
PHASE I ENVIRONMENTAL SITE ASSESSMENT

for

**326-350 Rockaway Avenue
Brooklyn, New York**

Prepared For:

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EXECUTIVE SUMMARY

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) was retained by Slate Property Group (the User) to prepare a Phase I Environmental Site Assessment (ESA) for the property located at 326-350 Rockaway Avenue in the Brownsville neighborhood of Brooklyn, New York (the Subject Property). The Subject Property is identified on the Brooklyn Borough Tax Map as Block 3499, Lots 25, 27, 32, 36, 40, 41, 42, 43, 44, and 45, and is situated on the northern part of the block bound by East New York Avenue to the north, Rockaway Avenue to the east, Pitkin Avenue to the south, and Chester Street to the west. The 36,879-square-foot Subject Property is improved with a commercial-use building complex comprised of five interconnected buildings with partial basements, two one-story storage sheds, a lot used for commercial vehicle parking and materials storage, and an employee parking area. The Subject Property is occupied by Colonial Electric Supply, an electrical products supply and service company.

This Phase I ESA was completed in accordance with ASTM International (ASTM) Standard E1527-13 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process) and the United States Environmental Protection Agency (USEPA) All Appropriate Inquires (AAI) Rule, for the purpose of identifying recognized environmental conditions (REC), historical RECs (HREC), and controlled RECs (CREC). One on-site REC, one off-site REC, and one non-ASTM consideration were identified. CRECs and HRECs were not identified.

RECs

A REC is defined by ASTM E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to any release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment. The Phase I ESA identified the following RECs:

REC 1 – Historical Site Operations

Historical operations at the Subject Property included a paint supply store (1928), a hat cleaner (1934), an exterminating company (1973), and a lamp manufacturing company (1960-1965). Undocumented spills or releases of solvents, chemicals, pesticides and/or other hazardous substances associated with these historical operations may have adversely affected soil, groundwater, and/or soil vapor beneath the Subject Property.

REC 2 –Historical Use of Adjoining Properties

Historical uses of adjoining properties include an auto repair and body shop (1928 to 1951 and 1978 to 2014), a paint supply/sign painter (1928 to 1934), a fluorescent light company (1949), a motor repair shop (1963 to 1970), a drycleaner (1970 to 1976), truck repair (1970), iron works (1907), a printing shop (1934), and a trucking company (1949). Historical operations at these adjoining properties may have resulted in inadvertent releases of petroleum products, solvents, chemicals, and/or other hazardous substances that may have affected soil vapor or groundwater beneath the Subject Property.

Non-ASTM Consideration

A Non-ASTM Scope Consideration is identified by ASTM E1527-13 as an environmental issue or condition at a property that parties may wish to assess in connection with commercial real estate that are outside the scope of ASTM E1527-13. The following non-ASTM consideration was identified for the Subject Property:

The building was constructed circa 1930, potentially with asbestos-containing material ACM, lead based paint (LBP), and polychlorinated biphenyl (PCB)-containing materials. An intrusive survey to identify ACM, LBP, and PCB-containing material was not conducted as part of this Phase I ESA.

1.0 INTRODUCTION

Langan was retained by Slate Property Group (the User), to prepare a Phase I Environmental Site Assessment (ESA) for the property located at 326-350 Rockaway Avenue in the Brownsville neighborhood of Brooklyn, New York (the Subject Property). This Phase I ESA was performed for the User in general accordance with ASTM International's (ASTM) Standard E1527-13 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process) and the United States Environmental Protection Agency's (USEPA) All Appropriate Inquires (AAI) Rule. The purpose of this Phase I ESA is to accomplish the following:

1. Identify Recognized Environmental Conditions (RECs) in connection with the Subject Property, as defined in The Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-13, which states: 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. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.
2. Provide services consistent with the USEPA 40 Code of Federal Regulations (CFR) Part 312 Subpart C Standards and Practices §312.20 AAI Rule.

1.1 Scope of the ESA

This Phase I ESA was conducted using a standard of good commercial and customary practice that is consistent with ASTM E1527-13. No significant scope-of-work additions, deletions, or deviations to ASTM E1527-13 were made in connection with this report, as described in Section 8.0. In general, the scope of this assessment consisted of obtaining information from the User; reviewing reasonably ascertainable information and environmental data relating to the Subject Property; reviewing maps and records maintained by federal, state, and local regulatory agencies; interviewing persons knowledgeable about the Subject Property; and conducting a site inspection. The specific scope of this assessment included the following:

1. A site reconnaissance to characterize conditions and assess the Subject Property's location with respect to adjoining and surrounding property uses and natural surface features. The reconnaissance included the surrounding roads and observations of surrounding properties from public rights-of-way to identify obvious potential

environmental conditions on neighboring properties. The site reconnaissance was conducted in a systematic manner focusing on the spatial extent of the Subject Property and then progressing to adjoining and surrounding properties. Photographs taken as part of the site reconnaissance are included in Appendix A.

2. A review of the response to the User/Client Questionnaire. The completed User/Client Questionnaire is included in Appendix B.
3. A review of available previous environmental reports completed for the Subject Property. Copies of the reports are included in Appendix C.
4. A review of environmental databases maintained by the USEPA, state, and local agencies within the approximate minimum search area. The environmental database report was provided by Environmental Data Resources, Inc. (EDR), and is included in Appendix D.
5. Filing of Freedom of Information Act (FOIA) requests with federal, state, and local agencies. Copies of the FOIA requests are included in Appendix E.
6. A review of New York City Department of Buildings (NYCDOB) records and a Planning Commission Zoning Map. Available NYCDOB records and the Zoning Map are included in Appendices F and G, respectively.
7. A review of physical characteristics of the Subject Property through a review of referenced sources for topographic, geologic, soils, and hydrologic data.
8. A review and interpretation of aerial photographs, Sanborn[®] Fire Insurance Maps (Sanborn[®] Maps), historical topographic maps, and city directories to identify previous activities on and in the vicinity of the Subject Property. Copies are included in Appendices H, I, J, and K, respectively.
9. A review of environmental lien searches for the Subject Property. Copies of the environmental lien search reports are included in Appendix L.
10. A review of published radon occurrence maps to evaluate whether the Subject Property is located in an area with a propensity for elevated radon levels.

1.2 Assumptions, Limitations, and Exceptions

This Phase I ESA report was prepared for Slate Property Group for the Subject Property located at 326-350 Rockaway Avenue in Brooklyn, New York. The report is intended to be used in its entirety. Excerpts taken from this report are not necessarily representative of the assessment findings. Langan cannot assume responsibility for use of this report for any property other than the Subject Property addressed herein, or by any other third party without a written authorization from Langan.

Langan's scope of services, which is described in Section 1.1, was limited to that agreed to with the User and no other services beyond those explicitly stated are implied. The services performed and agreed upon for this effort comports to those prescribed in the ASTM Standard E1527-13. Intrusive sampling (i.e., soil borings and groundwater sampling) was not performed as part of this Phase I ESA.

This Phase I ESA was not intended to be a definitive investigation of possible environmental impacts at the Subject Property. The purpose of this investigation was limited to determining if there are any RECs affecting the Subject Property. It should be understood that even the most comprehensive Phase I ESA might fail to detect environmental liabilities at a particular Subject Property. Therefore, Langan cannot "insure" or "certify" that the Subject Property is free of environmental impacts. No expressed or implied representation or warranty is included or intended in this report, except that our services were performed, within the limits prescribed by our client, with the customary standard of care exercised by professionals performing similar services under similar circumstances within the same jurisdiction.

The conclusions, opinions, and recommendations provided in this report are based solely on the specific activities as required for the performance of ASTM E1527-13 and are intended exclusively for the purpose stated herein, at the specified Subject Property, as it existed at the time of our site visits.

2.0 SITE DESCRIPTION

2.1 Location and Description

The Subject Property is located at 326-350 Rockaway Avenue in the Brownsville neighborhood of Brooklyn, New York, and is identified on the Brooklyn Borough Tax Map as Block 3499, Lots 25, 27, 32, 36, 40, 41, 42, 43, 44, and 45. The Subject Property is situated on the northern part of the block bound by East New York Avenue to the north, Rockaway Avenue to the east, Pitkin Avenue to the south, and Chester Street to the west. The 36,879-square-foot Subject Property is improved with a commercial-use building complex comprised of five interconnected buildings with partial basements, two one-story storage sheds, a lot used for commercial vehicle parking and materials storage, and an employee parking area. The Subject Property is operated by Colonial Electric Supply, an electrical products, services, and technical support company. A Subject Property Location Map is included as Figure 1.

According to the United States Geological Survey (USGS) Brooklyn Quadrangle 7.5-minute Series Topographic Map, the Subject Property sits at an elevation of about 50 feet above mean sea level (msl), and the surrounding area slopes gradually to the south towards Jamaica Bay. Based on visual observations of the surrounding area during the site reconnaissance, the Subject Property is located within an urban area characterized by commercial and residential buildings, active construction sites, public and government institutions, churches, and vacant lots. Site reconnaissance photographs are included in Appendix A.

Surrounding property use is summarized in the following table:

Direction	Adjoining Properties	Surrounding Properties
North	East New York Avenue followed by an active construction site, a parking lot, a two-story residential building, a vacant four-story building, and a one-story grocery store	Multi-story residential and commercial buildings, a vehicle repair shop, and a church
East	Rockaway Avenue followed by two vacant lots, a three-story commercial use building, three two-story mixed-use buildings, and an auto repair yard	The New York City Housing Authority (NYCHA) Howard Houses apartment complex, and multi-story commercial and residential buildings
South	Vacant land	Vacant land followed by multi-story commercial and residential use buildings
West	Chester Street followed by the Crossroads Juvenile Center	The New York Police Department (NYPD) 73 rd Precinct, NYCHA mutli-story residential buildings

2.2 Description of Site Improvements

Improvements at the Subject Property are summarized in the following table:

SITE IMPROVEMENTS	
Size of the Subject Property	About 36,879 square feet
Buildings/Spaces/Structures	A complex containing several interconnected one- to three-story commercial-use buildings with partial cellar levels, two one-story storage sheds, a commercial vehicle and materials storage yard, and parking lot.
Surface Water	None
Potable Water Source	Municipal
Sanitary and Storm Sewer Utilities	Municipal
Electrical Utilities	Con Edison
Construction Completion Date	Circa 1930
General Construction Type	Commercial use buildings are constructed of brick and mortar; storage sheds and shipping containers are steel frame and sheet metal.
Cooling and Ventilation System Type	Forced air
Heating System Type	Baseboard heat, forced air, ceiling-hung heating units
Emergency Power	None

2.3 Title Records

Langan researched ownership records for the Subject Property on the Automated City Register Information System (ACRIS) website (<https://a836-acris.nyc.gov/DS/DocumentSearch/Index>). According to ACRIS, the Subject Property is owned by Harmac Realty Corp. Not all prior deed records could be obtained via ACRIS; however, available title information is summarized below.

Lot No.	Date	Document Type	First Party	Second Party
25	4/11/1967	LEASE	Salzman, Cecelia	FW Woolworth Co.
	5/28/1986	DEED	Commissioner of Finance	City of New York
	1/13/2005	DEED	The City of New York	New York City Economic Development Corporation
	1/13/2005	DEED	New York City Economic Development Corporation	Harmac Realty Corp.
27	4/11/1967	LEASE	Salzman, Cecelia	FW Woolworth Co.
	2/1/1984	DEED	City of New York	Harmac Realty Corp.
32	4/11/1967	LEASE	Salzman, Cecelia	FW Woolworth Co.
	6/5/1980	DEED	The City of New York	New York City Public Development Corporation
	6/5/1980	DEED	New York City Public Development Corporation	Harmac Realty Corp.
36	4/11/1967	LEASE	Salzman, Cecelia	FW Woolworth Co.
	5/31/1990	AGREEMENT	NYC Public Development Corp.	Harmac Realty Corp.
40	4/11/1967	LEASE	Salzman, Cecelia	FW Woolworth Co.
	9/30/1976	DEED	Orlan, Marsha	336 Rockaway Ave Realty Corp.
	7/11/1977	DEED	336 Rockaway Ave Realty Corp.	340 Rockaway Ave Corp.
	5/31/1990	AGREEMENT	NYC Public Development Corp.	Harmac Realty Corp.
41	5/6/1966	DEED	Newland, Charlotte	Brody, Jacob
	5/6/1966	DEED	Brody, Blanche	Brody, Jacob
	4/11/1967	LEASE	Salzman, Cecelia	FW Woolworth Co.
	6/1/1967	DEED	Cohen, Herman as guardian of	Brody, Jacob
	7/11/1977	DEED	Brody, Jacob	340 Rockaway Ave Corp.

Lot No.	Date	Document Type	First Party	Second Party
	5/31/1990	AGREEMENT	NYC Public Development Corp.	Harmac Realty Corp.
42	6/30/1966	DEED	Wolintz, Louis	Wolintz, Elsie
	4/11/1967	LEASE	Salzman, Cecelia	FW Woolworth Co.
	8/2/1979	DEED	Finance Admin.	City of New York
	2/1/1984	DEED	City of New York	Harmac Realty Corp.
	5/31/1990	DEED	NYC Public Development Corp.	Mac-Har Realty Corp.
	6/6/1990	DEED	Harmac Realty Corp.	Mac-Har Realty Corp.
43	4/11/1967	LEASE	Salzman, Cecelia	FW Woolworth Co.
	9/16/1976	DEED	Ivan E. Irizarry	The City of New York
	5/17/1983	DEED	Commissioner of Finance	New York City
	5/31/1990	DEED	NYC Public Development Corp.	Mac-Har Realty Corp.
	5/31/1990	DEED	City of New York	NYC Public Development Corp.
	10/5/1999	SUNDRY AGREEMENT	New York City Economic Development Corp.	Mac-Har Realty Corp.
44	4/11/1967	LEASE	Salzman, Cecelia	FW Woolworth Co.
	6/19/1967	DEED	The City of New York	Nable, Albert
	12/27/1973	DEED	Finance Admin of City of NY	City of NY
	8/2/1979	DEED	Finance Admin	City of New York
	5/31/1990	DEED	City of New York	NYC Public Development Corp.
45	4/11/1967	LEASE	Salzman, Cecelia	FW Woolworth Co.
	11/10/1967	DEED	Olan, Rose	Franzino, Ross

Lot No.	Date	Document Type	First Party	Second Party
	10/5/1971	DEED	Franzino, Ross	Cohen, Milton
	12/27/1973	DEED	Finance Admin of City of NY	City of NY

Langan's review of ownership records did not reveal any RECs associated with the Subject Property.

3.0 USER PROVIDED INFORMATION

3.1 User Questionnaire

Per ASTM E1527-13, a User questionnaire was provided to the User to inquire about specialized information related to the Subject Property. Mr. Steven Figari of Slate Property Group, completed the user questionnaire. Mr. Figari stated that he is not aware of any environmental cleanup liens or land use limitations at the Subject Property. According to Mr. Figari, the purchase price of the Subject Property reasonably reflects fair market value and is not attributable to any contamination known or believed to be present at the Subject Property. The completed User questionnaire is included in Appendix B.

3.2 Previous Environmental Reports

Merritt performed a Phase I ESA for the Subject Property on behalf of Harmac Realty Corp. in accordance with ASTM E1527-13. The Phase I ESA did not reveal any RECs, CRECs, or HRECs. The Phase I ESA identified an out-of-service concrete-encased aboveground storage tank (AST) with an unknown volume of petroleum product as de minimis condition. Merritt recommended the removal of product from the AST and sealing the fill lines and appurtenances.

4.0 ENVIRONMENTAL RECORDS

A regulatory database search was provided by EDR and is included in Appendix D. The EDR report provides a listing of sites identified on select federal and state standard source environmental databases within the approximate search radius specified by ASTM E1527-13. Langan reviewed each environmental database on a record-by-record basis to evaluate whether the identified sites represent a potential for environmental impact to the Subject Property. Langan also reviewed “Orphan Sites” listed within the report. Orphan Sites are those sites that could not be mapped due to inadequate address information. Any Orphan Sites that were identified by Langan within the ASTM search radii, either during the site reconnaissance or by cross-referencing to mapped listings, are addressed in the discussion below.

The following table lists the number of sites identified in standard and additional environmental record databases, within the prescribed search area and appearing in the EDR Report.

DATABASE RECORD SUMMARY			
Database Reviewed (Date of government version)	Minimum Search Area	Subject Property listed	Number of Sites Within Minimum Search Area
USEPA DATABASES			
National Priorities List (NPL) (10/25/2019)	1 Mile Radius	No	0
Delisted NPL (10/25/2019)	1 Mile Radius	No	0
Superfund Enterprise Management System (SEMS, formerly CERCLIS) and SEMS-Archive (formerly known as CERCLIS-NFRAP) (10/25/2019)	1/2 Mile Radius	No	0
Resource Conservation and Recovery Act (RCRA) Corrective Reports (CORRACTS) (12/16/2019)	1 Mile Radius	No	0
RCRA Treatment, Storage, and Disposal Facilities (TSDF) (12/16/2019)	1/2 Mile Radius	No	0
RCRA Generators (Large Quantity Generator [LQG], Small Quantity Generator [SQG], Conditionally Exempt Small Quantity Generator [CESQG], Non-Generators [NonGen]) (12/16/2019)	Subject Property and Adjoining Properties	Yes	1
Facility Index System (FINDS) (8/12/2019)	Subject Property	Yes	1

DATABASE RECORD SUMMARY			
Database Reviewed (Date of government version)	Minimum Search Area	Subject Property listed	Number of Sites Within Minimum Search Area
USEPA DATABASES (Continued)			
Environmental Response Notification System (ERNS) (09/19/2019)	Subject Property	No	0
Federal Engineering Controls (US ENG CONTROLS) Sites Lists (8/19/2019)	Subject Property	No	0
Federal Institutional Controls (US INST CONTROLS) Sites Lists (8/19/2019)	Subject Property	No	0
NYSDEC DATABASES			
Inactive Hazardous Waste Disposal Sites (SHWS) (8/12/2019)	1 Mile Radius	No	2
Solid Waste or Landfill Facilities (SWF/LF) (10/09/2019)	1/2 Mile Radius	No	2
Leaking Storage Tanks (LTANKS) (11/11/2019)	1/2 Mile Radius	No	31
SPILLS Information Database (NY SPILLS) (11/11/2019)	1/8 Mile Radius	No	11
New York Engineering Controls (NY ENG CONTROLS) Sites Lists (8/12/2019)	Subject Property	No	0
New York Institutional Controls (NY INST CONTROLS) Sites Lists (8/12/2019)	Subject Property	No	0
NY Voluntary Cleanup Program (VCP) (8/20/2019)	1/2 Mile Radius	No	5
NY Brownfields (8/12/2019)	1/2 Mile Radius	No	2
Solid Waste Disposal Sites Registered Recycling Facility List (SWRCY) (10/09/2019)	1/2 Mile Radius	No	0
Chemical Bulk Storage (CBS) Underground Storage Tank (UST) and Aboveground Storage Tanks (AST) Databases (9/23/2019)	Subject Property and Adjoining Properties	No	1
Major Oil Storage Facilities (MOSF) UST and AST Databases (9/23/2019)	Subject Property and Adjoining Properties	No	0
Registered and Historical Drycleaners (NY DRYCLEANERS) and EDR US Historical Cleaners (11/05/2018)	1/4 Mile Radius	No	3

DATABASE RECORD SUMMARY			
Database Reviewed (Date of government version)	Minimum Search Area	Subject Property listed	Number of Sites Within Minimum Search Area
EDR (PROPRIETARY) DATABASES			
EDR Former Manufactured Gas Plant (MGP) Sites (N/A)	1 Mile Radius	No	1
EDR US Historical Auto Stations (N/A)	1/4 Mile Radius	No	0

NYSDEC – New York State Department of Environmental Conservation

N/A – Not Applicable; databases are reviewed as part of the Phase I ESA but not required as per ASTM E1527-13.

A description of the reviewed databases is included in the EDR Report (Appendix D). A summary of sites identified within the prescribed search area is presented below.

4.1 Federal Agency Database Findings

The Subject Property and/or sites within the respective minimum search distances as specified by ASTM E1527-13 were not listed in the following Federal Agency databases: NPL, delisted NPL, SEMS, SEMS-Archive, RCRA-CORRACTS, RCRA TSDf, ERNS, US ENG CONTROLS, and US INST CONTROLS.

RCRA Generators Databases

The RCRA Generators database is USEPA's comprehensive information system, providing access to data supporting the RCRA of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database included selective information on sites that generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA. LQGs generate over 1,000 kilograms of hazardous waste or over 1 kilogram of acutely hazardous waste per month; SQGs generate between 100 and 1,000 kilograms of hazardous waste per month; CESQGs generate less than 100 kilograms of hazardous waste or less than 1 kilogram of acutely hazardous waste per month; and RCRA Non-Gen are former hazardous waste generators. The Subject Property is listed in the RCRA Non-Gen database and is summarized below:

Site Name: Con Edison Service Box: 74010

Site Address: 340 Rockaway Avenue (Subject Property)

Description: The site is listed in the RCRA CESQG database with USEPA ID NYP004444733 for the generation of 50 gallons of lead waste (D008) on February 18, 2014. New York Manifest #002219910 is listed in association with this RCRA ID. This

record is also identified in the FINDS and ECHO databases. Based on the lack of violations and the quantity of hazardous waste generated/transported, this listing is not a REC.

Three adjoining sites were listed in the RCRA database and are summarized below:

Site Name: Con Edison Service Box: 42721

Site Address: Rockaway Avenue & East New York Avenue (northeastern-adjointing)

Description: The site is listed in the RCRA CESQG database with USEPA ID NYP004471579 for the generation of 100 gallons of lead waste (D008) on February 18, 2014.

Site Name: Con Edison Service Box: 21722

Site Address: Rockaway Avenue & East New York Avenue (northeastern-adjointing)

Description: The site is listed in the RCRA Non-Gen database with USEPA ID NYP004471579 in April 2014. Information regarding the volume and type of hazardous waste generated was not provided.

Site Name: Con Ed

Site Address: 355 Rockaway Avenue (Rockaway Avenue (southeastern-adjointing))

Description: The site is listed in the RCRA SQG database with USEPA ID NYP004830036 for the generation of 2,000 pounds of lead waste (D008) on August 26, 2015, 2014.

Based on the lack of reported violations and the quantity of hazardous waste generated/transported, these listings are not RECs.

FINDS

The Facility Index System (FINDS) database contains both facility information and "pointers" to other sources that contain more detail. The Subject Property is listed in the FINDS database with a record associated with the RCRA Non-Gen database. As previously described, this listing is not a REC.

4.2 State Agency Database Findings

The Subject Property and/or sites within the respective minimum search distances as specified by ASTM E1527-13 were not listed in the following state agency databases: NY ENG CONTROLS, NY INST CONTROLS, SWRCY, CBS, and MOSF.

SHWS Database

The SHWS records are the states' equivalent to SEMS and may or may not already be listed on the federal SEMS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The Subject Property was not listed in the SHWS database; however, two SHWS sites were identified within the minimum search area of 1 mile. Both sites are located over 5,100 feet from the Subject Property and are therefore not RECs.

SWL/LF

The SWF/LF database is a comprehensive listing of state-permitted/recorded solid waste facilities. The Subject Property was not listed in the SWF/LF database; however, two sites were identified within the minimum search area of 1/2 mile. Both sites are located over 1,900 feet from the Subject Property and are therefore not RECs.

Leaking Storage Tanks Database

The LTANKS database contains an inventory of reported leaking storage tank incidents, including leaking USTs and ASTs. The minimum search area for the LTANKS database includes the Subject Property and any sites within a 1/2-mile radius. The Subject Property is not listed in the LTANKS database. Thirty-one sites within the minimum search area were listed in the database. The listed incidents were primarily caused by tank test failures, tank failures, and tank overfills. Thirty LTANK listings have been granted closed status by the NYSDEC, indicating that NYSDEC is satisfied with spill remediation. The remaining open LTANK listing is discussed below:

Site Name: AKA 31-33 Monaco Place

Site Address: 2121 Monaco Place, Brooklyn, NY

Location: About 1,770 feet north-northeast of the Subject Property (hydraulically up-gradient)

Description: NYSDEC Spill No. 04-08751 was reported on November 8, 2004 after petroleum-contaminated soil was discovered during excavation and removal of two 550-gallon gasoline USTs as part of site redevelopment. Five end-point soil samples and one groundwater sample were collected after removal of petroleum-impacted soil. Endpoint sample results indicated that petroleum-impacted soil was removed from the site. Groundwater samples indicate semivolatile organic compound (SVOC) impacts to groundwater; however, the concentrations indicate impacts are from an off-site source. Based on this information, NYSDEC requested installation of a vapor barrier and three monitoring wells to determine groundwater flow and identify source of impacts to

groundwater as part of the redevelopment. Records pertaining to environmental investigation or remediation are not available past April 11, 2011. Based on the available soil and groundwater data and distance from the Subject Property, this listing is not a REC.

Spills Database

The Spills database, maintained and updated by NYSDEC, is an inventory of sites where spills have been identified and reported to the NYSDEC. The Subject Property was not listed in the Spills database; however, 11 spills associated with sites within the minimum search area of 1/8 mile were identified. The 11 spills have been granted closed status by the NYSDEC, indicating that NYSDEC is satisfied with spill remediation, and are not RECs.

VCP

The VCP uses private funds to remediate contaminated sites to levels allowing for the sites' productive use. The program covers virtually any kind of site and contamination. The Subject Property was not listed in the VCP database; however, five listings were identified within the minimum search area of 1/2 mile. The five listings are located over 1,350 feet from the Subject Property and are therefore not RECs.

NY Brownfields

Brownfield sites are any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria, or guidance adopted by the NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. The Subject Property was not listed in the database; however, two listings were identified within the minimum search area of 1/2 mile. One listing, Former Mobile Service, is located over 2,050 feet hydraulically up-gradient from the Subject Property. The second listing, DCA 1 Apartments, is over 1,800 feet down-gradient from the Subject Property. Based on their distances and location with respect to the Subject Property, these listings are not RECs.

NY UST and AST Databases

The PBS UST and AST databases contain records of registered USTs and ASTs. A registered PBS UST or AST does not constitute a REC in and of itself; however, properties listed on the UST or AST databases with a reported leak, spill, or release could constitute a REC with respect to the Subject Property. The Subject Property was not listed in the UST or AST databases; however, one adjoining property was identified and is summarized below:

Site Name: The Crossroads Juvenile Center

Site Address: western-adjointing property

Description: The site is identified as an active NYSDEC PBS facility (PBS No. 2-605960) with one closed-in place 4,000-gallon double-walled fiberglass diesel UST, one in-service 8,000-gallon double-walled fiberglass diesel UST, one in-service 275-gallon steel #2 fuel oil AST, and one active 25-gallon steel #2 fuel oil AST. The closed-in-place 4,000 gallon UST is associated with NYSDEC Spill No. 05-10748. This spill was closed by NYSDEC based on the results of soil and groundwater sampling completed during tank closure; therefore, this listing is not a REC.

NY Drycleaners and EDR Historic Cleaners Databases

The NY Drycleaners database is a listing of registered dry cleaning facilities. The EDR Historic Cleaners database is a proprietary database that is a listing of potential dry cleaner facilities based on a review of business directories. Dry cleaning facilities are associated with the use of tetrachloroethylene (PCE), a solvent that has the potential to infiltrate groundwater and can readily migrate to surrounding properties. The Subject Property was not listed in either the NY Drycleaners or EDR Historical Cleaners databases; however, three sites were identified within the minimum search area of 1/4 mile. The three sites are located over 600 feet from the Subject Property and do not have any violations or spills listed in association with the operations. Therefore, these listings are not RECs.

4.3 Other Database Findings

EDR Manufactured Gas (MGP) Plant Database

The EDR MGP database is a proprietary database that includes records of coal gas plants compiled by EDR. The Subject Property was not listed in the EDR MGP database; however, one listing was identified within the minimum search area of 1/4 mile. The site is over 3,750 feet down-gradient from the Subject Property and is not a REC.

4.4 Local Regulatory Agency Findings

FOIA Requests

FOIA requests were submitted on December 30, 2019 to the following federal, state, and local agencies via written correspondence:

- New York City Department of Environmental Protection (NYCDEP);

- New York City Department of Health (NYCDOH);
- New York City Fire Department (FDNY);
- New York State Department of Health (NYSDOH);
- NYSDEC; and
- USEPA Region 2.

Complete responses have not yet been received. Should future responses alter the conclusions of this Phase I ESA, an addendum will be issued. Copies of the FOIA requests and any responses received are included in Appendix E.

NYCDOB

Langan conducted a records search through the NYCDOB online query system on December 30, 2019. Subject Property is identified as Block 3499, Lots 25, 27, 32, 36, 40, 41, 42, 43, 44 and 45. The Subject Property Building Identification Numbers (BIN) and Department of Finance classification are outlined in the following table:

Lot No.	BIN	DOF Classification
25	3417562	E1-Warehouse
	3080755	
27	3393289	Z9-Miscellaneous
32	3393290	Z9-Miscellaneous
36	3080756	K4 – Store Building
40	3080757	E1-Warehouse
41	3080758	E1-Warehouse
42	Not Available	Not Available
43	3825622	Z9-Miscellaneous
44	3825623	Z9-Miscellaneous
45	Not Available	Not Available

One active NYCDOB violation and one active Environmental Control Board (ECB) violation are listed for Lot 36 for the illegal demolition of a building. Certificates of Occupancy (COs) listed for the Subject Property, for the years 1918, 1928, 1929, 1931, 1934, 1958 and 1962 list the following operations:

- Lot 27: automobile repair shop (1918)
- Lot 32: three-story building with a cellar level occupied by commercial and residential tenants (1934); residential floors are vacated (1958)

- Lot 36: three-story building with a cellar level occupier by commercial and residential tenants. (1928, 1931 and 1962)
- Lot 43: three-story building with a cellar level occupier by commercial and residential tenants (1929).

A copy of the NYCDOB records is included in Appendix F.

Zoning Department

According to the New York City Planning Commission Zoning Map 17c, the Subject Property is located within an R6 Residential District. R6 districts are moderate and higher density residence districts generally found close to central and regional business districts; bulkier buildings and a greater range of building heights characterize these areas. The Subject Property does not have an E-designation from the Department of City Planning. A copy of the zoning map is included in Appendix G.

4.5 Physical Setting Sources

4.5.1 Topography

According to the USGS Brooklyn Quadrangle 7.5-minute Series Topographic Map, the Subject Property sits at an elevation of about 50 feet above mean sea level (msl). The immediate area surrounding the Subject Property to the east, south, and west is relatively flat, but slopes upwards to the north. The general topographic gradient of the surrounding area slopes south towards Jamaica Bay.

4.5.2 Geology

Pleistocene glacial activity modified the landscapes and surficial features of Brooklyn, Queens, and the remainder of Long Island. According to the USGS Surficial Geologic Map of New York, Lower Hudson Sheet, dated 1989, the Subject Property is underlain by outwash sand and gravel, consisting of coarse to fine gravel with sand. Based on the general topography, it appears that the Subject Property is proximate to the boundary between glacial outwash sediments and till moraine (sediments deposited adjacent to the ice), which is further supported by the general topography sloping upwards to the north.

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, dated 1994, the site is underlain by the Hartland Formation, which generally consists of white quartz-microlite-muscovite granite, gray biotite-muscovite-quartz schist, gray sillimanite-

plagioclase-muscovite schist, and greenish-black amphibolite. The depth to bedrock beneath the Subject property is greater than 300 feet below surface grade (bsg). Geological surface features (e.g., rock outcroppings) were not observed on the site.

4.5.3 Hydrology

Groundwater flow is typically topographically influenced, as shallow groundwater tends to originate in areas of topographic highs and flows toward areas of topographic lows, such as rivers, stream valleys, ponds, and wetlands. A broader, interconnected hydrogeologic network often governs groundwater flow at depth or in the bedrock aquifer. Groundwater depth and flow direction are also subject to hydrogeologic and anthropogenic variables such as precipitation, evaporation, extent of vegetation cover, and coverage by impervious surfaces. Other factors influencing groundwater include depth to bedrock, the presence of artificial fill, and variability in local geology and groundwater sources or sinks. Groundwater is inferred to flow toward the south towards Jamaica Bay. According to the Federal United States Geological Survey (USGS) National Water Inventory System (NWIS), a 50-foot groundwater well (Monitor Location K 3257.1) installed into the Northern Atlantic Coastal Plain aquifer system was identified at the Subject Property. A total of 51 water level readings were collected between June 10, 1980 and June 23, 1999 that indicated groundwater elevations ranging from 9.54 to 13.96 feet above mean sea level, which is roughly about 36 to 40 feet below surface grade (ft bsg).

The current Federal Emergency Management Agency (FEMA) Advisory Base Flood Elevation Maps include new advisory flood zone boundaries and advisory base flood elevations. This map indicates that the Subject Property falls within Zone X, which is determined to be outside the 0.2% annual chance floodplain.

4.6 Historical Use Information

Langan reviewed available historical resources (including aerial photographs, Sanborn and topographic maps, and city directories) dated 1888 to 2017. Findings of the review are presented below.

4.6.1 Aerial Photographs

Langan reviewed aerial photographs of the Subject Property and surrounding areas for the years 1924, 1951, 1954, 1961, 1966, 1976, 1984, 1994, 2006, 2009, 2013 and 2017. The photographs indicate that the Subject Property was located in a densely developed urban area as early as 1924. The Subject Property appears relatively unchanged between 1924 and 1966. The Howard Houses apartment complex appears to the east of the Subject Property in 1961. Between 1976 and 1984, the structures on the Subject Property were demolished, with the exception of the

building on the northeastern corner. In 1994, vehicles are observed in the northwestern corner of the site, and the western adjoining site appears to be under construction. In the 2006 and 2009 photographs, new construction is observed on the western part of the Subject Property and the Crossroad Juvenile Center on the western adjoining site is constructed. The Subject Property and surrounding area configuration remains the same through 2017. The aerial photographs did not reveal any RECs associated with the Subject Property. Copies of aerial photographs are included in Appendix H.

4.6.2 Sanborn® Fire Insurance Maps

A search for historical fire insurance maps for the Subject Property and surrounding properties was conducted by EDR and reviewed by Langan. Sanborn® Maps constitute a database of prior site uses of real property for many cities and towns in the United States. Langan reviewed Sanborn® Maps for the Subject Property for the years 1888, 1907, 1908, 1928, 1932, 1950, 1951, 1963, 1965, 1966, 1977, 1978, 1979, 1980, 1981, 1983, 1986, 1987, 1989, 1991, 1992, 1993, 1994, 1995, 1996, 2001, 2002, 2003, 2004, 2005, 2006, and 2007. Copies of Sanborn® Fire Insurance Maps are included in Appendix I.

Langan's review revealed that the Subject Property was located in a densely developed urban area as early as 1907. Between 1907 and 2007, the Subject Property was occupied with single and multi-story residential and commercial use buildings with cellar levels. Commercial and manufacturing operations conducted on the Subject Property included shirt ironing (1950 to 1966) and store fixture manufacturing (1950 to 1966).

Historical use of adjoining properties include motor repair (1963 to 1965) and auto repair and body shops (1932 to 1951; 1978 to 2007) to the north; and an iron works operation (1907) to the east.

Undocumented releases or spills of petroleum products, solvents, chemicals, or other hazardous substances associated with historical use of the Subject Property and adjoining properties may have adversely affected groundwater and/or soil vapor beneath the Subject Property; therefore, these historical uses are RECs.

4.6.3 Historical USGS Topographic Quadrangles

Langan reviewed historical USGS Topographic Quadrangle maps obtained from EDR for information regarding past uses of the Subject Property. Quadrangle maps were available for the Subject Property for the years 1897, 1898, 1900, 1947, 1956, 1967, 1979, 1995, and 2013. Copies of the topographic maps are included in Appendix J.

Based on a review of the historical topographic maps, the Subject Property has been located in a developed urban area since at least 1897. The urban grid surrounding the Subject Property appears relatively unchanged between 1897 and 2013, with the exception of urban expansion and development of surrounding areas to the southeast, south, southwest and west between 1900 and 1947. Review of the USGS Topographic Quadrangle maps did not identify any RECs.

4.6.4 City Directories

The City Directory Abstract, obtained from EDR, is a review of available business directories, including city, cross-reference, and telephone directories, at approximately five-year intervals for the years spanning 1928 through 2014. The directory was obtained for the Subject Property and surrounding area. A copy of the City Directory Abstract report is included in Appendix K.

Residential and commercial entities were listed in association with the Subject Property. Commercial operations included a sign painter supply store (1928), a hat cleaner (1934), an exterminating company (1973), and a lamp manufacturing company (1960-1965). Undocumented releases or spills of petroleum products, solvents, chemicals, or other hazardous substances associated with these uses may have adversely affected groundwater and/or soil vapor beneath the Subject Property; therefore, these historical uses are RECs..

Commercial entities identified at adjoining properties included a paint supplies/painter (1928 to 1934), a fluorescent light company (1949), an auto repair and body shops (1928 to 1949; 2005 to 2014), a furniture restoration shop (1960 to 1970), a drycleaner (1970 to 1976), and a truck and auto repair (1970) to the north; and a printing shop (1934) and a trucking company (1949) to the west.

Undocumented releases or spills of petroleum products, solvents, chemicals, or other hazardous substances associated with these uses may have adversely affected groundwater and/or soil vapor beneath the Subject Property; therefore, historical use of adjoining and surrounding properties is considered a REC.

4.6.5 Environmental Lien Search

Langan contracted EDR to conduct an environmental lien search for the Subject Property. The result of the search, which included a compilation of available data and verification of the findings with the appropriate regulatory authorities, revealed that there are no environmental liens or other Activity and Use Limitations (AUL) associated with the Subject Property. A copy of the Environmental Lien Search is included in Appendix L.

5.0 SITE RECONNAISSANCE

The site reconnaissance was conducted in a systematic manner focusing on the spatial extent of the Subject Property and progressing to the adjoining and surrounding properties. The assessment of the adjoining and surrounding properties was limited to identifying, if possible, any indications of past or current use that may involve the use, storage, disposal, or generation of hazardous substances or petroleum products; noting the general type of current use; the general topography of the surrounding area; and providing a general description of adjoining and surrounding structures.

The site reconnaissance was performed at 9:00 AM on January 2, 2020, by Luke McCartney of Langan. Mr. Charles Simonetti, a representative from Colonial Electric Supply, accompanied Mr. McCartney during the site reconnaissance. The weather at the time of the inspection was sunny and approximately 35 degrees Fahrenheit (°F).

5.1 General Site Setting and Reconnaissance Observations

The Subject Property is situated on an about 36,879-square-foot property and is developed with a commercial building complex containing five interconnected one- to three-story buildings with partial basements, two one-story materials storage sheds, a yard with commercial vehicle parking and materials storage, and an employee parking area. Colonial Electric Supply, a supplier of electrical products, services, and technical support, operates the Subject Property. The partial cellars on the northern and southern sides of the commercial building are accessible through the first floor commercial space. The cellars contain mostly empty storage shelves, electrical panels, and utilities. A partial cellar, accessible through a sidewalk hatch along Rockaway Avenue, contains a Burnham boiler in a pit with a sump and one concrete-encased 1,000-gallon (estimated) AST. The first floor of the commercial building is used as office space, a sales area, and storage space for electrical supplies and materials. The second and third floors of the building are vacant, but were previously used as storage rooms and office spaces. An attached steel framed and sheet metal roofed shed to the west of the commercial building contains additional storage areas for electrical supplies and materials. A large shed, constructed of shipping containers and steel framing with sheet metal roofing is present in the southwest corner and is used for electrical supplies and materials storage. The remainder of the site includes open yard areas, commercial vehicle and truck parking, storage areas, and an employee parking area. Heating, ventilation, and air conditioning (HVAC) units are present on the roof of the building.

5.2 Pits, Ponds, Lagoons

Pits, ponds, or lagoons were not observed.

5.3 Pools of Liquid

Pools of liquid were not observed.

5.4 Storm Drains, Wells, and Cisterns

A floor drain was observed in the cellar of the northern-most building. The discharge point of the drain could not be confirmed. Staining or odors were not observed in or near the drain. Langan did not identify the location of the USGS well identified in historical databases. Wells and cisterns were not observed.

5.5 Transformers and Other Suspect Equipment

Transformers were not observed.

5.6 Storage Containers, Drums, and Chemical Storage Areas

Langan observed about 15 one-gallon spray chemicals in stock for sale, about six cans of spray lubricants, three empty 5-gallon gasoline containers, and three one-gallon cans of paint on the ground floor of the commercial building. About eight 20-pound propane containers were also observed in a cage in the southwest corner. Chemicals were neatly stored and no evidence of leaks was observed. Drums and chemical storage areas were not observed on the Subject Property.

5.7 Sewage Ejector Pits and Sumps

A sump pit was observed in the boiler room. Staining was not observed in the vicinity of the sump. Sewage ejector pits were not observed.

5.8 Waste Generation, Storage, and Disposal

Three approximately 3-cubic yard storage bins for refuse were observed in the western yard. According to Mr. Simonetti, trash is removed by Mr. T Carting, Inc. weekly.

5.9 Air Emissions or Wastewater Discharges

Air emissions and wastewater discharges were not observed.

5.10 USTs or ASTs

One out-of-service concrete-encased 1,000-gallon (estimated) fuel oil AST was observed in the partial cellar accessible via a sidewalk hatch along Rockaway Avenue. According to the petro-

meter oil gauge associated with the tank, about 5.5-inches of product remain in the tank. Evidence of corrosion or staining was not observed on the concrete slab in the vicinity of the AST. The concrete slab appeared to be in good condition. An active fill line was observed north of the sidewalk hatch on Rockaway Avenue.

5.11 Monitoring Wells or Remedial Activities

Monitoring wells and evidence of remedial activities were not observed.

5.12 Stained or Discolored Soil

No staining or discolored soil was observed.

5.13 Leachate or Seeps

Evidence of leachate or seeps was not observed.

5.14 Adjoining and Surrounding Property Uses

The Subject Property is bound to the north by East New York Avenue followed by a parking area for Colonial Electric customers, a two-story residential building, a vacant four-story building, and a one-story deli; to the east by Rockaway Avenue followed by two vacant lots, two-story residential buildings with ground-level commercial businesses, including a beauty salon, copy store, laundromat, security services, and auto repair yard ; to the south by vacant land; and to the west by Chester Street followed by Crossroads Juvenile Center.

6.0 INTERVIEWS

6.1 Site Owner

The site owner was not interviewed as a part of this Phase I ESA.

6.2 Site Occupants

Mr. Charles Simonetti, Colonial Electric representative, provided Langan with access to the Subject Property. Mr. Simonetti was not aware of any USTs, spill incidents, hazardous waste generation, or other environmental concerns at the Subject Property. Mr. Simonetti indicated that Liberty Electric occupied the property prior to their current tenancy.

According to Mr. Stephen Preuss of Cushman Wakefield, in an email dated, December 30, 2019, the property has been operated for the sale of electric supplies for about the past fifty years.

6.3 Owners/Tenants of Adjoining Properties

Owners/tenants of adjoining properties were not interviewed as part of this Phase I ESA.

7.0 ADDITIONAL SERVICES

7.1 Radon

Radon is a colorless, odorless radioactive gas that results from the natural breakdown of uranium minerals in soil, rock, and water, which subsequently enters the atmosphere. It can concentrate in buildings, entering through cracks and other penetrations of a building foundation. Some areas are more likely to have elevated concentrations of radon than others, reflecting subsurface lithological conditions.

The USEPA has established a recommended radon action level of 4.0 pico Curies per liter (pCi/L). According to the USEPA Radon Zone Map, the Subject Property is located in Zone 3, which indicates a predicted average indoor radon screening level less than 2 pCi/L. The NYSDOH maintains a database of radon test results on a local and county level. According to the NYSDOH, 479 radon tests have been conducted in basements in Kings County (Brooklyn) with results indicating that about 10.9 percent of basements have radon concentrations above the USEPA action level of 4 pCi/L. Based on this information, it is unlikely that elevated levels of radon gas are present at the Subject Property.

7.2 ACM, LBP, and PCBs

A formal survey to identify asbestos-containing material (ACM), lead based paint (LBP), and polychlorinated biphenyls (PCB)-containing material was not conducted as part of the Phase I ESA. Due to the age of the on-site building, ACM, LBP, and PCB-containing materials may be present. If identified, ACM, LBP, and PCB-containing materials must be abated prior to any renovations at or redevelopment of the Subject Property.

8.0 DEVIATIONS AND DATA GAPS

8.1 Deviations

Langan performed a Phase I ESA of the Subject Property using a standard of good commercial and customary practice that is consistent with the ASTM E1527-13 and the 40 CFR Part 312 Standards and Practices for AAI. Significant deviations were not made to the above referenced standards.

8.2 Data Gaps

In order to address data gaps, additional sources of information may be consulted. According to AAI, Section 312.20 (g), "to the extent there are data gaps (as defined in section 312.10) in the information developed...that affect the ability of persons (including the environmental professional) conducting the all appropriate inquiries to identify conditions indicative of releases or threatened releases...such persons should identify such data gaps, identify the sources of information consulted to address such data gaps, and comment upon the significance of such data gaps." According to ASTM E1527-13, Section 8.3.2.3, "historical research is complete when either: (1) the objectives in 8.3.1 through 8.3.2.2 are achieved; or (2) data failure is encountered. Data failure occurs when all standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. If data failure is encountered, the report shall document the failure, and if any of the standard historical sources were excluded, give the reasons for the exclusion."

This Phase I was completed without significant data gaps except that responses to FOIA letters have not been received from all recipients. Sufficient information was provided from other sources to enable conclusions regarding RECs at the Subject Property. As such, these data gaps are not expected to alter the results of the Phase I ESA. If information becomes available that alters the conclusions of this report, an addendum will be issued.

9.0 FINDINGS, OPINIONS, AND CONCLUSIONS

This Phase I ESA was conducted in accordance with ASTM E1527-13 and the USEPA AAI Rule. The objective of this Phase I ESA was to identify the presence or likely presence, use, or release on the Subject Property of hazardous substances or petroleum products as defined in ASTM E1527-13 as a REC.

Based on information obtained during the visual inspection of the Subject Property; review of environmental databases and historic information; and contact with federal, state, and local agencies; one on-site REC was identified, one off-site REC, one BER, and one non-ASTM consideration were identified. Controlled recognized environmental conditions (CRECs), historic recognized environmental conditions (HRECs) and de minimis conditions were not identified.

RECs

A REC is defined by ASTM E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to any release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment. The Phase I ESA identified the following RECs:

REC 1 – Historical Site Operations

Historical operations on the Subject Property included a sign painter supply store (1928), a hat cleaner (1934), an exterminating company (1973), and a lamp manufacturing company (1960-1965). Undocumented spills or releases of solvents, chemicals, pesticides and/or other hazardous substances associated with these historical operations may have adversely affected soil, groundwater, and/or soil vapor beneath the Subject Property.

REC 2 – Historical Use of Adjoining and Surrounding Properties

Historical uses of adjoining and surrounding properties include an auto repair and body shop (1928 to 1951 and 1978 to 2014), a paint supplies/sign painter (1928 to 1934), a fluorescent light company (1949), a motor repairs shop (1963 to 1970), a drycleaner (1970 to 1976) and truck repair (1970) adjoining to the north; iron works operations (1907) adjoining to the east; and a printing shop (1934), and a trucking company (1949) adjoining to the west

Historical operations at these adjoining properties may have resulted in inadvertent releases of petroleum products, solvents, chemicals, and/or other hazardous substances that may have affected soil vapor or groundwater beneath the Subject Property.

Non-ASTM Consideration

A Non-ASTM Scope Consideration is identified by ASTM E1527-13 as an environmental issue or condition at a property that parties may wish to assess in connection with commercial real estate that are outside the scope of ASTM E1527-13. The following non-ASTM consideration was identified for the Subject Property:

The building was constructed circa 1930, potentially with asbestos-containing material ACM, LBP, and PCB-containing materials. An intrusive survey to identify ACM, LBP, and PCB-containing material was not conducted as part of this Phase I ESA.

10.0 REFERENCES

The following references were reviewed as part of this Phase I ESA:

1. City Online Register, <https://a836-acris.nyc.gov/DS/DocumentSearch/Index>, retrieved December 31, 2019.
2. Department of Environmental Conservation Bulk Storage Database Search, <http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=4>, retrieved December 30, 2019.
3. Department of Environmental Conservation Spills Incidents Database Search, <http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=2>, retrieved December 30, 2019.
4. Environmental Data Resources, Inc. December 30, 2019. Aerial Photo Decade Package.
5. Environmental Data Resources, Inc. December 30, 2019. Building Permit Report.
6. Environmental Data Resources, Inc. December 30, 2019. City Directory Abstract.
7. Environmental Data Resources, Inc. January 2, 2020. Environmental Lien Search.
8. Environmental Data Resources, Inc. December 30, 2019. Historical Topographic Map Report.
9. Environmental Data Resources, Inc. May 10, 2017. Property Tax Map Report.
10. Environmental Data Resources, Inc. December 30, 2019. Radius Map with GeoCheck.
11. Environmental Data Resources, Inc. December 30, 2019. Sanborn Map Report.
12. Federal Emergency Management Agency Flood Insurance Rate Map.
13. New York City Department of Buildings, Building Information System, <http://www.nyc.gov/html/dob/html/bis/bis.shtml>, retrieved December 30, 2019.
14. New York City Planning Commission. Zoning Map 17c.
15. NYC Oasis Map <http://www.oasisnyc.net/map.aspx>
16. *Phase I Environmental Site Assessment (ESA) Report*, 326-350 Rockaway Avenue, 1508-1532 East New York Avenue, and 1-13 Chester Street, Brooklyn, New York, Merritt Environmental Consulting Corp. (Merritt), November 25, 2019
17. United States Geological Survey "Surficial Geologic Map of New York, Lower Hudson Sheet"

18. United States Geological Survey "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."
19. USEPA Map of Radon Zones, dated September 2014.

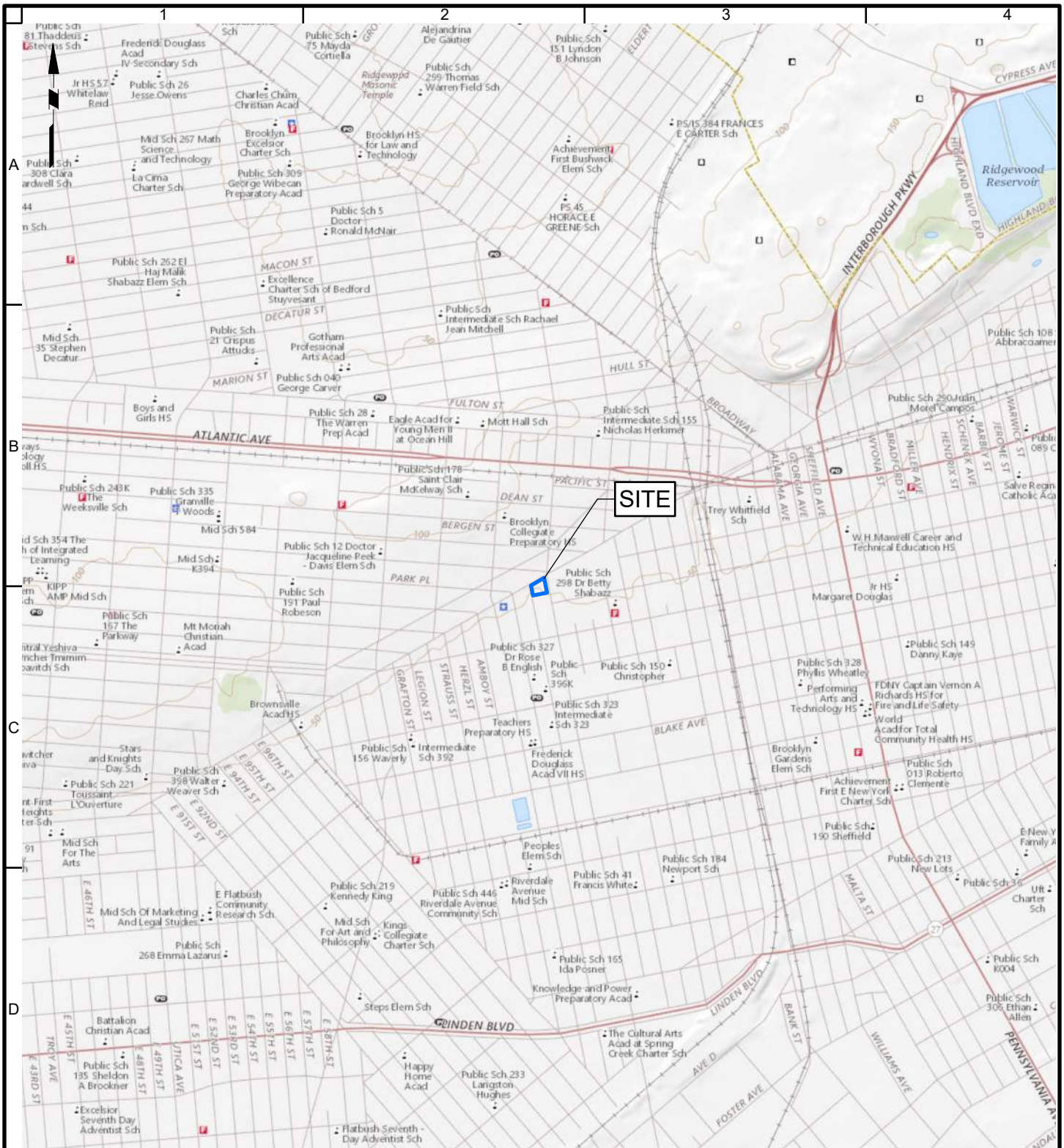
11.0 STATEMENT OF QUALIFICATIONS AND SIGNATURES

Langan declares that, to the best of its professional knowledge and belief, the personnel who performed this Phase I ESA meet the definition of Environmental Professional as defined in Subsection 312-10 of 40 CFR Part 312 and that they have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. They have developed and performed the AAls in conformance with the standards and practices set forth in 40 CFR Part 312. Resumes outlining the qualifications of the Environmental Professionals who performed this Phase I ESA are included in Appendix M.

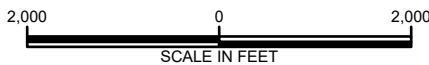
**Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.**

Michael D. Burke, PG, CHMM
Principal/Vice President

FIGURES



 Approximate Site Boundary



NOTES:
1. BASEMAP ADAPTED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE SERIES TOPOGRAPHICAL MAPS, BROOKLYN, NEW YORK, QUADRANGLE, DATED 2019.

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Langan Engineering, Environmental, Surveying,
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Langan International LLC

Collectively known as Langan

Project

**326-350
ROCKAWAY AVENUE**

BLOCK No. 3499, LOT Nos. 25, 37, 32,
36, 40, 41, 42, 43, 44, 45
BROOKLYN

KINGS COUNTY

NEW YORK

Figure Title

**SITE
LOCATION
MAP**

Project No.
170610401

Date
1/3/2020

Scale
1"=2,000'

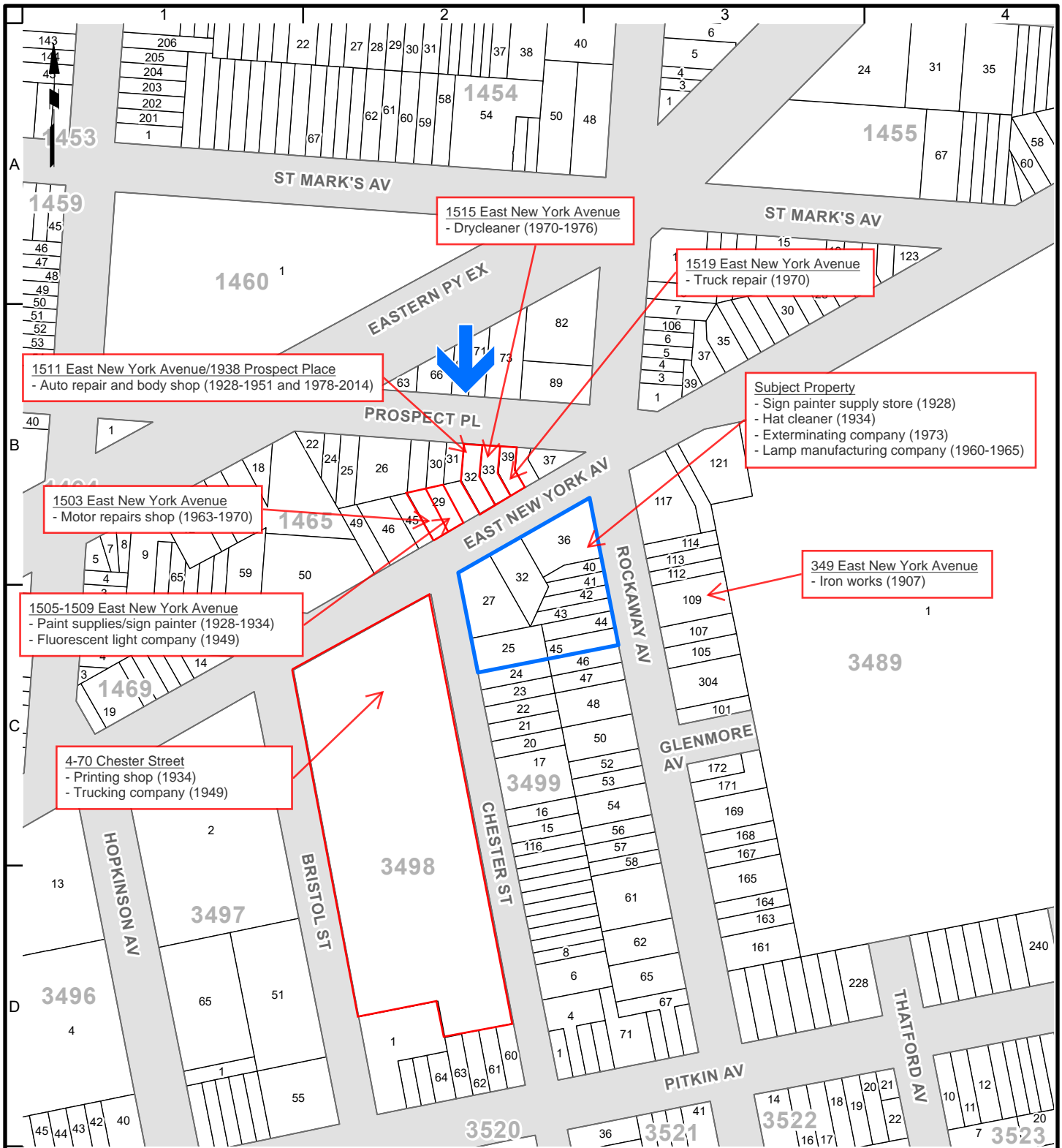
Drawn By
MG



Submission Date

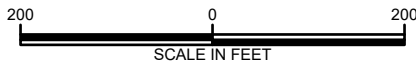
Figure No.

1

Sheet 1 of 2



 Approximate Site Boundary
 Groundwater Flow Direction



NOTES:
 1. BASEMAP PROVIDED BY THE NEW YORK CITY DEPARTMENT OF CITY PLANNING, PLUTO 19V1 COPYRIGHT 2019.

LANGAN

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 Langan International LLC

Collectively known as Langan

Project
**326-350
 ROCKAWAY AVENUE**
 BLOCK No. 3499, LOT Nos. 25, 37, 32,
 36, 40, 41, 42, 43, 44, 45
 BROOKLYN

KINGS COUNTY NEW YORK

Figure Title
**RECOGNIZED
 ENVIRONMENTAL
 CONDITIONS MAP**

Project No.
 170610401
 Date
 1/8/2020
 Scale
 1"=200'
 Drawn By
 MG
 Submission Date

Figure No.
2
 Sheet 2 of 2