDS

In order to determine if the subject site is listed, known, or suspected of being a listed hazardous waste site, federal and state listing databases were reviewed. The United States Environmental Protection Agency (US EPA), the New York State Department of Environmental Conservation (NYS DEC) and the tribal database records were researched and reviewed. The database search was conducted as per the radii specified by the American Society for Testing and Materials (ASTM) E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The City of New York Fire Department (NYC FD) and the New York City Department of Buildings (NYC DOB) files were reviewed for any records which may have been maintained concerning the subject site.

#### 4.1 US EPA, NYS DEC and Tribal Database Review

US EPA, NYS DEC and Tribal Database Review				
Database	Search Distance *	Subject Property Listed	Surrounding Properties Listed	Sites Potentially Impacting Subject Site
US EPA NPL	1.0 Mile	No	None	None
US EPA Delisted NPL	0.5 Mile	No	None	None
US EPA CERCLIS	0.5 Mile	No	None	None
US EPA CERCLIS-NFRAP	0.5 Mile	No	None	None
US EPA CORRACTS	1.0 Mile	No	None	None
US EPA RCRIS-TSD	0.5 Mile	No	None	None
US EPA RCRIS Generators	SP and APs	Yes	42	None
US EPA Institutional & Engineering Controls	SP	No	N/A	None
US EPA ERNS	SP	No	N/A	None
NYS DEC & Tribal IHWD	1.0 Mile	No	None	None
NYS DEC & Tribal SWF / LF	0.5 Mile	No	3	None
NYS DEC & Tribal LUST	0.5 Mile	No	58	None
NYS DEC SPILLS	SP	No	N/A	None
NYS DEC and Tribal PBS	SP and APs	Yes	16	None
NYS DEC & Tribal Institutional & Engineering Controls	SP	No	N/A	None
NYS DEC & Tribal Voluntary Cleanup Sites	0.5 Mile	No	None	None
NYS DEC & Tribal Brownfield Sites	0.5 Mile	No	None	None

Please see the enclosed US EPA, NYS DEC and tribal database for more detailed information of the above search.

SP = Subject Property  
AP = Adjacent Properties

### **US EPA RCRIS Generators of Hazardous Waste Sites**

The subject site is listed as a RCRIS Generator of hazardous waste, listed as follows:

- **Site:** Vanco Environmental  
**Address:** 1045 Atlantic Avenue  
Brooklyn, NY 11238  
**US EPA ID No.:** NYD980759435  
**Generator Size:** Historical Large Quantity Generator  
**Record Date:** August 2, 1983  
**Violation Status:** Site reported by US EPA. No hazardous waste activity reported by NYS.

There are forty-two (42) US EPA RCRIS generators of hazardous waste located within a one-eighth (1/8) mile radius of the subject site.

### **NYS DEC Solid Waste Facility/Landfill (SWF/LF) Sites**

There are three (3) SWF/LF sites located within a one-half (1/2) mile radius of the subject site. Based on the hydraulically cross-gradient locations of these sites, it would be unlikely for contamination from these sources to impact the subject site.

### **NYS DEC Leaking Underground Storage Tank (LUST) Sites**

There are fifty-eight (58) LUST sites located within a one-half (1/2) mile radius of the subject site. Of these LUST sites, all have been remediated to the satisfaction of the NYS DEC, with the exception of ten (10) active LUST sites. Based on the hydraulically cross-gradient or down-gradient locations of these active sites, and/or the small release quantities associated with these active sites, it would be unlikely for contamination from these sources to impact the subject site.

### **NYS DEC Petroleum Bulk Storage (PBS) Sites**

There is one (1) AST registered at the subject site, listed as follows:

- **Site:** Slaw Realty  
**Address:** 1045 Atlantic Avenue  
Brooklyn, NY 11238  
**NYS DEC Facility ID No.:** 2-603436  
**Tank Type:** 3,000 gallon No. 2 fuel oil

<b>Tank Location:</b>	Aboveground - in contact with soil
<b>Secondary Containment:</b>	Vault (without access)
<b>Tank Status:</b>	In Service
<b>Installation Date:</b>	January 1, 1950

There are sixteen (16) PBS sites located within a one-eighth (1/8) mile radius of the subject site.

### **Orphan Sites**

There are orphan sites, which due to poor or inadequate address information cannot be mapped. By cross-referencing the street names of these sites with the street names surrounding the subject site, it was determined that none of the orphan sites are located within their ASTM-specified search distances in relation to the subject site.

### **US EPA, NYS DEC and Tribal Database Review Conclusion**

Based on the review of the US EPA, NYS DEC and tribal regulatory agency databases mentioned above, as well as a review of the surrounding properties, there do not appear to be any off-site sources posing an apparent environmental threat to the subject site at this time.

## **4.2 New York City Department of Buildings**

Research was conducted in the New York City Department of Buildings to trace the history of all past applications to the City for modification of the subject property, such as permits, new buildings - NB, certificates of occupancy - CO, alterations - ALT, or any other changes at the site, and to search for any past or existing violations.

### **Violations**

Research was conducted with the New York City Department of Buildings based on the property address, as well as tax block and lot numbers. Research revealed that there are no New York City Department of Buildings violations and no Environmental Control Board violations that are currently considered open or "non-cured".

### **Permits**

The New York City Department of Buildings reported that the following permits are listed for the subject site:

1. Alteration Type 2 Permit No. 300712566-01-EW-FB-OIL, dated April 15, 1998 was issued to replace the fuel oil tank (boiler / burner).

### **Certificates of Occupancy**

According to the New York City Department of Buildings "PROPERTY PROFILE OVERVIEW", there are no Certificate of Occupancy numbers on file for the subject site.

### **Zoning**

The Department of Finance classifies the subject building as a "F4-Factory/Industrial" building, with no Landmark Status.

### **Little "E" Restricted**

The subject site is not listed as a Little "E" Restricted site.

A copy of the records obtained from the New York City Department of Buildings is enclosed in Appendix B - Historical Agency Records.



### **4.3 City of New York Fire Department**

#### **Violations**

A search was made through the New York City Fire Department Bureau of Fire Prevention for any open or pending violations of the subject site. As of July 16, 2014, the Fire Department records indicated that there are five (5) fire safety violations on file for the subject site listed as follows:

1. Violation No. 12026664L, dated September 16, 2013
2. Violation No. 10243623P, dated December 5, 2013
3. Violation No. 10243623N, dated October 5, 1993
4. Violation No. 10243624P, dated October 5, 1993
5. Violation No. 10267199J, dated June 21, 1996

Please note that the violations are not considered an environmental concern, although all violations are noted as part of this report. Please refer to the enclosed Fire Department records for a complete listing of these violations.

#### **Storage Tanks**

A search was made through the City of New York Fire Department (NYC FD) for all records regarding any storage tanks located at the subject site. As of June 16, 2014, the City of New York Fire Department records indicated that there is one (1) - 3,000 gallon tank permitted at 1041-1051 Atlantic Avenue under the name "Donald Barkin", Account No. 93084101. The permit expires in July 2014

A copy of the records obtained from the City of New York Fire Department is included in Appendix B - Historical Agency Records.

## 5.0 OPINION OF THE ENVIRONMENTAL PROFESSIONAL

Based on the completion of the Phase I Environmental Site Assessment (ESA), the Environmental Professional has identified conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject site. This opinion is based on the conditions observed at the time of the site inspection, the records reviewed as part of this ESA report, as well as the present and historical uses of the subject site.

### 5.1 Data Gap

There do not appear to be any data gaps for the site at this time.

## **6.0 EVALUATION, CONCLUSIONS AND RECOMMENDATIONS**

### **6.1 Recognized Environmental Conditions**

The term “recognized environmental conditions” is defined by the ASTM as “the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

GCI has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM E 1527-13 of the subject site. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the subject site at this time, with the exception of the following:

#### **1. Steam Clean / Pressure Wash Stained Areas**

There were a significant amount of oil stains observed at the exterior diesel storage tank area. The stains appear to be the result of sloppy dispensing. The stained areas at the exterior diesel storage tank should be cleaned via steam cleaning and/or pressure washed in order to remove any potential contaminants from the subject site.

### **6.2 Historical Recognized Environmental Conditions**

The term “historic recognized environmental condition” is defined by the ASTM as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority; without subjecting the property to any required controls.

Based on the completion of the Phase I ESA for the subject site, there do not appear to be any HRECs which pertain to the subject site at this time.

### 6.3 Controlled Recognized Environmental Conditions

The term "controlled recognized environmental condition" is defined by the ASTM as "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

Based on the completion of the Phase I ESA for the subject site, there do not appear to be any CRECs which pertain to the subject site at this time.

### 6.4 Non-Scope Considerations

Non-scope considerations are outside the scope of a Phase I ESA report, as defined by the American Society for Testing and Materials (ASTM) E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Non-scope considerations are conditions that may lead to contamination of the subject site or of nearby properties but are not included in CERCLA's definition of *hazardous substances* (42U.S.C. 9601(14)) or do not otherwise present potential CERCLA liability.

Based on the completion of the Phase I ESA for the subject site, the following non-scope considerations pertain to the subject site at this time:

#### 1. **Asbestos**

A limited visual inspection of the property was conducted for suspect asbestos containing material (ACM), such as friable pipe insulation, friable surface material, and non-friable floor tile. There was no asbestos observed throughout the common / accessible / visible areas of the subject site at the time of the site inspection.

Based on the construction date of the subject buildings (sometime between 1908 and 1932), the presence of asbestos would be suspected in non-accessible areas, such as behind walls or within roofing materials. Please note that this inspection was limited to areas capable of being accessed and visible at the time of the site inspection. There was no destructive testing performed as part of the inspection.

In addition, according to Title 29 of the Code of Federal Regulations Part 1910.1001 (29 CFR 1910.1001), any thermal system insulation and surfacing material found in buildings constructed no later than 1980 is said to be "presumed asbestos containing material."

The removal / abatement of asbestos is not required by law for the subject building; therefore any asbestos found can remain in place, or it can be removed / abated. An asbestos inspection would be necessary in order to identify any ACM in the subject building. If asbestos remains in place, it is recommended that an ACM Operations and Maintenance (O & M) Program be implemented by the property owner. A general format for a suggested ACM O & M Program is included in Section 3.4 of this report.

## **6.5 De Minimus Conditions**

De minimus conditions are defined as conditions which generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimus are not considered Recognized Environmental Conditions (RECs), although they do warrant discussion within a Phase I ESA report.

Based on the completion of the Phase I ESA for the subject site, the following de minimus conditions pertain to the subject site at this time:

### **1. Abandon Oil Water Separator**

There is one (1) approximately four (4) foot diameter solid steel manhole cover located at the northwest side of the main building which reportedly accesses an oil water separator. It was reported that the former tenant, "Vanguard Oil" would park their trucks at the rear of the site and conduct oil changes. The oil would be discharged to the drains, which discharged to the oil-water separator. It was reported that this system has not been used in many years, although it was never abandoned.

Based on the fact that the oil water separator has not been used in many years, it represents an on-site storage liability. The oil water separator should be properly abandoned and all documentation of the same provided for review.

2. **Provide Waste Manifests**

The present operations at the subject site entail the generation of waste oil as a result of the off-site servicing of fuel oil burners. It was reported that the waste oil is carted off site approximately once a year. There were no waste manifests provided for review. The most recent waste manifests should be provided in order to confirm the proper disposal of the waste produced at the subject site.

3. **Storage Tanks**

There is one (1) - 275 gallon AST of dyed diesel, which is used to fuel the hi-lo machine and one (1) - 275 gallon waste oil AST located at the exterior northeast side of the site. The waste oil is generated during the servicing of oil burners located off-site.

According to a Subsurface Investigation, dated in 2004, prepared by GCI, three (3) soil borings were installed in the area of the UST and two (2) soil borings were installed at the northeast side of the building where Sanborn maps depicted a gasoline tank. Two (2) soil samples from the northeast location and three (3) soil samples from the area of the UST were submitted for laboratory analysis. The analytical data indicated that there were no elevated VOCs, SVOCs or metals detected within the samples around the UST. SB-5, a boring where the Sanborn maps depicted a gasoline tank had one (1) slightly elevated SVOC. The report concluded that the concentration was most likely due to site background conditions and was not considered a significant threat. The low levels will naturally attenuate over time. It was recommended that the Phase II report be forwarded to the NYS DEC in order to confirm that they would not require any further work regarding the elevated SVOC.

The New York State Department of Environmental Conservation (NYS DEC) Petroleum Bulk Storage (PBS) reported that there is one (1) - 3,000 gallon No 2 fuel oil aboveground storage tank (AST) registered at 1045 Atlantic Avenue under Facility ID No. 2-603436.

The City of New York Fire (NYC FD) records indicated that there is one (1) - 3,000 gallon enclosed tank registered at 1045 Atlantic Avenue under Account No. 93084101.

**Issue A - Register ASTs with NYS DEC**

The NYS DEC requires that all sites with a total on-site capacity of greater than 1,100 gallons must have all tanks registered. The two (2) - 275 gallon ASTs should be properly registered with the NYS DEC. Documentation of the same should be provided for review.

**Issue B - Permit ASTs with NYC FD**

According to Section 27-4027 of the NYC FD Fire Prevention Code, all fuel oil tanks (used to store or sell) larger than 55 gallons must be permitted with the NYC FD. The two (2) - 275 gallon ASTs should be properly permitted with the NYC FD. Documentation of the same should be provided for review.

**Issue C - Properly Store ASTs**

The ASTs located at the subject site should be stored in compliance with the Rules of the City of New York (RCNY) 21-21 "Aboveground Motor Fuel Storage and Dispensing System". Documentation of the same should be provided for review.

**Issue D - Provide Phase II Report to NYS DEC**

The Phase II report from 2004 should be provided to the NYS DEC in order to confirm that they would not require any further work regarding the elevated SVOC.

**4. Rectify Open Violations**

The City of New York Fire Department reported that there are five (5) open fire safety violations on file for the subject site. Please note that the violations are not considered a significant environmental concern, although all violations are noted as part of this report. The open violations should be rectified and all documentation provided for review.

### **Limiting Conditions**

The purpose of this investigation was to identify potential sources of contamination at the property, and to satisfy the all appropriate inquiry standard set forth in Section 9601 (35)(b) of CERCLA. The findings and conclusions set forth in this report are based upon information that was available to GCI during its inspection of the property and after review of selected records and documents. If new information becomes available concerning the property after this date, or if the property is used in a manner other than that which is in this report, the findings and conclusions contained herein may have to be modified. Additionally, while this investigation was performed in accordance with good commercial and customary practice and generally accepted protocols within the consulting industry, GCI cannot guarantee that the property is completely free of hazardous substances or other materials or conditions that could subject the client to potential liability. The presence or absence of any such condition can only be confirmed through the collection and analysis of air, soil and/or groundwater samples, which was beyond the scope of this investigation.

Future events and/or investigation could change the findings stated herein. Should additional investigations encounter differing conditions, sections of this report may require modification.

The preceding Environmental Assessment is subject to the following conditions and to such other conditions and limiting conditions as are set forth in the report.

1. GCI assumes no responsibility for hidden or latent conditions or misrepresentation by the property owner, his representatives, public information officials or any authority consulted in connection with the compilation of this report.
2. This report is prepared for the sole and explicit purpose for assessing the potential liability with respect to the suspected presence of hazardous materials that may pose a potential health or environmental threat and for evaluating collateral risk associated with the same. This report is not intended to have any direct bearing on the value of the property.
3. The Environmental Assessment Report is for the sole use of the principal parties. No disclosure or reproduction shall be made of the preceding report without the prior written consent of GCI.
4. GCI or any representative of GCI is not required to give testimony with reference to the opinions expressed herein without prior written arrangement.



### **Disclaimer**

This report is for the use of the client as a guide in determining the possible presence of toxic materials on the subject property at the time of the inspection. This report is based on the review of historic records, relating to past occupants, and upon a visual inspection of the surrounding properties at the time of inspection. The records researched may be incomplete, and this report makes no determinations with respect to portions of the surrounding properties which were not inspected. This Phase I report is not a definitive determination of the presence of absence of toxic substances.

Any and all liability on the part of GCI shall be limited solely to the cost of this environmental assessment. GCI shall have no liability for any damages, whether consequential, compensatory, punitive, or special, arising out of, incidental to, or as a result of, this assessment and report. GCI shall have no liability for any cleanup and/or response costs, or any other incidental, or consequential, punitive, or special costs arising out of, incidental to, or as a result of any action against the client brought by any federal, state, or local government agency. GCI assumes no liability for the use of this assessment and report by any person or entity other than the client for whom it has been prepared.

APPENDIX A

REFERENCES

The following resources and agencies were contacted and or researched in conjunction with the preparation of this Phase I Environmental Site Assessment (ESA):

1. United States Environmental Protection Agency (US EPA)
2. New York State Department of Environmental Conservation (NYS DEC)
3. Consolidated - Edison Electric Company (Con ED)
4. City of New York Fire Department (NYC FD)
5. New York City Department of Buildings (NYC DOB)
6. New York City Bureau of Water (NYC BOW)
7. New York City Sewer System (NYC SS)
8. Sanborn Fire Insurance / Historical Use Maps
9. American Society for Testing and Materials (ASTM) Designation E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

**APPENDIX B**

**SIGNATURE OF ENVIRONMENTAL PROFESSIONAL**

The findings, conclusions and recommendations of this Phase I Environmental Site Assessment have been prepared in accordance with generally accepted standards and practices. This report is limited to accessible areas of the subject site and information available at the time of the preparation. GCI certifies that, to the best of our knowledge, the information presented is accurate and reliable with regard to apparent indications of existing or potential "recognized environmental conditions" observed at the time of the site inspection.

The above mentioned parties interest in issues presented herein is unknown to GCI. GCI expressly reserves its common law copyright and other property rights in this report. This report is not to be reproduced, changed or copied in any form or manner whatsoever, nor is it to be assigned to any third party, without first obtaining the express written permission and consent of GCI.

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



Diane J. Hawran, Environmental Professional  
Senior Environmental Technician  
General Consolidated Industries, Inc.



Tom P. Smyth, Environmental Professional  
President  
General Consolidated Industries, Inc.



## **APPENDIX C**

### **RESUMES**

The following are the qualifications of the Environmental Professionals involved in the preparation of this Phase I ESA report.

**Diane J. Hawran**

**Senior Environmental Technician, Environmental Professional**

---

**Education: Master of Science (M.S.), Environmental Management**

Long Island University, C.W. Post Campus, Upper Brookville, New York

**Bachelor of Science, Environmental Science**

State University of New York, College At Oneonta, Oneonta, New York

Business Administration, Geographic Planning

State University of New York, College At Oneonta, Oneonta, New York

**Experience:**

1997 - Present **General Consolidated Industries, Inc.**, Hauppauge, New York

Senior Environmental Technician

Oversee and perform all aspects of Phase I Environmental Site Assessments including: asbestos, LBP, lead in water, and radon testing, and all related lab documentation and report writing. Compose/evaluate Phase I and environmental reports.

**Certifications:**

Certified Environmental Inspector.

40 Hour OSHA (29 CFR 1910.120) Certification.

New York State Department of Labor Asbestos Inspector certificate.

American Society For Testing and Materials, Phase I ASTM Environmental Site Assessment Process.

American Society For Testing and Materials, Phase II Environmental Site Assessment Process.

The State University of New Jersey, Rutgers Cook College, continuing Professional Education certificate, "How to Deal with Moldy Buildings".

The State University of New Jersey, Rutgers Cook College, continuing Professional Education certificate, "Site Remediation Basics".

The State University of New Jersey, Rutgers Cook College, continuing Professional Education certificate, "Industrial Site Recovery Act".

The State University of New Jersey, Rutgers Cook College, continuing Professional Education certificate, "Regulatory Training in Underground Storage Tanks."

Introduction to ArcView GIS certificate - Bowne Management Systems, Inc., ESRI.

AutoCADD.

**Tom P. Smyth**  
**President**

---

**Education:** **Master of Science (M.S.), Environmental Science**, Long Island University,  
C.W. Post Campus

**Bachelor of Science (B.S.)**, St. Johns University

**Specialized Experience:**

Assessment of real property and buildings, consulting related to commercial lending and construction, environmental liability surrounding property transactions, and regulatory compliance for real estate.

**Experience:**

1996 - Present **General Consolidated Industries, Inc. (GCI)**, Hauppauge, New York  
President

As President, Mr. Smyth is responsible for all business and technical operations of the company. Since joining the company, Mr. Smyth has worked on every type of project which the company provides services. Mr. Smyth has become respected by both outside clients and other environmental consulting firms. Mr. Smyth's experience varies from real estate consulting to remediation and waste transportation and disposal. Mr. Smyth has worked on thousands of projects with GCI, giving him the broad knowledge to serve a varied client base.

Under the direction of Mr. Smyth, GCI has expanded its abilities to municipal agencies, federally regulated banking institutions, private lending institutions, major oil companies, commercial and industrial property owners, and residential property owners. Mr. Smyth's expertise continues to expand, and so in turn the services of GCI also expands.

1991 - 1996 **General Consolidated Industries, Inc. (GCI)**, Hauppauge, New York  
Director of Environmental Services

As Director of Environmental Services, Mr. Smyth is responsible for management of the environmental projects of the company. Mr. Smyth oversees client relations, project management, bidding and proposals, and quality control. Mr. Smyth works closely with regulators and government agencies in order to keep our clients informed of any updated laws affecting given properties. Mr. Smyth is often called upon to act as an expert witness for a given subject matter. Mr. Smyth has been requested to write informative articles on the current issues in the environmental industry for major publications.



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1991 - 1996    **General Consolidated Industries, Inc. (GCI)**, Hauppauge, New York

Director of Environmental Services

As Director of Environmental Services, Mr. Smyth is responsible for management of the environmental projects of the company. Mr. Smyth oversees client relations, project management, bidding and proposals, and quality control. Mr. Smyth works closely with regulators and government agencies in order to keep our clients informed of any updated laws affecting given properties. Mr. Smyth is often called upon to act as an expert witness for a given subject matter. Mr. Smyth's has been requested to write informative articles on the current issues in the environmental industry for major publications.

1989 - 1991    **Shearson Lehman Hutton Bros.**

New York, New York 11050

Legal Research Associate

As a legal research assistant, Mr. Smyth carried out research and assessment of liability for clients of Shearson Lehman Hutton Bros. Mr. Smyth worked individually with major shareholders and officers of the firm in carrying out the due diligence of the researching all investment transactions. In this position, Mr. Smyth gained the knowledge of investment liability for private clients.

1988 - 1989    **Nassau County Supreme Court**

**Justice Patricia D. Collins**

Mineola New York 11654

Legal Assistant

As a legal intern for Justice Collins, Mr. Smyth prepared motions for cases before the court, involving statute and case law legal research. Mr. Smyth worked directly under Justice Collins in the day to day workings of the court. Mr. Smyth drafted short form orders, memorandum decisions, and conducted legal research utilized in forming future decisions on matters before the court.

Working with Justice Collins, Mr. Smyth extended his experience in all aspects of litigation and legal research. The knowledge gained through working in the Nassau County Supreme Court provided Mr. Smyth with the framework to apply the legal skills to environmental research and consulting.

---

**Certifications:**

Transaction Screen and Phase I Site Assessment "Environmental Professional Course"

American Society for Testing and Materials

New York State Department of Labor Asbestos Handling Certificate

**Society Memberships:**

Water Environment Federation

National Groundwater Association

Long Island Association (LIA), Environmental Committee

Hauppauge Industrial Association (HIA), Environmental Committee

Advancement for Commerce, Industry and Technology (ACIT), Board Member

Long Island Gasoline Retailers Association (LIGRA)

Community Bankers Association of New York State

Mortgage Bankers Association of New York (MBA)

New York Water Environment Federation

American Industrial Hygiene Association (AIHA)

American Society for Testing and Materials (ASTM)

Environmental Bankers Association (EBA)

American Society of Civil Engineers (ASCE)

**Publications:**

**"The Expanding Role of Site Assessments in the Transfer of Real Property"**

New York Real Estate Journal - May 17, 1993

**"Commercial Lending Policies Change Due To Environmental Issues"**

Long Island Green Directory - 1994

**"Environmental Laws Are Important Factors in Real Estate"**

New York Real Estate Journal - May 12, 1994

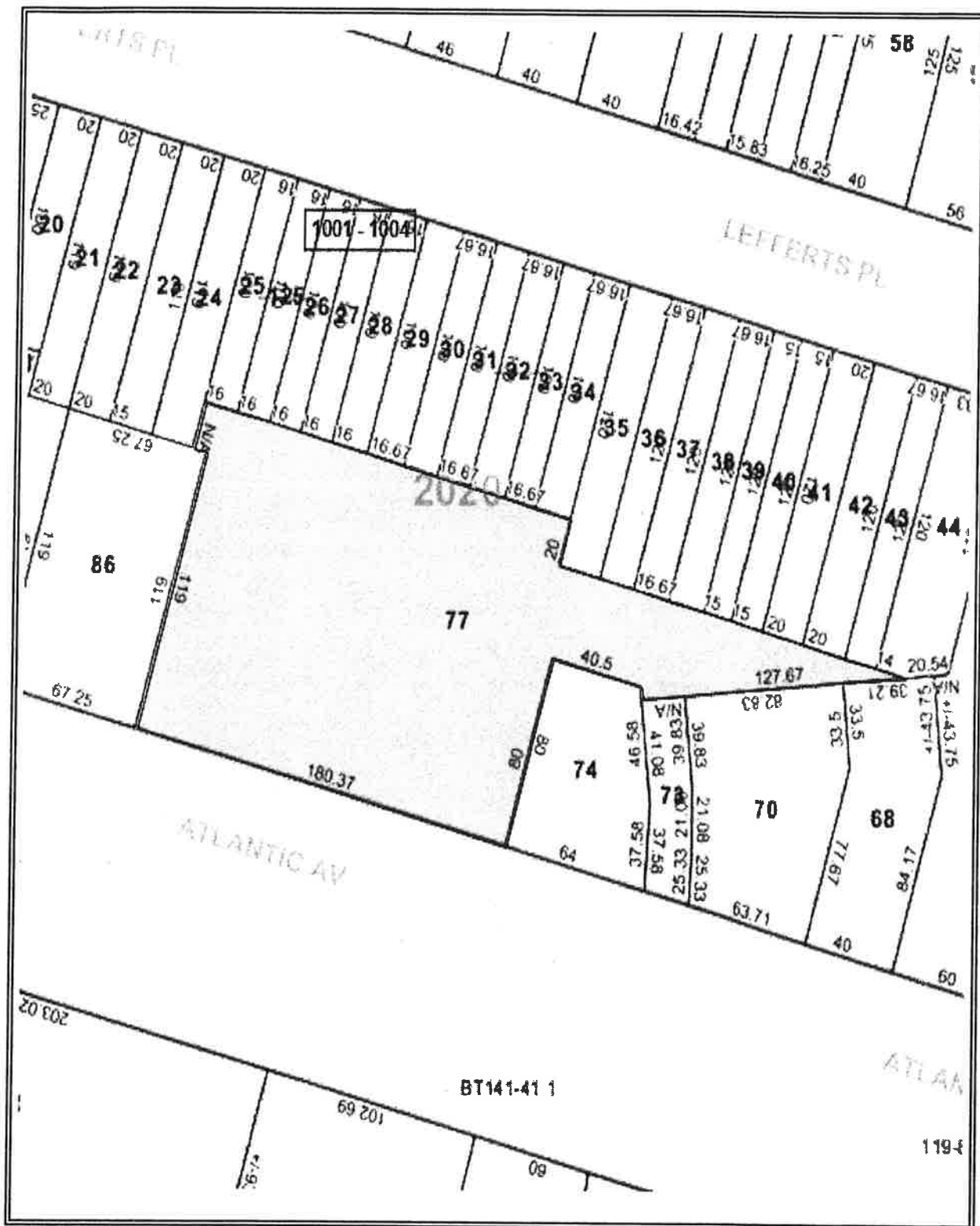
## **APPENDIX D**

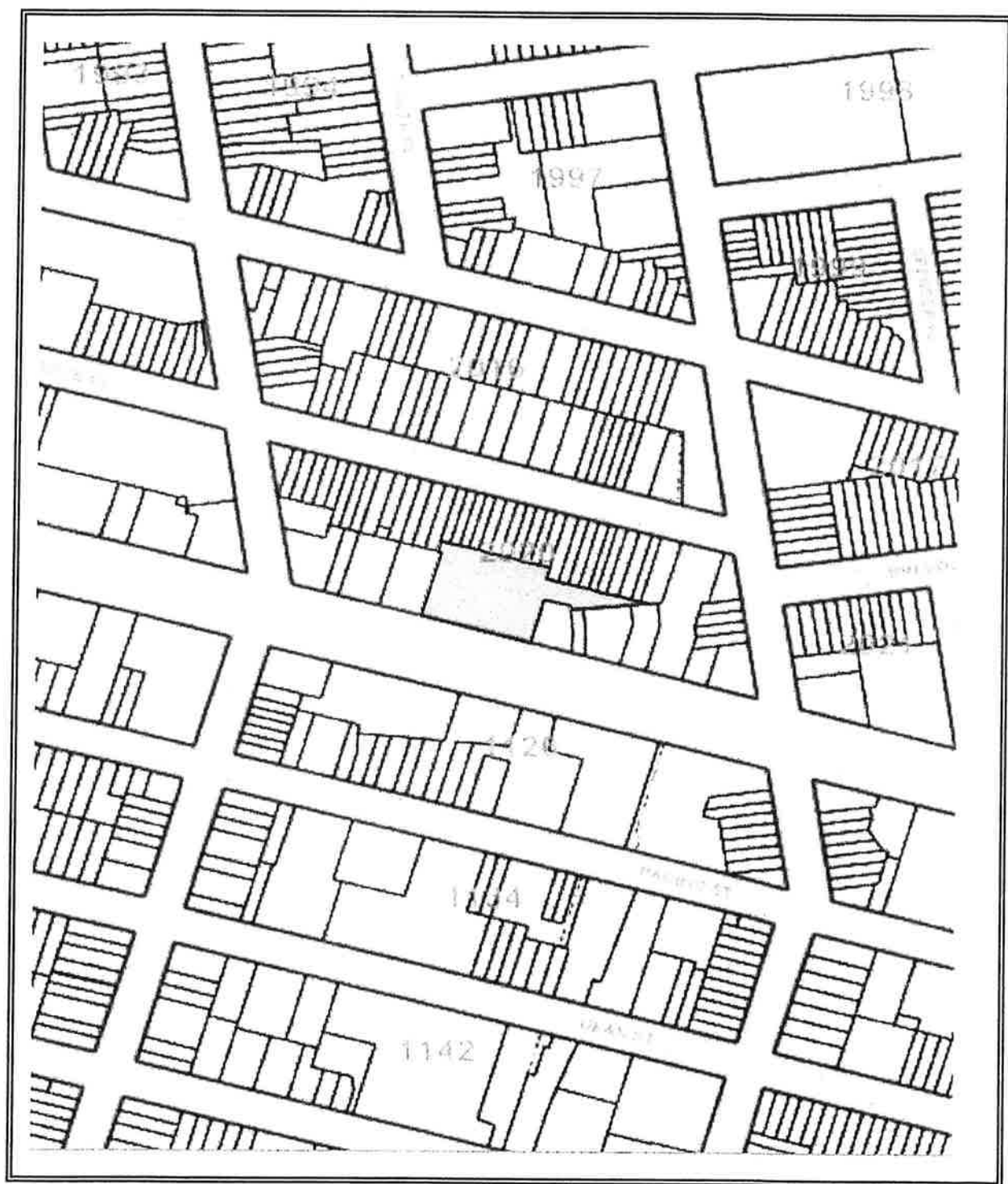
### **USER QUESTIONNAIRE**

**As of the date of this report, the User Questionnaire has not been filled out and returned to GCI. Upon receipt, the User Questionnaire will be provided as an addendum to this report.**

**SITE AREA LOCATION MAP**









**U.S.G.S. 7.5 MINUTE TOPOGRAPHIC MAP**



**U.S.G.S 7.5 MINUTE TOPOGRAPHIC MAP**

**1041-1051 Atlantic Avenue  
Brooklyn, New York 11238**

**SUBJECT SITE AERIAL OVERVIEW**

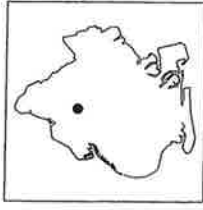


1041-1051 Atlantic Avenue  
Brooklyn, New York 11238

### **ONE (1.0) MILE DATABASE SEARCH OVERVIEW MAP**

- **Displays a one mile (ASTM Standard) radius around the target property.**
- **Includes major geographic attributes available in the computer mapping system (i.e., street names, available hydrography)**

# Toxics Targeting 1 Mile Radius Map 1041-1051 Atlantic Avenue Brooklyn, NY 11238



Kings County



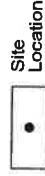
National Priority  
List (NPL)



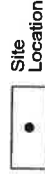
Inert Hazardous Waste  
Disposal Registry Site



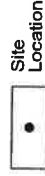
Inert Haz Waste Disp.  
Registry Qualifying  
RCRA Corrective  
Action Facility



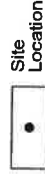
Site  
Location



County  
Border



1 Mile  
Radius



1/4 Mile  
Radius



Waterbody



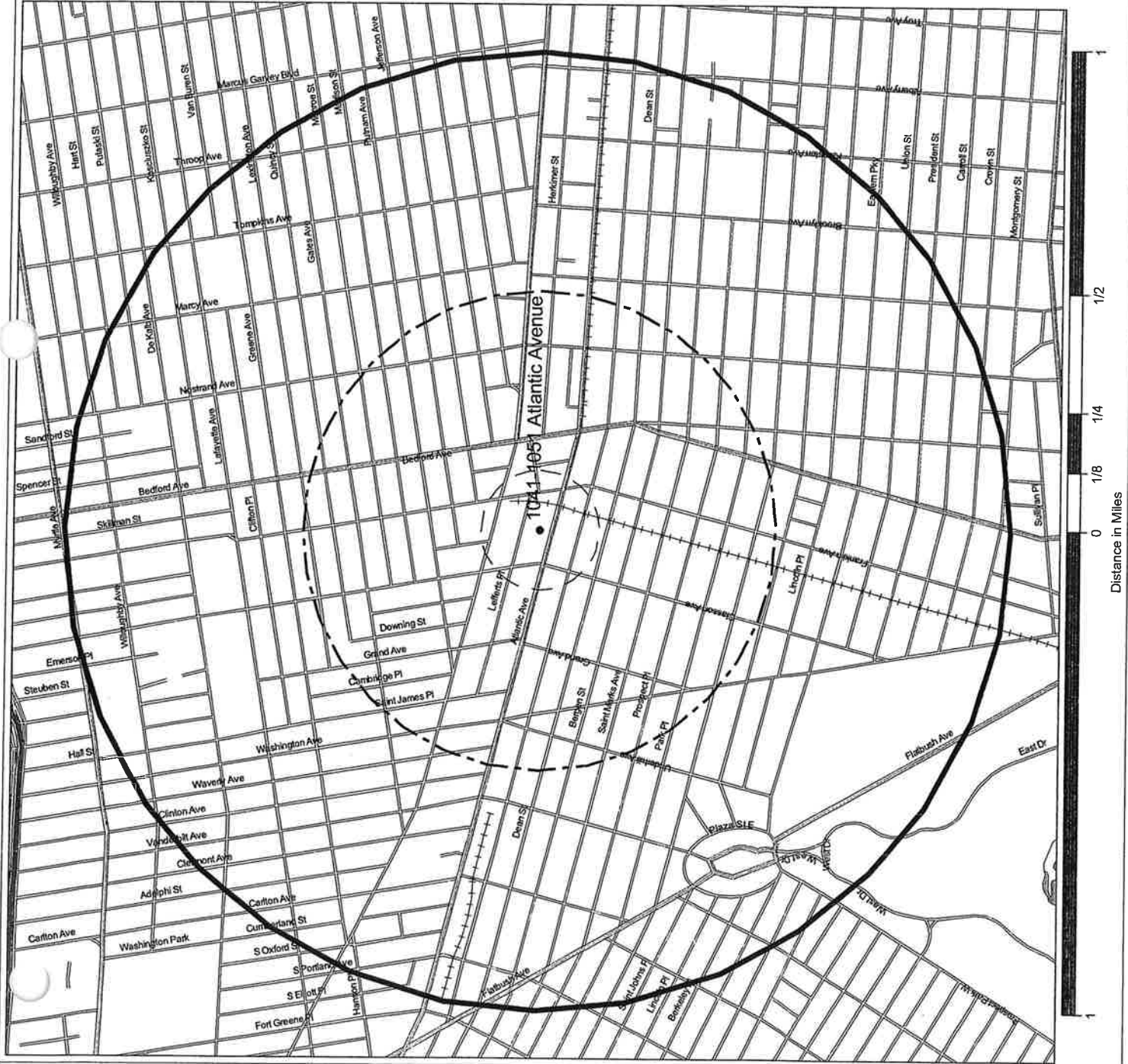
Railroad  
Tracks



1/2 Mile  
Radius



1/8 Mile  
Radius

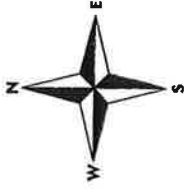


### **ONE-HALF (0.5) MILE DATABASE SEARCH OVERVIEW MAP**

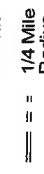
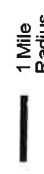
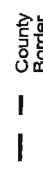
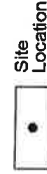
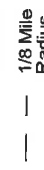
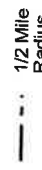
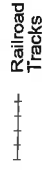
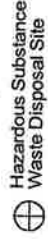
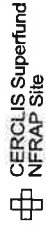
- **Displays a one-half mile (ASTM Standard) radius around the target property.**
- **Includes major geographic attributes available in the computer mapping system (i.e., street names, available hydrography)**



# Toxics Targeting 1/2 Mile Radius Map 1041-1051 Atlantic Avenue Brooklyn, NY 11238



Kings County



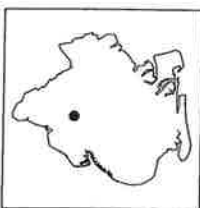
Distance in Miles



### **QUARTER (0.25) MILE DATABASE SEARCH DETAIL MAP**

- **Displays a quarter mile radius around the target property and provides a close-up view.**
- **Includes all geographic attributes available in the computer mapping system (i.e., street names, address ranges).**
- **Helps locate "orphan" sites, those sites with insufficient address information such that they can only be identified as within the zip code, city, or county of the target property.**

# **Toxics Targeting** **1/8 Mile Radius Map** 1041-1051 Atlantic Avenue Brooklyn, NY 11238

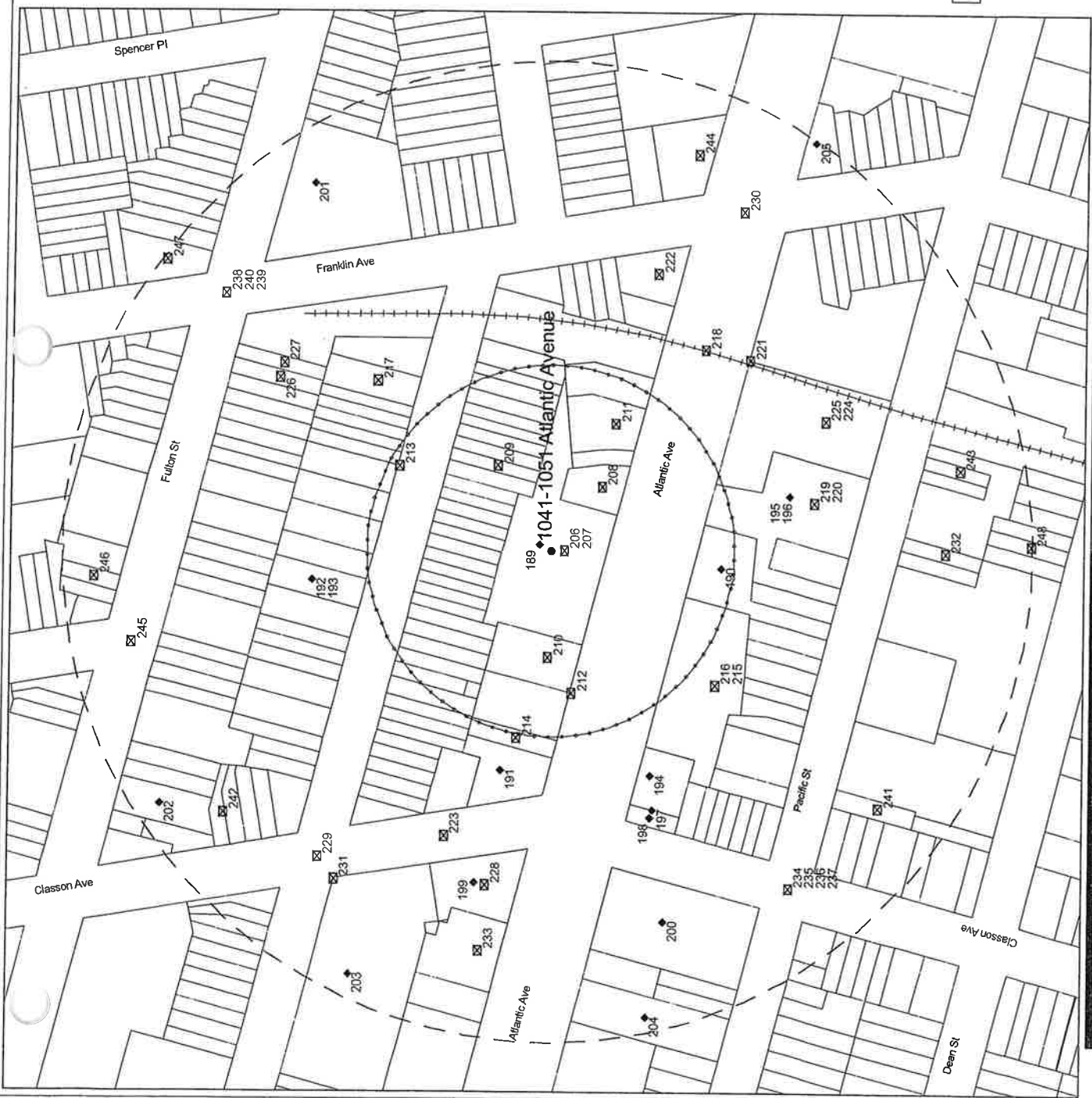


Kings County

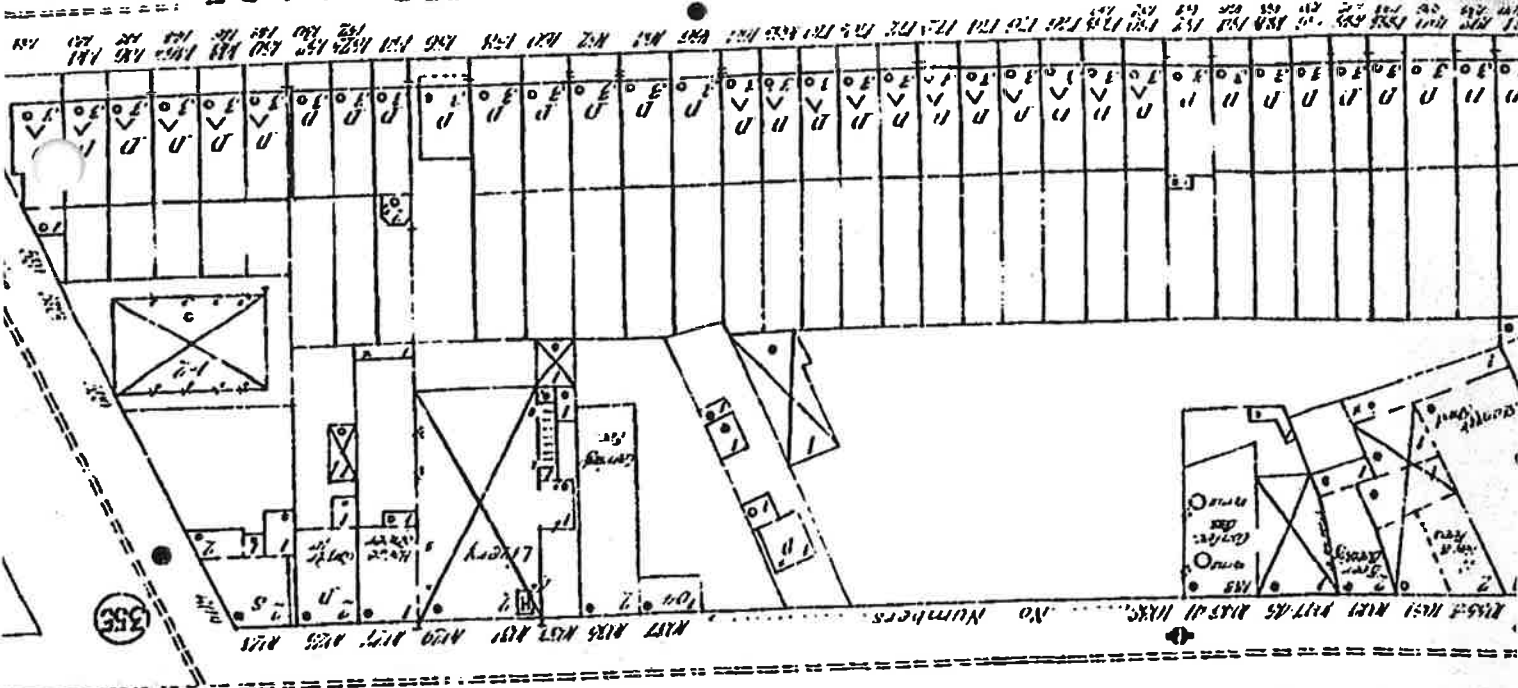


- |   |  |
|---|--|
| <p>Major Oil Storage Facility</p> <p>Chemical Storage Facility</p> <p>Toxic Release</p> <p>Wastewater Discharge</p> <p>Hazardous Waste Generator, Transp.</p> | <p>Enforcement Docket Facility</p> <p>Air Release</p> <p>Env Qual Review E Designation</p> <p>Petroleum Bulk Storage Facility</p> <p>Historic Utility Site</p> |
|---|--|

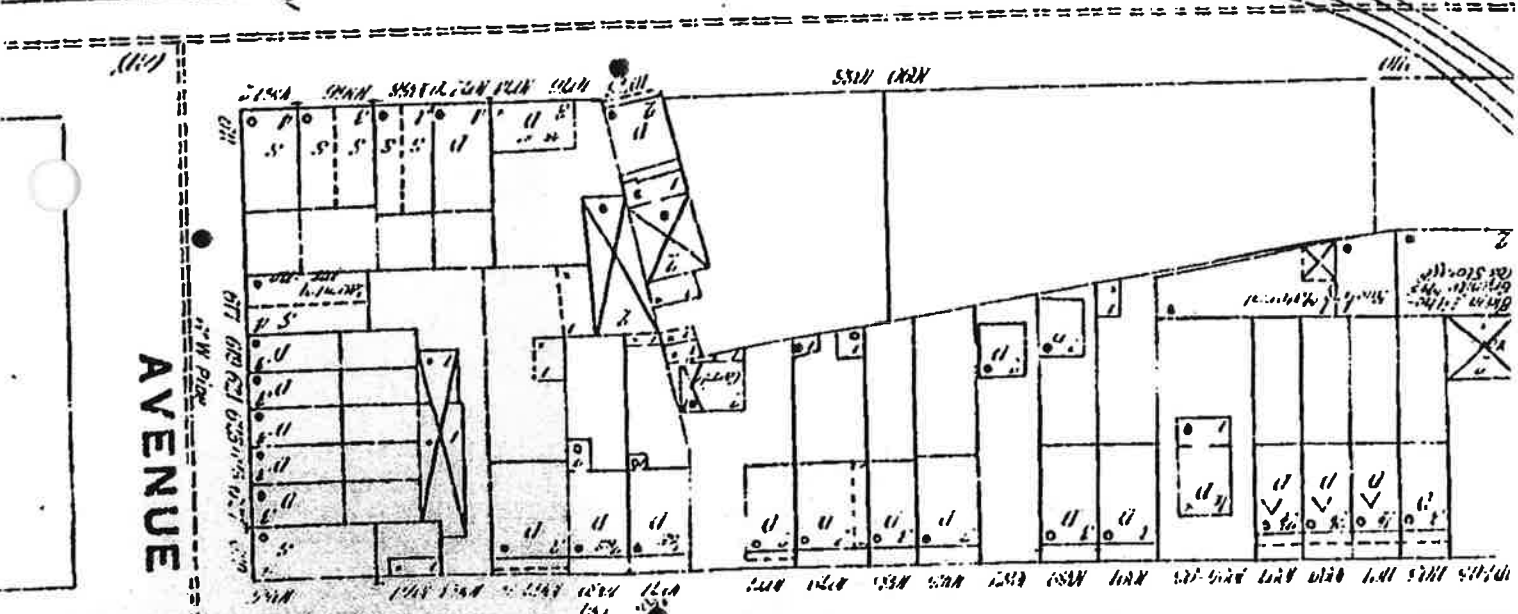
- |  |  |
|--|--|
| <p>Site Location</p> <p>County Border</p> <p>1/8 Mile Radius</p> | <p>Waterbody</p> <p>Railroad Tracks</p> <p>250 Foot Radius</p> |
|--|--|



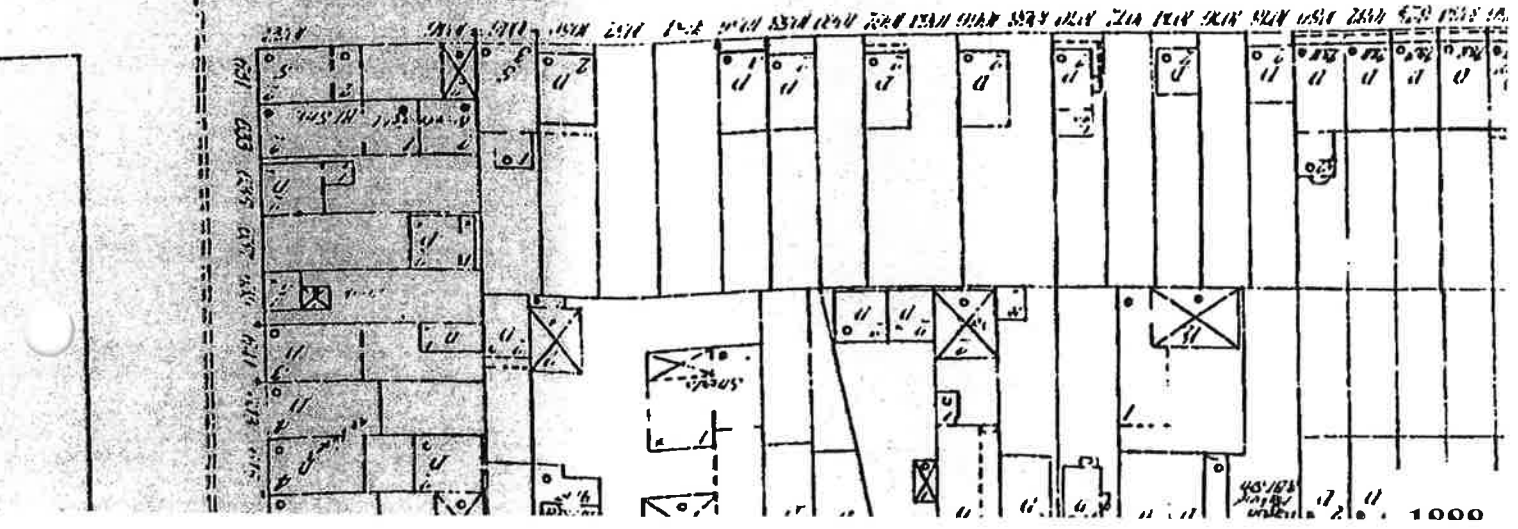
**SANBORN FIRE INSURANCE MAPS**



AVENUE



STREET



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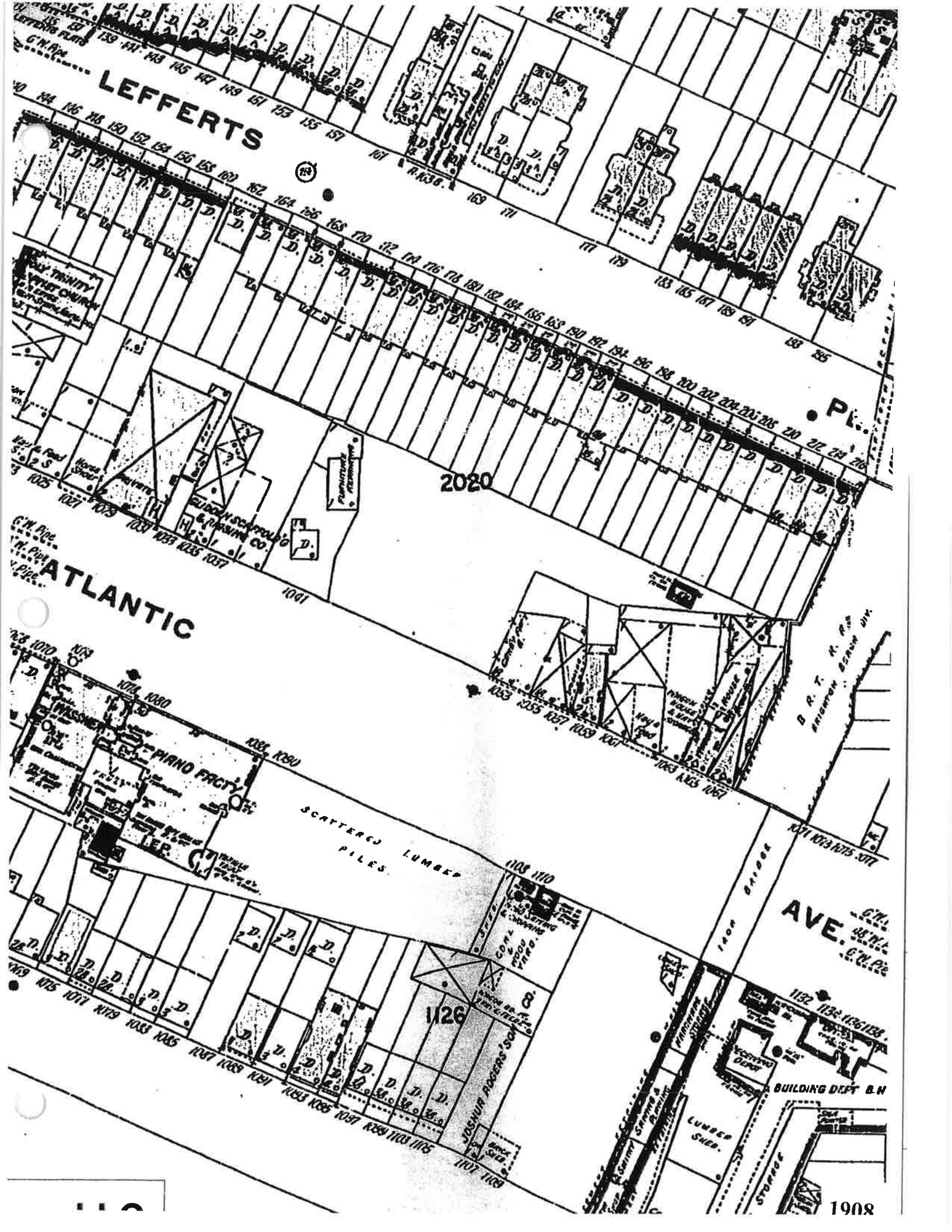
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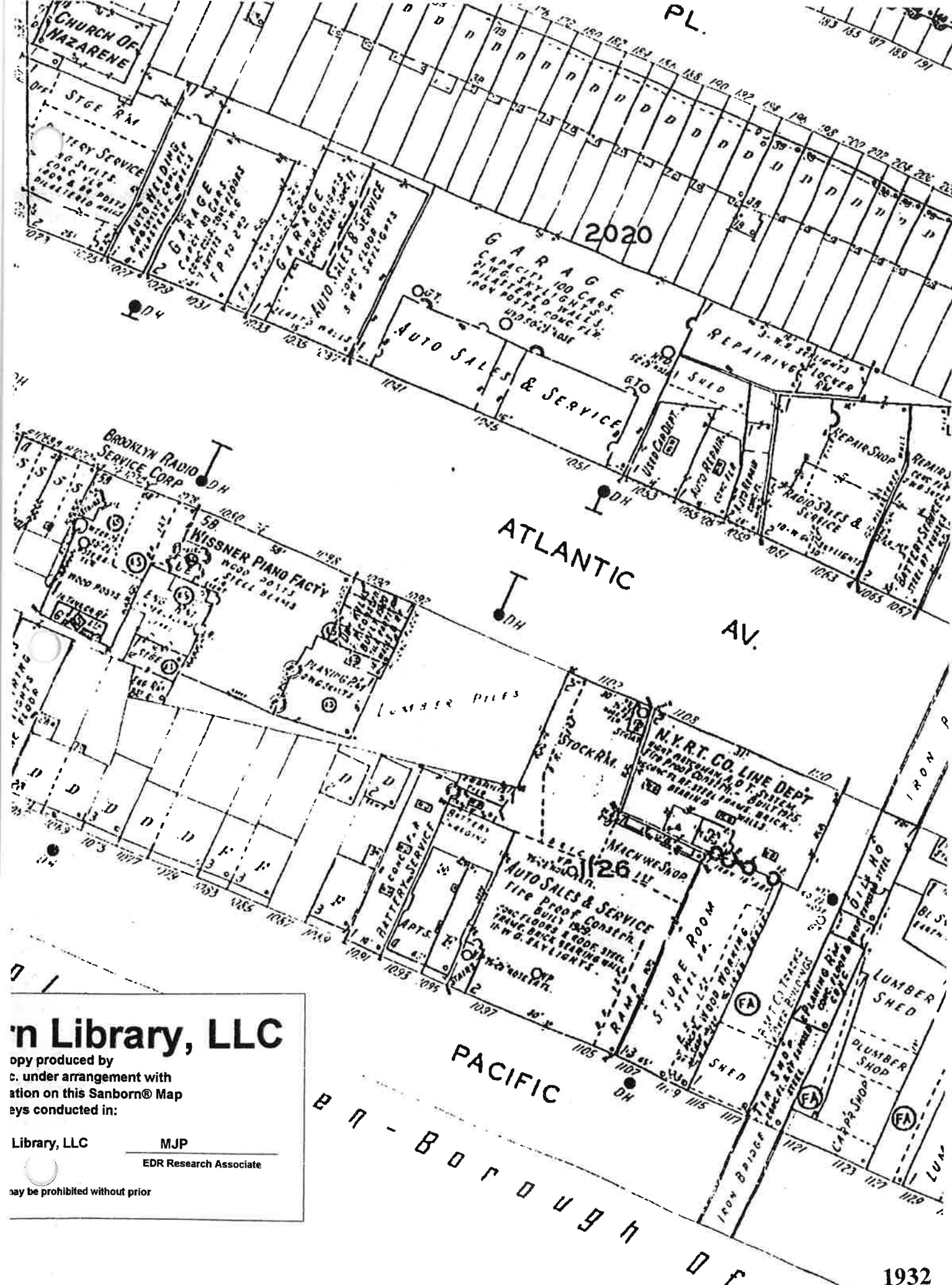
ATLANTIC

AVE.

1908





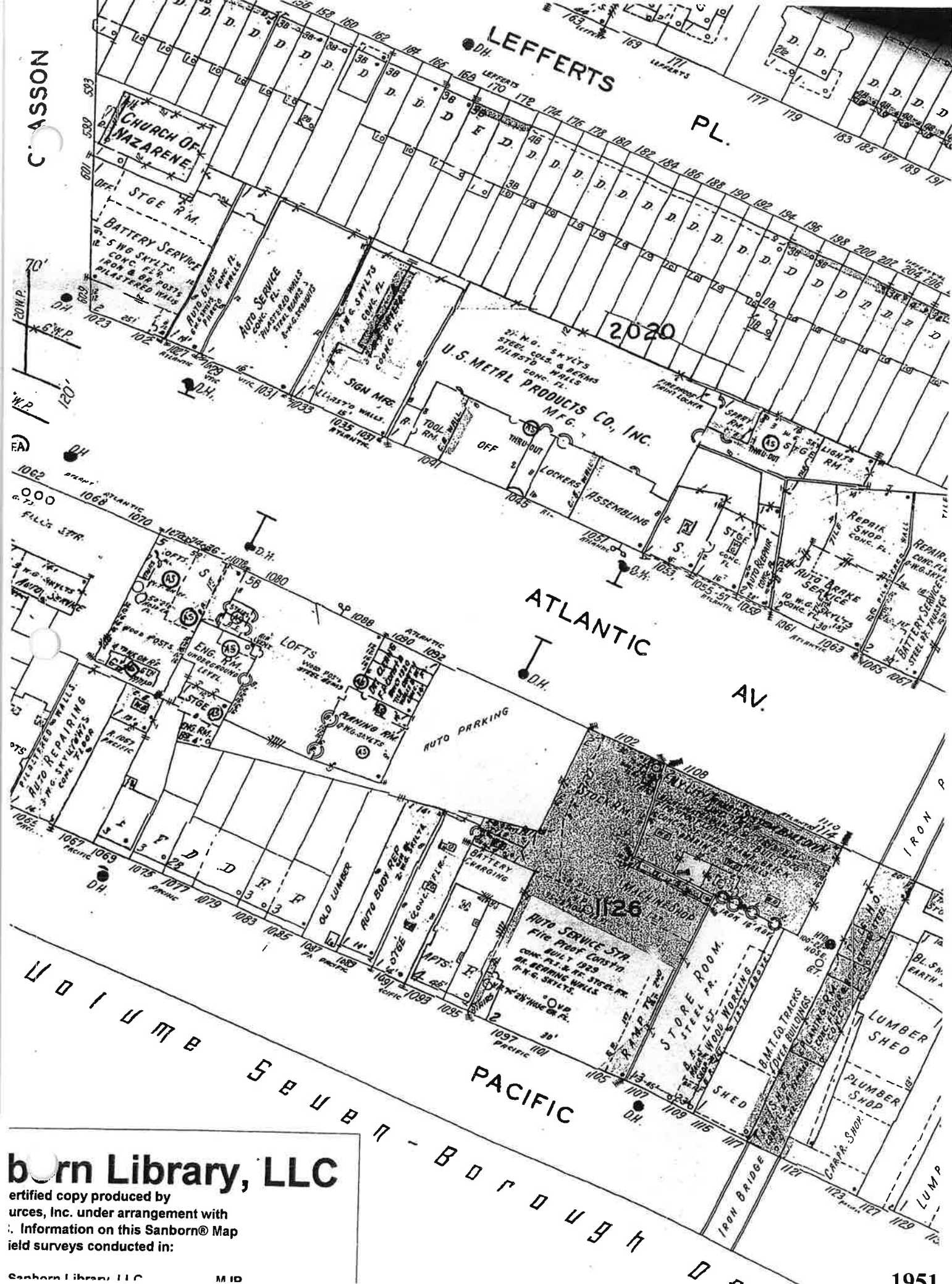


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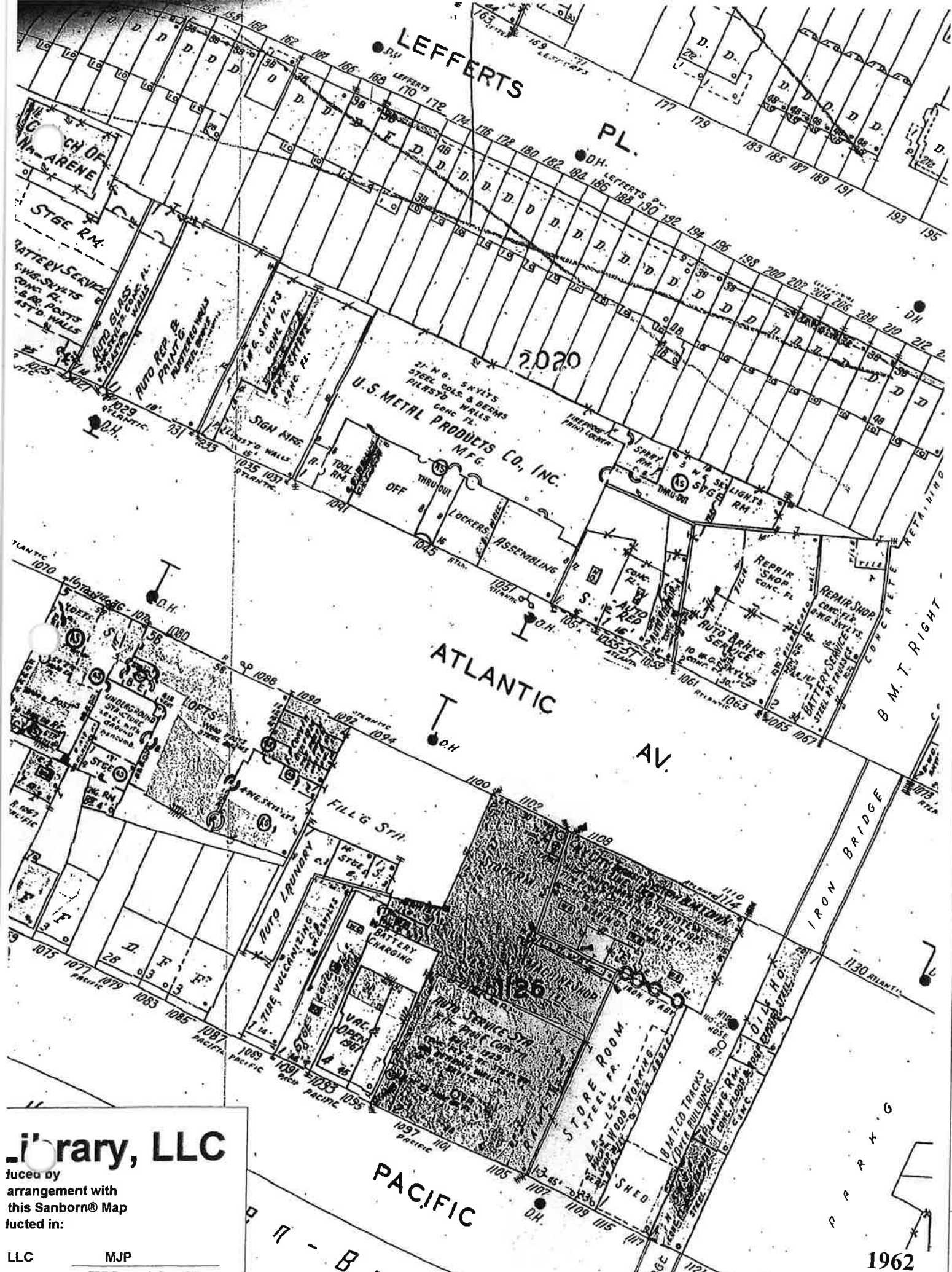
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EDR Research Associate

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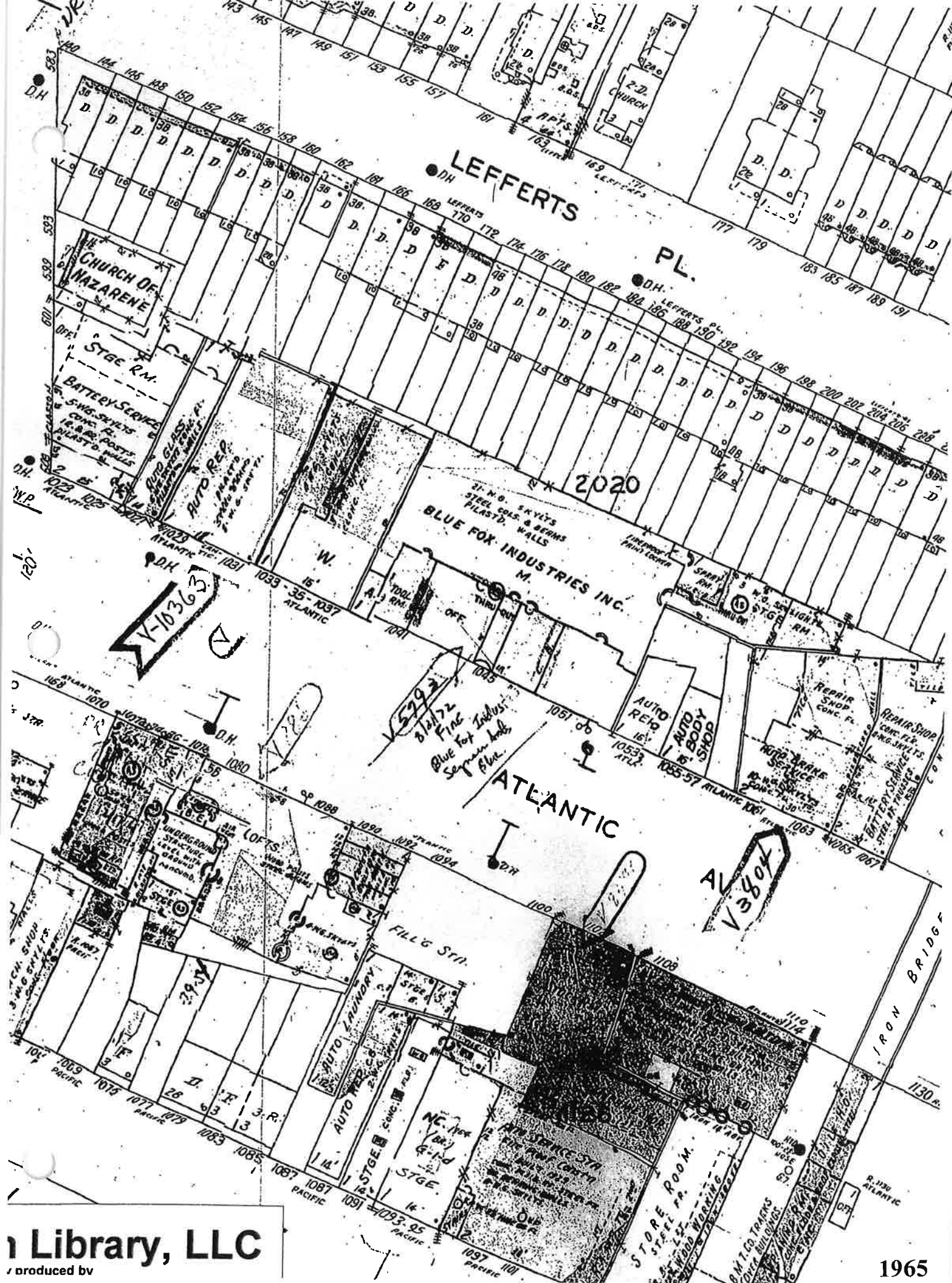
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1962





CLASSON

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CHURCH OF NAZARENE

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BATTERY SERVICE  
S.W.G. SKYLS  
CONC. FL.  
R. & B. POSTS  
PILASTO WALLS

TOY MFG.  
PILASTO  
STEEL BEAMS  
S.W.G. SKYLS

SIGN MFG.  
LASTED WALLS

U.S. METAL PRODUCTS CO., INC.  
MFG.  
21' W.G. S.W. SKYLS  
STEEL COLS. & BEAMS  
PILASTO WALLS  
CONC. FL.

2020

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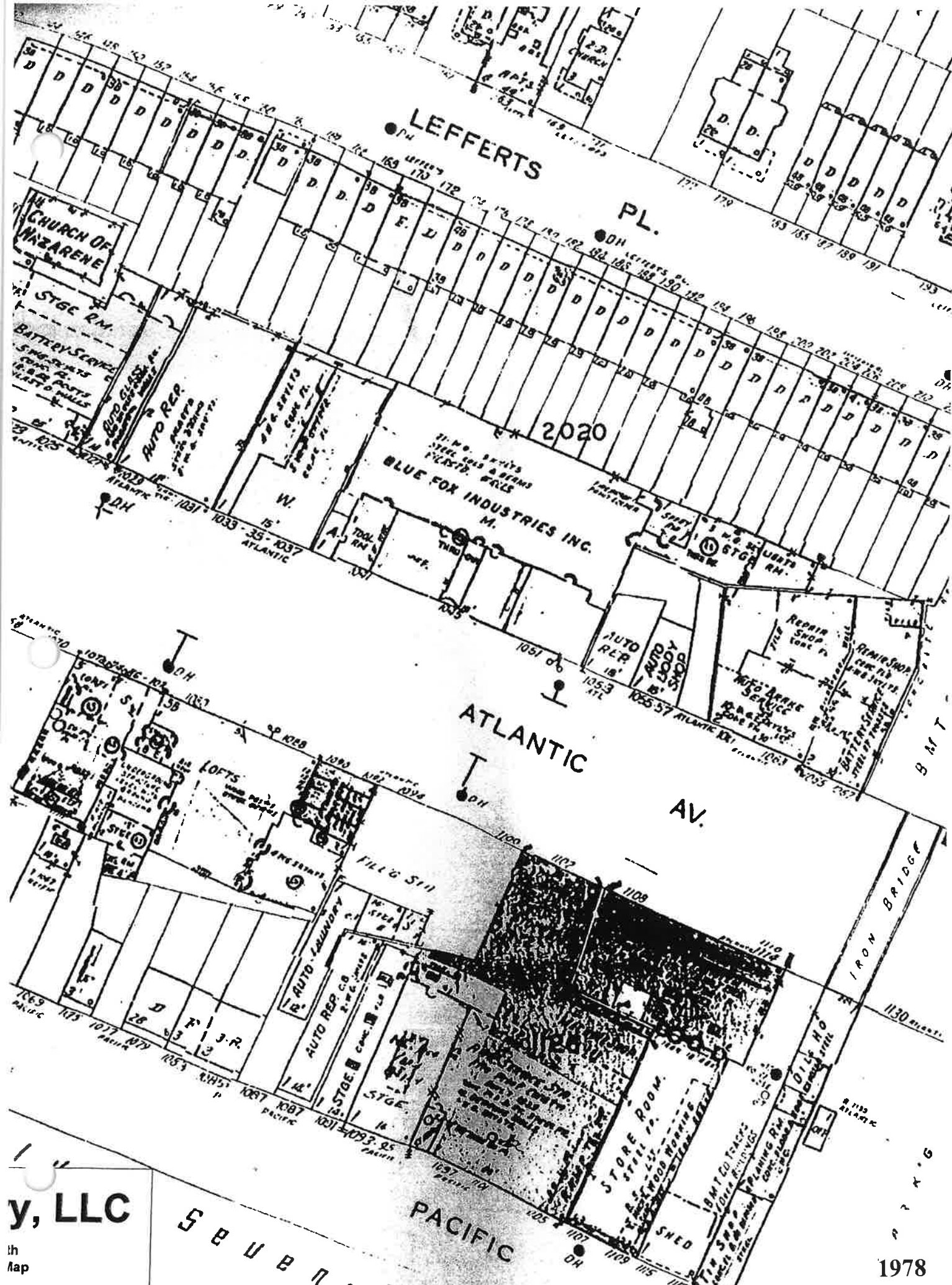
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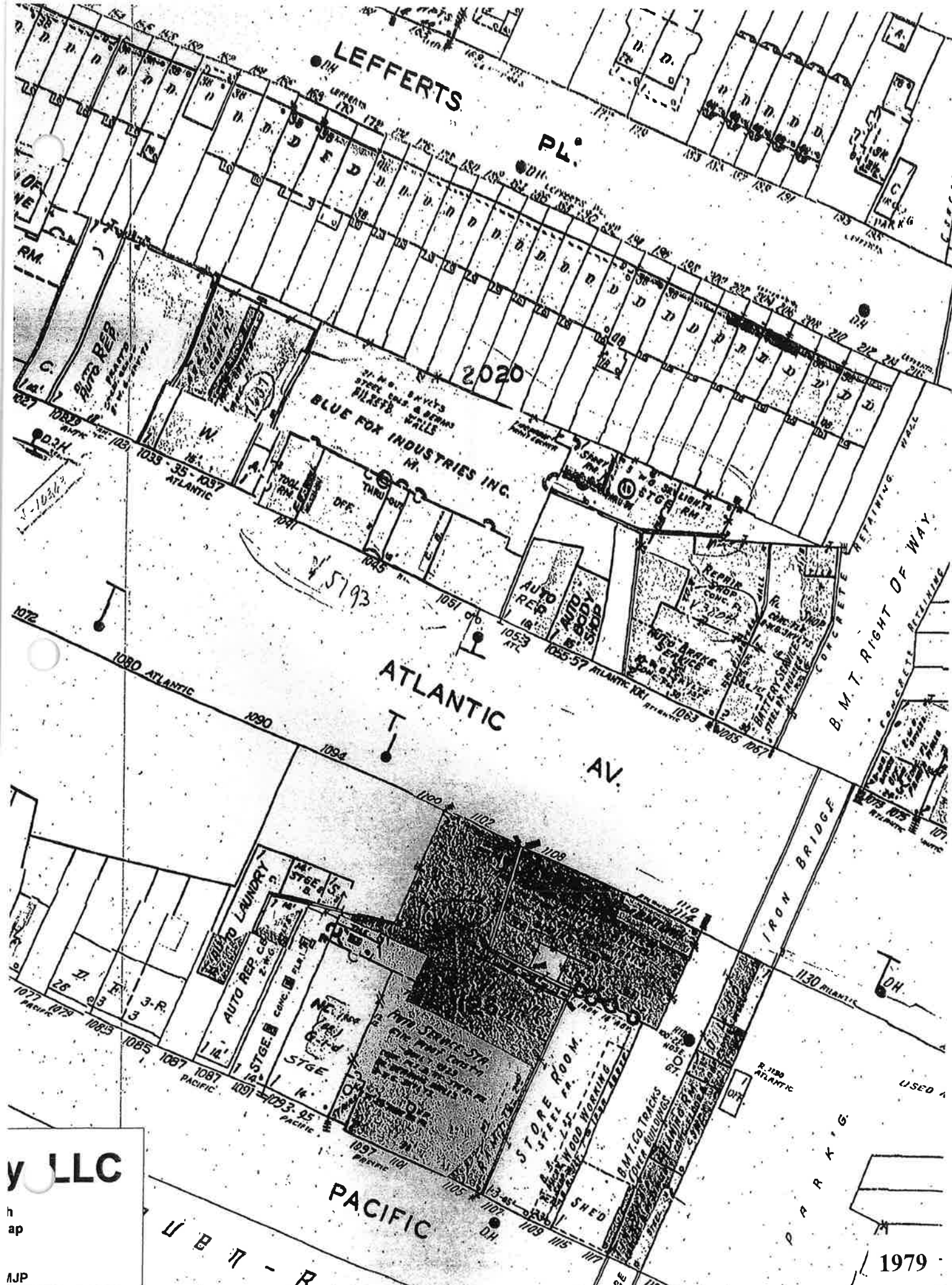


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BLUE FOX INDUSTRIES INC.

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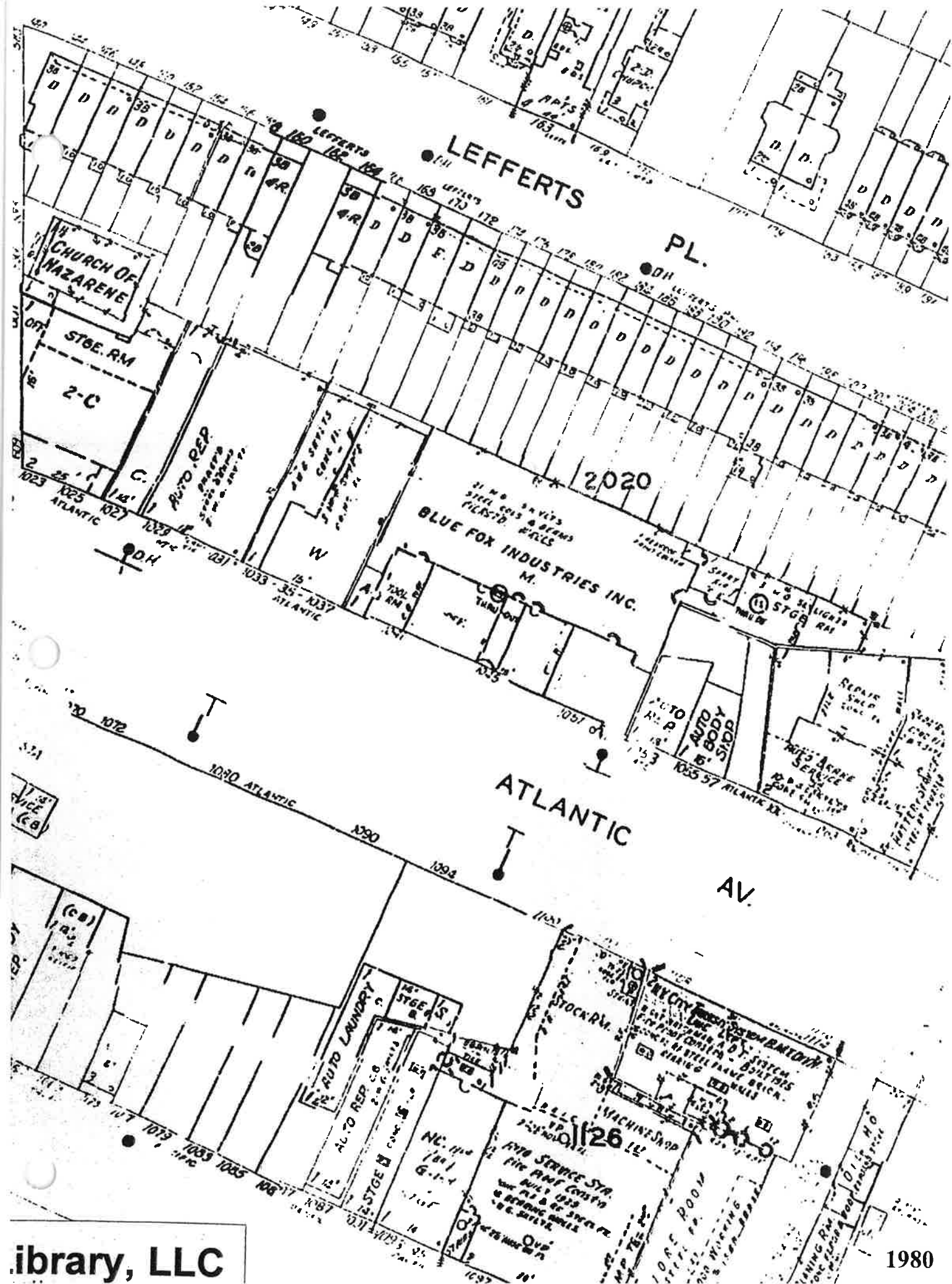
PACIFIC

1979

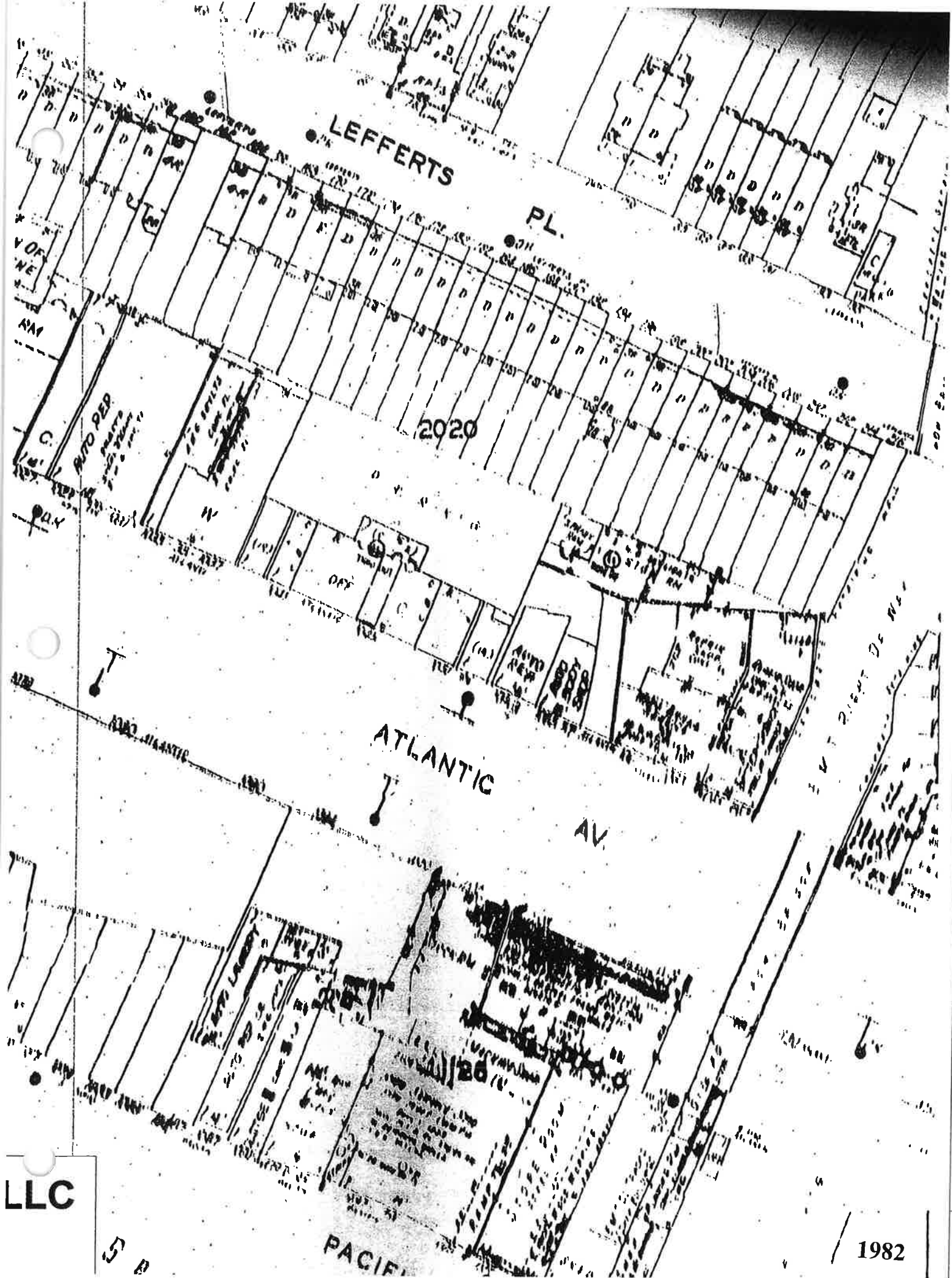
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2020

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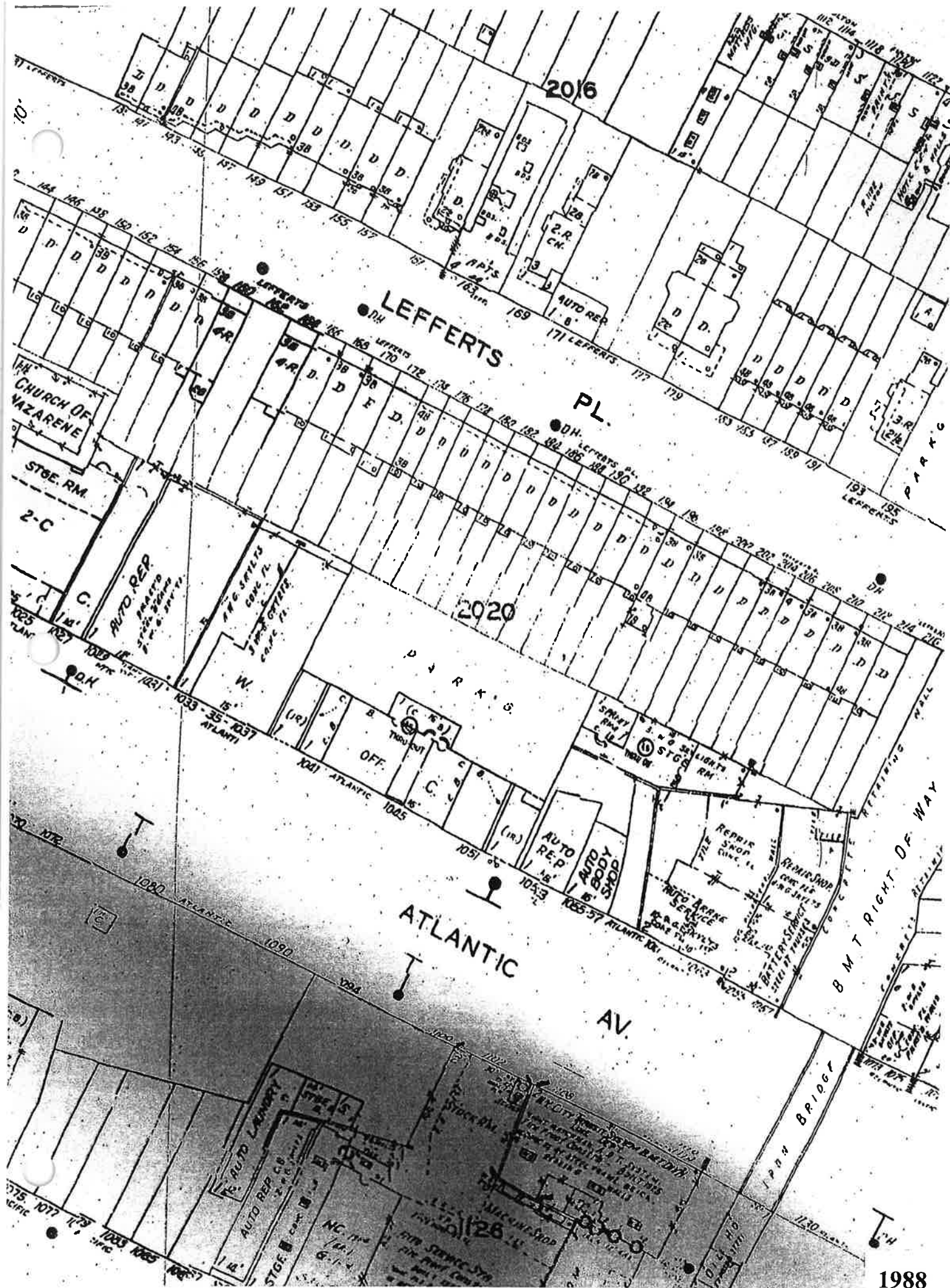
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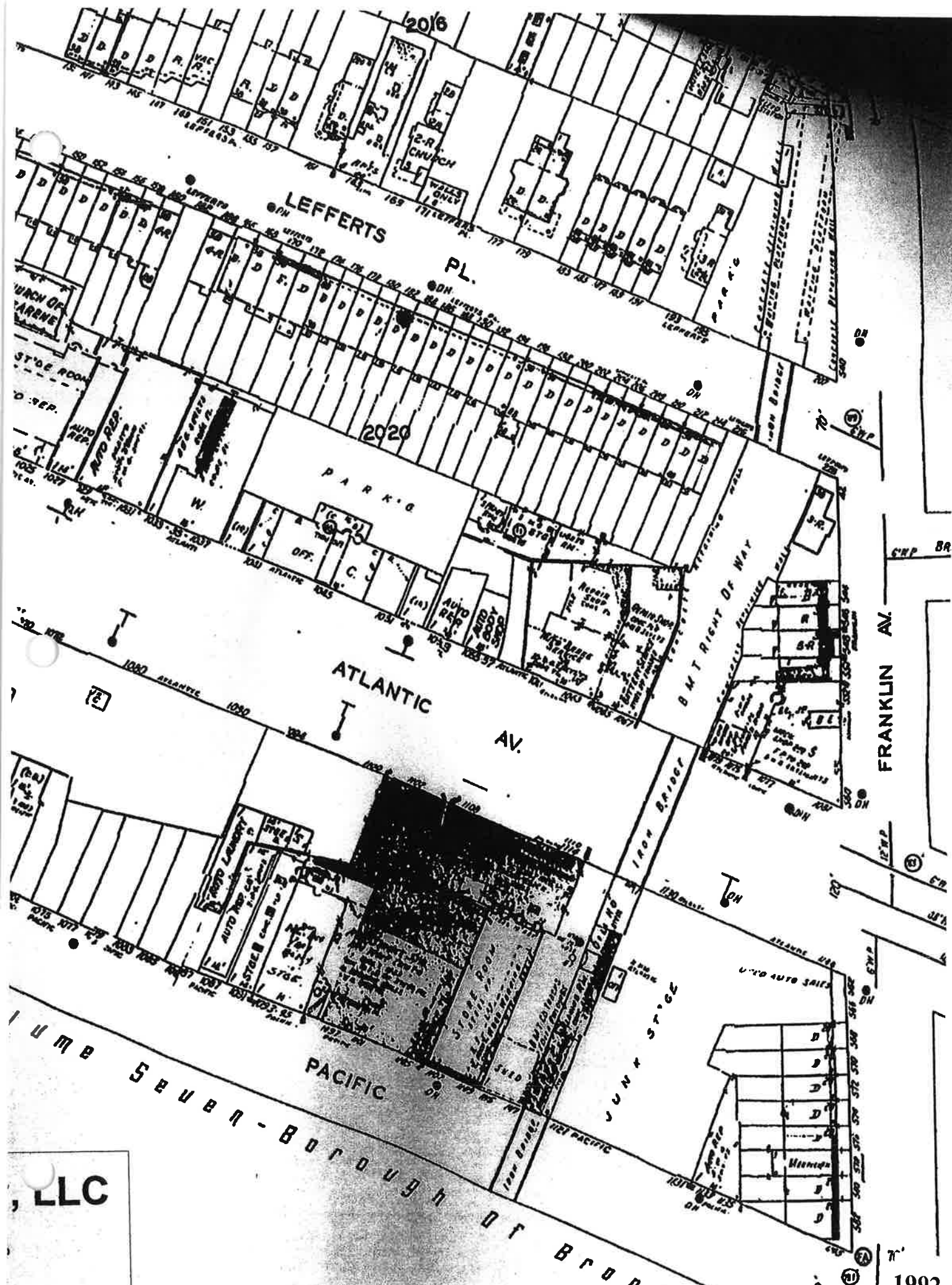
1982



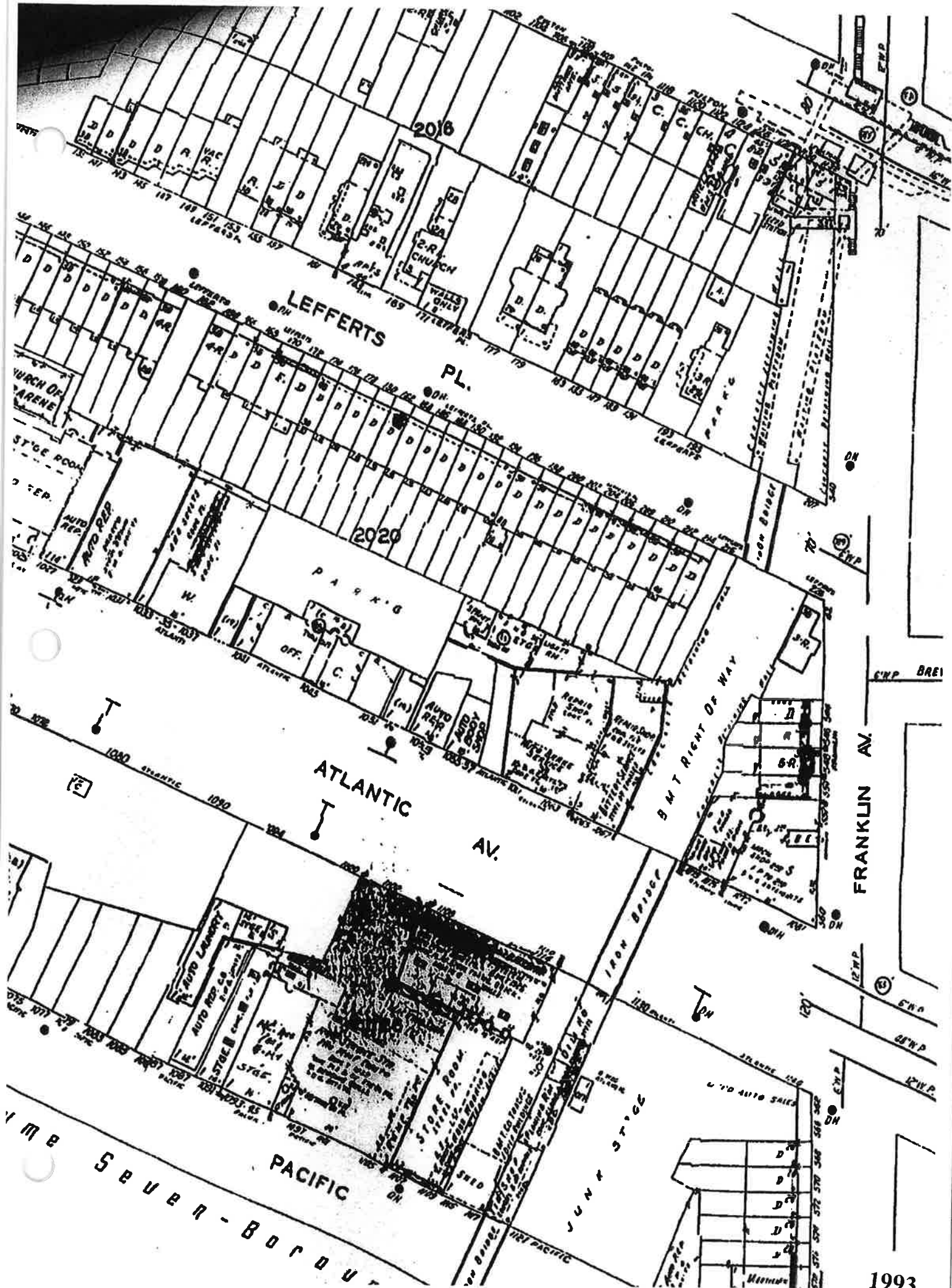




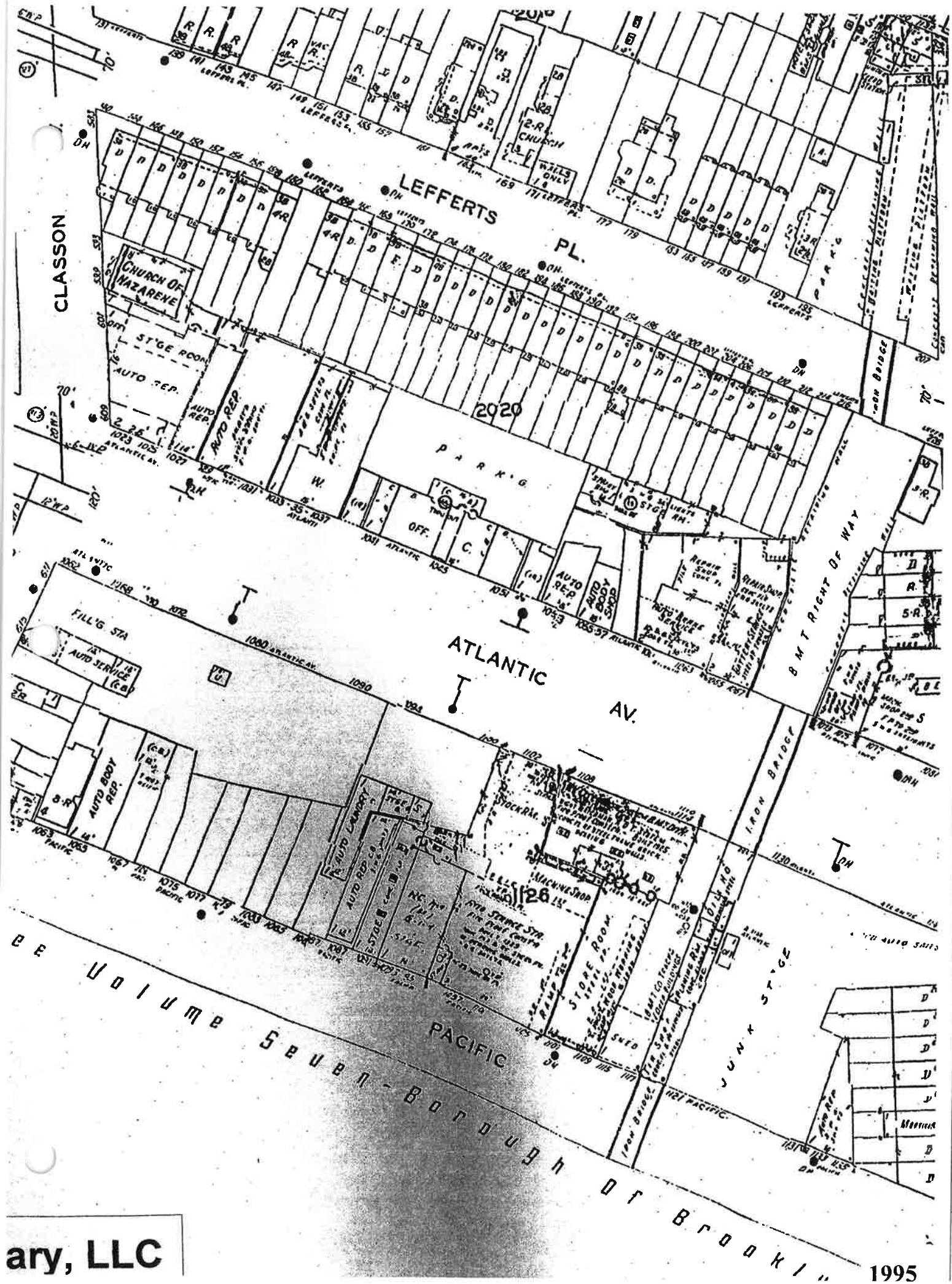




, LLC







**HISTORICAL AND REGULATORY AGENCY RECORDS**


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### NYC Department of Buildings Property Profile Overview

1045 ATLANTIC AVENUE

ATLANTIC AVENUE

1041 - 1051

BROOKLYN 11238

Health Area : 1300

Census Tract : 227

Community Board : 303

Buildings on Lot : 2

BIN# 3057893

Tax Block : 2020

Tax Lot : 77

Condo : NO

Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)[View Zoning Documents](#)[View Challenge Results](#)[Pre - BIS PA](#)[View Certificates of Occupancy](#)

Cross Street(s): CLASSON AVENUE, FRANKLIN AVENUE SHUTTLE LINE

DOB Special Place Name: 1

DOB Building Remarks:

Landmark Status:

Special Status: N/A

Local Law: NO

Loft Law: NO

SRO Restricted: NO

TA Restricted: NO

UB Restricted: NO

Environmental Restrictions: N/A

Grandfathered Sign: NO

Legal Adult Use: NO

City Owned: NO

Additional BINs for Building: NONE

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:

F4-FACTORY/INDUSTRIAL

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.

	Total	Open	<a href="#">Elevator Records</a>
<a href="#">Complaints</a>	2	0	<a href="#">Electrical Applications</a>
<a href="#">Violations-DOB</a>	7	0	<a href="#">Permits In-Process / Issued</a>
<a href="#">Violations-ECB (DOB)</a>	6	0	<a href="#">Illuminated Signs Annual Permits</a>
<a href="#">Jobs/Filings</a>	8		<a href="#">Plumbing Inspections</a>
<a href="#">ARA / LAA Jobs</a>	2		<a href="#">Open Plumbing Jobs / Work Types</a>
Total Jobs	10		<a href="#">Facades</a>
<a href="#">Actions</a>	17		<a href="#">Marquee Annual Permits</a>
OR Enter Action Type: <input type="text"/>			<a href="#">Boiler Records</a>
OR Select from List: <input type="text"/>			<a href="#">DEP Boiler Information</a>
AND <input type="button" value="Show Actions"/>			<a href="#">Crane Information</a>
			<a href="#">After Hours Variance Permits</a>

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

☒ [CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)**NYC Department of Buildings****Address Information From Department of City Planning**

Premises: 1045 ATLANTIC AVENUE BROOKLYN

Page: 1 of 1

LOW NUMBER

HIGH NUMBER

STREET NAME

BIN: 3057893

Block: 2020 Lot: 77

1041

1051

ATLANTIC AVENUE

STCDE

BIN

NO NUMBER

13430

3057893

ATLANTIC AVENUE

13430

3379672

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

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**NYC Department of Buildings**  
**Property Browse by Boro/Block/Lot**

Browsing BROOKLYN Block 2020 Lot 77

Page: 1

TAX LOT	ADDRESS	HOUSE NUM RANGE	LANDMARK	OBSOLETE	BIN
77	1045 ATLANTIC AVENUE	1041 - 1051			<u>3057893</u>

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





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NYC Department of Buildings  
C of O PDF Listing for Property

Premises: 1045 ATLANTIC AVENUE BROOKLYN

BIN: 3057893 Block: 2020 Lot: 77

Download the [Adobe Acrobat Reader](#) if you are unable to open the PDF files

To report a problem with any of these images, please use the [CO Image Problem Form](#)

CERT 0-102627:

[B000102627.PDF](#)

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NYC Department of Buildings  
Actions

Page: 1

BIN: 3057893 Block: 2020 Lot: 77

Premises: 1045 ATLANTIC AVENUE BROOKLYN	NUMBER	TYPE	FILE DATE
	ALT 28-1045-011179	ALTERATION	00/00/1910
	CARD 1039-51ATLANTICAVE		00/00/1951
	CERT 0-102627	(PDF) CERTIFICATE OF OCCUPANCY	00/00/1910
	COHE N9-12-62		00/00/1912
	COHE N9-27-72		00/00/1927
	P & D1768-112125	PLUMBING	00/00/1911
	PD 1658-060530		00/00/1906
	PERM ITUNDER1039-51ATLANT	PERMIT	00/00/1951
	SPR 85-1045-021782	SPRINKLERS	00/00/1910
	UNK 11-3-61V4638V4638-1034-5	UNKNOWN	00/00/0000
	UNK 9-1-2763925151TURNER	UNKNOWN	00/00/0000
	UNK 4-10-72V1292-1045V1292-1	UNKNOWN	00/00/1910
	UNK 6-23-311293-461039-51	UNKNOWN	00/00/1923
	UNK 6-23-3144333371MPOWELL	UNKNOWN	00/00/1923
	UNK 6-23-314435JPOWELL	UNKNOWN	00/00/1923
	UNK 8-30-276287FILETURNER	UNKNOWN	00/00/1930
	V* UB136	DOB VIOLATION - DISMISSED	05/29/1977
	DISMISSAL DATE: 10/22/1980		<b>BADGE NO.: 1711</b>
	V* 060193LL629110688	DOB VIOLATION - DISMISSED	06/01/1993
	DISMISSAL DATE: 03/07/2001	AGENCY LICENSE: MBUCIA	
	VAC* 39-96	VACATE DISMISSED	06/21/1996
	<u>V* 060194LL629110689</u>	DOB VIOLATION - DISMISSED	06/01/1994
	<u>V* 082995LL629128065</u>	DOB VIOLATION - DISMISSED	08/29/1995
	<u>V* 021097LL629122519</u>	DOB VIOLATION - DISMISSED	02/10/1997
	<u>V* 091697LL6291224343</u>	DOB VIOLATION - DISMISSED	09/16/1997
	<u>V* 050498LL629120504</u>	DOB VIOLATION - DISMISSED	05/04/1998
	<u>VEL* 063095CNESS2</u>	VIOLATION ECB LIEN DISMISSED	06/30/1995

Next

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NYC Department of Buildings  
Actions

Premises: 1045 ATLANTIC AVENUE BROOKLYN

Page: 2

NUMBER

VEC\* 062196PANEMS01

VEC\* 062196CNEMS01

VEC\* 062196CNEMS02

VEC\* 062196CNELA01

VEC\* 062196CNELA02

TYPE

ECB VIOLATION DISMISSED

ECB VIOLATION DISMISSED

ECB VIOLATION DISMISSED

ECB VIOLATION DISMISSED

ECB VIOLATION DISMISSED

BIN: 3057893 Block: 2020 Lot: 77

FILE DATE

06/21/1996

06/21/1996

06/21/1996

06/21/1996

06/21/1996

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NYC Department of Buildings  
ECB Query By Location

Premises: 1045 ATLANTIC AVENUE BROOKLYN

Page: 1 of 1

BIN: 3057893 Block: 2020 Lot: 77 CB: 303

Dept. of Buildings Violations & Compliance	
Total Issued = 6	Open (Non-Compliance) = 0

ECB Hearings	
Completed / Defaulted = 6	Pending = 0

ECB Number	Dept. of Buildings Violation Status	Respondent	ECB Hearing Status	Viol Date	Infraction Codes	ECB Penalty Due
<u>34121479N</u>	RESOLVED - CERTIFICATE ACCEPTED Severity: NON-HAZARDOUS	BROOKLYN ATLANTIC REAL	DEFAULT	06/30/1995	<u>B03</u>	\$0.00
Viol Type: CONSTRUCTION						
<u>34093844R</u>	RESOLVED - CERTIFICATE ACCEPTED Severity: NON-HAZARDOUS	ALEQRETTI VICTOR	WRITTEN OFF	06/21/1996	<u>B8G</u>	\$0.00
Viol Type: ELEVATOR						
<u>34142403J</u>	RESOLVED - CERTIFICATE ACCEPTED Severity: HAZARDOUS	YUSSUF ALI	WRITTEN OFF	06/21/1996	<u>BH7</u>	\$0.00
Viol Type: CONSTRUCTION						
<u>34142404L</u>	RESOLVED - CERTIFICATE ACCEPTED Severity: HAZARDOUS	YUSSUF ALI	WRITTEN OFF	06/21/1996	<u>BH3</u>	\$0.00
Viol Type: CONSTRUCTION						
<u>34142405N</u>	RESOLVED - CERTIFICATE ACCEPTED Severity: HAZARDOUS	YUSSUF ALI	WRITTEN OFF	06/21/1996	<u>B11</u>	\$0.00
Viol Type: CONSTRUCTION						
<u>34142406P</u>	RESOLVED - CERTIFICATE ACCEPTED Severity: HAZARDOUS	YUSSOF ALI	WRITTEN OFF	06/21/1996	<u>B62, B64</u>	\$0.00
Viol Type: PUBLIC ASSEMBLY						

**Compliance Status** (Open/Resolved) relates to whether a violation has been corrected/uncorrected. Dismissed violations do not require filing a Certificate of Correction.

**ECB Hearing Status** and the **ECB Penalty Due** are separate from **Compliance Status** (i.e. a penalty is still due in many cases even when the violating condition has been fixed).

**Severity Class**

Class 1 - Immediately Hazardous  
Class 2 - Major  
Class 3 - Lesser

HAZ - Hazardous - 1968 Building Code  
NON-HAZ - Non-hazardous - 1968 Building Code

**Violation Status Descriptions**

OPEN - No Compliance Recorded  
OPEN - Certificate Pending (Certificate of Correction submitted and under review)  
OPEN - Certificate Disapproved (Certificate of Correction disapproved/not in compliance)  
RESOLVED - N/A-Dismissed (at ECB - no Certificate of Correction required)

**ECB Hearing Status**

CURED/IN-VIO - In Violation/no hearing required  
STIPULATION/IN-VIO - No hearing required/in violation  
IN VIOLATION - Hearing decision completed  
DISMISSED - Hearing decision completed  
DEFAULT - Respondent failed to appear at hearing

RESOLVED - Certificate Accepted (Certification of Correction Accepted/in compliance)	PUBLICLY-OWNED - No hearing required
RESOLVED - Cure Accepted (early correction accepted - in violation/no penalty or hearing)	PENDING - Awaiting ECB hearing or decision
RESOLVED - Compliance Insp/Doc (condition verified by Inspector or by Dept. documentation)	ADMIT/IN-VIO - In Violation/no hearing required
	WRITTEN OFF - Imposed penalty legally uncollectable

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NYC Department of Buildings  
DOB Violations

Page: 1

Premises: 1045 ATLANTIC AVENUE BROOKLYN

BIN: 3057893 Block: 2020 Lot: 77

NUMBER

TYPE

FILE DATE

V\* UB136

DOB VIOLATION - DISMISSED

05/29/1977

DISMISSAL DATE: 10/22/1980

BADGE NO.: 1711

V\* 060193LL629110688

DOB VIOLATION - DISMISSED

06/01/1993

DISMISSAL DATE: 03/07/2001

AGENCY LICENSE: MBUCIA

V\* 060194LL629110689

DOB VIOLATION - DISMISSED

06/01/1994

V\* 082995LL629128065

DOB VIOLATION - DISMISSED

08/29/1995

V\* 021097LL629122519

DOB VIOLATION - DISMISSED

02/10/1997

V\* 091697LL6291224343

DOB VIOLATION - DISMISSED

09/16/1997

V\* 050498LL629120504

DOB VIOLATION - DISMISSED

05/04/1998

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NYC Department of Buildings  
Permits In-Process / Issued by Premises

Page: 1 of 1

Premises: 1045 ATLANTIC AVENUE BROOKLYN

BIN: 3057893 Block: 2020 Lot: 77

NUMBER	JOB TYPE	SEQ NO	ISSUED DATE	EXPIRATION DATE	STATUS	APPLICANT NAME
<a href="#">301197210-01-EW OT</a>	A2 - ALT2	01	12/14/2004	01/01/2005	ISSUED	BARKIN DONALD
<a href="#">301051019-01-EW OT</a>	A2 - ALT2	01	12/14/2004	01/01/2005	ISSUED	BARKIN DONALD
<a href="#">300931277-01-EW MH</a>	A2 - ALT2	01	02/08/2005	09/30/2005	ISSUED	BARKIN DONALD
<a href="#">300931277-01-PL</a>	A2 - ALT2	02	12/23/2004	12/23/2005	ISSUED	DIPALMA JAMES
<a href="#">300931277-01-EW OT</a>	A2 - ALT2	02	12/14/2004	01/01/2005	ISSUED	BARKIN DONALD
<a href="#">300718276-01-EW MH</a>	A2 - ALT2	01	05/21/1998	10/01/1998	ISSUED	ALLEGRETTI ALFRED
<a href="#">300712566-01-EW OT</a>	A2 - ALT2	01	04/15/1998	10/01/1998	ISSUED	ALLEGRETTI ALFRED
<a href="#">300712566-01-EW BL</a>	A2 - ALT2	01	04/15/1998	10/01/1998	ISSUED	ALLEGRETTI ALFRED
<a href="#">300712566-01-EW FB OIL</a>	A2 - ALT2	01	04/15/1998	10/01/1998	ISSUED	ALLEGRETTI ALFRED
<a href="#">300712566-01-EW FS</a>	A2 - ALT2	01	04/15/1998	10/01/1998	ISSUED	ALLEGRETTI ALFRED

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[✉ CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)**NYC Department of Buildings****Work Permit Data**

Premises: 1045 ATLANTIC AVENUE BROOKLYN

Filed At: 1045 ATLANTIC AVENUE BROOKLYN

BIN: 3057893 Block: 2020 Lot: 77

Job Type: A2 - ALTERATION TYPE 2

Job No: 300712566

Permit No: 300712566-01-EW-FB-OIL

Issued: 04/15/1998

Fee: STANDARD

Seq. No.: 01

Filing Date: 04/10/1998 INITIAL

Expires: 10/01/1998

Work:

Proposed Job Start: 04/15/1998

Status: ISSUED

Work Approved: 03/27/1998

ALTERATION TYPE 2 - FUEL BURNING

BOILER/BURNER REPL. AND REPLACEMENT OF F O TANK.NO CHANGE IN EGRESS OR O  
CUPANCY IS INVOLVED UNDER THIS APPLICATI ON

Use: N/A

Landmark: NO

Stories: 0

Review is requested under Building Code: Prior-to-1968

Issued to: ALFRED ALLEGRETTI

OIL BURNER INSTALLER B

Business: BAYSIDE FUEL OIL CORP

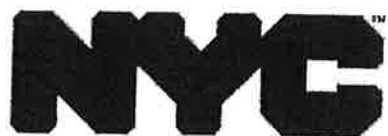
License No: 0005002-OB

1810 SHORE PARKWAY BROOKLYN NY 112140077

Phone: 718-946-4000

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Buildings

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## NYC Department of Buildings

## Boiler Query

Premises: 1045 ATLANTIC AVENUE BROOKLYN

BIN: 3057893 Block: 2020 Lot: 77

VIOL	NUM	MD	SER#	STATUS	INSP-DATE	RECV-DATE	NAME
N	<u>73006</u>	N	01	ACTIVE	11/01/2013	11/13/2013	O 2710 BARKIN DONALD

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## NYC DEP Boiler Information

<b>Premises:</b> 1045 ATLANTIC AVENUE BROOKLYN BIN: 3057893 Block: 02020 Lot: 00077		
<b>Application #:</b> CR315113	<b>Type:</b> BOILER REGISTRATION	<b>Owner:</b> NU-WAY FUEL OIL BURNERS INC
<b>Issued:</b> 2/25/2013	<b>Expiration Date:</b> 2/25/2016	<b>Status:</b> Approved
<b>Boiler Make / Model:</b> WEIL MCLAIN, BL-886 / WEIL MCLAIN, BL-886	<b>Fuel Type 1:</b> #2	<b>Fuel Type 2:</b>
<b>Burner Make / Model:</b> WEIL MCLAIN, BL-886 WEIL MCLAIN, BL-886	<b>Number of Identical Units:</b> 1	
<b>AKA :</b> ATLANTIC AVENUE BROOKLYN		

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## NYC DEP Boiler Information

Premises: 1045 ATLANTIC AVENUE BROOKLYN BIN: 3057893 Block: 02020 Lot: 00077		
Application #: CA051098	Type: REGISTRATION	Owner: NU-WAY FUEL OIL BURNERS INC
Issued: 7/22/2010	Expiration Date: 3/31/2013	Status: Active
Boiler Make / Model: WEIL MCLAIN, BL-886 /	Fuel Type 1: #2 OIL FOR REG	Fuel Type 2:
Burner Make / Model: CARLIN, 800 CRD	Number of Identical Units: 1	
AKA : ATLANTIC AVENUE BROOKLYN		

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# ENVIRONMENTAL & ENGINEERING CONSULTANTS

1092 MOTOR PARKWAY  
HAUPPAUGE, NEW YORK 11788-5228  
TEL: 631-851-1600 • FAX: 631-851-0535

PARK 80 WEST • PLAZA II  
SADDLE BROOK, NEW JERSEY 07663-5836  
TEL: 201-843-5051 • FAX: 201-843-5052

TWO STAMFORD LANDING • SUITE 100  
STAMFORD, CONN. 06902-7649  
TEL: 203-921-0364 • FAX: 203-975-1110

GLOBAL  
CONSOLIDATED  
INDUSTRIES, INC.

*Reply To This Mailing Address*

1-800-842-5073  
www.gci-env.com

August 14, 2014

United States Environmental Protection Agency  
Region 2  
290 Broadway  
New York, New York 10007

Attn: Ms. Wanda Calderon  
FOIL Officer

Re: FOIA Request  
1045 Atlantic Avenue  
Brooklyn, NY 11238  
**NY0980759435**  
**GCI Project No. 2014124**

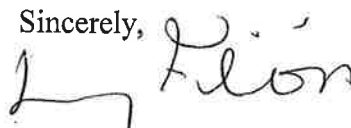
Dear Ms. Calderon:

I am writing this letter to request copies of any records pertaining to the site listed above. This site is listed as a RCRA Hazardous Waste Generator site.

Please forward the information to my attention at the New York address listed above at your earliest convenience.

Should you have any questions or require anything further, please feel free to contact me at 800-842-5073 Ext: 204. I thank you for your time and consideration in the matter.

Sincerely,

  
Luray Filiou

**FIRE DEPARTMENT - CITY OF NEW YORK  
BUREAU OF REVENUE MANAGEMENT  
9 Metro Tech Center  
Brooklyn, New York 11201-3857**

**Tank Report Request Form**

**MAIL TO:**

Luray Filliou  
GCI Environmental  
1092 Motor Parkway  
Hauppauge, New York 11788  
Tel: 1-800-842-5073 ext. 204

**1041-1051 Atlantic Avenue**  
**ADDRESS**

**Brooklyn**  
**BOROUGH**

**REPORTS:**

- ✓ The total amount and size of removed or sealed tanks.
- ✓ The total amount of violations.

Signature: GCI Environmental

Date: 8/15/14

GCI Job No.: 2014124

**DO NOT WRITE BELOW**

**Sir/Madam:**

In reply to your request concerning the premises mentioned above, please be advised that as of July 16, 2014, our records show the following:

**Tank Type:** 3,000 gallon tank enclosed

**Account No.:** 93084101

**Owner:** Donald Barkin

**Exp. Date:** 7/14

**Status:** \_\_\_\_\_

☐ **No Violations on file with the NYC FD**

☒ **Violations on file with the NYC FD**



FDNY Building Information Profile

08/15/14 09:43:56

Bldg: 3057893

Total Area Found: 1

BLOCK LOT EBN LEND  
02020 0077 3057893 1041  
BOND 1051  
STREET NAME  
ATLANTIC AVENUE  
BOROUGH  
BROOKLYN

Summary

Num Siam Sprinkler :  
Num Siam Standpipe :  
Last BISP Insp Date :  
Num of Violation Notices : 5  
Has BISP Asbestos Abatement : No  
Sprinkler Type :  
Sprinkler Type :  
Last BISP Insp Status :  
Num of Violation Order : 0

Accounts

FPREV Permit Accounts

Acct. #	Owner Name	Do #	PFZ	Last Insp Date	Last Insp Stat
30206817	DONALD BARKIN	11	S	07/01/2014	PASS
93084093	DONALD BARKIN	11	P	07/01/2014	PASS
93084101	DONALD BARKIN	11	C	07/01/2014	PASS
20053096	INTERBORO PETRO TRANSP	28	R1	09/10/2010	NOV AND VIO (NOV NO HOLD)
20072930	INTERBORO PETRO TRANSP	28	R1	11/04/2009	NOV AND VIO (NOV NO HOLD)
31107139	NU MAY FUEL OIL BURNERS	98	AA	06/21/2011	NOV (FIELD)
27176122	NUWAY FUEL OIL BURNERS	28	R1	08/03/2007	NOV (HOLD)
97018873	NUWAY FUEL/DBA/ON-SITE	28	R1	06/16/2014	PASS

NOV

FPREV Violation Notices

Owner Name	NOV Num	Issue Date	Vio Law/Num	Vio Desc	Vio Disposition	Disp Date
SLAW REALTY CO INC	12026664L	09/16/2013				
SLAW REALTY CO INC	12028856P	12/05/2013				
WARDE ELEC. CONTR. IN	10243623N	10/05/1993	RULE 18	FAILED TO OBTAIN CERT. OF APPROVAL/QUAL	FOUND GUILTY AT A HEARING	12/30/1993
WARDE ELEC. CONTR. IN	10243624P	10/05/1993	RULE 19	FAILED TO PROVIDE REQUIR AFFIDAVIT/PLAN	FOUND GUILTY AT A HEARING	12/30/1993
YUSSUF ALI	10267199J	06/21/1996	RULE 1	FAILED TO PROVIDE BUCKETS/EXTINGUISHERS	DEFAULT	08/09/1996
			RULE 17	FAILED TO OBTAIN CERTIFICATE OF FITNESS	DEFAULT	08/09/1996
			RULE 19	FAILED TO PROVIDE REQUIR AFFIDAVIT/PLAN	DEFAULT	08/09/1996
			RULE 25	FAILED TO PROVIDE/MAINT ELECTRIC EQUIP.	DEFAULT	08/09/1996



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View	Reel/Pg/File	CRFN	Lot	Partial	Doc Date	Recorded / Filed	Document Type	Pages	Party1	Party2	Party 3/ Other	More Party 1/2 Names	Corrected/ Remarks	Doc Amount
<a href="#">DET</a> <a href="#">IMG</a>		2014000003367	77	ENTIRE LOT	12/18/2013	1/6/2014 11:04:20 AM	MORTGAGE	47	S L A W REALTY CO., INC.	BANCO POPULAR NORTH AMERICA				300,000
<a href="#">DET</a> <a href="#">IMG</a>		2012000000731	77	ENTIRE LOT	12/1/2011	1/3/2012 12:02:42 PM	ASSIGNMENT OF LEASES AND RENTS	8	SLAW REALTY CO., INC.	BANCO POPULAR NORTH AMERICA				950,000
<a href="#">DET</a> <a href="#">IMG</a>		2012000000730	77	ENTIRE LOT	12/1/2011	1/3/2012 12:02:41 PM	MORTGAGE	38	SLAW REALTY CO., INC.	BANCO POPULAR NORTH AMERICA				950,000
<a href="#">DET</a> <a href="#">IMG</a>		2011000200437	77	PARTIAL LOT	6/6/2011	6/6/2011 3:32:25 PM	UCC3 CONTINUATION	3	S L A W REALTY CO., INC.	BANCO POPULAR NORTH AMERICA				0
<a href="#">DET</a> <a href="#">IMG</a>		2006000499159	77	ENTIRE LOT	10/19/2004	9/1/2006 3:08:07 PM	UCC3 TERMINATION	2	S L A W REALTY CO., INC	COMMERCE BANK				0
<a href="#">DET</a> <a href="#">IMG</a>		2006000499158	77	ENTIRE LOT	7/27/2006	9/1/2006 3:08:06 PM	TERMINATION OF ASSIGN OF L&R	4	S L A W REALTY CO., INC	BANCO POPULAR NORTH AMERICA				0
<a href="#">DET</a> <a href="#">IMG</a>		2006000499157	77	ENTIRE LOT	7/27/2006	9/1/2006 3:08:05 PM	ASSIGNMENT OF LEASES AND RENTS	9	BANCO POPULAR NORTH AMERICA	S L A W REALTY CO., INC				1,000,000
<a href="#">DET</a> <a href="#">IMG</a>		2006000499156	77	ENTIRE LOT	7/27/2006	9/1/2006 3:08:04 PM	AGREEMENT	41	S L A W REALTY CO., INC	BANCO POPULAR NORTH AMERICA				1,000,000
<a href="#">DET</a> <a href="#">IMG</a>		2006000499155	77	ENTIRE LOT	7/27/2006	9/1/2006 3:08:03 PM	MORTGAGE	11	S L A W REALTY CO., INC	BANCO POPULAR NORTH AMERICA				50,010
<a href="#">DET</a> <a href="#">IMG</a>		2006000499154	77	ENTIRE LOT	7/27/2006	9/1/2006 3:08:02 PM	ASSIGNMENT, MORTGAGE	4	COMMERCE BANK, N.A.	BANCO POPULAR NORTH AMERICA				0

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Office of the City Register**

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**Document Class:** All Document Classes

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View	Reel/Pg/File	CRFN	Lot	Partial	Doc Date	Recorded / Filed	Document Type	Pages	Party1	Party2	Party 3/ Other	More Party 1/2 Names	Corrected/ Remarks	Doc Amount
<a href="#">DET</a> <a href="#">IMG</a>		2006000490432	77	PARTIAL LOT	7/28/2006	8/30/2006 9:41:36 AM	INITIAL UCC1	5	S L A W REALTY CO., INC.	BANCO POPULAR NORTH AMERICA				0
<a href="#">DET</a> <a href="#">IMG</a>		2004000645719	77	ENTIRE LOT		10/19/2004 3:53:20 PM	INITIAL UCC1	7	SLAW REALTY CO., INC.	COMMERCE BANK				0
<a href="#">DET</a> <a href="#">IMG</a>		2004000645718	77	ENTIRE LOT	9/30/2004	10/19/2004 3:53:19 PM	ASSIGNMENT OF LEASES AND RENTS	14	COMMERCE BANK	SLAW REALTY CO., INC.				1,000,000
<a href="#">DET</a> <a href="#">IMG</a>		2004000645717	77	ENTIRE LOT	9/30/2004	10/19/2004 3:53:18 PM	MORTGAGE	35	SLAW REALTY CO., INC.	COMMERCE BANK				1,000,000
<a href="#">DET</a> <a href="#">IMG</a>		2004000088319	77	PARTIAL LOT	8/26/2000	2/13/2004 1:45:51 PM	CERTIFICATE	2	NYC DEPARTMENT OF FINANCE					0
<a href="#">DET</a> <a href="#">IMG</a>	4698/593		77	ENTIRE LOT		12/22/1999	SATISFACTION OF MORTGAGE	3	BROOKLYN ATLANTIC REALTY CO INC	ALLEGRETTI, ALFRED		✓		0
<a href="#">DET</a> <a href="#">IMG</a>	4697/2353		77	ENTIRE LOT	8/3/1999	12/22/1999	DEED	4	ALLEGRETTI, ALFRED	SLAW REALTY CO INC		✓		0
<a href="#">DET</a> <a href="#">IMG</a>	4004/970		77	ENTIRE LOT	4/28/1997	8/25/1997	DEED	3	BROOKLYN ATLANTIC REALTY CO INC	ALLEGRETTI, ALFRED		✓		0
<a href="#">DET</a> <a href="#">IMG</a>	3923/106		77	ENTIRE LOT		4/17/1997	COURT ORDER	4	UNITED STATES BANKRUPTCY COURT			✓		0
<a href="#">DET</a> <a href="#">IMG</a>	2352/1441		77	ENTIRE LOT		3/1/1989	MORTGAGE	5	BROOKLYN ATLANTIC RLTY	ALLEGRETTI, ALFRED		✓		750,000

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# Search Results By Parcel Identifier

**Current Search Criteria:**

**Borough:** BROOKLYN / KINGS  
**Block:** 2020  
**Lot:** 77 **Unit:** N/A  
**Date Range:** To Current Date  
**Document Class:** All Document Classes

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View	Reel/Pg/File	CRFN	Lot	Partial	Doc Date	Recorded / Filed	Document Type	Pages	Party1	Party2	Party 3/ Other	More Party 1/2 Names	Corrected/ Remarks	Doc Amount
<a href="#">DET</a>	<a href="#">IMG</a>	2352/1439	77 ENTIRE LOT		2/23/1989	3/1/1989	DEED	2	BAYSIDE FUEL OIL CORP	ALLEGRETTI, ALFRED		✓		0
<a href="#">DET</a>	<a href="#">IMG</a>	2352/1437	77 ENTIRE LOT		2/23/1989	3/1/1989	DEED	2	ALLEGRETTI, ALFRED	BROOKLYN ATLANTIC RLTY		✓		0
<a href="#">DET</a>	<a href="#">IMG</a>	2178/1132	77 ENTIRE LOT		12/29/1987	2/25/1988	DEED	2	BAYSIDE FUEL OIL CORP	ALLEGRETTI, ALFRED		✓		0
<a href="#">DET</a>	<a href="#">IMG</a>	2159/2473	77 ENTIRE LOT		8/17/1987	1/22/1988	DEED	3	VANGUARD OIL & SERVCORP	BAYSIDE FUEL OIL CORP				0
<a href="#">DET</a>	<a href="#">IMG</a>	2097/1470	77 ENTIRE LOT		8/17/1987	9/29/1987	DEED	4	VANGUARD OIL & SERVCORP	BAYSIDE FUEL OIL CORP				0
<a href="#">DET</a>	<a href="#">IMG</a>	1252/988	77 ENTIRE LOT		7/21/1981	7/21/1981	MORTGAGE	4	VANGUARD OIL & SERVICE CO INC	FREEDOM NATIONAL BANK OF NEW YORK				0
<a href="#">DET</a>	<a href="#">IMG</a>	1025/1113	77 ENTIRE LOT		10/12/1978	10/12/1978	MORTGAGE	4	VANGUARD OIL & SERVICE CO INC	NYC PUBLIC DVLPT CORP				0
<a href="#">DET</a>	<a href="#">IMG</a>	1025/1103	77 ENTIRE LOT		10/12/1978	10/12/1978	DEED	10	THE CITY OF NY	NYC PUBLIC DVLPT CORP				0
<a href="#">DET</a>	<a href="#">IMG</a>	1025/1098	77 ENTIRE LOT		10/12/1978	10/12/1978	DEED	5	NYC PUBLIC DVLPT CORP	VANGUARD OIL & SERVICE CO INC				0
<a href="#">DET</a>	<a href="#">IMG</a>	897/516	77 ENTIRE LOT		1/18/1977	1/18/1977	DEED	3	COHEN BENJAMIN	NYJ FUNDING CORP		✓		0

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# Search Results By Parcel Identifier

Current Search Criteria:	
<b>Borough:</b>	BROOKLYN / KINGS
<b>Block:</b>	2020
<b>Lot:</b>	77
<b>Unit:</b>	N/A
<b>Date Range:</b>	To Current Date
<b>Document Class:</b>	All
<b>Document Classes</b>	

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View	Reel/Pg/File	CRFN	Lot	Partial	Doc Date	Recorded / Filed	Document Type	Pages	Party1	Party2	Party 3/ Other	More Party 1/2 Names	Corrected/ Remarks	Doc Amount
<a href="#">DET</a>	<a href="#">IMG</a>	871/1950	77	ENTIRE	9/16/1976	9/16/1976	DEED	8	IVAN E. IRIZARRY	THE CITY OF NEW YORK		✓	✓	0
<a href="#">DET</a>	<a href="#">IMG</a>	805/1426	77	ENTIRE	9/30/1975	9/30/1975	DEED	88	M & M TRADING CORP	COHEN BENJAMIN		✓		0
<a href="#">DET</a>	<a href="#">IMG</a>	805/1423	77	ENTIRE	9/30/1975	9/30/1975	DEED	3	COHEN BENJAMIN	M & M TRADING CORP		✓		0
<a href="#">DET</a>	<a href="#">IMG</a>	766/210	77	ENTIRE	2/28/1975	2/28/1975	DEED	10	M & M TRADING CORP	COHEN BENJAMIN		✓		0
<a href="#">DET</a>	<a href="#">IMG</a>	766/206	77	ENTIRE	2/28/1975	2/28/1975	DEED	4	CARRONA ANTHONY S REF	M & M TRADING CORP		✓		0
<a href="#">DET</a>	<a href="#">IMG</a>	647/1856	77	ENTIRE	7/23/1973	7/23/1973	MORTGAGE	9	ROSEN CARL	NATL STATE BANK ELIZABETH NEW JERSEY		✓		0
<a href="#">DET</a>	<a href="#">IMG</a>	621/622	77	ENTIRE	3/21/1973	3/21/1973	MORTGAGE	4	ROSEN CARL	M & M TRADING CORP		✓		0
<a href="#">DET</a>	<a href="#">IMG</a>	617/1865	77	ENTIRE	3/6/1973	3/6/1973	MORTGAGE	4	ROSEN CARL	BROAD NATL BANK		✓		0
<a href="#">DET</a>	<a href="#">IMG</a>	463/1076	77	ENTIRE	2/5/1971	2/5/1971	MORTGAGE	4	ROSEN CARL	COMMERCIAL CAPITAL CORP		✓		0
<a href="#">DET</a>	<a href="#">IMG</a>	438/688	77	ENTIRE	9/30/1970	9/30/1970	MORTGAGE	4	ROSEN CARL	COMMERCIAL CAPITAL CORP		✓		0

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**Current Search Criteria:**

**Borough:** BROOKLYN / KINGS  
**Block:** 2020  
**Lot:** 77    **Unit:** N/A  
**Date Range:** To Current Date  
**Document Class:** All  
**Document Classes**

# Search Results By Parcel Identifier

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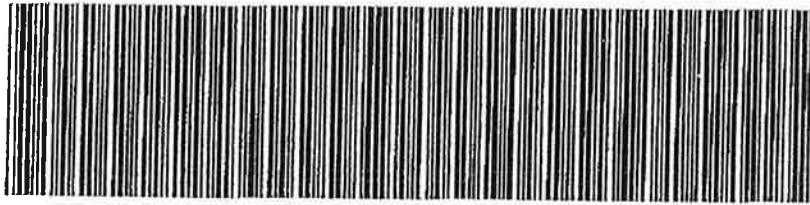
View	Reel/Pg/File	CRFN	Lot	Partial	Doc Date	Recorded / Document Filed      Type	Pages	Party1	Party2	Party 3/ Other	More Party 1/2 Names	Corrected/ Remarks	Doc Amount
<a href="#">DET</a> <a href="#">IMG</a>	437/1238		77 ENTIRE LOT		9/25/1970	9/25/1970 MORTGAGE	6	ROSEN CARL	JAMCOR INC		✓		0
<a href="#">DET</a> <a href="#">IMG</a>	437/1236		77 ENTIRE LOT		9/25/1970	9/25/1970 DEED	2	1045 ATLANTIC AVE RLTY CORP	ROSEN CARL		✓		0
<a href="#">DET</a> <a href="#">IMG</a>	84/295		77 ENTIRE LOT		3/28/1966	3/28/1966 MORTGAGE	6	1045 ATLANTIC AVENUE REALTY CORP	GIBRALTAR FACTORS CORPORATION				0

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OFFICE OF THE CITY REGISTER**

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2004011400782002001E64D8

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 2**

**Document ID: 2004011400782002**

**Document Date: 08-26-2000**

**Preparation Date: 01-14-2004**

**Document Type: CERTIFICATE**

**Document Page Count: 1**

**Non-Standard Form Size**

**PRESENTER:**

ICIP  
66 JOHN STREET  
NEW YORK, NY 10038  
212-361-7167

**RETURN TO:**

ROBERT MOREL  
CITY ONE REAL ESTATE LLC  
236 GREENPOINT AVENUE  
BROOKLYN, NY 11222

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BROOKLYN	2020	77	Partial Lot	1045 ATLANTIC AVENUE
<b>Property Type: INDUSTRIAL BUILDING</b>				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**PARTY 1:**

NYC DEPARTMENT OF FINANCE  
66 JOHN STREET  
NEW YORK, NY 10038

**FEES AND TAXES**

<b>Mortgage</b>		Recording Fee:	EXEMPT
Mortgage Amount:	\$ 0.00	Affidavit Fee: \$	0.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax Filing Fee:	
Exemption:		\$	0.00
<b>TAXES:</b>		NYS Real Estate Transfer Tax:	
County (Basic):	\$ 0.00	\$	0.00
City (Additional):	\$ 0.00		
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
<b>TOTAL:</b>	<b>\$ 0.00</b>		



**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE  
CITY OF NEW YORK**

Recorded/Filed 02-13-2004 13:45

City Register File No.(CRFN):

2004900088319

*Rochelle Patricia*

**City Register Official Signature**

that VICTOR V. ALLEGRETTI and ALFRED ALLEGRETTI,  
both residing at 1810 Shore Parkway, Brooklyn, New York

Israel residents.  
at each end of  
principal office  
is responsible  
giving street and  
street numbers

Mortgage dated the 23rd day of February, 1989 made by Brooklyn Atlantic Realty Co., Inc.

to Victor V. Allegretti and Alfred Allegretti

in the principal sum of \$ 250,000.00 and recorded on the 1st day of March  
19 89, in Liber/Reel 2352 of Section of Mortgages, page 1441, in the office of the  
City Register of the County of Kings

covering premises 1045 Atlantic Avenue, Brooklyn, New York

which mortgage has not been assigned of record.

Dated the 3rd day of August, 1999

**IN PRESENCE OF:**

*Victor V. Allegretti*  
VICTOR V. ALLEGRETTI  
*Alfred Allegretti*  
ALFRED ALLEGRETTI

Section 321 of the Real Property Law expressly provides that must satisfy by a certificate of discharge in specific cases and also provides, among other things, that "(1) the certificate shall pertain to discharges made in one mortgage, (excepted) the mortgages created by instruments of consolidation, agreement, modification or correction, or may certify to one certificate of one kind and all the others in the mortgage; (2) the certificate has been assigned, in whole or in part, the certificate shall set forth (1) the date of such assignment in the chain of title of the mortgage, (2) the date of such assignment, (3) the name of the assignor, (4) the name of the assignee, and (5) the amount assigned; and (6) if the assignment has been recorded immediately with the certificate of discharge, the certificate of discharge shall also, and if the mortgage has not been assigned, the certificate shall state, (3) the mortgage it shall be by the assignor, including an executor or administrator, the certificate of discharge shall state the name of the court and the venue of the proceedings in which the assignment was made or in which an order of decree vesting him with such title or authority was

Standard N.Y.S.T.U. Form 6002 - Bargain and Sale Deed, with Covenant against Grantor's Acts - Individual or Corporation (Single Sheet)  
CONDUCT YOUR BUSINESS BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 28 day of April, 19 97

BETWEEN

Brooklyn Atlantic Realty Co., Inc.  
at 100 Wells Avenue, Congers, New York 10920

party of the first part, and

Victor V. Allegritti & Alfred Allegritti, at  
1810 Shore Parkway, Brooklyn, New York 11204

party of the second part,  
WITNESSETH, that the party of the first part, in consideration of Ten Dollars & No Cents (\$10.00) and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:-  
Beginning at a point on the northerly side of Atlantic Avenue which point is distant 373.16 feet westerly from the corner formed by the intersection of the westerly side of Franklin Avenue, with the northerly side of Atlantic Avenue; running thence northerly at right angles with the north side of Atlantic Avenue, 80 feet; running thence easterly at right angles with the last mentioned line 40 feet 6 inches; running thence southeasterly and forming an exterior angle of 109 degrees 48 minutes 00 seconds with the last mentioned line 5 feet 6 inches; running thence northeasterly at right angles with the last mentioned line 127 feet 9-3/4 inches; running thence westerly on a line forming an interior angle of 19 degrees 48 minutes 00 seconds with the last mentioned line 170 feet 8 inches; running thence northerly at right angles with the north side of Atlantic Avenue, 20.00 feet; running thence westerly parallel with the north side of Atlantic Avenue 180.00 feet; running thence southerly at right angles with the last mentioned line 20 feet; running thence easterly at right angles with the last mentioned line 6 feet 6 3/4 inches; running thence southerly at right angles with the last mentioned line 118.00 feet to the northerly side of Atlantic Avenue; running thence along the northerly side of Atlantic Avenue 180 feet 4-1/2 inches to the point or place of beginning.

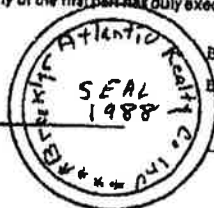
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.  
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this Indenture so requires.

IN WITNESS WHEREOF the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

*Eric Applebaum*



Brooklyn Atlantic Realty Co., Inc.

Eric Applebaum, President

RECEIVED 1997

REEL 3923900107

for hearing as scheduled on July 16, 1987, whereat Vanguard made an oral application to include Vanguard's #4 and #6 fuel oil businesses in the sales anticipated by the aforementioned applications; and

THE COURT having heard Charles E. Simpson, Esq. of Simpson & Levitsky, attorneys for Vanguard; Richard Toder, Esq., of Zalkin, Rodin & Goodman, attorneys for Chemical Bank; Mark D. Lebow, Esq., of Coudert Brothers, attorneys for the Official Committee of Unsecured Creditors; Robert Rubinger, Esq., attorney for creditor Thomas Itin; Frank Leavitt, Esq., attorney for creditor The Belcher Co. of New York, Inc.; Herbert B. Halberg, Esq., of Beck, Halberg & Williamson, attorneys for Ecklof Marine Corp., all in favor of the applications as amended; and Thomas M. Egan, Esq., of the Law Office of Donald Mooney, attorney for Apex Oil Company, in opposition thereto; the Court having read and considered the affidavits of Apex Oil Company and the Official Committee of Unsecured Creditors herein solely in opposition to the sale of the Property; and

THE COURT having heard Mr. Alfred Allegretti in support of the oral application; and due deliberation having been had thereon; and the Court having conducted an auction, and Bayside Fuel Oil Corp. having bid the sum of \$300,000 for the Property, \$100,000 for the furniture situated thereat, and \$800,000 for Vanguard's #2, #4 and #6 fuel oil businesses,



4512f

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 23rd day of February, nineteen hundred and eighty-nine  
BETWEEN

BAYSIDE FUEL OIL CORP., a domestic corporation,  
with offices located at 1820 Cropsey Avenue,  
Brooklyn, New York 11214

party of the first part, and

VICTOR ALLEGRETTI and ALFRED ALLEGRETTI, both  
residing at 1820 Cropsey Avenue, Brooklyn,  
New York 11214

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Atlantic Avenue which point is distant 373.16 feet westerly from the corner formed by the intersection of the westerly side of Franklin Avenue with the northerly side of Atlantic Avenue; RUNNING THENCE Northerly at right angles with the north side of Atlantic Avenue 80 feet; RUNNING THENCE Easterly at right angles with the last mentioned line 40 feet 6 inches; RUNNING THENCE Southeasterly and forming an exterior angle of 109° 48' 00" with the last mentioned line 5 feet 6 inches; RUNNING THENCE Northeasterly at right angles with the last mentioned line 127 feet 9-3/4 inches; RUNNING THENCE Westerly on a line forming an interior angle of 19° 48' 00" with the last mentioned line 170 feet 8 inches; RUNNING THENCE Northerly at right angles with the north side of Atlantic Avenue 20.00 feet; RUNNING THENCE Westerly parallel with the north side of Atlantic Avenue 180.00 feet; RUNNING THENCE Southerly at right angles with the last mentioned line 20.00 feet; RUNNING THENCE Easterly at right angles with the last mentioned line 6 feet 6-3/4 inches; RUNNING THENCE Southerly at right angles with the last mentioned line 118.00 feet to the northerly side of Atlantic Avenue; RUNNING THENCE along the Northerly side of Atlantic Avenue 180 feet 4 1/2 inches to the point or place of BEGINNING.

SAID PREMISES being known as and by the street number 1045 Atlantic Avenue, Brooklyn, New York.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

BAYSIDE FUEL OIL CORP.

By: *Alfred Allegretti*  
Alfred Allegretti,  
Vice Pres. & Secretary

CORRECTION DEED

Standard N.Y.D.E.U. Form 800-8-64-Variety Deed With Full Covenants (Individual or Corporation Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 29th day of December, nineteen hundred and eighty-seven  
BETWEEN

BAYSIDE FUEL OIL CORP., a domestic corporation, with  
offices located at 1820 Cropsey Avenue, Brooklyn,  
New York

party of the first part, and

VICTOR ALLEGRETTI and ALFRED ALLEGRETTI, both  
residing at 1820 Cropsey Avenue, Brooklyn, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northside of Atlantic Avenue, distant 373 feet 2 inches westerly from the corner formed by the intersection of the north side of Atlantic Avenue and the west side of Franklin Avenue; running thence northerly at right angles with the north side of Atlantic Avenue, 80 feet; thence easterly parallel with the north side of Atlantic Avenue, 40 feet 6 inches; thence southeasterly parallel with the west side of Franklin Avenue, 5 feet 6 inches; thence northeasterly running along the north side of Brooklyn and Jamaica Turnpike (now closed) 127 feet 9-3/4 inches; thence westerly parallel with the north side of Atlantic Avenue, 170 feet 8 inches; thence northerly at right angles with the north side of Atlantic Avenue, 20 feet; thence westerly parallel with the north side of Atlantic Avenue, 180 feet; thence southerly at right angles with the north side of Atlantic Avenue, 14 feet; thence southwesterly running along the westerly line of Lot 18 on "Map of Property in the 7th Ward of Brooklyn," made by J.C. Wells, March 1839 and filed as Map 26, on May 2, 1839, 6 feet-3/4 inches; thence easterly parallel with the north side of Atlantic Avenue, 4 feet 6 inches; thence southerly at right angles with the north side of Atlantic Avenue, 118 feet to said north side of Atlantic Avenue; thence easterly running along the north side of Atlantic Avenue, 180 feet 4 1/2 inches to the point or place of BEGINNING.

SAID PREMISES being known as and by the street number  
1045 Atlantic Avenue, Brooklyn, New York.

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from incumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

BAYSIDE FUEL OIL CORP.

By:

*Alfred Allegretti*  
Alfred Allegretti,  
Vice President & Secretary

A 201

Notary Public in and for the State of New York  
My Comm. Expires 12/31/1970

1970-1470

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT. THIS INSTRUMENT SHOULD BE WITNESSED BY LAWYERS ONLY.

THIS INDENTURE, made the 17th day of August, nineteen hundred and eighty seven

Vanguard Oil & Service Co., Inc.  
Borough of Manhattan  
1045 Atlantic Avenue  
Brooklyn, New York 11216

party of the first part, and

Baywide Fuel Oil Corp.  
1870 Coney Avenue  
Brooklyn, New York 11214

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Three Hundred Thousand

(\$300,000.00) Dollars

lawful money of the United States,

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the

NKE SCHMIDT "A"

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS MORTGAGE, made the 17 day of November, nineteen hundred and seventy-eight  
BETWEEN VANGUARD OIL & SERVICE CO., INC.,  
a New York State corporation having its principal office  
at 1255 Atlantic Avenue, Brooklyn, New York.

and  
NEW YORK CITY PUBLIC DEVELOPMENT CORPORATION,  
a New York State Not-For-Profit corporation, having  
its office at 217 Broadway, New York, New York

WITNESSETH, that to secure the payment of an indebtedness in the sum of  
THIRTY-EIGHT THOUSAND (\$38,000.00) ----- dollars,  
lawful money of the United States, to be paid

with interest thereon to be computed from the date hereof, at the rate of 8-1/2% per centum  
per annum, and to be paid on the 1st day of December 1978 next ensuing and quarter-  
annually thereafter,

according to a certain bond,  
note or obligation bearing even date herewith, the mortgagor hereby mortgages to the mortgagee

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,  
lying and being in the Borough of Brooklyn, County of Kings, City and State  
of New York, bounded and described as follows:

BEGINNING at a point on the north side of Atlantic Avenue, dis-  
tant 373 feet 2 inches westerly from the corner formed by the inter-  
section of the north side of Atlantic Avenue and the west side of  
Franklin Avenue; running thence northerly at right angles with the  
north side of Atlantic Avenue, 80 feet; thence easterly parallel with  
the north side of Atlantic Avenue, 40 feet 6 inches; thence south-  
easterly parallel with the west side of Franklin Avenue, 5 feet 6  
inches; thence northeasterly running along the north side of Brooklyn  
& Jamaica Turnpike (now closed) 127 feet 9-3/4 inches; thence westerly  
parallel with the north side of Atlantic Avenue, 170 feet 8 inches;  
thence northerly at right angles with the north side of Atlantic  
Avenue, 20 feet; thence westerly parallel with the north side of  
Atlantic Avenue, 180 feet; thence southerly at right angles with the  
north side of Atlantic Avenue, 14 feet; thence southwesterly running  
along the westerly line of Lot 18 on "Map of Property in the 7th  
Ward of Brooklyn", made by J.C. Wells, March 1839 and filed as Map #26  
of May 2, 1839, 6 feet 6-3/4 inches; thence easterly parallel with  
the north side of Atlantic Avenue, 4 feet 6 inches; thence southerly  
at right angles with the north side of Atlantic Avenue, 115 feet to  
said north side of Atlantic Avenue; thence easterly running along the  
north side of Atlantic Avenue, 180 feet 4-1/2 inches to the point or  
place of BEGINNING.

Said premises being identified as Lot 77, Block 2020, on the  
Kings County tax map, Borough of Brooklyn.

1035-1113



117  
\$63.80

THIS INDENTURE, made the 2<sup>nd</sup> day of ~~July~~, in the year one thousand nine hundred seventy-eight, between NEW YORK CITY PUBLIC DEVELOPMENT CORPORATION, a Not-For-Profit corporation with its principal office at 217 Broadway, Borough of Manhattan, City and State of New York, hereinafter designated as the party of the first part, and VANGUARD OIL & SERVICE CO., INC., a New York State corporation, having its principal office at 1255 Atlantic Avenue, Borough of Brooklyn, City and State of New York, hereinafter designated as the party of the second part.

WHEREAS, the Board of Estimate of the City of New York, by resolution adopted on the 22nd day of June, 1978 (Cal.No.8) and after due appraisal under the direction of said Board, duly ordered and directed the sale of the premises therein and hereinafter described by the City of New York to the party of the first part.

WHEREAS, The Borough Board of the Borough of Brooklyn, by Resolution dated June 20, 1978, approved the transfer of title therein from the City of New York to the party of the first part.

NOW, THEREFORE, WITNESSETH: That the party of the first part, in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the north side of Atlantic Avenue, distant 373 feet 2 inches westerly from the corner formed by the intersection of the north side of Atlantic Avenue and the

RE 1025-1098

THIS DEED, made the 14th day of  
September, Nineteen hundred and Seventy - six  
B E T W E E N

IVAN E. KRIZARY,

Finance Administrator of The City of New York, having his  
principal office at Room 500, Municipal Building, Borough of  
Manhattan, County, City and State of New York, GRANTOR and

THE CITY OF NEW YORK, a municipal corporation having its  
principal office at City Hall, Borough of Manhattan, City  
and State of New York, GRANTEE,

W I T N E S S E T H:

AS IN  
ORIGINAL

RECORDED  
874-1950

That the Grantor, duly empowered by a judgment of  
foreclosure entered on September 14, 1976  
at a Special Term, Part II,  
of the New York Supreme Court, County of Kings  
in an action to foreclose certain tax liens owned and held  
by The City of New York, entitled "In the Matter of the  
Foreclosure of Tax Liens pursuant to Title 'D' of Chapter  
'17' of the Administrative Code of The City of New York,  
List of Delinquent Taxes, Sections 1 to 26  
Borough of Brooklyn, Action No. 30",  
and in pursuance of the provisions of Section 247-12.0 of the  
Administrative Code of The City of New York, hereinafter  
and convey unto the Grantee, its successors and assigns:

AS IN  
ORIGINAL

THIS INDENTURE, made the 30<sup>TH</sup> day of June, 1975, nineteen hundred and seventy-five  
BETWEEN BENJAMIN COHEN and MATTHEW LANNIELLO D/B/A C & I TRADING  
CO., a partnership, with offices at 135 West 50th Street, New York,  
New York,

REEL 805 PAGE 1423

party of the first part, and M & M Trading Corp., a New York corporation, having  
its principal place of business at 135 West 50th Street, New York,  
New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration  
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs  
or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,  
lying and being in the

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and  
roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances  
and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO  
HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of  
the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of  
the first part will receive the consideration for this conveyance and will hold the right to receive such consid-  
eration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply  
the same first to the payment of the cost of the improvement before using any part of the total of the same for  
any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.  
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above  
written.

IN PRESENCE OF:

C & I TRADING CORP

By:

Benjamin Cohen

Matthew Lanniello



# This Deed

Made the 3rd day of January, nineteen hundred and seventy-five

Between ANTHONY S. CARMINA Referee with an office at Court St. Brooklyn, N.Y. Referee  
duly appointed in the action hereinafter mentioned, Grantor

And M & M TRADING CORP., a New York corporation, maintaining an office at 135 West 50th Street, New York, New York,

2024

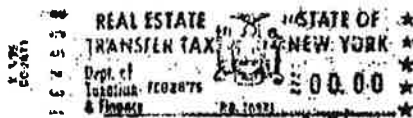
LOT 77

Grantee

Witnesseth, that the Grantor, the Referee appointed in an action between M & M TRADING CORP.,

plaintiff

and CARL ROSEN, EVA ROSEN, THE NATIONAL STATE BANK, ELIZABETH, NEW JERSEY, and CHIA PRODUCTS, INC.,



defendants.

foreclosing a mortgage recorded on the 21st day of March, nineteen hundred and seventy-three in the office of the Register of the County of Kings, in Liber 621 of mortgages, at page 622, in pursuance of a judgment entered at a special term of the Supreme Court of the State of New York,

on the 27th day of November nineteen hundred and seventy-four and in consideration of Ten (\$10.00)

Dollars paid by the Grantee,

being the highest sum bid at the sale under said judgment does hereby grant and convey unto the Grantee,

**BETWEEN** *1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621*

WITNESSETH, that to secure the payment of an indebtedness in the sum of \_\_\_\_\_, the mortgagee,

lawful money of the United States, to be paid: \$11,000,000.00 (eleven million dollars), to Mrs. Helen and Eva Brown, in the residence of 120 Longacre Avenue, New York, New York, pursuant to a separate agreement.

with interest thereon to be computed from the date hereof at the rate of \_\_\_\_\_ per annum, and to be paid on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ next ensuing and \_\_\_\_\_ thereafter.

4. j according to a certain bond.

note or obligation bearing even date herewith, the mortgagor hereby mortgages to the mortgagee

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, BEGINNING at a point on the northerly side of Atlantic Avenue, situated westerly 17 1/2 feet of inches from the corner westerly of the Atlantic Avenue and Franklin Avenue running thence easterly to the northerly side of Atlantic Avenue, 125 feet 4 1/2 inches thence northerly, at right angles to the northerly side of Atlantic Avenue, 40 feet; thence easterly, parallel with the northerly side of Atlantic Avenue, 40 feet 6 inches; thence southerly, 100 feet; thence easterly with the westerly side of Franklin Avenue, 10 feet 1/2 inches to the northerly line of the former Brooklyn and Jamaica Turnpike Road; thence easterly along said northerly line of the former Brooklyn and Jamaica Turnpike Road, 107 feet to thence to a point which is distant 125 feet 1/2 inches only from the southerly side of Lefferts Place on a line of right angles thence; thence westerly, parallel with the southerly side of Lefferts Place and distant 125 feet southerly therefrom to a point on a line drawn at right angles to the southerly side of Lefferts Place from a point on the southerly side of Lefferts Place distant 17 1/2 feet to inches westerly from the corner formed by the intersection of the southerly side of Lefferts Place with the westerly side of Franklin Avenue thence northerly along said right angled line, 125 feet; thence westerly, parallel with Lefferts Place, 125 feet; thence southerly, at right angles to Lefferts Place, 125 feet; thence southerly, along the westerly line of Lefferts Place, to a Map of Property in the Seventh Ward of the City of Brooklyn, drawn by J. C. De la Harpe, 1879 and filed in the Register's office Kings County by number twenty-six on May 2, 1879, 6 feet 1 1/2 inches to a line drawn parallel with the southerly side of Lefferts Place and distant 125 feet easterly therefrom; thence easterly, along said line to a point on a line drawn at right angles to Atlantic Avenue from the point of beginning, which said point is distant 125 feet northerly from Atlantic Avenue; and thence southerly, along said line at right angles to Atlantic Avenue, 125 feet to the point or place of BEGINNING. Being all of said dimensions more or less.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS MORTGAGE, made this 1st day of February, nineteen hundred and seventy-one  
BETWEEN SAUL ROSEN and EVA ROSEN, both residing at 890 Longacre  
Avenue, North Woodmere, Long Island, New York

and COMMERCIAL CAPITAL CORPORATION, 1430 Broadway,  
New York, New York

, the mortgagor,

, the mortgagee,

WITNESSETH, that to secure the payment of an indebtedness in the sum of  
Twelve Thousand Five Hundred (\$12,500.00) ----- dollars,  
lawful money of the United States, to be paid

with interest thereon to be computed from the date hereof, at the rate of ----- per centum  
per annum, and to be paid on the ----- day of ----- 19-----, next ensuing and  
thereafter,

according to a certain bond,  
note or obligation bearing even date herewith, the mortgagor hereby mortgages to the mortgagee

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,  
lying and being in the Borough of Brooklyn, County of Kings, City and State  
of New York, BEGINNING at a point on the northerly side of Atlantic  
Avenue, distant westerly 553 feet 6 1/2 inches from the northwesterly  
corner of Atlantic Avenue and Franklin Avenue; running thence  
Easterly along the northerly side of Atlantic Avenue, 180 feet 4 1/2  
inches; thence Northerly, at right angles to the northerly side of  
Atlantic Avenue, 80 feet; thence Easterly, parallel with the northerly  
side of Atlantic Avenue, 40 feet 6 inches; thence Southerly parallel  
or nearly parallel with the westerly side of Franklin Avenue, 5 feet  
6 inches to the northerly line of the former Brooklyn and Jamaica  
Turnpike Road; thence Easterly along said northerly line of the  
former Brooklyn and Jamaica Turnpike Road, 127 feet 8 inches to a  
point which is distant 120 feet southerly from the southerly side  
of Lefferts Place on a line at right angles thereto; thence Westerly  
parallel with the southerly side of Lefferts Place and distant 120  
feet southerly therefrom to a point on a line drawn at right angles  
to the southerly side of Lefferts Place from a point on the southerly  
side of Lefferts Place distant 274 feet 10 inches westerly from the  
corner formed by the intersection of the southerly side of Lefferts  
Place with the westerly side of Franklin Avenue; thence Northerly  
along said right angles line, 20 feet; thence Westerly, parallel  
with Lefferts Place, 180 feet; thence Southerly, at right angles to  
Lefferts Place, 14 feet; thence Southeasterly, along the westerly  
line of Lot #18 on a Map of Property in the Seventh Ward of the City  
of Brooklyn, drawn by J. C. Wells, March 1839 and filed in the  
Register's Office Kings County by number twenty-six on May 2, 1839,

REC-46361076

62 10  
31 21  
93.75

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

as of  
THIS MORTGAGE, made the 1st day of June, nineteen hundred and seventy

BETWEEN CARL ROSEN and EVA ROSEN, *his wife*  
both residing at 890 Longacre  
Avenue, North Woodmere, Long Island, New York,

and JAMCOR, INC., a New York corporation, with its principal place  
of business at 1259 Veeder Drive, Hewlett Bay Park, New York,

WITNESSETH, that to secure the payment of an indebtedness in the sum of \_\_\_\_\_, the mortgagee,

Eighty-Three Thousand Dollars (\$83,000.00)-----dollars,  
lawful money of the United States, to be paid with interest at the rate of nine  
(9%) percent per annum on the unpaid balance thereof, in equal  
monthly installments in the amount of twenty-five hundred dollars  
(\$2,500.00) each, which shall include both principal and interest,  
to be applied first to the payment of all interest due to date of  
payment and then to reduction of principal,

with interest thereon to be computed from the date hereof, at the rate of \_\_\_\_\_ per centum  
per annum, and to be paid on the first day of June, 19 70, next ensuing and  
monthly thereafter, on the first day of each month (until said  
mortgage, including all interest thereon, shall have been paid in  
full)

according to a certain bond,  
note or obligation bearing even date herewith, the mortgagor hereby mortgages to the mortgagee

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,  
lying and being in the Borough of Brooklyn, County of Kings, City and State of  
New York, BEGINNING at a point on the northerly side of Atlantic  
Avenue, distant westerly 553 feet 6 1/2 inches from the northwesterly  
corner of Atlantic Avenue and Franklin Avenue; running thence Easterly  
along the northerly side of Atlantic Avenue, 180 feet 4 1/2 inches; thence  
Northerly, at right angles to the northerly side of Atlantic Avenue,  
80 feet; thence Easterly, parallel with the northerly side of Atlantic  
Avenue, 40 feet 6 inches; thence Southerly, parallel or nearly parallel  
with the westerly side of Franklin Avenue, 5 feet 6 inches to the  
northerly line of the former Brooklyn and Jamaica Turnpike Road; thence  
Easterly along said northerly line of the former Brooklyn and Jamaica  
Turnpike Road, 127 feet 8 inches to a point which is distant 120 feet  
southerly from the southerly side of Lefferts Place on a line at right  
angles thereto; thence Westerly, parallel with the southerly side of  
Lefferts Place and distant 120 feet southerly therefrom to a point on  
a line drawn at right angles to the southerly side of Lefferts Place,  
from a point on the southerly side of Lefferts Place distant 274 feet,  
10 inches westerly from the corner formed by the intersection of the  
southerly side of Lefferts Place with the westerly side of Franklin  
Avenue; thence Northerly along said right angled line, 20 feet;  
thence Westerly, parallel with Lefferts Place, 180 feet; thence  
Southerly, at right angles to Lefferts Place, 14 feet; thence South-  
easterly, along the westerly line of Lot #18 on a Map of Property in  
the Seventh Ward of the City of Brooklyn, drawn by J. C. Wells  
March 1839 and filed in the Register's Office Kings County by number  
twenty-six on May 2, 1839, 6 feet 6 3/4 inches to a line drawn parallel

REL  
437  
1238

415-  
207-

62250

REC. 84 PAGE 295

THIS MORTGAGE, made the 17 day of March nineteen hundred and sixty-six  
BETWEEN 1045 ATLANTIC AVENUE REALTY CORP., a New York  
corporation having its principal place of business at 1045 Atlantic  
Avenue, Brooklyn, New York,

and  
GIBRALTAR FACTORS CORPORATION, a New York  
corporation having its principal office at 350 Fifth Avenue, New York,  
New York,

WITNESSETH, that to secure the payment of an indebtedness in the sum of FIFTY THOUSAND AND  
00/100 (\$50,000.00)----- Dollars,  
lawful money of the United States, to be paid with interest thereon to be computed from the date hereof

ON DEMAND

according to a certain bond,  
note or obligation bearing even date herewith, the mortgagor hereby mortgages to the mortgagee  
ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being  
in the

FOR DESCRIPTION SEE RIDER "A" ATTACHED

Brooklyn, N.Y. 11201-3857

RECORD SEARCH REQUEST  
FUEL (HEATING) OIL

TO:

SCI  
1092 Motor Parkway  
Hempstead, New York 11788  
Attn: Karen A. Farrell  
Tel: (631) 851-1600 ext: 204

Search No. \_\_\_\_\_

The undersigned requests the following information re: Premises

1041 - 1051 Atlantic Avenue  
ADDRESS

Brooklyn  
BOROUGH

For Fuel (Heating) Oil Tanks Only

1. No. and Size of tanks (Includes date of installation) ..... Fee: \$
2. No. and Size of sealed and/or removed tanks ..... Fee: \$  
Searched by \_\_\_\_\_ Date \_\_\_\_\_
3. Pending Headquarters violation orders ..... Fee: \$
4. Other ..... Fee: \$

Note: The N.Y.C. Fire Department Does Not Conduct Tests on Fuel (Heating) Oil Tanks.

State Applicants interest in or relation to premises:

Signed \_\_\_\_\_

Date 5/10/04

DO NOT WRITE BELOW THIS LINE

Re: Premises:

In reply to your request concerning the premises mentioned above, please be advised that as of 9  
4/15/04 our records show the following:

(MAKE ADDITIONAL COMMENTS ON REVERSE SIDE)

#1045 District # 11 Apt # 93084/101 3,000 gallon heated

Inspected by: \_\_\_\_\_

VIOLATIONS RECORDED ABOVE ARE ONLY THOSE WHICH ARE A MATTER OF RECORD IN HEADQUARTERS OF THE BUREAU OF  
PREVENTION. AND MAY NOT INCLUDE VIOLATIONS WHICH WERE NOT RECORDED BY THE BUREAU. UNLESS A SIGNATURE WITH "OTHER TIME TO COMPLY"

DATE: 05/12/04

< < FPIMS/ECB > > >

TIME: 08:07:58

NOV PROCESSING: NOV BY NUMBER INQUIRY

-----  
Account: Alpha PFX: D.O.: 15 Reinsp-dt: N/A Reinsp-cd:  
NOV Number: 10243623N Type: Agency: Sum-io-dt: N/A  
AFID Number: E219 Tax Registry: FP593020 Respondent: WARDE ELEC. CONTR. IN  
Pre es Address: St Number 1045 Prefix Name ATLANTIC  
Iss ice Date: 10/05/93 Type AVE Suffix Zip 112380000 Boro 4  
Delivery Date: 10/05/93 Correction Date: N/A Hearing Date: 12/14/93  
Total Fines Collected :  
Rule/Code Description Fine Disp Disp  
Imposed Code Date  
RULE 18 FAILED TO OBTAIN CERT. OF APPROVAL/QUAL \$300.00 12 12/30/93

SELECT>F6: REFRESH F7: CHANGE TRAN F8: SUB MENU F9: MENU F10: SIGNOF OR XMIT.

DATE: 05/12/04

< < FPIMS/ECB > > >

TIME: 08:08:38

NOV PROCESSING: NOV BY NUMBER INQUIRY

Account: Alpha PFX: D.O.: 90 Reinsp-dt: N/A Reinsp-cd:  
NOV Number: 10267199J Type: Agency: Sum-io-dt : 10/03/96  
AFID Number: E999 Tax Registry: FP900064 Respondent: YUSSUF ALI  
Premises Address: St Number 1045 Prefix Name ATLANTIC  
Issuance Date : 06/21/96 Type AVE Suffix Zip 112380000 Boro 4  
Delivery Date: 06/21/96 Correction Date: N/A Hearing Date: 08/06/96  
Total Fines Collected :  
Rule/Code Description Fine Disp Disp  
Imposed Code Date  
RULE 1 FAILED TO PROVIDE BUCKETS/EXTINGUISHERS \$1000.00 18 08/09/96  
RULE 6 FAILED TO PROVIDE SIGN/POSTING/INSTRUCT \$1000.00 18 08/09/96  
RULE 17 FAILED TO OBTAIN CERTIFICATE OF FITNESS \$1000.00 18 08/09/96  
RULE 19 FAILED TO PROVIDE REQUIR AFFIDAVIT/PLANS \$1000.00 18 08/09/96  
RULE 25 FAILED TO PROVIDE/MAINT ELECTRIC EQUIP. \$1000.00 18 08/09/96  
RULE 27 FAILED TO PROVIDE LIGHTING DEVICES \$1000.00 18 08/09/96

SELECT>F6: REFRESH F7: CHANGE TRAN F8: SUB MENU F9: MENU F10: SIGNOF OR XMIT.



ASTM DATABASE SEARCHES

# NUMBER OF IDENTIFIED SITES BY DISTANCE INTERVAL

Database Searched	0 - 100 ft	100 ft - 1/8 mi	1/8 mi - 1/4 mi	1/4 mi - 1/2 mi	1/2 mi - 1 mi	Site Category Totals
<b>ASTM-Required 1 Mile Search</b>						
National Priority List (NPL) Sites	0	0	0	0	0	0
NYS Inactive Hazardous Waste Disposal Site Registry	0	0	0	0	0	0
NYS Inactive Haz Waste Disposal Site Registry Qualifying	0	0	0	0	0	0
RCRA Corrective Action (CORRACTS) Sites	0	0	0	0	0	0
<b>ASTM-Required 1/2 Mile Search</b>						
Delisted National Priority List (NPL) Sites	0	0	0	0	Not searched	0
CERCLIS Superfund Non-NFRAP Sites	0	0	0	0	Not searched	0
CERCLIS Superfund NFRAP Sites	0	0	0	0	Not searched	0
Brownfields Sites						
Voluntary Cleanup Program	0	0	0	0	Not searched	0
Environmental Restoration Program	0	0	0	0	Not searched	0
Brownfield Cleanup Program	0	0	0	0	Not searched	0
NYSDEC Solid Waste Facilities / Landfills	0	1	1	1	Not searched	3
RCRA Hazardous Waste Treatment, Storage, Disposal Sites	0	0	0	0	Not searched	0
NYS Toxic Spills						
Active Tank Failures	0	0	0	0	Not searched	0
Active Tank Test Failures	0	0	1	2	Not searched	3
Active Spills - Unknown / Other Causes	0	0	0	4	Not searched	4
Active Spills - Miscellaneous Causes	0	0	0	3(6)	Not searched	3(6)
Closed Tank Failures	0	2	2	11	Not searched	15
Closed Tank Test Failures	0	1	5	5	Not searched	11
Closed Spills - Unknown / Other Causes	0	11	27	89	Not searched	127
Closed Spills - Miscellaneous Causes	0	11	0(29)	11(100)	Not searched	22(129)
<b>ASTM-Required Property &amp; Adjacent Property (1/8 Mile Search)</b>						
NYS Major Oil Storage Facilities	0	0	Not searched	Not searched	Not searched	0
Local & State Petroleum Bulk Storage Sites	1	16	Not searched	Not searched	Not searched	17
RCRA Hazardous Waste Generators & Transporters	2	41	Not searched	Not searched	Not searched	43
NYS Chemical Bulk Storage Sites	0	0	Not searched	Not searched	Not searched	0
Historic Utility Facilities	0	0	Not searched	Not searched	Not searched	0
<b>ASTM-Required On-Site Only Search</b>						
NYC Environmental Quality Review Requirements ("E") Sites*	0	0	Not searched	Not searched	Not searched	0
Emergency Response Notification System (ERNS)	0	Not searched	Not searched	Not searched	Not searched	0
Institutional Controls / Engineering Controls (IC/EC)	See databases for NPL, CERCLIS, Inactive Hazardous Waste Disposal Site Registry and Brownfield Sites.					0
<b>ASTM-Required Databases Distance Interval Totals</b>	<b>3</b>	<b>83</b>	<b>36(29)</b>	<b>126(106)</b>	<b>0</b>	<b>248(135)</b>

Numbers in ( ) indicate spills not mapped and profiled in this report, and are listed at the end of the active and closed spills sections. See these lists for a description of the parameters involved with identifying these spills.

\* NYC Environmental Quality Review Requirements ("E") Sites were searched at 250 feet.

NOTE: Table continues on next page.

**Non-ASTM Databases 1/2 Mile Search**

1934 NYC Municipal Waste Landfills 0  
 Hazardous Substance Waste Disposal Sites 0

Not searched 0  
 Not searched 0

**Non-ASTM Databases 1/8 Mile Search**

Toxic Release Inventory Sites (TRI) 0  
 Permit Compliance System (PCS) Toxic Wastewater Discharges 0  
 Air Discharges 0  
 Civil & Administrative Enforcement Docket Facilities 0

Not searched  
 Not searched  
 Not searched  
 Not searched

Not searched 0  
 Not searched 0  
 Not searched 0  
 Not searched 0

**Non-ASTM Databases Distance Interval Totals**

0

0

0

0

**Not Searched**

0

**Distance Interval Totals**

3

83

36(29)

126(106)

0

**248(135)**

Numbers in ( ) indicate spills not mapped and profiled in this report, and are listed at the end of the active and closed spills sections. See these lists for a description of the parameters involved with identifying these spills.

# Identified Toxic Sites by Direction

1041-1051 Atlantic Avenue  
Brooklyn, NY 11238

\* Compass directions can vary substantially for sites located very close to the subject property address.

## Sites less than 100 feet from subject property sorted by distance

Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
206	VANCO ENVIRONMENTAL	1045 ATLANTIC AVENUE	0 feet	Hazardous Waste Generator/Transporter
207	VANCO ENVIRONMENTAL INC	1045 ATLANTIC AVE	0 feet	Hazardous Waste Generator/Transporter
189	SLAW REALTY	1045 ATLANTIC AVENUE	0 feet	Petroleum Bulk Storage Site

## Sites between 100 ft and 660 ft from the subject property sorted by direction and distance

Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
192	163 LEFFERTS PLACE HDFC	163 LEFFERTS PLACE	326 feet to the N	Petroleum Bulk Storage Site
193	DAMP PROGRAM	163 LEFFERTS PL	326 feet to the N	Petroleum Bulk Storage Site
246	NYCDEP	1113 FULTON ST	619 feet to the N	Hazardous Waste Generator/Transporter
213	CON EDISON	181 LEFFERTS PL	238 feet to the NNE	Hazardous Waste Generator/Transporter
226	CELESTE CLNRS	1126 FULTON ST	438 feet to the NNE	Hazardous Waste Generator/Transporter
217	CON EDISON	193 LEFFERTS PL	330 feet to the NE	Hazardous Waste Generator/Transporter
227	NYCTA	1128 FULTON ST	444 feet to the NE	Hazardous Waste Generator/Transporter
238	BELL ATLANTIC-NY	FULTON ST/FRANKLIN AVE	564 feet to the NE	Hazardous Waste Generator/Transporter
239	MTA NYCT FRANKLYN AVE STA - A TRAIN	FRANKLYN & ATLANTIC AVE INTERS	564 feet to the NE	Hazardous Waste Generator/Transporter
240	FRANKLIN AVENUE STATION (C LINE)	FRANKLIN AVE/FULTON ST	564 feet to the NE	Hazardous Waste Generator/Transporter
247	J & K CLEANERS	507 FRANKLIN AVE	656 feet to the NE	Hazardous Waste Generator/Transporter
209	CON EDISON	198 LEFFERTS PL	137 feet to the ENE*	Hazardous Waste Generator/Transporter
45	DRUM RUN	LEFFERTS PL & FRANKLIN AV	412 feet to the ENE	Closed Status Spill (Unk/Other Cause)
14	SPILL NUMBER 9811791	541 FRANKLIN AVE	495 feet to the ENE	Closed Status Tank Failure
46	VACANT BUILDING	541 FRANKLIN AVE	495 feet to the ENE	Closed Status Spill (Unk/Other Cause)
201	KEY FOOD	527 FRANKLIN AVE	591 feet to the ENE	Petroleum Bulk Storage Site
211	CON EDISON	1061 ATLANTIC AVE	191 feet to the ESE*	Hazardous Waste Generator/Transporter
44	1077 ATLANTIC AVE	1077 ATLANTIC AVE	392 feet to the ESE	Closed Status Spill (Unk/Other Cause)
222	GRADE A COLLISION	1077 ATLANTIC AVE	400 feet to the ESE	Hazardous Waste Generator/Transporter
174	MANHOLE 2956	ATLANTIC AVE & FRANKLIN	525 feet to the ESE	Closed Status Spill (Misc. Spill Cause)
230	CONSOLIDATED EDISON	ATLANTIC AVE & FRANKLYN AVE	525 feet to the ESE	Hazardous Waste Generator/Transporter
244	CON EDISON	1091 ATLANTIC AVE	569 feet to the ESE	Hazardous Waste Generator/Transporter
205	VICTOR NIEVES	1146 ATLANTIC AVE	657 feet to the ESE	Petroleum Bulk Storage Site
208	TARMAC AUTO BODY CENTER INC	1053 ATLANTIC AVE	109 feet to the SE*	Hazardous Waste Generator/Transporter
218	LIRR ATLANTIC AVE MANHOLES	CLASSON AVE & FRANKLIN AVE	341 feet to the SE	Hazardous Waste Generator/Transporter



# HAZARDOUS WASTE GENERATORS/TRANSPORTERS IDENTIFIED WITHIN 1/8 MILE SEARCH RADIUS

PLEASE NOTE: \* Compass directions can vary substantially for sites located very close to the subject property address.

## Map Identification Number 206

**NYSDEC Name:**  
NYSDEC Address:

**VANCO ENVIRONMENTAL**  
1045 ATLANTIC AVENUE

**Facility Id: NY0980759435**  
TT-Id: 740A-0010-877

BROOKLYN, NY 11238

### MAP LOCATION INFORMATION

Site location mapped by: PARCEL MAPPING (1)  
Approximate distance from property: 0 feet

ADDRESS CHANGE INFORMATION  
Revised street: NO CHANGE  
Revised zip code: NO CHANGE

This facility has been deleted from the reported data. Data reflects last reported information.

US EPA RCRA (Resource Conservation and Recovery Act) information not reported; Site information reported by NYS DEC.

### NYS DEC Manifested Waste Summary:

Waste Codes, Waste Units, and Transaction Types are only shown for the most recently reported year.

WASTE CODE	WASTE DESCRIPTION	WASTE AMOUNT	WASTE UNITS	TRANSACTION TYPE	YEAR	HISTORIC MAXIMUM AMOUNT	YEAR
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NONE No hazardous waste activity reported by NYS up to 2/25/2014.

## Map Identification Number 207

**NYSDEC Name:**  
NYSDEC Address:  
EPA (RCRA) Name:  
EPA (RCRA) Address:

**VANCO ENVIRONMENTAL INC**  
1045 ATLANTIC AVE  
VANCO ENVIRONMENTAL INC  
1045 ATLANTIC AVE

**Facility Id: NYD980759435**  
TT-Id: 740A-0011-098

BROOKLYN, NY 11238

BROOKLYN, NY 112382902

### MAP LOCATION INFORMATION

Site location mapped by: PARCEL MAPPING (1)  
Approximate distance from property: 0 feet

ADDRESS CHANGE INFORMATION  
Revised street: NO CHANGE  
Revised zip code: NO CHANGE

US EPA RCRA Type: GENERATOR TYPE NOT GIVEN

Land Disposal:

Storer:

Contact Name: CARLYLE WILLACY

Receives offsite waste:  
Treatment facility:  
Source Type: Notification

Notification date: 08/02/1983

Incinerator:

Transporter: No current info -- Previously reported  
Contact Phone: 718-636-1050 Contact Info Date: 08/02/1983

Historically listed as the following USEPA RCRA Generator Size(s) as well:  
LARGE QUANTITY GENERATOR

## NYS DEC Manifested Waste Summary:

Waste Codes, Waste Units, and Transaction Types are only shown for the most recently reported year.

WASTE CODE	WASTE DESCRIPTION	WASTE AMOUNT	WASTE UNITS	TRANSACTION TYPE	YEAR	HISTORIC MAXIMUM AMOUNT	YEAR
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NONE Site reported by US EPA. No hazardous waste activity reported by NYS.

## Map Identification Number 208

NYSDEC Name:  
NYSDEC Address:  
EPA (RCRA) Name:  
EPA (RCRA) Address:TARMAC AUTO BODY CENTER INC  
1053 ATLANTIC AVE  
TARMAC AUTO BODY CENTER INC  
1053 ATLANTIC AVEFacility Id: NYR000099820  
TT-Id: 740A-0011-699BROOKLYN, NY 11238  
BROOKLYN, NY 11238

## MAP LOCATION INFORMATION

Site location mapped by: PARCEL MAPPING (1)  
Approximate distance from property: 109 feet to the SE\*ADDRESS CHANGE INFORMATION  
Revised street: NO CHANGE  
Revised zip code: NO CHANGEUS EPA RCRA Type: GENERATOR TYPE NOT GIVEN  
Land Disposal: Receives offsite waste:  
Storer: Treatment facility:

Notification date: 08/01/2001

Incinerator:

Transporter:

Contact Name: DEREK SINGH  
Contact Name: DEREK SINGH  
Source Type: Implementer  
Source Type: NotificationContact Phone: 718-638-2255  
Contact Phone: 718-638-2255  
Contact Info Date: 01/01/2007  
Contact Info Date: 08/01/2001Historically listed as the following USEPA RCRA Generator Size(s) as well:  
CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR

## NYS DEC Manifested Waste Summary:

Waste Codes, Waste Units, and Transaction Types are only shown for the most recently reported year.

WASTE CODE	WASTE DESCRIPTION	WASTE AMOUNT	WASTE UNITS	TRANSACTION TYPE	YEAR	HISTORIC MAXIMUM AMOUNT	YEAR
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NONE Site reported by US EPA. No hazardous waste activity reported by NYS.



# **PETROLEUM BULK STORAGE FACILITIES LESS THAN 400,000 GALLONS IDENTIFIED WITHIN THE 1/8 MILE SEARCH RADIUS**

PLEASE NOTE: \* Compass directions can vary substantially for sites located very close to the subject property address.

## **Map Identification Number 189** **SLAW REALTY** 1045 ATLANTIC AVENUE

**Facility Id: 2-603436** **Source: NYS DEC**  
BROOKLYN, 11238 TT-Id: 640A-0016-626

### **MAP LOCATION INFORMATION**

Site location mapped by: PARCEL MAPPING (1)  
Approximate distance from property: 0 feet

Facility Type: Other  
Site Status: Active

Expiration Date of the facility's registration certificate: 03/10/2018

Operator Name: NU-WAY FUEL

Owner Name: DONALD BARKIN - PRESIDENT

Owner Company: SLAW REALTY

Owner Address: 1045 ATLANTIC AVE., BROOKLYN, NY 11238

Operator Phone #: (718) 855-4024

Owner Type: Corporate or Commercial

ADDRESS CHANGE INFORMATION  
Revised street: NO CHANGE  
Revised zip code: NO CHANGE

TANK NUMBER	TANK STATUS	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
001	In Service	#2 Fuel Oil	3000	Aboveground - In Contact with Soil	01/01/1950		
<b>TANK NUMBER:</b> 001 <b>TANK EXT. PROTECTION:</b> Painted/Asphalt Coating <b>PIPING EXT. PROTECTN:</b> None <b>PIPING TYPE:</b> Steel/Carbon Steel/Iron <b>OVERFILL PROTECTION:</b> Vent Whistle							
<b>TANK TYPE:</b> <b>TANK LEAK DETECTN:</b> None <b>PIPING LEAK DETECTN:</b> Exempt Suction Piping <b>PIPING LOCATION:</b> Aboveground/Underground Combination <b>SPILL PREVENTION:</b> None							
<b>TK INT. PROTECTION:</b> Epoxy Liner <b>TK SEC. CONTAINMNT:</b> Vault (w/o access) <b>PIPE SEC. CONTAINMNT:</b> None <b>DISPENSER METHOD:</b> Suction							

## **Map Identification Number 190** **1096 ATLANTIC OPERATING CORPORATION** 1096 ATLANTIC AVENUE

**Facility Id: 2-602795** **Source: NYS DEC**  
BROOKLYN, 11238 TT-Id: 640A-0016-625

### **MAP LOCATION INFORMATION**

Site location mapped by: PARCEL MAPPING (1)  
Approximate distance from property: 233 feet to the S

ADDRESS CHANGE INFORMATION  
Revised street: NO CHANGE  
Revised zip code: NO CHANGE

# Identified Toxic Sites by Category

1041-1051 Atlantic Avenue  
Brooklyn, NY 11238

\* Compass directions can vary substantially for sites located very close to the subject property address.

## Solid Waste Facilities --- Total Sites - 3

MAP ID	FACILITY ID	FACILITY NAME
1	NY40000011808	ATLANTIC AUTO SALES TRADING CORP
2	NY000000000275	GRAND RECYCLING CORP.
3	NY400000011811	BERGEN STREET USED PARTS INC

## Active Tank Test Failures --- Total Sites - 3

MAP ID	FACILITY ID	FACILITY NAME
4	8808500	CITGO/SPARTAN PETROLEUM
5	0004950	INTERFAITH MEDICAL CENTER
6	1310534	UNKNOWN RESIDENCE

## Active Haz Spills (Unknown Causes & Other Causes) --- Total Sites - 4

MAP ID	FACILITY ID	FACILITY NAME
7	1010078	WASHINGTON TEMPLE CHURCH
8	1214205	JUNK YARD
9	0402060	FORMER MOBIL #17-FK3
10	1111054	APT BUILDING

## Active Haz Spills (Miscellaneous Spill Causes) --- Total Sites - 3

MAP ID	FACILITY ID	FACILITY NAME
11	0612474	COMMERCIAL PROPERTY
12	9013335	ST JAMES BET GATES/FULTON
13	0908339	MATHIEU RESIDENCE

## Closed Status Tank Failures --- Total Sites - 15

MAP ID	FACILITY ID	FACILITY NAME
14	9811791	SPILL NUMBER 9811791
15	9902093	AUTO REPAIR SHOP
16	9901053	SPILL NUMBER 9901053
17	9210824	990 ATLANTIC AVE
18	9208739	1216 PACIFIC STREET
19	0310575	RESIDENCE
20	9706899	CONSTRUCTION SITE
21	9412982	462 NOSTRAND AVENUE
22	0508146	WEINREICH RESIDENCE
23	9806900	633 STERLING PL
24	9303316	191 ST JAMES PL.
25	9101731	MOBIL S/S
26	9103964	123 QUINCY ST
27	9407716	4 STORY APARTMENT BLDG
28	0509001	FARROW HOME

## Closed Status Tank Test Failures --- Total Sites - 11

MAP ID	FACILITY ID	FACILITY NAME
29	0204332	SPILL NUMBER 0204332
30	9807751	CITGO STATION
31	8903335	CITYGAS GAS STATION

## Database searched at 1/2 MILE - ASTM required search distance: 1/2 Mile

FACILITY STREET	DISTANCE & DIRECTION
1120 ATLANTIC AVE	397 feet to the SSE
535 GRAND AVE.	1317 feet to the WSW
762-765 BERGEN STREET	1805 feet to the WSW

## Database searched at 1/2 MILE - ASTM required search distance: 1/2 Mile

FACILITY STREET	DISTANCE & DIRECTION
1143 ATLANTIC AVE	908 feet to the E
555 PROSPECT PLACE	1574 feet to the SSW
688 NOSTRAND AVE	2589 feet to the SE

## Database searched at 1/2 MILE - ASTM required search distance: 1/2 Mile

FACILITY STREET	DISTANCE & DIRECTION
1372 BEDFORD AVE	1568 feet to the SE
760 BERGEN ST	1861 feet to the WSW
1097 -1109 BEDFORD AVE	2388 feet to the NNE
685 ST MARKS AVE	2455 feet to the SE

## Database searched at 1/2 MILE - ASTM required search distance: 1/2 Mile

FACILITY STREET	DISTANCE & DIRECTION
1289 FULTON STREET	1985 feet to the E
ST JAMES BET GATES/FULTON	2369 feet to the NW
123A HALSEY STREET	2423 feet to the ENE

## Database searched at 1/2 MILE - ASTM required search distance: 1/2 Mile

FACILITY STREET	DISTANCE & DIRECTION
541 FRANKLIN AVE	495 feet to the ENE
641 CLASSON AVE	656 feet to the SW
638 CLASSON AVE	921 feet to the SW
990 ATLANTIC AVE	1189 feet to the W
1216 PACIFIC STREET	1713 feet to the ESE
236 PUTNAM AVE	1964 feet to the NE
500 NOSTRAND AVE	1968 feet to the ENE
462 NOSTRAND AVENUE	2132 feet to the ENE
651 SAINT MARKS AVE	2178 feet to the SE
633 STERLING PL	2263 feet to the S
191 ST JAMES PLACE	2335 feet to the NW
1097 BEDFORD AVENUE	2388 feet to the NNE
123 QUINCY ST	2425 feet to the N
725 PARK PLACE	2433 feet to the SSE
133 HALSEY STREET	2513 feet to the ENE

## Database searched at 1/2 MILE - ASTM required search distance: 1/2 Mile

FACILITY STREET	DISTANCE & DIRECTION
130 LEFFERTS PLACE	643 feet to the WNW
1143 ATLANTIC AVENUE	908 feet to the E
1143 ATLANTIC AVENUE	908 feet to the E



32	903292	1143 ATLANTIC AVE/CITGO	143 ATLANTIC AVENUE	908 feet to the E
33	1105327	APT BUILDING TTF	34 JEFFERSON AVE	910 feet to the N
34	1100459	COMMERCIAL SITE - TTF	967 ATLANTIC AVE	924 feet to the WNW
35	0104978	SPILL NUMBER 0104978	92 HERKIMER ST	1845 feet to the E
36	8804812	CLOSED-LACKOF RECENT INFO	520 PROSPECT PLACE	1870 feet to the SSW
37	8803194	CLOSED-LACKOF RECENT INFO	520 PROSPECT PLACE	1870 feet to the SSW
38	0500649	APARTMENT	425 PROSPECT PLACE	1903 feet to the SW
39	9803013	CLOSED-LACKOF RECENT INFO	434 PARK PLACE	2471 feet to the SW

# **Closed Status Spills (Unknown Causes & Other Causes) --- Total Sites - 127 Database searched at 1/2 MILE - ASTM required search distance: 1/2 Mile**

MAP ID	FACILITY ID	FACILITY NAME	DISTANCE & DIRECTION
40	9901747	SERVICE 33287	340 feet to the SSW
41	9910485	SERVICE BOX 33286	361 feet to the SSW
42	1306052	UNKNOWN ODOR	380 feet to the W
43	0603019	ON CORNER OF	380 feet to the W
44	0901221	1077 ATLANTIC AVE	392 feet to the ESE
45	0502401	DRUM RUN	412 feet to the ENE
46	9811801	VACANT BUILDING	495 feet to the ENE
47	9809228	SERVICE BOX #33293	531 feet to the S
48	0712427	TWO GAL IN SB 33293 & COVER STAINED	531 feet to the S
49	0310446	MANHOLE #2944	650 feet to the S
50	0001067	MANHOLE 2944	741 feet to the WSW
51	0104337	SERVICE BOX 33288	777 feet to the SSE
52	0812453	MR LITTLES RESIDENCE	801 feet to the SW
53	0001060	MH 19290	806 feet to the NW
54	9910444	MAN HOLE #2981	806 feet to the NW
55	9814603	MANHOLE 2980	806 feet to the NW
56	9814599	"" MANHOLE 2981""	806 feet to the NW
57	0101818	MANHOLE #2972	806 feet to the NW
58	0007962	MANHOLE 2972	835 feet to the S
59	0602833	TIME MOVING & STORAGE	867 feet to the S
60	0811066	DRUM RUN	908 feet to the E
61	9614595	CITGO GAS STATION	908 feet to the E
62	0912321	EXXONMOBIL GAS STATION 12141	908 feet to the E
63	0912250	MOBIL STATION 12141	925 feet to the SSW
64	0312130	APARTMENT BUILDING	994 feet to the W
65	9904709	SERVICE BOX #33377	1000 feet to the SSE
66	0600840	COMMERCIAL PROPERTY	1000 feet to the SSE
67	0512490	ABANDON PROPERTY	1092 feet to the S
68	0704750	892 BERGEN STREET	1099 feet to the SSW
69	1110467	APARTMENT BUILDING	1099 feet to the SSW
70	1010331	APARTMENT BUILDING - FLOOD WITH OIL	1119 feet to the NNW
71	0514653	MANHOLE #2984	1177 feet to the ESE
72	0203357	SPILL NUMBER 0203357	1183 feet to the ESE
73	0609507	XQUISITE CAR DEALERSHIP	1240 feet to the ESE
74	9404187	GASETERIA OIL CORP	1260 feet to the N
75	0005616	SB 32156	1261 feet to the N
76	0209657	MANHOLE #3010	1315 feet to the SSW
77	0210395	MANHOLE #61712	1327 feet to the S
78	9909314	41765 - SERVICE BOX	1327 feet to the S
79	9907576	SERVICE BOX 41765	1351 feet to the SW
80	1009161	221988; 818 BERGEN ST	1381 feet to the NW
81	1112524	OUTSIDE	

82	907219	VAULT 1870	ST MARK'S AVE/CLASSEN AV	1386 feet to the SSW
83	9807623	SPILL NUMBER 9807623	ST MARKS PL/CLASSON AVE	1386 feet to the SSW
84	0302598	SAINT MARKS AVENUE AT	CLASSON AVENUE	1386 feet to the SSW
85	1304831	INTERSECTION - MANHOLE 3168	PERRY PL AND ATLANTIC AVE	1425 feet to the ESE
86	0503689	MANHOLE 3168	ATLANTIC AND PERRY PLACE	1425 feet to the ESE
87	0208598	IFO LADY TEXT	1218 FULTON ST	1439 feet to the E
88	9202154	FRANKLIN AVE & ST MARKS	FRANKLIN AVE & ST MARKS	1476 feet to the S
89	0901676	G & B COLLISION	569 GRAND AVE	1494 feet to the WSW
90	0211508	VAULT 7370	BEDFORD AVE & DEAN ST	1582 feet to the SE
91	0914404	218103; BERGEN ST AND GRAND AVE	BERGEN ST AND GRAND AVE	1603 feet to the WSW
92	0005952	SERVICE BOX 20892	72 HERKIMER ST	1656 feet to the E
93	0005068	SERVICE BOX 20892	72 HERKIMER ST	1656 feet to the E
94	0502090	MANHOLE 32021	OPPOSITE 551 PROSPECT PL	1672 feet to the SSW
95	0609570	PRIVATE HOME	679 FRANKLIN AVE	1701 feet to the S
96	0400493	VAULT# VS6037	19 GRANT SQUARE	1708 feet to the SE
97	0812215	APT BLDG	1249 PACIFIC ST	1738 feet to the ESE
98	0305049	MANHOLE #SB33306	IFO 1224 PACIFIC ST	1760 feet to the ESE
99	0107043	RESIDENCE	65 HALSEY ST	1775 feet to the ENE
100	9909172	1144 DEANE ST	1144 DEANE ST	1840 feet to the SE
101	0811362	JUNK YARD	762 BERGEN ST	1844 feet to the WSW
102	0004201	SERVICE BOX 32017	482 PROSPECT PL	1849 feet to the SSW
103	0205488	MS. CLOVER WEBB RESIDENCE	71 MONROE ST	1883 feet to the N
104	9809984	SERVICE BOX 28756 IFO	152A MADISON ST	1917 feet to the NE
105	9611610	372 ST MARKS AVE	372 ST MARKS AVE	1919 feet to the WSW
106	9900469	JOHNSON HOME	618 ST MARKS AVE	1923 feet to the SSE
107	0709325	MANHOLE #4600	1167 DEAN STREET	1935 feet to the ESE
108	9904266	SERVICE BOX 20570	1158 DEAN ST	1954 feet to the SE
109	0005165	SERVICE BOX #32011	129 HANCOCK ST	1959 feet to the ENE
110	9900442	SERVICE BOX # 30546	450 PROSPECT PLACE	1964 feet to the SW
111	0412817	500 NORSTRAND AVE	91-93 MONROE ST	1965 feet to the NNE
112	9706894	MANHOLE # 65355	500 NORSTRAND AVENUE	1968 feet to the ENE
113	0503720	MANHOLE #18268	BERGEN/WASHINGTON	2001 feet to the WSW
114	0012196	SERVICEBOX 21368	1038 BERGEN ST	2022 feet to the SE
115	0005355	MANHOLE 17946	172 JEFFERSON AVE	2034 feet to the NE
116	0006886	MANHOLE #16855	GATES AVE/CLASSON AVE	2034 feet to the NNW
117	0503606	MANHOLE 69591	PARK PLACE / CLASSON AVE	2035 feet to the SSW
118	0006190	SERVICE BOX #32169	PARK PL & CLASSON AV	2035 feet to the SSW
119	0310901	SERVICE BOX # 18269	255 PUTNAM AVE	2060 feet to the NE
120	0408397	SUBWAY RESTAURANT	1046 BERGEN ST/ NOSTRAND	2081 feet to the SE
121	0408678	SPILL NUMBER 9810454	36 MACON STREET	2086 feet to the E
122	9810454	MANHOLE #69591	PARK PL & FRANKLIN AV	2097 feet to the S
123	0107618	OLD GAS STATION	FRANKLIN AV & PARK PL	2097 feet to the S
124	0303447	SPILL NUMBER 0402777	630-636 WASHINGTON AVENUE	2099 feet to the W
125	0402777	ATLANTIC & WASHINGTON AVE	669 PARK PL	2113 feet to the S
126	9807520	TWO QUARTS OIL IN MANHOLE #2908	ATLANTIC & WASHINGTON AVE	2132 feet to the W
127	0611671	MANHOLE #29537	BEDFORD AVE & PROSPECT PL	2132 feet to the W
128	0514620	MANHOLE 20178	402-404 GRAND AVE	2171 feet to the SSE
129	0006022	BASEMENT 64 ROGERS AVE	64 ROGERS AVE	2188 feet to the NW
130	0111568	MANHOLE #17956	299 GATES AVE	2195 feet to the SSE
131	0007908	SERVICE BOX	1075 BERGEN ST	2199 feet to the N
132	0011544	708 WASHINGTON AVE/BKLYN	708 WASHINGTON AVENUE	2203 feet to the SE
133	8910312	MANHOLE 17956	GATES AV/BEDFORD AV	2216 feet to the WSW
134	9904875			2245 feet to the NNE

135	1601826	321 ST MARKS AVE	2246 feet to the WSW
136	0700349	FIVE GAL LEAK FROM XFMR #833	2260 feet to the W
137	0412381	SERVICE BOX 16533	2277 feet to the N
138	0890326	209172; HERKIMER ST; SB20902 BUILDING LINE	2286 feet to the E
139	0908216	MANHOLE #56912	2289 feet to the SSE
140	1000776	IN FRONT OF	2331 feet to the SSE
141	0010610	SERVICE BOX 48152	2335 feet to the S
142	9804719	SPELL NUMBER 9804719	2374 feet to the SW
143	9412046	145 HERKIMER ST	2377 feet to the E
144	0001087	SPILL NUMBER 0001087	2377 feet to the E
145	0413365	FORMER MOBIL #17-FK3	2388 feet to the NNE
146	0808934	MANHOLE # 64698	2393 feet to the SE
147	0705734	HALF PINT OIL IN SB19267 WITH EARTH	2407 feet to the W
148	0404641	MANHOLE # 2909	2429 feet to the WNW
149	0313115	STREET	2429 feet to the WNW
150	0890079	206211; MONROE ST; SB30561 - OPP 177 MONROE ST	2442 feet to the NE
151	9810025	MANHOLE #4455	2442 feet to the SW
152	1111065	APT BUILDING (4 STORY)	2442 feet to the SW
153	0001846	MANHOLE #2903	2455 feet to the SE
154	9913827	SPILL NUMBER 9913827	2455 feet to the SE
155	0012431	SPILL NUMBER 0012431	2463 feet to the N
156	0011839	IFO 184 HANCOCK ST	2471 feet to the ENE
157	0200300	PARKING GARAGE	2530 feet to the ENE
158	9900964	SERVICE BOX 44399	2545 feet to the SSW
159	0505056	MANHOLE 2036	2565 feet to the SSW
160	0000108	VS 3931	2568 feet to the NNW
161	1304682	ANONYMOUS	2568 feet to the NNW
162	9313437	RAY BIGGS RESIDENCE	2585 feet to the S
163	0011841	SB20585	2592 feet to the S
164	9814414	MANHOLE #4514	2597 feet to the ENE
165	9812516	SPILL NUMBER 9812516	2601 feet to the SW
166	9811068	SERVICE BOX #48116	2601 feet to the SW
			2605 feet to the SSE

**Closed Status Spills (Miscellaneous Spill Causes) --- Total Sites - 22**

MAP ID	FACILITY ID	FACILITY NAME
167	1001935	UNKNOWN GAS STATION
168	0513930	PEART HOME
169	0101012	ROADWAY SPILL
170	0004415	ATLANTIC AVE CABLE BLD
171	0801895	DRUM RUN
172	0510546	HYDRANT
173	0400298	MANHOLE # 2979
174	0010351	MANHOLE 2956
175	0712713	POSSIBLE OIL IN SERVICE BOX 33293
176	9415158	1048 PACIFIC STREET
177	0204539	LEFFERTS MANOR
178	0013311	PACIFIC ST & GRAND AVE
179	9415003	488 ST MARKS AVE
180	9414998	BROOKLYN JEWISH HOSPITAL
181	0807451	ACROSS THE STREET FROM
182	9303392	761 BERGEN ST
183	0910435	GWAY MANAGEMENT
184	9812321	RESIDENCE

**Database searched at 1/2 MILE - ASTM required search distance: 1/2 Mile**

FACILITY STREET	DISTANCE & DIRECTION
1064 ATLANTIC AVE	346 feet to the WSW
157 LEOPARDS PLACE	357 feet to the NNW
1114 ATLANTIC AVE	378 feet to the SSE
1114 ATLANTIC AVE	378 feet to the SSE
1067 PACIFIC STREET	391 feet to the SW
1065 PACIFIC ST	458 feet to the SW
CLASSON AVENUE	517 feet to the NW
ATLANTIC AVE & FRANKLIN	525 feet to the ESE
1082 PACIFIC STREET	531 feet to the S
1048 PACIFIC STREET	560 feet to the SW
130 LEFFERTS PLACE	643 feet to the WNW
PACIFIC ST & GRAND AVE	1320 feet to the W
488 ST MARKS AVENUE	1450 feet to the SSW
555 PROSPECT PLACE	1574 feet to the SSW
27 HERKIMER PL	1629 feet to the E
761 BERGEN ST	1770 feet to the WSW
647 PROSPECT PLACE	1833 feet to the SSE
75 MONROE ST	1896 feet to the N

185  
186  
187  
188

RAILROAD OVERPASS  
RESIDENCE  
COMMERCIAL BLDG UNDER CONSTRUCTION  
696 ST MARKS AVE

1000641  
J812013  
1103019  
9211133

**Petroleum Bulk Storage Sites --- Total Sites - 17**

MAP ID	FACILITY ID	FACILITY NAME
189	2-603436	SLAW REALTY
190	2-602795	1096 ATLANTIC OPERATING CORPORATION
191	2-607855	UNITED AUTO REPAIR
192	2-608521	163 LEFFERTS PLACE HDFC
193	NY03033	DAMP PROGRAM
194	2-609720	BISMILLAH AUTO REPAIR, INC
195	2-611980	1102 ATLANTIC AVE.
196	NY03133	DELMAR SALES INC.
197	2-602128	S.A. WASSAM, CORP.
198	NY10568	ZUBA ENTERPRISE CORP.
199	2-356808	JSM SERVICE INC
200	2-085340	FINETEX YARN CORPORATION
201	NY05734	KEY FOOD
202	NY02045	BKLYN LODGE NO 32
203	2-607928	LEFFERTS HEIGHTS HDFC INC.
204	2-080489	GOLDSTAR 'A' REALTY INC.
205	2-304301	VICTOR NIEVES

**Hazardous Waste Generators, Transporters --- Total Sites - 43**

MAP ID	FACILITY ID	FACILITY NAME
206	NY0980759435	VANCO ENVIRONMENTAL
207	NYD980759435	VANCO ENVIRONMENTAL INC
208	NYR000099820	TARMAC AUTO BODY CENTER INC
209	NYP004407276	CON EDISON
210	NYP004422606	CON EDISON
211	NYP004422614	CON EDISON
212	NYN00002A145	RICH LEE CONSTRUCTION
213	NYP004421566	CON EDISON
214	NYP004424230	CON ED
215	NYP004424248	CON ED
216	NYP004484879	CON EDISON
217	NYP004407284	CON EDISON
218	NY0000368381	LIRR ATLANTIC AVE MANHOLES
219	NYP004417671	CON EDISON
220	NYP004417689	CON EDISON
221	NYP004422762	CON EDISON
222	NYR000053546	GRADE A COLLISION
223	NYP004414439	CON EDISON
224	NYD981134778	NYCTA - STOREROOM 61
225	NYP004485165	CON EDISON
226	NYD987029543	CELESTE CLNRS
227	NYR000049668	NYCTA
228	NYD000798959	SERVICE STATION
229	NYP004119251	CONSOLIDATED EDISON
230	NYP004197380	CONSOLIDATED EDISON
231	NYP004536256	CON EDISON

ATLANTIC AVE/NOSTRAND AVE  
147 HERKIMER ST  
560 STERLING PLACE  
696 ST MARKS AVE

2072 feet to the ESE  
2396 feet to the E  
2504 feet to the SSW  
2533 feet to the SE

**Database searched at 1/8 MILE - ASTM required search distance: Property & Adjacent**  
DISTANCE & DIRECTION

0 feet  
233 feet to the S  
302 feet to the WNW  
326 feet to the N  
326 feet to the N  
331 feet to the WSW  
333 feet to the SSE  
333 feet to the SSE  
374 feet to the WSW  
383 feet to the WSW  
456 feet to the WNW  
521 feet to the WSW  
591 feet to the ENE  
626 feet to the NNW  
628 feet to the WNW  
639 feet to the WSW  
657 feet to the ESE

**Database searched at 1/8 MILE - ASTM required search distance: Property & Adjacent**  
DISTANCE & DIRECTION

0 feet  
0 feet  
109 feet to the SE\*  
137 feet to the ENE\*  
143 feet to the W\*  
191 feet to the ESE\*  
193 feet to the W\*  
238 feet to the NNE  
255 feet to the W  
287 feet to the SW  
287 feet to the SW  
330 feet to the NE  
341 feet to the SE  
363 feet to the S  
363 feet to the S  
371 feet to the SE  
400 feet to the ESE  
409 feet to the WNW  
411 feet to the SSE  
411 feet to the SSE  
438 feet to the NNE  
444 feet to the NE  
457 feet to the W  
517 feet to the NW  
525 feet to the ESE  
528 feet to the WNW

ATLANTIC AVE & CLASS  
MH2979-CLASSON AVE & LEFFERTS  
ATLANTIC AVE & FRANKLYN AVE  
134 LEFFERTS PL

232	NYP004418422	CON EDISON	1082 PACIFIC ST	537 feet to the S
233	NYD980757900	R & S STRAUSS	1007 ATLANTIC AVE	545 feet to the W
234	NYP000934638	BELL ATLANTIC-NY	CLASSON AVE/PACIFIC ST	556 feet to the SW
235	NYP000934802	BELL ATLANTIC-NY	NORTH SIDE PACIFIC ST	556 feet to the SW
236	NYP004024782	CONSOLIDATED EDISON	CLASSON & PACIFIC	556 feet to the SW
237	NYP004288999	CON EDISON	NWC CLASSON AVE & PACIFIC ST	556 feet to the SW
238	NYP000935007	BELL ATLANTIC-NY	FULTON ST/FRANKLIN AVE	564 feet to the NE
239	NYR000049668	MTA NYCT FRANKLYN AVE STA - A TRAIN	FRANKLYN & ATLANTIC AVE INTERS	564 feet to the NE
240	NYR000169524	FRANKLIN AVENUE STATION (C LINE)	FRANKLIN AVE/FULTON ST	564 feet to the NE
241	NYR000005728	PACIFIC AUTO BODY	1048 PACIFIC ST	564 feet to the SW
242	NYP004429072	CON EDISON	573 CLASSON AVE	565 feet to the NW
243	NYP004418414	CON EDISON	1092 PACIFIC ST	568 feet to the SSE
244	NYP004413225	CON EDISON	1091 ATLANTIC AVE	569 feet to the ESE
245	NYP000945659	BELL ATLANTIC - NY	CLAVER AND FULTON	579 feet to the NNW
246	NYP010001949	NYCDEP	1113 FULTON ST	619 feet to the N
247	NYD981139041	J & K CLEANERS	507 FRANKLIN AVE	656 feet to the NE
248	NYP004054656	CONSOLIDATED EDISON	MH2944-1001 DEAN	656 feet to the S

\* Compass directions can vary substantially for sites located very close to the subject property address.

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ACTIVE TIME FOR TALLIES IDENTIFIED WITHIN 15 MINUTE SEARCH WINDOW

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1. **Background** and **Context**: The company is a leading provider of software solutions for the financial services industry, with a strong focus on innovation and customer satisfaction. The company has a long history of success and is currently looking to expand its operations into new markets.

2. **Objectives**: The primary objective of this project is to develop a comprehensive business plan for the company's expansion into new markets. The secondary objective is to identify potential risks and opportunities associated with this expansion.

3. **Scope**: The project will focus on the development of a business plan for the company's expansion into new markets. This includes the identification of potential markets, the development of a marketing strategy, and the creation of a financial model.

4. **Methodology**: The project will be conducted using a combination of qualitative and quantitative research methods. This includes the use of surveys, interviews, and focus groups to gather data on potential markets and customer needs. The data will be analyzed using statistical software to identify trends and patterns.

5. **Results**: The project will result in the development of a comprehensive business plan for the company's expansion into new markets. This plan will include the identification of potential markets, the development of a marketing strategy, and the creation of a financial model. The plan will also include a risk assessment and a list of potential opportunities.

6. **Conclusion**: The project has successfully identified potential risks and opportunities associated with the company's expansion into new markets. The project has also developed a comprehensive business plan for the company's expansion into new markets. The project has been a success and the company is looking forward to implementing the plan.

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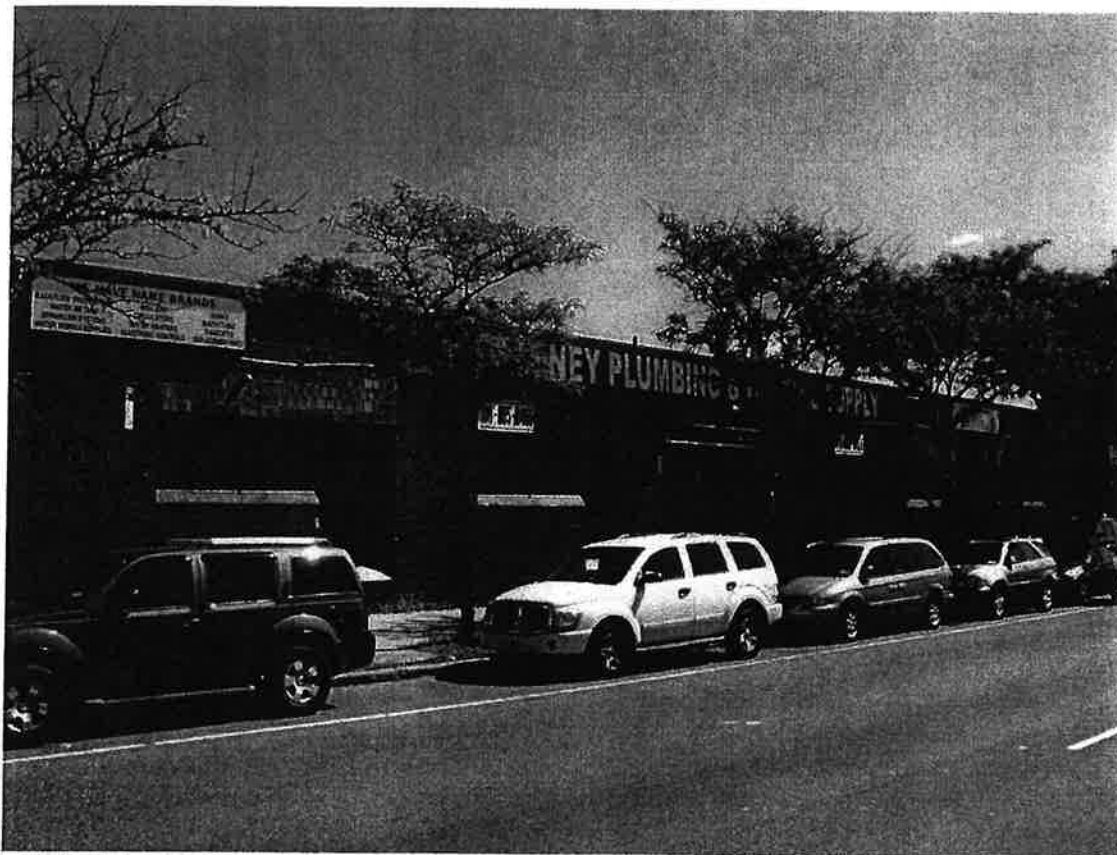




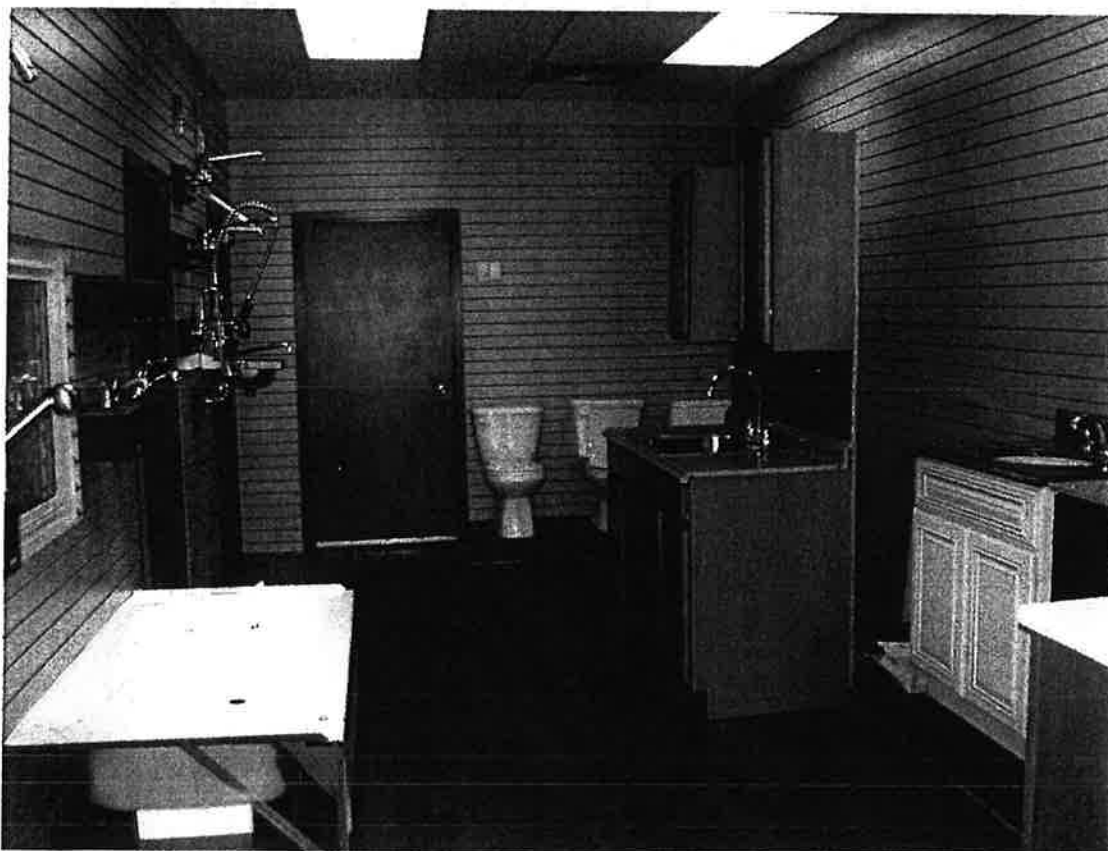




**SITE PHOTOGRAPHS**



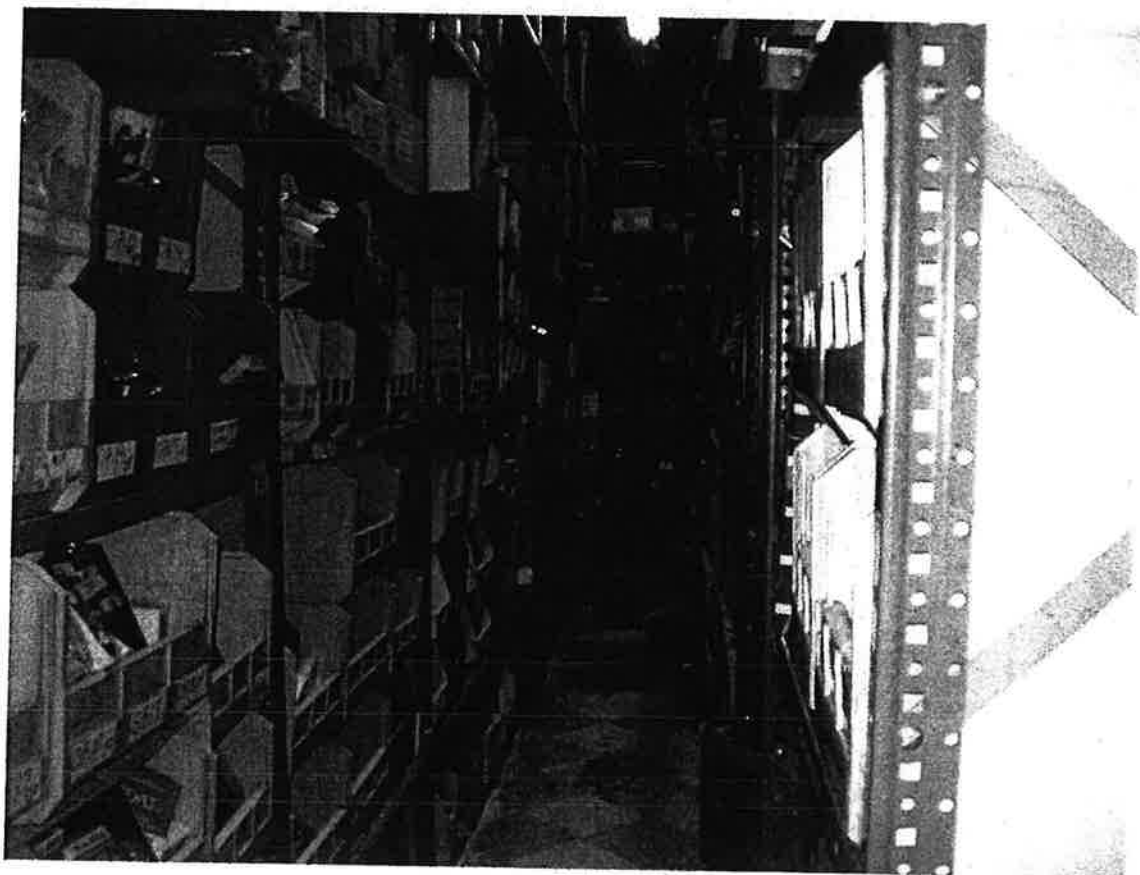
1. View of subject site.



2. View of showroom.



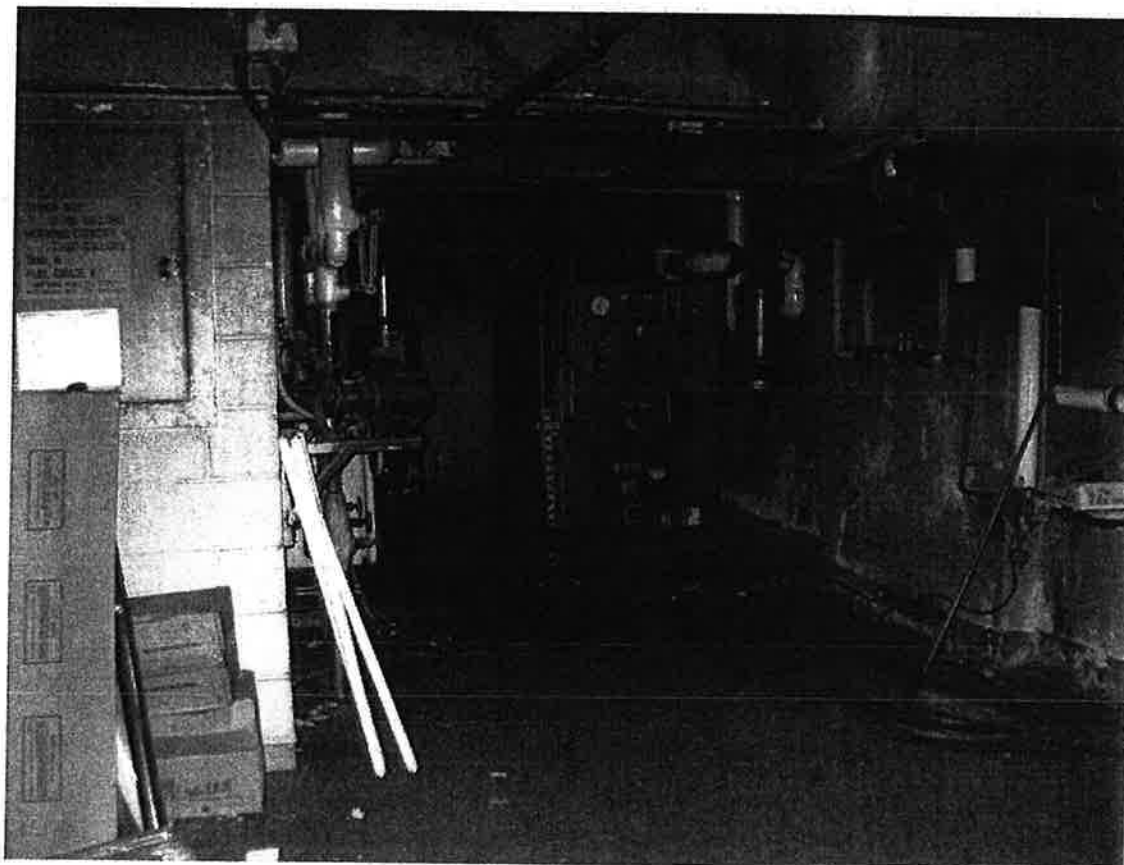
**3. View of private office.**



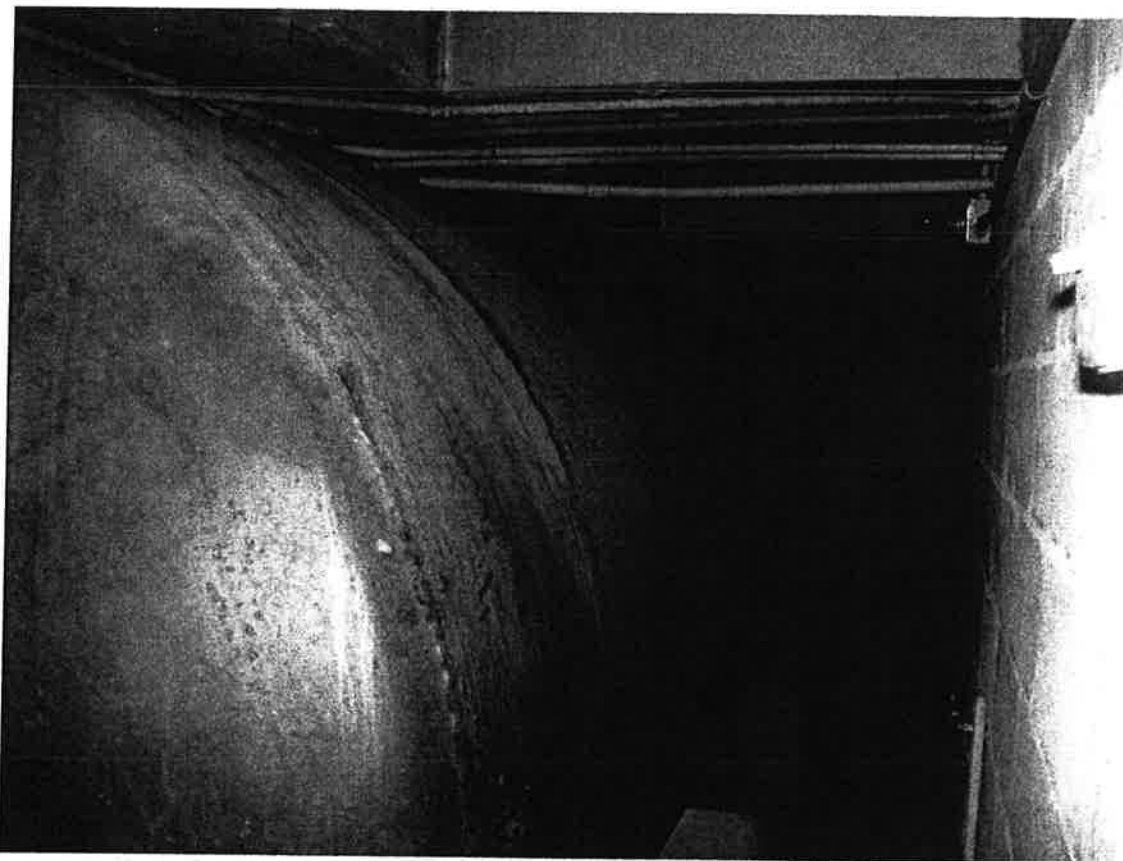
**4. View of warehouse.**



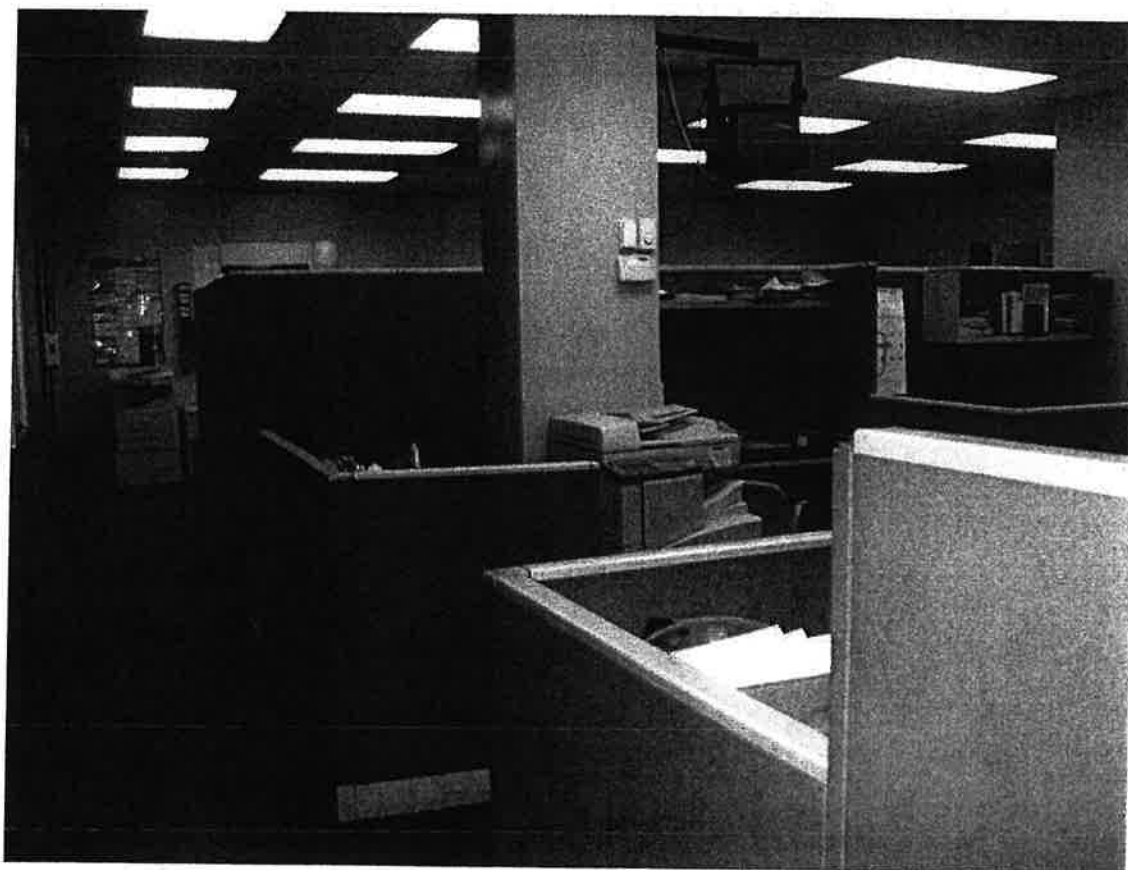
**5. View of warehouse.**



**6. View of boiler room.**



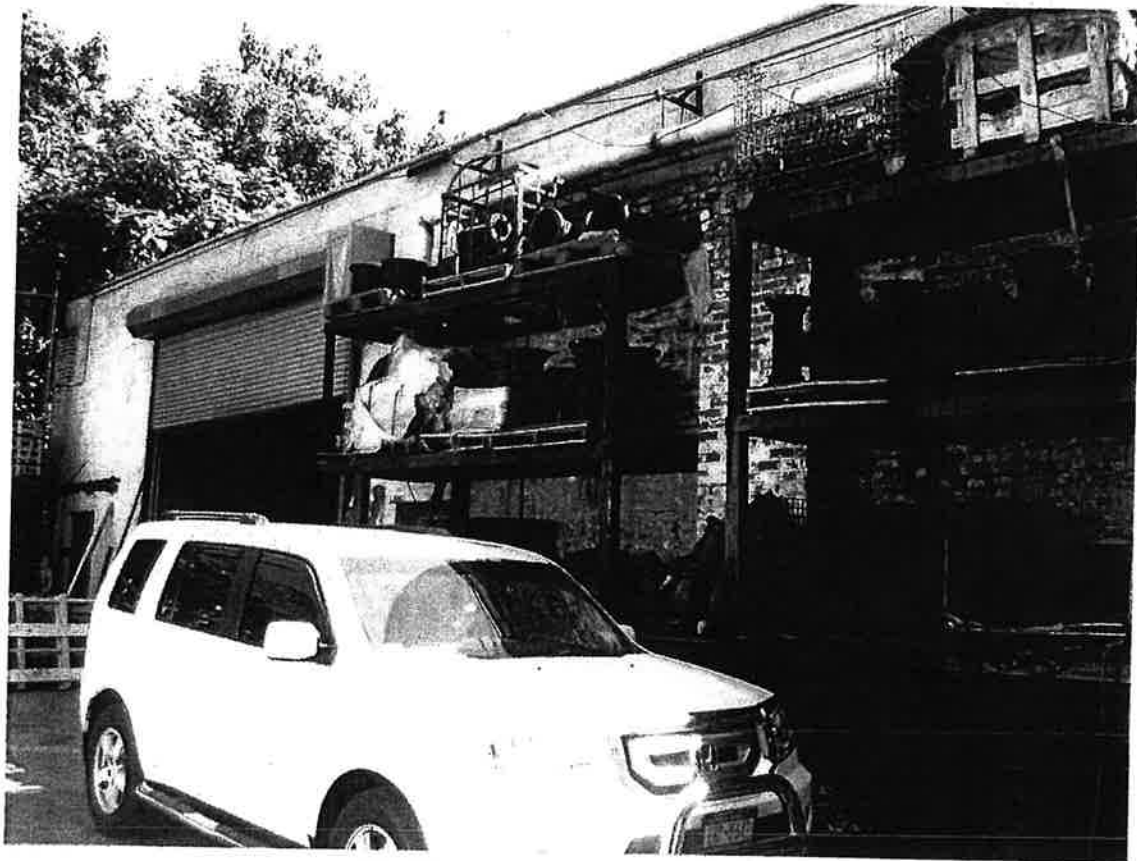
7. View of AST.



8. View of office area.



**9. View of typical bathroom.**



**10. View of rear storage building.**

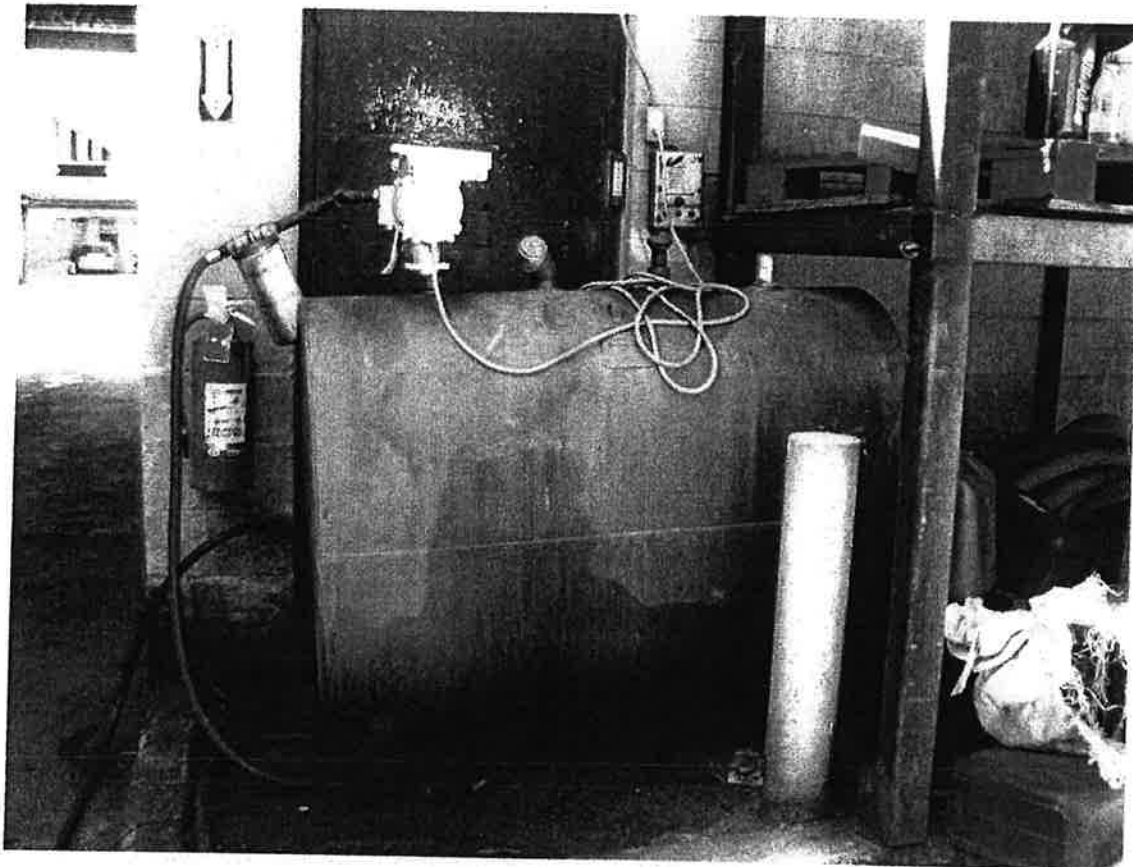


**11. View of interior of storage building.**

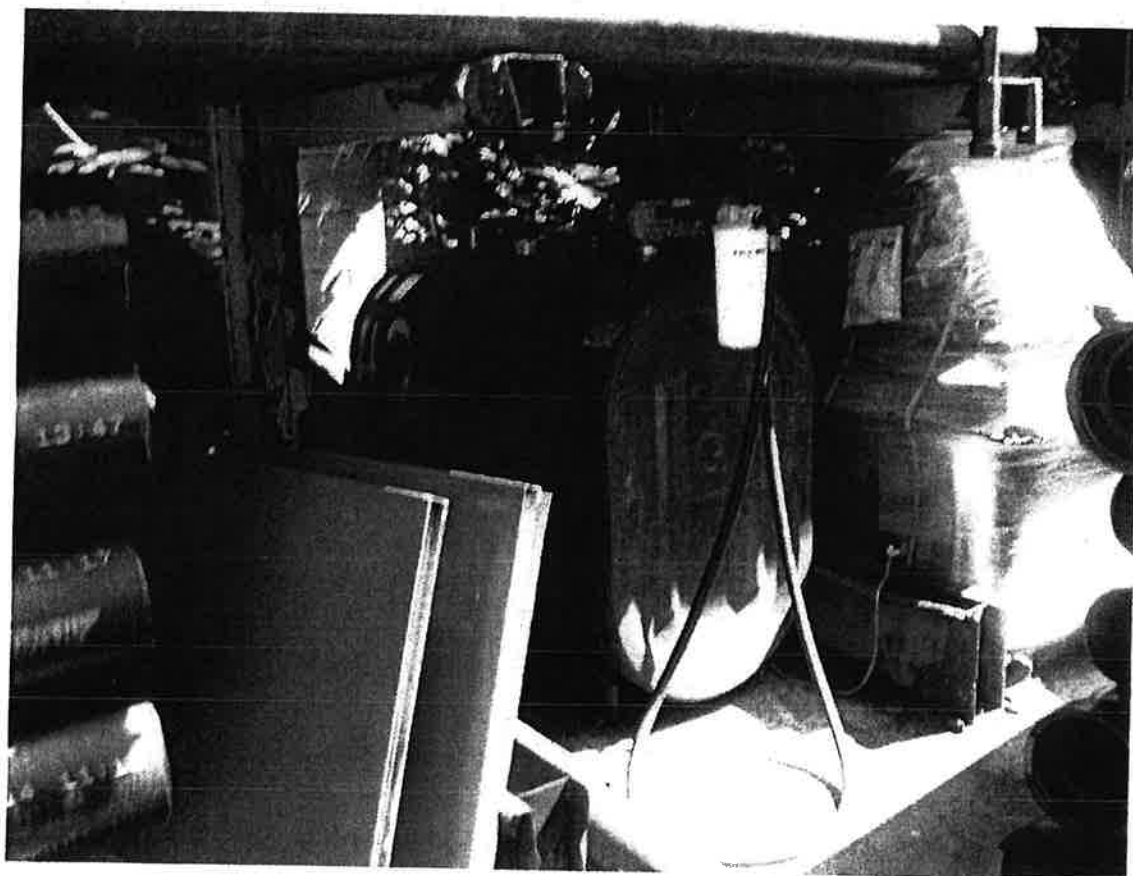


**12. View of former repair pit.**



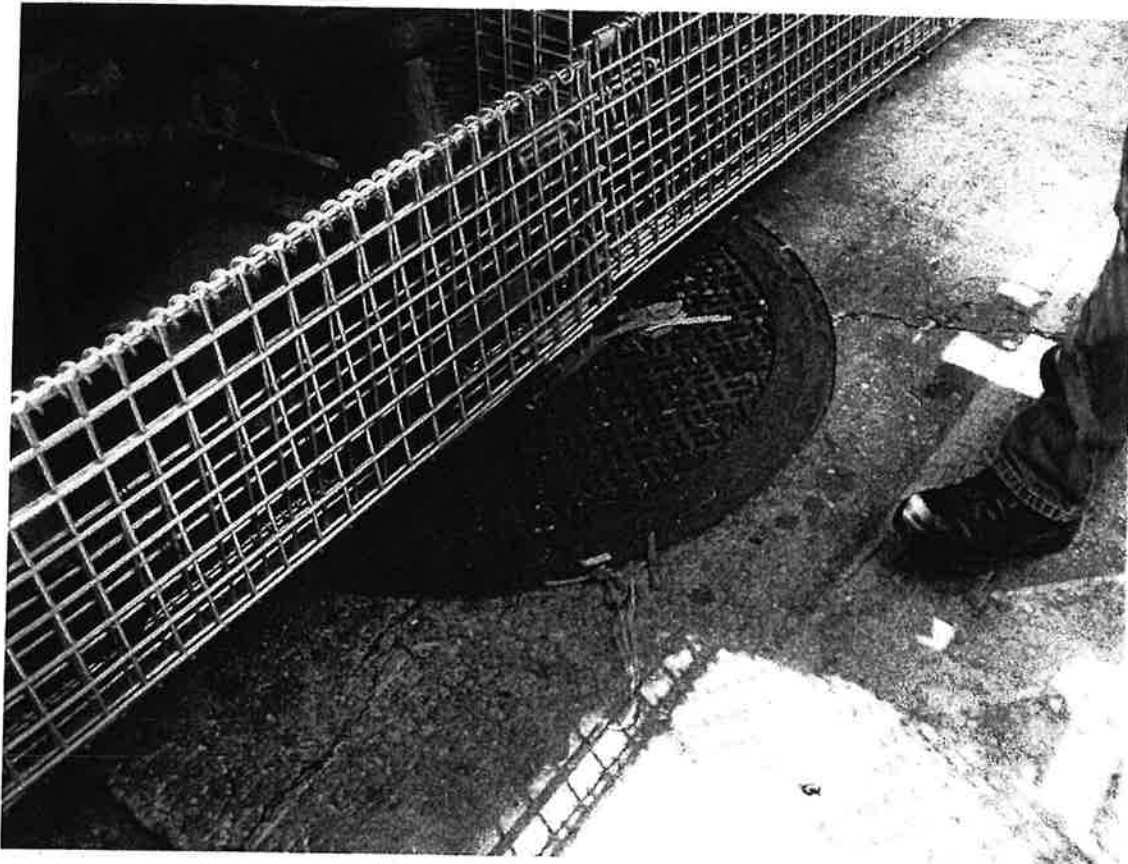


**13. View of dyed diesel AST.**



**14. View of waste oil AST.**





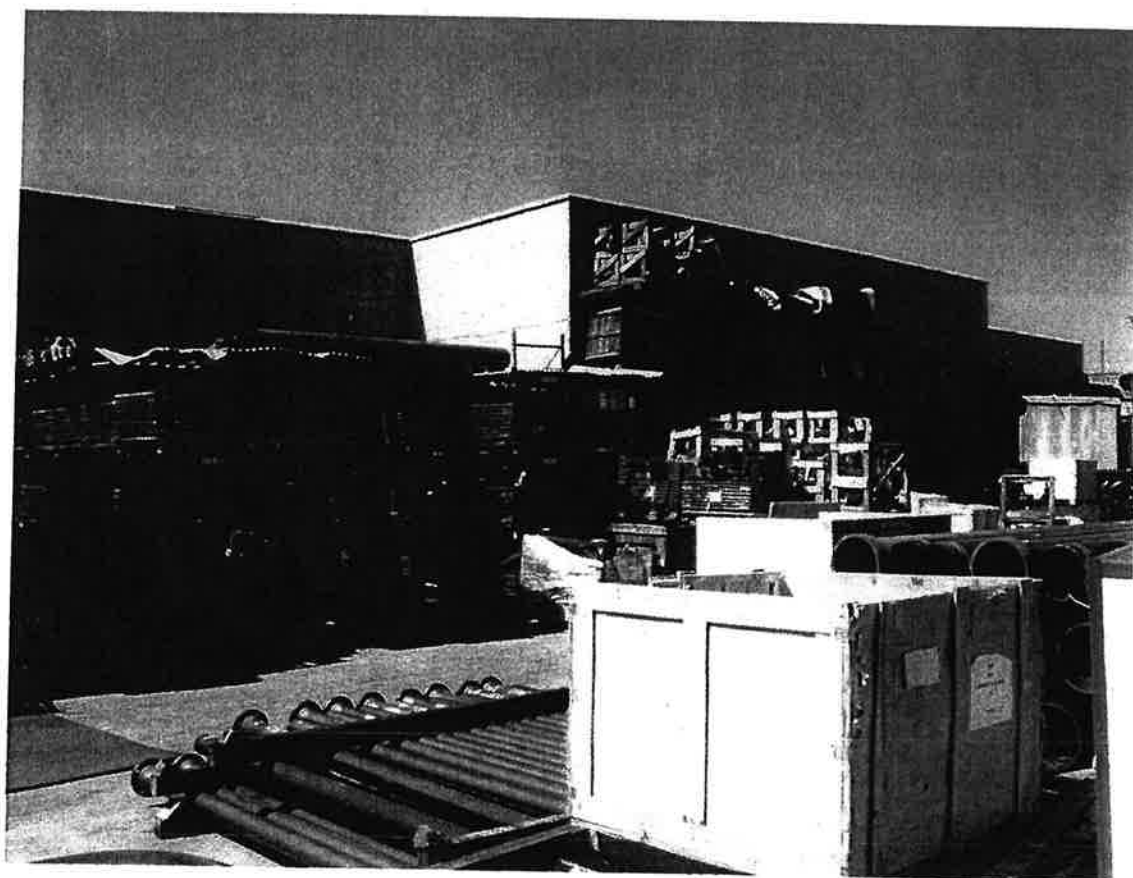
**15. View of oil water separator location.**



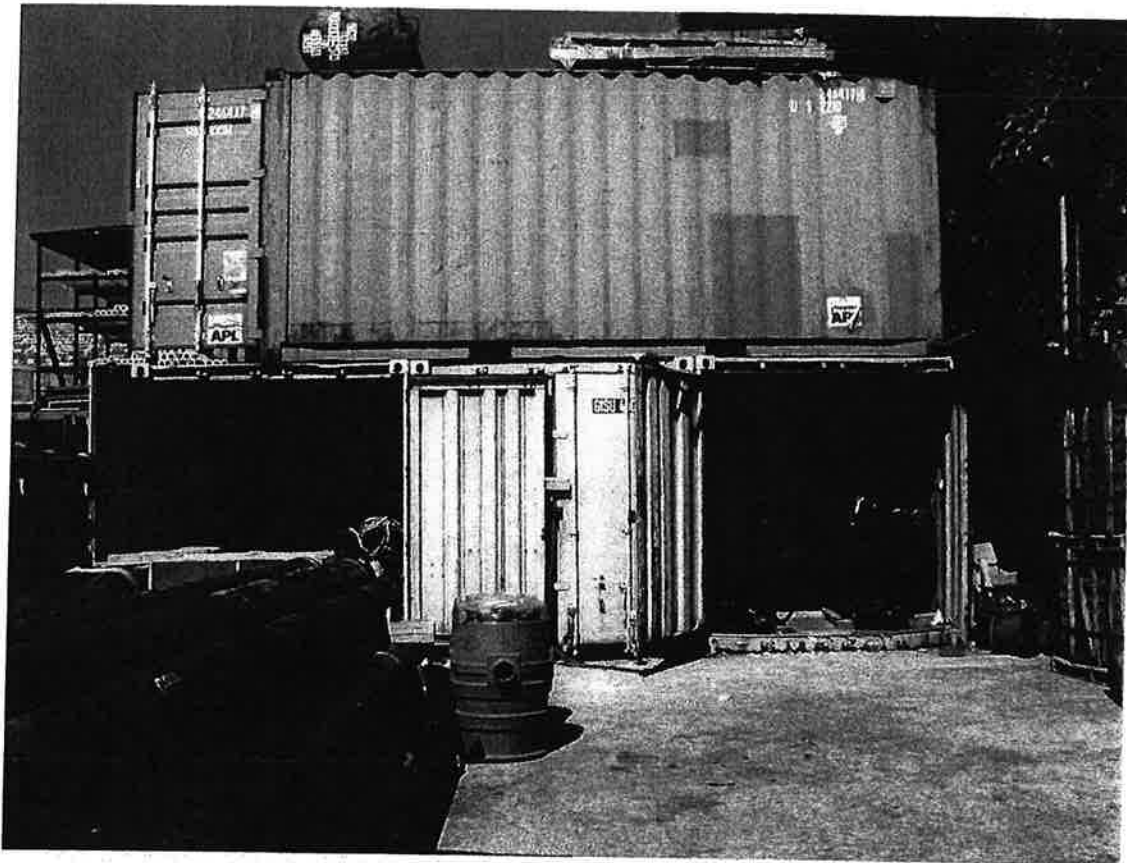
**16. View of typical storm water drain.**



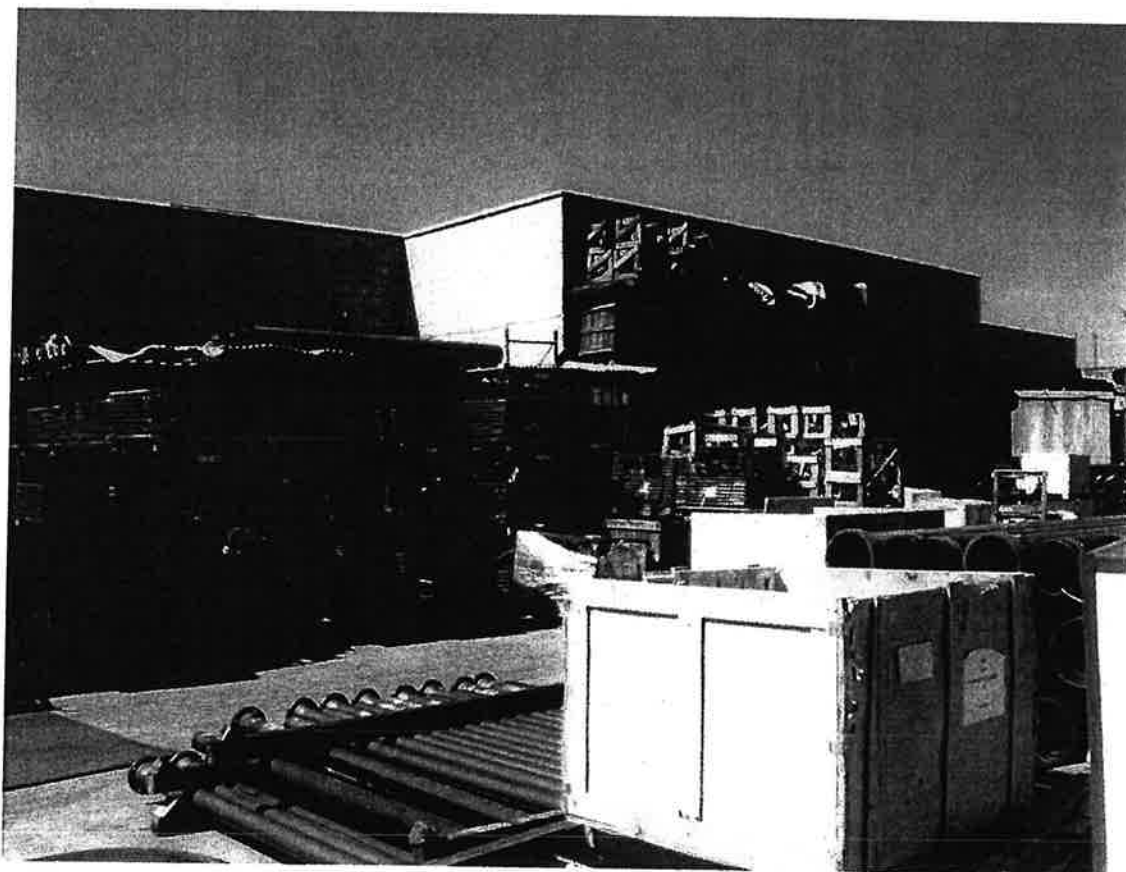
**17. View of former fill port.**



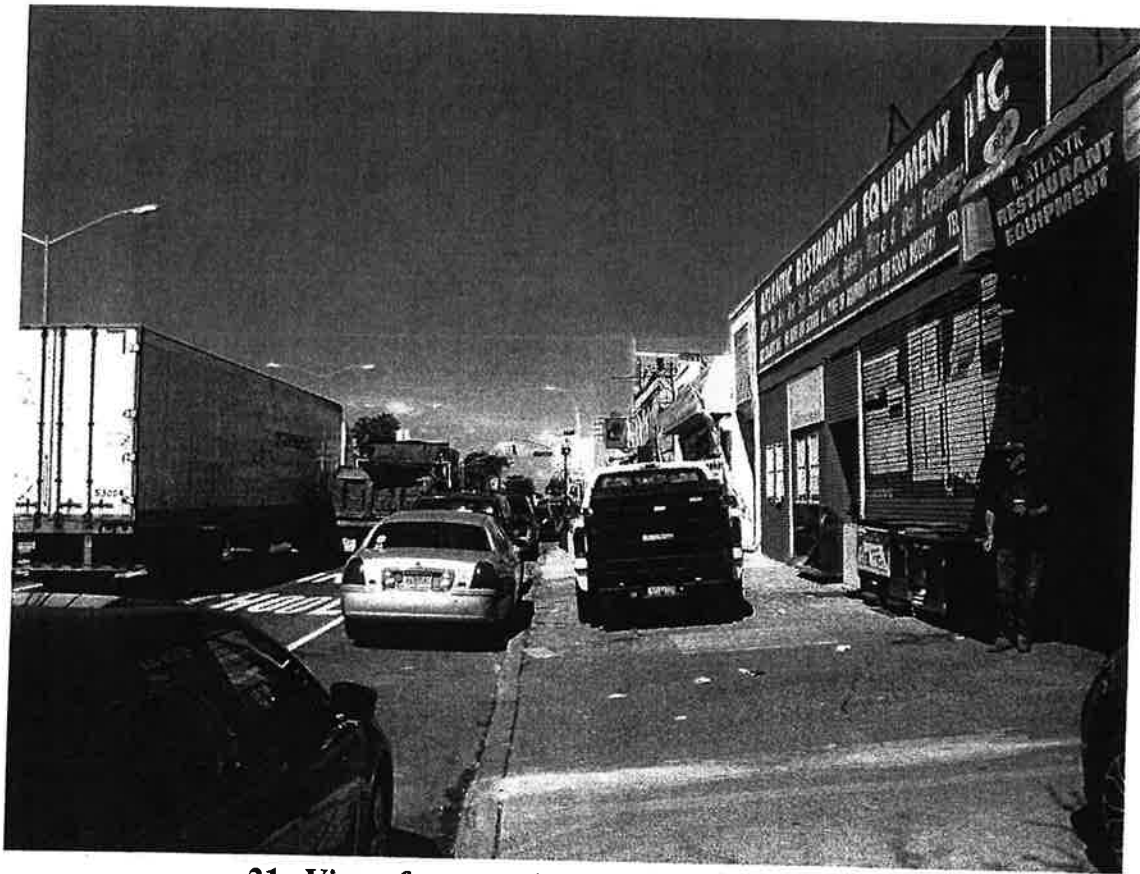
**18. View of rear storage yard.**



19. View of rear storage yard.



20. View of rear storage yard.



**21. View of surrounding properties looking west.**