



Hydro Tech Environmental, Corp.

Main Office
77 Arkay Drive, Suite G
Hauppauge, New York 11788
T (631) 462-5866 • F (631) 462-5877

NYC Office
15 Ocean Avenue, 2nd Floor
Brooklyn, New York 11225
T (718) 636-0800 • F (718) 636-0900

www.hydrotechenvironmental.com

Phase I Environmental Site Assessment Report

1-11 Wythe Avenue (a.k.a. 150 - 152 Banker Street)
Brooklyn, New York



Prepared For:

Mr. Pat Turturro
Berry Wythe, LLC
25 Elizabeth Street
Staten Island, New York 10310

October 3, 2016

Hydro Tech Job No. 160273

Phase I Environmental Site Assessment Report

1 - 11 Wythe Avenue (a.k.a. 150 - 152 Banker Street),
Brooklyn, New York

October 3, 2016

Hydro Tech Environmental, Corp. appreciates the opportunity to work for Berry Wythe, LLC at the property located at 1 - 11 Wythe Avenue in Brooklyn, New York.

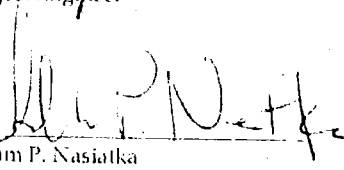
Should you require any additional information or have any comments regarding the contents of this report, please feel free to contact our office at your convenience.

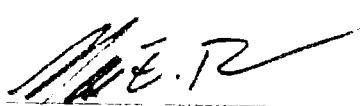
We declare that, to the best of my professional knowledge and belief, Hydro Tech personnel meet the definition of an environmental professional as defined in §312.10 of 40 C.F.R. Part 312, and we have the specific qualifications based on education, training, and experience to assess a property of the 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 C.F.R. Part 312.

Very Truly Yours,

Hydro Tech Environmental, Corp.

X 
Ruijie Xu
Project Engineer

X 
Adam P. Nasiatka
Environmental Scientist

X 
Mark E. Robbins, C.P.G., C.E.I.
Principal



1.0 EXECUTIVE SUMMARY

Hydro Tech Environmental, Corp. (Hydro Tech) has performed a Phase I Environmental Site Assessment (Phase I ESA) at the Subject Property located at 1-11 Wythe Avenue, Brooklyn, NY. The Phase I ESA was performed to meet or surpass the American Standard of Testing Materials Standard for Phase I Environmental Site Assessments E 1527-13. The purpose of the assessment was to characterize the environmental quality of the Subject Property through the identification of Recognized Environmental Conditions. All work was performed under the supervision of a Hydro Tech Project Manager and under the guidance of a Hydro Tech geologist.

The results of the Phase I Environmental Site Assessment are contained in this report. The Phase I Environmental Site Assessment has revealed the following Recognized Environmental Condition(s) at the Subject Property:

- The historical use of the Subject Property for manufacturing purposes (§4.1);

The Phase I Environmental Site Assessment has also revealed the following Controlled Recognized Environmental Condition (CREC):

- The presence of closed spill #1001843 (§5.1).

No effort has been made to perform any investigation beyond what is included in this Report. The observations and conclusions included herein summarize the results of the Phase I Environmental Site Assessment up to the date of the fieldwork and the date of this Report.

The following sections provide the details and specific information pertaining to the various components of the Phase I Environmental Site Assessment.

2.0 INTRODUCTION & SCOPE OF WORK

2.1 Introduction

Hydro Tech Environmental, Corp. (Hydro Tech, HTE, the "Preparer") has been retained by Berry Wythe, LLC (the "User") to perform a Phase I Environmental Site Assessment (ESA, Assessment) at the property located 1-11 Wythe Avenue in Brooklyn, New York. The User is the "owner" of the property. The Phase I was prepared for due diligence purposes towards a financial evaluation of the property. The property will hereafter be referred to as the "Subject Property".

The purpose of a Phase I Assessment is to characterize the environmental quality of the Subject Property through the determination of the presence of Recognized Environmental Conditions (RECs). As defined by the American Society of Testing and Materials (ASTM), a REC is, "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment." (ASTM E 1527-13, §1.1.1). As defined by the ASTM, a Controlled Recognized Environmental Condition (CREC) is, "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls." (ASTM E 1527-13, §3.2.18). As defined by the American Society of Testing and Materials (ASTM), a HREC is, "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls" (ASTM E 1527-13, §3.2.42). Adjacent and surrounding sites are evaluated as part of a Phase I Assessment with regards to conditions that may indicate high probability of the migration of hazardous substances or petroleum products to a property. As defined by ASTM, migrate/migration is, "the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface." (ASTM E 1527-13, §3.2.56).

To this end, Hydro Tech has collected information through a number of sources including, but not limited to: a property and neighborhood inspection by trained environmental personnel, a review of historical and current information collected from various federal, state, county and municipal agencies and personnel interviews with Site representatives. Recommendations are offered where prudent. Firms subcontracted by Hydro Tech and the User may have collected some information used in this report. Some or all of the Assessment has been performed or supervised by environmental professionals as required by 40 C.F.R. Part 310. The procurement of Title and Judicial Records for Environmental Liens and/or Activity and Use Limitations ("AULs") by HTE is beyond the scope of this practice (ASTM E 1527-13) and investigation.

2.2 Scope of Work

The general activities of the Phase I Assessment included the performance of the following tasks:

1. A detailed inspection of the Site and its general vicinity.
2. A review of all reasonably ascertainable regulatory agency documents.
3. A neighborhood hazardous waste survey utilizing Federal and State databases.
4. A review and evaluation of reasonably ascertainable geologic and hydrogeologic reference materials.
5. Interviews with representatives of the Site.
6. The preparation of a Phase I Environmental Site Assessment Report.

The Phase I ESA was performed in accordance with ASTM E 1527 except where noted in Section 2.3 and Hydro Tech's Proposal. As required by ASTM, the User has supplied information that has been relied upon by Hydro Tech in the rendering of findings, conclusions and opinions, except where indicated in Section 2.3 or elsewhere in the report.

2.3 Limitations and Exceptions & Data Gaps

In addition to those items outlined by ASTM E 1527, asbestos, radon, lead-based paint and lead in water were also considered in the scope of work. While this Phase I Assessment provides information with respect to both asbestos and lead-based paint, the presence of these materials can only be confirmed through the collection and analysis of bulk samples.

This report is not intended to serve as a full or complete asbestos survey or lead-based paint survey. These surveys are commonly performed for the purpose of building demolition/renovation or the recognition/identification of any building materials that may contain asbestos or lead-based paint and it is recommended that they be performed prior to any such work.

Business Environmental Risks have not been considered and are not included in the scope of work. This Phase I Assessment is not intended to address the soil/groundwater quality at the Subject Property for general Site characterization or waste disposal purposes. This Phase I Assessment is not intended to evaluate the fair market price of the property if it is not affected by hazardous or petroleum products.

Portions of this report have been prepared utilizing information provided by third party sources or the user. As such, Hydro Tech relies upon these sources and has recorded findings, conclusions and opinions based upon this information. Hydro Tech cannot attest to the accuracy of this information but where possible had attempted to verify the information.

This Phase I ESA Report is not intended to serve or be construed as a regulatory compliance report for the property. No legal opinions are provided with this report.

It should be noted that the United States Environmental Protection Agency (USEPA) has determined in their final ruling (40 C.F.R. Part 312, Standards and Practices for All Appropriate Inquiries) of December 30, 2013 that "persons conducting all appropriate inquiries may use the procedures included in the ASTM E 1527-13 standard to comply with today's final rule." Therefore, while all appropriate inquiry could be considered satisfied as this ESA was prepared in exceedances(s) of the ASTM E 1527-13 standard, persons attempting to utilize this ESA while seeking one of the Comprehensive Environmental Response, Compensation, and Liability Act's (CERCLA's) Limited Liability Protections (LLPs) must note that; a) they will not maintain CERCLA liability protections unless they also comply with all of the continuing obligations established under the statute that are beyond the scope of this practice (ASTM E 1527-13) and investigation; and b) in order to qualify for one of the CERCLA LLPs, the person commissioning the Phase I Environmental Site Assessment must have provided site-specific information (if available) to Hydro Tech before the date of this ESA, otherwise a determination could be made that all appropriate inquiry is not complete.

As defined by ASTM, a Data Gap is defined as an inability to obtain information during the Phase I process, as required under the Standard, despite a good faith effort by the Environmental Professional to obtain this information. The Phase I ESA report must contain information pertaining to Data Gap(s) and evaluate their relative significance.

The following table provides a breakdown of the Data Gap(s) encountered and their relative significance.

Data Gap	Significance
Site History - not conducted to time of first development and/or 5 year intervals.	Low - unlikely to alter conclusions due to findings of other resource(s).
No environmental lien provided.	Low - unlikely to alter conclusions due to findings of other resource(s).
Municipal Records - FOIAs not returned as of date of report.	Unknown - Any FOIA responses that alter the conclusions of the report will be provided upon receipt.

Due to other historical information obtained over the course of this investigation, Hydro Tech does not consider these data failures/data gaps significant, as they appear unlikely to have affected potential Recognized Environmental Conditions at the Subject Property.

3.0 SUBJECT PROPERTY DESCRIPTION

3.1 Subject Property Vicinity

The Subject Property is located on the east side of Wythe Avenue, between North 15th Street to the south and Banker Street to the east, in the borough of Brooklyn, New York. The borough of Brooklyn is situated in the southeast portion of New York City.

The vicinity of the Subject Property consists of industrial and parking properties. The ground surfaces in the vicinity of the Site consist of asphalt, bare soil and concrete.

3.2 Subject Property Description

The Subject Property is identified as 1 - 11 Wythe Avenue, Brooklyn, NY. The Subject Property is an irregular-shaped parcel that consists of three tax lots (Block 2641, Lots 1, 3 and 4) and is approximately 16,652 square feet in area. The parcel at Lot 1 is occupied by a 1-story commercial building. The southwestern portion along the North 15th Street is identified as 11 Wythe Avenue and is utilized as a workshop by Elevation's Landscape Design Corp.; the northwestern portion is identified as 9 Wythe Avenue and is operated by Ande's Marble and Granite Inc.; the eastern portion of the building along with the concrete yard are identified as 150 Banker Street and utilized by Grady's Cold Brew for coffee concentrate; and a small 1-story law office "Turturro Law, P.C." which is located at the northeastern corner of Lot 1, which is identified as 150 Banker Street along with Grady's. The parcel at Lot 3 is identified as 7 Wythe Avenue (a.k.a. 152 Banker Street), which is fully developed with a 1-story commercial building utilized by a furniture company identified as "Mathew Fairbank Design". A small 1-story art studio/workshop is located in the southeastern portion of the parcel at Lot 4, the remaining portion of which is concrete yard. This lot is also identified as 1 Wythe Avenue. There's no basement identified in any buildings at the Subject Property. Appendix A provides photographs of the Subject Property.

Access to the Subject Property is via Wythe Avenue to the north, North 15th Street to the west and Banker Street to the east. The Subject Property is connected to the municipal water, electric, gas and sewer services, which enter the Subject Property via Wythe Avenue to the north, North 15th Street to the west and Banker Street to the east. The "Elevation's Landscape Design Corp." is heated via two ceiling mounted oil-fired burners located along North 15th Street. The "Brady's Cold Brew" is also heated via one oil burner located in the central portion of the building. The remaining buildings are heated via natural gas heaters.

The topography of the Subject Property and its vicinity is generally level. Figure 1 provides a Site Plan.

3.3 Adjacent Land Use

The Subject Property is located in a residential and commercial area. The following properties were identified immediately adjacent to the Subject Property:

Direction	Adjacent Parcel	Surrounding Parcels
North	1-story industrial "Angel's Bakery"	Industrial
South	North 15 th Street throughout, 1-story industrial "ZW Plumbing & Heating", 1-story industrial "Indian Larry", 1-story unknown industrial building	Industrial
East	Banker Street throughout, 1-story unknown industrial building, parking, 1-story industrial "Steel Deck Staging Systems", 1-story and 2-story unknown industrial buildings	Industrial
West	Wythe Avenue throughout, active construction site	Industrial

Hydro Tech does not believe that any of the surrounding parcels should impact upon the environmental quality of the Subject Property.

3.4 Proximity to Environmentally Sensitive Areas

The results of the Site inspection and an evaluation of the United States Geological Survey (USGS) 7.5 Minute Topographic Map containing the properties indicate that no sensitive receptors are present within a 1/8-mile radius of the Subject Property.

3.5 Environmental Setting

The Site is located in western central portion of Brooklyn, New York. The elevation of the Subject Property is approximately 9 feet above mean sea level (USGS 7.5-Minute Brooklyn, New York Quadrangle, 2013).

Brooklyn, New York is located in the western portion of Long Island. Long Island consists of a wedge-shaped mass of unconsolidated deposits that overlie ancient basement rock.

The thickness of these deposits ranges from approximately 100 feet on the Island's north shore to approximately 2,000 feet in some portions of the south shore. These deposits contain ground water that is the sole source of drinking water for the Island's over 3.1 million residents.

The major landforms of Long Island of importance to the hydrologic system are the moraines and outwash plains, which originated from glacial activity. The moraines represent the farthest extent of the glacial advances. The moraines consist of till, which is a poorly sorted mixture of sand, silt, clay, gravel and boulders. The till is poor to moderately permeable in most areas. Outwash plains are located to the south of the moraines. The outwash plains were formed by the action of glacial melt water streams, which eroded the headland material of the moraines and laid down deposits of well-sorted sands, silts and gravels. These outwash deposits have a moderate to high permeability.

The Upper Glacial Aquifer is the uppermost hydrogeologic unit. This aquifer encompasses the moraine and outwash deposits, in addition to some localized lacustrine, marine and reworked materials. A relatively high horizontal hydraulic conductivity and a low vertical hydraulic conductivity characterize the outwash plain portion of this unit. Since the water table is situated in the Upper Glacial Aquifer.

The Magothy Formation directly underlies the Upper Glacial Aquifer in the vicinity of the site. This formation is a Cretaceous coastal-shelf deposit, which consists principally of layers of sand and gravel with some interbedded clay. This formation ranges from moderate to highly permeable. A clay layer in some parts of Long Island confines the uppermost portion of the aquifer. The Magothy is Long Island's principal aquifer for public water supply. The United States Environmental Protection Agency (USEPA) has classified the Long Island aquifer system as a sole source aquifer.

The Raritan Formation is the deepest unit and rests directly above the bedrock units. This formation is comprised of a sand member (Lloyd Aquifer) and a clay member (Raritan Clay). The Lloyd sand extends southward from Flushing Bay to the Atlantic Ocean. The thickness of the sand member ranges in depth from 200 to 800 feet below sea level and increases in thickness to the southeast. The clay member acts as an aquitard confining the lower Lloyd aquifer between the clay and the underlying bedrock.

Long Island has a humid, temperate climate that is strongly influenced by the Long Island Sound and the Atlantic Ocean. These bodies of water temper extremes of heat in summer and cold in winters. Climate affects the formation of soil through its influence on chemical, biological and physical processes. The amount and content of rainwater, as it percolates through the soil, chemically alters the composition of the soils. Chemical and biological processes are also affected by temperature changes. The physical weathering of the soil and rocks is affected by freezing.

The soils of Long Island are relatively young, having developed since the last recession of glaciation approximately 25,000 years ago. Over thousands of years, the minerals in the bedrock debris slowly decayed and disintegrated, providing the necessary substrate to support biological activity. Rock-forming minerals such as feldspars and micas, that are rich in potassium and aluminum, release their important elements as they are converted to clays. Soils formed in glacial drift are commonly known as loam, a mixture of sand, silt and clay.

The soils of Long Island formed three distinct soil horizons or zones on glacial deposits. The lowest horizon, designated as the C-horizon, is similar in composition to the transported glacial rock debris. The B-horizon is above the C-horizon and consists of sediments that have been considerably altered from their C-horizon source. Vadose zone water percolates through the B-horizon, carrying compounds of clay, iron, aluminum oxides, carbonates and humic acid. These materials are redeposited within the lower portions of the B-horizon, and form the zone of accumulation. The zone of accumulation may also be the zone of ground water saturation.

The zone of leaching is found in the A-horizon, which is the upper, organic-rich and life sustaining layer with abundant roots and organic matter at the surface. The A-horizon is distinct from the underlying B & C-horizons because it is darker and more friable.

Differentiation in soil horizons are the result of various soils-forming processes such as the physical breakdown of particles, the leaching of salts, the accumulation of organic matter and the chemical weathering of primary minerals. The chemical weathering of primary minerals occurs through processes such as chelation, the formation of silicate clay minerals and the translocation of silicate clay minerals by percolating water from one horizon to another and the accumulation of iron.

According to the USGS Long Island Depth to Water Viewer and historical reports, the depth to groundwater at the Site is approximately 9 feet. According to the USGS Groundwater Conditions Map, the regional groundwater flow direction in the vicinity of the Site is toward the west-northwest in the direction of the Bushwick Inlet.

4.0 HISTORICAL USE

4.1 Sanborn Maps

Sanborn Fire Rate Insurance Maps for the Subject Property and its vicinity dated 1887, 1905, 1916, 1928, 1942, 1951, 1965, 1978 through 1983, 1988 through 1989, 1993, 1995, 1996, 2001 through 2007 were obtained from EDR and evaluated in order to establish the history of the Site. Appendix B provides a copy of the Sanborn Fire Rate Insurance Maps:

Date	Subject Property Shown As	Surrounding area
1887-1916	Fourteen (14) abutting and vacant lots	Vacant lots
1928	Map unfinished and unclear, Subject Property not shown	Vacant/ Commercial
1942	Developed with a 1-story paint & varnish manufacturer in the western portion with a 1-story separate office building. Barrel storage noted in the southwestern portion of the Subject Property. Seven (7) abutting and vacant lots in the eastern portion and three (3) abutting and vacant lots in the northern portion of the Subject Property.	
1951	Same as 1942, with an additional 1-story building for barrel storage in the southeastern portion of the Subject Property.	
1965-1981	Developed with a 1-story "flammable liquid canning" in the western portion with a 1-story separate office building. Barrel storage noted in the southwestern and southeastern portions of the Subject Property. Three (3) vacant lots identified in the northern portion and two (2) vacant lots identified in the southeastern portion of the Subject Property.	
1982	Five (5) vacant lots and one (1) lot along Wythe Avenue (lot 7) noted to be developed with an unspecified 1-story manufacturing building.	
1983-1993	Developed with a 1-story warehouse in the southwest corner, a storage yard centrally and a 1-story manufacturing building in the western portion. Three (3) vacant lots in the northern portion and one (1) vacant lot in the eastern portion.	
1995-2007	Same as 1993, with an additional 1-story office noted in the eastern portion of the storage yard.	

4.2 City Directory Search

In order to further assess the property's history, available City Directory files were obtained from EDR for review. The City Directories document known occupants of specific properties and sorted by individual addresses. Appendix C provides a copy of the City Directory Search.

The following provides a listing of all documented usages of the addresses 1-11 Wythe Avenue

Date	Use of Subject Property	Surrounding Property Use
2013	Andes Marble & Granite Inc	Commercial
2008	Andes Marble & Granite	
2005	Twin Gun Production, Joan A Wallace, Andes Marble & Granite, Classic Fuel Oil Corp	
2000	Charles Gibson, John Sims, Twin Gun Prodn, Two Tsunami Prodn, Joan Wallace, Classic Fuel Oil	

Date	Use of Subject Property	Surrounding Property Use
1997	March J Rabbi, Mosset Olivier, NYA Warehouse Inc	
1992	Steel Craft Contracting Corp, VR Machine & Design Inc	
1985	VR Precision Co, Steel Craft Contracting Corp	
1980	VR Precision Co	
1976-1973	Threeboro Sheet Metal & Ventilating Co	
1970	Interstate Steel Metal Corp, Universal Carbn Papr Co	
1965-1960	Century Smoked Fish Corp, Anglo Chemcl & Rubbr Corp, Universal Bldrs Supl Co Inc	
1949	Century Smoked Fish Corp, Harvey Smoked Fish Corp, Independent Smoked Fish Corp	
1945	Harvey Smoked Fish Corp, Independent Smoked Fish Corp	
1940	Independent Smoked Fish Corp	
1934	Cavanaugh Thos National Printing Ink Co, National Printing Ink Co,	
1928	Hyman R Spivak, Resol Products Corp	

The following provides a listing of all documented usages of the addresses 150 Banker Street:

Date	Use of Subject Property	Surrounding Property Use
2008	Classic Fuel Oil	Vacant/ commercial
1985	Crystal Transport Inc, Joann International Corp, TDS Barr Bell Corp.	
1980	Anglo Chemical & Rubber Corp	
1976-1960	Eagle Barrel Service Co	
1949	Eagle Barrel Service Co	
1945	Miss Dwyer Winifred, Eagle Barrel Service Co	

The following provides a listing of all documented usages of the addresses 152 Banker Street:

Date	Use of Subject Property	Surrounding Property Use
2005-2013	Steelcraft Masters Inc	
2000	Sun Bee Trade Corp, PTRSNT Fine Arts Inc	
1985-1992	Stratford Tool Inc	
1970-1976	Anglo Chemical & Rubber Corp	
1965	Eagle Barrel Service Co	
1960	Spirit Fluid Manufacturing Co, Arthur Zitt	
1949	Rowe C L Corp, Rowe Paint Co	
1940	Rowe CL Corp, Rowe Paint Co	

4.3 Previous Studies

Hydro Tech requested copies of any available historical environmental reports associated with the Subject Property. As of the date of this report, Hydro Tech was provided with a two (2) geotechnical boring logs pertaining to the Subject Property which are discussed here.

- Soil Mechanics Drilling Corp. (March 1999) *Geotechnical Boring Logs: 9 Wythe Avenue, Brooklyn, NY*

Geotechnical boring logs were provided from March 3, 1999 which detail the installation of two (2) geotechnical borings designated B-1 and B-2. The investigation revealed that 9 Wythe Avenue is underlain by 13 feet of loose soil, wood and rubble fill. This material is then underlain by soft compressible organic silt, which extends to 28 feet below grade. The silt is then underlain by a moderately dense to dense silty sand formation with traces of gravel extending to the maximum depth of the boring, which was 52 feet below grade. Groundwater was encountered at 9 feet below grade. The geotechnical report is provided as Appendix D.

4.4 Previous Owners

According to the property listing on Property Shark, documents on file with the NYC Automated City Register Information System (ACRIS) database and the New York City Department of City Planning, the following provides a list of historical owners of 1-5 Wythe Avenue:

Year	Name of Previous Owner(s)
Prior to 1977	Anglo Chemical & Rubber Corp
1983	George & Gertrude Kornfein
1994	Anita & Patrick Turturro
2008	Berry Wythe, LLC

The following provides a list of historical owners of 7 Wythe Avenue:

Year	Name of Previous Owner(s)
Prior to 1977	Anglo Chemical & Rubber Corp
1983	George & Gertrude Kornfein
1994	Anita & Patrick Turturro
2008	Berry Wythe, LLC

The following provides a list of historical owners of 9-11 Wythe Avenue:

Year	Name of Previous Owner(s)
Prior to 1969	Anna Schragger, Irving Gartenlaub, Ira Gartenlaub
1981	Robert Phelps
1982	Joseph & Martha Bartone
1987	Patrick Turturro Jr.
1991	Anita Turturro
2009	Berry Wythe, LLC

4.5 Historic Aerials

Publicly available historical aerial photographs for the Subject Property and its vicinity dated 1954, 1966, 1980, 1994, 2004, 2006, 2008, 2009 and 2011 through 2013 were reviewed and evaluated. The following summary provides a summary of this evaluation.

Date	Subject Property Shown As	Surrounding area
1954 - 1994	Developed with buildings in the western and southern portions of the property.	Vacant lots and commercial buildings
2004-2013	Existing buildings located on property.	Parking lots and commercial buildings

4.6 Historical Use Summary

Based on a review of available information provided and/or obtained for the Subject Property as of the date of this ESA, it appears that the Subject Property was developed between 1916 and 1942 with a 1-story building noted as a paint & varnish manufacturer with operations including an office in the eastern portion, barrel storage in the western portion and the manufacturing noted in the northern central portion of the Subject Property. In 1951 the barrel storage area was noted to be expanded to the southeastern portion of the Subject Property. In the 1965-1981 Sanborn Maps the layout of the Subject Property remained the same however, the operations were noted as 'flammable liquid canning.' Between 1982 and 1993 the Subject Property was noted as unspecified manufacturing, with an additional warehouse constructed in the southwest corner of the Subject Property as evidenced by the Sanborn Maps. In the 1995 Sanborn Map, an additional 1-story office was noted to be constructed in the eastern portion of the storage yard. City Directory entries listed for the Subject Property identified a fuel oil company, a barrel manufacturer, a chemical and rubber manufacturer and a sheet metal company. The historical use of the Subject Property for manufacturing, specifically barrel, chemical, rubber and sheet metal likely involved the use of hazardous or

petroleum substances, the release of which would impact upon the environmental quality of the Subject Property. As such, the historical use of the Subject Property for manufacturing should be considered a REC.

5.0 RECORDS REVIEW

5.1 Environmental Databases

Federal, State, Local and Tribal hazardous waste databases were reviewed with respect to the Subject Property and surrounding properties. ASTM E 1527 specifies the search area for each database. In addition, all orphan sites (those without adequate information for mapping purposes) listed in the database search were also reviewed, evaluated and incorporated (as needed). Appendix E provides a copy of the Database Search Results. The following databases, with the appropriate search radius, were reviewed:

ASTM Standard Environmental Record Source	Approx. ASTM Minimum Search Distance (MSD)	Number of Mapped Sites within MSD	Number of Orphan Sites
1. NPL (Superfund) <i>National Priorities List</i>	1.0 Mile	0	0
2. Delisted NPL Site <i>Delisted National Priorities List Site</i>	0.5 Mile	0	0
3. SEMS (Former CERCLIS) <i>Superfund Enterprise Management System (Former Comprehensive Environmental Response Compensation & Liability Information System)</i>	0.5 Mile	0	0
4. SEMS-ARCHIVE (Former CERCLIS-NFRAP) <i>SEMS Archive (Former CERCLIS No Further Remedial Action Planned Site)</i>	0.5 Mile	1	2
5. RCRA-TSD CORRACTS <i>Resource Conservation & Recovery Treatment/Storage/Disposal Facility Subject to Corrective Action</i>	1.0 Mile	1	0
6. RCRA-TSD <i>Resource Conservation & Recovery Treatment/Storage/Disposal Facility (Non-Corrective Action)</i>	0.5 Mile	0	0
7. RCRA-LG <i>Resource Conservation & Recovery Large Quantity Generator</i>	Site & Adjoining	0	0
8. RCRA-SG <i>Resource Conservation & Recovery Small Quantity Generator</i>	Site & Adjoining	0	0
9. ERNS <i>Emergency Response Notification System</i>	Property Only	0	0
10. Local / State / Tribal UST, PBS <i>Registered Storage Tanks</i>	Site & Adjoining	0	0
11. Local / State / Tribal LTANKS <i>Leaking Underground Storage Tanks</i>	0.5 Mile	28	1
12. State Spill Incidents <i>NYSDEC Spill Sites</i>	0.125 Mile	26	0
13. Local / State / Tribal SWF <i>Solid Waste Facility / Landfill</i>	0.5 Mile	4	0
14. Local / State / Tribal CERCLIS <i>Inactive Hazardous Waste Disposal Site</i>	0.5 Mile	4	7
16. Inst. / Engineering Controls <i>Registry of Institutional and/or Engineering Controls</i>	Property Only	0	0
17. Voluntary Cleanup Program Sites <i>Local / State / Tribal VCP Sites</i>	0.5 Mile	3	8
18. Brownfield Sites <i>Local / State / Tribal Brownfield Sites</i>	0.5 Mile	11	1
19. Non-ASTM Record Source(s)	Not Applicable	No MSD has been established by ASTM for these sources	

The review and evaluation of the above Federal and State/Tribal/Local Databases indicates that the Subject Property is identified in the NY Manifest database. Stratford Tool located at 152 Banker Street is identified in the NY Manifest database. The site is reported to have had 1,750 gallons of F003 waste (spent halogenated

solvents) removed from the Subject Property on August 4, 1986. This manifest is related to the REC associated with the historical manufacturing conducted at the Subject Property.

The Subject Property is also identified in the NY Spills database and is associated with closed spills #0406925 and #1001843. FOIA requests have been submitted to the NYSDEC to obtain any additional information regarding these spills. Spill #0406925 occurred on September 23, 2004 as a result of a broken gasket on a tanker truck making a fuel delivery. Approximately 10-15 gallons of diesel were spilled onto the roadway. The fire department was on the scene and cleaned the spill. This spill was closed on September 23, 2004 and since the spill occurred on the roadway, this spill should not be considered a REC. The second spill #1001843 occurred on March 17, 2010 during an auto repair when a worker punctured a hole in a vehicle gas tank. Approximately 20 gallons of gasoline/ water mixture was spilled and cleaned up with foam by the FDNY. The spill was closed on September 15, 2010. Both spills have been cleaned up to the satisfaction of the NYSDEC; therefore the presence of these spills should be considered a Controlled Recognized Environmental Condition (CREC).

The Subject Property is not identified in any other environmental databases.

One (1) site is listed in the Superfund Enterprise Management System Archive (SEMS-ARCHIVE) database and is located within a ½-mile radius of the Subject Property. The All Plating Corp. site is located approximately 2,332 feet to the south-southwest and upgradient of the Subject Property. The site is listed as a removal only site with no site assessment work required. The site is not listed on the National Priorities List and should not impact upon the environmental quality of the Subject Property.

One (1) site is listed in the Resource Conservation & Recovery Treatment/Storage/Disposal Facility Subject to Corrective Action (RCRA-TSD CORRACTS) database and is located within a 1-mile radius of the Subject Property. The Radiac Research Corp site is located approximately 4,271 feet to the southwest and upgradient of the Subject Property. This site is reported to have had the corrective process terminated in September 2009 with contaminant migration under control and should not impact upon the environmental quality of the Subject Property.

Twenty-eight (28) Leaking Underground Storage Tank (LTANK) sites are listed in the database within a ½-mile radius of the Subject Property. No LTANK sites are situated adjacent to the Subject Property. All twenty-eight (28) of the LTANK sites have been cleaned up to the satisfaction of the NYSDEC and are considered closed. None of the LTANK sites should impact upon the environmental quality of the Subject Property due to various factors such as their location relative to groundwater flow direction, their current regulatory status, the nature of the spills and/or their proximity to the Subject Property.

Twenty-six (26) NY Spill sites are listed in the database within a 0.125-mile radius of the Subject Property. Two (2) spills have occurred at the Subject Property and were outlined above. No spill sites are situated adjacent to the Subject Property. Twenty-four (24) of the 26 NY Spill sites have been cleaned up to the satisfaction of the NYSDEC and are considered closed; the remaining two sites are still open. Both of the open spill sites have reportedly impacted the soil. None of these spill sites should impact upon the environmental quality of the Subject Property due to various factors such as their location relative to groundwater flow direction, their current regulatory status, the nature of the spills and/or their proximity to the Subject Property.

Four (4) sites are listed in the Solid Waste Facility/ Land Fill (SWF/LF) database and are located within a ½-mile radius of the Subject Property. The first 'Corzo Contracting Co' site is located approximately 204 feet to the northwest and upgradient of the Subject Property. The site is listed as an inactive clean C&D material land fill. The second 'National Paper Stock Inc' site is located approximately 1,552 feet to the south-southwest and upgradient of the Subject Property. This site is listed as an inactive transfer station with no other information provided. The third 'North 12th Street Transfer Station' site is located approximately 1,473 feet to the west and downgradient of the Subject property. The fourth 'Nekboh Recycling' site is located approximately 2,393 feet to the west-southwest and downgradient of the Subject Property. All four sites are listed as inactive and should not impact upon the environmental quality of the Subject Property.

Four (4) sites are listed in the Inactive Hazardous Waste Disposal Site (IHWDS) database and are located within a ½-mile radius of the Subject Property. The first 'Williamsburg Works' site is located approximately

1,045 feet to the west-southwest and upgradient of the Subject Property. Williamsburg Works is reported to have coal tar impacts from the former MGP that operated on site. Remediation is underway through the extraction of the coal tar through wells and additional source excavation is planned. The second 'Brooklyn North 1 Garage' site is located approximately 1,293 feet to the west-southwest and upgradient of the Subject Property. The North 1 Garage is being addressed along with the Williamsburg Works and is currently undergoing remediation. The third 'Berkman Bros Inc' site is located approximately 2,086 feet to the east-southeast and upgradient of the Subject Property. Berkman Bros Inc was referred to the Division of Environmental Remediation by the NYCOER due to elevated arsenic in the surficial soil. Additional investigations are required to delineate the contamination. The fourth 'Cleaner Sales & Equipment Corp' site is located approximately 2,587 feet to the southwest and upgradient of the Subject Property. None of the Inactive Hazardous Waste Disposal sites should impact upon the environmental quality of the Subject Property.

Three (3) Voluntary Cleanup Program (VCP) sites are listed in the database and are located within a ½-mile radius of the Subject Property. The first 'Williamsburg Works' site is located approximately 1,045 feet to the west-southwest and upgradient of the Subject Property. No additional information is provided in the database. The second '101-105 West Street' site is located approximately 2,475 feet to the north-northwest and upgradient of the Subject Property. This site has had the contaminated soil excavated and removed and backfilled with clean soil. The third 'Bayside Oil' site is located approximately 1,708 feet to the west and downgradient of the Subject Property. None of the VCP sites should impact upon the environmental quality of the Subject Property.

Eleven (11) Brownfield sites are listed in the database within a ½-mile radius of the Subject Property. All eleven (11) sites are situated upgradient of the Subject Property. The first 'F&S Central MFG Corp' site is located approximately 593 feet to the south-southwest of the Subject Property and is reported to have soil contamination but no detected water contamination. The second '94 N. 13th Street' site is located approximately 710 feet to the southwest of the Subject Property and is reported to have low levels of PAHs in the groundwater and BTEX compounds in the soil. The third 'Sunbelt Equipment' site is located approximately 979 feet to the west-southwest of the Subject Property and is reported to have visual petroleum contamination in the soil, as well as impacts to the groundwater and soil vapor. The fourth 'Williamsburg Works' site is located approximately 1,045 feet to the west-southwest of the Subject Property and is currently undergoing remediation of coal tar and associated contaminants. The fifth 'Consolidated Freightways' site is located approximately 1,334 feet to the northwest of the Subject Property is impacted with BTEX compounds in the soil and soil vapor. The sixth '87 Kent Avenue (Offsite)' and seventh '87 Kent Avenue' sites are located approximately 1,790 feet to the southwest of the Subject Property and are recorded to have trichloroethene and cis-1,2-dichloroethane contamination in the soil associated with historical manufacturing. The eighth 'Former Carter Spray Finishing Corp' is located approximately 2,048 feet to the east-southeast of the Subject Property and is reported to have gasoline and chlorinated solvents in the soil and soil vapor exceeding regulatory standards. The ninth 'Robinson Bros. Industries, Corp' site is located approximately 2,179 feet to the south of the Subject Property and notes that the environmental information is currently under review with a BCP submittal and has yet to be disclosed. The tenth 'Former Sterling Transformer Corp' site is located approximately 2,243 feet to the south of the Subject Property and is reported to have soil contaminated with benzene and groundwater contaminated with trimethylbenzene and ethylbenzene. The eleventh 'Cleaners Sales & Equipment' site is located approximately 2,587 feet to the southwest of the Subject Property and is reported to have chlorinated solvent contamination in the soil, groundwater and soil vapor. None of the Brownfield sites should impact upon the environmental quality of the Subject Property due to various factors such as their location relative to groundwater flow direction, their current regulatory status, the nature of the spills and/or their proximity to the Subject Property.

A vapor encroachment screening consisting of a Tier 1 evaluation of Potential Vapor Encroachment Conditions (PVEC) was performed in accordance with ASTM E2600-10. A Tier 1 evaluation determines the presence or likely presence of a VEC based upon Federal, State and Local database search results and includes an evaluation of distance, depth to water, potential migration pathways, groundwater flow direction, hydraulic barriers, soil characteristics and other factors impacting soil vapor migration.

The results of the Tier 1 evaluation indicate that based upon an evaluation of the above search results, there are no petroleum or chlorinated PVECs situated at the Subject Property.

None of the remaining properties identified in the databases, including Orphan Sites, should impact upon the environmental quality of the Subject Property.

5.2 Municipal Records

FOIA requests were issued to the following municipal agencies with respect to the Subject Property. All reasonably ascertainable municipal records are provided with this report. Appendix F provides copies of the municipal documents.

- New York City Department of City Planning
- New York City Department of Building
- New York City Department of Housing Preservation and Development
- New York City Department of Health
- New York City Bureau of Fire Department
- New York State Department of Environmental Conservation
- New York City Department of Environmental Protection

New York City Department of City Planning

A FOIA request was submitted to the New York City Zoning Department. The Tax Map revealed that the Subject Property consists of three (3) lots which are identified as the following:

- Block 2641, Lot 1: 9-11 Wythe Avenue, Brooklyn, NY 11222
- Block 2641, Lot 3: 7 Wythe Avenue, Brooklyn, NY 11222
- Block 2641, Lot 4: 1 Wythe Avenue, Brooklyn, NY 11222

The New York City Zoning Department indicated that all lots of the Subject Property are zoned for "M1-2". The Subject Property is not listed as an "E" Designation.

New York City Department of Building

All obtainable FOIA documents were obtained via written request or other means. A FOIA request was submitted to the New York City Department of Building (NYCDOB). Lot 1 of the Subject Property is classified as a "G1-Garage/ Gas Station", lot 3 is classified as a "F4-Factory/ Industrial" and lot 4 is classified as "Z9-Miscellaneous"

The NYCDOB file for lot 1 of the Subject Property lists zero complaints, 2 DOB violations (2 open), zero ECB violations, 4 jobs/filings and 16 actions. The open DOB violations are related to construction and zoning. The jobs/filings are related to illuminated signs and work on the first floor.

The NYCDOB currently does not list any Certificates of Occupancy (CO's) for lot 1 of the Subject Property.

The NYCDOB file for lot 3 of the Subject Property lists 3 complaints (0 open), 2 DOB violations (2 open), 2 ECB violations (zero open), 2 jobs and 1 action. The open DOB violations are related to plumbing and work without a permit. The jobs are related to replacement of a roof drain and the installation of a gas riser for new gas service. The action is related to plumbing work without a permit.

The NYCDOB currently does not list any Certificates of Occupancy (CO's) for lot 3 of the Subject Property.

The NYCDOB file for lot 4 of the Subject Property lists zero complaints, zero DOB violations, zero ECB violations, 2 jobs/filings and zero actions. The jobs/ filings are related to the installation of illuminated signs.

The NYCDOB currently does not list any Certificates of Occupancy (CO's) for lot 4 of the Subject Property.

New York City Department of Housing Preservation and Development

A FOIA request was submitted to the New York City Department of Housing Preservation and Development (NYCHPD). The NYCHPD indicated that no open violations were recorded for any lots of the Subject Property.

New York City Department of Health

A FOIA request was submitted to the New York City Department of Health (NYCDOH). As of the date of this report, the NYCDOH has not responded to our initial search request. Any information provided by the NYCDOH will be provided as soon as it has been received and evaluated.

New York City Bureau of Fire Prevention

A FOIA request was submitted to the New York City Bureau of Fire Prevention (NYCBFP). As of the date of this report, the NYCBFP has not responded to our search request. Any information provided by the NYCBFP will be provided as soon as it has been received and evaluated.

New York State Department of Environmental Conservation

A FOIA request was submitted to the New York State Department of Environmental Conservation (NYSDEC). As of the date of this report, the NYSDEC has responded to our initial search request and has provided our search control#W012546-092316. Any information provided by the NYSDEC will be provided as soon as it has been received and evaluated. The NYSDEC website was also searched for any records associated with the Subject Property. It indicates that the Subject Property is not identified in the NYSDEC Petroleum Bulk Storage (PBS) database or any other NYSDEC remedial programs databases including the Spill Response Program (SRP) database, Brownfield Clean-up Program (BCP) database, State Superfund Program (SSF) database, Environmental Remediation Program (ERP) database and the Voluntary Cleanup Program (VCP) database.

New York City Department of Environmental Protection

A FOIA request was submitted to the New York City Department of Environmental Protection (NYCDEP). As of the date of this report, the NYCDEP has not responded to our search request. Any information provided by the NYCDEP will be provided as soon as it has been received and evaluated.

6.0 SITE RECONNAISSANCE

Ms. Ruijie Xu of Hydro Tech performed the site reconnaissance portion of the Phase I Assessment on September 21, 2016. The weather during the inspection was sunny and approximately 80 degrees Fahrenheit.

Hydro Tech inspected all accessible portions of the Subject Property. The following pertinent information was obtained during the Subject Property Reconnaissance:

1. Industrial Processes

No evidence of current or historical industrial processes was observed at the Subject Property.

2. Suspect Asbestos-Containing Materials

No visual evidence of suspect asbestos-containing material was identified at the Subject Property.

3. Suspect Lead-Based Paint

No visual evidence of suspect lead-based paint was identified at the Subject Property.

4. Lead in Water

The City of New York is provided with potable water from a series of reservoirs located to the north and northwest of the city. The City of New York is responsible for maintaining the quality of this potable water. The Subject Property is served by public water.

5. Drum Storage Areas

No evidence of current or former drum storage areas were observed at the Subject Property.

6. Storage Tanks

Two (2) 275-gallon #2 fuel oil ASTs were identified in good condition along the southern interior wall at 11 Wythe Avenue. One (1) 275-gallon #2 fuel oil AST was identified in the concrete yard along North 15th Street at the southeastern portion at 150 Banker Street. This AST was noted to be in good condition. The associated vent pipes and fill ports were identified in good condition outside the exterior wall along the North 15th Street. No staining, odor or other evidences of spill were encountered in the vicinity of the tanks, pipes and fill port. These tanks are currently in service for the active oil burners located in the along the North 15th Street and the eastern portion of parcel at 150 Banker Street. No related historic releases were identified in Section 5.1 regarding these tanks. These ASTs should not be considered a REC.

No visual evidence of other ASTs or USTs was identified at the Subject Property.

No evidence of former ASTs or USTs was identified at the Subject Property.

7. Subsurface Drainage Structures/Drains/Sumps

No subsurface drainage structures, such as dry wells, leaching pools or cesspools were observed at the Subject Property. No evidence of former subsurface drainage structures was observed at the Subject Property.

No evidence of current or former septic/waste water/storm water discharge systems is identified at the Subject Property.

No evidence of current or former floor drains was identified at the Subject Property.

No sump pumps were identified at the Subject Property.

8. PCB-Containing Equipment

Other than fluorescent lighting ballasts, no suspect PCB-containing equipment was identified at the Subject Property.

9. Monitoring / Potable Water Wells

No potable water wells were observed at the Subject Property.

No potable water wells were observed at the adjacent properties.

No monitoring wells were identified at the Subject Property.

No monitoring wells were identified on the adjacent properties.

10. Mold

No visual evidence of mold was identified at the Subject Property.

11. Pits, Ponds, or Lagoons

No waste disposal pits, ponds or lagoons were observed at the Subject Property. No evidence of former pits, ponds, pools of liquid or lagoons were observed at the Subject Property.

12. Wetlands

No evidence of wetlands or wetlands growth is identified at the Subject Property. The location of the Subject Property and its vicinity do not appear in the USA National Wetlands Inventory.

13. Staining/Stressed Vegetation

No significant staining was identified at the Subject Property. No stressed vegetation was observed at the Subject Property.

14. Fill / Land Disposal / Solid Waste

No visual areas of fill or evidence of land disposal of solid waste material(s) were observed at the Subject Property.

15. Engineering Controls

No engineering controls were noted at the Subject Property.

16. Odors/Air Emissions

No odors indicative of a petroleum, chemical or hazardous substance spill or release were identified at the Subject Property. No evidence of air emissions or air emission equipment was identified at the Subject Property.

17. Hazardous Substance / Petroleum Containers

No evidence of suspect hazardous substance or other petroleum containers were identified at the Subject Property.

18. Radon

USEPA's recommended action level is 4 picoCuries/liter and the average radon gas concentrations predicted in the Brooklyn area is 1.3 picoCuries/liter. Since Brooklyn is

located in a Low Radon Potential area, radon gas should not represent a potential environmental concern that would warrant the sampling for radon gas at the Subject Property.

7.0 CLIENT / USER-PROVIDED INFORMATION & INTERVIEWS

7.1 Client / User-Provided Information

During the course of the Phase I Assessment, the Client/User Questionnaire is required to provide specific information. The following provides a breakdown of this information.

1. The client/user provided no records to Hydro Tech's request for information associated with Environmental Liens or Activity and Use Limitations against the property that may have been filed or listed under federal, tribal, state or local law.
2. The client/user reported no specialized or actual knowledge or experience related to any potential Recognized Environmental Conditions at the Subject Property or nearby properties.
3. The client/user did not respond to Hydro Tech's request for information regarding the relationship of the purchase price of the property to fair market value, specifically if it has been adjusted due to the known or potential presence of on-site contamination.
4. Other than provided in Section 7.2, the client/user reported no commonly known information or information within the local community regarding past use(s) of the property (including the storage and/or release of chemicals, hazardous substances, petroleum products, etc.) that could have affected the environmental integrity of the subject site.
5. The client/user could not confirm whether no environmental contamination or cleanups have occurred at the property in the past.
6. Hydro Tech Environmental filled a Questionnaire for the client/user based on provided information. As of the date of the report, Hydro Tech was not provided with the completed questionnaire. Any information provided by the client/user will be provided as soon as it has been received and evaluated.

7.2 Interviews

During the course of the Phase I Assessment, interviews were conducted with key site personnel with respect to the operation and history of the Subject Property.

Site Owner and/or Representative

- Mr. Patrick Turturro - Owner

The following information was provided:

- Mr. Turturro requested a geotechnical investigation at the Subject Property in 1999 and a copy of the report is attached in Appendix D. Mr. Turturro is not aware of any other previous studies at the Subject Property;
- Mr. Turturro indicated that he bought the building in 1980 and he recalled that part of the Subject Property was initially occupied by a trucking company for oil distribution. He was not aware of or did not identify any on-site oil underground storage tank related to this company when he excavated and renovated the Site; and
- Mr. Turturro is not aware of any previous spills at the Subject Property.

Occupants and/or Operators

No site owner and/or representative were identified and/or available to be interviewed during the course of this Assessment.

Past Owners and/or Occupants

No past owners and/or occupants were identified and/or available to be interviewed during the course of this Assessment.

The interviews did not reveal the presence of any other potential Recognized Environmental Conditions in connection with the subject site, and did not provide any additional information with respect to the environmental integrity of the subject property that was not obtained from other sources over the course of this investigation.

In addition, although an interview with the former owner(s) or occupant(s) or operator(s) was not possible as none were provided to Hydro Tech as of the date of this ESA, we do not believe that any such owner(s) would have additional material information regarding the potential for contamination at the property that was not obtained from other sources over the course of this investigation.

8.0 CONCLUSIONS

Hydro Tech has performed a Phase I Environmental Site Assessment at the Subject Property, and has identified the following Recognized Environmental Conditions:

- The historical use of the Subject Property for manufacturing (§4.1);

The Phase I Environmental Site Assessment has also revealed the following Controlled Recognized Environmental Condition (CREC):

- The presence of closed spill #1001843 (§5.1).

9.0 CREDENTIALS & DECLARATION

9.1 Credentials

In accordance with ASTM E 1527, the credentials of those personnel directly involved with the production of this report are provided with this report. **Appendix G** provides a copy of the personnel credentials.

9.2 Environmental Professional Declaration

We declare that to the best of our professional knowledge and belief, we meet the definition of environmental professional as defined in 40 C.F.R. Part 312. We have the specific qualifications based on education, training and experience to access a property of the nature, history and setting of the Subject Property. Only where indicated we have developed and performed the AAls in conformance with the standards and practices set forth in 40 C.F.R. Part 312.

10.0 REFERENCES

- American Society for Testing and Materials International. (2010). *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, ASTM E2600 - 10. Subcommittee E50.02 on Real Estate Assessment and Management, West Conshohocken, PA. doi:10.1520/E2600-10
- American Society for Testing and Materials International. (2013). *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM E1527 - 13. Subcommittee E50.02 on Real Estate Assessment and Management, West Conshohocken, PA. doi:10.1520/E1527
- Cadmus, D., Hodgen, R., Gatto, L. M., & Puffer, J. H. (n.d.). *Geochemical traverse across Cameron's Line, Borough Hall Park, Bronx, New York*. Newark, New Jersey: Geology Department, Rutgers University.
- Environmental Data Resources Inc. (2016). *The EDR Radius Map™ Report with Geotrack®: 1-11 Wythe Avenue, Brooklyn, NY*. Shelton, CT: EDR. September 23, 2016
- Environmental Data Resources Inc. (2016). *The EDR-City Directory Abstract: 1-11 Wythe Avenue, Brooklyn, NY*. Shelton, CT: EDR. Retrieved September 23, 2016
- Environmental Data Resources Inc. (2016). *Certified Sanborn® Map Report: 1-11 Wythe Avenue, Brooklyn, NY*. Shelton, CT: EDR. Retrieved September 23, 2016
- HistoricAerials.com. (2016). *HistoricAerials: 1-11 Wythe Avenue, Brooklyn, NY*. Retrieved from HistoricAerials: <http://http://www.historicaerials.com>
- Long Island Home Inspection. (n.d.). *Radon on Long Island*. Retrieved from Long Island Home Inspection: <http://www.longislandhomeinspection.com/content/radon-long-island>
- New York City Department of Finance. (2016). *Automated City Register Information System*. Retrieved from Office of the City Register: <http://a836-acris.nyc.gov/CP/>
- New York State Department of Environmental Conservation. (1972). *The Long Island Ground Water Pollution Study*.
- PropertyShark.com. (2016). *PropertyShark Property-Report: 1-5 Wythe Avenue, Brooklyn, NY*. Retrieved from PropertyShark: <http://www.propertyshark.com/>
- PropertyShark.com. (2016). *PropertyShark Property-Report: 7 Wythe Avenue, Brooklyn, NY*. Retrieved from PropertyShark: <http://www.propertyshark.com/>
- PropertyShark.com. (2016). *PropertyShark Property-Report: 9-11 Wythe Avenue, Brooklyn, NY*. Retrieved from PropertyShark: <http://www.propertyshark.com/>
- United States Fish & Wildlife Service. (2016). *Wetlands Mapper*. Retrieved from National Wetlands Inventory: <http://www.fws.gov/wetlands/Data/Mapper.html>
- United States Geological Survey. (2010). *Groundwater Conditions on Long Island, New York, 2010*. Retrieved from <http://ny.water.usgs.gov/maps/li-gc10/>
- United States Geological Survey. (2010). *Long Island Depth to Water Viewer*. Retrieved from <http://ny.water.usgs.gov/maps/li-dtw10/>
- Walton, W. C. (1991). *Principals of Groundwater Engineering*. Chelsea, Michigan: Lewis Publishers, Inc.

Figures

11.0 EXCLUSIONS & DISCLAIMERS

The observations described in this report were made under the conditions stated therein. The conclusions presented in the report were based solely upon the services described therein, and not on scientific tasks or procedures beyond the scope of described services or the time and budgetary constraints imposed by the Client. No warranty, expressed or implied, is made whatsoever in connection with this report.

In preparing this report, Hydro Tech Environmental, Corp. may have relied on certain information provided by state and local officials and other parties referenced therein, and on information contained in the files of state and/or local agencies available to Hydro Tech Environmental, Corp. at the time of the subject property assessment. Although there may have been some degree of overlap in the information provided by these various sources, Hydro Tech Environmental, Corp. did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this subject property assessment.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a Subject Property (ASTM E 1527-13 Section 4.5.1). The intent of an environmental site assessment is to reduce but not eliminate uncertainty regarding the presence of potential RECs within reasonable limits of both time and cost.

Observations were made of the subject property and of structures on the subject property as indicated within the report. Where access to portions of the subject property or to structures on the subject property was unavailable or limited, Hydro Tech Environmental, Corp. renders no opinion as to the presence of non-hazardous or hazardous materials, or to the presence of indirect evidence relating to a non-hazardous or hazardous materials, in that portion of the subject property or structure. In addition, Hydro Tech Environmental, Corp. renders no opinion as to the presence of hazardous materials, or the presence of indirect evidence relating to hazardous materials, where direct observation of the interior walls, floors, or ceiling of a structure on a subject property was obstructed by objects or coverings on or over these surfaces.

Hydro Tech Environmental, Corp. did not perform testing or analyses to determine the presence or concentration of asbestos or lead-based paint at the Subject Property or in the environment of the subject property under the scope of the services performed.

Any water level reading made in test pits, borings, and/or observation wells were made at the times and under the conditions stated in the report. However, it must be noted that fluctuations in the level of groundwater may occur due to variations in rainfall and other factors different from those prevailing at the time measurements were made.

Except as noted within the text of the report, no qualitative laboratory testing was performed as part of the subject property assessment. Where an outside laboratory, Hydro Tech Environmental, has conducted such analyses Corp. has relied upon the data provided, and has not conducted an independent evaluation of the reliability of the data.

The conclusions contained in this report are based in part, where noted, upon various types of chemical data and are contingent upon their validity. The data have been reviewed and interpretations were made in the report. As indicated within the report, some of the data may be preliminary "screening" level data, and should be confirmed with quantitative analyses if more specific information is necessary. Moreover, it should be noted that variations in the types and concentrations of contaminants and variations in their flow paths may occur due to seasonal water table fluctuations, past disposal practices, the passage of time, and other factors. Should additional chemical data become available in the future, the data should be reviewed, and the conclusions and recommendations presented herein modified accordingly. If in the opinion of the Client/User or any third party claiming reliance on this report, that Hydro Tech was negligent or in breach of contract, such aforementioned parties shall have 6 months from the date of Hydro Tech's visit to make a claim.

This report was prepared solely for the use of the Client/User and is not intended for use by third parties. Unauthorized third parties shall indemnify and hold Hydro Tech harmless against any liability for any loss arising out of, or related to, reliance by any third party on any work performed hereunder, or the contents of this report.

SUBSOIL
INVESTIGATIONS



SOIL MECHANICS DRILLING CORP.

3770 MERRICK ROAD • SEAFORD, L. I., NEW YORK 11783
(516) 221-2333 • FAX (516) 221-0254

March 3, 1999

9 Wythe Avenue
Brooklyn, NY 11211

Re: 9 Wythe Ave.
Brooklyn, NY
Our Job #99-113

Att: Pat Turturro

Gentlemen:

Forwarded herewith are the boring logs for for the two (2) preliminary test borings completed recently at the above referenced site. Three (3) additional borings will be required to satisfy the New York City Building Code, if you decide to go forward with the project.

Our investigation revealed that the areas drilled are blanketed by 13 ft. of loose soil, wood and rubble fill, underlain by soft compressible organic silt extending to 28 ft. below existing grade. These upper soils are underlain by a moderately dense to dense silty sand formation with traces of gravel extending to the deepest depth drilled.

Natural ground water was encountered at 9 ft. below existing grade at the time the borings were taken.

TEST BORINGS • GROUND WATER DETERMINATIONS • FOUNDATION RECOMMENDATIONS • HOLLOW STEM AUGER BORINGS
LABORATORY ANALYSES • CONTROLLED LANDFILL • DIAMOND CORE DRILLING • SAND & GRAVEL PROSPECTING
BEARING VALUES • WELL POINT INSTALLATIONS • ENGINEERING SUPERVISION • PERCOLATION TESTS
SANITARY INVESTIGATIONS • UNDISTURBED SAMPLING • TEST PITS • TOP SOIL ANALYSES

SOIL MECHANICS DRILLING CORP.

3770 MERRICK ROAD • SEAFORD, L. I., NEW YORK 11783
(516) 221-2333 • FAX (516) 221-0254

March 3, 1999

Page 2

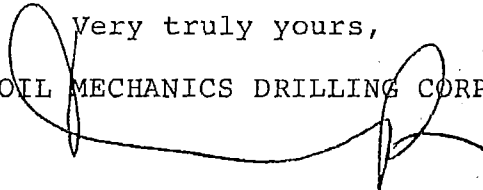
Att: Pat Turturro

It is recommended that any substantial structure being planned for this site be supported on piles through the fill and organic silt and into the lower denser sands.

Soil samples recovered during drilling operations will be stored in our lab for a period of 30 days after which they will be destroyed. During this period we will deliver these samples to any prescribed location upon request.

If after you examine the enclosed you have any further questions, please feel free to call and discuss them with us.

Billing is enclosed.

Very truly yours,
SOIL MECHANICS DRILLING CORP.


Carl Vernick
President

CV/mlf
Enclosures

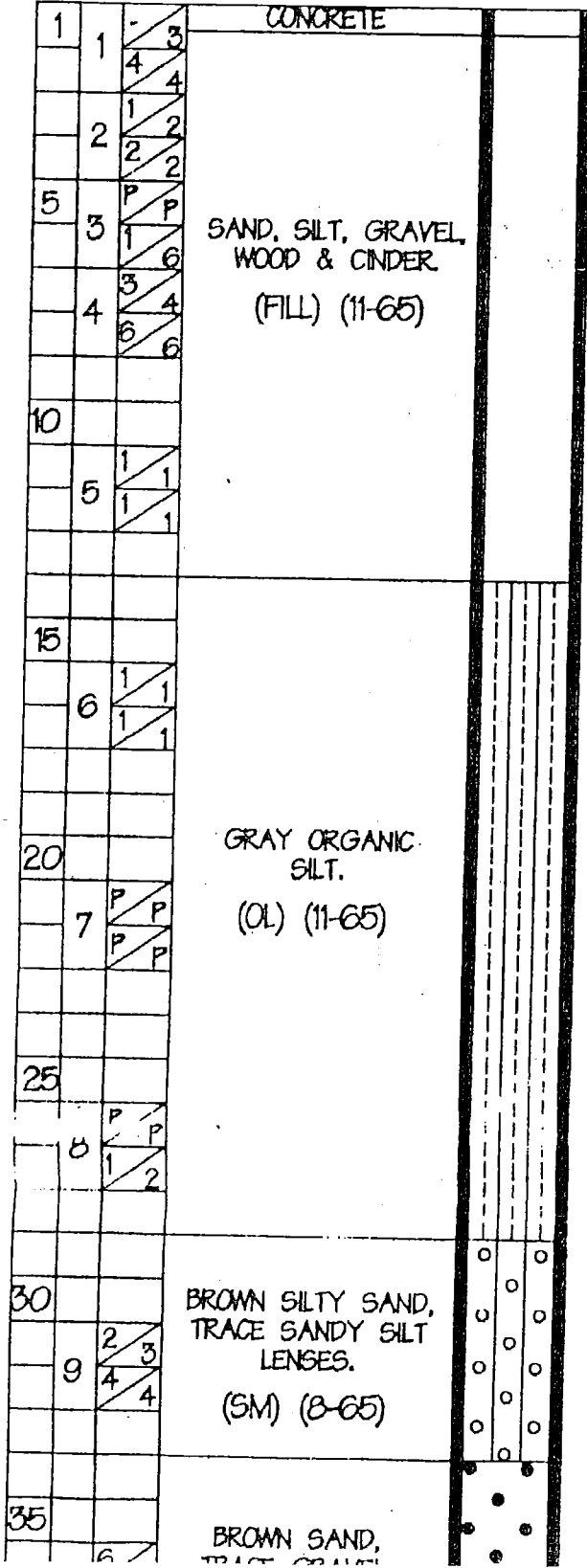
B-1

B-2

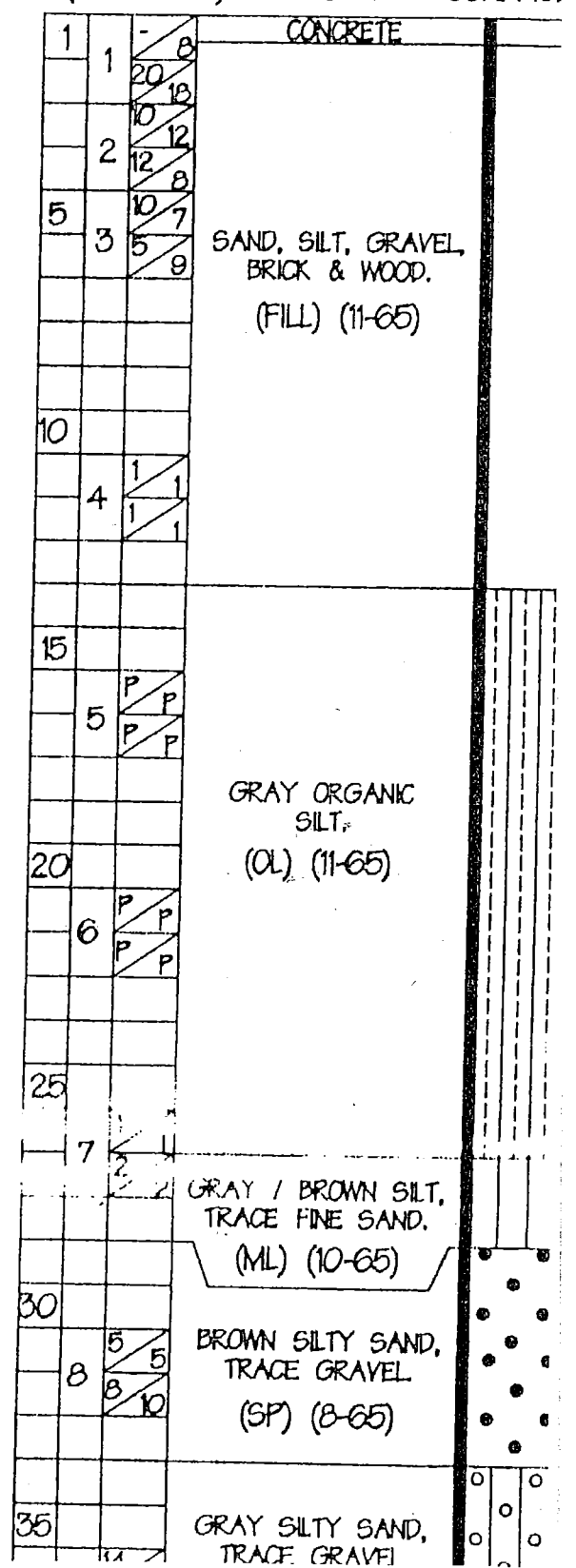
①

(EL 9.75') GROUND SURFACE

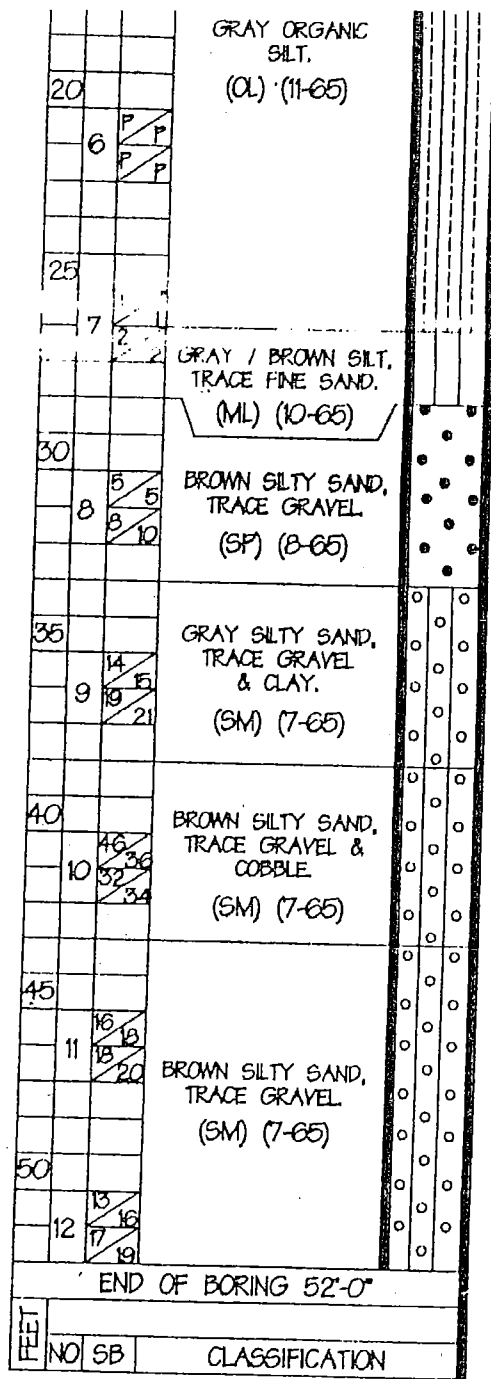
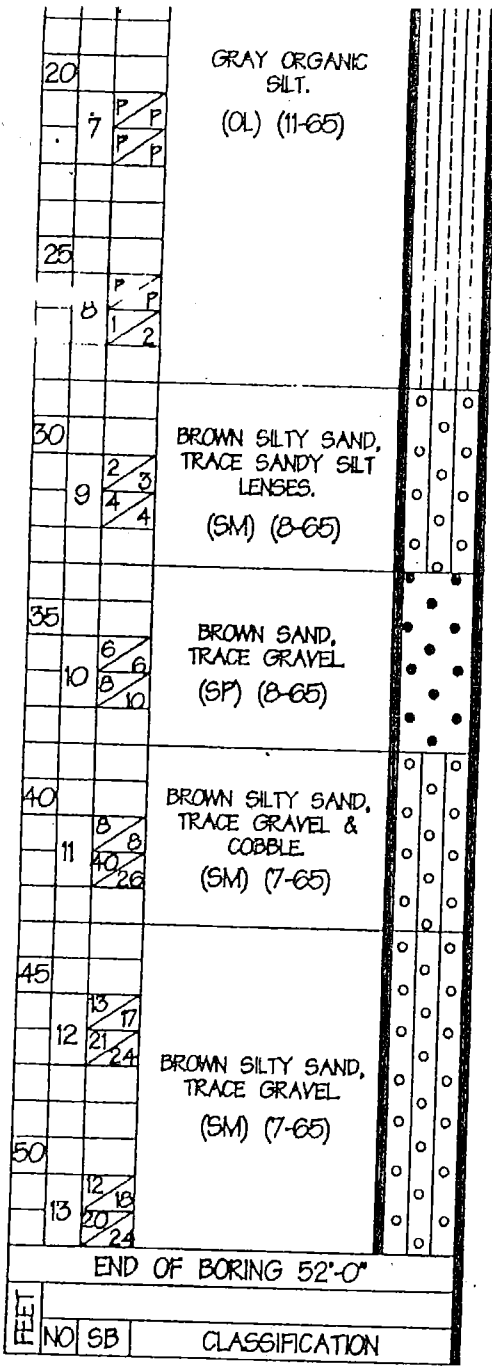
(EL 8.5') GROUND SURFACE



G.W.T.
9'-2"



2
1



160273

1-11 Wythe Ave and 150 & 152 Banker St
Brooklyn, NY 11211

Inquiry Number: 4730147.5
September 19, 2016

The EDR-City Directory Abstract

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2016 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

160273

1-11 Wythe Ave and 150 & 152 Banker St
Brooklyn, NY 11211

Inquiry Number: 4730147.2s
September 19, 2016

The EDR Radius Map™ Report with GeoCheck®

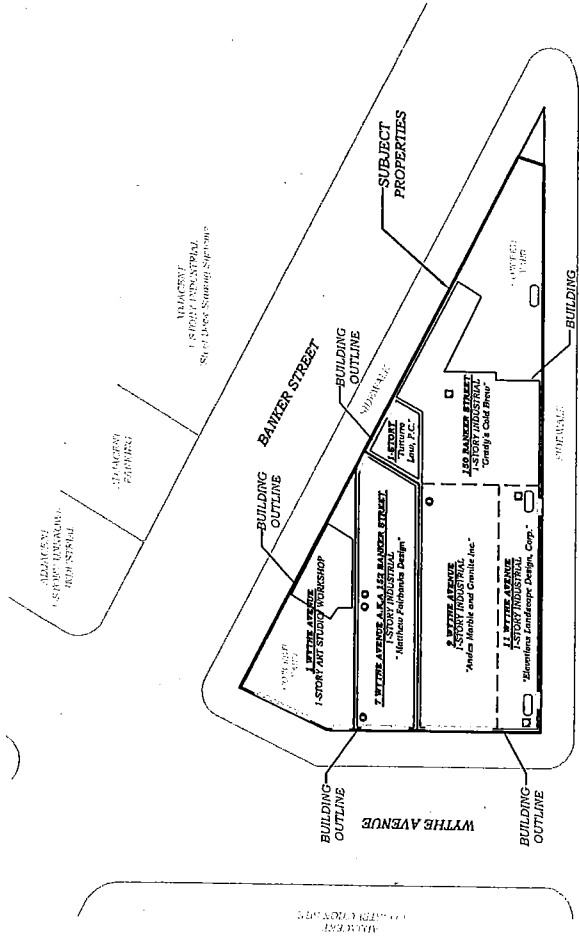
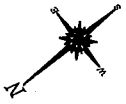


6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Appendix E

Database Search Results

1. Site Plan

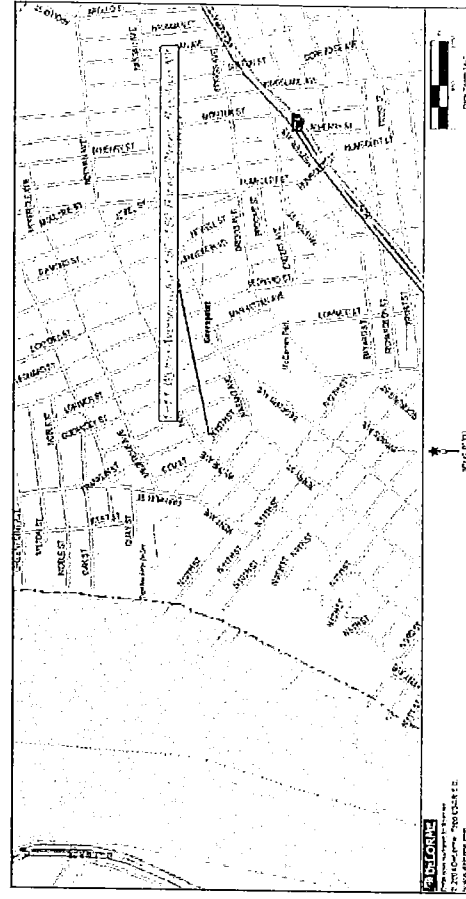


NORTH 15 STREET

0' 20' 40' 60'
SCALE IN FEET (FT.)

LEGEND:

- ACCESS GATE
- ROLL DOWN GATE
- GAS HEATER
- OIL HEATER
- 275-GAL. #2 FUEL OIL TST
- ABOVE GROUND STORAGE TANK
- ALUMINUM PANEL WALL



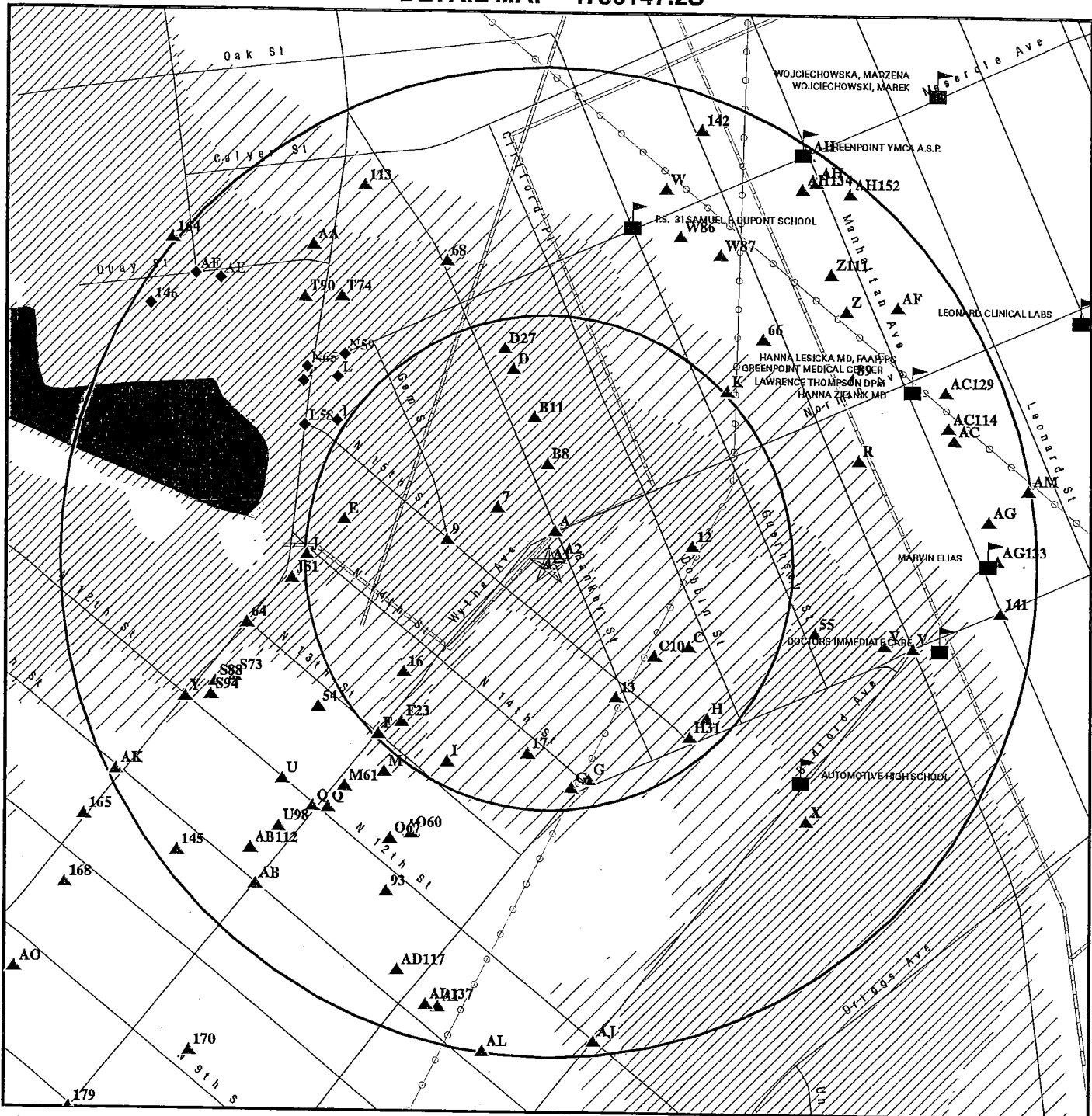
HYDRO TECH ENVIRONMENTAL CORP.
 NYC OFFICE
 77 ARMY DRIVE, SUITE G
 HAUPPAUGE, NEW YORK 11788
 T (631) 462-5866 F (631) 462-5077 T (718) 636-0800 F (718) 636-0800
 www.hydrotechenvironmental.com

1-11 Wythe Avenue
 Brooklyn, NY
 HTE Job # 160273

Drawn By:	C.O.
Reviewed By:	A.N.
Approved By:	M.R.
Date:	10/03/16
Scale:	AS NOTED

FIGURE 1: SITE PLAN

DETAIL MAP - 4730147.2S



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

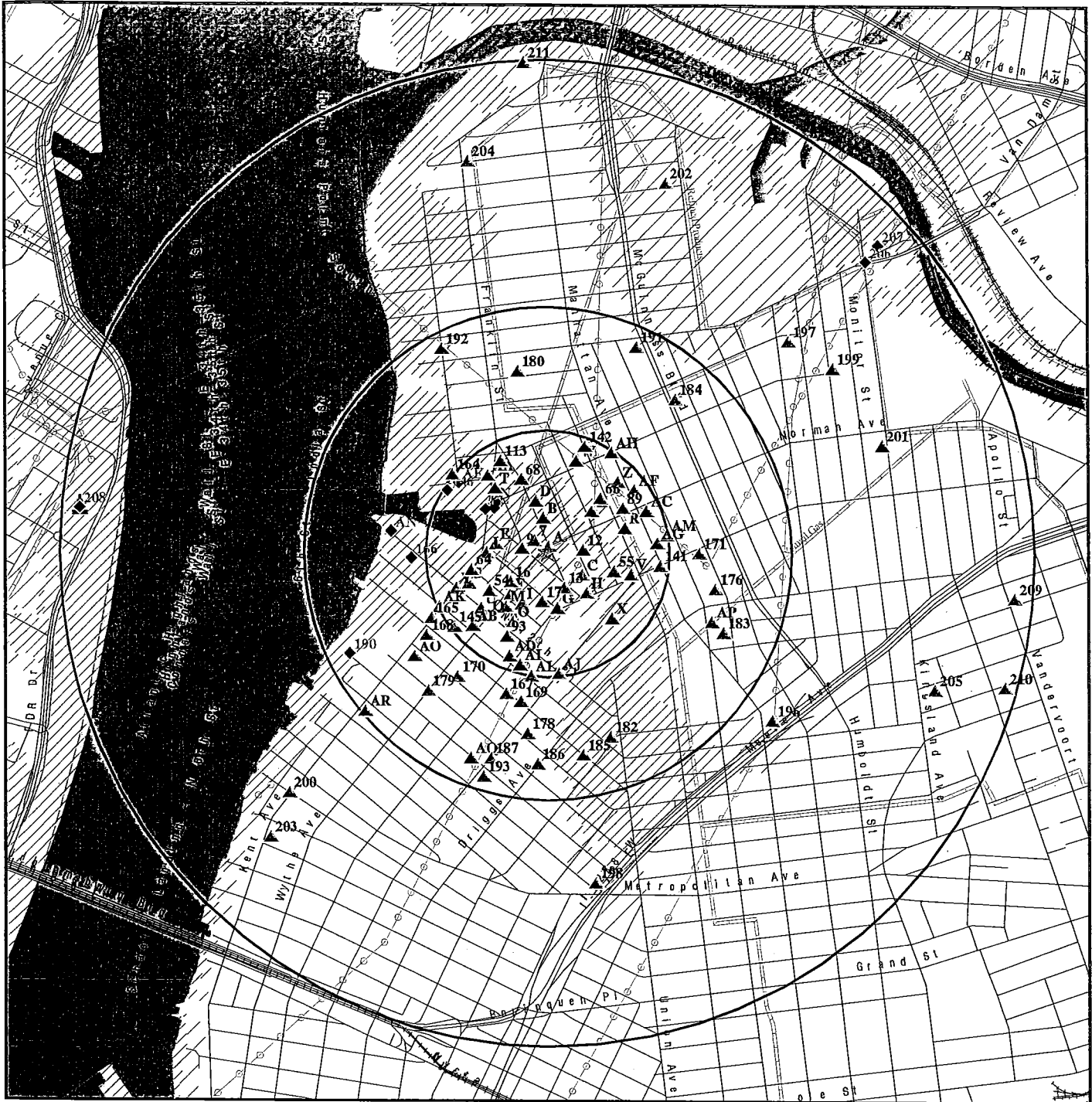
- ▨ Indian Reservations BIA
- ⚡ Power transmission lines
- ⚡ Pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- ▨ National Wetland Inventory
- ▨ State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 160273
 ADDRESS: 1-11 Wythe Ave and 150 & 152 Banker St
 Brooklyn NY 11211
 LAT/LONG: 40.724085 / 73.955206

CLIENT: Hydro Tech Env. Corp.
 CONTACT: Muslima Ward
 INQUIRY #: 4730147.2s
 DATE: September 19, 2016 2:13 pm

OVERVIEW MAP - 4730147.2S



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ▨ National Priority List Sites
- ▩ Dept. Defense Sites
- ▨ Indian Reservations BIA
- ∟ County Boundary
- ⚡ Power transmission lines
- ⚡ Pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- ▨ National Wetland Inventory
- ▨ State Wetlands

SITE NAME: 160273
ADDRESS: 1-11 Wythe Ave and 150 & 152 Banker St
 Brooklyn NY 11211
LAT/LONG: 40.724085 / 73.955206

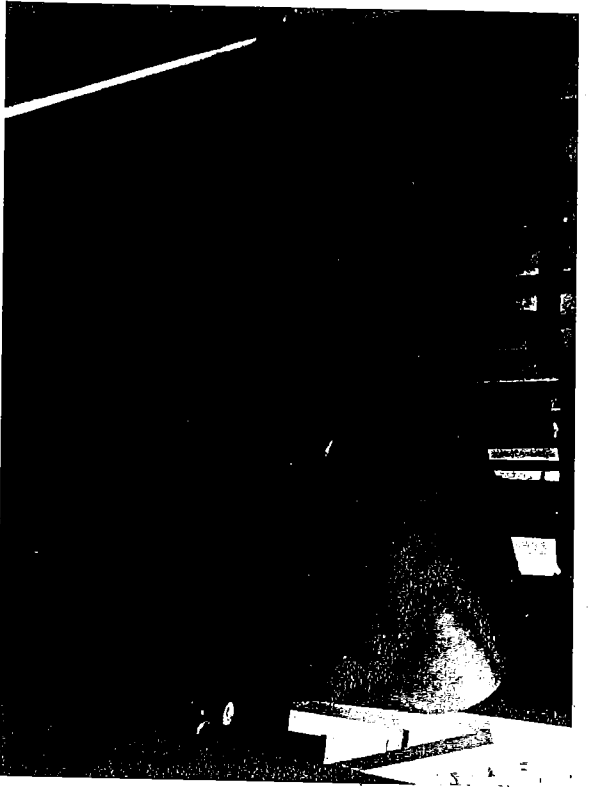
CLIENT: Hydro Tech Env. Corp.
CONTACT: Muslima Ward
INQUIRY #: 4730147.2s
DATE: September 19, 2016 2:11 pm

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

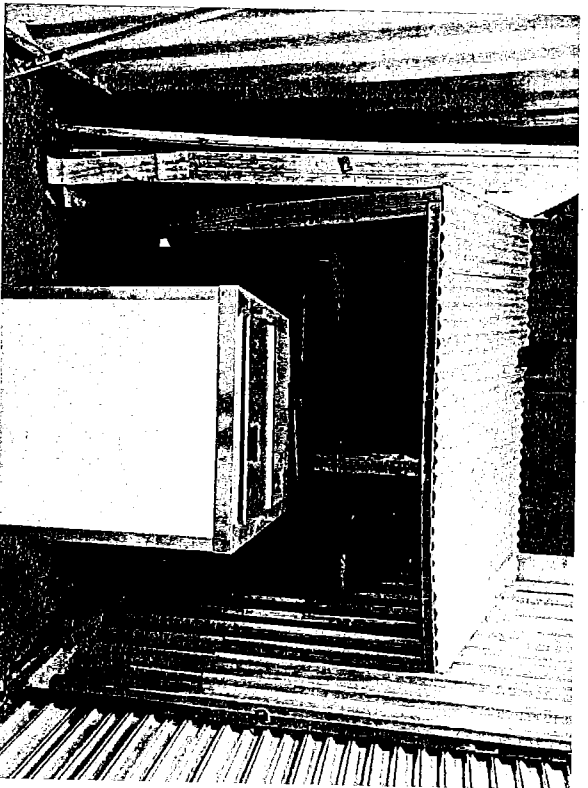
Appendices

Appendix A

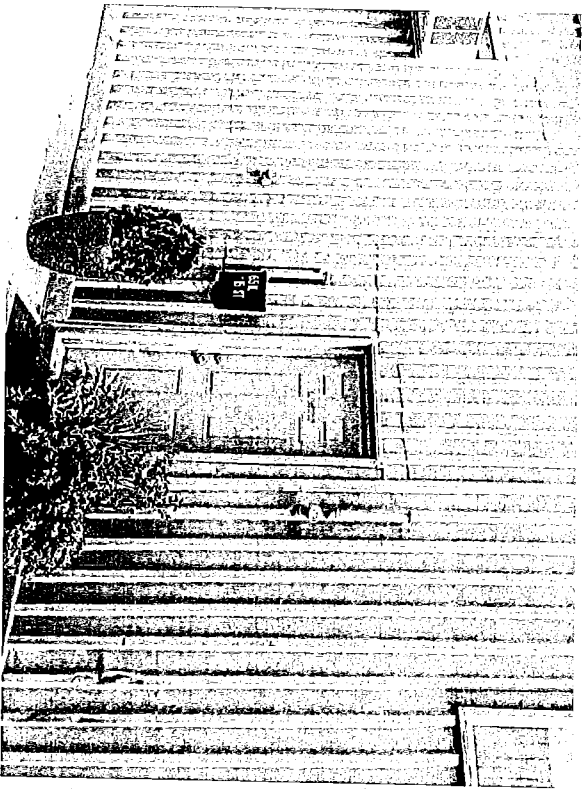
Photographs



AST #2



AST #3



Vent Pipe and Fill Port #1



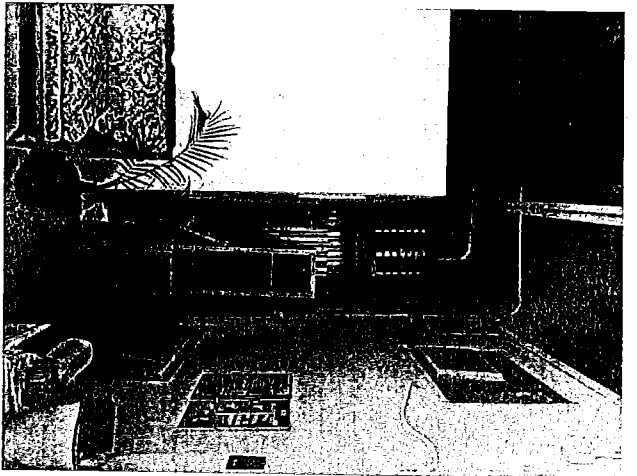
Vent Pipe and Fill Port #2



Oil Heater #1



Wall Mounted PTAC Unit

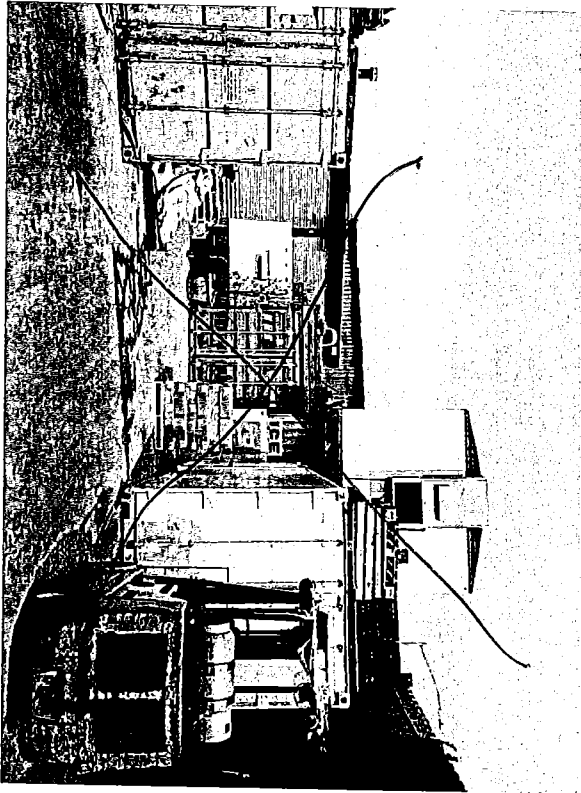


Oil Heater #2

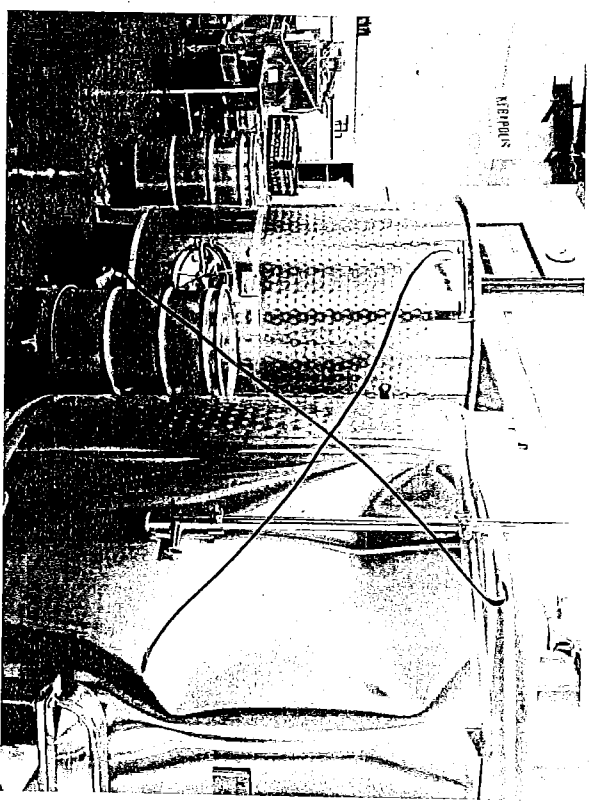


AST #1

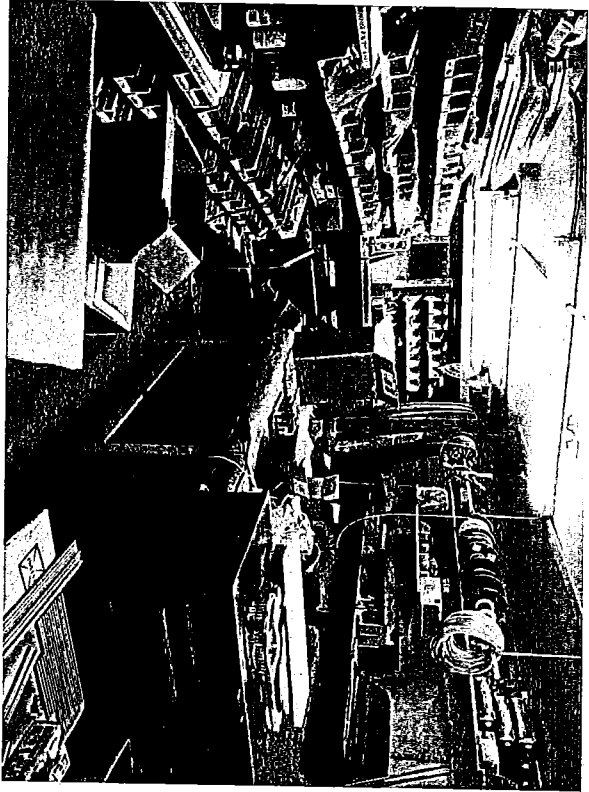
NEW TENENT-SUMMIT



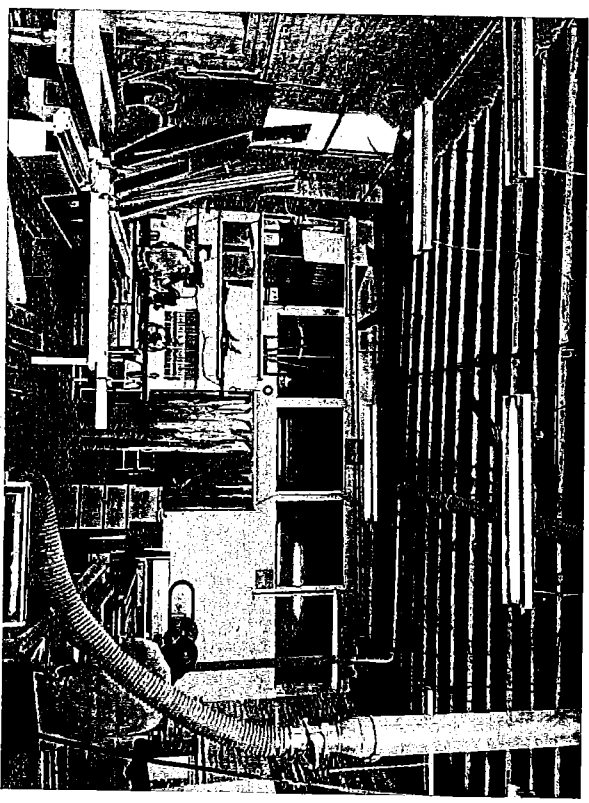
Inside View of Grady's Cold Brew #3



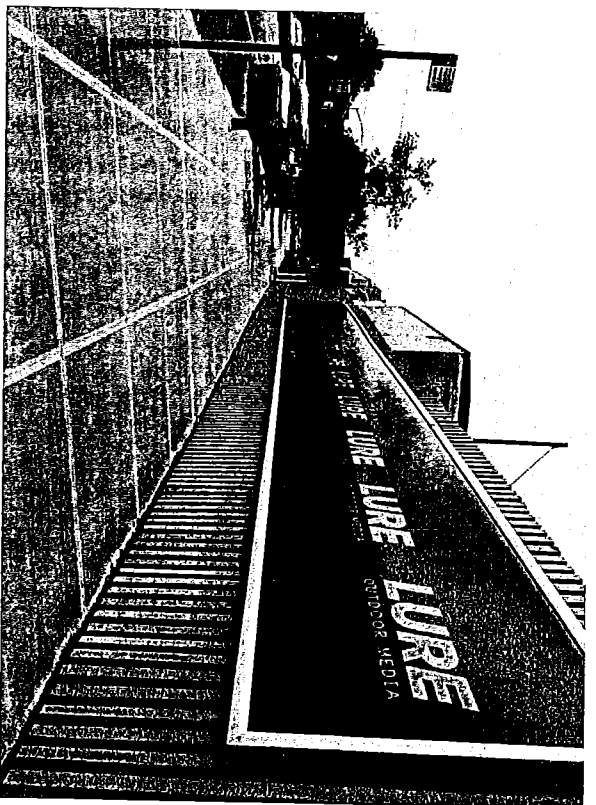
Inside View of Grady's Cold Brew #4



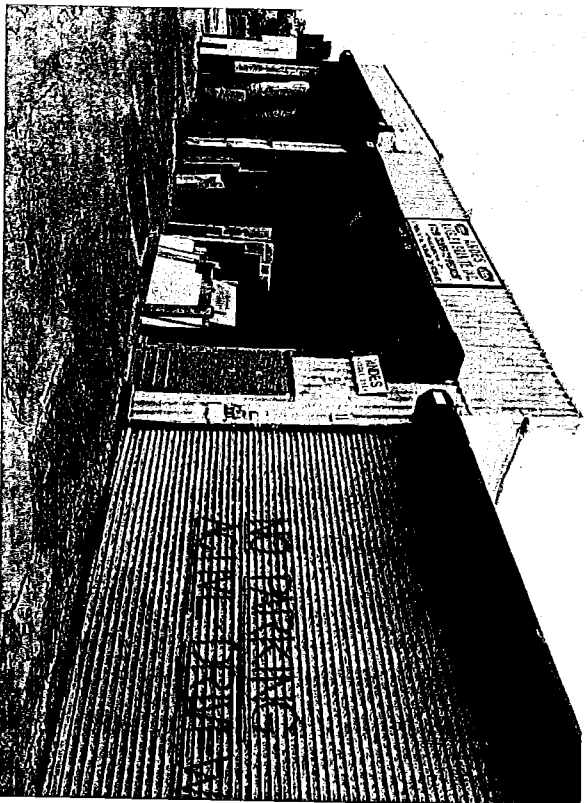
Inside View of Matthew Fairbank Design #1



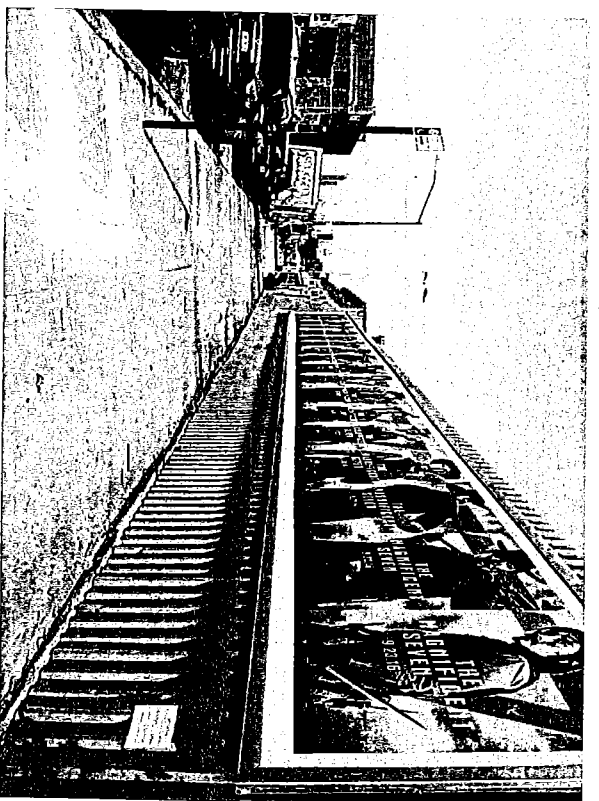
Inside View of Matthew Fairbank Design #2



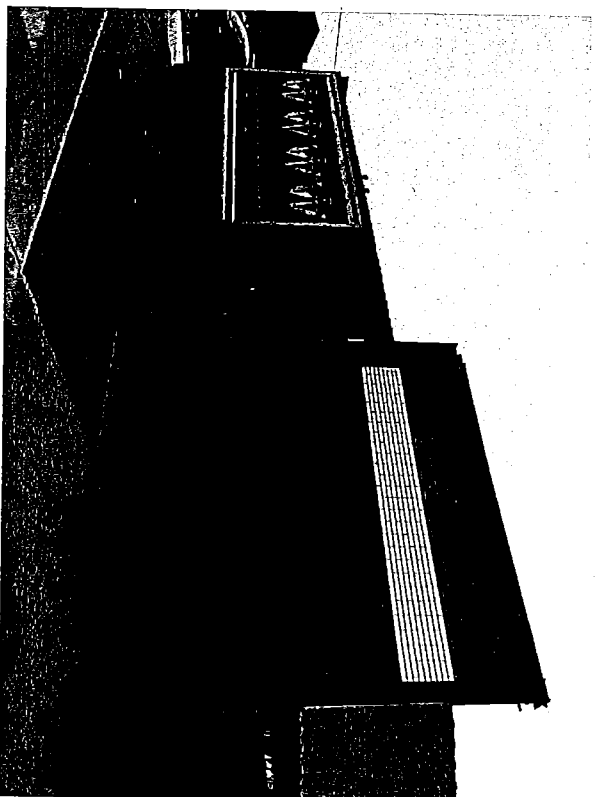
Outside View along Banker Street



Outside View along Wythe Avenue #1



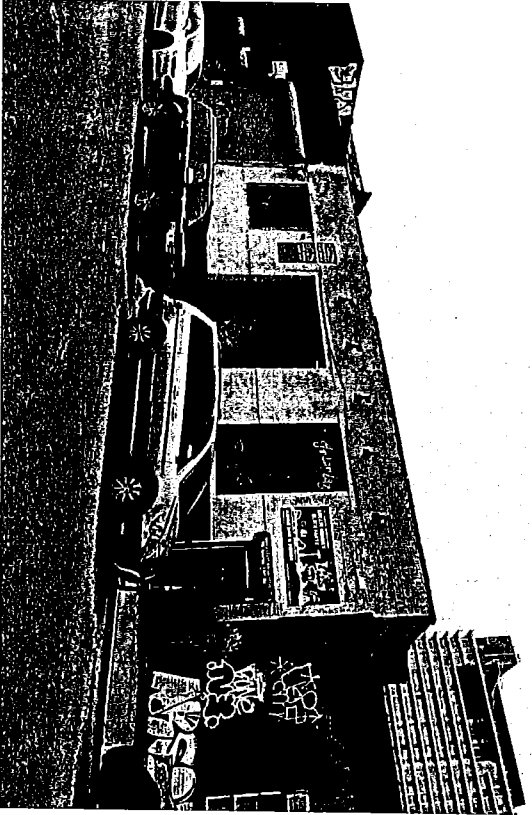
Outside View along North 15th Street



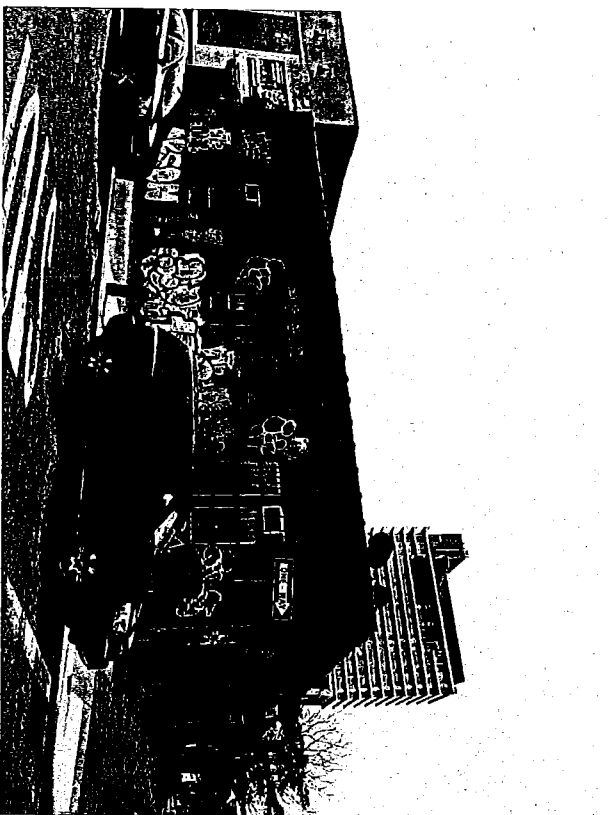
Outside View along Wythe Avenue #2



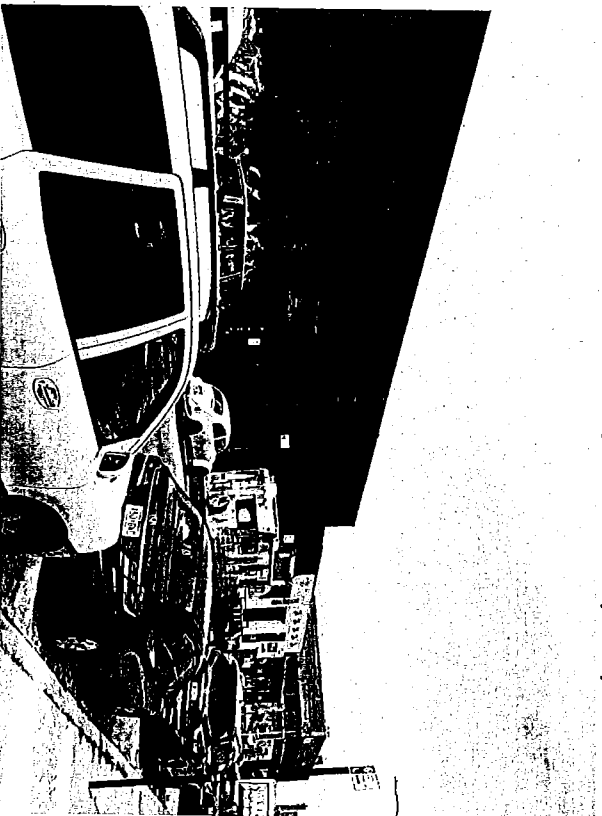
View of Eastern Adjacent Property #4



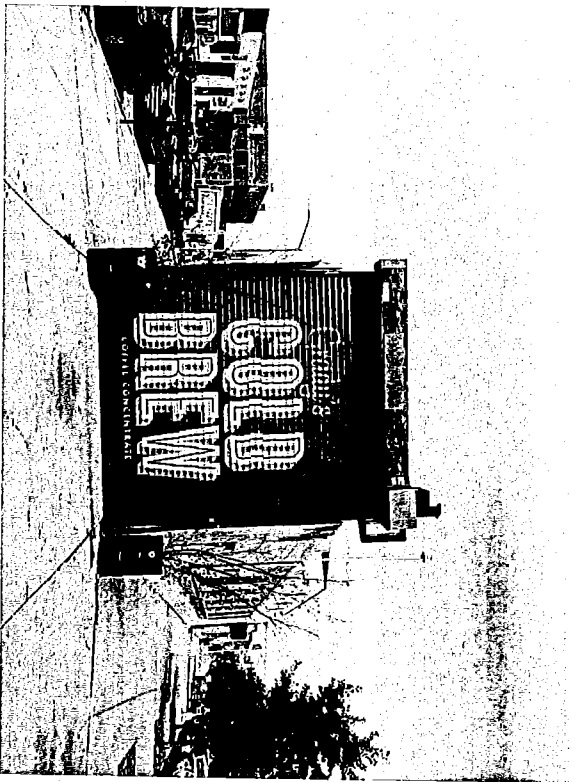
View of Southern Adjacent Property #2



View of Southern Adjacent Property #1



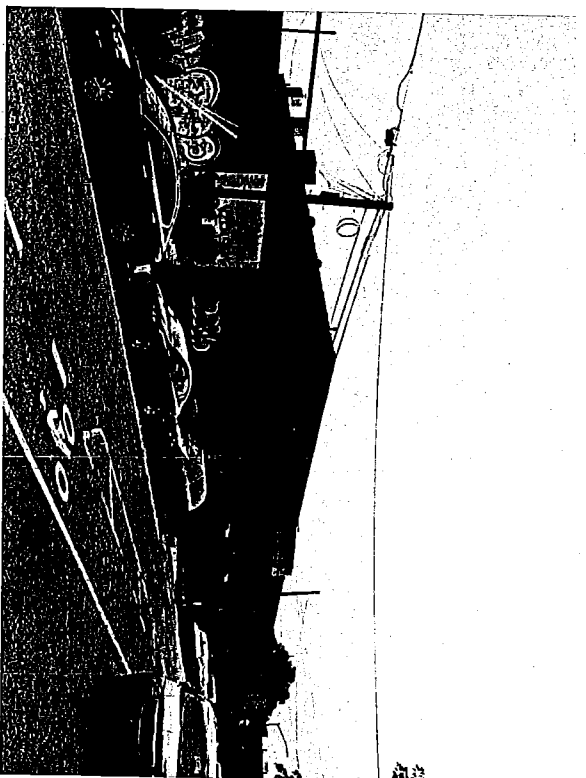
View of Southern Adjacent Property #3



Outside View at North 15th Street and Banker Street



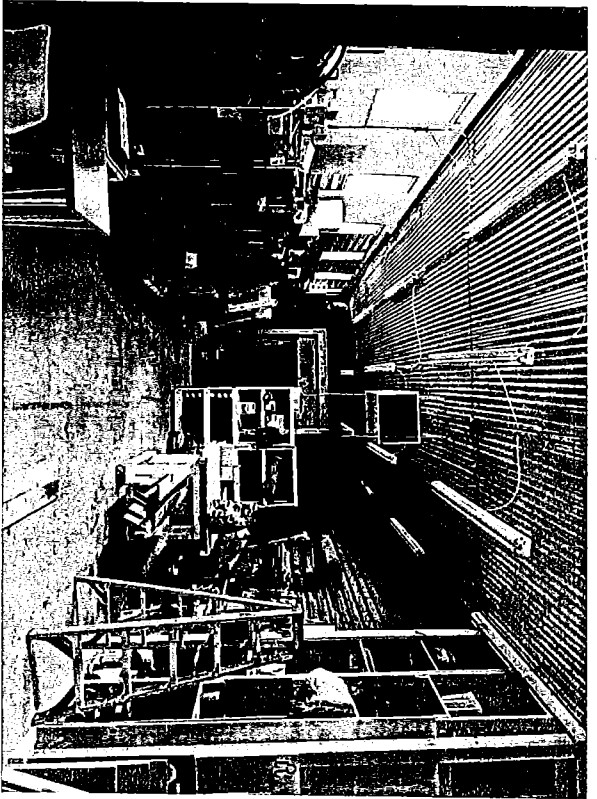
View of Eastern Adjacent Property #1



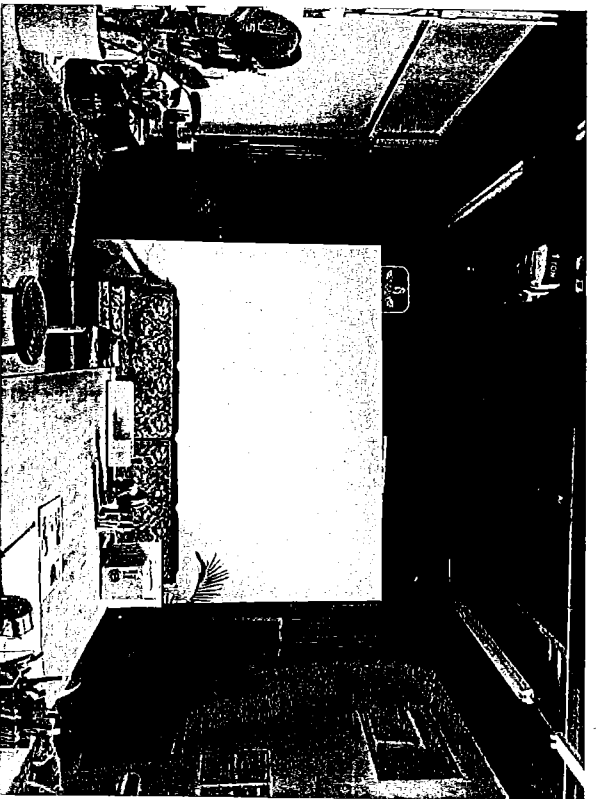
View of Eastern Adjacent Property #2



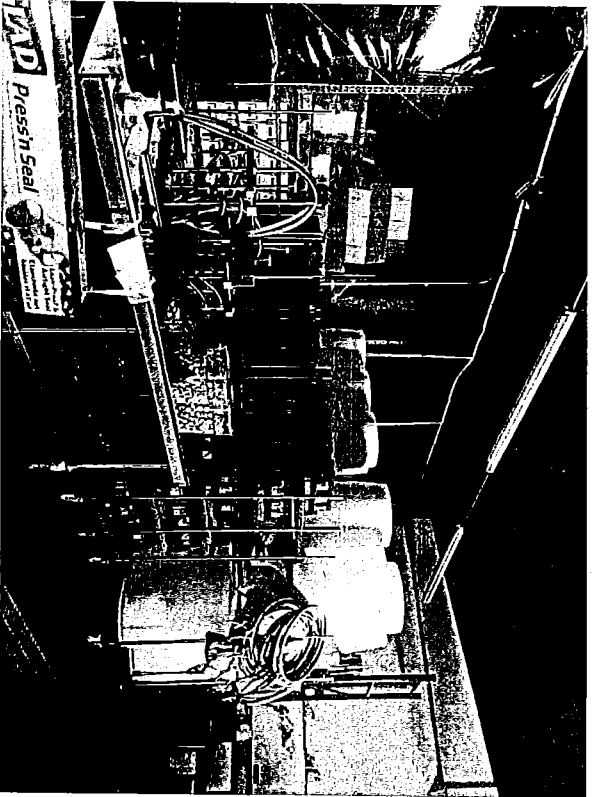
View of Eastern Adjacent Property #3



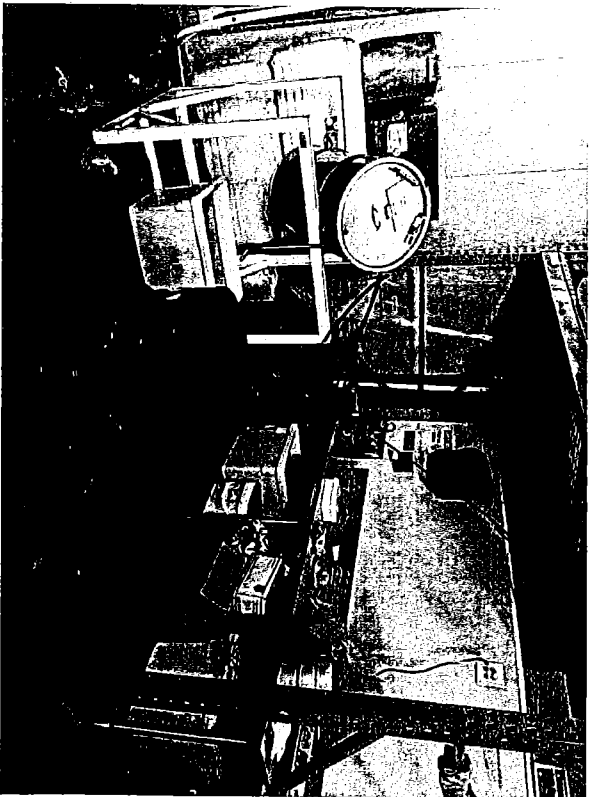
Inside View of Elevation's Landscape Design, Corp



Inside View of Elevation's Landscape Design, Corp



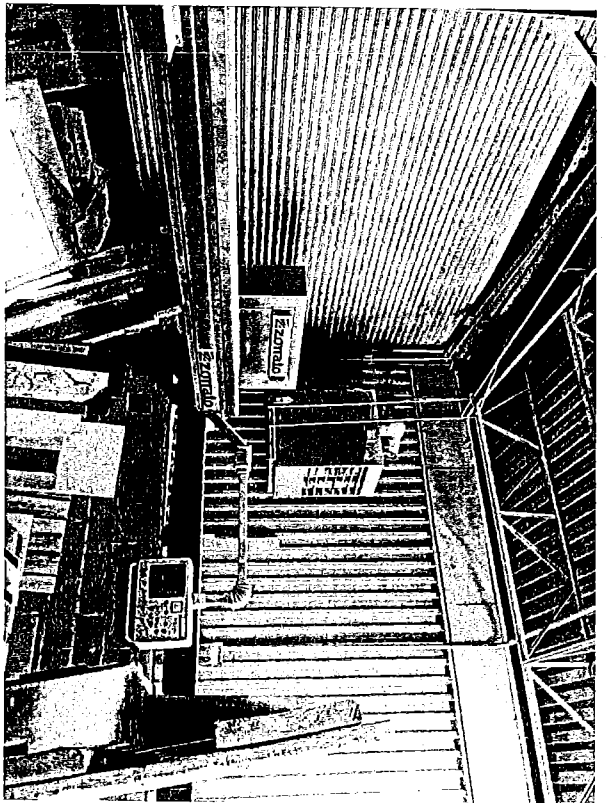
Inside View of Grady's Cold Brew #1
NEW TENT



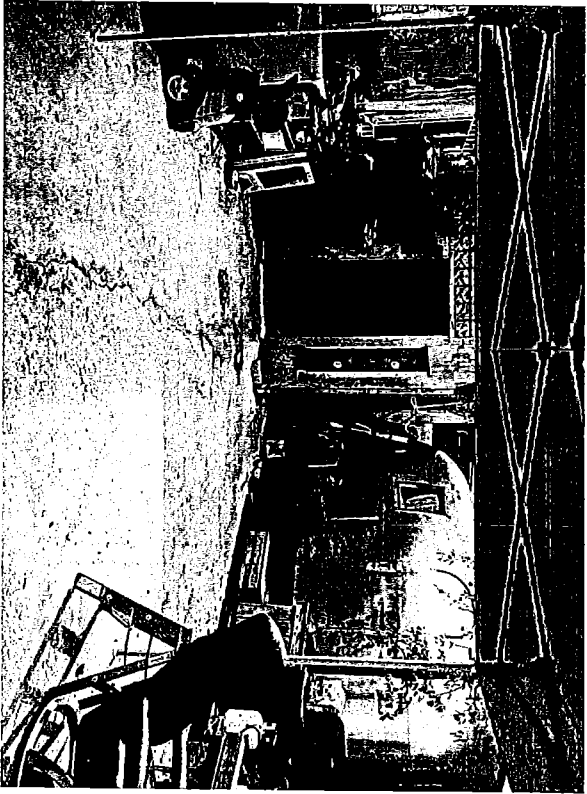
Inside View of Grady's Cold Brew #2



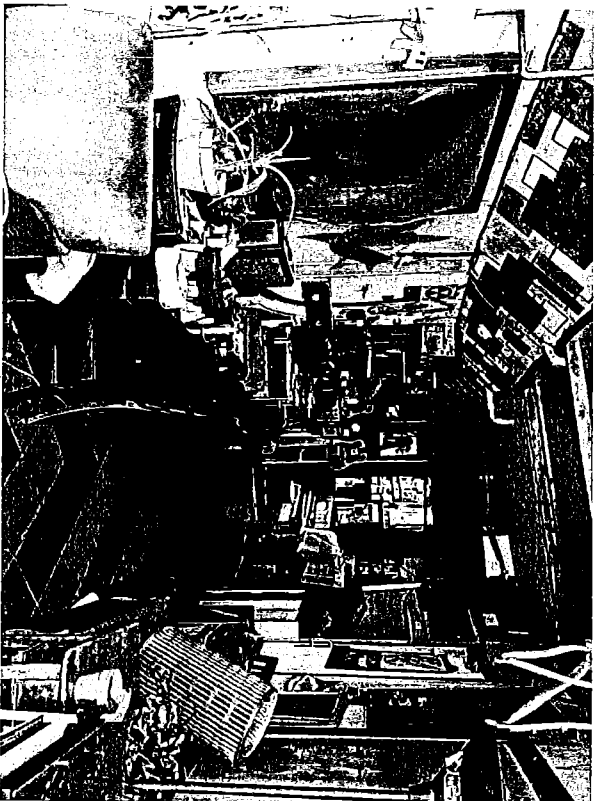
Gas Heater #1



Gas Heater #2



Inside View of 1 Wythe Avenue #1



Inside View of 1 Wythe Avenue #2

Appendix D

Previous Studies

FINDINGS

Address Researched

8 NORMAN PL 2ND FL

9 NORMAN AVE

Address Not Identified in Research Source

2013, 2008, 2005, 2000, 1997, 1992, 1985, 1980, 1976, 1973, 1970, 1965, 1960, 1949, 1945, 1940, 1928

2013, 2008, 2005, 2000, 1997, 1992, 1985, 1980, 1976, 1973, 1970, 1965, 1960, 1949, 1940, 1934, 1928

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1-11 WYTHE AVE AND 150 & 152 BANKER ST
BROOKLYN, NY 11211

COORDINATES

Latitude (North):	40.7240850 - 40° 43' 26.70"
Longitude (West):	73.9552060 - 73° 57' 18.74"
Universal Transverse Mercator:	Zone 18
UTM X (Meters):	588237.2
UTM Y (Meters):	4508442.0
Elevation:	9 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5940597 BROOKLYN, NY
Version Date:	2013

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150522
Source:	USDA

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary.....	ES1
Overview Map.....	2
Detail Map.....	3
Map Findings Summary.....	4
Map Findings.....	8
Orphan Summary.....	1158
Government Records Searched/Data Currency Tracking.....	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum.....	A-1
Physical Setting Source Summary.....	A-2
Physical Setting Source Map.....	A-7
Physical Setting Source Map Findings.....	A-8
Physical Setting Source Records Searched.....	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2016 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission. EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1928 through 2013. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 200 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2013	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
2008	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
2005	Hill-Donnelly Corporation	-	X	X	-
	Hill-Donnelly Corporation	X	X	X	-
2000	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
1997	NYNEX	-	X	X	-
	NYNEX	X	X	X	-
1992	NYNEX Information Resource Co.	-	X	X	-
	NYNEX Information Resource Co.	X	X	X	-
1985	NYNEX Information Resources Company	-	X	X	-
	NYNEX Information Resources Company	X	X	X	-
1980	New York Telephone	-	X	X	-
	New York Telephone	X	X	X	-
1976	New York Telephone	-	X	X	-
	New York Telephone	X	X	X	-
1973	New York Telephone	-	X	X	-
	New York Telephone	X	X	X	-
1970	New York Telephone	-	X	X	-
	New York Telephone	X	X	X	-
1965	New York Telephone	-	X	X	-
	New York Telephone	X	X	X	-
1960	New York Telephone	-	X	X	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1960	New York Telephone	X	X	X	-
	New York Telephone Company	-	X	X	-
	New York Telephone Company	X	X	X	-
1949	New York Telephone Company	-	X	X	-
	New York Telephone Company	X	X	X	-
1945	New York Telephone	-	X	X	-
	New York Telephone	X	X	X	-
1940	New York Telephone	-	X	X	-
	New York Telephone	X	X	X	-
1934	R. L. Polk & Co.	-	X	X	-
	R. L. Polk & Co.	X	X	X	-
1928	New York Telephone	-	X	X	-
	New York Telephone	X	X	X	-