

Phase I Environmental Site Assessment

210 Douglass Street and 253 Bond Street
File Number: 19575

210 Douglass Street and 253 Bond Street
Brooklyn, New York 11217

EBI Project No. 1121005029

August 02, 2021



Prepared for:

Valley National Bank
1455 Valley Road
Wayne, New Jersey 07470

Prepared by:



08/02/2021

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Subject: Phase I Environmental Site Assessment
210 Douglass Street and 253 Bond Street
210 Douglass Street and 253 Bond Street, Brooklyn, New York
EBI Project No. 1121005029

Dear Ms. Deskins:

Attached please find our *Phase I Environmental Site Assessment* (the report) for the above-mentioned asset (the Subject Property). During the survey and research, our surveyor met with agents representing the Subject Property, or agents of the owner, and reviewed the Subject Property and its history. The report was completed according to the terms and conditions authorized by you, the Client. This report has been completed in conformance with the ASTM Standard E 1527-13 and the Scope of Work defined in the Engagement letter between Valley National Bank and EnviroBusiness, Inc., dated June 30, 2021.

The purpose of this report is to assist Valley National Bank in its underwriting of a proposed mortgage loan on the Subject Property described herein.

This report is addressed to Valley National Bank and their respective successors and assigns.

Reliance on the report and the information contained herein shall mean (i) the report may be relied upon by Valley National Bank, in determining whether to make a loan evidenced by a note secured by the Subject Property ("the Mortgage Loan"); (ii) the report may be relied upon by any loan purchaser in determining whether to purchase the Mortgage Loan from Valley National Bank, or an interest in the Mortgage Loan or securities backed or secured by the Mortgage Loan, and any rating agency rating securities representing an interest in the Mortgage Loan or backed or secured by the Mortgage Loan; (iii) the report may be referred to in and included, in whole or in part, with materials offering for sale the Mortgage Loan or an interest in the Mortgage Loan or securities backed or secured by the Mortgage Loan; and (iv) the report speaks only as of its date in the absence of a specific written update of the report signed and delivered by EBI Consulting.

There are no intended or unintended third party beneficiaries to this report, except as expressly stated herein.

EBI is an independent contractor, not an employee of either the issuer or the borrower, and its compensation was not based on the findings or recommendations made in the report or on the closing of any business transaction.

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 and we have the specific qualifications 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.

Thank you very much for the opportunity to provide environmental consulting services to Valley National Bank. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,
EBI CONSULTING

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	3
1.1 Purpose.....	3
1.2 Scope-of-Services.....	3
1.3 Assumptions, Limitations and Exceptions.....	3
1.4 Special Terms and Conditions.....	5
1.5 Data Gaps.....	5
2.0 SUBJECT PROPERTY DESCRIPTION	6
2.1 Ownership and Location.....	6
2.2 Subject Property Improvements.....	6
2.3 Current Use of the Subject Property.....	6
2.4 Municipal Services & Utilities.....	6
2.5 Adjoining Properties.....	7
2.6 Physical Setting.....	7
2.6.1 Topography.....	7
2.6.2 Geology and Soils.....	7
2.6.3 Hydrogeology and Hydrology.....	7
2.6.4 Flood Zone.....	8
3.0 USER PROVIDED INFORMATION	9
3.1 Title Records.....	9
3.2 Environmental Liens and Activity and Use Limitations.....	9
3.3 Specialized Knowledge.....	9
3.4 Commonly Known or Reasonably Ascertainable Information.....	9
3.5 Valuation Reduction for Environmental Issues.....	9
3.6 Owner, Property Manager, and Occupant Information.....	9
3.7 Reason for Performing Phase I ESA.....	9
4.0 RECORDS REVIEW	10
4.1 Standard Environmental Records.....	10
4.1.1 Federal, State and Tribal Agency Database Records.....	11
4.1.2 Local Regulatory Agency Records.....	17
4.1.3 Vapor Migration.....	17
4.2 Historical Use of the Subject Property and Adjoining Properties.....	18
4.2.1 Aerial Photographs and Maps.....	18
4.2.2 Street Directories.....	19
4.2.3 Recorded Land Title Records.....	20
4.2.4 Property Tax Records.....	20
4.2.5 Environmental Liens and Activity and Use Limitations.....	20
4.2.6 Previous Environmental Reports.....	20
4.2.7 Other Historical Records and Interviews.....	24
5.0 SUBJECT PROPERTY RECONNAISSANCE	25
5.1 Methodology and Limiting Conditions.....	25

5.2 Hazardous Substances and Petroleum Products.....	25
5.2.1 Hazardous Substances and Petroleum Products (Identified Uses).....	25
5.2.2 Hazardous Substances and Petroleum Products (Unidentified Uses).....	26
5.2.3 Unidentified Substances Containers.....	26
5.3 Waste Generation, Storage, and Disposal.....	26
5.4 Underground Storage Tanks (USTs) & Aboveground Storage Tanks (ASTs).....	26
5.4.1 Existing Storage Tanks.....	26
5.4.2 Former Storage Tanks.....	26
5.5 Oil-Containing Equipment and Polychlorinated Biphenyls (PCBs).....	27
5.6 Additional Site Conditions.....	27
6.0 INTERVIEWS.....	29
7.0 CONSIDERATIONS OUTSIDE THE SCOPE OF ASTM PRACTICE E 1527-13.....	30
7.1 Asbestos-Containing Material (ACM).....	30
7.2 Radon.....	30
7.3 Lead-Based Paint (LBP).....	31
7.4 Lead in Drinking Water.....	31
7.5 Limited Microbial Survey.....	31
7.6 Wetlands.....	32
8.0 FINDINGS, OPINIONS AND CONCLUSIONS.....	33
9.0 RECOMMENDATIONS.....	35
10.0 REFERENCES.....	36

Appendix A Photographs

Appendix B Figures

Appendix C Pre-Survey Questionnaire and Other Relevant Documentation

Appendix D Professional Qualifications

Appendix E Regulatory Database Report

Appendix F Historical Documentation

Appendix G Portions of Previous Reports

Appendix H Terminology

EXECUTIVE SUMMARY

At the request of Valley National Bank, EBI has performed a Phase I Environmental Site Assessment (ESA) of the property located at 210 Douglass Street and 253 Bond Street in Brooklyn, New York, herein referred to as the Subject Property. The main objective of this ESA was to identify *recognized environmental conditions* in connection with the Subject Property, defined in ASTM Practice E 1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any 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. De minimis conditions are not recognized environmental conditions. This ESA also includes a preliminary evaluation of certain potential environmental conditions that are outside the scope of ASTM Practice E 1527-13.

The Subject Property includes two contiguous irregular-shaped parcels, totaling approximately 1.00 acre. The Subject Property is currently improved with two two-story industrial warehouse buildings, with a combined net rentable area of 48,500± square feet. There is no basement present beneath 210 Douglass Street. The structure at 253 Bond Street includes a full basement. The structure at 210 Douglass Street was reportedly constructed in 1955, and the existing improvements at 253 Bond Street were reportedly constructed in 1920.

At the time of assessment, the Subject Property at 210 Douglass Street was occupied by Eastern Effects, an office warehouse used for movie sets. There are currently no manufacturing or industrial operations conducted at this property. The Subject Property at 253 Bond Street was occupied by Millennium Steel, which manufactures and assembles steel clothing racks. Petroleum products and/or hazardous substances used in the manufacturing process are further discussed in Section 5.2.

Below is the Assessment Summary Table presenting our recommended actions for the Subject Property. EBI's Findings and Opinions are presented in Section 8.0, and recommendations for further action or investigation are presented in Section 9.0.

Report Section	No Further Action	REC	HREC	CREC	Other	Recommended Action	Estimated Cost
2.3							
2.3							
2.5		X				See (I) below	See (I) below
4.1		X				See (I) below	See (I) below
4.1							
4.1.3		X				See (I) below	See (I) below
4.2		X				See (I) below	See (I) below
4.2							
5.2	X						
5.3	X						
5.4	X						
5.4							
5.5	X						
5.6	X						

Report Section		No Further Action	REC	HREC	CREC	Other	Recommended Action	Estimated Cost
7.1	Asbestos-Containing Material (ACM)					X	Suspect ACMs observed (no sampling done). Good condition. Recommend testing prior to disturbance, renovation or demolition.	Action item
7.2	Radon	X						
7.3	Lead-Based Paint (LBP)					X	Suspect LBPs observed (no sampling conducted). Damaged peeling & flaking paint at the 253 Bond St building in the basement and on walls. Based on the non-residential use of the property, recommend repair and maintenance. Testing and/or proper worker precautions during renovations or demolition.	Action item
7.4	Lead in Drinking Water	X						
7.5	Limited Microbial Survey	X						
7.6	Wetlands	X						

(1) Known subsurface soil and groundwater contamination has been identified under the subject property (210 Douglass St portion), mainly from the east adjacent Gowanus Canal Superfund site, though the historical use of the subject site may be a contributing factor to the REC associated with the Gowanus Canal. An Interim Remedial Measures Work Plan (IRM) has been submitted and is in progress, and the Subject Property entered the NYS DEC Brownfield Clean-up Program (BCP) in June 2021. Current and future remedial investigations and actions are planned and/or are on-going. This is likely to take several months or longer.

EBI recommends investigative and remedial activities currently planned or ongoing under the NYSDEC Brownfield Clean-up Program (BCP) continue until such time that site regulatory closure/case completion can be achieved.

1.0 INTRODUCTION

This report documents the findings, opinions, and conclusions of a Phase I Environmental Site Assessment (ESA) of the property located at 210 Douglass Street and 253 Bond Street in Brooklyn, New York.

1.1 PURPOSE

The purpose of this ESA was to identify *recognized environmental conditions* and certain environmental conditions outside the scope of ASTM Practice E 1527-13 in connection with the property at the time of the property reconnaissance.

1.2 SCOPE-OF-SERVICES

This ESA was conducted utilizing a standard of good commercial and customary practice that was consistent with the ASTM Practice E 1527-13. Any significant scope-of-work additions, deletions or deviations to ASTM Practice E 1527-13 are noted below or in the corresponding sections of this report. The scope-of-work for this assessment included an evaluation of the following:

- Physical characteristics of the Subject Property through a review of referenced sources for topographic, geologic, soils and hydrologic data.
- Subject Property history through a review of referenced sources such as land deeds, fire insurance maps, city directories, aerial photographs, prior reports, and interviews.
- Current Subject Property conditions, including observations and interviews regarding the following: the presence or absence of hazardous substances or petroleum products; generation, treatment, storage, or disposal of hazardous, regulated, or biomedical waste; equipment that utilizes oils which potentially contain PCBs; and storage tanks (aboveground and underground).
- Usage of surrounding area properties and the likelihood for releases of hazardous substances and petroleum products (if known and/or suspected) to migrate onto the Subject Property.
- Information in referenced environmental agency databases and local environmental records, within specified minimum search distances.
- Past ownership through a review of available prior reports and local municipal file review.

The scope-of-work also included consideration of the following potential environmental conditions that are outside the scope of ASTM Practice E 1527-13: asbestos-containing materials (ACM), lead-based paint (LBP), lead in drinking water, radon, mold, and wetlands.

1.3 ASSUMPTIONS, LIMITATIONS AND EXCEPTIONS

This Phase I Environmental Site Assessment (the report) has been prepared for the use of Valley National Bank, in accordance with the Terms and Conditions in the Engagement Letter from Valley National Bank (the Agreement), and with the limitations described below, all of which are integral parts of this report. A copy of the Engagement Letter is maintained at the EBI Consulting office in Burlington, Massachusetts. To the extent any provisions of this report conflict with the terms of the Agreement, the Agreement will control.

EBI has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. This report was prepared with no exceptions or deletions from ASTM Standard E 1527-13.

This Phase I Environmental Site Assessment has been prepared to assess a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products. As such, this practice is intended to permit Valley National Bank to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability:

that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the Subject Property consistent with good commercial or customary practice" as defined in 42 U.S.C. §9601(35)(B).

In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify *recognized environmental conditions*. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property (1) due to a release to the environment, (2) under conditions that indicate an existing release or a past release, or (3) under conditions that pose a material threat of a future release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term does not include *de minimis* conditions that 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.

The information reported was obtained through sources deemed reasonably ascertainable, as defined in ASTM Standard E 1527-13; a visual site survey of areas readily observable, easily accessible or made accessible by the Subject Property contact and interviews with owners, agents, occupants, or other appropriate persons involved with the Subject Property and a review of standard federal, state, and tribal environmental record sources. Municipal information was obtained through review of reasonably ascertainable standard government record sources and interviews with the authorities having jurisdiction over the Subject Property. Findings, conclusions, and recommendations included in the report are based on our visual observations in the field, the standard environmental record sources and municipal information reasonably obtained, information provided by the Client, and/or a review of readily available and supplied documents and drawings. EBI relies completely on the information, whether written, graphic, or verbal, provided by the Subject Property contact or as shown on any documents reviewed or received from the Subject Property contact, owner or agent, or municipal source, and assumes that information to be true and correct unless the information is known to be inaccurate or if it is obvious, based on other information obtained as part of the assessment, that the information is not accurate. Although there may have been some degree of overlap in the information provided by these various sources, EBI did not attempt to verify independently the accuracy or completeness of all information reviewed or received during the course of these environmental services.

The information reported, as well as EBI's findings, conclusions, and recommendations are based upon sources deemed reasonably ascertainable, as defined in ASTM Standard E 1527-13; a visual site survey of areas readily observable, easily accessible or made accessible by the Subject Property contact and interviews with owners, agents, occupants, or other appropriate persons involved with the Subject Property and a review of standard federal, state, and tribal environmental record sources. Municipal information was obtained through review of reasonably ascertainable standard government record sources and interviews with authorities having jurisdiction over the Subject Property. Valley National Bank agrees that EBI has no obligation to independently verify the accuracy or completeness of the information reviewed or received during the course of these environmental services.

EBI renders no opinion as to the presence of hazardous substances or petroleum products in, on or under un-surveyed and/or inaccessible portions of the Subject Property. Unsurveyed and inaccessible portions of the Subject Property are described below. In addition, EBI renders no opinion as to the presence of hazardous substances or petroleum products in, on or under the Subject Property where direct observation of the interior walls, floor, or ceiling of a structure was obstructed by objects or coverings on or over these surfaces.

EBI Services and opinions are based on the scientific or technical tests or procedures specifically set forth in the scope of the Services described in this report. The ASTM Standard E 1527-13 does not encompass analytical testing to evaluate asbestos containing materials, radon, lead-based paint, drinking water quality, indoor air quality, stored chemicals, debris, fill materials, surface water, or subsurface samples (soil and groundwater) as part of a Phase I ESA. Because geologic and soil formations are inherently random, variable, and indeterminate in nature, the Services and opinions provided under this Agreement are not guaranteed to be a representation of actual conditions on the Subject Property, which are also subject to change with time as a result of natural or man-made processes, including water permeation. In performing the Services, EBI used that degree of care and skill ordinarily exercised by environmental consultants or engineers performing similar services in the same or similar locality at the same time and under similar circumstances. No other representation, expressed or implied, and no warranty or guarantee is included or intended. The report speaks only as of its date, in the absence of a specific written update of the report, signed and delivered by EBI.

Additional information that becomes available after our survey and draft submission concerning the Subject Property should be provided to EBI so that our conclusions may be revised and modified if necessary, at additional cost.

Client and EBI agree that to the fullest extent permitted by law, EBI shall not be liable to Client for any special, indirect, consequential, punitive, exemplary, incidental or indirect damages or losses whatsoever, whether caused by EBI's negligence, errors, omissions, strict liability, breach of contract, breach of warranty or other cause or causes whatsoever. Further, by agreeing to allow EBI to incorporate photographic and/or video documentation taken by a third-party site contact and/or personnel not affiliated with EBI, Client agrees to release and hold harmless EBI for any inaccuracies or deficiencies in such photographic or video documentation.

The assessment was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession, and in accordance with generally accepted practices of other consultants currently practicing in the same locality under similar conditions.

1.4 SPECIAL TERMS AND CONDITIONS

This Phase I Environmental Site Assessment (the report) has been prepared to assist Valley National Bank in its underwriting of a proposed mortgage loan on the Subject Property. This report can be relied upon by only the parties stated in the transmittal letter at the front of this report and the Reliance Letter submitted under separate cover. In the event that EBI provides a purchaser written permission to use this report, EBI's liability to such purchaser is limited to the cost of the report. Amendments to EBI's limitations as stated herein that may occur after issuance of the report are considered to be included in this report. Payment for the report is made by, and EBI's contract and report extends to Valley National Bank only, in accordance with our Standard Terms and Conditions for Third Party Due Diligence Services.

1.5 DATA GAPS

Any data gaps identified herein, as defined by ASTM Practice E 1527-13 § 3.2.20, are not considered to have significantly affected the ability to identify recognized environmental conditions in connection with the Subject Property and do not alter the conclusions of this report.

2.0 SUBJECT PROPERTY DESCRIPTION

2.1 OWNERSHIP AND LOCATION

According to the New York City Department of Information Technology and Telecommunications (DOITT) City Map, the Subject Property is currently owned by Eponymous Gowanus LLC.

The Subject Property is located at 210 Douglass Street and 253 Bond Street in Brooklyn, Kings County, New York. The Subject Property includes two contiguous irregular-shaped parcels, identified by the DOITT City Map as Block 417, Lot 10 and Block 417, Lot 21, totaling approximately 1.00 acre. The Subject Property is located in the south of the intersection of Douglass Street and Bond Street and is situated between Douglass Street to the north and Degraw Street to the south. Figure 1 depicts the location of the Subject Property on a street map of Brooklyn, New York. Figure 2 depicts the location of the Subject Property on the Brooklyn, New York United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle. Figure 3 depicts the configuration of the Subject Property and adjoining properties.

2.2 SUBJECT PROPERTY IMPROVEMENTS

The Subject Property is currently improved with two two-story industrial warehouse buildings, with a combined net rentable area of 48,500± square feet. There is no basement present beneath 210 Douglass Street. The structure at 253 Bond Street includes a full basement. The structure at 210 Douglass Street were reportedly constructed in 1955, and the existing improvements at 253 Bond Street were reportedly constructed in 1920. The existing buildings fully occupy the Subject Property, with no parking areas or landscaped areas, except for loading areas on the southeastern side of 253 Bond Street. Land and building areas are as follows:

SUBJECT PROPERTY IMPROVEMENTS					
Address	Floors	Basement	Area (SF)	DOC	Lot Size (Acres)
210 Douglass Street	2	No	18,500	1955	0.57
253 Bond Street	2	Yes	30,000	1920	0.43

SF: Square Feet DOC: Date of Construction

2.3 CURRENT USE OF THE SUBJECT PROPERTY

At the time of assessment, the Subject Property at 210 Douglass Street was occupied by Eastern Effects, an office warehouse used for movie sets. There are currently no manufacturing or industrial operations conducted at this property. The Subject Property at 253 Bond Street was occupied by Millennium Steel, which manufactures and assembles steel clothing racks. Petroleum products and/or hazardous substances used in the manufacturing process are further discussed in Section 5.2.

2.4 MUNICIPAL SERVICES & UTILITIES

The Subject Property is serviced by the following municipal services and utilities:

MUNICIPAL SERVICES AND UTILITIES	
Utility	Provider/Source
Potable Water Supply	City of New York Municipal Water System
Sewage Disposal System	City of New York Municipal Sewer System
Electrical Service	Con Edison
Natural Gas Service	National Grid
Oil Service	Not provided
Heating/Cooling Systems	Natural gas / Electric split system HVAC units
Emergency Power	Not provided

2.5 ADJOINING PROPERTIES

Property use in the vicinity of the Subject Property is primarily characterized by mixed commercial, industrial and residential development.

ADJOINING PROPERTIES	
Direction	Findings
Northeast	The Subject Property is bound to the northeast by Douglass Street, beyond which are located a Gowanus Canal Pumping Station (201 Douglass Street), a plumbing and HVAC contractor (195 Douglass Street), and two multi-story buildings of unknown use (181-193 Douglass Street).
Northwest	The Subject Property is bound to the northwest by Bond Street and a multi-story building of unknown use (259 Bond Street), beyond which are located two and three-story commercial and residential buildings (258-272 Bond Street).
Southeast	The Subject Property is bound to the southeast by the Gowanus Canal, beyond which are located an automotive salvage yard and industrial buildings along Nevins Street.
Southwest	The Subject Property is bound to the southwest by Degraw Street, beyond which are located vacant properties and abandoned buildings (267 Bond Street, 493 Sackett Street) and Sackett Street.

No visual evidence of adverse environmental conditions was observed during the survey of the adjoining properties.

2.6 PHYSICAL SETTING

2.6.1 Topography

The Subject Property is located at an elevation of approximately 0 to 10 feet above mean sea level (msl). The topography of the Subject Property is relatively flat and slopes gently to the east. The Subject Property is located in a relatively flat area, and the general slope of the surrounding region is to the southeast (see Figure 2, which depicts the location of the Subject Property on the Brooklyn, New York USGS 7.5 Minute Topographic Quadrangle).

2.6.2 Geology and Soils

No bedrock outcroppings were observed at the Subject Property.

Information concerning the geology of the Subject Property was obtained from the USGS Ground Water Atlas of the United States, New York region (1995). The Subject Property is located within the Coastal Plain physiographic province, which is characterized by areas of low relief and consists of Quaternary glacial deposits, primarily out-wash sand and gravel, as much as 1,000 feet thick. This area is underlain by Cretaceous sediments, primarily clay, sand, and gravel.

Near-surface geology in heavily developed areas such as the Subject Property and vicinity is considered "urban land" and is characterized by a non-homogeneous distribution of soil and fill types. Excavation and backfilling for building foundations, utility conduits, subway systems and other construction results in a varied subsurface profile. In this setting, estimation of local subsurface parameters such as permeability, moisture content, and organic fraction is not feasible without site-specific testing data.

According to the Environmental Data Resources, Inc. (EDR) GeoCheck Physical Setting Source Summary, the dominant soil composition in the vicinity of the Subject Property is classified as Urban Land.

2.6.3 Hydrogeology and Hydrology

No natural surface water bodies were identified on or adjacent to the Subject Property. The nearest downgradient surface water body is the Gowanus Canal, located adjacent east of the Subject Property.

Local groundwater gradient is expected to follow surface topography; therefore, groundwater flow near the Subject Property is expected to flow to the east. Groundwater depths and flow gradients are best evaluated by a subsurface investigation involving the installation of at least three groundwater monitoring wells and

precise measurements of hydrostatic pressure. EBI observed three flush-mounted steel covers at the Subject Property that appear to indicate the presence of groundwater monitoring wells. The apparent wells are located south and east of the building, and evidently correspond to the wells identified in the previous report cited in Section 4.2.6 of this report.

A previous environmental report by Langan Engineering, referenced in Section 4.2.6 of this report, determined that the groundwater flow direction has consistently been measured to the southeast.

2.6.4 Flood Zone

The Federal Emergency Management Agency (FEMA) maps and rates flood hazard zones throughout the United States. These zones are depicted on a Flood Insurance Rate Map (FIRM), designated by Community Map and Panel numbers. The flood hazard zones range from Zone A or AE (A1 - A130), with Base Flood Elevations (BFE) determined, to Zone X, unshaded areas outside the 500-year floodplain. EBI utilizes CoreLogic FloodInsights mapping system to obtain the Flood Zone Determination of the Subject Property. CoreLogic searches the FEMA FIRM Map and Panel to obtain the Flood Zone Determination of the Subject Property.

The Subject Property Flood Zone Determination appears to be Zone A, defined as an area inundated by 100-year flooding, as depicted on the CoreLogic Flood Hazard Certification, Community Map #360497, Panel #0211F, dated September 5, 2007. A copy of the Flood Zone Map is presented in Appendix B.

3.0 USER PROVIDED INFORMATION

The following section summarizes information provided by Valley National Bank, the User, with regard to this Phase I Environmental Site Assessment. Additionally, a User Questionnaire was forwarded to the designated client contact. The User Questionnaire has not been completed and returned to our offices. The information requested in the User Questionnaire is intended to assist in gathering information that may be material to identifying recognized environmental conditions in connection with the Subject Property. Relevant documentation referenced below is presented in Appendix C.

3.1 TITLE RECORDS

Title record information associated with the Subject Property has not been provided to EBI by the User. A detailed discussion regarding review of information obtained from other sources is presented in Section 4.2.3 of this report.

3.2 ENVIRONMENTAL LIENS AND ACTIVITY AND USE LIMITATIONS

The User has provided no information regarding environmental liens or activity and use limitations in connection with the Subject Property. A discussion regarding environmental liens is presented in Section 4.2.5 of this report. A detailed discussion regarding activity and use limitations is presented in Sections 4.1.1 and 4.1.2 of this report.

3.3 SPECIALIZED KNOWLEDGE

The User provided no specialized knowledge that is material to recognized environmental conditions in connection with the Subject Property. EBI was not provided with or made aware of previous environmental assessments or other documentation that is material to recognized environmental conditions in connection with the Subject Property, except as presented in Section 4.2.6 of this report.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

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

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The User has provided no information regarding valuation reduction for environmental issues in connection with the Subject Property.

3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The User provided contact information for the Subject Property owner, manager and/or occupants.

3.7 REASON FOR PERFORMING PHASE I ESA

The User retained EBI to complete this Phase I Environmental Site Assessment in connection with a real estate transaction.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORDS

A review of standard environmental databases maintained by federal, state, and tribal offices was completed through Environmental Data Resources, Inc. (EDR) of Shelton, Connecticut. The databases were searched for properties with reported environmental conditions located within approximate minimum search distances as specified by ASTM Standard E 1527-13, by using geocoding information that identified the coordinates of the properties in the databases or by checking the street addresses of practically reviewable non-geocoded "orphan" properties within the same zip code. The database report is presented in Appendix E.

The database report identified 14 "orphan sites." Orphan sites are those sites that could not be accurately mapped or geocoded due to inadequate location information. EBI attempted to locate these sites via vehicular reconnaissance and interviews with personnel familiar with the area. Based on this research, EBI did not identify listed orphan sites within the approximate minimum search distances that may be considered likely to have impacted conditions at the Subject Property.

It should be noted that plotted locations of listed sites are not always accurate. With regard to listings that are determined or suspected to be inaccurate, based on information from other sources such as direct observation or consultation with individuals familiar with the property, EBI uses the best available data when evaluating the location of listed sites discussed below.

The following table provides a summary of the findings of the environmental database report. Specific properties identified within the database report are further discussed in the sections below. Properties that are identified within the database report that are not discussed further in the sections below are not considered to be a concern to the Subject Property based on one or more of the following rationale: absence of reported releases, current regulatory status, distance, presumed hydrogeologic gradient and/or nature/extent of contamination.

SUMMARY OF FEDERAL, STATE, AND TRIBAL AGENCY DATABASE FINDINGS								
Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1	1	0	0	0	NR	1
Proposed NPL		1	0	0	0	0	NR	0
NPL LIENS		TP	NR	NR	NR	NR	NR	0
Delisted NPL		1	0	0	0	0	NR	0
CORRACTS		1	0	0	1	0	NR	1
RCRA-TSDF		0.5	0	0	0	NR	NR	0
RCRA-LQG		0.25	3	9	NR	NR	NR	12
RCRA-SQG	1	0.25	1	4	NR	NR	NR	6
US ENG CONTROLS		0.5	1	0	0	NR	NR	1
ERNS	2	0.125	11	NR	NR	NR	NR	13
LUCIS		0.5	0	0	0	NR	NR	0
FINDS	2	TP	NR	NR	NR	NR	NR	2
EDR Hist Cleaner		0.25	1	4	NR	NR	NR	5
SEMS		0.5	1	0	0	NR	NR	1
EDR Hist Auto		0.25	2	4	NR	NR	NR	6
US INST CONTROLS		0.5	1	0	0	NR	NR	1
SEMS-ARCHIVE		0.5	0	1	1	NR	NR	2
ROD		1	1	0	0	0	NR	1
RCRA-VSQG		0.25	0	3	NR	NR	NR	3
FEDERAL FACILITY		1	0	0	0	0	NR	0
ECHO	1	TP	NR	NR	NR	NR	NR	1
FEMA UST		0.25	0	0	NR	NR	NR	0
NY MANIFEST	1	0.25	24	76	NR	NR	NR	101
NY RGA HWS		1	0	0	0	2	NR	2
NY DRYCLEANERS		0.25	1	1	NR	NR	NR	2
NY SWRCY		0.5	0	0	3	NR	NR	3
NY MOSF		0.5	1	0	0	NR	NR	1
NY RGA LF		0.5	3	3	9	NR	NR	15

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NY CBS AST		0.25	1	0	NR	NR	NR	1
NY LTANKS		0.5	2	11	26	NR	NR	39
NY SPILLS	1	0.125	64	NR	NR	NR	NR	65
NY TANKS		0.25	1	1	NR	NR	NR	2
NY CBS UST		0.25	0	0	NR	NR	NR	0
NY HIST LTANKS		0.5	0	0	0	NR	NR	0
NY VCP		0.5	3	0	13	NR	NR	16
NY HSWDS		0.5	0	0	2	NR	NR	2
Nj MANIFEST		0.25	4	23	NR	NR	NR	27
NY SWF/LF		0.5	2	2	7	NR	NR	11
NY AST		0.25	11	7	NR	NR	NR	18
NY UST		0.25	15	7	NR	NR	NR	22
NY ERP		0.5	0	0	0	NR	NR	0
NY BROWNFIELDS		0.5	3	7	8	NR	NR	18
NY DEL SHWS		1	0	0	0	1	NR	1
NY SHWS		1	2	0	0	2	NR	4
NY RES DECL		0.18	0	NR	NR	NR	NR	0
NY CBS		0.25	1	0	NR	NR	NR	1
NY MOSF AST		0.5	0	0	0	NR	NR	0
NY INST CONTROL		0.5	1	1	3	NR	NR	5
NY MOSF UST		0.5	1	0	0	NR	NR	1
NY ENG CONTROLS		0.5	1	1	2	NR	NR	4
PA MANIFEST		0.25	1	5	NR	NR	NR	6
INDIAN LUST		0.5	0	0	0	NR	NR	0
INDIAN UST		0.25	0	0	NR	NR	NR	0
INDIAN VCP		0.5	0	0	0	NR	NR	0
EDR MGP		1	2	0	0	3	NR	5

4.1.1 Federal, State and Tribal Agency Database Records

National Priority List (NPL)

The NPL database, also known as the Superfund List, is a subset of CERCLIS and identifies sites that are ranked as high priority for remedial action under the Federal Superfund Act and is searched to 1.0 mile.

Delisted National Priority List (NPL)

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate. The Delisted NPL database is searched to 0.5 mile.

Superfund Enterprise Management System (SEMS)

SEMS tracks federal hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of the USEPA's Superfund Program. The list was formerly known as CERCLIS and was renamed at the end of 2015. The list contains data regarding potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). SEMS also contains sites that are either proposed to or on the National Priority List (NPL), as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. SEMS is searched to 0.5 mile.

SEMS - ARCHIVE

SEMS - ARCHIVE tracks sites that have been removed from the SEMS list. This list was formerly known as the CERCLIS- NFRAP list and was renamed SEMS - Archive at the end of 2015. SEMS-ARCHIVE sites may be sites where, following an initial investigation, no contamination was found, contamination was removed without the need for the site to be placed on the NPL, or the contamination was not considered sufficient to warrant Federal Superfund action or NPL consideration. SEMS - Archive is searched to 0.5 mile.

Resource Conservation and Recovery Act (RCRA) - Corrective Action Tracking System (CORRACTS)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information regarding sites that generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA. The RCRA-CORRACTS database identifies TSD facilities that have conducted, or are currently conducting, corrective action(s) as regulated under RCRA and is searched to 1.0 mile.

RCRA non-CORRACTS Treatment, Storage and/or Disposal (TSD) Facilities

RCRA non-CORRACTS Treatment, Storage and/or Disposal (TSD) facilities are required to register hazardous waste activity under the Resource Conservation and Recovery Act (RCRA), and the database is searched to 0.5 mile.

RCRA Hazardous Waste Generators

Hazardous waste generators tracked under the Resource Conservation and Recovery Act (RCRA) are classified as either Large Quantity Generators (LQGs), Small Quantity Generators (SQGs), or Conditionally Exempt Small Quantity Generators (CESQG). A RCRA-LQG is defined as a facility that generates over 1,000 kilograms (Kg) of hazardous waste, or over 1 Kg of acutely hazardous waste per month. A RCRA-SQG is defined as a facility that generates between 100 Kg and 1,000 Kg of hazardous waste per month. A RCRA-CESQG is defined as a facility that generates less than 100 Kg of hazardous waste, or less than 1 Kg of acutely hazardous waste per month. RCRA Hazardous Waste Generator listings are searched for the Subject Property and adjacent properties only.

Federal Engineering Control / Institutional Control Registries

The completion of site cleanup activities may include the implementation of engineering controls or institutional controls as part of the response action. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. Federal Engineering Control / Institutional Control Registries are searched to 0.5 mile.

Emergency Response Notification System (ERNS)

ERNS is a national database used to collect information regarding reported releases of petroleum products and/or hazardous substances. The database contains information from spill reports submitted to Federal agencies, including the EPA, the U.S. Coast Guard, the National Response Center, and the U.S. Department of Transportation. A review of this database was conducted in order to determine whether any spills or incidents involving releases of hazardous substances or petroleum products have occurred at the Subject Property.

State and Tribal equivalent NPL Sites and CERCLIS Sites

State and tribal equivalent NPL and CERCLIS databases were searched for sites located within 1.0 mile and 0.5 mile of the Subject Property, respectively.

State and Tribal Spills Sites (Spills)

A review of available Spills databases was conducted in order to determine whether any spills or incidents involving releases of hazardous substances or petroleum products have occurred at the Subject Property.

State and Tribal Landfill Sites and Solid Waste Disposal Sites

The state and tribal landfill and solid waste disposal site databases identify active or inactive landfill and transfer station facilities, as well as open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites and are searched to 0.5 mile.

State and Tribal Registered Storage Tank Sites

The State Registered Storage Tank database is a listing of sites with registered above ground and/or underground storage tanks and is searched for Subject Property listings and adjoining property listings.

State and Tribal Leaking Storage Tank Sites

Leaking Storage Tank Sites are properties where releases of hazardous substances or petroleum products from underground storage tanks (USTs) and/or aboveground storage tanks (ASTs) have been identified and reported to state, tribal, or local agencies. State and Tribal Leaking Storage Tank databases are searched to 0.5 mile.

Voluntary Cleanup Program (VCP) Properties

The Voluntary Cleanup Program (VCP) database identifies sites that are undergoing self-directed investigation/cleanups under the guidance of the state regulatory agency. The VCP database is searched to 0.5 mile.

State and Tribal Engineering Control / Institutional Control Registries

The completion of site cleanup activities may include the implementation of engineering controls or institutional controls as part of the response action. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. State and Tribal Engineering Control / Institutional Control Registries are searched to 0.5 mile.

State and Tribal Brownfields Sites

Brownfields are properties for which the expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Listing as a Brownfield site or a property that may be within a larger designated Brownfield area, does not necessarily indicate the property itself is contaminated. State and Tribal Brownfield databases were searched to 0.5 mile.

Facility Index System (FINDS)

The Facility Index System (FINDS) report is a computerized inventory of all facilities that are regulated or tracked by the USEPA. These facilities are assigned an identification number that serves as a cross-reference for other databases in the USEPA' program system. The appearance of a site in this database does not, in itself, indicate an environmental concern, but is more an indication of the types of operations occurring at the listed facility(ies). The FINDS database is searched for Subject Property listings.

Enforcement and Compliance History Information (ECHO)

ECHO provides integrated compliance and enforcement information for approximately 800,000 regulated facilities nationwide. The appearance of a site in this database does not, in itself, indicate an environmental concern, but is more an indication of the types of operations occurring at the listed facility(ies). The ECHO database is searched for Subject Property listings.

Detail Summary	
Site Name:	Amtronics Inc/Magnifico Enterprises
Databases:	FINDS/NY SPILLS/RCRA-SQG/ERNS
Address:	210 DOUGLASS STREET
Distance:	Subject Property
Direction:	Subject Property
Gradient:	Subject Property
ID No.:	EPA ID: NYR000205278 ERNS: 720418 and 1262687
Comments:	RCRA-SQG/FINDS/ECHO: The Subject Property was identified as a RCRA Small Quantity Generator (SQG), related to the generation of more than 100 kilograms, but less than 1,000 kilograms of hazardous waste per month. This was identified as the generation of benzene containing wastes, and the last identified generation was on March 24, 2015. Information related to a leak, spill, or violation of this generation was not identified. This listing is also associated with the Manifest listings, FINDS, and ECHO listings. Based on this information, this listing is unlikely to have impacted the subsurface conditions at the Subject Property. NY Spills: Date Reported: 5/1/2004 Materials Spilled: Tar

Comments:	<p>Response Actions: Managed under ongoing Gowanus Remediation Status: Closed Closure Date: 5/3/2004 This Spills listing is related to the reporting of tar balls forming on the bed of the canal structure. This was identified as being related to a previously identified release of petroleum within the canal structure, and did not originate from the Subject Property. This spill was identified as being managed under the Gowanus Canal NPL listing, as discussed below. Based on this information, this listing is unlikely to have impacted the subsurface conditions at the Subject Property.</p> <p>ERNS: Report Number: 720418 Date Reported: 5/1/2004 Materials Spilled: Sheen on canal Response Actions: Managed under ongoing Gowanus Remediation Status: Closed Closure Date: 5/1/2004 This listing is related to the reporting of a sheen on the canal waters. This was identified as being related to a previously identified release of petroleum within the canal structure, and did not originate from the Subject Property. This spill was identified as being managed under the Gowanus Canal NPL listing, as discussed below. Based on this information, this listing is unlikely to have impacted the subsurface conditions at the Subject Property.</p> <p>Report Number: 1262687 Date Reported: 10/30/2019 Materials Spilled: Sheen on canal and odor Response Actions: Managed under ongoing Gowanus Remediation Status: Closed Closure Date: 10/30/2019 This listing is related to the reporting of a sheen on the canal waters. This was identified as being related to a previously identified release of petroleum within the canal structure, and did not originate from the Subject Property. This spill was identified as being managed under the Gowanus Canal NPL listing, as discussed below. Based on this information, this listing is unlikely to have impacted the subsurface conditions at the Subject Property.</p>
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Site Name:	259 BOND STREET
Databases:	UST/MANIFEST
Address:	259 BOND STREET
Distance:	Adjacent
Direction:	West
Gradient:	Up to Cross Gradient
ID No.:	ID: 2-604303
Comments:	<p>UST: This property was identified with a single 2,500 gallon No. 2 fuel oil UST at the property, constructed of bare steel with bare steel piping. This UST was identified as being installed at an unknown date, and closed in place during April of 1999. Information related to a spill, leak, release, or other violation was not identified associated with this UST. Based on this information, this listing is unlikely to have impacted the subsurface conditions at the Subject Property.</p> <p>Manifest: This listing was identified as being related to the shipment of 160 pounds of halogenated solvent containing materials from the property, for disposal off site. This listing was not identified with information related to a spill, leak, release, or other violations. Based on this information, this listing is unlikely to have impacted the subsurface conditions at the Subject Property.</p>

Site Name:	FORMER O.Z. ELECTRICAL
Databases:	SPILLS, SHWS
Address:	198 DOUGLASS STREET
Distance:	Adjacent
Direction:	North
Gradient:	Up to Cross Gradient
ID No.:	Site Code: 450318

Comments:	<p>SHWS: Date Reported: 6/10/2011 Status: Closed Closure Date: 8/24/2012</p> <p>This site is in between the 253 Bond St and 210 Douglass St portions of the Subject Property and borders the Subject Property on 3 sides. In 2006, PCE was detected in groundwater at a concentration of 1,600 parts per billion (ppb) and benzene at 14 ppb, from one grab groundwater sample collected from one boring. During a 2012 site investigation, groundwater was sampled from four groundwater monitoring wells. Groundwater samples were analyzed for volatile organic compounds (VOCs). Several VOCs were detected; however, the only contaminants detected at concentrations that exceed standards were isopropylbenzene and methyl tertiary butyl ether (MTBE). The standards cited for groundwater are the NYS Ambient Water Quality Standards and Guidance Values for Water Class GA from NYSDEC Technical and Operational Guidance Series (TOGS). The 2012 site investigation included soil sampling from seven soil borings and analysis for VOCs. The only contaminant detected above standards was isopropylbenzene. Several VOCs were detected on site in the 2006 soil boring, but at very low concentrations. In soil vapor, trichloroethene (TCE) was detected in two samples at a maximum concentration of 200 micrograms per cubic meter (ug/m3); however TCE was not detected above reporting limits in concurrent indoor air samples. A subsurface investigation performed in April/May 2012 confirmed that tetrachloroethene (PCE) previously detected in groundwater was limited and not indicative of a release of hazardous waste. Based upon the provided environmental reports and close proximity, this listing has the potential to have negatively impacted the Subject Property. This is discussed further in Section 4.2.6.</p> <p>Spills: Date Reported: 6/2/2006 Materials Spilled: Petroleum and VOCs Response Actions: Pending Status: Closed Closure Date: 11/14/2011</p> <p>The Spills listing was related to the sampling of soil and groundwater at the property, which included the identification of PCE, and various other VOCs at the property subsurface. Additional investigation identified further impacts. The property was then transferred to the Hazardous Waste Site division of the New York State Department of Environmental Conservation (NYSDEC), and was discussed above under the SHWS listing.</p>
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Site Name:	L.C.R. TRUCKING LLC
Databases:	UST
Address:	241 DOUGLAS STREET
Distance:	Adjacent
Direction:	North
Gradient:	Cross Gradient
ID No.:	ID: 2-612275
Comments:	<p>UST: This property was identified with a single 10,000 gallon No. 2 fuel oil UST at the property, constructed of bare steel with bare steel piping. This UST was identified as being installed in March 1, 1995 date, and closed in place during December 9, 2015. Information related to a spill, leak, release, or other violation was not identified associated with this UST. Based on this information, this listing is unlikely to have impacted the subsurface conditions at the Subject Property.</p>

Site Name:	GOWANUS PUMP STATION
Databases:	SPILLS, UST, AST
Address:	GOWANUS PUMP STATION
Distance:	Adjacent
Direction:	North
Gradient:	Cross Gradient
ID No.:	ID: 2-456217
Comments:	<p>Spills: This property is identified with 17 Spills listings, associated with equipment failures, which resulted in the release of between 1 and 5 gallons of petroleum materials reported. These reports range from 1986 through 2016, and information reviewed did not identify impacts to soils or groundwater from</p>

Comments:	<p>these releases. These typically occurred within the pump rooms and was confined to the concrete surfaces within the buildings, which were cleaned using absorbent materials and closed. Based on this information, these listings are unlikely to have impacted the subsurface conditions at the Subject Property.</p> <p>UST: This property was identified with several USTs, including two 1,500 gallon diesel USTs, and one 550 gallon gasoline UST, which were installed in 1999 and removed in August 2011. Additionally, one 3,000 gallon diesel UST was identified as being installed during May 2014, and remains in use at the property. Information related to a spill, leak, release, or other violation was not identified associated with this UST. Based on this information, this listing is unlikely to have impacted the subsurface conditions at the Subject Property.</p> <p>AST: This property was identified as being equipped with one 150 gallon diesel AST, which was installed at the property during May of 2014, and remains in use. Information related to a spill, leak, release, or other violation was not identified associated with this AST. Based on this information, this listing is unlikely to have impacted the subsurface conditions at the Subject Property.</p>
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Site Name:	GOWANUS CANAL
Databases:	NPL, PRP, US INST CONTROLS, SEMS, ROD, US ENG CONTROLS
Address:	BUTLER ST (BETWEEN BOND ST AND NEVINS ST)
Distance:	Adjacent
Direction:	East
Gradient:	Downgradient
ID No.:	NYN000206222
Comments:	<p>NPL/PRP/SEMS/ROD:</p> <p>USEPA Superfund investigations in the area of the Gowanus Canal have found that shallow groundwater flows toward the canal at both low and high tide. Intermediate groundwater generally flows upward toward the canal. Based on water chemistry measurements in surface water and groundwater, which were collected during Superfund investigations of the Gowanus Canal, it was concluded that infiltration from the canal controls water quality in shallow wells adjacent to the canal, with decreasing influence with distance from the canal. In addition, contamination flows into the Canal from overflows from sewer systems that carry sanitary waste from homes and rainwater from storm drains and industrial pollutants. As a result, the Gowanus Canal has become one of the nation's most seriously contaminated water bodies. More than a dozen contaminants, including polycyclic aromatic hydrocarbons, polychlorinated biphenyls and heavy metals, including mercury, lead and copper, are found at high levels in the sediment in the Canal. The major Potentially Responsible Parties (PRPs) are National Grid's former Manufactured Gas Plants and New York City combined sewer overflows.</p> <p>A Record of Decision (ROD), selecting a remedy for the site, was signed on September 27, 2013, The plan divides the Canal into three segments. The first segment runs from the top of the Canal to 3rd Street, the second segment from 3rd Street to just south of the Hamilton Avenue Bridge and the third segment runs from the Hamilton Avenue Bridge to the mouth of the Canal. Approximately 300,000 cubic yards of highly-contaminated sediment will be dredged from the first and second segments. For the third segment, approximately 281,000 cubic yards of contaminated sediment will be dredged. The plan also calls for removing contaminated material that was placed in the 1st Street turning basin decades ago and restoring about 475 feet of the former basin. A portion of the 5th Street turning basin underneath the 3rd Avenue bridge and extending about 25 feet to the east of the bridge will be dredged and restored. The Subject Property is identified as adjacent to the first segment area. Various pilot studies for remediation have been completed in the first segment, and the remediation is ongoing, planned to be completed in 2022.</p> <p>Based upon the extensive investigation, known impacts and remediation of the canal areas, this listing is considered to be a REC in relation to the Subject Property. Additionally, extensive investigation of the Subject Property has been completed, and is discussed in Section 4.2.6. This investigation identified the nearby MGP facilities as potential contributors to subsurface impacts, and is further discussed in Section 4.2.6.</p>

Federal, State and Tribal Agency Database Records Summary

The remaining identified Federal, State and Tribal Agency Database listings are not considered an environmental concern to the Subject Property based on one or more of the following rationale: absence of reported releases, current regulatory status, distance, presumed hydrogeologic gradient and/or nature/extent of contamination.

4.1.2 Local Regulatory Agency Records

Local municipal offices consulted during the completion of this assessment included the following:

USEPA

EBI searched for available records regarding the Subject Property on the USEPA Multisystem Search website. No listings were identified for the Subject Property addresses.

New York State Department of Environmental Conservation DECinfo Locator

EBI researched publicly available information regarding the Subject Property using the New York State Department of Environmental Conservation (NYS DEC) DECinfo Locator website. The Subject Property parcel at 210 Douglass Street is part of known remedial efforts associated with the Gowanus Canal. These remedial efforts are ongoing. Previous environmental reports were provided to EBI and are summarized in Section 4.2.6. A copy of the NYS DEC details for this property are presented in Appendix C.

City of New York Building Department

EBI reviewed available online files regarding the Subject Property at the City of New York Building Department website for information regarding past uses of the Subject Property.

Online review pertaining to 253 Bond Street found one Certificate of Occupancy (CO), dated March 12, 1929. The document identifies the building as consisting of a Knickerbocker Ice Company with a private garage. There is no basement associated with this building. EBI also reviewed boiler records dating back to 2003. Two open violations were identified from July 7, 1994. It was reported that a crack with bulging and pulling away of brick work was identified along the entire façade. Additionally, work was performed without a permit. Compliance was not recorded for either violation. These violations are not believed to represent an environmental concern for the Subject Property.

Online review pertaining to 210 Douglass Street found records associated with the alternate building address of 479 Degraw Street. Certificates of Occupancy were found for this Subject Property address in 1929, 1970, 1993, and 2009. The 1929 CO was the same as the 1929 CO for 253 Bond Street. In 1970, the building is described as a manufacturing and printing establishment for paper products, including boxes, shipping containers, etc. In 1993 and 2009 CO's describe building uses as manufacturing of electrical supplies. One violation was identified pertaining to the building elevator; compliance was subsequently achieved. No boiler records were found.

City of New Fire Department (FDNY)

EBI has submitted a written request to FDNY for information regarding the storage tanks at the Subject Property, in accordance with the Freedom of Information Act (FOIA). As of the date of this report, EBI has not received a response to this inquiry. Upon receipt of the agency response, if the provided information has a material effect on the findings of this report, EBI will forward this information as an addendum to this report. If no response is received, or no material information is identified, our report will not be modified. However, based upon the recent redevelopment of the Subject Property and the associated environmental investigation and remediation activities conducted (see Section 4.2.6), the lack of a response from this agency is not considered a significant data gap.

4.1.3 Vapor Migration

EBI conducted a vapor migration screening survey of the Subject Property. EBI's site observations and review of the environmental database report (cited in Section 4.1) and other Previous Environmental Reports did identify conditions on the Subject Property or on adjoining properties that would indicate a REC relative to vapor migration at the Subject Property. As cited in Section 4.2.6, a subsurface investigation was conducted in 2013 at the 210 Douglass Street building, which the analytical results revealed soil vapor concentrations above

the NYS Department of Health (DOH) Soil Vapor/Indoor Air Decision Matrix mitigation concentrations. Additional VOCs were detected in soil vapor, however they were below the mitigation concentrations. Results from indoor air quality samples collected inside the building did not detect PCE and TCE inside the building above the laboratory reporting limit (RL) in 2013. However, based on the known subsurface contamination at the site, a vapor encroachment condition (VEC) cannot be ruled out, especially for the 253 Bond Street building with a basement, where no prior testing has been conducted. Additional discussion of this investigation is provided below in Section 4.2.6.

This vapor migration screening was conducted in accordance with ASTM E1527-13 and is not intended to satisfy the requirements of ASTM E2600-15. The scope of this screening was limited to visual observations and review of the environmental database report and did not include the collection and laboratory analysis of air samples to confirm or refute the presence of airborne contaminants by vapor intrusion.

4.2 HISTORICAL USE OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES

EBI attempted to determine the history of the Subject Property dating back to 1940 or first developed use. It should be noted that data failure occurred per Section 8.3.2.3 of ASTM Standard E 1527-13. Specifically, EBI attempted to review previous reports, historical aerial photographs, city directories, fire insurance maps, and land title records, and conducted interviews. It should be noted that EBI could only identify records back to 1886 at which time the Subject Property was developed as part of a lumber yard, with coal and wood storage, in addition to several shed structures and mixed use commercial/residential properties along the northwest side.

The Subject Property appears to have been developed with a wood and lumber yard, along with several shed structures and mixed use commercial/residential properties along the northwest side as early as 1886. Additional structures were constructed at the Subject Property, including carriage houses, an automotive garage, and an ice house from 1904 through 1928. By 1938, the current structure on the northwest side of the property was developed, and the southeast corner the previous lumber and coal yard remains, including two large coal silos. By 1969, the Subject Property was identified as being occupied by the current structures, including a portion of the O.Z. Electric Manufacturing, as well as plastic manufacturers. A parking area is identified on the northern side of the property. These tenants remained at the Subject Property through approximately 2015. No environmentally significant conditions were identified on the Subject Property or surrounding properties during the historical review except for the former industrial use of the property as an electric manufacturer, and as a coal storage facility. This previous use included the storage of petroleum materials, manufacturing of plastic products and electric products, as well as the suspected use of unspecified hazardous materials represents an environmental concern at the Subject Property. The historical use of the Subject Property and surrounding area is summarized in the following sections.

4.2.1 Aerial Photographs and Maps

Historical aerial photographs and historical fire insurance maps may be used to evaluate changes in land use and to identify visible/labeled areas of potential environmental concern. Historical topographic maps provide information related to physical land configuration such as elevation, ground slope, surface water and other features. While most buildings in densely developed urban centers are not depicted, topographic maps typically show structures equal to or larger than the size of a single-family residence in rural areas. Other notable features such as woods, pipelines, municipal boundaries, and areas of filled land are often marked on topographic maps.

A search for historical aerial photographs, historical fire insurance maps and historical topographic maps depicting the Subject Property and vicinity was conducted by Environmental Data Resources, Inc. (EDR). Historical images depicting the Subject Property reviewed are summarized in the following table. Copies of the images are presented in Appendix F.

AERIAL PHOTOGRAPH AND MAP SUMMARY			
Period	Subject Property Historical Uses	Surrounding Area Historical Uses	Source(s)
1886	The Subject Property is identified as being developed with two mixed use residences and commercial	Properties to the north, west, and south are developed with various commercial and residential mixed	Fire Insurance Maps

	facilities on the northwest corner of the property. Several additional shed structures are developed on the property, along with a lumber and coal yard.	use buildings, including coal yards and lumber yards. To the east, the Gowanus Canal is developed, followed by a coal and lumber yard.	
1904 to 1915	The Subject Property is developed with a larger commercial warehouse or ice house along the northwest side. Additional coal sheds, storage areas, and a carriage house has been developed along the southeast portion.	Additional mixed use commercial and residential buildings have been developed, including wagon sheds, and a sidewalk company. Previous improvements remain to the east.	Fire Insurance Maps
1922 to 1951	The previous improvements remain, with additional coal storage areas and two large coal silos on the east side of the Subject Property (210 Douglass Street).	Additional mixed use commercial and residential buildings have been developed, including storehouses, municipal storage yards, a portion of the ice company, electric companies, and a ladder company. Two gas tanks are noted on the adjacent 198 Douglass Street property.	Fire Insurance Maps, Topographic Maps, and Aerial Photographs
1954 to 2017	Two structures are present at the Subject Property, including a larger warehouse on the south side, and a smaller structure on the northwest corner, with two parking areas along the north side of the property. These buildings are identified on the Fire Insurance Maps as being occupied by a portion of the OZ Electric Manufacturing Company.	The previous improvements remain to the north, west, and south, occupied by a variety of tenants, including the Brooklyn Bureau of Sewers, metal working shops, auto garages, and portions of the OZ Electric Manufacturing Company. To the east, across the canal, a parking area or junkyard remains.	Fire Insurance Maps, Topographic Maps, and Aerial Photographs

4.2.2 Street Directories

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

STREET DIRECTORY SUMMARY		
Year	Issues Noted	Occupants
1960	Yes	253 Bond Street - M Jay Mfg Co Inc electrical equipment 210 Douglass Street - No Listings Identified
1992	No	253 Bond Street - Best Buys International, Charlie Distributors 210 Douglass Street - No Listings Identified
1994	No	253 Bond Street - No Listings Identified 210 Douglass Street - Amtronics Inc
1997	No	253 Bond Street - M & M Moving Co, A A Mr Move Inc 210 Douglass Street - Amtronics Inc
1999	No	253 Bond Street - No Listings Identified 210 Douglass Street - Amtronics Inc
2000	No	253 Bond Street - No Listings Identified 210 Douglass Street - Amtronics Inc
2004	No	253 Bond Street - No Listings Identified 210 Douglass Street - LK Comstock Co.
2005	No	253 Bond Street - M & M Movers, EZ Moving Inc, Click Moving & Storage Inc 210 Douglass Street - No Listings Identified

Year	Issues Noted	Occupants
2009	No	253 Bond Street - No Listings Identified 210 Douglass Street - Eastern Effects Inc, Now Nanny
2014	No	253 Bond Street - No Listings Identified 210 Douglass Street - Eastern Effects Inc, Decoupage, Big Wheel Post
2017	No	253 Bond Street - No Listings Identified 210 Douglass Street - Eastern Effects Inc, Decoupage, Big Wheel Post

4.2.3 Recorded Land Title Records

Land title records provide information on previous ownership of a property. Typically, deeds signifying transfer of a land parcel are recorded in county files and can be researched to determine the identity of past owners. A "chain of title" is a continuous record of ownership for a specific parcel. A 50-year chain of title search was not included in the scope of work for this assessment. A listing of the former Subject Property owners and property transfer dates is presented below. Copies of the land title records are presented in Appendix F.

RECORDED LAND TITLE RECORDS		
Year Dated	Issues Noted	Owner
6/24/1999	No	Magnifico Enterprises Inc
1/28/2014	No	Eponymous Gowanus LLC

4.2.4 Property Tax Records

The property card for the Subject Property was obtained at the City of New York Assessor's Office. The property card identifies the current owner as Eponymous Gowanus LLC, which acquired the Subject Property in 2014. Assessor's Office records indicate that the existing buildings were constructed in 1920 and 1955. A listing of the former Subject Property owners was not available for review.

4.2.5 Environmental Liens and Activity and Use Limitations

A search for Environmental Liens and Activity and Use Limitations was not included in the scope of this assessment.

4.2.6 Previous Environmental Reports

EBI was provided with the following previous environmental reports performed for the Subject Property. Relevant information from the previous reports is discussed in the appropriate sections of this report, and portions of the previous reports are presented in Appendix G.

EBI was provided with a January 2021 Brownfield Cleanup Program Application to the NYSDEC, prepared by Langan of Parsippany, New Jersey, on behalf of DoBoDe Holdings LLC, which included information related to a number of previous investigations and assessments at the Subject Property. This includes the following:

- Final Remedial Investigation Report: Fulton Municipal Works Former Manufactured Gas Plant Site, prepared by GEI Consultants, Inc. in accordance with NYSDEC DER-10, July 2012
- Draft Phase I Environmental Site Assessment, prepared by Assessment Resources & Technologies, Inc. in accordance with ASTM E1527-05, 14 October 2013
- Draft Focused Subsurface Site Investigation, prepared by Assessment Resources & Technologies, Inc., 20 November 2013
- Indoor Air Quality Assessment Report, prepared by Assessment Resources & Technologies, Inc., 2 December 2013
- Phase II Environmental Investigation Report, prepared by Langan, 18 September 2020
- Interim Remedial Measures Work Plan, prepared by Langan, December 2020

Summaries of these reports were provided in the Brownfield Cleanup Program Application, and the full reports were reviewed through the NYSDEC when available. With the exception of the GEI MGP report discussed below, these reports were prepared with a focus on the 210 Douglass Street building, along the southeast side of the Subject Property, and did not include assessment of the 253 Bond Street portion.

Final Remedial Investigation Report: Fulton Municipal Works Former Manufactured Gas Plant Site, prepared by GEI Consultants, Inc. in accordance with NYSDEC DER-10, July 2012

The Fulton Municipal Works report prepared by GEI Consultants was identified as being related to the MGP facility, located to the east of the Subject Property, across the adjacent Gowanus Canal. This report included a subsurface investigation performed on behalf of National Grid, of which a portion was on the Subject Property, to determine the off-site impacts from the MGP facility. Analytical data and figures were provided as part of the reviewed information, which identified the eastern parking lot portion as Parcel VIII of the Gowanus Project, and identified coal tar related and possible petroleum impacts in the soils at the Subject Property, encountered at a depth of 39 to 42 feet below ground surface (bgs). High concentrations of VOCs, including benzene, toluene, ethylbenzene and xylenes (collectively identified as BTEX) and PAHs were identified in the collected soil samples. The chlorinated VOCs (CVOCs) trichloroethylene (TCE) and PCE were detected in a well (FW-MW-21A) located west of the subject property at concentration of 14 $\mu\text{g/l}$ and 26 $\mu\text{g/l}$, estimated, respectively. As chlorinated VOCs are not associated with coal tar impacts from former MGP operations, GEI indicated that the detected CVOCs originated from sources other than the former MGP. Parcel VIII was not part of the operating footprint of the Fulton MGP; selection of the site parking lot was reportedly based on the ease of access as allowed by the Subject Property owner.

The report did not suggest that this portion of the Subject Property was a known or suspected source of contamination entering the Gowanus Canal. The Feasibility Study prepared by GEI for the Fulton MGP in March 2015 identified that impacts west of the Gowanus Canal, including co-mingled tar and petroleum, were attributed to contaminants from a number of sources and, with NYSDEC's approval, these impacts were excluded from the Feasibility Study. The Proposed Remedial Action Plan (April 2015) and Remedial Design Work Plan (January 2016) were prepared to address the footprint of the Fulton MGP only, and did not address Subject Property impacts.

It is presumed by EBI that these identified impacts from the MGP facility represent a large scale release in the area, and are potentially present beneath the 253 Bond Street portion of the Subject Property.

Draft Phase I Environmental Site Assessment, prepared by Assessment Resources & Technologies, Inc. (ART) in accordance with ASTM E1527-05, 14 October 2013

At the time of this report preparation, the Subject Property was operated as a television production studio. This included a review of the previously discussed MGP report, and ART identified that the presence of VOCs in groundwater at the adjacent properties presented a potential VEC at the Subject Property. ART identified the historic use of the Subject Property as a manufacturing and printing facility, which would potentially represent a threat to the subsurface conditions at the Subject Property.

As part of this assessment ART oversaw installation of a geotechnical soil boring to a depth of 47 feet bgs. Contaminated soil was identified from 20 to 47 feet bgs through visual and olfactory observations, as well as soil screening using a photo ionization detector (PID). The boring was terminated due to the encountering of a presumed confining layer of silt and clay. Non-Aqueous Phase Liquids (NAPL) or free phase petroleum materials were identified from 40 to 42 feet bgs, which has been attributed to the presence of coal tar at the Subject Property.

ART identified the the presence of the coal tar, the previous use of the property, and the VOC concentrations identified at the surrounding properties as RECs.

Draft Focused Subsurface Site Investigation, prepared by Assessment Resources & Technologies, Inc., (ART) 20 November 2013

ART installed five soil borings (B1 through B5) up to 30 feet bgs. Soil borings B1 through B3 were installed within the exterior portion of the site and soil borings B4 and B5 were installed inside the Subject Property building. Evidence of impacts were generally not observed within the fill layer; however, deep soil impacts indicative of petroleum and/or coal tar contamination were observed in two boring locations (B1 and B4) below approximately 20-feet bgs. Elevated PID readings (400 parts per million (ppm)) were also encountered within the top four feet of fill material in B4. One soil sample from each boring was collected from the fill layer, with the exception of B4 where three soil samples were collected to assess evidence of impacts observed at

varying depths. All soil samples were analyzed for VOCs, six of the samples were analyzed for semi-volatile organic compounds (SVOCs), and three samples were analyzed for polychlorinated biphenyls (PCBs). Soil borings B1 through B4 were converted to temporary groundwater monitoring wells (BIGW through B4GW). A shallow groundwater sample and a deep groundwater sample were taken from each location. During low flow purging activities, petroleum sheen and moderate to strong petroleum odors were observed within deep groundwater intervals (approximately 19 to 29 feet bgs). NAPL was not observed during shallow groundwater purge activities, and all groundwater samples were submitted for analysis of VOCs, with select samples analyzed for SVOCs and PCBs.

Additionally, ART installed two interior and one exterior sub-slab soil vapor sampling probes (SG1 through SG3). Three calculated volumes were purged from each sampling point and helium shrouded sampling was completed to determine the effectiveness of the soil gas seal. Six liter sample volumes were collected with a 0.2 liter per minute flow controller. Samples were analyzed for VOCs by USEPA Method TO-15.

Soil analytical results were compared to NYSDEC Part 375 Soil Cleanup Objectives (SCOs). The only VOC detected above the NYSDEC Unrestricted Use Objectives (UOs) was acetone, a common laboratory artifact, in one sample. PAHs were detected above NYSDEC SCOs in two borings from between 3 and 5 feet bgs. PAHs detected included benzo(k)fluoranthene above the UOs in one sample, chrysene above the Residential Restricted Use Soil Cleanup Objectives (RUSCOs) in both samples, benzo(a)anthracene, benzo(b)fluoranthene, and indeno(1,2,3-cd)pyrene above the Restricted Residential RUSCO in both samples, dibenzo(a,h)anthracene above the Restricted Residential RUSCO in one sample, and benzo(a)pyrene above the Industrial RUSCO in both samples. Additionally, total PCBs were detected above the NYSDEC Commercial RUSCO in one boring from 3 to 5 feet Bgs.

Groundwater analytical results were compared to New York State 6 NYCRR Part 703.5 Class GA groundwater standards or the NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGVs). VOCs typically associated petroleum impacts were detected above the NYSDEC AWQSGVs in deep groundwater samples. BTEX concentrations detected included 512.84 micrograms-per liter (µg/L) in BIGW (25 to 29 feet), 861 µg/L in B2GW (20 to 25 feet), 4.72 µg/L in B3GW (25 to 27 feet), and 152.48 µg/L in B4GW (19 to 23 feet). Naphthalene concentrations were detected at 130 µg/L in BIGW (25 to 29 feet), 3,000 µg/L in B2GW (20 to 25 feet), and 290 µg/L B3GW (25 to 27 feet). Other petroleum-related VOCs including 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, isopropyl benzene, p-isopropyltoluene, methyl-tert-butyl-ether, n-propylbenzene were also detected above the GWQS in BIGW (25 to 29 feet). Shallow groundwater exceedances of the AWQSGVs for VOCs were not detected except for benzene (4.4 µg/L, estimated) in B4GW (7 to 12 feet).

Elevated concentrations of petroleum-related compounds were detected in deep groundwater samples, ART attributed the VOCs in groundwater to coal-tar related VOCs from the Gowanus Canal and former MGP operations nearby migrating onto the Subject Property. Analytical results also identified exceedances of the AWQSGVs for the SVOC acenaphthene in BIGW (25 to 29 feet) and B2GW (20 to 25 feet). Analytical results for PCBs in groundwater were not provided in the report.

Soil vapor analytical results were compared to the NYSDOH Final Guidance for Evaluation of Soil Vapor Intrusion matrices A through C dated October 2006 and revised in May 2017. Soil vapor results revealed that TCE was detected at 9,136 micrograms-per-meter-cubed (µg/m³) at an interior sub-slab soil vapor sampling location (SG3 Interior). According to New York State Department of Health Soil Vapor/Indoor Air Decision Matrix A, the TCE concentration reported in the sub-slab requires mitigation. The chlorinated VOCs methylene chloride (1.74 µg/m³ 33 µg/m³), carbon tetrachloride (0.25 µg/m³, estimated 34 µg/m³), 1,1-dichloroethane (11.7 µg/m³), 1,1,1-trichloroethane (0.16 µg/m³, estimated 66.8 µg/m³), tetrachloroethylene (0.41 µg/m³, estimated 91.6 µg/m³), TCE (1.61 µg/m³, estimated), and cis-1,2-dichloroethene (7.93 µg/m³, estimated) were detected within sub-slab soil vapor samples collected. These concentrations were below the action levels set by the NYSDEC. Results for vinyl chloride, the NYSDOH Soil Vapor/Indoor Air Decision Matrix Compound, were not provided. Additionally, various petroleum-related VOCs were detected including BTEX; however, at the time, no regulatory standard exists for these VOCs in soil vapor.

ART recommended continued periodic indoor air quality monitoring at the Subject Property, and potential corrective actions for VOCs detected in soil vapor. Additionally, ART noted that during redevelopment efforts, the soils at the property including the fill materials identified may require additional costs and considerations for disposal due to the concentrations of PCBs and SVOCs. ART additionally noted that if heavy dewatering activities are considered as part of the redevelopment activities, deep groundwater contaminants have the

potential to migrate upwards to shallower groundwater, which would require additional considerations for treatment and discharge.

Indoor Air Quality Assessment Report, prepared by Assessment Resources & Technologies, Inc., 2 December 2013

ART completed indoor air quality assessments at the Subject Property, which included the collection of four indoor air samples and one ambient exterior air sample, which were analyzed for the presence of VOCs through US EPA Method TO-15. Analytical results identified TCE and PCE were not detected at concentrations above the laboratory detection limits (LDLs). Several other VOCs were identified above the LDLs however they were attributed to paints, personal care products, and cleaning products. ART did not make additional recommendations related to indoor air investigations.

Phase II Environmental Investigation Report, prepared by Langan, 18 September 2020

Langan installed five soil borings (LSB-1, LSB-2, LSB-3, LSB-7, and LSB-8) up to between 8.5 and 19 feet bgs. LSB-1 and LSB-2, were advanced within asphalt-paved parking areas, LSB-3 was advanced within the concrete sidewalk along the eastern site boundary, and LSB-7 and LSB-8 were installed in the interior of the onsite building. Elevated PID readings were observed in LSB-1 (from 1 to 1.5 feet bgs), LSB-7 (from 0 to 0.5 feet bgs and 18 to 20 feet bgs), and LSB-8 (from 6 to 8 feet bgs). The maximum PID reading (92.5 ppm) was encountered in LSB-8. Odors were observed from 18 to 20 feet bgs in LSB-7 and from 0 to 20 feet bgs in LSB-8. Staining was also observed from 3 to 5 feet bgs in LSB-7. A total of 11 soil samples from various soil horizons were collected for laboratory analysis. All soil samples were analyzed for VOCs, SVOCs, PCBs, pesticides, and targeted metals.

Soil borings LSB-1, LSB-3, and LSB-8 were completed as permanent flush-mounted groundwater monitoring wells (MW-3, MW-2, MW-1, respectively). Monitoring wells were completed to between 10 and 19 feet bgs. A groundwater sample was collected from each well. No evidence of sheen, odors, or free product were observed during purging or sampling activities in any of the wells. All groundwater samples were analyzed for VOC, SVOC, PCB, pesticides and targeted metals.

The results of the soil and groundwater sampling were consistent with those of a large scale release at the Subject Property, and included the identification of exceedances of applicable NYSDEC Standards for VOCs, SVOCs, Metals, and PCBs in soil, as well as VOCs and SVOCs in the groundwater. Langan recommended the development and implementation of a remedial investigation and work plan.

Interim Remedial Measures Work Plan, prepared by Langan, June 2021

The IRM Work Plan describes the procedures for installing a new steel sheet pile cutoff wall to facilitate shore stabilization and upland remediation. The sheet pile cutoff wall will also serve as a composite cover system for residual contamination and a subsurface containment/cutoff wall for coal tar contaminant migration. Continuous screening of soil/fill disturbed and work zone and perimeter air monitoring for dust, vapor, and nuisance odors will occur during sheet pile installation and associated activities. Additionally, a vapor intrusion assessment including preparation of a building inventory and collection of soil vapor and indoor air samples will be conducted under the IRMWVP. Based on findings of the vapor intrusion assessment, the design and installation of a sub-slab depressurization system may be needed. The IRM Work Plan was originally submitted in December 2020. Upon the receipt of comments from NYS DEC, the Work Plan was updated and resubmitted in June 2021.

Brownfield Cleanup Program - Citizen Participation Plan for 210 Douglass Street Site, prepared by NYS DEC, June 2021

This report noted that the Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Participant. This means that the Applicant was the owner of the site at the time of the disposal or discharge of contaminants or was otherwise liable for the disposal or discharge of the contaminants. The Participant must fully characterize the nature and extent of contamination onsite, as well as the nature and extent of contamination that has migrated from the site. The Participant also must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site. The Applicant in its Application proposes that the site will be used for restricted residential (mixed use commercial and residential) purposes. To achieve this goal, the Applicant will conduct investigation and cleanup activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

4.2.7 Other Historical Records and Interviews

Mr. Jimmy Rivas, Facility Manager at Eastern Effects, the current occupant at 210 Douglass Street, was interviewed to obtain information regarding the history of the Subject Property. Mr. Rivas reported that he has been familiar with the Subject Property for approximately 6 years. He stated that he has no knowledge of the property use prior to his affiliation with Eastern Effects. Mr. Rivas was unaware of the use or occupants of the Subject Property prior to 2015. Mr. Rivas was unaware of any environmental concerns associated with the Subject Property, except for the ongoing issues associated with the Gowanus Canal. He stated that the odors emanating from the Canal are bad, but have improved since 2015.

Mr. David Fox, President of Millennium Steel, the current occupant at 253 Bond Street, was interviewed to obtain information regarding the history of the Subject Property. Mr. Fox reported that he has been familiar with the Subject Property for approximately 6 years, at which time his company began leasing this building. Mr. Fox reported that the Subject Property vacant prior to 2015 and that NYC DEP occupied a part of the building before that. Mr. Fox was unaware of the use or occupants of the Subject Property prior to its use by DEP. Mr. Fox was unaware of any environmental concerns associated with the Subject Property, except for the ongoing issues associated with the Gowanus Canal.

Based upon information provided on EBI's Pre-Survey Questionnaire completed by Mr. Danny Patel, AVP, Property Management with Midwood Investment & Development. Mr. Patel reported that the existing buildings were constructed in the 1950's and is occupied by Eastern Effects, a TV filming site, and Millennium Steel, a steel rack assembly company. Mr. Patel did not indicate the historic use or occupants of the Subject Property. Mr. Patel reported that soil samples were previously collected at the property but did not indicate the presence of existing environmental concerns or results of the soil sample analysis.

5.0 SUBJECT PROPERTY RECONNAISSANCE

The Subject Property reconnaissance was conducted by Mr. Andrew Wicks, EBI Field Assessor, on July 21, 2021. Mr. Wicks was accompanied by and interviewed Mr. Jimmy Rivas, Facility Manager of Eastern Effects at 210 Douglass Street, and Mr. David Fox, President of Millennium Steel Rack Rental & Sales at 253 Bond Street.

5.1 METHODOLOGY AND LIMITING CONDITIONS

The Subject Property reconnaissance consisted of visual and/or physical observations of the Subject Property and improvements, adjoining properties as viewed from the Subject Property boundaries, and the surrounding area based on visual observations made from adjacent public thoroughfares. Building exteriors were observed along the perimeter from the ground, unless described otherwise. Building interiors were observed as they were made safely accessible, unless described otherwise.

At the time of the survey, the weather was mostly sunny and approximately 85 Fahrenheit. During the survey, representative tenant spaces, mechanical spaces, and/or equipment components were observed. There were no significant portions of the Subject Property that were inaccessible or excluded from this survey.

5.2 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

5.2.1 Hazardous Substances and Petroleum Products (Identified Uses)

Notable hazardous substances or petroleum products in connection with identified uses observed at the Subject Property are described below.

HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS			
General Type of Material	Approximate Quantity / Container / Material	Location	Storage Condition
Cleaning Compounds and Janitorial Supplies	Various sized containers, ranging from aerosol cans to five gallon pails	210 Douglass Street and 253 Bond Street	Good: No leaks or spills
Compressed Gas Canisters	(3) Approximately 330-cubic foot canisters: Compressed Gas, N.O.S. (for welding)	253 Bond Street	Good: No leaks or spills
Petroleum-based fluids associated with manufacturing equipment	(2) 55-gallon drums: Methyl Ethyl Ketone (2) 55-gallon drums: Alcohol	253 Bond Street	Fair: De minimis oil staining on concrete floor

Routine quantities of cleaning compounds and janitorial supplies were observed in each of the Subject Property structures. Additionally, mechanical lubricants, degreasers, paints, and thinners are used at 253 Bond Street for routine facility operations and maintenance. These materials are stored in containers ranging in size from aerosol cans to five gallon pails and are located in storage rooms, on storage racks, and in the basement of 253 Bond Street. These materials appeared to be securely stored and properly labeled, and no evidence of significant leaks, spills or materials mismanagement was observed at the time of reconnaissance. These materials are utilized during routine operations and do not result in the generation of regulated wastes.

Hazardous substances or petroleum products identified as flammable or combustible, including oil-based paints, thinners, and petroleum lubricants, were observed to be stored in an NFPA approved flammable storage cabinet located on the production floor of 253 Bond Street. These materials appeared to be securely stored and properly labeled, and no evidence of significant leaks, spills or materials mismanagement was observed at the time of reconnaissance.

EBI identified three compressed gas cylinders containing Compressed Gas, N.O.S. at 253 Bond Street. The canisters are used in association with welding activities during the manufacturing and assembly of steel racks. The compressed gas cylinders were observed to be stored in an upright position and were secured to the concrete wall with steel chains. These materials appeared to be securely stored and properly labeled, and no evidence of significant leaks, spills or materials mismanagement was observed at the time of reconnaissance.

The facility at 253 Bond Street utilizes propane powered forklifts. Propane cylinders are stored in a secured steel rack, located outside the western portion of the warehouse. These materials appeared to be securely

stored and properly labeled, and no evidence of significant leaks, spills or materials mismanagement was observed at the time of reconnaissance.

The facility at 253 Bond Street utilizes Methyl Ethyl Ketone and Alcohol in association with manufacturing operations. These materials are stored in 55-gallon drums located in the production area on the first floor. No secondary containment were observed beneath the drums and de minimis staining was noted beneath one of the drums which was situated on its side for product discharge via spigot.

5.2.2 Hazardous Substances and Petroleum Products (Unidentified Uses)

EBI did not observe evidence of hazardous substance or petroleum products containers at the Subject Property that were not in connection with identified uses.

5.2.3 Unidentified Substances Containers

EBI did not observe evidence of unidentified substances containers at the Subject Property.

5.3 WASTE GENERATION, STORAGE, AND DISPOSAL

EBI identified the following waste streams generated at the Subject Property:

WASTE GENERATION, STORAGE, AND DISPOSAL			
Classification	Type of Waste / Generation Process	Type of Storage / Location	Disposal Method / Contractor
Non-regulated Solid Waste	Municipal Solid Waste / Routine Site Operations	(2) Dumpsters and trash receptacles / 210 Douglass Street (1) Dumpster and trash receptacles / 253 Bond Street	210 Douglass Street: As Needed Pickup / Action Carting 253 Bond Street: As Needed Pickup / Industrial Carting
Non-regulated Solid Waste	Steel Waste / Manufacturing Operations at 253 Bond Street	(1) Dumpster / Production Floor	Transported off-site by site personnel to scrap yard
Non-regulated Liquid Waste	Sanitary Sewage / Routine Site Operations	N/A (Municipal Sanitary Sewer)	New York City
Regulated Solid or Liquid Waste	None identified	N/A	N/A
Biomedical Waste	210 Douglass Street: Temporary COVID-19 Testing Services	Biohazard Containers at Testing Location	Stericycle

No evidence of improper solid waste management or the improper disposal of hazardous substances or petroleum products was observed at the time of reconnaissance.

5.4 UNDERGROUND STORAGE TANKS (USTS) & ABOVEGROUND STORAGE TANKS (ASTS)

5.4.1 Existing Storage Tanks

Based upon site reconnaissance, interviews, and a review of state and local records, EBI identified no evidence of existing USTs or ASTs located at the Subject Property.

5.4.2 Former Storage Tanks

Based upon site reconnaissance, interviews, and a review of state and local records, EBI identified no evidence of former USTs or ASTs located at the Subject Property.

5.5 OIL-CONTAINING EQUIPMENT AND POLYCHLORINATED BIPHENYLS (PCBS)

Polychlorinated biphenyls (PCBs) are a chemical component of many dielectric fluids, heat transfer fluids, hydraulic fluids, lubricating oils, paints, or coatings manufactured prior to July 2, 1979. Equipment that may potentially contain PCBs includes electrical equipment such as transformers or capacitors or hydraulically operated equipment, such as elevators, compaction equipment, or manufacturing equipment. The manufacture and distribution in commerce of PCBs was banned for use in 1979 by the United States Congress, which enacted the Toxic Substance and Control Act (TSCA). In accordance with US Code of Federal Regulations Title 40 - Protection of Environment, Chapter I - Environmental Protection Agency, Subchapter R - Toxic Substance Control Act (TSCA), Part 761 - Polychlorinated Biphenyls (PCBs) Manufacturing, Processing, Distribution in Commerce, and Use Prohibitions, the owner of a transformer or other PCB-containing equipment is responsible for equipment maintenance and remediation in the event of a leak or release.

Based upon the date of construction / absence of oil-containing equipment, no potential PCB-containing equipment was identified at the Subject Property. However, the following oil-containing equipment was identified at the Subject Property:

OIL-CONTAINING EQUIPMENT			
Classification	Type of Equipment	Year Installed / Location	Staining / Releases Identified
Other Oil-containing Equipment	Air Compressor	Unknown / 253 Bond Street	No

During the site assessment, a handicap lift was observed in 210 Douglass Street and a freight elevator was observed at 253 Bond Street. Neither the lift nor the freight elevator were hydraulically powered.

No transformers, loading dock levelers, hydraulic lifts, or hydraulic elevators were observed at the Subject Property. Other potential oil-containing equipment observed at the Subject Property included one air compressor unit at 253 Bond Street. No staining or other evidence of a release was observed in the vicinity of this equipment.

5.6 ADDITIONAL SITE CONDITIONS

The following is a summary of visual and/or physical observations of the Subject Property on the day of the site visit. Photographs of pertinent Subject Property features are presented in Appendix A.

ADDITIONAL SITE CONDITIONS	
Condition	Identified
Interior Drains, Trenches, or Sumps	Yes
Interior Stains or Corrosion	Yes
Unusual Odors	Yes
Interior Pools of Liquid	No
Stained Soil or Pavement	No
Stressed Vegetation	No
Indications of Solid Waste Disposal	No
Exterior Pits, Ponds, or Lagoons	No
Wastewater or Stormwater Discharge/Disposal	No
Oil-Water Separators or Clarifiers	No
Septic Systems or Cesspools	No
Wells (Drinking Water Wells, Monitoring Wells, Agricultural/Irrigation Wells, or Process Water Wells)	Yes
Petroleum or Natural Gas Pipelines/Easements	No
Non-Hazardous Material Containers	Yes

Floor drains were observed in each of the four laundry rooms and in the service kitchen. The floor drains reportedly discharge to the municipal sewer system. No staining or other evidence of a release of hazardous substances or petroleum products was observed in the vicinity of the floor drains.

Floor drain and two sump pits were observed in the basement boiler room. The floor drains and sump pits reportedly discharge to the municipal sewer system. No staining or other evidence of a release of hazardous substances or petroleum products was observed in the vicinity of these structures.

At 253 Bond Street, de minimis oil staining was observed on the concrete floor in the vicinity of the 55-gallon storage drums containing Methyl Ethyl Ketone and Alcohol. No floor drains, cracks, penetrations, or other potential pathways to the subsurface were identified at this location.

Strong odors were noted on the exterior of the Subject Property buildings during the site reconnaissance. The odors are associated with the Gowanus Canal, which is part of an existing brownfields cleanup.

EBI observed two flush-mounted, steel road-box covers at the Subject Property that appear to indicate the presence of groundwater monitoring wells. The apparent wells are located within the loading area of 253 Bond Street and on the sidewalk near 210 Douglass Street. The monitoring wells evidently correspond to two of the groundwater monitoring wells referenced in the previous report cited in Section 4.2.6 of this report.

Next to the monitoring well located within the loading area of 253 Bond Street, EBI observed two 55-gallon storage drums marked as non-hazardous. According to Mr. David Fox, President of Millennium Steel Rack Rental & Sales, the drums were used to containerize soils during the drilling of the monitoring well. Mr. Fox stated that he agreed the drums could be staged at that location but are ultimately the responsibility of the environmental company that conducted the drilling. Mr. Fox stated that he contacted the drilling company to remove the drums.

6.0 INTERVIEWS

The site contact or Key Site Manager was contacted to be interviewed to obtain information regarding recognized environmental conditions in connection with the property. Additionally, a Pre-Survey Questionnaire was forwarded to the designated Subject Property contact. The Pre-Survey Questionnaire has been completed and returned to our offices. The information requested in the Pre-Survey Questionnaire is intended to assist in gathering information that may be material to identifying recognized environmental conditions in connection with the Subject Property. The Pre-Survey Questionnaire and any accompanying documentation is presented in Appendix C.

INTERVIEWS			
Contact / Affiliation	Date of Communication	Years Associated with the Subject Property	Telephone No.
David Fox President Millennium Steel	07/21/2021	6	(718) 965-4736
Jimmy Rivas Facility Manager Eastern Effects	07/21/2021	6	(917) 214-5645
Danny Patel AVP, Property Management Midwood Investment & Development	07/26/2021	1	(646) 292-4929

Pertinent information from the interviews is presented in applicable sections of this report.

7.0 CONSIDERATIONS OUTSIDE THE SCOPE OF ASTM PRACTICE E 1527-13

The following sections address environmental issues or considerations at the Subject Property that parties may wish to assess in connection with commercial real estate that are outside the scope of ASTM Practice E 1527-13 (non-scope considerations).

7.1 ASBESTOS-CONTAINING MATERIAL (ACM)

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

EBI conducted a limited visual screening survey for the presence of ACM at the Subject Property. EBI identified friable suspect ACM in the form of wall surfacing materials, sheetrock/joint compound composite material, 2'x4' white perforated acoustical ceiling tile, and thermal pipe insulation, and non-friable suspect ACM in the form of vinyl floor tile and associated mastic, sheet flooring and associated mastic, various construction mastics and caulking, exhaust vent gaskets, acoustical insulation, cementitious wall and ceiling panels, and roofing materials. These materials were observed to be undamaged and in good condition at the time of assessment. Please note that this survey was limited to visual observations of accessible areas and that the scope of work for this assessment did not include the collection and laboratory analysis of bulk samples of suspect ACM. Additional suspect ACM may be present in inaccessible areas, including, but not limited to, roofs, pipe chases behind solid walls and ceilings, concealed floor coverings, the interior of machinery or equipment, or water and sewer systems.

It should be noted that the limited visual screening survey conducted under the scope of work for this assessment does not constitute a full asbestos inspection, in which all areas of the buildings would have been thoroughly surveyed and sampled. The possibility exists for ACM to be present in areas of the buildings not accessed or sampled by EBI personnel. Based on the limited scope of this assessment, additional suspect ACM may also be present in areas of the buildings that were accessed as part of this assessment.

Due to the continued distribution of a wide variety of asbestos-containing building materials, asbestos may be present in some of the roofing, flooring, wall and ceiling materials, caulking/putties, adhesives, spackling compounds, and insulation materials, as well as other building materials that may be used at the Subject Property. Sampling many of these materials requires techniques that may be destructive to subject facilities, and in the case of roofing material, may void warranties. It is recommended that an asbestos inspection be performed in accordance with all applicable federal, state, and local regulatory requirements prior to renovation, demolition, or other activities that could cause a material disturbance. Any removal or disturbance of ACM or suspect ACM should be performed by properly trained personnel and in compliance with federal, state, and local regulations.

7.2 RADON

Radon is a naturally-occurring, colorless and odorless radioactive gas that is generated during the breakdown (radioactive decay) of Uranium that is found in soil and rock throughout the United States. The United States Surgeon General has published information that radon is a cause of lung cancer. Radon usually enters a building through openings in the foundation, and therefore the greatest health concern to residents of the lowest level of a building.

The EPA Map of Radon Zones indicates that Kings County is located within a Zone 3 radon area. Zone 3 is defined as an area that has a low potential for radon gas, with a predicted average indoor radon screening level less than 2.0 picoCuries per liter (pCi/L). The EPA recommended Action Level for radon is 4.0 pCi/L.

Based upon the non-residential nature of the Subject Property and in accordance with the scope of work for this assessment, EBI did not conduct a limited short-term radon screening at the Subject Property.

7.3 LEAD-BASED PAINT (LBP)

Use of lead in household paint was banned by the U.S. Environmental Protection Agency (EPA) effective January 1, 1978. The EPA and the U.S. Department of Housing and Urban Development (HUD) consider lead-based paint as containing a lead concentration equal to or greater than 1.0 milligram per square centimeter (mg/cm) or 0.5% lead by weight, as defined by Title X of the 1992 Housing and Community Development Act.

Based on the original date of construction, there is the potential that LBP is present at the Subject Property. EBI conducted a visual assessment of the painted surfaces in areas accessed at the Subject Property. Within the building at 210 Douglass Street, the painted surfaces observed were noted to be in generally good condition with no significant chipping or peeling paint observed at the time of assessment. The painted surfaces appeared to have had new paint applied within the past 10 years. Within the building at 253 Bond Street, painted surfaces observed were noted to be in generally fair condition with areas of significant chipping or peeling paint observed in the basement and on the first and second story warehouse walls. Based on the non-residential use of the existing buildings and in accordance with the scope of work of this assessment, no testing of the painted surfaces was conducted.

7.4 LEAD IN DRINKING WATER

Lead has historically been used in pipes, solder, and brass fixtures used in water distribution systems and building plumbing systems. In 1986, EPA banned the use of lead at concentrations exceeding 0.2% lead in solder and 8% lead in other plumbing materials. Lead in drinking water results primarily from corrosion of lead containing materials in service lines or from corrosion of lead containing materials in building plumbing systems such as lead solder, brass, bronze, and other lead containing alloys. The EPA Action Level for lead in public drinking water supplies is 0.015 parts per million (ppm) or 0.015 milligrams per liter (mg/L).

Municipal water service is provided to the Subject Property by the New York City Department of Environmental Protection (DEP). Potable water is reportedly obtained from 19 reservoirs and 3 controlled lakes. Based upon review of the New York City DEP 2021 Drinking Water Supply and Water Quality Report, the municipal water supply meets all current criteria established by the Safe Drinking Water Act (SDWA) and local municipal drinking water standards, including those for lead. In addition, EBI did not observe any indication of lead water piping in the building. Based upon the existing municipal water service and in accordance with the scope of work for this assessment, EBI did not conduct lead-in-drinking water sampling at the Subject Property.

7.5 LIMITED MICROBIAL SURVEY

Microbial growth (e.g., mold or fungus) on building materials may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities).

Interior areas of the Subject Property buildings to which access was provided and in which building elements were readily observable were inspected for the presence of moisture and visible or olfactory evidence of microbial development. No disassembly of systems or building components or physical or invasive testing was performed. No observations were conducted within concealed locations (construction elements behind wall and ceiling finishes, and other building components, etc.). The scope of this assessment was limited to visual observations of accessible areas for microbial growth and water damaged materials and did not include the collection and laboratory analysis of bulk samples or air samples to confirm the presence of microbial elements.

In addition to our observation efforts, a questionnaire provided to Subject Property personnel did not indicate the presence of mold, and Subject Property personnel were not aware of the presence of moisture or mold activity.

Representative observations revealed no obvious visual or olfactory indications of the presence of active moisture or mold activity at the Subject Property. Based on the interviews and conditions as observed at the time of assessment, mold does not appear to be a concern at the Subject Property.

7.6 WETLANDS

EBI reviewed available information regarding wetlands on the Subject Property, including National Wetlands Inventory online GIS mapping and the USDA NRCS National List of Hydric Soils. EBI additionally made general site observations for readily observable potential wetland characteristics. In general, to be considered a wetland, an area must have hydrophytic vegetation, evidence of wetland hydrology, and hydric soils.

Review of the U.S. Department of the Interior, Fish & Wildlife Service's National Wetland Inventory (NWI) Map (available online at <http://www.fws.gov/wetlands/Data/Mapper.html>) indicated that the Subject Property is not located within a wetlands area. Additionally, EBI did not observe surface water bodies, marshy areas, hydrophytic evidence of potential wetlands vegetation (aquatic plants), hydric soils, or other visible indications of potential wetland areas on the Subject Property.

Review of the NWI Map indicated that a designated Estuarine and Marine Deepwater area (EIUBLx) is located adjacent to the Subject Property address at 210 Douglass Street. The designated Estuarine and Marine Deepwater area corresponds with a the Gowanus Canal. This area is a known brownfields and remedial site, as noted in previous sections. It should be noted that a detailed wetland study or wetland delineation was not included within the scope of this assessment. A copy of the NWI wetlands map is included in Appendix B.

8.0 FINDINGS, OPINIONS AND CONCLUSIONS

EBI has performed this Phase I Environmental Site Assessment of the property located at 210 Douglass Street and 253 Bond Street in Brooklyn, New York (the Subject Property) in conformance with the scope and limitations of ASTM Standard E 1527-13. Any exceptions to, or deletions from, this practice are described in Section I of this Report.

This assessment has identified no evidence of recognized environmental conditions (RECs) in connection with the Subject Property, except for the following:

- The presence of concentrations of various contaminants of concern within the soil, groundwater, and/or soil vapor beneath the Subject Property, including VOCs, SVOCs, PCBs and metals. Known subsurface soil and groundwater contamination has been identified under the Subject Property (210 Douglass St portion), likely from the east adjacent Gowanus Canal Superfund site and possibly from the past industrial/manufacturing uses of the Subject Property and adjoining areas. In June 2021, an Interim Remedial Measures Work Plan (IRM) was submitted by Langan Engineering to the NYS DEC and is in progress, and the site has entered the NYS DEC Brownfield Clean-up Program (BCP), also in June 2021. Current and future remedial investigation and actions are planned and/or are on-going at the site. This is likely to take several months or longer. EBI recommends on-going monitoring of the progress of the current and future remedial clean-up actions at the Subject Property.

In addition, the following *de minimis conditions* were identified in connection with the Subject Property:

- De minimis oil staining was observed at 253 Bond Street on the concrete floor in the vicinity of 55-gallon storage drums containing Methyl Ethyl Ketone and Alcohol. No floor drains, cracks, penetrations, or other potential pathways to the subsurface were identified at this location; therefore, this is considered a *de minimis condition*.

This assessment has identified no evidence of *historical recognized environmental conditions (HRECs)* or *controlled recognized environmental conditions (CRECs)* in connection with the Subject Property.

This assessment has identified no evidence of *considerations outside the scope of ASTM Practice E 1527-13*, other than the following:

- EBI conducted a limited visual screening survey for the presence of asbestos-containing materials (ACM) at the Subject Property. EBI identified friable suspect ACM in the form of wall surfacing materials, sheetrock/joint compound composite material, 2'x4' white perforated acoustical ceiling tile, and thermal pipe insulation, and non-friable suspect ACM in the form of vinyl floor tile and associated mastic, sheet flooring and associated mastic, various construction mastics and caulking, exhaust vent gaskets, acoustical insulation, cementitious wall and ceiling panels, and roofing materials. These materials were observed to be undamaged and in good condition at the time of inspection. Please note that this survey was limited to visual observations of accessible areas and that the scope of work for this assessment did not include the collection and laboratory analysis of bulk samples of suspect ACM. Additional suspect ACM may be present in inaccessible areas, including, but not limited to, roofs, pipe chases behind solid walls and ceilings, concealed floor coverings, the interior of machinery or equipment, or water and sewer systems. Based on the condition of suspect ACM, these materials do not currently pose a significant environmental threat to the occupants of the Subject Property. Suspect ACM do not present a problem when maintained in good condition. However, additional sampling, removal, and disposal arrangements may be necessary should building construction or renovation activities be conducted. Asbestos is a consideration outside the scope of ASTM E 1527-13 and is not considered a recognized environmental condition (REC).
- EBI conducted a visual assessment of the painted surfaces in areas accessed at the Subject Property. Based on the non-residential use of the existing buildings and in accordance with the scope of work of this assessment, no testing of the painted surfaces was conducted. Based on the dates of construction, there is the potential that LBP is present at the Subject Property. Within the building at 210 Douglass Street, the painted surfaces were noted to be in generally good condition with no significant chipping or peeling paint observed. Within the building at 253 Bond Street, areas of significant chipping or peeling paint were observed in the basement and on the first and second story warehouse walls. Based on the non-residential nature of the property, the suspect LBP does not currently pose a significant

environmental threat to the occupants of the Subject Property. However, the chipping and peeling paints should be properly sealed and maintained. Testing and/or proper worker precautions may be required prior to conducting renovations or demolition. Lead paint is a consideration outside the scope of ASTM E 1527-13 and is not considered a recognized environmental condition (REC).

9.0 RECOMMENDATIONS

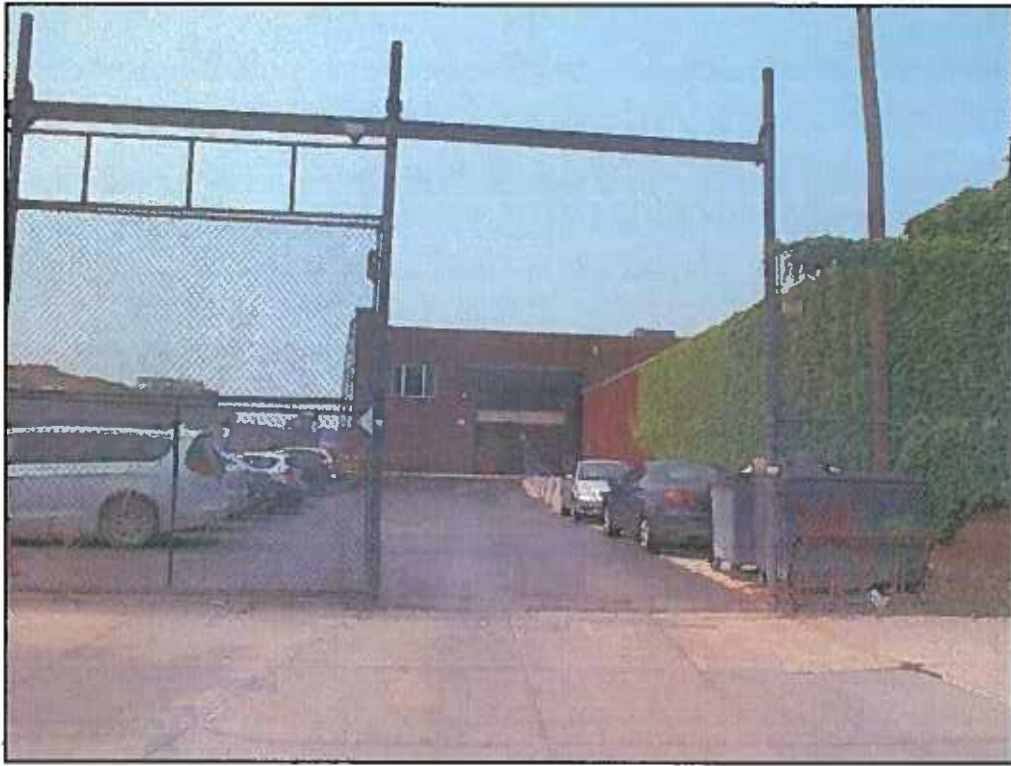
Based upon the findings of this investigation, EBI offers the following:

- EBI recommends investigative and remedial activities currently planned or ongoing under the NYSDEC Brownfield Clean-up Program (BCP) continue until such time that site regulatory closure/case completion can be achieved.
- An asbestos assessment and sampling, with proper removal and disposal if necessary, should be conducted prior to any disturbance of the suspect ACMs, such as building construction, renovation or demolition activities.
- The chipping and peeling paints in the 253 Bond Street building should be properly sealed and maintained. Testing for lead paint and/or proper worker precautions and disposal may be required prior to conducting any renovation or demolition activities.

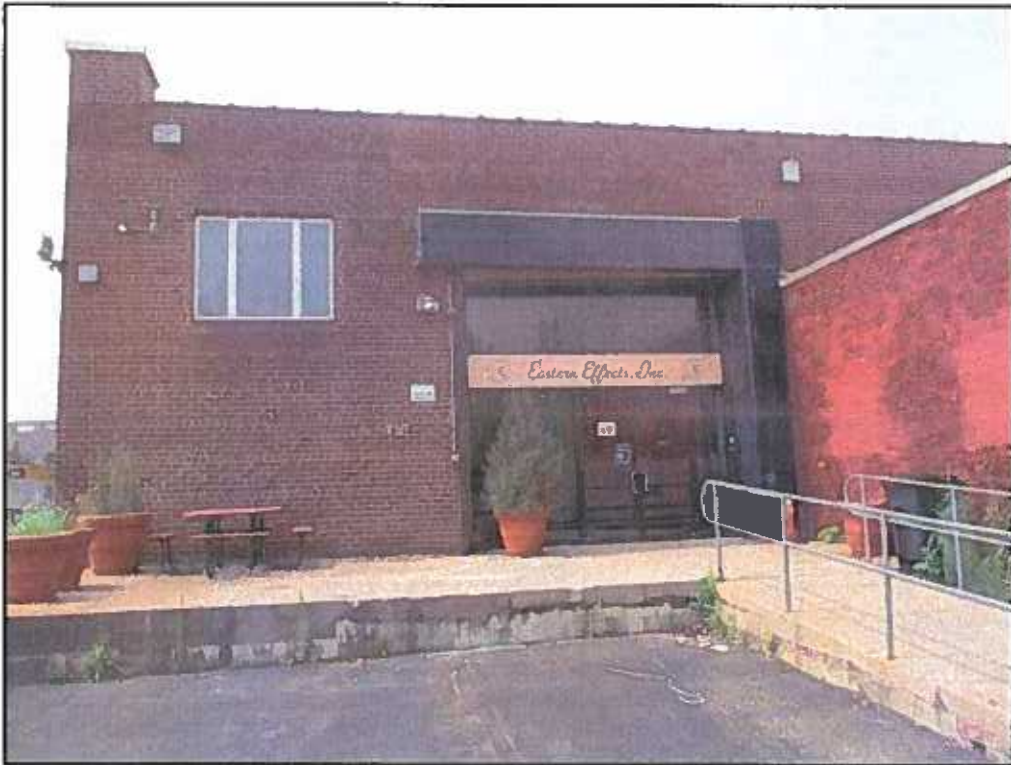
10.0 REFERENCES

Source Reviewed	Date(s)	Source Details
USEPA Enforcement Compliance History Online	July 2021	http://www.epa.gov/echo/
USEPA Envirofacts Data Warehouse Multi-System Report	July 2021	http://www.epa.gov/enviro/html/multisystem_query_java.html
New York Department of Environmental Conservation DECinfo Locator	July 2021	https://gisservices.dec.ny.gov/gis/
New York City Zoning & Land Use Map	July 2021	https://zola.planning.nyc.gov
New York City Department of Buildings	July 2021	http://a810-bisweb.nyc.gov/bisweb
U.S. Fish & Wildlife Service National Wetlands Inventory	July 2021	https://www.fws.gov/wetlands/data/mapper.html
EDR Aerial Photo Decade Package (Inquiry Number 6559787.8S) Ship Date: June 30th, 2021	1924, 1940, 1943, 1951, 1954, 1961, 1966, 1971, 1974, 1980, 1984, 1991, 1994, 2006, 2009, 2013, 2017	EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
EDR City Directory Abstract (Inquiry Number 6559787.5S) Ship Date: July 02nd, 2021	1928, 1934, 1940, 1945, 1949, 1960, 1965, 1970, 1973, 1976, 1980, 1985, 1992, 1994, 1997, 1999, 2000, 2004, 2005, 2009, 2014, 2017	EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
EDR Historical Topo Map (Inquiry Number 6559787.4S) Ship Date: June 30th, 2021	1897, 1898, 1898, 1900, 1900, 1905, 1925, 1947, 1947, 1955, 1956, 1967, 1967, 1979, 1981, 1995, 2013, 2014	EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
EDR Sanborn Map Search/Print (Inquiry Number 6559787.3S) Ship Date: July 01st, 2021	1886, 1904, 1915, 1922, 1928, 1938, 1950, 1969, 1977, 1979, 1980, 1981, 1982, 1986, 1987, 1988, 1991, 1992, 1993, 1995, 1996, 2001, 2002, 2003, 2004, 2005, 2006, 2007	EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
EDR Radius Map Report (Inquiry Number 06559787.2R) Ship Date: July 01st, 2021		EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.

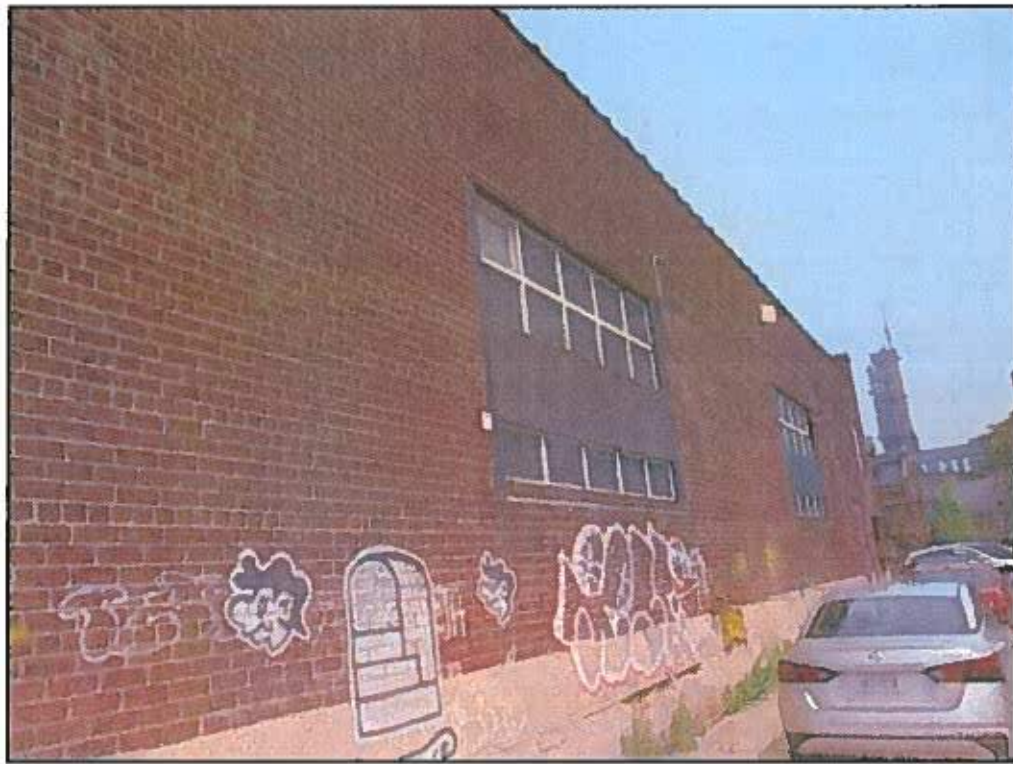
Appendix A
Photographs



1 : View of the gated entrance to 210 Douglass Street facing south/southwest.



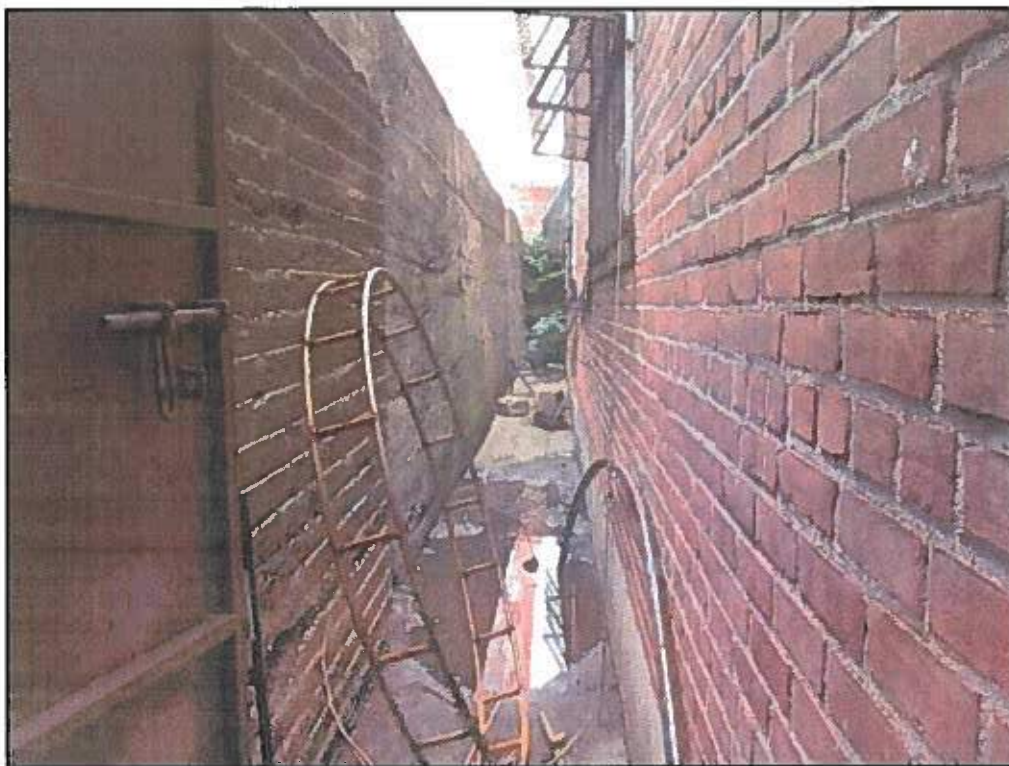
2 : View of the main entrance to 210 Douglass Street.



3 : View of the southeastern side of 210 Douglass Street.



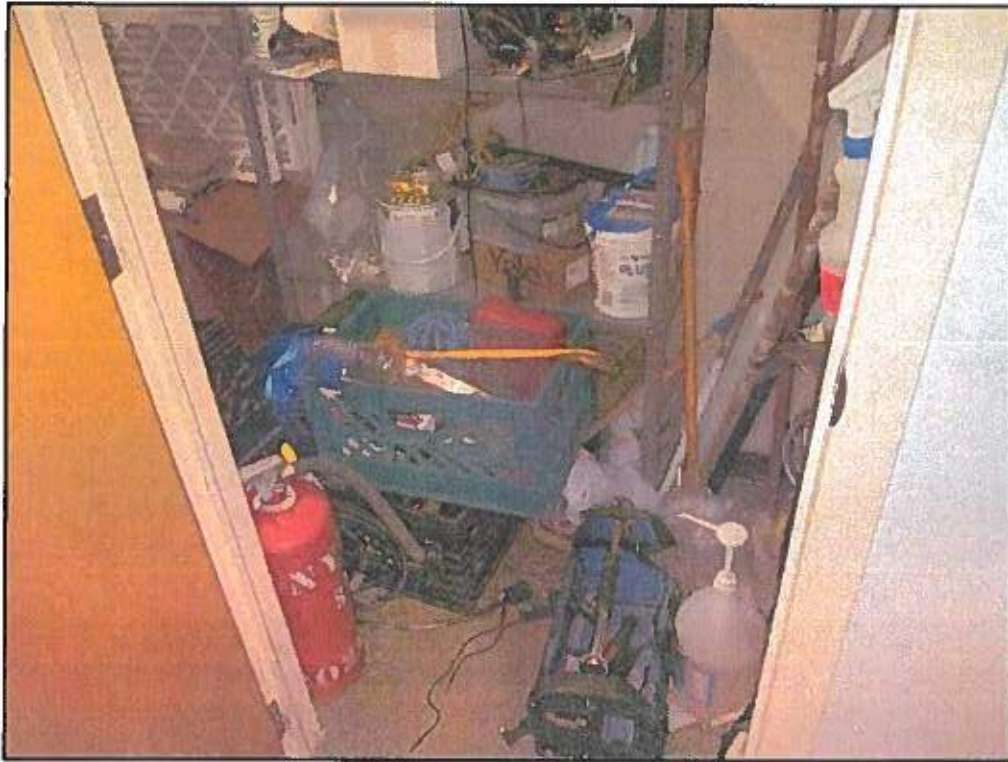
4 : View of the southwestern side of 210 Douglass Street, along Degraw Street.



5 : View of the narrow space between the 210 Douglass Street building and 261 Degraw Street building.



6 : View of two dumpsters outside of the 210 Douglass Street building.



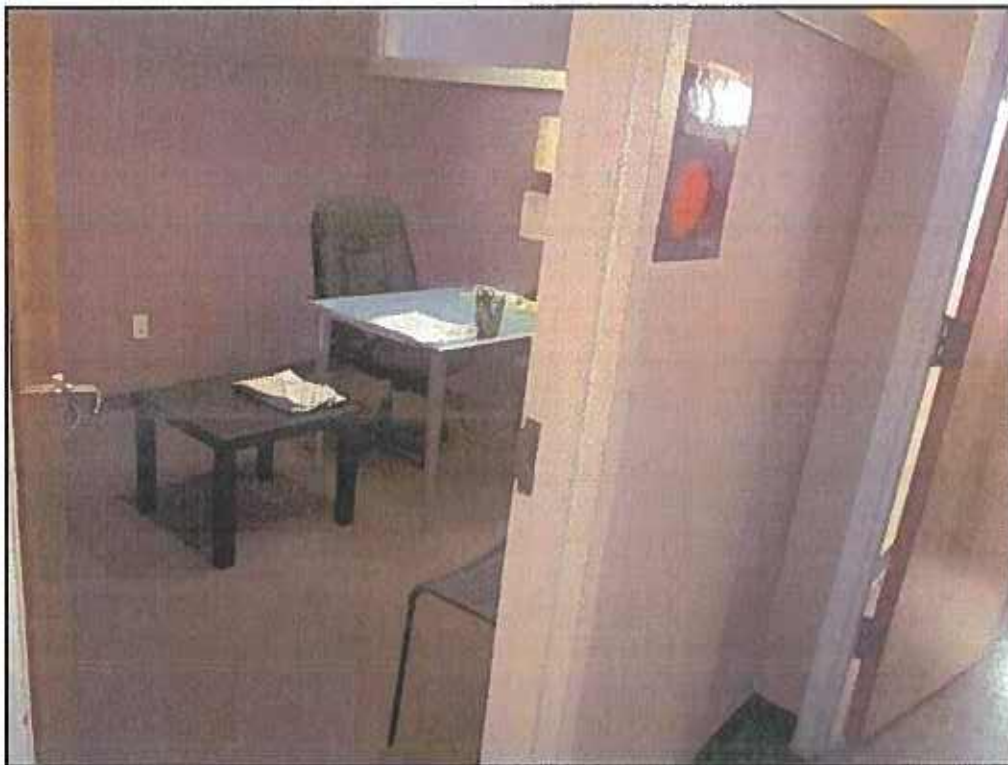
7 : View inside a storage room in 210 Douglass Street (not various cleaners and paint products).



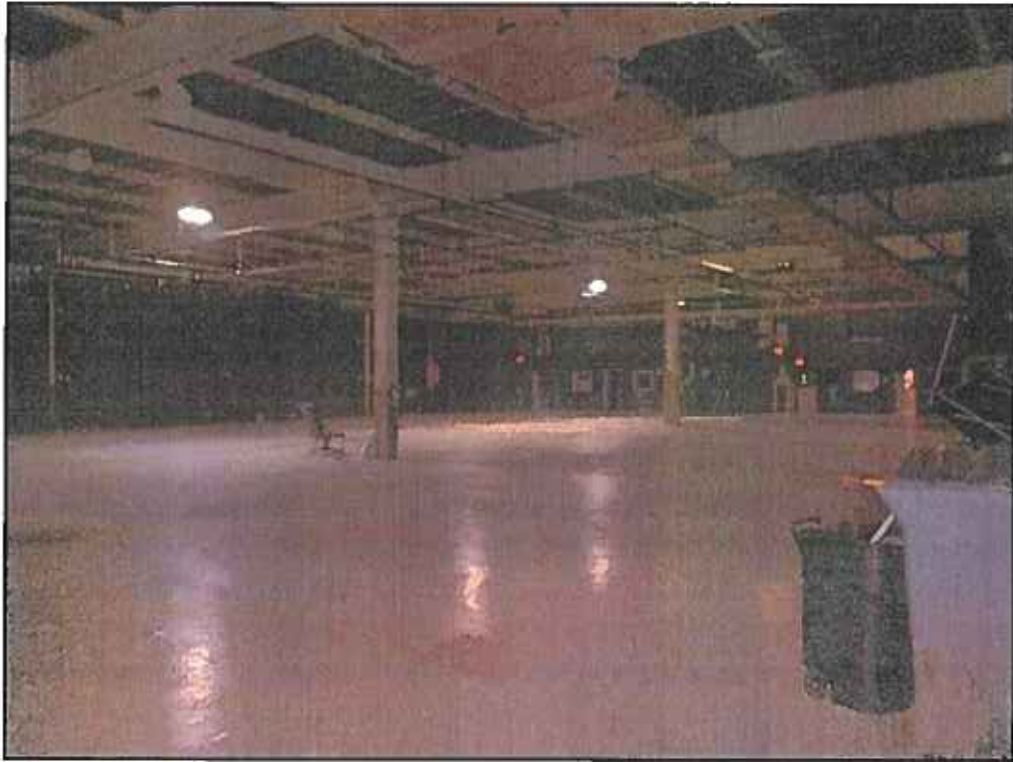
8 : View of various aerosol products on a storage shelf in 210 Douglass Street.



9 : View of paint products in a storage room at 210 Douglass Street.



10 : View of a first floor office building at 210 Douglass Street.



11 : View of the warehouse at 210 Douglass Street.



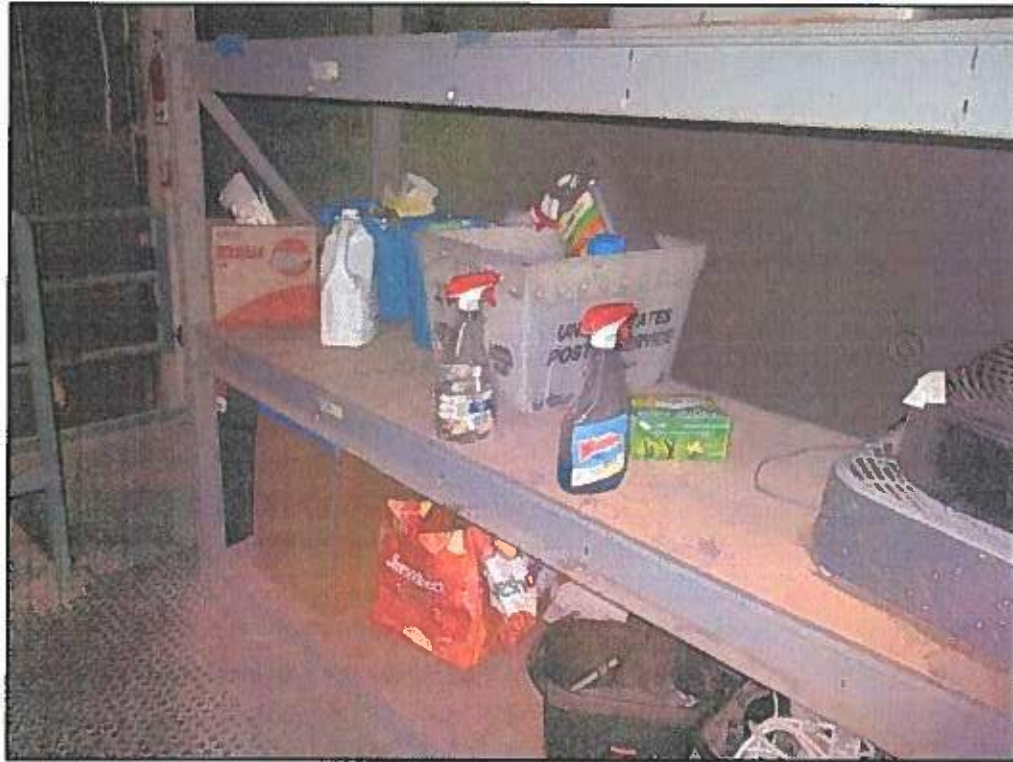
12 : View of the warehouse at 210 Douglass Street.



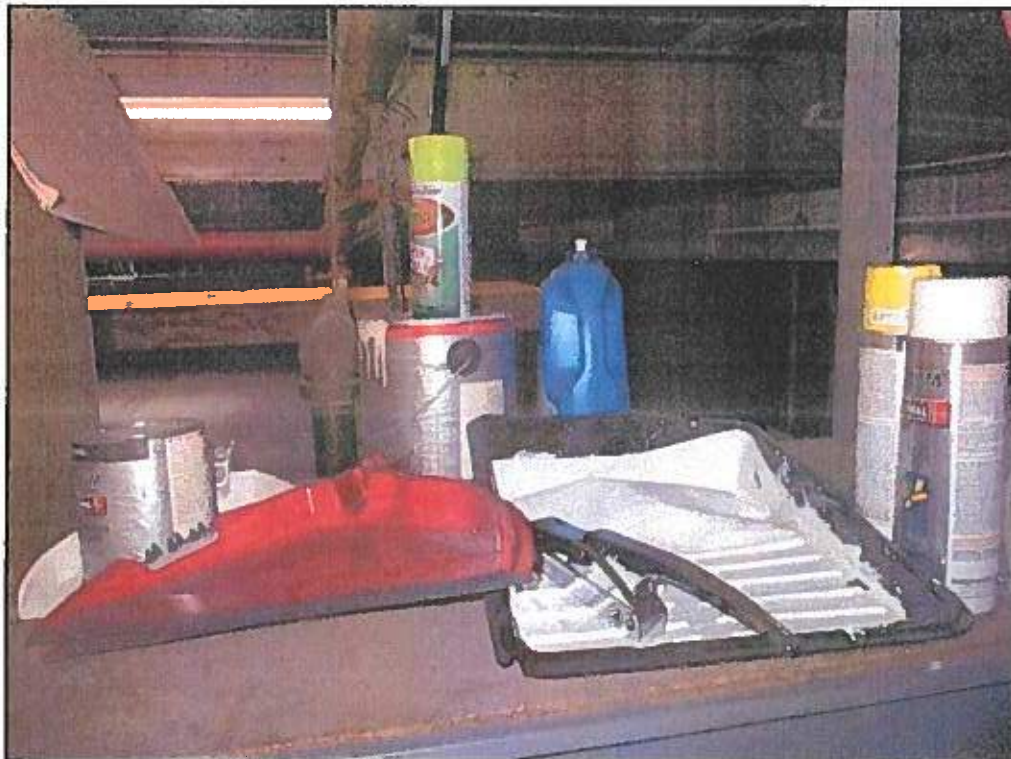
13 : View of a gas-powered snowblower and street sweeper, and various-sized containers of paint within 210 Douglass Street.



14 : View of a washout sink at 210 Douglass Street.



15 : View of various stored cleaning products on a shelf on the mezzanine storage area at 210 Douglass Street.



16 : View of various stored cleaning and paint products on a shelf on the mezzanine storage area at 210 Douglass Street.



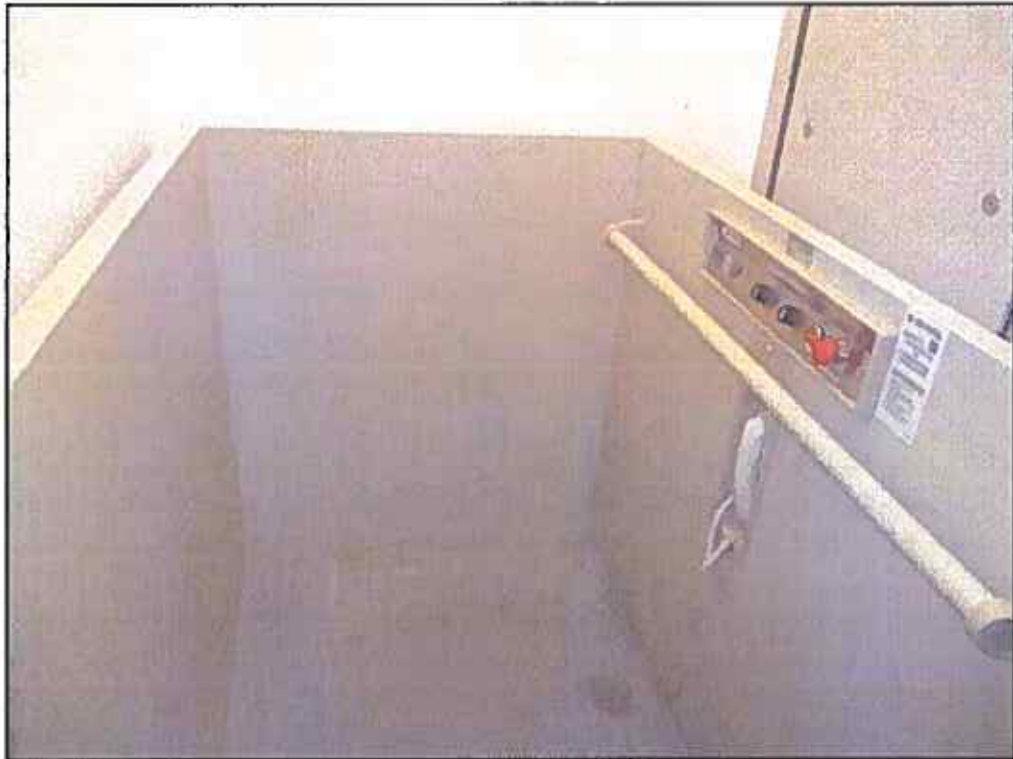
17 : View of various stored cleaning products on a shelf on the mezzanine storage area at 210 Douglass Street.



18 : View of the temporary COVID-19 testing site located at 210 Douglass Street.



19 : View of the second floor office area at 210 Douglass Street.



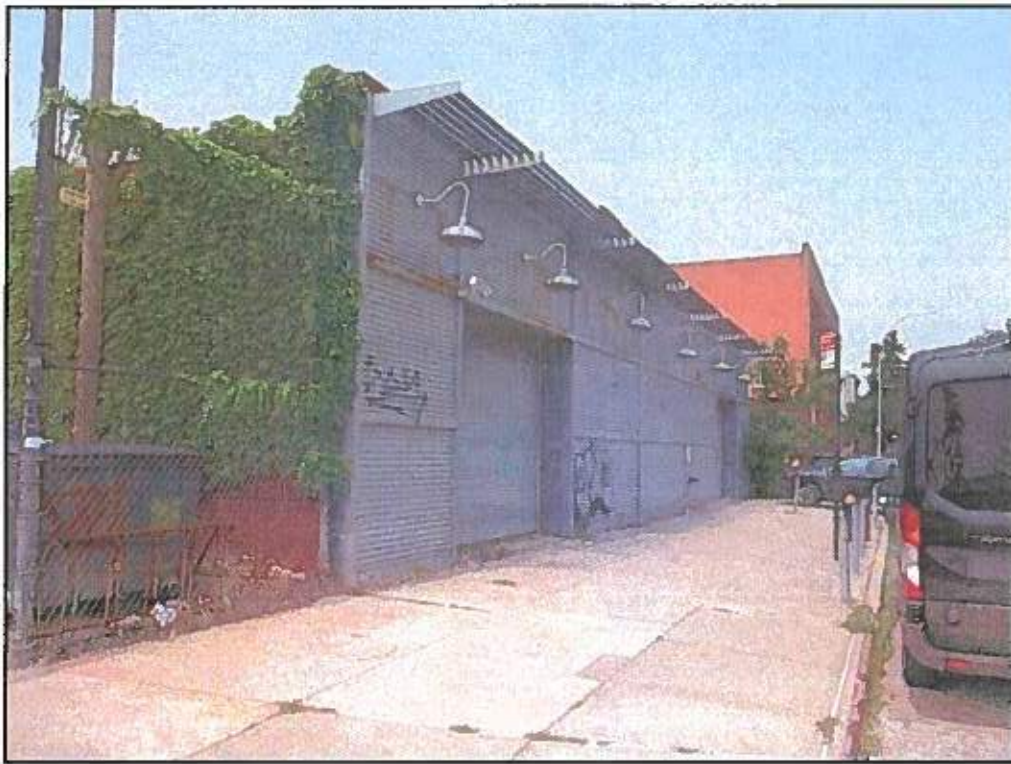
20 : View of the handicap lift at 210 Douglass Street.



21 : View of an apparent oil sheen noted on the surface of the adjacent Gowanus Canal.



22 : Facing southeast, view of the adjacent Gowanus Canal and industrial properties beyond the canal.



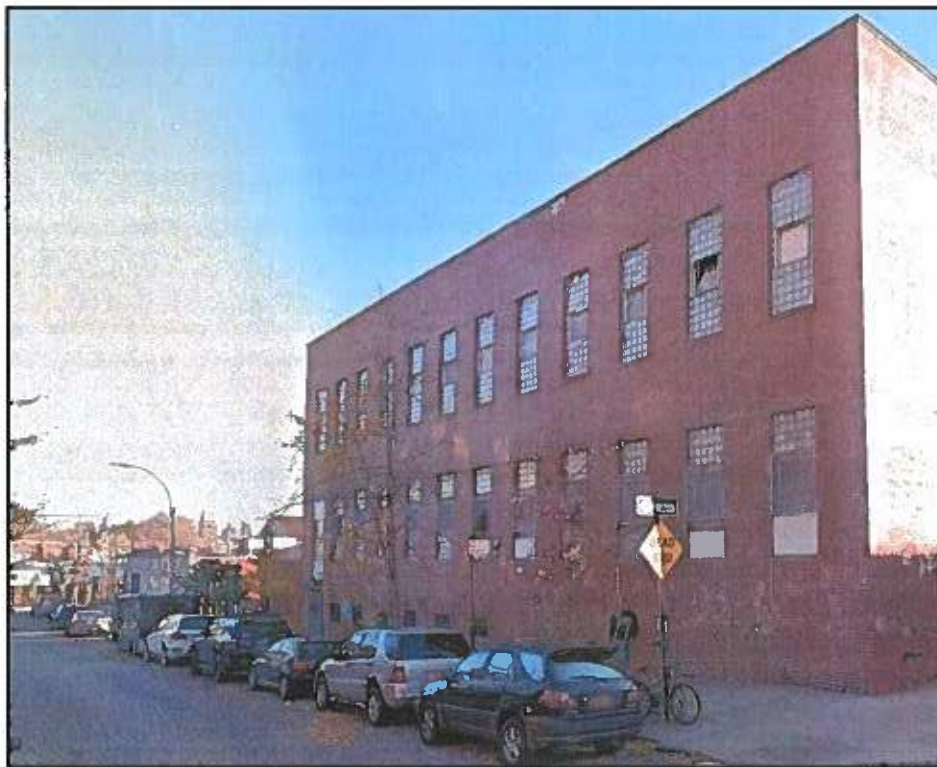
23 : View of the adjacent property located at 198 Douglass Street.



24 : View of the southwestern adjacent property beyond Degraw Street.



25 : View of the entrance to 253 Bond Street.



26 : View of 253 Bond Street facing south/southwest from the intersection of Bond Street and Douglass Street.



27 : View of 253 Bond Street facing east.



28 : View of the loading area at 253 Bond Street.



29 : View of a monitoring well within the loading area at 253 Bond Street.



30 : View of a stormwater inlet within the loading area at 253 Bond Street.



31 : View of two 55-gallon storage drums containing non-hazardous soil (staged for disposal by others).



32 : View of the loading bay at 253 Bond Street



33 : View of the basement at 253 Bond Street, used mostly for storage.



34 : View of a sump pump within the basement at 253 Bond Street.



35 : View of the natural gas fired boiler in the basement of 253 Bond Street.



36 : View of a dumpster on the first floor of 253 Bond Street.



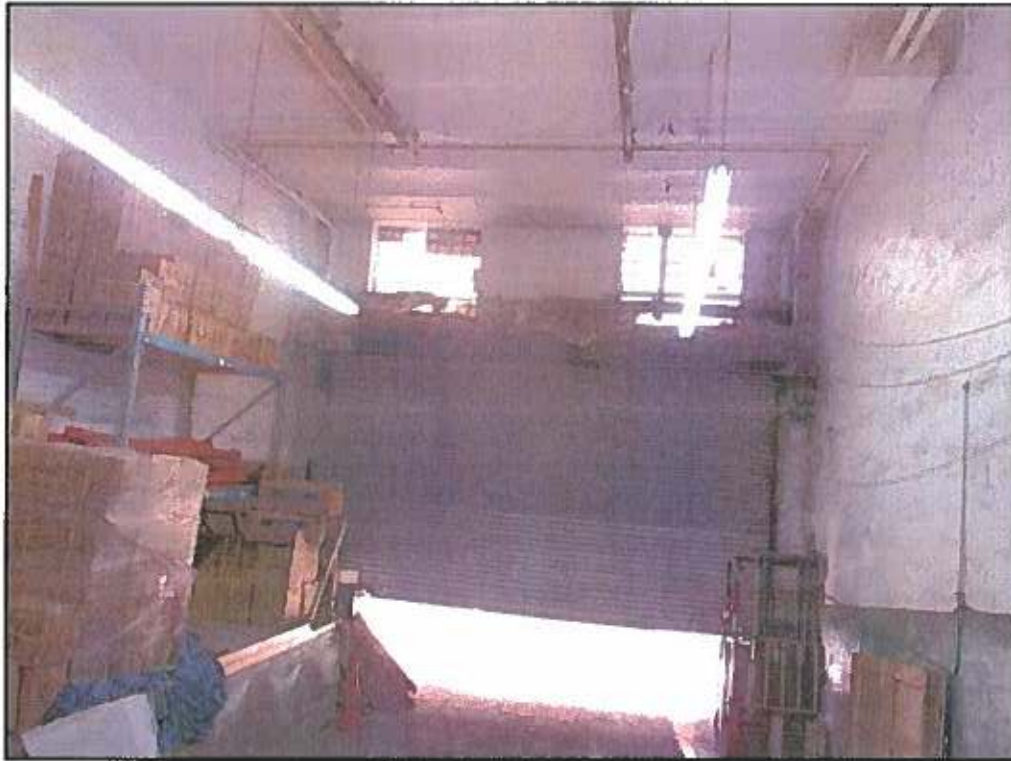
37 : View of a propane-powered forklift at 253 Bond Street.



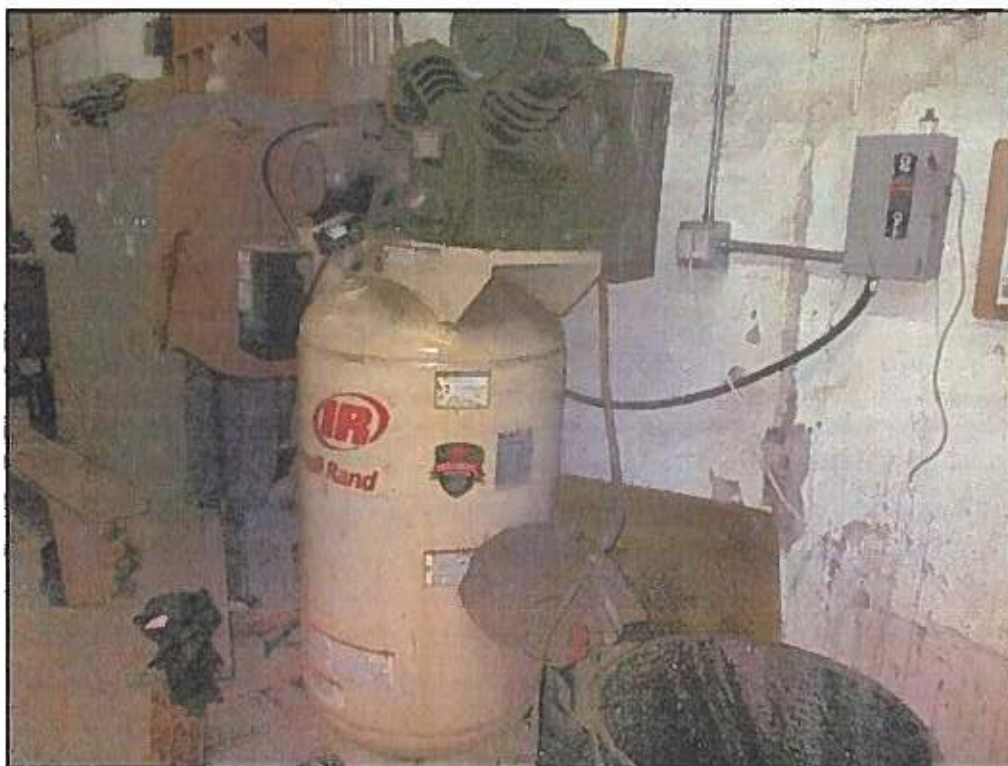
38 : View of the cable pulley freight elevator at 253 Bond Street.



39 : View of the elevator pulley system within the elevator shaft (note peeling paint).



40 : View of the loading bay along Bond Street.



41 : View of an air compressor at 253 Bond Street.



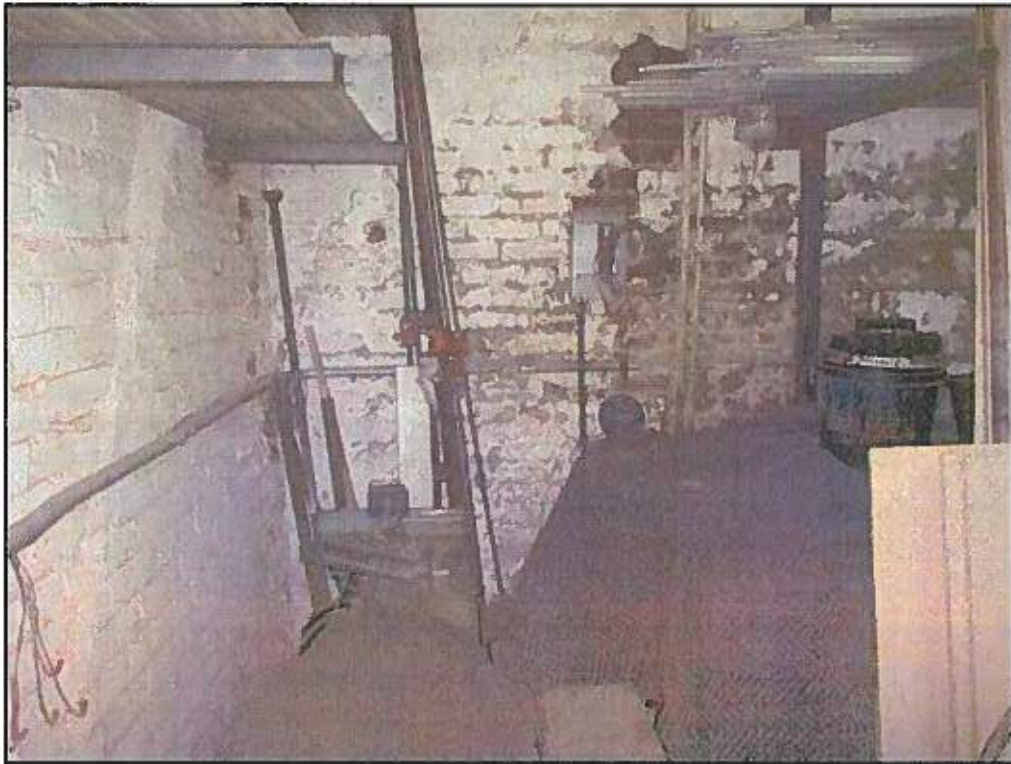
42 : View of a drill press at 253 Bond Street.



43 : View of the heating unit mounted to the ceiling on the first floor of the warehouse at 253 Bond Street.



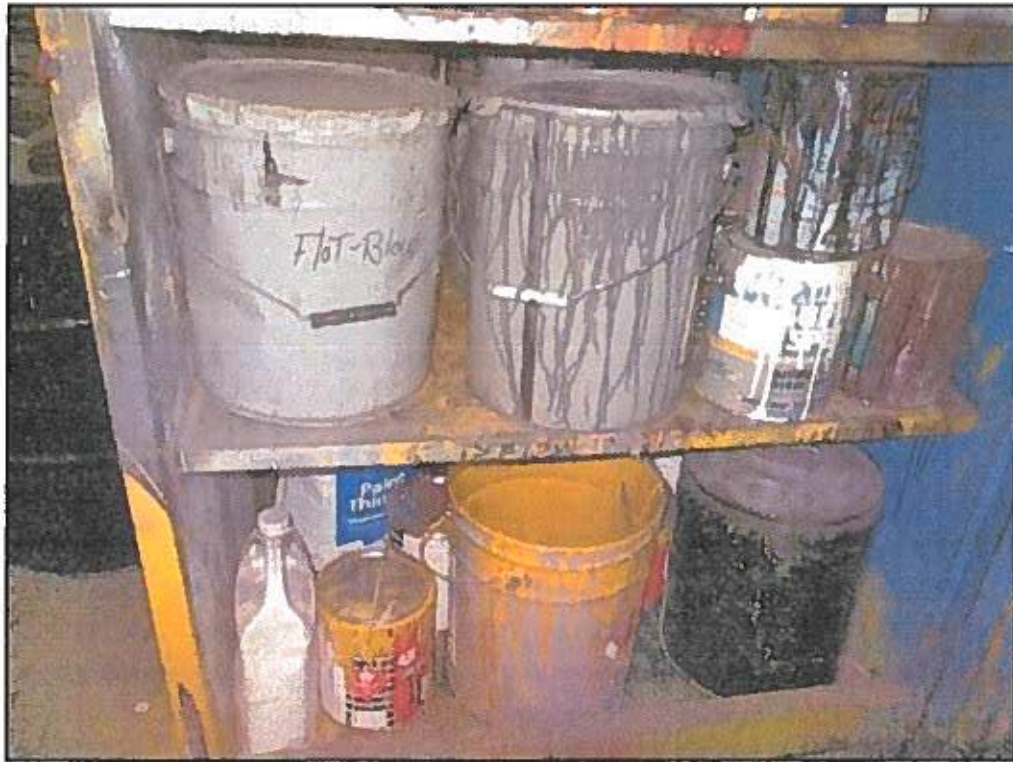
44 : View of one of three canisters of compressed gas, N.O.S. at 253 Bond Street (note peeling paint on walls).



45 : View of unused machinery on the warehouse floor (note peeling paint).



46 : View of various paint products and thinners within a flammable storage cabinet at 253 Bond Street.



47 : View of various paint products and thinners within a flammable storage cabinet at 253 Bond Street.



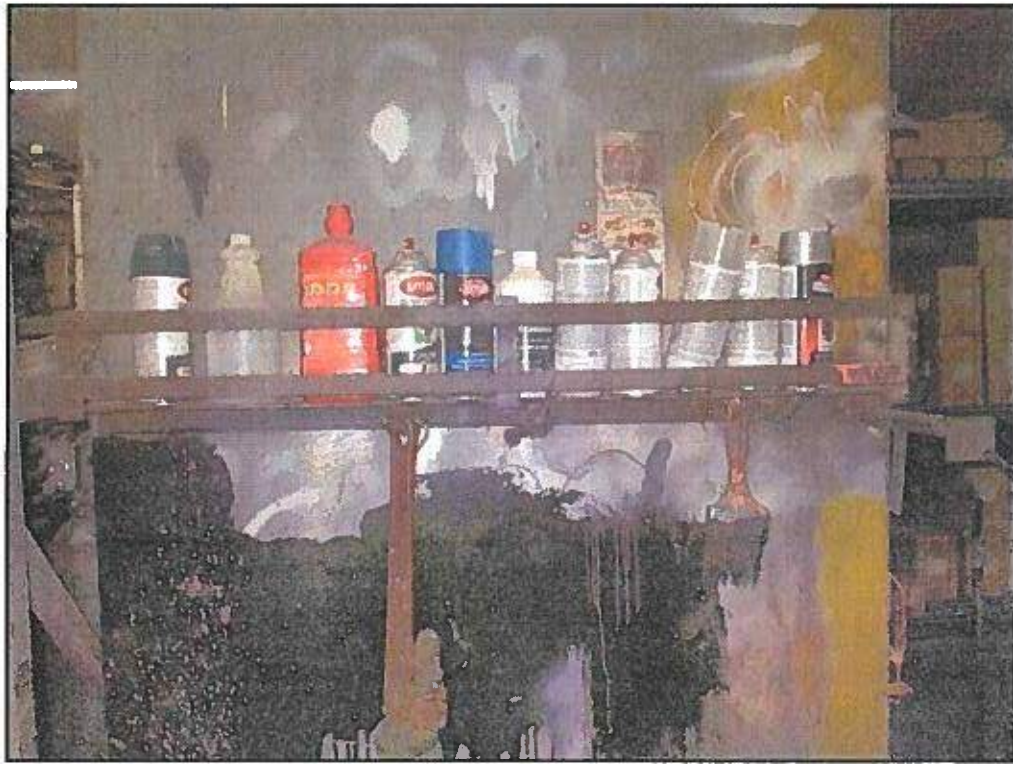
48 : View of various paint products and thinners within a flammable storage cabinet at 253 Bond Street.



49 : View of three 55-gallon storage drums, two containing alcohol and one containing methyl ethyl ketone at 253 Bond Street.



50 : View of a 55-gallon storage drum of methyl ethyl ketone, along with two 5-gallon buckets of paint and a bucket to catch drips from the drum (note de minimis staining on the concrete surface).



51 : View of various spray paint products and cleaners on a shelf at 253 Bond Street.



52 : View of the second story warehouse at 253 Bond Street, used primarily to store finished product steel racks.



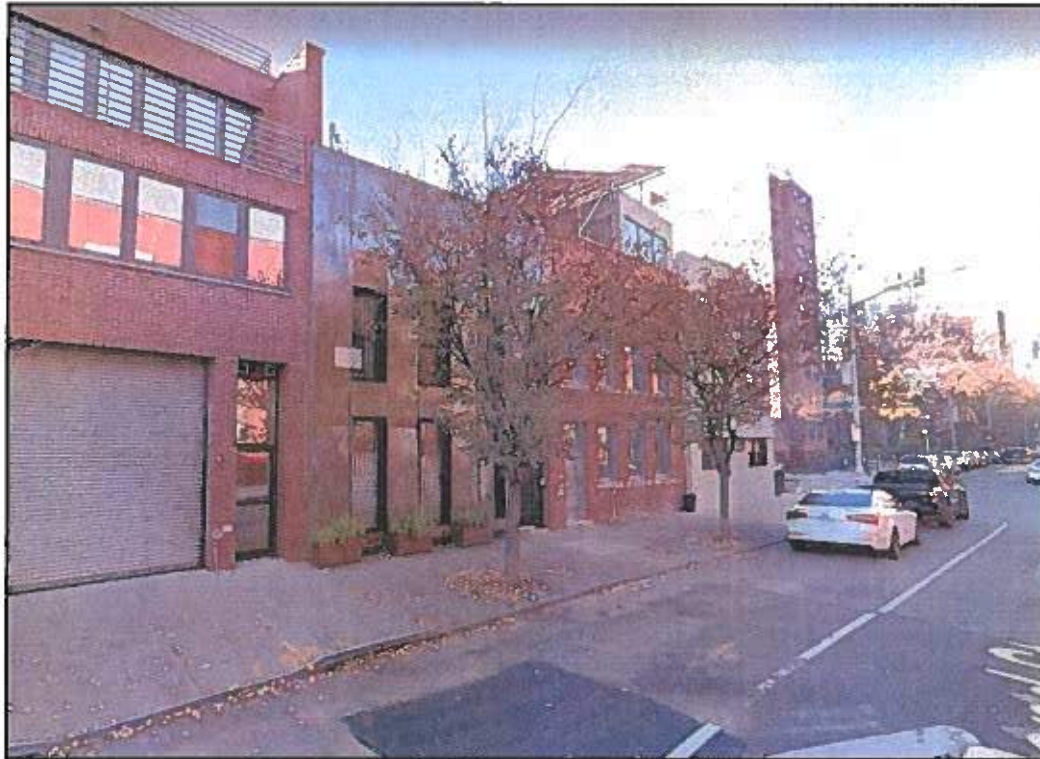
53 : View of the second story office space at 253 Bond Street.



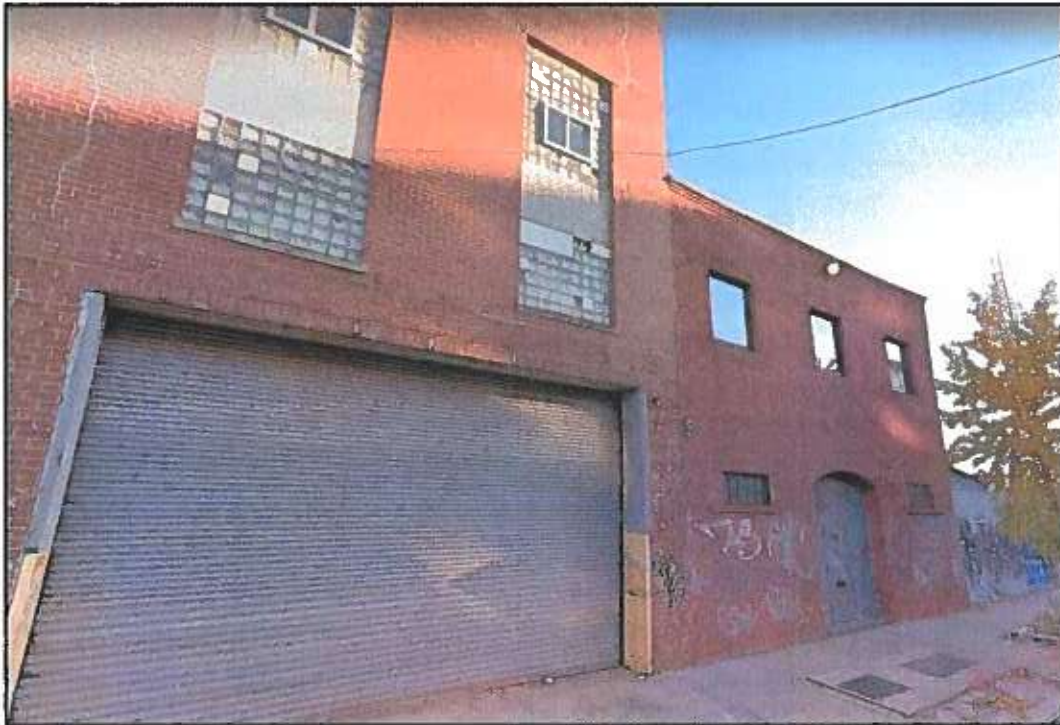
54 : View of the roof at 253 Bond Street.



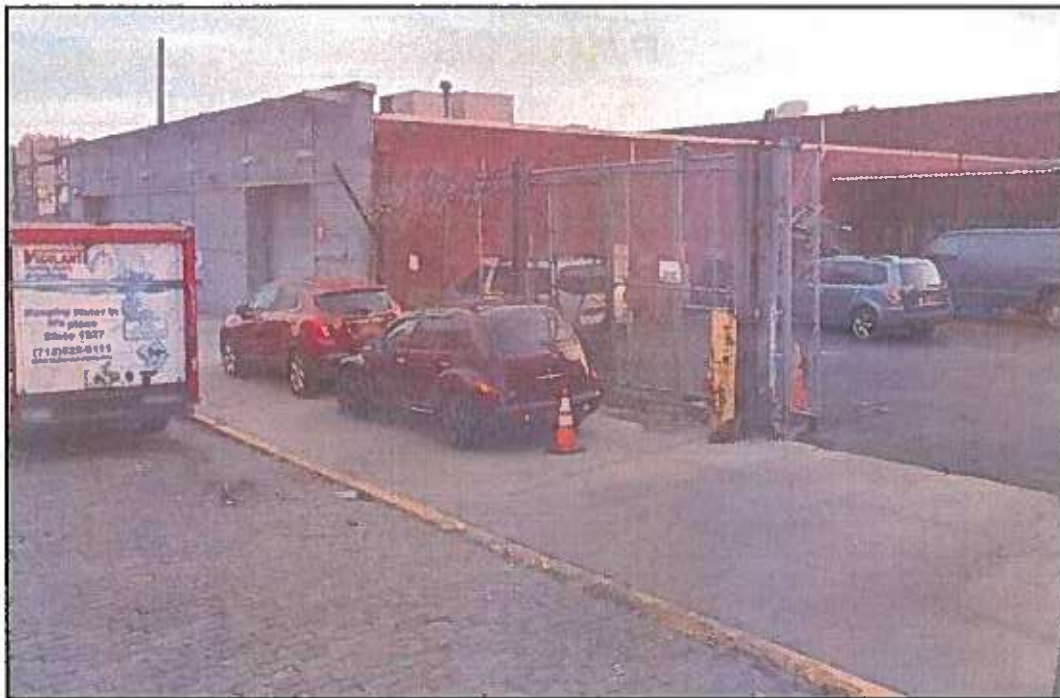
55 : View of the adjacent property to the northeast across Douglass Street.



56 : View of the adjacent properties to the northwest, across Bond Street.



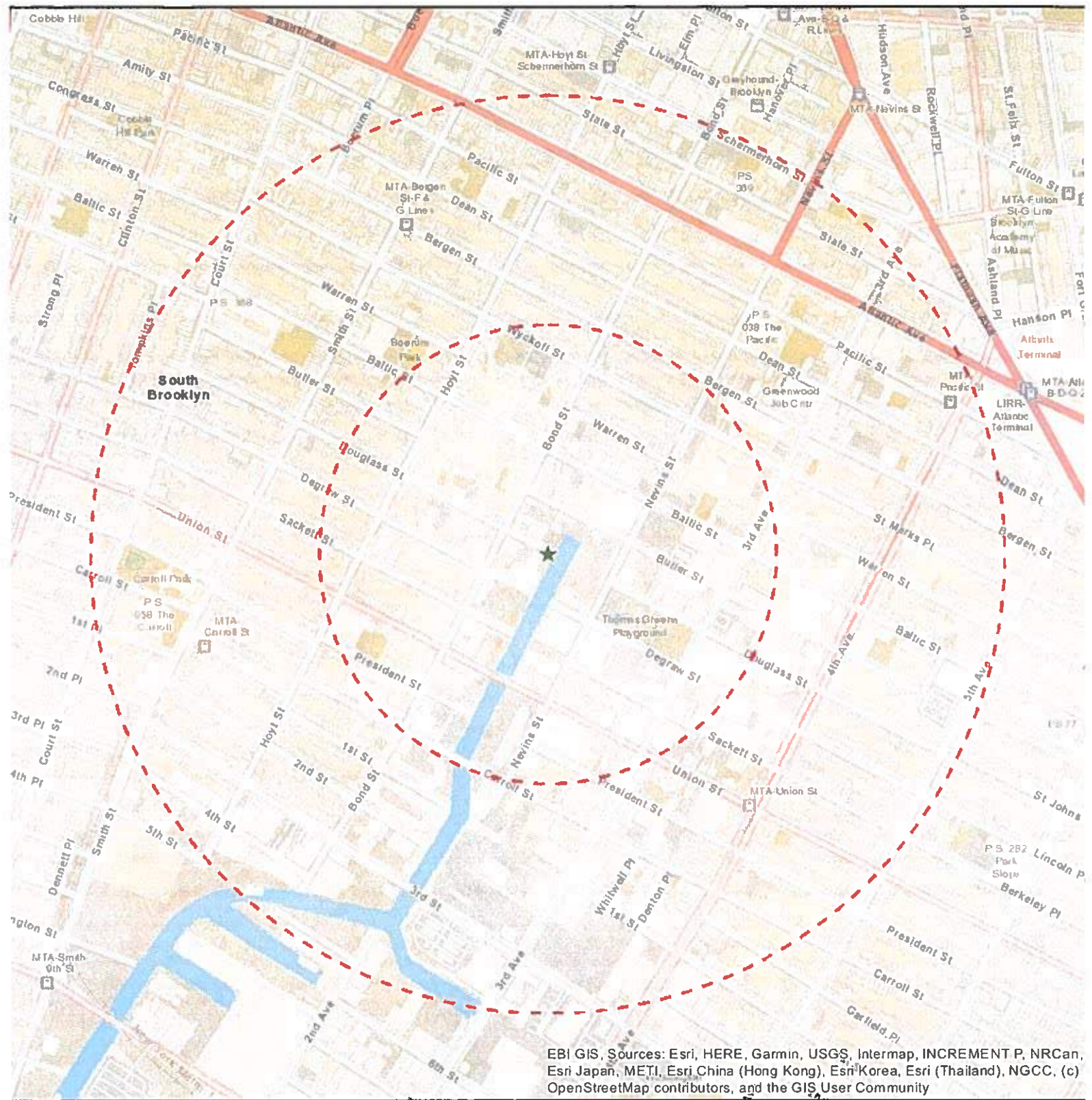
57 : View of the adjoining property to the southwest, 261 Bond Street.



58 : View of the adjacent property to the southeast, 198 Douglass Street.

Appendix B

Figures



Legend

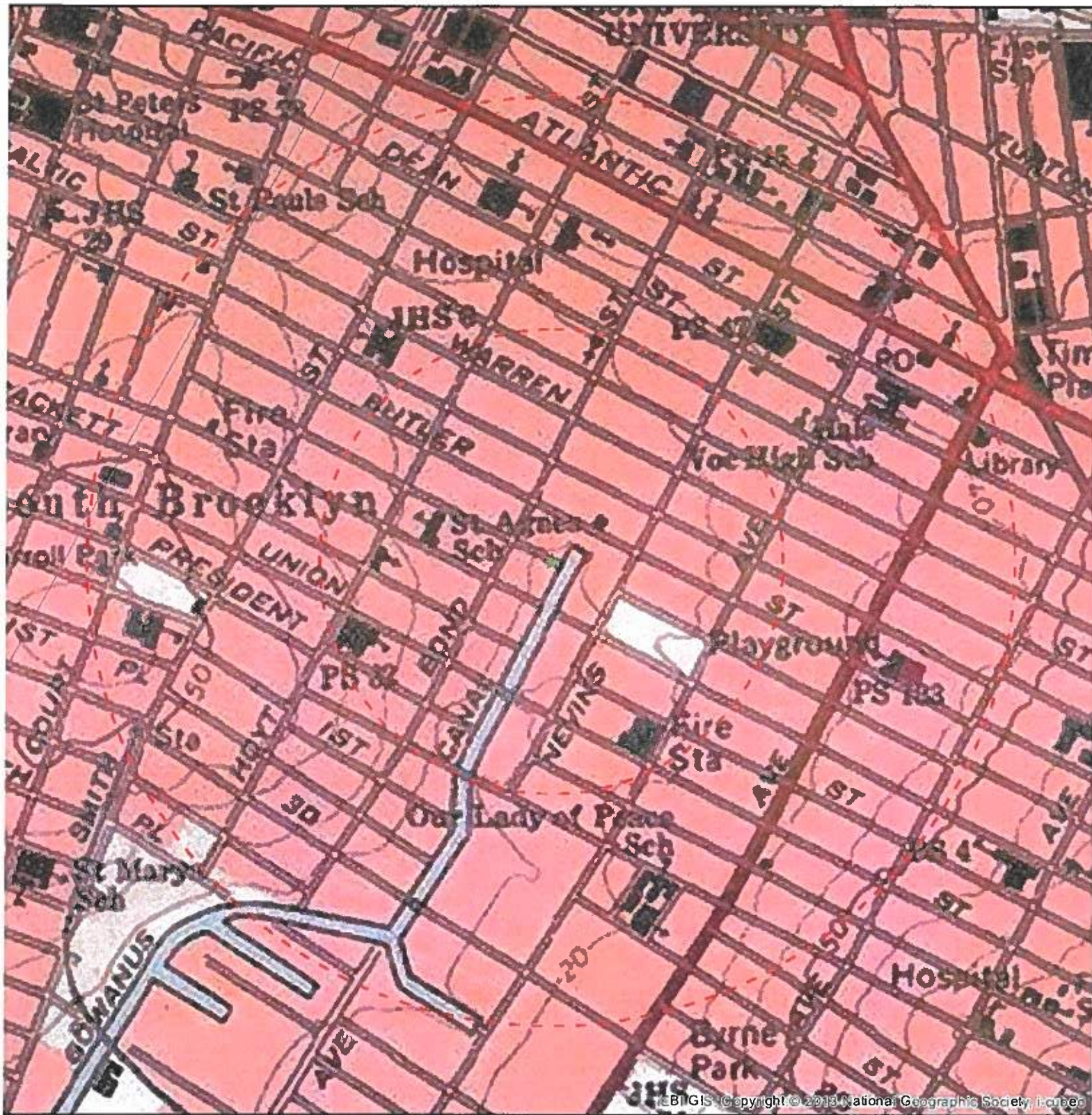
- ★ Project Site
- Site Radius at 1/4 and 1/2 mile

Date: 6/30/20

Figure 1: Site Location Map

**210 DOUGLASS STREET AND 253 BOND STREET
 210 DOUGLASS STREET AND 253 BOND STREET
 BROOKLYN, NY 11217**





Legend

- ★ Project Site
- Site Radius at 1/4 and 1/2 mile

SGS 24K Quad: Brooklyn, NY 1986

Date: 6/30/2021

Figure 2 - Topographic Map

**210 DOUGLASS STREET AND 253 BOND STREET
 210 DOUGLASS STREET AND 253 BOND STREET
 BROOKLYN, NY 11217**





FIGURE 3
210 DOUGLASS STREET AND 253 BOND STREET
210 Douglass Street and 253 Bond Street
Brooklyn, New York 11217

National Flood Hazard Layer FIRMette

73°59'33"W 40°41'7"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard. Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile Zone
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/26/2021 at 1:34 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



73°58'56"W 40°40'40"N

1:6,000

Feet

0 250 500 1,000 1,500 2,000



U.S. Fish and Wildlife Service

National Wetlands Inventory

1121005029



July 26, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Appendix C

Pre-Survey Questionnaire and Other Relevant Documentation

Menu

Search EPA.gov

Related Topics: Envirofacts

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**MAGNIFICO ENTERPRISES
210 DOUGLASS ST
BROOKLYN, NY 11217**

**You can navigate within the map with your mouse.*

[EPA Facility Information](#)

This query was executed on JUL-26-2021

RCRAInfo

HANDLER ID:	NYR000205278
--------------------	--------------

LIST OF NAICS CODES AND DESCRIPTIONS

NAICS CODE	NAICS DESCRIPTION
335999	ALL OTHER MISCELLANEOUS ELECTRICAL EQUIPMENT AND COMPONENT MANUFACTURING

Unspecified Universe for the facility listed above.

HANDLER TYPE	LAND DISPOSAL	INCINERATOR	BOILER AND OR INDUSTRIAL FURNACE	STORAGE	TREAT
--------------	---------------	-------------	----------------------------------	---------	-------

HANDLER TYPE
Small Quantity Generator

No PROCESS INFORMATION is available for the facility listed above.

Additional Information can be obtained from Resource Conservation and Recovery Information [RCRA Search](#).

Data Refresh

Information <<https://epa.gov>

[/resources/echo-data/about-the-data#sources](#)>

Related Topics: Envirofacts

FRS

FRS Facility Detail Report

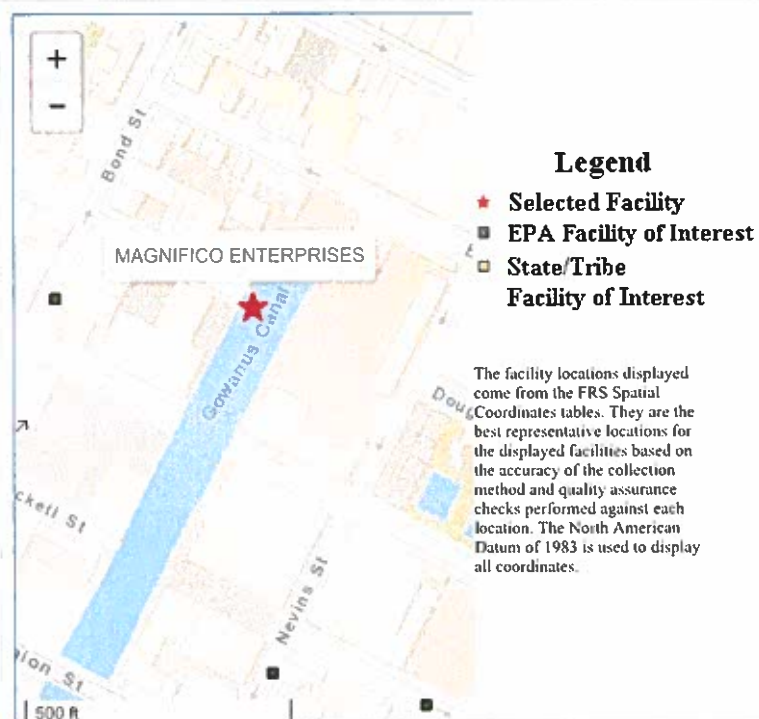
MAGNIFICO ENTERPRISES

EPA Registry Id: 110056380045
210 DOUGLASS ST
BROOKLYN, NY 11217

Facility Registry Servi

- Facility Registry Service (FRS)
- FRS Facility Query
- FRS Organization Query
- EZ Query
- FRS Physical Data Model
- FRS Geospatial Model

[Report an Error](#)



Environmental Interests

Information System	System Facility Name	Information System Id/Report Link	Environmental Interest Type	Data Source
RE-SOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM	MAGNIFICO ENTERPRISES	NYR000205275	SQG (Y)	RCRAIN

Additional EPA Reports: [MyEnvironment](#) [Enforcement and Compliance](#) [Site Demographics](#) [Facility Coordinates Viewer](#) [Environmental Justice Map Viewer](#) [W](#)

Standard Industrial Classification Codes (SIC)

No SIC Codes returned.

Facility Codes and Flags

EPA Region: 02
 Duns Number:
 Congressional District Number: 07
 Legislative District Number:
 HUC Code/Watershed: 02030201 / NORTHERN LONG ISLAND
 US Mexico Border Indicator:
 Federal Facility: NO
 Tribal Land: NO

National Industry Classification

Data Source	NAICS Code	Description
RCRAINFO	335999	ALL OTHER MISCELLANEOUS COMPONENT MANUFACTURING

Facility Mailing Address

Affiliation Type	Delivery Point
REGULATORY CONTACT	15 CALDER PL
FACILITY MAILING ADDRESS	139 POINT CIRCL

Alternative Names

No Alternative Names returned.

Organizations

Affiliation Type	Name	DUNS Number	Information System	Mailing Address
OWNER	MAGNIFICO ENTERPRISES		RCRAINFO	
OPERATOR	EASTERN EFFECTS		RCRAINFO	

Affiliation Type	Full Name	Contact
REGULATORY CONTACT	MICHAEL SBEGLIA	1
REGULATORY CONTACT	MICHAEL SBEGLIA	1

Query executed on: JUL-26-2021

Last updated on September 24, 2015

Detailed Facility Report

Facility Summary

MAGNIFICO ENTERPRISES

210 DOUGLASS ST, BROOKLYN, NY 11217

FRS (Facility Registry Service) ID: 110056380045

EPA Region: 02

Latitude: 40.68146

Longitude: -73.98728

Locational Data Source: FRS

Industry:

Indian Country: N

Enforcement and Compliance Summary

Statute	Insp (5 Years)	Date of Last Inspection	Compliance Status	Qtrs with NC (Noncompliance) (of 12)	Qtrs with Significant Violation	Informal Enforcement Actions (5 years)	Formal Enforcement Actions (5 years)	Penalties from Formal Enforcement Actions (5 years)	EPA Cases (5 years)	Penalties from EPA Cases (5 years)
RCRA	--	--	No Violation Identified	0	0	--	--	--	--	--

Regulatory Information

Clean Air Act (CAA): No Information
 Clean Water Act (CWA): No Information
 Resource Conservation and Recovery Act (RCRA): Active
 SQG (NYR000205278)
 Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
 Greenhouse Gas Emissions (eGGRT): No Information
 Toxic Releases (TRI): No Information
 Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Known Data Problems

Facility/System Characteristics

Facility/System Characteristics

FRS		110056380045					N	40.68136	-73.98728
RCRAInfo	RCRA	NYR000205278	SQG	Active (H)			N		

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110056380045	MAGNIFICO ENTERPRISES	210 DOUGLASS ST, BROOKLYN, NY 11217	Kings County
RCRAInfo	RCRA	NYR000205278	MAGNIFICO ENTERPRISES	210 DOUGLASS ST, BROOKLYN, NY 11217	Kings County

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
No data records returned			

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	NYR000205278	335999	All Other Miscellaneous Electrical Equipment and Component Manufacturing

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
No data records returned							

Entries in italics are not counted in EPA compliance monitoring strategies or annual results.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance) /HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	NYR000205278	No	07/24/2021	0	07/23/2021

Three-Year Compliance History by Quarter

Statute	Program/Pollutant /Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12
RCRA (Source ID: NYR000205278)		10/01-12/31/18	01/01-03/31/19	04/01-06/30/19	07/01-09/30/19	10/01-12/31/19	01/01-03/31/20	04/01-06/30/20	07/01-09/30/20	10/01-12/31/20	01/01-03/31/21	04/01-06/30/21	07/01-09/30/21
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions (5 Years)

Statute	System	Law Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued Filed Date	Settlements/Actions	Settlement Action Date	Federal Penalty Assessed	State/Local Penalty Assessed	Penalty Amount Collected	SEP Cost	Comp Action Cost
No data records returned															

Environmental Conditions

Watershed(s)

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with FSA (Endangered Species Act)-listed Aquatic Species?
No data records returned						

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Aquatic Life	Fish Consumption Use	Recreation Use	Other Use
No data records returned										

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	Yes	1-Hour Ozone (1979); 8-Hour Ozone (2008); 8-Hour Ozone (2015)	No	
Lead	No		No	
Particulate Matter	No		Yes	PM-2.5 (1997); PM-2.5 (2006)
Carbon Monoxide	No		Yes	Carbon Monoxide (1971)
Sulfur Dioxide	No		No	

Pollutants

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Transfers
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
No data records returned

Community

EJSCREEN EJ Indexes

Eleven primary environmental justice (EJ) indexes of EJSCREEN, EPA's screening tool for EJ concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. The index values below are for the Census block group in which the facility is located. Note that use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJSCREEN provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the [EJSCREEN home page](#).

Census Block Group EJ Indexes (percentile)	
Particulate Matter (PM 2.5)	61.9
Ozone	61.6
NATA Diesel PM	73.4

Number of EJ Indexes Above 80th Percentile
3

[View EJSCREEN Report](#)

NATA Air Toxics Cancer Risk	62.9
NATA Respiratory Hazard Index (HI)	64.1
Traffic Proximity	70.2
Lead Paint Indicator	75.3
National Priority List (NPL) Site Proximity	96.7
Risk Management Plan (RMP) Site Proximity	65
Hazardous Waste Proximity	96.9
Wastewater Discharge Proximity	97

Demographic Profile of Surrounding Area (3 Miles)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2014 - 2018 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the [DFR Data Dictionary](#).

General Statistics	
Total Persons (U.S. Census)	1,002,257
Population Density	47,153/sq mi
Percent Minority	65%
Households in Area	419,272
Housing Units in Area	429,012
Total Persons (ACS (American Community Survey))	1,063,009
Households on Public Assistance	18,548
Persons With Low Income	402,795
Percent With Low Income	38%

Geography	
Radius of Selected Area	3 mi.
Center Latitude	40.68146
Center Longitude	-73.98728
Land Area	75%
Water Area	25%

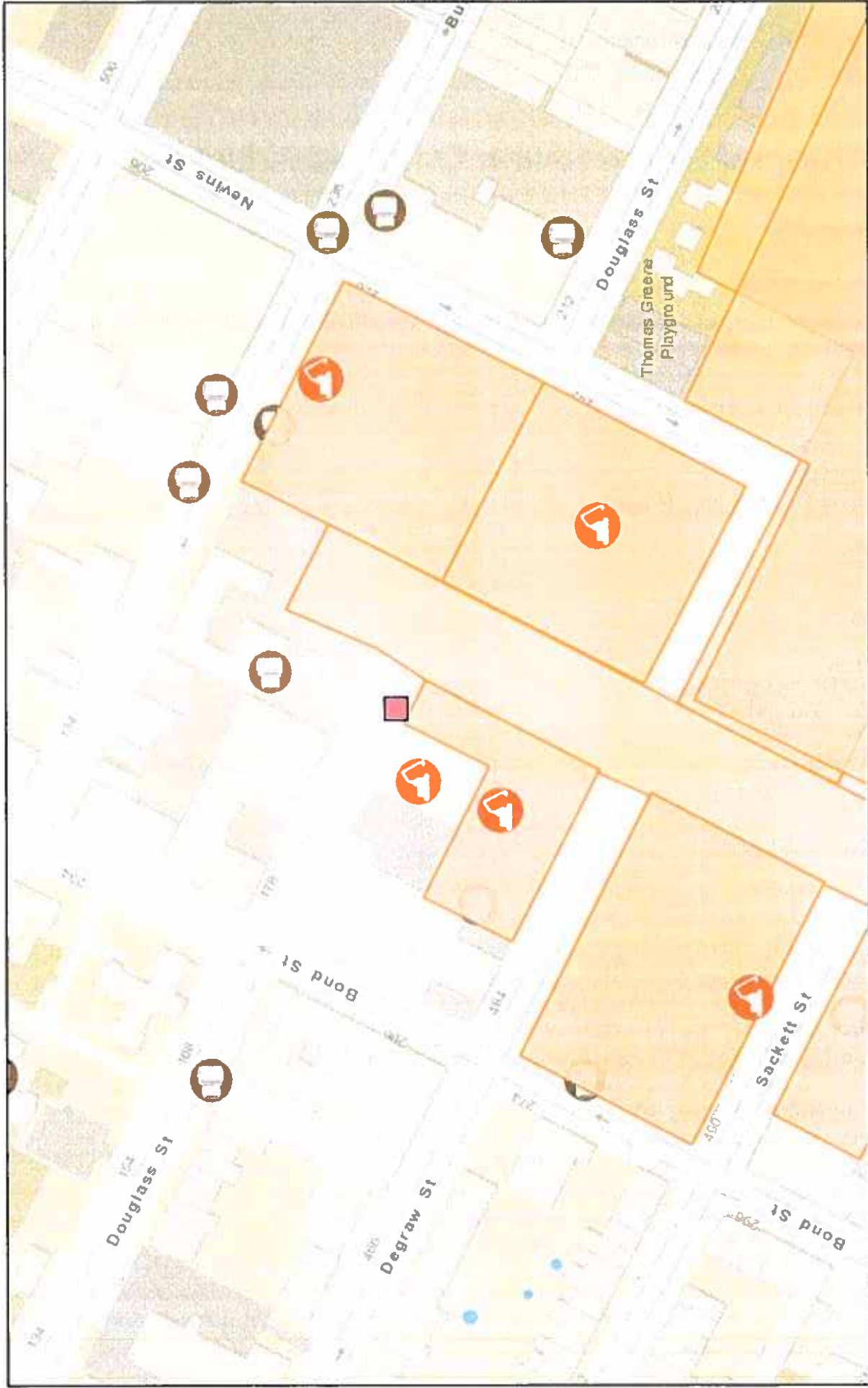
Income Breakdown - Households (%)	
Less than \$15,000	65,262 (15.57%)
\$15,000 - \$25,000	36,786 (8.77%)
\$25,000 - \$50,000	69,721 (16.63%)
\$50,000 - \$75,000	52,727 (12.58%)
Greater than \$75,000	194,775 (46.46%)

Age Breakdown - Persons (%)	
Children 5 years and younger	70,241 (7%)
Minors 17 years and younger	214,356 (21%)
Adults 18 years and older	787,901 (79%)
Seniors 65 years and older	101,428 (10%)

Race Breakdown - Persons (%)	
White	436,055 (41%)
African-American	306,166 (31%)
Hispanic-Origin	218,137 (22%)
Asian/Pacific Islander	127,458 (13%)
American Indian	5,702 (1%)
Other/Multiracial	126,876 (13%)

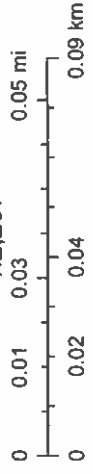
Education Level (Persons 25 & older) - Persons (%)	
Less than 9th Grade	66,340 (8.85%)
9th through 12th Grade	66,152 (8.83%)
High School Diploma	142,169 (18.97%)
Some College/2-year	115,710 (15.44%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	359,156 (47.92%)

1121005029



July 26, 2021

1:2,257



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NYS Department of Environmental Conservation
Not a legal document



Environmental Remediation Databases Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: 210 Douglass Street

Site Code: C224316

Program: Brownfield Cleanup Program

Classification: A

EPA ID Number:

Location

DEC Region: 2

Address: 210 Douglass Street

City:Brooklyn **Zip:** 11217

County:Kings

Latitude: 40.681165849

Longitude: -73.987766112

Site Type:

Estimated Size: 0.57 Acres

Site Owner(s) and Operator(s)

Current Owner Name: 3911 Lemmon Avenue Associates

Current Owner(s) Address: 430 Park Avenue, Suite 201
New York, NY, 10022

Current Owner Name: Eponymous Gowanus LLC

Current Owner(s) Address: 430 Park Avenue, Suite 201
New York, NY, 10022

Current Owner Name: Esbond Realty, LLC

Current Owner(s) Address: 430 Park Avenue, Suite 201
New York, NY, 10022

Current On-Site Operator: Eastern Effects

Stated Operator(s) Address: 210 Douglass Street
Brooklyn, NY 11217

Site Document Repository

Name: Brooklyn Community Board 6

Address: 250 Baltic Street

Brooklyn, NY 11201-6401

Name: Brooklyn Public Library - Carroll Gardens Branch

Address: 396 Clinton Street

Brooklyn, NY 11231

Site Description

Location The approximate 24,850-square-foot (0.57 acres) proposed brownfield site is located at 210 Douglass Street in the Gowanus neighborhood of Brooklyn, New York, and is identified as Block 417 and Lot 21 on the New York City Tax Map. The site is bound to the north by one-story commercial building followed by a three-story residential building, and the New York City Department of Environmental Protection (NYCDEP) Gowanus Pumping Station and Flushing Tunnel facility, to the east by the Gowanus Canal, a USEPA Superfund Site, to the south by Degraw Street followed by an asphalt-paved parking lot and associated garage, and to the west by 2 one- to two-story commercial/industrial buildings followed by Bond Street and 2 two- to three-story residential buildings, a two-story mixed used residential and commercial building, and 2 two-story industrial and manufacturing buildings. The site is located in a Manufacturing District (M2-1) which allows for industrial businesses. The Site is currently designated for factory/industrial use (F1) by the New York City Department of Finance.

Site Features The site is located in an urban area that is generally covered with roads, walkways, an asphalt-paved parking lot, and a commercial building. The Gowanus Canal, a USEPA Superfund site, is located adjacent to the east of the subject property. The site is currently occupied by an approximate 17,850-square foot single story movie studio and associated asphalt paved parking operated by Eastern Effects, Inc., a movie production company.

Current Zoning and Land Use The proposed brownfield site is located in a M2-1 manufacturing district which allows for industrial businesses. No environmental restrictions are currently associated with the property. The adjoining parcels and surrounding area are of mixed use including residential, commercial, industrial/manufacturing, and parking lots. On 30 January 2019, the Department of City Planning released the draft Gowanus zoning proposal for the greater Gowanus Canal neighborhood of Brooklyn. According to the information provided in this release, the site is located in an area that would receive a new zoning designation of M1(3) / R7-2 which is identified as being within the Canal Corridor Sub-District. This rezoning action would allow for the redevelopment of the site with a mixed-use commercial/residential building(s) within the framework of that designation. The Gowanus Canal, a USEPA Superfund site, is located adjacent to the east of the subject property.

Historical Site Use Historical Sanborn Map Review: Sanborn Fire Insurance Maps provided by Environmental Data Resources, LLC (EDR) reveal that the subject property operated as a P.G. Hughes lime, brick, and lath yard as well as W.H. Murtha & Sons coal and wood yard with a coal pocket storage facility and an engine building located in the southeastern portion of the Site in 1886. The 1904 map shows coal pockets and coal sheds associated with the John H. O'Rourke Coal Yard. By 1915, the John H. O'Rourke Coal Yard was identified as the John E.

Larney Coal Yard. Limited detail is provided between 1922 and 1928, although the Knickerbocker Ice Company is shown on the northeastern portion of the property. By 1938, coal silos were identified on the eastern portion of the subject property associated with coal yard operations and two large coal silos are shown on the northern portion of the subject property with a conveyor connected to the engine room. Site conditions appear generally the same between 1938 and 1950, except the coal yard is listed as non-operating. By 1969, the non-operating coal yard facility was replaced by a plastic product manufacturing facility. Site conditions and operations appear generally the same between 1969 and 2007, except by the year 1988, the plastic manufacturer is identified as an unspecified manufacturing facility. The review of Sanborn Maps revealed historic site operations of concern at adjacent properties to the north, south, and west, including a coal yard (1886), a paper box factory (1915), a machine shop (1950), and a metal manufacturer (1969 to 2007) to the north; a coal yard (1886- 1915, 1938), a fuel company (1928), a wooden box manufacturer (1950), an auto repair shop (1969), and a truck rental company (1979-2007) to the south; and a coal yard (1886), lather (1886), ice factory (1904-1950), unspecified manufacturing (1969-2007), and an electrical manufacturer (1938-2007) to the west. Records maintained online by the NYC Department of Buildings (NYCDOB) and USEPA, in addition to historical phone directories summarized in the City Directory Abstract and government databases summarized in a Radius Map Report provided by EDR, were also reviewed for the Site and are summarized below. Additional Historical Resources: Records maintained online by the NYCDOB identify the subject property as approved to operate as a paper product manufacturer in 1970 and an electrical supply manufacturing facility from 1993 to 2009. According to the City Directory Abstract, a production studio operated on the subject property from 2002 to 2014. Magnifco Enterprise located at 210 Douglass Street was identified in the Radius Map Report within the RCRA Small Quantity Generator (SQG) database for forms received by the USEPA on 14 November 2013 classifying the site as a SQG for the generation of waste impacted by hazardous concentrations of benzene by Eastern Effects operations. The site was also identified in the USEPA ECHO and Facility Index System (FINDS) databases for being tracked through the RCRA program as FRS ID 110056380045 and RCRA Source ID NYR000205278. No violations were identified for this facility. Site operations by Eastern Effects between 2002 and the present were confirmed within the City Directory Abstract Report and based on site observations during the investigation. Additional listings maintained in the online NYSDEC Spills database identify the Site as Unknown Fuel Oil Depot at the address 210 Douglas Street under Spill No. 0401107 for a release of unknown petroleum to the Gowanus Canal on 1 May 2004. The spill was administratively closed on 3 May 2004 as it was determined that no spill occurred and no corrective action was required. Site Geology and Hydrogeology According to Langan's 2019 Phase II investigation performed on Lot 21 as well as the adjacent Lot 10, miscellaneous fill was encountered between 2- and 10-feet below grade at all boring locations, with the exception of a soil boring located at the southwestern portion of the subject property where a fill layer was not observed. Material beneath the fill layer

generally consisted of sand, silt, and/or clay, with the exception of a soil boring along eastern portion of the subject property where only fill was observed. A confining layer of clay and/or peat was identified at all locations except a boring location along the eastern site boundary, due to shallow drilling refusal, and a boring located along the western boundary of Lot 21. Site conditions encountered in Langan's 2019 Phase II environmental investigation are generally consistent with the Langan's 2019 geotechnical investigation. According to the USGS Bedrock and Engineering Geologic Maps of New York County and Parts of Kings and Queens Counties, New York, and parts of Bergen and Hudson Counties, New Jersey, by Charles A. Baskerville dated 1994, the site is underlain by the Hartland Formation, consisting mainly of gray muscovite-biotite-quartz schist. Competent bedrock was not encountered in soil borings installed as part of the 2019 Phase II investigation. Based on the environmental investigation conducted by Langan, groundwater was encountered at depths ranging from about 4.69 to 6.21 feet below ground surface (bgs) in monitoring wells installed during Langan's 2019 environmental investigation on the subject property. Based on area topography, observed water level measurements, and the proximity of the Site to the Gowanus Canal, groundwater is inferred to flow to the east towards the Gowanus Canal.

Site Environmental Assessment

Nature and Extent of Contamination: The site entered the BCP in the investigation phase. To date, the following nature and extent of contamination is known: Soil: In 2012 GEI Consultants Inc. installed a soil boring on-site as part of the Fulton Manufactured Gas Plant (MGP) Remedial Investigation. In 2019, Langan performed a Phase II Environmental Investigation on-site. Together a total of six (6) soil borings were installed across the site. Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), Metals, PCBs, and Pesticides were analyzed from those samples and exceedances were found. Most notable exceedances included Coal Tar related SVOC compounds: Benzo(a)pyrene was detected at a maximum concentration of 470 ppm (CSCO: 1 ppm and PoGWSCO: 22 ppm). Benzo(b)fluoranthene was detected at a maximum concentration of 330 ppm (CSCO: 5.6 ppm and PoGWSCO: 1.7 ppm). Naphthalene was detected at a maximum concentration of 7,900 ppm (CSCO: 500ppm and PoGWSCO: 12 ppm). Metals were also found in exceedance. Most notably: Lead was detected at a maximum concentration of 1,000 ppm (CSCO: 1,000 ppm and PoGWSCO: 63 ppm). Mercury was detected at a maximum concentration of 4.65 ppm (CSCO: 2.8 ppm and PoGWSCO: 0.18 ppm). Groundwater: Three (3) groundwater sampling locations were sampled during the remedial investigation. Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), Metals, PCBs, and Pesticides were analyzed from those samples and exceedances were found. Coal Tar related SVOCs were detected in the groundwater in addition to high levels of Iron, Manganese and Lead were also detected in the groundwater on-site. Soil Vapor: The site currently maintains a movie studio with

parking lot. In 2013, three sub-slab vapor samples were collected throughout the on-site building. Tetrachloroethene (PCE) was detected at a maximum concentration of 91.6 micrograms per cubic meter (ug/m³). Trichloroethene (TCE) was detected a maximum concentration of 9,136 ug/m³.

Site Health Assessment

Information submitted with the BCP application regarding the conditions at the site are currently under review and will be revised as additional information becomes available.

For more Information: [E-mail Us](#)

[Refine Current Search](#)

Greetings,

The State of New York Department of Environmental Conservation has their records available online through various databases found here: <https://www.dec.ny.gov/public/373.html>

If you have reason to believe that this has changed please contact REresearchgroup@ebiconsulting.com so we can update our files.

Thank you,

RE Research Department

(Updated 04/09/2020)



FIRE DEPARTMENT – CITY OF NEW YORK
Public Records Unit / Tanks Section
 9 MetroTech Center
 Brooklyn, New York 11201-3857
 (718) 999-2441 or 2442



Fuel Tank Special Report Request Form

SECTION A

CUSTOMER INFORMATION

Please print the required information below.

Joshua Ritz

Name 6876 Susquehanna Trail S

Address York, PA 17403

State _____ Zip Code _____

Telephone Number _____

OFFICE USE ONLY

Cashier / Search No. _____

PRU Staff
 Accepted By/Initials: _____

Searched By: _____

Total Amount: _____

Note: Please make sure you complete this form and attach all required documents. Enclose a check or money order made payable to the **NYC Fire Department** and a stamped self-addressed envelope (with postage). Mail checks or money orders directly to the address and unit listed above. **DO NOT MAIL CASH.**

SECTION B

FUEL TANK REPORT - FEE \$10.00 / PER REPORT

210 Douglass Street and 253 Bond Street

Brooklyn

House Number

Street Name

Borough

- THE TOTAL AMOUNT AND SIZE OF EXISTING FUEL OIL / HEATING TANKS
- THE TOTAL AMOUNT AND SIZE OF REMOVED OR SEALED FUEL OIL / HEATING TANKS
- THE TOTAL AMOUNT AND SIZE OF EXISTING BURIED MOTOR VEHICLE TANKS
- THE TOTAL AMOUNT AND SIZE OF REMOVED OR SEALED BURIED MOTOR VEHICLE TANKS
- MOST RECENT TANK / PIPING TEST RESULTS
- HISTORY OF BURIED TANKS LEAKS

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

PR3 (July-08)

New York City Fire Department Fuel Tank Special Report

The New York City Fire Department issues New York City Fire Code Fuel Tank Inspection Reports and issues violations for bulk fuel storage tanks within New York City. The FDNY does not maintain copies of Fuel Tank Inspection Report records for bulk fuel storage tanks located outside of New York City.

Where do I obtain a copy of my FDNY Fuel Tank Special Report?

- You can perform an on-line search for a summons, see a copy of the summons, find your NYC Office of Administrative Trials and Hearings (OATH) Environmental Control Board (ECB) hearing date, hearing results, and make payments. You can search for this information by name, address or the summons number. You can search for this information by name, address or the summons number by going to the [Summons Finder](#).
- You may obtain copies from the FDNY Public Records Unit through the following methods,
 - In Person
 - By Mail
 - [Online](#)

If you are picking your Report up *in person* or want to request the records *by mail*, please either visit or mail requests to:

FDNY Public Records Unit

9 MetroTech Center- First Floor

Brooklyn, N.Y. 11201

Use the FLATBUSH AVENUE ENTRANCE

Hours of Operation: Monday - Friday 9:00am to 4:00pm (except Holidays)

(718) 999-1998 or 1999

Who is eligible to obtain a copy of a FDNY Fuel Tank Special Report?

- Anyone may obtain a copy of a FDNY Fuel Tank Special Report.

What is the fee for a copy of an FDNY Fuel Special Tank Report?

- The fee is \$10.00 per Report.
- Payments for Mail or Online requests may be made by check or money order payable to the New York City Fire Department - **Do not send cash.**
 - *NOTE: Payments submitted from foreign countries must be made by a check drawn on a United States bank or by international money order.*

NYC Department of Buildings
Property Profile Overview

479 DE GRAW STREET		BROOKLYN 11217	BIN# 3006797
DEGRAW STREET	479 - 495	Health Area	: 2500
DOUGLASS STREET	206 - 210	Census Tract	: 75
		Community Board	: 306
		Buildings on Lot	: 1
		Tax Block	: 417
		Tax Lot	: 21
		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):	BOND STREET, DEAD END		
DOB Special Place Name:			
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		
HPD Multiple Dwelling:	No		

Special District: UNKNOWN

This property is located in an area that may be affected by the following:

Tidal Wetlands Map Check:	Yes	
Freshwater Wetlands Map Check:	No	Click here for more information
Coastal Erosion Hazard Area Map Check:	No	
Special Flood Hazard Area Check:	Yes	

Department of Finance Building Classification: F1-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	Elevator Records
Complaints	0	0	Electrical Applications
Violations-DOB	1	0	Permits In-Process / Issued
Violations-OATH/ECB	0	0	Illuminated Signs Annual Permits
Jobs/Filings	14		Plumbing Inspections
ARA / LAA Jobs	1		Open Plumbing Jobs / Work Types
Total Jobs	15		Facades
Actions	38		Marquee Annual Permits

OR Enter Action Type:

OR Select from List:

AND

- [Boiler Records](#)
- [DEP Boiler Information](#)
- [Crane Information](#)
- [After Hours Variance Permits](#)

dialing 311 or (212) NEW YORK outside of New York City.

DUPLICATE

No. 55308

OFFICE OF THE PRESIDENT OF THE BOROUGH OF BROOKLYN
BUREAU OF BUILDINGS

CERTIFICATE OF OCCUPANCY

(Issued Pursuant to Article 1, Section 5, Building Code)

BROOKLYN, N. Y., March 14 1929

OWNER Kristenbocker Ice Company

ARCHITECT C. Leslie Weir

This is to certify that the ~~NEW~~ ALTERED BUILDING

Located at 117/206 Douglas Street from E. B. Bond Street to Broadway ^{Crutch}
has been COMPLETED substantially according to the approved plans and specifications and the requirements of the BUILDING CODE, and PERMISSION is hereby granted for the OCCUPANCY of said building for the following purposes:

This certificate supersedes all previously issued certificates.

STORY	LIVE LOADS LBS. PER SQ. FT.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	}				None
Basement					
First Story	}	<u>Private Garage for more than five (5) cars</u>			
Second					
Third	}	<u>Ice Storage Operations</u>			
Fourth					
Fifth					
Sixth	}				
Seventh					
Eighth					
Ninth					
Tenth to	}				
th					

Number of Buildings One (1)

Permit No. 137/29

Work Completed 3/14/29

[Signature]
Superintendent of Buildings
Per [Signature]

OFFICE OF THE PRESIDENT OF THE BOROUGH OF BROOKLYN
BUREAU OF BUILDINGS
CERTIFICATE OF OCCUPANCY

(Issued Pursuant to Article I Section 2 Building Code)

THIS CERTIFICATE IS GRANTED TO THE APPLICANT FOR THE BUILDING DESCRIBED IN THE FOLLOWING PARTICULARS:

It is to certify that the building described in the above is in compliance with the provisions of the Building Code of the Borough of Brooklyn.

The building is situated on the corner of 1st Avenue and 1st Street, Brooklyn, New York.

The building is a three-story structure, with a total area of approximately 10,000 square feet.

The building is used for residential purposes, and is intended for occupancy by up to 100 persons.

The building is in compliance with all applicable codes and regulations, and is deemed safe for occupancy.

The building is hereby certified for occupancy, and the certificate shall remain in full force and effect until the building is demolished or otherwise rendered unfit for occupancy.

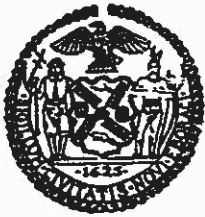
This certificate is issued under the authority of the Board of Building Examiners, Borough of Brooklyn.

The Board of Building Examiners, Borough of Brooklyn, is composed of the following members:

Chairman: [Name]
Members: [Name], [Name], [Name], [Name], [Name]

Witness my hand and the seal of the Borough of Brooklyn, this [Date] day of [Month], 19[Year].

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn

DATE: SEP 22 1993

NO. 300184119

This certificate supersedes C.O. NO 204205

ZONING DISTRICT M 2-1

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building premises located at
 210 Douglass Street

Block 417 **Lot** 21

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
First	on grnd	84			17	D-2 & E	Manufacture of Electrical Supplies; Accessory Offices; Locker Room; Lavatories; and 12' x 50' x 14' height interior loading berth
Mezzanine	50	36			6	E	Accessory Offices and Lavatories

NOTE: PERFORMANCE STANDARDS FOR M 2 ZONES TO BE COMPLIED WITH.

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the South side of Douglass Street distant 251'-6" East ~~west~~ from the corner formed by the intersection of Douglass Street and Bond Street running thence East 48'-6" feet; thence South 200 feet; thence West 200 feet; thence North 100 feet; thence East 151'-6" feet; thence North 100 feet; thence _____ feet; thence _____ feet; to the point or place of beginning.

N.B. or A.L.T. No. 300184119 DATE OF COMPLETION 7/21/93 CONSTRUCTION CLASSIFICATION I-C
 BUILDING OCCUPANCY GROUP CLASSIFICATION D-2 HEIGHT 1 & MEZZ. STORIES, 19 FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM	X	
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

- A) STORM SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

SANITARY DRAINAGE DISCHARGES INTO:

- A) SANITARY SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

Certificate of Occupancy

CO Number: 302338646F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Brooklyn	Block Number: 00417	Certificate Type: Final
	Address: 210 DOUGLASS STREET	Lot Number(s): 21	Effective Date: 04/10/2009
	Building Identification Number (BIN): 3839077	Building Type: Altered	
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1-C	(1968 Code)	
	Building Occupancy Group classification: D-2	(1968 Code)	
	Multiple Dwelling Law Classification: None		
	No. of stories: 1	Height in feet: 19	No. of dwelling units: 0
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: Parking spaces (15), Parking (3000 square feet)		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 302338646F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
OSP			E			ACCESSORY PARKING OF 15 CARS FOR ACCESSORY OFFICES IN BUILDING.
MEZ	1	100	B-2		17	STORAGE LOFT #2
MEZ	1	100	B-2		17	STORAGE LOFT #1
MEZ	36	50	E		6	ACCESSORY OFFICES AND LAVATORIES
001	36	OG	E		6	ACCESSORY OFFICES
001	24	OG	D-2		17	MANUFACTURE OF ELECTRICAL SUPPLIES; LOCKER ROOM; LAVATORIES; AND 12' X 50' X 14' HEIGHT INTERIOR LOADING BERTH
END OF SECTION						



Borough Commissioner



Commissioner



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NYC Department of Buildings

DOB Violation Display for 100810VCAT103269

Premises: 479 DE GRAW STREET BROOKLYN

BIN: [3006797](#) **Block:** 417 **Lot:** 21

Issue Date: 10/08/2010 **Violation Category:** V* - DOB VIOLATION - DISMISSED

Violation Type: VCAT1 - ELEVATOR ANNUAL INSPECTION / TEST

Violation Number: 03269

Device No.: [E0903269](#)

OATH/ECB No.:

Infraction Codes:

Description:

Disposition:

Code: D - DISMISSED **Date:** 12/13/2013

Inspector:

Comments: CAT 1 PAID FULL PENALTY

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.

DUPLICATE

No. 55308

OFFICE OF THE PRESIDENT OF THE BOROUGH OF BROOKLYN
BUREAU OF BUILDINGS

CERTIFICATE OF OCCUPANCY

(Issued Pursuant to Article 1, Section 5, Building Code)

BROOKLYN, N. Y. March 14 192 9

OWNER

Knickerbocker Ice Company

ARCHITECT

C. Leslie Weir

This is to certify that the ~~NEW~~ ^{ALTERED} BUILDING

Located at 112/106 Douglas Street between E. 10th and 11th Streets
has been COMPLETED substantially according to the approved plans and specifications and the requirements of the BUILDING CODE, and PERMISSION is hereby granted for the OCCUPANCY of said building for the following purposes:

This certificate supersedes all previously issued certificates.

STORY	LIVE LOADS LBS. PER SQ. FT.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar					None
Basement					
First Story					Private Garage for men then fire (1) cars
Second					
Third					Ice Storage Operations
Fourth					
Fifth					
Sixth					
Seventh					
Eighth					
Ninth					
Tenth to					
th					

Number of Buildings

One (1)

Permit No.

137/29

Work Completed

3/14/29

Per

John A. [Signature]
Superintendent of Buildings
[Signature]

OFFICE OF THE PRESIDENT OF THE BOROUGH OF BROOKLYN
BUREAU OF BUILDINGS
CERTIFICATE OF OCCUPANCY

(Classed Pursuant to Article I Section 2 Building Code)

APPROVED: [Signature] DATE: [Date]
[Signature] [Date]

This is to certify that the [Building Name]

located at [Address] is in compliance with the provisions of the Building Code of the Borough of Brooklyn, New York, and is hereby certified for occupancy.

THE COMMISSIONER OF THE DEPARTMENT OF BUILDINGS, BROOKLYN

[Signature] [Date]

[Signature] [Date]

[Signature] [Date]

[Signature] [Date]



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NYC Department of Buildings
OATH/ECB Violation Search by Location

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Page: 1 of 1

Premises: 253 BOND STREET BROOKLYN BIN: [3331222](#) Block: 417 Lot: 10 CB: 306

Total Violations	OATH/ECB Hearings
Issued = 4 Open (Certificate of Correction Required) = 2	Completed / Defaulted = 4 Pending = 0

OATH/ECB Number	Certification Status	Respondent	OATH/ECB Hearing Status	Violation Date	Infraction Codes	OATH/ECB Penalty Due
34135677L	RESOLVED - N/A - DISMISSED Severity: NON-HAZARDOUS		DISMISSED	03/18/1996	B04	\$0.00
						Viol Type: CONSTRUCTION
34106757Z	RESOLVED - CERTIFICATE ACCEPTED Severity: NON-HAZARDOUS	M+M MONING + STORAGE	WRITTEN OFF	08/24/1994	BK0, BK1, BK2	\$0.00
						Viol Type: LOCAL LAW
34111682J	OPEN - NO COMPLIANCE RECORDED Severity: HAZARDOUS	USDAN, S.	IN VIOLATION	07/07/1994	B6A	\$0.00
						Viol Type: CONSTRUCTION
34111681H	OPEN - NO COMPLIANCE RECORDED Severity: NON-HAZARDOUS	USDAN S	IN VIOLATION	07/07/1994	B04, B03	\$0.00
						Viol Type: CONSTRUCTION

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
OATH/ECB Violation Details

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises: 253 BOND STREET BROOKLYN Filed At: 253 BOND STREET , BROOKLYN , NY 11217
BIN: [3331222](#) Block: 417 Lot: 10 Community Board: 306

OATH/ECB Violation Summary

VIOLATION OPEN

OATH/ECB Violation Number: 34111682J

Severity: HAZARDOUS

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$0.00

Hearing Status: IN VIOLATION

Respondent Information

Name: USDAN, S.

Violation Details

Violation Date: 07/07/1994

Violation Type: CONSTRUCTION

Served Date: 08/01/1994

Inspection Unit:

Infraction Codes	Section of Law	Standard Description
B6A	27-127	FAILURE TO MAINTAIN EXTERIOR BUILDING WALL (HAZARDOUS)

Specific Violation Condition(s) and Remedy:

FAILURE TO MAINTAIN EXTERIOR BUILDING WALL 30TH VERTICAL AND HORIZONTAL CRACK WITH BULGING AND PULLING AWAY OF BRICK WORK ALONG THE ENTIRE FACADE OF THE NORTH SIDE AND SPORADIC SECTION OF THE WEST. REMEDY: SUBM

Issuing Inspector ID: 0340

DOB Violation Number: 070794C6C02

Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: NO COMPLIANCE RECORDED

Compliance On:

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information

Scheduled Hearing Date/Time: 09/26/1994 13:33

Hearing Status: IN VIOLATION

OATH/ECB Penalty Information

Penalty Imposed: \$800.00

Adjustments: \$0.00

Amount Paid: \$1,600.00

Penalty Balance Due: \$0.00

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
Boiler Details**

Premises: 253 BOND STREET BROOKLYN

BIN: [3331222](#) Block: 417 Lot: 10

DOB NOW: Inspections

Boiler-No: 89460 Serial-No: 02 Type: COMMERCIAL LOW PRESSURE
 Boiler Status: VOID Review Required: No
 Filed At: 253 BOND STREET BIN: [3331222](#) BBL: 3-00417-00010
 Located in: FACT/INDUS
 Make of Boiler: Year:
 Over6: No No-of-Boilers: 02
 Fee: Yes School: No

The below information does not include 2017 Boiler Inspection Cycle compliance filings submitted after August 14, 2017; use the [DOB NOW Public Portal](#) to access DOB NOW records.

INSP-DATE	REC-DATE	ENTRY DATE	NAME	Int/Ext	RESULTS	NYS CERTIFICATE
12/11/2002	01/28/2003	02/03/2003	LUIZER EDWARD		DEFECTS EXIST	O 5284
09/21/2016			TUA #2762 (MS)		NO BLR 5YR AUDIT	
06/07/2016			THOMPSON 2663(KS)		NO BLR-BLDG UNDER CONSTRU	
07/14/2003			W.FRANK 1129/BLR NOT		DISCONN/NOT IN USE	
03/05/2003			FRANK 1129 (CB)..BLR		NOT IN USE,NOT DISCONNECT	

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.

Please fill out and sign this questionnaire to the best of your knowledge for the Scientist's site visit. Email to at or fax to, for our report files, and keep the original to provide to the Scientist.

Subject Property Name: 253 Bond Street, 210 Douglass, 198 Douglass Street **EBI Project #:**

Address: 430 Park Ave, Suite 201, New York, NY 10022

Subject Property Owner: Midwood Management Corp. **Purchase Date:** Unk.

On-Site Property Contact: Danny Patel **Telephone:** 917-697-4758

Fax: **Email:** dpatel@midwoodid.com

Your Name and title	Signature	Date
DANNY PATEL, AVP PROPERTY MANAGEMENT		7/28/2021

Additional plans and documentation (see page 4) must be forwarded to the site for the Scientist during the survey. For questions not applicable please respond "N/A." Attach additional pages if necessary. This questionnaire and your responses will be included as an exhibit in the Environmental report. Accurate and full completion is critical to a timely completion of our reports, and timely loan closing.

LOCAL JURISDICTIONAL INFORMATION

1. What is the property ID #, Lot and Block, or Township/Range ID #? Block-417 Lot-21, Lot-10, Lot-14
2. What is the legal Municipality or County that has jurisdiction over the property? Brooklyn, (Kings County)
3. What is the assessors file ID number and tax file ID number if available? N/A

PROPERTY INFORMATION

4. What is the size of the subject property lot or lots, in acres? Approx. 3/4 acre
5. How many buildings comprise the subject property? 3
 - a. If the property is a mall or large retail center, please confirm and list ownership of each building. N/A
6. What is the gross and net rentable square footage of the building(s)? Approx 61,350sqft
7. What is the date of construction of the building(s)? When was the building(s) first occupied? 1950's
8. How many tenant spaces or apartments are at the Subject Property? 1-2
9. Please list, to the best of your knowledge, any structural, water infiltration, mold, roof, plumbing, HVAC, Fire Alarm or electrical deficiencies or problems. N/A
10. Please list any deficiencies noted during any Building, Fire or Health Department inspections in the last three years. N/A
11. Please list the following utility providers:

Electricity: <u>ConEd</u>	
Water: <u>NYC Water Board</u>	Storm Drainage: <u>N/A</u>
Sanitary Sewer: <u>NYC Water Board</u>	Natural Gas or Oil: <u>ConEd</u>
Trash Hauler: <u>N/A</u>	and, Frequency of Pick-ups: <u> </u>

12. Please attach a brief history of the property.

ENVIRONMENTAL SITE ASSESSMENT PRE- SURVEY QUESTIONNAIRE

1. Describe the current uses of the property noting tenant names and oil/chemical usage. No chemical or oil usage. Property used as Steel Racks and TV filming site

Environmental Site Assessment Pre-Survey Questionnaire

2. Describe the past uses of the property noting tenant names and oil/chemical usage. NO prior oil or chemical usage
3. (Y) (N) Has a previous environmental site assessment report been prepared for the property? If yes, for what reason? Can EBI have a copy? N
4. (Y) (N) Has a subsurface investigation (Phase II) ever been conducted on the property, including soil sampling, groundwater sampling, or installation of groundwater monitoring wells? If yes, for what reason? What were the results? Can EBI have a copy of the report? Are there any groundwater monitoring wells currently located on the property? Y, Soil Sample
5. (Y) (N) Has contamination been identified at the Subject Property? Describe the nature of the contamination (i.e., source, media impacted, location, sampling, cleanup activities, regulatory status, etc.). Can EBI have copies of related documentation? N/A
6. (Y) (N) Has a spill or surficial release occurred at the Subject Property? Describe the nature of the spill/surficial release (i.e., source, location, response/cleanup actions, regulatory status, etc.). Can EBI have copies of related documentation?
N
7. (Y) (N) Is the Subject Property listed with the USEPA and/or the state environmental regulatory agency as a contaminated site? If yes, please describe. Can EBI have copies of related documentation? N
8. (Y) (N) Has there ever been previous sampling for Asbestos, Lead-Based Paint, Lead in Water, or Radon? If yes, please describe. Can EBI have copies of related documentation? N/A
9. (Y) (N) Has there been any Asbestos or Lead-Based Paint abatement or Radon mitigation conducted at the Subject Property? Are there Asbestos and/or Lead-Based Paint Operations and Maintenance Plans for the Subject Property? If yes, please describe. Can EBI have copies of related documentation? N
10. (Y) (N) Any known environmental liens, deed restrictions, or use limitations for the Property? If yes, please describe. Can EBI have copies of related documentation? N
11. (Y) (N) Any permitted or regulated activities (Hazardous waste generator, air) on the Property? If yes, please describe, N
12. (Y) (N) Are there any transformers or other electrical equipment, which may contain PCBs? If yes, please describe. Where are they? Who owns the transformer(s)? Who services them? N
13. (Y) (N) Has an industrial or manufacturing operation, gas station, motor repair facility, commercial printing facility, dry cleaners, photo-developing laboratory, junk yard, landfill or waste, treatment, storage, disposal processing or recycling facility ever been located at or adjacent to the property? If yes, please describe. N
14. (Y) (N) Are there any discarded drums, barrels or containers, construction debris, damaged or discarded automobile or industrial batteries, or pesticides, paints or other chemicals in individual containers or drums of greater than five gallons or fifty gallons in aggregate located on the property? If yes, please describe. N
15. (Y) (N) Have there ever been any waste storage or treatment lagoons, pits, ponds, or surface impoundments on the property? If yes, please describe. N
16. (Y) (N) Does the property have floor drains not discharging to a sewer? Septic System? If yes, please describe. N
17. (Y) (N) Are there currently and/or have there been previously aboveground or underground storage tanks at the property? If yes, complete table. N

Type of Tank	Size	Content	Installation Date	Spill/Leak Detection? Y or N
Above or Underground	gal			
Above or Underground	gal			
Above or Underground	gal			
Above or Underground	gal			

18. Are you aware of any information to indicate that the Subject Property was sold for substantially below its fair market value? If so, please provide an explanation: No _____

19. Additional comments and/or pertinent information relevant to this Phase I ESA: N/A _____

DOCUMENT AND INFORMATION CHECKLIST

Please provide the following information (as much as possible in electronic format) so the Scientist can proceed with the survey of the property.

A. Plans	B. Municipal Documents	C. Additional Information
<ul style="list-style-type: none">▪ ALTA Survey or Site Plan▪ Reduced scale Site and Building Plans	<ul style="list-style-type: none">▪ Certificate of Occupancy▪ Building Permit▪ Copy of tax cards▪ UST/AST Registrations	<ul style="list-style-type: none">▪ Tenant Rent Roll▪ Historical Uses▪ Previous Due Diligence Reports▪ Copy of most Recent Appraisal

EBI ACCESS REQUIREMENTS

At the time of the site visit the Consultant is required to gain access to all areas of the property. This includes:

- All building interiors, including as applicable, common areas, lobbies, a representative sampling of offices, retail spaces, manufacturing or assembly areas, or apartments, community rooms, exercise rooms, pool areas, storage rooms, attics and basements, garages.
- All building perimeters
- All site amenities
- All building roofs, unless pitched asphalt shingles. This may require you to obtain and provide a ladder.
- All mechanical, electric, sprinkler, HVAC, utility, service, elevator, storage and equipment rooms

