NYSDEC BROWNFIELD CLEANUP PROGRAM

APPLICATION AND NARRATIVE REPORT – BCP
Submitted: December 2, 2021
Revised: January 11, 2022

conducted at:

318 Nevins Street
300-344 Nevins Streeet (also known as 318 Nevins Street)
Brooklyn, New York
County Tax Map Designation: *Block 439; Lot 1*

Submitted to:

Site Control Section
New York State Department of Environmental Conservation
625 Broadway
Albany, New York, 12233-7020

Prepared For:

Gowanus 300 Nevins Street LLC
19 West 24th Street, 12th Floor
New York, NY, 10010

IEC Project # 15977

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1 INTRODUCTION

Gowanus 300 Nevins Street LLC is seeking to remediate a property located at 300-344 Nevins Street (also known as 318 Nevins Street), within the Gowanus section of Brooklyn, New York, herein referred to as the "Site." As a part of the remedial action, Gowanus 300 Nevins Street LLC is petitioning to enter the New York State Brownfield Cleanup Program (BCP) as a volunteer. The BCP Application is provided in **Appendix A**. The property consists of a single 2.34-acre parcel of land, currently developed with one (1) single-story commercial building, asphalt-paved parking areas and a bulkhead along Gowanus Canal frontage. (**Figure 1**). The Site is identified on the New York City Tax Map as Block 439, Lot 1 (**Figure 2**). Historically, the Site operated as a lumber yard, coke and coal storage yard, motor freight station and various office and commercial spaces. The Site is currently vacant but most recently utilized for commercial use pertaining to food sales. Historical records indicate no evidence of manufacturing occurring at the Site; operations have consisted mainly of storage and distribution.

Previous environmental reporting and sampling performed has identified soil, groundwater and soil vapor contamination at the Site. The identified contamination has added a considerable economic burden to the strategic, regulatory, financial and planning analysis required to correct the subsurface environmental issue at the Site. Accordingly, Gowanus 300 Nevins Street LLC is applying for entry of the Site into the New York State Department of Environmental Conservation (NYSDEC) BCP. This document provides the supplemental information required in the application package.

1.1 Requestor

Gowanus 300 Nevins Street LLC, maintaining an address at 19 West 24th Street, 12th Floor, New York, New York, is the applicant for the project and is applying to the Brownfield Cleanup Program as a Volunteer. The members of Gowanus 300 Nevins Street LLC can be found within the Organization Chart (**Appendix B**).

1.2 Property Description Narrative

Location

The Site is situated in an urban area surrounded historically by mainly industrial properties. The Gowanus Canal, a USEPA National Priorities List (NPL) site, is located directly adjacent to the Site and was once a vital cargo transportation hub prior to the mid-20th century. The subject property has a total footprint of approximately 102,070 square feet (SF).

Site Features

The main Site features are one (1) single-story commercial building and a bulkhead along Gowanus Canal frontage.

Current Zoning and Land Use

The Site is currently vacant and zoned with the M1-4/R7-2 designation, which is representative of residential zoning. The Site, prior to a zoning change that went into effect in November 2021 by the NYCDCP, was previously located within a M2-1 designation. The M2-1 designation is a district characterized by a middle ground between light and heavy industrial areas. The surrounding parcels have also be re-zoned and presently are within the M1-4/R7-2 designation as well.

Past Use of the Site

Historic Sanborn Fire Insurance maps indicate that the Site was used as a lumber yard as early as 1886 through the 1910s. Kopper's Seaboard Coke Co. is depicted as the occupant of the Site from circa 1922 until the 1950s, during this time the Site was used as a yard designed to receive coke for barges, screen and deliver to trucks for distribution to consumers. The current on-site structure was reportedly constructed in 1958 and was occupied by a motor freight station through the 1960s through the late 1970s. Subsequently, the building was utilized by NY Telephone Co, Bell Atlantic and Verizon. In 2012 the Manhattan Commissary Inc. leased the property and primarily operated as food sales under numerous vendors identified as: Venditti, Tacos Limos, Tacos Lupita, Tacos El Poblanito, Tacos El Chicken and Tacos Pollo Loco. These vendors operated at the Site until its recent sale on December 30, 2021.

Site Geology and Hydrogeology

The ground surface within the Site is generally flat and the elevation of the property is approximately +10 (NAVD-88) feet. During previous investigation activities, groundwater was encountered at depths ranging from 5 to 7.5 feet below ground surface (bgs). Based on United States Geological Survey (USGS) mapping, groundwater is inferred to flow to the west-northwest toward the Gowanus Canal, which is located directly adjacent to the Site. According to the Federal Emergency Management Agency (FEMA), the Site is located within a Special Flood Hazard Area (SFHA), Zone AE, characterized by having a 1 percent annual chance of flooding. Refer to the topographic map included as **Figure 3**.

Historic investigation reports prepared for the Site characterized subsurface soil as historic fill material consisting of fine-grained sand with varying amounts of gravel, brick and concrete The fill material was encountered at grade to depths of 6 to 9 feet bgs throughout the majority of the Site. The fill material was reportedly underlain by sand and clay. In addition, a clay layer was observed at approximately 10 feet bgs throughout the Site. Bedrock was not encountered during historic investigations.

Environmental Assessment

Based upon investigation activities conducted by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. ("Langan"), in July 2019, the primary contaminants of concern for the Site are gasoline-related volatile organic compounds (VOCs) including tert-butyl methyl ether, benzene, toluene, ethylbenzene, and total xylenes; historic fill-related semi-volatile organic compounds (SVOCs) including

benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene, dibenzo(a,h)anthracene and indeno(1,2,3-cd)pyrene; and historic fill-related metals including copper, lead, mercury and nickel.

Soil – Several VOCs, specifically gasoline-related contaminants, were detected, at concentrations in exceedance of their respective NYCRR Part 375 RRSCOs and/or UUSCOs in one (1) soil sample collected from 5.5 to 6 feet bgs in the southern portion of the Site. These include benzene, toluene, ethylbenzene, total xylenes and n-propylbenzene.

Concentrations of several SVOCs, specifically polycyclic aromatic hydrocarbons (PAHs), were detected in soil samples throughout the Site in exceedance of their respective NYCRR Part 375 RRSCOs and UUSCOs. These include benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-cd)pyrene and naphthalene.

Several metals, including trivalent chromium, copper, lead, mercury, nickel and zinc, were detected in soil samples throughout the Site in exceedance of their respective New York Codes Rules and Regulations (NYCRR) Part 375 Restricted Residential Soil Cleanup Objectives (RRSCOs) and Unrestricted Use Soil Cleanup Objectives (UUSCOs).

Groundwater – Groundwater samples collected during the Langan Phase II investigation contained concentrations of VOCs, SVOCs and metals exceeding the NYSDEC 6NYCRR Part 703.5 Ambient Water Quality Standards (AWQS). Specifially, gasoline-related VOCs, including benzene and tert-butyl methyl ether, were detected within MW01, located adjacent to former gasoline and diesel underground storage tanks (USTs), and within GCMW35, located downgradient adjacent to the Gowanus Canal.

PAHs, including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene and indeno(1,2,3-cd)pyrene, were detected above AWQS within two (2) monitoring wells (MW02 and GCMW35); and metals, including iron, manganese and sodium, were detected above AWQS within two (2) monitoring wells (MW01 and MW02).

Soil Vapor – Only one (1) exceedance of the New York State Department of Health (NYSDOH) Soil Vapor Decision Matrices was detected in sub-slab soil vapor sample SV01 for cis-1,2-dichloroethene.

See **Figures 4A, 4B, 5 & 6** for spider maps that depict the following:

- Sample locations;
- Date of sampling; and
- Contaminants and concentrations above relevant SCOs and/or DOH Guidance.

1.3 Current Property Operator

The Site is currently vacant. Prior to the recent sale of the property, which occurred on 12/30/2021, the Site was master leased to Manhattan Commissary. Inc. Under the previous operator, numerous subtenants utilized the space and have been identified as, but not limited to: Venditti, Tacos Limos, Tacos Lupita, Tacos El Poblanito, Tacos El Chicken and Tacos Pollo Loco.
Contacts: Mohamed Reda Mohamed
Address: 318 Nevins Street, Brooklyn, NY (up until 12/30/2021)
Phone: (201) 779-2106
Email: Mandrfood@gmail.com

2 PROJECT DESCRIPTION

2.1 Project Overview

The proposed development project will consist of two (2) mixed use buildings, situated at the north and south ends of the Site with an approximately 50-foot-wide upland connection separating them. The buildings will be comprised of commercial uses and parking at the ground floor, followed by six story podiums of residential uses, and an additional 18 stories of residential apartments in one tower, and 11 in the other. The combined development will encompass more than half a million square feet, yielding approximately 650 apartments, 163 of which would be affordable housing and 60,000 square feet of commercial space.

Schematic layouts of the proposed Site development are presented in **Appendix C.**

2.2 Project Schedule

Based on an assumed date of January 2022 for execution of the BCP agreement, the following approximate timeline is anticipated for the redevelopment of the Site:

- Submit Citizen Participation Plan *February 2022*
- Submit Remedial Investigation Work Plan (RIWP) *February 2022*
- Implement Remedial Investigation Work Plan (RIWP) *April 2022*
- Submit Remedial Investigation Report (RIR) *May 2022*
- Submit Remedial Action Work Plan (RAWP) *June 2022*
- Implementation of RAWP *July 2022*
- Obtain Certificate of Completion (COC) *November 2024*

3 ENVIRONMENTAL HISTORY

The environmental history of the Site was previously investigated through the review of Federal and State Environmental databases, Sanborn Fire Insurance maps, City Directories, NYC Department of Building records (NYCDOB) and the New York City Department of Finance (NYCDOF) databases. The available information is summarized in **Table 1** provided below and discussed in the subsequent sections.

Table 1 – Historical Site Summary

Date	Source	Information
1886	Sanborn Fire Insurance Map	The Site appears to consist of two (2) lots. Kenyon & Newton's Lumber Yard occupies the larger northern portion, with the small southern portion occupied by Loomis' Lumber Yard. Three (3) large lumber sheds and two (2) small dwellings are depicted on the Site.
1904 and 1915	Sanborn Fire Insurance Map	Albro. J Newton company Lumber Yard occupies the northern lot with the southern lot occupied by JNO Loomis & Co Lumber Yard. Three (3) large lumber sheds, two (2) small dwellings and a small office structure are depicted on the Site.
1922	Sanborn Fire Insurance Map	Koppers Seaboard Coke Company occupies the northern lot with the southern lot occupied by Brooklyn Nevins Coal Company. A rail spur is depicted on the northern lot.
1928 and 1938	Sanborn Fire Insurance Map	Koppers Seaboard Coke Company continues to occupy the northern lot, with Morton Coal Co occupying the southern lot. Several structures are depicted on Site including sheds, garages, offices, silos, scales and conveyers. Two (2) gasoline tanks (1 per lot) are depicted on Site.
1950	Sanborn Fire Insurance Map	Koppers Co Inc occupies the northern lot with Hy-Grade Magnet Corp occupying the southern lot. One (1) gasoline tank and one oil tank are depicted on the northern lot.
1960	City Directory	Akers Motor Lines Inc Receiving Termnl & Akers Hair Treatment Centr Ltd
1965	City Directory	Akers Motor Lines Inc termnl
1969, 1977	Sanborn Fire Insurance Map	The Site is depicted as one lot with the current on-site structure utilized as a motor freight station.
1970	City Directory	Akers Motor Lines Inc termnl & Ajax Shoulder Pad Co Inc
1973	City Directory	Akers Motor Lines Inc termrl
1976	City Directory	Carolina Freight Carrier Corp
1979, 1980, 1981, 1982, 1986, 1987, 1988, 1991, 1992, 1993 and 1995	Sanborn Fire Insurance Map	NY Telephone Co
2001, 2002, 2003, 2004, 2005, 2006 and 2007	Sanborn Fire Insurance Map	Verizon (Bell Atlantic)

3.1 Underground Storage Tanks

The Site is listed on the NYSDEC Petroleum Bulk Storage (PBS) database under registration # 2-344265. The six (6) petroleum storage tanks historically registered to the Site are summarized in **Table 2.**

Table 2 – PBS Registration Summary					
Tank ID	**Capacity (gal)**	**Location**	**Contents (Historic)**	**Status**	**Status Date**
001	2.000	Underground	Gasoline	Closed - Removed	5/16/2006
003	2,000	Underground	Diesel	Closed – Removed	5/16/2006
004	4,000	Underground	Unleaded Gasoline	Closed – Removed	10/1/2003
005	280	Underground	Unknown	Closed – In Place	5/1/1993
006	4,000	Underground	Diesel	Closed – Removed	10/1/2003
007	275	Aboveground	Waste Oil	Closed - Removed	12/11/2012

In addition, the 1928, 1938 and 1950 Sanborn Fire Insurance maps identified a total of two (2) gasoline tanks and one (1) oil tank located on-site. The capacity of the tanks is unknown, and no registration or closure documentation was identified for these tanks.

3.2 NYSDEC Spill Incident Database

Based on a review of the NYSDEC Spill database and previous reports, six (6) closed spill cases were identified for the Site as summarized below:

1. Spill Case 9207367 was assigned on September 24, 1992 when petroleum impacts were discovered in a monitoring well at the Site adjacent to a 2,000-gallon gasoline UST and a 2,000-gallon diesel UST. The USTs were reportedly abandoned in place in 1993 and subsequently removed in May 2006. The Spill Case was closed on June 4, 2015 following remediation of the contaminated soil and groundwater which included chemical injections, removal of the USTs and contaminated soil and Enhanced Fluid Recovery (EFR).
2. Spill Case 9208840 was assigned on October 30, 1992 when approximately 2 gallons of waste oil was discharged to the Gowanus Canal during a test of the oil water separator drain system. The leak was reportedly fixed and the Spill Case was closed the same day.
3. Spill Case 9314103 was assigned on March 2, 1994 when approximately 400 gallons of gasoline was discharged to the ground surface. The Spill Case was combined with the existing, previously reported Spill Case 9207367, and was closed on April 14, 2003
4. Spill Case 9801467 was assigned on May 4, 1998 when an unknown quantity of diesel discharged to the ground surface. The Spill Case was closed the following day on May 5, 1998.

5. Spill Case 0306012 was assigned on September 6, 2003 when a tank test failure occurred. No discharge was reported, and the Spill Case was closed on October 2, 2003.
6. Spill Case 1215913 was assigned on February 27, 2013 when an unknown quantity of hydraulic oil was released. The Spill Case was closed on June 17, 2013.

3.3 RCRA Activity

According to the Phase I ESA prepared by Hydro Tech, the Site address was identified as a Resource Conservation and Revocery Act (RCRA) Conditionally Exempt Small Quantity Generator (CESQG) in 2007. No violations were identified for the EPA ID (NYD987028016) associated with the Site.

3.4 Summary of Previous Investigations

2012 Phase I Environmental Site Assessment (ESA)

A Phase I ESA dated August 13, 2012, was prepared by Hydro Tech Environmental, Corp. (Hydro Tech). Within that report the following on-Site recognized environmental conditions (RECs) were identified:

1. The presence of two (2) storm water drywells that contain petroleum sheens.
2. The presence of an underground oil/water separator.
3. The presence of two (2) vent pipes typically associated with underground tanks.
4. The presence of a significant amount of petroleum staining on asphalt in poor condition.
5. The presence of 10 monitoring wells in the asphalt parking areas and 8 monitoring wells in concrete sidewalks surrounding the Subject Property.
6. The presence of active NYSDEC Spill #9207367.
7. The presence of SVOCs in soil in the vicinity of an abandoned 550-gallon waste oil UST.
8. The presence of a gasoline tank on historical Sanborn Maps from 1938 and 1950.
9. The historical use of the Subject Property as a coking/coal facility.
10. The inaccurate registration of two (2) 4,000-gallon underground tanks with the NYSDEC Petroleum Bulk Storage (PBS) unit.
11. The presence of the monitoring wells associated with the USEPA National Priority List (NPL).
12. The presence of a Potential Vapor Encroachment Condition (PVEC) at the Subject Property.

Per the ESA, it was determined that NYSDEC Spill No. 920737 was assigned as a result of a 1992 investigation of the Site that involved the installation and sampling of 12 soil borings and three (3) monitoring wells in the vicinity of the one (1) 2,000-gallon gasoline underground storage tank (UST) and one (1) 2,000-gallon diesel UST. Petroleum impacts were noted in both soil and groundwater which exceeded regulatory standards. Both USTs were abandoned in-place between August through September 1993. Additional monitoring wells were installed during a series of investigations between October 1994 and October 1998. The New York State Department of Environmental Conservation (NYSDEC) required additional on-Site and off-Site investigations following bulkhead work along the Gowanus Canal during spring of 1999, which destroyed several monitoring wells. The on-site and off-site investigations were performed during 1999 and 2000.
A passive bioremediation program, consisting of the injection of oxygen-releasing compounds (ORCs), was implemented during March 2001; 360 lbs of ORCs were injected into the saturated zone. An additional 300 lbs of ORCs were injected during March 2002. These injections were performed in the northern portion of the property and along the sidewalk with Union Street.

One (1) 4,000-gallon gasoline UST and one (1) 4,000-gallon diesel UST were removed from the Site during October 2003. During the removal of the tanks, 337 tons of petroleum-contaminated soil was removed; this work was reportedly performed in the northern portion of the property and along the sidewalk with Union Street. A total of 880 lbs of ORCs were placed in the bottom of the excavation.

The two (2) 2,000-gallon USTs (previously abandoned August 19, 1994) were removed during May 2006. During the removal of tanks, a total of 464 tons of petroleum-contaminated soil and 838 gallons of liquid were disposed of.

A series of chemical oxidation injections were performed between September 2008 and May 2009; three (3) separate injections totaling 1,500 lbs was injected via six (6) injection wells.

Since May 2009, a quarterly groundwater monitoring and sampling program and quarterly Enhanced Fluid Recovery (EFR) events have been performed at a monitoring well located in the sidewalk along the north side of Union Street. Numerous monitoring wells have been removed from the monitoring program and are no longer sampled. The most recent groundwater quality data (January through March 2021) indicated total volatile organic compounds (VOC) concentrations ranging from non-detect beneath the sidewalk along the south side of Union Street to over 17,000 parts per billion (ppb) in MW-8 beneath the sidewalk along the south side of Union Street.

An abandoned 550-gallon waste oil UST is present within the footprint of the building. This UST was abandoned on September 23, 1993. During the abandonment, oil was observed in the fill vault of the UST. Three (3) soil borings were installed in the vicinity of the abandoned USTs and three (3) soil samples were collected for analysis. No VOCs were noted in the soil sampled at concentrations exceeding method detection limits (MDLs). Total semi volatile organic compounds (SVOC) concentrations ranged between 21,009 ppb to 49,620 ppb.

2013 Request for Spill Closure

A Request for Spill Closure was completed by EnviroTrac Ltd. (EnviroTrac), dated April 11, 2013 pertaining to NYSDEC Spill Number 1215913 assigned to the Site on 2/27/2013.

In February 2013 EnviroTrac performed a Phase II in which seven (7) boring were installed throughout the Site in order to investigate identified RECs. All seven (7) soil samples exceeded Unrestricted Use Soil Cleanup Objectives (UU SCOs), with the highest concentrations detected at GP-3. Based on the SVOC detections at GP-3, the NYSDEC Spills Hotline was notified and Spill Number 1215931 was assigned to the Site.

On 3/6/2013, AARCO, under the direction of EnviroTrac, mobilized to the site and excavated the area of the concrete patch where boring GP-3 had previously been installed. Soils within the excavation, which extended down 10 feet bgs, consisted of urban fill. Native soil was encountered at approximately 11 feet bgs consisting of clay intermixed with fine sand and marsh organics. The excavation, which measured 11-feet long, by 5-feet wide by 11-feet deep, was halted due to the presence of urban fill laterally in all directions and structural concerns with the garage. Prior to backfilling, a total of five (5) endpoint soil samples were collected from each sidewall and bottom of the excavation. The samples were analyzed for CP-51 List VOCs and SVOCs. No VOCs were detected at concentrations exceeding UU SCOs in any of the endpoint samples. SVOCs were detected at concentrations exceeding UU SCOs at endpoint samples in the North Sidewall, East Sidewall, West Sidewall and South Sidewall. The endpoint bottom sample was collected in native-appearing soil at 11 feet bgs, confirming the presence of urban fill identified throughout the property.

Based on the findings of the previous borings, and endpoint soil sampling results, SVOCs were detected throughout the Site in urban fill and underlying soils within the garage. A total of 17.75 tons of soils were excavated proximal to GP-3 and properly disposed of off-site at Clean Earth of Carteret, NJ. Due to the area-wide extent of urban fill material, historical uses of the property and structural concerns, additional excavation is not feasible, closure of the spill was requested.

2013 Phase II ESA

A Phase II ESA was completed by EnviroTrac Ltd. (EnviroTrac), dated April 12, 2013, based on the seven (7) identified RECs of a Phase I ESA conducted by Cardno ATC (ATC), dated December 19, 2012. The Cardno ATC RECs and associated EnviroTrac findings are summarized below:

1. Soil and groundwater contamination was discovered around former USTs along the south side of Union Street during a subsurface investigation in 1992; as a result, NYSDEC Spill Number 9207367 was issued for the Property on 9/24/1992. Investigations and remediation activities conducted at the Property beginning in 1992 include a groundwater monitoring program, Oxygen Releasing Material (ORM) injections, and EFR events. The open spill number and on-going remediation was considered a REC.
    - EnviroTrac, submitted *an Additional Remedial Work Plan* for NYSDEC Spill Number 9207367 to the DEC on 1/31/2013. The DEC subsequently approved the work in a letter dated 2/1/2013. The *Additional Remedial Work Plan* was implemented in February 2013 and included the excavation of soil from the vicinity of monitoring well MW-8 and the application of RegenOx ™ and ORC Advanced® to the excavation. Additionally, the exiting on-site monitoring wells were properly abandoned, and post-excavation soil samples collected from the excavation. Groundwater monitoring is to be performed and reported on a quarterly basis. Results of the off-Site groundwater monitoring would be continually evaluated for the request of spill closure.

2. A former 550-gallon waste oil UST was closed in-place in the "parts" storage area of the motor service area in the northern portion of the building in 1993. According to the *Underground Storage Tank Closures Report*, prepared by Lexicon Environmental Associates, Inc. (Lexicon), dated August 22, 1994, several of the polycyclic aromatic hydrocarbon (PAH) compounds exceeded the NYSDEC TCLP Extraction Alternative Guidance Values for fuel oil contaminated soils. Due to exceedances the closed 55-gallon waste oil UST was considered a REC.
    - Per EnviroTrac's geophysical investigation, the former waste oil UST location was identified, and two (2) borings were installed proximal to the UST. Based on the analytical results from both samples, select SVOCs were detected at concentrations exceeding NYSDEC UU SCOs. However, SVOC detections were consistent throughout the urban fill identified at the Site and previous soil sampling conducted at the time of the UST closure by Lexicon in 1993. VOCs were not detected at concentrations exceeding UU SCOs. Given that the tank appeared to have been property abandoned by Lexicon and the detection of SVOCs appears associated with urban fill throughout the Site, EnviroTrac recommended no further action in reference to the waste oil UST.

3. The report entitled *Summary of EPA Gowanus Canal Remedial Investigation of Verizon New York Inc. Facility, 318 Nevins Street, Brooklyn, NY, NYSDEC Spill Number 92-07367,* prepared by EnviroTrac, dated June 8, 2011, documents a former sewer outfall and oil/water separator outfall that historically discharged into the Gowanus Canal. It was presumed that the outfalls were abandoned when the bulkhead along the Gowanus Canal was replaced in 1999, however, no record of the closure/abandonment was reported and considered a REC.
    - Per EnviroTrac's investigation, pipes were not visible at the canal, and it was presumed that if there were outfalls, they were abandoned when the bulkhead along the Gowanus Canal was replaced in 1999 by the property owner. Two (2) borings were installed at suspected terminus points of the oil/water separator piping. Based on analytical results from the samples, select

SVOCs were detected at concentrations exceeding UU SCOs and VOCs were not detected at concentrations exceeding UU SCOs. Again, SVOCs were consistent with the urban fill identified at the Property. If the oil/water separator is to be used in the future, EnviroTrac recommended that the capping of the discharge piping at the oil/water separator be confirmed and/or connected to the municipal water.

4. The Gowanus Canal, located directly west of the site, is listed on the National Priority List (NPL), CERCLIS and Primary Responsible Party (PRP) databases. The CERCLIS listing indicates that "The Gowanus Canal is impacted by contaminated sediments, principally due to the activities of former Manufactured Gas Plants (MPGs). Surface sediments contain PCBs at levels up to 350 ppm, and coal tar residue up to 23% by weight of sample." The Gowanus Canal listed on regulatory databases as being contaminated was considered a REC.
    - EnviroTrac concluded that this would remain a REC for the property.

5. Historical usage of the Property included a lumber yard, Koppers Seaboard Coke Co., Brooklyn Nevins Coal Company, Morton Coal Company, motor freight station, NY Telephone Co., Bell Atlantic and Verizon. The surrounding properties have been developed as lumber yard, coal yards, manufacturing, commercial, and dwellings from 1886 through 2007. Some of the specific property usage includes the oil and gasoline storage, auto repair, auto wrecking, truck repair, warehouses, foundry, garage, plastics manufacturing, factories, dry color manufacturing, and commercial and manufacturing facilities. Historical usage of the property and surrounding properties was considered a REC.
    - EnviroTrac concluded that this would remain a REC for the property. Urban fill was identified at each Phase II ESA boring location and select SVOCs were detected at all seven (7) soil samples at concentrations exceeding UU SCOs. The suspected source of detected SVOCs at the boring locations was urban fill.

6. ATC observed two (2) aboveground hydraulic lifts, with an aboveground hydraulic tank, in the motor service area of the Property. The aboveground lifts reportedly replaced two (2) former underground lifts which likely had underground components containing hydraulic oil. The former underground lifts are considered a REC as no assessment had been completed in related to them.
    - EnviroTrac concluded that no underground hydraulic lifts were at the Site as none were identified during the geophysical investigation, installation of soil borings or excavation on-Site. The suspected source of detected SVOCs at the boring locations with the garage area and proximal to where the lifts were suspected is urban fill. EnviroTrac recommends no further action in reference to the reported former underground lifts.

7. ATC observed two (2) "stormwater drains/drywells" located in the eastern portion of the asphalt paved parking lot. During the Property reconnaissance, the "stormwater drains/drywells" were observed to be full of water with no lateral pipes observed that would be indicative of catch basins diverting water to a lateral line. A NYCDEP Brooklyn Sewer Map for the area does not show these drains connected to the sewer system on the map. In addition, a slight sheen was observed in the southern stormwater drain/drywell. The stormwater drains/drywells were considered a REC.
    - EnviroTrac concluded that the stormwater drains/drywells were confirmed to be catch basins constructed of a solid concrete bottom and sidewalls with an interconnecting pipe to the municipal storm sewer. No overflow drywells were identified during the geophysical investigation. The bottom sediments were removed from the catch basins by AARC, Verizon's waste contractor on 2/28/2013 and properly disposed of. EnviroTrac recommended no further action in reference to the catch basins.

2013 Update Report

An Update Report for January 2013 through March 2013 was completed by EnviroTrac Ltd. (EnviroTrac), dated April 29, 2013.

Site Background: A subsurface evaluation was conducted by Lexicon Environmental Associates (Lexicon) in the fall of 1992, which included the advancement of twelve (12) soil borings proximal to the 2,000-gallon gasoline and 2,000-gallon diesel USTs and associated dispensers. Due to refusal, only three (3) samples were collected. Analytical results revealed several BTEX, MTBE and PAH compounds exceeding the NYSDEC TCLP Extraction Guidance Values. Additionally, three (3) monitoring wells were installed. Groundwater analytical results revealed MTBE detected at MW-1 and MW-3 exceeding TCLP Guidance values. On 8/19/1993, the 2,000-gallon USTs were abandoned in-place using a concrete slurry which is summarized in Lexicon's *Underground Storage Tank Closure Report* dated 8/22/1994. At the request of the NYSDEC, Lexicon completed a *Tidal Evaluation Report* on 4/18/1994, which concluded that off-site sources may have the potential to adversely affect the ground water at the site as a result of tidal fluctuation. Three (3) additional monitoring wells (MW-4 through MW-6) were installed in October 1994 and sampled in November. MTBE and BTEX levels increased and the NYSDEC requested that a remedial program be implemented. Four (4) injection points (IP-1 through IP-4) were installed near MW-1 (area with highest hydrocarbon concentrations) in 1995. After which, a routine sampling program of select monitoring wells and injection points was instituted. MW-7 was installed on 10/23/1998. Following a meeting with the NYSDEC on 5/20/1999, it was determined that Lexicon would conduct an additional investigation to determine the extent of off-Site impacts. Three (3) additional monitoring wells were installed; MW-8 and MW-9 in the sidewalk along Union Street adjacent to the site and MW-10 on-site. On 6/6/2000 a meeting was held with the NYSDEC and further off-site delineation was requested. On 11/8/2020 two (2) additional off-site monitoring wells (MW-11 and MW-12) were installed. A follow-up meeting was held with the NYSDEC on 1/11/2001, Verizon decided to implement a passive bioremediation program. ORC injection occurred on May 2 and 3, 2001 by advancing 22 boreholes approximately 5 feet into the water table. A total of 360 lbs of ORC was injected. In March 2002 EnviroTrac was elected to continue Site remediation and quarterly sampling. On 5/15/2002 300 lbs of calcium peroxide (Perme-ox Plus™) was injected on-Site. UST removal activities occurred in October 2003, one (1) 4,000-gallon gasoline UST and one (1) 4,000-gallon diesel UST were removed and summarized in the *Underground Storage Tank Removals* report dated 12/31/2003. At this time, soil in the area proximal to MW-8 was excavated, a total of 337 tons of petroleum-impacted soil was disposed of and 880 lbs of oxygen releasing material (ORM) was placed in the bottom of the excavation prior to backfilling. Per a *Remedial Work Plan*, dated 7/25/2008, a total of 1,500 lbs of RegenOx ™ was injected using a network of six (6) off-site injection wells (IW-1 through IW-6). Quarterly EFR events at off-site monitoring well MW-8 was initiated in December 2009 and discontinued following the December 2012 event based on NYSDEC approval of the *Additional Remedial Work Plan* dated 1/31/2013.

On 2/1/2013, the NYSDEC approved the *Additional Remedial Work Plan*. The plan outlined the removal of residential-impacted soils in the vicinity of off-site monitoring well MW-8. Following receipt of a sidewalk opening permit, the excavation work was area was split in half in order to allow for sidewalk pedestrian traffic. CAMP was implemented when excavation activities were underway by AARCO.

Excavation activities were initiated along the southern portion of the sidewalk in the area of the fence/wall that abuts the Site. This area contained injection well IW-1 (destroyed during excavation activities). An excavator was utilized to remove an area of concrete sidewalk approximately 10 feet wide (parallel with Gowanus Canal) by 20 feet long (parallel with Union Street). Soils encountered from grade to approximately 12 feet bgs included urban fill materials, groundwater was encountered at 9 feet bgs. Soils were excavated down to 16 feet bgs. A slight petroleum odor was noted in the excavation at the 12-16 feet bgs interval, this soil consisted of brown to gray, medium to coarse, wet sand intermixed with organics and some gravel. Excavated petroleum-impacted soil was stockpiled in sealed roll-off containers for proper off-site disposal. Following soil removal from the excavation, two (2) endpoint sidewall samples and one (1) endpoint bottom sample were collected for laboratory analysis of CP-51 VOCs. VOCs were not detected above UU SCOs nor were supplemental soil cleanup

objectives (S SCOs). Prior to backfilling the excavation, a total of 240 lbs of ORC Advanced® was added to the saturated portion of the excavation as a long-term oxygen source in this area. The second half of the excavation was initiated along the northern portion of the sidewalk that abuts Union Street. This area contained MW-8 and injection wells IW-2 and IW-3 (destroyed during excavation activities). The excavator was utilized to remove an area of concrete sidewalk approximately 10 feet wide (parallel with Gowanus Canal) by 20 feet long (parallel with Union Street). Soils encountered from grade to approximately 9 feet bgs included urban fill materials, groundwater was encountered at 9 feet bgs. Black fine sand intermixed with fill and organic materials was encountered from approximately 8 to 15 feet bgs. Soils were excavated down to 16 feet bgs, a slight petroleum odor was noted in the excavation at the 15-16 feet bgs interval, this soil consisted of large tree branches/roots intermixed with course tan sand and gravel. Excavated petroleum-impacted soil was stockpiled in sealed roll-off containers for proper off-site disposal. Following soil removal from the excavation, one (1) endpoint bottom sample was collected for laboratory analysis of CP-51 VOCs. VOCs were not detected above UU SCOs nor were supplemental soil cleanup objectives (S SCOs). Prior to backfilling the excavation, a total of 240 lbs of ORC Advanced® was added to the saturated portion of the excavation, additionally, 25 lbs of ORC Advanced® was added to provide a long-term oxygen source in this area. MW-8 was then reinstalled to an approximate depth of 14 feet bgs. A total of 82.64 tons of petroleum-impacted soil was removed from the excavations and transported to Clean Earth of Carteret in New Jersey for proper off-Site disposal.

Following the completion of the off-site excavation, on-site monitoring wells: MW-3, MW-4, MW-6, MW-7, MW-10, MW-13, MW-15, MW-16 and MW-17 were abandoned according to NYSDEC specifications on 3/6/2013.

Quarterly sampling was conducted on 3/29/2013, one (1) month after the implementation of the *Additional Remedial Work Plan*. Analytical results revealed that dissolved VOCs continue to be detected at elevated concentrations at off-site monitoring well MW-8. Concentrations of total BTEX increased from 662 ug/L to 4,248 ug/L and concentrations of Total VOCs have increased from 2,690 ug/L to 8,644 ug/L since the previous event. The increases are likely due to the disturbance of subsurface soils and groundwater and the oxidizer application proximal to MW-8. Results of post off-site remediation quarterly 2013 off-site groundwater monitoring will be continually evaluated for the request of spill closure.

2019 Phase II

A Phase II Report was conducted by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C (Langan) in July of 2019, dated July 19, 2019. A summary of the investigation findings are presented below:

The investigation included the advancement of eight (8) soil borings in which one (1) discrete sample was collected for laboratory analysis from each boring from the one-foot interval exhibiting the greatest degree of impacts. Two (2) of the soil boring locations were converted into temporary groundwater monitoring wells. One (1) groundwater sample was collected from each of the newly installed wells and from two (2) of the three (3) existing wells. Additionally, three (3) borings were converted into temporary soil vapor probes for collection of three (3) soil vapor samples.

<u>Soil</u>

- Historic Fill material, characterized as fine-grained sand with varying amounts of gravel, clay, brick, concrete, wood, asphalt and slag, was observed directly below the impervious site cover to depths ranging from about 6 to 9 feet bgs in all borings. The historic fill material was underlain by varying amounts of sand, clay and gravel. A clay layer was observed in all borings from about 10 feet bgs to boring termination depths (at most 17 feet bgs) and ranged from 0.5 to 5 feet in thickness.
- Petroleum-like impacts were observed in four (4) borings at the groundwater interface as evidenced by odor, staining and PID readings above background.
- Petroleum-related VOCs were detected in soil samples collected from two (2) borings at concentrations above UU SCOs and Restricted Use Restricted Residential (RURR) SCOs

- SVOCs and metals characteristic of historic fill material in New York City were detected in soil samples collected from five (5) borings at concentrations above UU and RURR SCOs.

Groundwater

- Depth to groundwater was observed at about 7.5 feet bgs.
- A petroleum-like odor and sheen were observed during sampling of one (1) well.
- Petroleum-related VOCs were detected in a groundwater sample collected from one (1) well at concentrations above the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (NYSDEC SGVs)
- SVOCs were detected in two (2) groundwater samples at concentrations above NYSDEC SGVs. The detected SVOCs may be representative of regional groundwater quality associated with either the Gowanus Canal and upland sources of bank-stored coal tar or entrained historic fill material and groundwater.
- Dissolved metals characteristic of regional groundwater quality in Brooklyn were detected in the groundwater samples collected from two (2) wells at concentrations above NYSDEC SGVs.

Soil Vapor

- Although not a directly applicable comparison criterion, one (1) VOC was detected in soil vapor sample at a concentration above the minimum soil vapor concentrations at which mitigation is recommended.
- Four gasoline-related VOCs were detected at notable concentrations in one (1) soil vapor sample.

Analytical data tables are included in **Tables 1 through 3**.

2021 Additional Subsurface Investigation

Impact Environmental Engineering and Geology PLLC (IEC) conducted additional subsurface investigation at the Site between November 17 and 18, 2021, November 22, 2021 and November 24, 2021. The findings summarized herein are based on qualitative and quantitative data consisting of field observations, instrumental readings, and laboratory analytical results of soil, groundwater, and soil vapor samples collected at the Site, as follows:

- Stratigraphy: The surface of the Site down to approximately 5 feet bgs consisted of historic fill material which was comprised of asphalt, brick, gravel and concrete intermixed with sand. Underlying this layer, a brown fine to medium sand with some silt was observed from approximately 5 to 9 feet bgs, followed by a clay lens noted at the terminal depth of the borings, approximately 10 feet bgs. Other miscellaneous debris including small pieces of coal and odiferous wood fragments were noted in several borings located on the western portion of the property, parallel to Gowanus Canal.

- Hydrogeology: Groundwater was measured at depths ranging from 5.65 (GCMW28) to 6.55 (IEC-GW-1) fbg in permanent groundwater monitoring wells installed during the additional subsurface investigation. Based on gauging data and topography, localized groundwater is expected to flow west, towards the Gowanus Canal.

- Soil: Concentrations of VOCs, including acetone, tetracholorethene and benzene were detected above Protection to Groundwater SCOs at soil borings: SB-1 (5-7 feet bgs), SB-2 (5-7 feet bgs), SB-4 (0-2 feet bgs) and SB-6 (0-2 feet bgs). All sample locations with VOC exceedances were located western portion of the Site, parallel to the Gowanus Canal. SVOCs, specifically PAHs, were also detected in all boring locations at the shallow and/or deep soil interval, with the exception of SB-2, SB-3 and SB-5, which had exceedances for RR SCOs and Protection of Groundwater SCOs in both depth intervals. Metals, including barium, lead

and mercury were detected above RR SCOs in SB-1 (0-2 feet bgs), SB-3 (5-7 feet bgs), SB-5 (5-7 feet bgs) and SB-6 at both depth intervals.

- Groundwater: Groundwater samples collected across the southwestern portion of the site contained VOCs, including: acetone, benzene, cis-1,2-dichloroethene, isopropylbenzene, n-propylbenzene, sec-butylbenzene and trichloroethene (TCE) above NYSDEC AWQS. Additionally, SVOCs, specifically PAHs, at concentrations above the Class GA TOGS AWQS/GV were detected throughout the Site. Given the depth to water table below the Site, the concentration of metals and PAHs in groundwater indicates an on-site source. The presence of PAHs and metals in groundwater may also be attributable to historic fill, former onsite uses and/or regional background concentrations, including the contiguous surrounding lots along the Gowanus Canal.

- Soil Vapor: Soil vapor samples collected within the asphalt parking and accessways located on-Site detected TCE at 141 micrograms per cubic meter ($\mu g/m^3$) which is at a level indicating mitigation when compared to the thresholds used in the NYSDOH Guidance at SV-3, located east of the property building along Nevins Street. Tetrachloroethene (PCE) was detected in SV-2 at 306 $\mu g/m^3$, located parallel to Union Street. Indoor air samples were not collected as part of this investigation given that the main industrial building is open with a high air exchange rate and not representative of indoor air quality. The detections in soil vapor of these chemicals may be associated with impacts to soil resultant from the historic use of the Site.

Analytical data tables are included in **Tables 4 through 6**.

All historical reports discussed above have been included in **Appendix D**.

3.5 Summary of Potential Contamination and Environmental Conditions

Concentrations of PAHs and metals in soil and groundwater throughout the Site are consistent with regional historic fill. Visual, olfactory and/or analytical evidence of petroleum impacts were identified in the western portion of the Site at the groundwater interface. One (1) groundwater monitoring (MW01) well in the area of former gasoline and diesel fuel USTs contained elevated concentrations of petroleum-related VOCs.

4 CONTACT LIST INFORMATION

The following sub-sections provide the minimum contact list information as required in the BCP application form.

4.1 Government Contacts

Bill De Blasio
Mayor of New York City
City Hall
New York, New York 10007
(212) 788-3300

Marisa Lago
NYC Planning Commission Chairperson
120 Broadway
31st Floor
New York, New York 10271
Phone: (212)-720-3300

Eric Adams
Brooklyn Borough President
209 Joralemon Street
Brooklyn, New York 11201
Phone: (718) 802-3700

Peter Fleming
Chairperson
Brooklyn Community Board 6
250 Baltic Street
Brooklyn, NY 11201
(718)- 643-3027

Brad Lander
NYC Council Member
NYC Council, 39th District
456 5th Ave
Brooklyn, NY 11215
(718) 499-1090

Kazimir Vilenchik
Brooklyn Borough Commissioner
New York City Department of Buildings
210 Joralemon Street, 8th Floor
Brooklyn, NY 11201
(718) 802-3677

4.2 Adjacent Property Owner Contacts

The following adjoining property owners were identified. Owners were identified by address using the NYCDOB DoITT City Map in conjunction with the NYCDOF ACRIS records.

1. **318 Nevins Street aka 300-344 Nevins Street** (Block 439 Lot 1)
   Brooklyn, New York 11215
   Owner: Gowanus 300 Nevins Street LLC
   Owner Address: 19 West 24th Street, 12th Floor

2. **525 Union Street** (Block 432 Lot 15)
   Brooklyn, New York 11215
   Owner: Sackett River, LLC.
   Owner Address: 111 John Street, Suite 312, New York, New York 10038

3. **543 Union Street** (Block 432 Billing Lot 7501)
   Brooklyn, New York 11215
   543 Union Street Condominium
   Unit 1A (Lot 1001)
   Owner: Claireware Pottery LLC
   Owner Address: 530 1st Street, Brooklyn, New York 11215
   Unit 1B (Lot 1002)
   Owner: Immaterial Incorporated
   Owner Address: 181 Wyckoff Street, Brooklyn, NY 11217
   Unit 1C (Lot 1003)
   Owner: Alexandra Chavchavadze
   Owner Address: 199 Bergen Street, Brooklyn, NY 11217
   Unit 1D (Lot 1004)
   Owner: Shi Jia Chen
   Owner Address: 317 Hicks Street #3, Brooklyn, NY 11201
   Unit 1E (Lot 1005)
   Owner: Not Available
   Owner Address: Not Available
   Unit 2A (Lot 1006)
   Owner: Jewel on the Gowanus LLC
   Owner Address: 530 1st Street, Brooklyn, New York 11215
   Unit 2B-1 (Lot 1007)
   Owner: Joanne McFarland
   Owner Address: 543 Union Street, Unit 2B-1, Brooklyn, New York 11215
   Unit 2B-2 (Lot 1008)
   Owner: Kamilla Talbot
   Owner Address: 87 Summit Street, Brooklyn, New York 11231
   Unit 2C (Lot 1009)
   Owner: Gowanus Canal Loft LLC
   Owner Address: 543 Union Street, Unit 2C, Brooklyn, New York
   Unit 2D (Lot 1010)
   Owner: William Spencer Finch
   Owner Address: 543 Union Street, Unit 2D, Brooklyn, New York 11215
   Unit 3A (Lot 1011)
   Owner: Linda Darling
   Owner Address: 355 5th Avenue, Brooklyn, New York 11215
   Unit 3B (Lot 1012)
   Owner: Haruo Kimura

Owner Address: 543 Union Street, Unit 3B, Brooklyn, New York 11215
Unit 3C-1 (Lot 1013)
Owner: Jeffery Schiff
Owner Address: 209 Clinton Street, Unit 2R, Brooklyn, New York 11201
Unit 3C-2 (Lot 1014)
Owner: Lesley E. Kushner
Owner Address: 487 Henry Street, Unit 3, Brooklyn, New York 11231
Unit 3D (Lot 1015)
Owner: Studio 3D LLC
Owner Address: 381 Clinton Street, Brooklyn, New York 11231
Unit 4A (Lot 1016)
Owner: Lissigriffin Studio, LLC
Owner Address: 477 4th Street, Brooklyn, New York 11215
Unit 4B (Lot7)
Owner: Karin Campbell
Owner Address: 759 President Street, Unit 4H, Brooklyn, New York 11215
Unit 4C (Lot 1018)
Owner: Nina Katchadourian
Owner Address: 181 Wyckoff Street, Brooklyn, NY 11217
Unit 4D-1 (Lot 1019)
Owner: Susan Karwoska
Owner Address: 421 5th Street, Brooklyn, NY 11215
Unit 4D-2 (Lot 1020)
Owner: Jennifer Lee Bevill
Owner Address: 106 Prospect Park West, Unit 2, Brooklyn, NY 11215
Unit 4D-3 (Lot 1021)
Owner: Adam Paul
Owner Address: 13 Warren Place, Brooklyn, NY 11201

4. **305 Nevins Street** (Block 430 Lot 9)
   Brooklyn, New York 11215
   Owner: Union and Nevins LLC
   Owner Address: 51 East 12th Street, 7th Floor, New York, New York 10003

5. **469 President Street** (Block 440 Lot 1)
   Brooklyn, New York 11215
   Owner: 473 President LLC
   Owner Address: 51 East 12th Street, New York, New York 10003

6. **325 Nevins Street** (Block 447 Lot 7)
   Brooklyn, New York 11217
   Owner: Crusader Candle Co., Inc.
   Owner Address: 325 Nevins Street, Brooklyn, New York 11217

7. **335 Nevins Street** (Block 447 Lot 4)
   Brooklyn, New York 11217
   Owner: Crusader Candle Co., Inc.
   Owner Address: 325 Nevins Street, Brooklyn, New York 11217

8. **447 Nevins Street** (Block 447 Lot 3)
   Brooklyn, New York 11217
   Owner: Crusader Candle Co., Inc.
   Owner Address: 325 Nevins Street, Brooklyn, New York 11217

9. **341 Nevins Street** (Block 447 Lot 1)
   Brooklyn, New York 11217
   Owner: EQR-Gowanus Development LLC
   Owner Address: 2 North Riverside Plaza, Suite 400, Chicago, Il 60606
10. **420 Carroll Street** (Block 453 Lot 1)
    Brooklyn, New York 11217
    Owner: 420 Carroll LLC
    Owner Address: 11 Park Place, Suite 1705, New York, New York 10007

4.3 Adjacent Property Tenants

The following adjoining property tenants were identified.

1. **525 Union Street** (Block 432 Lot 15)
   Brooklyn, New York 11215
   Tenant: J&M Special Effects
   Tenant Address: 524 Sackett Street, Brooklyn, New York 11217

2. **543 Union Street** (Block 432 Billing Lot 7501)
   Brooklyn, New York 11215
   Unit 1A (Lot 1001)
   Tenant: Claireware Pottery
   Tenant Address: 543 Union Street, Unit 1A, Brooklyn, New York 11215
   Unit 1B (Lot 1002)
   Tenant: Not Available
   Tenant Address: Not Available
   Unit 1C (Lot 1003)
   Tenant: Ella Yang Studio
   Tenant Address: 543 Union Street, Unit 1C, Brooklyn, New York 11215
   Unit 1D (Lot 1004)
   Tenant: Not Available
   Tenant Address: Not Available
   Unit 1E (Lot 1005)
   Tenant: Not Available
   Tenant Address: Not Available
   Unit 2A (Lot 1006)
   Tenant: Not Available
   Tenant Address: Not Available
   Unit 2B-1 (Lot 1007)
   Tenant: Joanne McFarland
   Tenant Address: 543 Union Street, Unit 2B-1, Brooklyn, New York 11215
   Unit 2B-2 (Lot 1008)
   Tenant: Not Available
   Tenant Address: Not Available
   Unit 2C (Lot 1009)
   Tenant: Good Studio
   Tenant Address: 543 Union Street, Unit 2C, Brooklyn, New York
   Unit 2D (Lot 1010)
   Tenant: Spencer Finch Studio, Inc.
   Tenant Address: 543 Union Street, Unit 2D, Brooklyn, New York 11215
   Unit 3A (Lot 1011)
   Tenant: Glass Art of Brooklyn
   Tenant Address: 543 Union Street, Unit 3A, Brooklyn, New York 11215

Unit 3B (Lot 1012)
Tenant: East Frames
Tenant Address: 543 Union Street, Unit 3B, Brooklyn, New York 11215
Unit 3C-1 (Lot 1013)
Tenant: Not Available
Tenant Address: Not Available
Unit 3C-2 (Lot 1014)
Tenant: Not Available
Tenant Address: Not Available
Unit 3D (Lot 1015)
Tenant: Not Available
Tenant Address: Not Available
Unit 4A (Lot 1016)
Tenant: Lissigriffin Studio, LLC
Tenant Address: 543 Union Street, 4a, Brooklyn, New York 11215
Unit 4B (Lot7)
Tenant: Not Available
Tenant Address: Not Available
Unit 4C (Lot 1018)
Tenant: Not Available
Tenant Address: Not Available
Unit 4D-1 (Lot 1019)
Tenant: Not Available
Tenant Address: Not Available
Unit 4D-2 (Lot 1020)
Tenant: Not Available
Tenant Address: Not Available
Unit 4D-3 (Lot 1021)
Tenant: Not Available
Tenant Address: Not Available

3. **305 Nevins Street** (Block 430 Lot 9)
   Brooklyn, New York 11215
   Tenant: Ample Hills Creamery Gowanus
   Tenant Address: 305 Nevins Street, Brooklyn, New York 11215

4. **469 President Street** (Block 440 Lot 1)
   Brooklyn, New York 11215
   Tenant: Not Available
   Tenant Address: Not Available

5. **325 Nevins Street** (Block 447 Lot 7)
   Brooklyn, New York 11217
   Tenant: Crusader Candle Co., Inc.
   Tenant Address: 325 Nevins Street, Brooklyn, New York 11217

6. **335 Nevins Street** (Block 447 Lot 4)
   Brooklyn, New York 11217
   Tenant: Crusader Candle Co., Inc.
   Tenant Address: 325 Nevins Street, Brooklyn, New York 11217

7. **447 Nevins Street** (Block 447 Lot 3)
   Brooklyn, New York 11217
   Tenant: Crusader Candle Co., Inc.

Tenant Address: 325 Nevins Street, Brooklyn, New York 11217

8. **341 Nevins Street** (Block 447 Lot 1)
   Brooklyn, New York 11217
   Tenant: Not Occupied
   Tenant Address: Not Available

9. **420 Carroll Street** (Block 453 Lot 1)
   Brooklyn, New York 11217
   Tenant: Not Occupied
   Tenant Address: Not Available

4.4 Local News Media

Brooklyn Courier
One Metrotech Center, Third Floor
Brooklyn, NY 11201
(718) 260-2500

The Red Hook Star Revue
481 Van Brunt Street, Suite 8A
Brooklyn, NY 11231
(718) 624-5568

New York Times
620 Eighth Ave.
New York, NY 10018

New York Daily News
450 W. 33 Street
New York, NY 10001

New York Post
1211 Avenue of the Americas
New York, NY 10036-8790

4.5 Public Water Supplier

New York City Department of Environmental Protection
Bureau of Water Supply
1250 Broadway - 8th Floor
Manhattan, NY 10001

4.6 Requested Contacts

No requests have been made at this time.

4.7 Schools, Childcare Facilities and Hospitals

The following Schools and Daycare facilities were identified within a one-half mile radius of the project Site (see **Figure 7**):

Childcare Facilities

1. Sunflower Child Care
   Address: 238 5th Avenue
   Brooklyn, New York 11215
   Administrator: Heather Groth, Executive Director

2. Eladia's Kids
   Address: 147 5th Avenue

Brooklyn, New York 11215
Administrator: Eladia Causil-Rodriguez, Founder and Owner

3. Al-Madinah School
   Address: 383 3rd Street
   Brooklyn, New York 11215
   Administrator: Sr. Zenab El Kady, Principal

4. Strong Place Hope Day Care
   Address: 333 2nd Street
   Brooklyn, New York 11215
   Administrator: Not Available

5. Rivendell School
   Address: 277 3rd Avenue
   Brooklyn, New York 11215
   Administrator: Katy Hill, Executive Director

6. Bumble Bee Daycare
   Address: 258 4th Avenue
   Brooklyn, New York 11215
   Administrator: Not Available

7. PS 032 Samuel Mills Sprole
   Address: 317 Hoyt Street
   Brooklyn, New York 11215
   Administrator: Denise Watson-Adin, Principal

8. Metrokids Preschool – Cobble Hill School
   Address: 382 Baltic Street
   Brooklyn, New York 11215
   Administrator: Not Available

<u>Schools</u>

1. The Children's School P.S. 372
   Address: 512 Carroll Street
   Brooklyn, NY 11215
   Administrator: Rosa Amato, Principal

2. Al-Madinah
   Address: 383 3rd Avenue
   Brooklyn, New York 11215
   Administrators: Sr. Zenab El Kady, Elementary School Principal
   Dr. Farhana Masood, Middle School Principal
   Br. Ahmed Jammoudy, High School Principal

3. Public School 133
   Address: 610 Baltic Street
   Brooklyn, New York 11215
   Administrator: Heather Foster-Mann, Principal

4. New Dawn Charter High School

Address: 242 Hoyt Street
Brooklyn, NY 11215
Administrator: Ms. Donna Lobato, Principal

5. PS 32 Samuel Mills Sprole School
   Address: 317 Hoyt Street
   Brooklyn, New York 11215
   Administrator: Denise Watson-Adin, Principal

6. Cobble Hill School of American Studies
   Address: 347 Baltic Street
   Brooklyn, New York 11217
   Administrator: Anna Maria Mule, Principal

Hospitals

There are no hospitals located withing a one-half mile radius of the Site.

4.8 Document Repository

Communication with Brooklyn Community Board 6 (serving Red Hook, Carroll Gardens, Park Slope, Gowanus and Cobble Hill) was attempted by Phone, November 20, 2021, and via email on December 2, 2021, presently the board has neither confirmed nor denied the acceptance of acting as a repository. Communication with the Brooklyn Public Library-Carroll Gardens Branch was sent on November 29, 2021, with document repository confirmation provided on November 30, 2021.

Brooklyn Public Library-Carroll Gardens Branch
396 Clinton Street
Brooklyn, NY 11231

Hours

Monday	10 am – 6 pm
Tuesday	1 pm – 8 pm
Wednesday	10 am – 6 pm
Thursday	10 am – 8 pm
Friday	10 am – 6 pm
Saturday	10 am – 5 pm
Sunday	Closed

See **Appendix E** for a copy of all email correspondence related to the document repository for the Site.

5 LAND USE FACTORS

5.1 Current Land Use

The property is currently vacant. Prior to the recent sale of the property, which occurred on 12/30/2021, the Site was owned by Nevins Holdings, LLC and master leased to Manhattan Commissary. Inc. Under the previous operator, numerous subtenants utilized the space and have been identified as, but not limited to: Venditti, Tacos Limos, Tacos Lupita, Tacos El Poblanito, Tacos El Chicken and Tacos Pollo Loco.

5.2 Proposed Land Use

The proposed development project will consist of two (2) mixed use buildings, situated at the north and south ends of the Site with an approximately 50-foot-wide upland connection separating them. The buildings will be comprised of commercial uses and parking at the ground floor, followed by six story podiums of residential uses, and an additional 18 stories of residential apartments in one tower, and 11 in the other. The combined development will encompass more than half a million square feet, yielding approximately 650 apartments, 163 of which would be affordable housing and 60,000 square feet of commercial space.

5.3 Surrounding Land Use

The Site is located in the Gowanus section of Brooklyn, New York. Gowanus is bounded by Wyckoff Street to the north, Fourth Avenue to the east, the Gowanus Expressway to the south and Bond Street to the west. This neighborhood was a former industrial zone due to its proximity to Gowanus Canal, a mode of transport which was used to export goods. More recently, the neighborhood, due to rezoning efforts by the NYCDCP, is being redeveloped with an emphasis on commercial and residential properties.

Surrounding land use consists mostly of commercial properties with some residential properties. **Figure 12** shows the property boundary and adjacent properties. Directly north of the property is Union Street, followed by a four-story commercial condominium and a single-story commercial warehouse, which houses J&M Special Effects. Directly east of the subject property is Nevins Street, followed by a vacant lot, one (1) multi-family residential structure, and several commercial buildings. The Site is bounded by Carroll Street directly to the south, followed by an active construction site. West of the Site is the Gowanus Canal. There are no sensitive receptors such as schools, hospitals, or day care facilities within a 250-foot or 500-foot radius of the Site.

On April 19, 2021, the NYCDCP, on behalf of the City Planning Commission, issued a Notice of Completion (NOC) for a Draft Environmental Impact Statement (DEIS) for the Gowanus Neighborhood Rezoning proposal and the rezoning went into effect in November 2021. Per the DEIS,

> 'The Proposed Actions are intended to facilitate development patterns that meet the long-term vison of a thriving, inclusive, and more resilient Gowanus where existing and future residents and workers can participate

in civic, cultural, and economic activities and where a wholly unique resource-the Gowanus Canal-can thrive and plan an active role in that equitable and sustainable growth. Overall, the Proposed Actions are expected to result in a new increase of approximately 8,495 dwelling units (DU), 735,000 square feet (SF) of commercial space, 251,000 sf of community facility space (inclusive of a new, 500-seat public school), and approximately six acres of new open space, including over an acre of newly mapped parkland. The Proposed Actions could result in a net decrease of approximately 132,000 sf of warehouse space, 125,000 sf of self-storage space, and 60,000 sf of other industrial space. On privately owned sites, the Proposed Actions could result in a net increase of approximately 7,500 DUs, including approximately 2,000 permanently affordable DUs for lower-income New Yorkers in accordance with the Mandatory Inclusionary Housing Program (MIH). The Proposed Actions include discretionary land use approvals that are subject to review under Uniform Land Use Review Procedure (ULURP), with numbers: 210177 ZMK, N 210178 ZRK, 210052 HAK, 210053 PPK, 210179 MMK, and 210180 MMK; and with City Environmental Quality Review (CEQR) number: 19DCP157K.'

5.4 Development Patterns & Zoning Laws

The Site, prior to a zoning change that went into effect in November 2021 by the NYCDCP, was previously located within a M2-1 designation. The M2-1 designation is a district characterized by a middle ground between light and heavy industrial areas. However, the Site and the area surrounding the Site is presently zoned M1-4/R7-2. The M1-4/R7-2 designation is representative of residential zoning.

For M1-4/R7-2 districts the entire Site has a maximum floor-area-ratio (FAR) of 4.0 for community facility uses, a maximum FAR of 4.4 for residential uses with mandatory inclusionary housing (MIH), a maximum FAR of 3.0 for commercial and manufacturing uses and a maximum FAR of 2.0 for retail and entertainment uses. The basic maximum FAR can be increased to 5.0 with the inclusion of certain non-residential uses. Quality Housing regulations are mandatory in R7A districts, which typically produce high lot coverage, and seven- to eight-story apartment buildings. For R6A districts the entire Site has a maximum residential FAR of 2.20. The residential FAR can be increased to 3.60 with the provision of the requisite amount of affordable housing. Quality Housing regulations are mandatory in R6A districts, which also typically produce, high lot coverage, and six-to eight-story apartment buildings that are designed to be compatible with older buildings.

The rezoning to a residential district with commercial overlay will complement the current R7A/R6A shift, which embodies a mixed-use character within the area. It will permit residential uses alongside commercial uses, increasing housing availability and activating a manufacturing-based streetscape along Union Street. The conceptual redevelopment of the Site is in conformance with the NYC zoning requirements and is an as of right use of the Site that is compatible with the surrounding land use.

5.5 Environmental Zone

In October 2003, the New York State BCP was signed into law under Title 14 of the ECL, Article 27. The law directed New York State's economic development agency, Empire State Development (ESD) to designate Environmental Zones in which tax credits offered under the BCP are enhanced. The subject Site is within Census Tract 119, which is not designated as an Environmental Zone (see **Figure 9**).

5.6 Environmental Justice Area

The property is not located within a potential environmental justice area. The NYSDEC defines a potential environmental justice area as a "minority or low-income community that may bear a disproportionate share of the negative environmental consequences resulting from industrial, municipal, and commercial operations or the execution of federal, state, local, and tribal programs and policies."

Environmental justice means the fair treatment and meaningful involvement of all people regardless of race, color, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Fair treatment means that no group of people, including a racial, ethnic, or socioeconomic group, should bear a disproportionate share of the negative environmental consequences resulting from industrial, municipal, and commercial operations or the execution of federal, state, local, and tribal programs and policies.

5.7 Site Geography and Geology

The Site is located within the Atlantic Coastal Plan physiographic. The elevation of the Site, as presented on the USGS, Brooklyn Quadrangle Map, is approximately 10 feet above mean sea level (amsl). The **Site Topographic Map** is included as **Figure 3**. The ground surface within the Site is relatively level.

Previous investigations at the Site identified that the subsurface soil consists of fill material, which is comprised of asphalt, brick, clay, concrete and gravel in a fine-grained sand matrix. Fill material was encountered at an average depth interval from grade to 5 feet bgs throughout the majority of the Site. This underlying material is typical of the region.

The Site is within an area where there is a system of aquifers identified as the North Atlantic Coastal Plain Aquifer System. The upper glacial aquifer consists of glacier and alluvial deposits from glaciation (e.g., unconsolidated clay, silt, sand, gravel and boulders). The thickness of the unconfined upper glacial aquifer ranges from 0 to 300 feet. The glacial and alluvial deposits of the upper glacial aquifer are thinnest in northern Queens and expand in thickness to the south in Kings County. The surficial aquifer is underlain by two confined aquifers, the Magothy and the Lloyd, that have similar physical and chemical characteristics. Production from these aquifers is minimal and industrial wells generally draw water from the Upper Glacial aquifer. The water quality of the Upper Glacial aquifer has

diminished areas due to heavy industrial and commercial development. Underlying groundwater in this area of the Brooklyn is not used for potable supply purposes. Potable water is provided to the area by the NYCDEP.

The Site and the surrounding neighborhood to the north, south and east are located in a special flood hazard area, Zone AE, characterized by a 1 % annual chance of flooding (see **Figure 10**). The the Site is located within FEMA flood panel 3604970211F.

5.8 Groundwater Vulnerability

Groundwater at the Site is present at depths ranging from 5.65 to 6.65 feet bgs according to findings from the additional Subsurface Investigation in November 2021, completed by IEC. Based on the results of the Phase II, three (3) monitoring wells installed contained concentrations of PAHs and dissolved metals, typical of fill material, above their respective AWQSGVs. In addition, petroleum related VOCs (benzene and Tert-Butyl Methyl Ether) exceeding AWQSGVs were detected in the monitoring well proximal to a former UST field comprising 2,000-gallon and 4,000-gallon gasoline USTs, 2,000-gallon and 4,000-gallon diesel fuel USTs, and a waste oil UST.

The nearest surface water in the vicinity of the Site is the Gowanus Canal located directly adjacent to the western property boundary. Impact to drinking water is not a concern to the Site or surrounding sites, as potable drinking water for the area is supplied by the Municipal water supply system. Based on regional water table evaluation maps, groundwater flow is expected west, towards the Gowanus Canal.

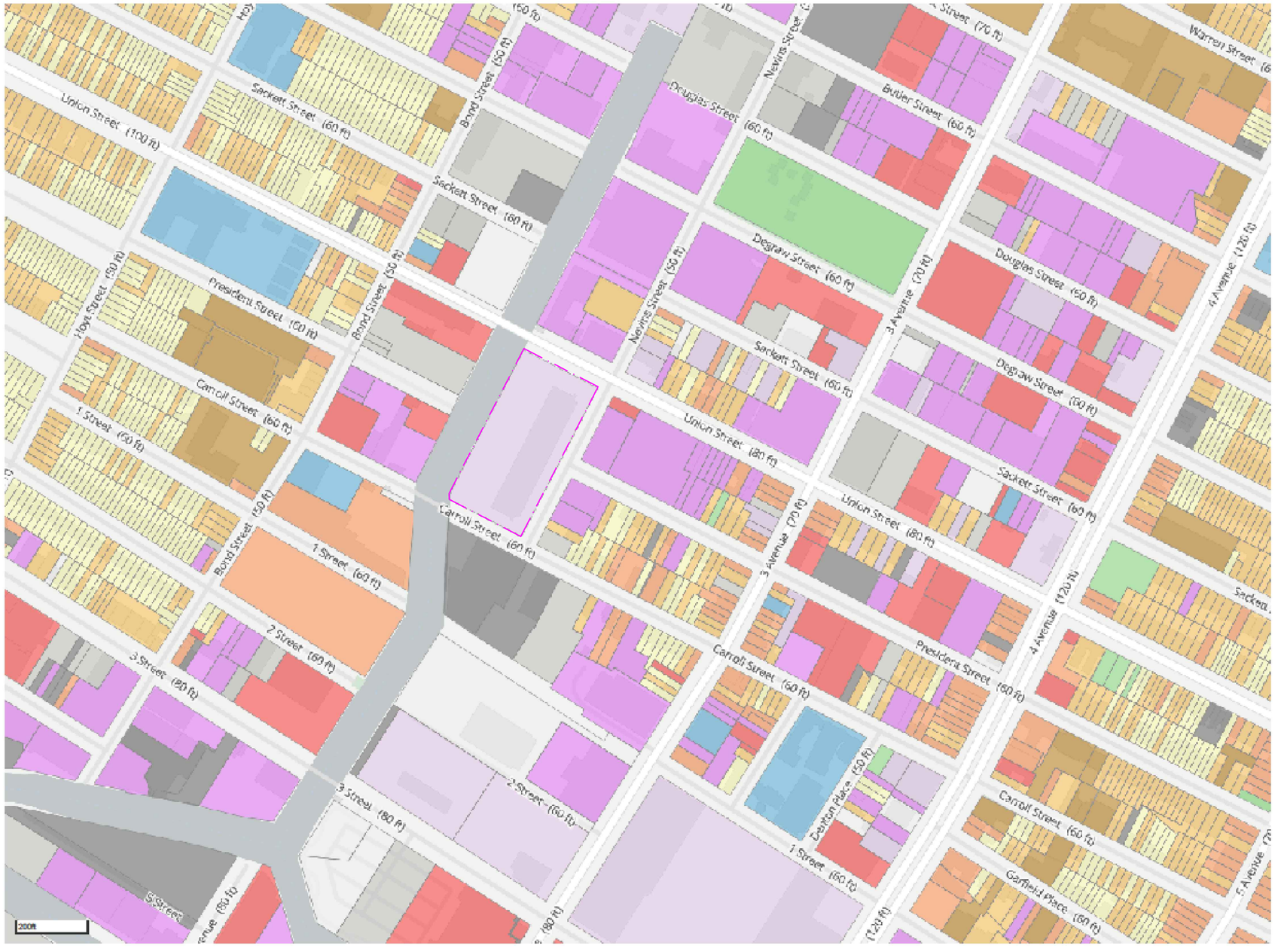
5.9 Community Master Plan(s)

The Site is located in a Coastal Zone and Federal Opportunity Zone. The Coastal Zone designation subjects the Site to the New York City Waterfront Revitalization Program (WRP). The programs establish New York City's policies for waterfront planning, preservation and development projects, but applies only to discretionary actions. The Federal Opportunity Zone designation represents low-income census tracks that are designated as eligible opportunity zones. Investments in businesses and real estate in opportunity zones may qualify for capital gains tax incentives.

Currently, no other comprehensive community master plans, designated Brownfield Opportunity Area plans or other known adopted land use plans are in place that include the area encompassing the Site.

FIGURES

318 Nevins Street, Brooklyn, NY



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Zoning and Land Use

Tax Lots

- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land
- Other

Basemaps

Building Footprints

LEGEND

PROPERTY LINE

PROJECT

NORTH

0' 50' 100'

NOTES:

FIGURE 1:
SITE LOCATION AND SURROUNDING LAND USE MAP

318 Nevins Street
Brooklyn, New York

Figure No: 01

PROJECT NO.	15977-01
DESIGNED BY:	AB
DRAWN BY:	AB
CHECKED BY:	DP
DATE:	11/30/2021
SCALE:	N.T.S.

REVISIONS

IMPACT ENVIRONMENTAL CLOSURES, INC.

170 KEYLAND COURT
BOHEMIA, NEW YORK 11716
TEL (631) 269-8800
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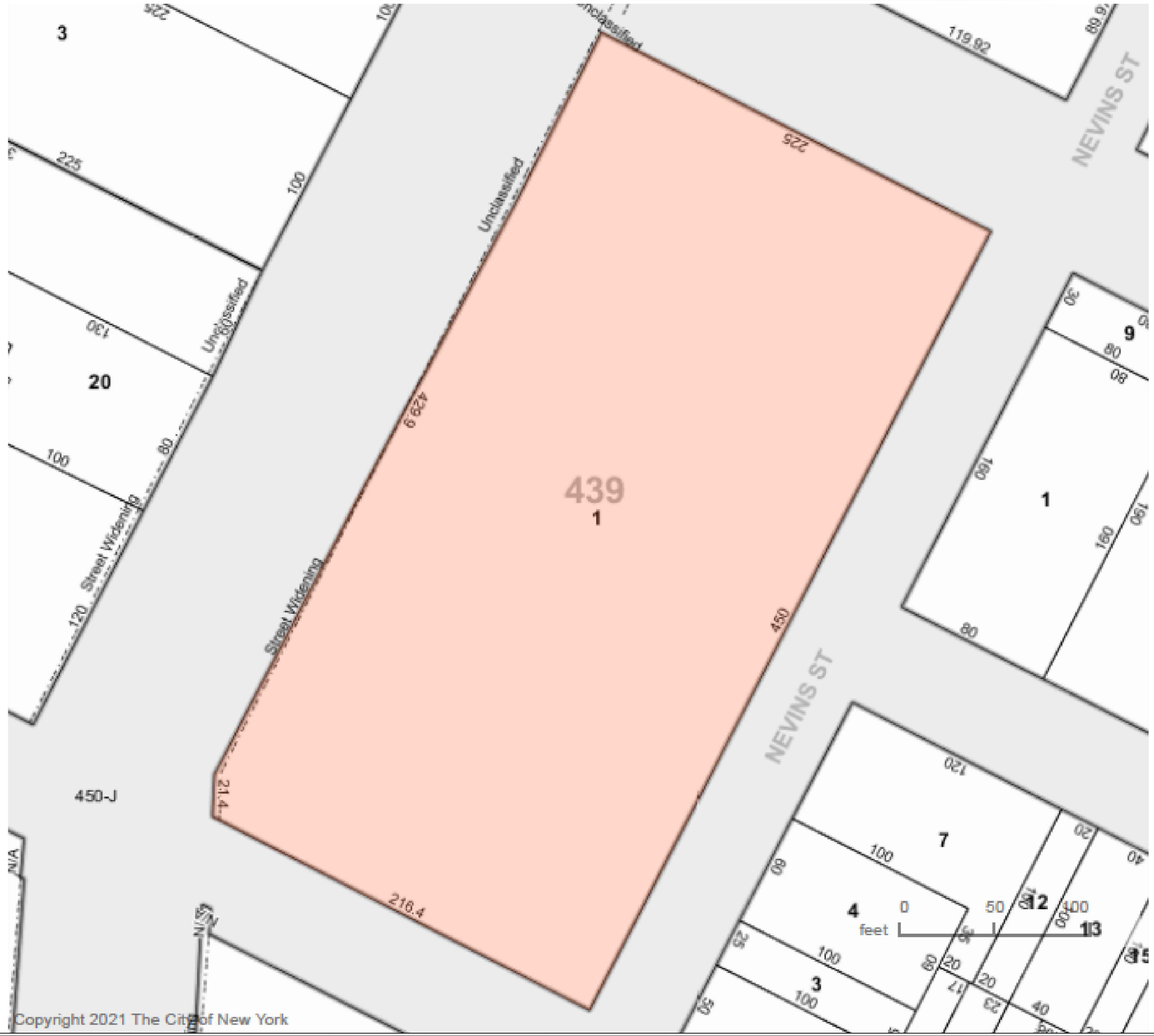

PROJECT NORTH

0' 50' 100'

NOTES:

FIGURE 2:
NEW YORK CITY TAX MAP

318 Nevins Street
Brooklyn, New York

Figure No: 02

PROJECT NO.	15977-01
DESIGNED BY:	AB
DRAWN BY:	AB
CHECKED BY:	DP
DATE:	11/30/2021
SCALE:	1" = 50'

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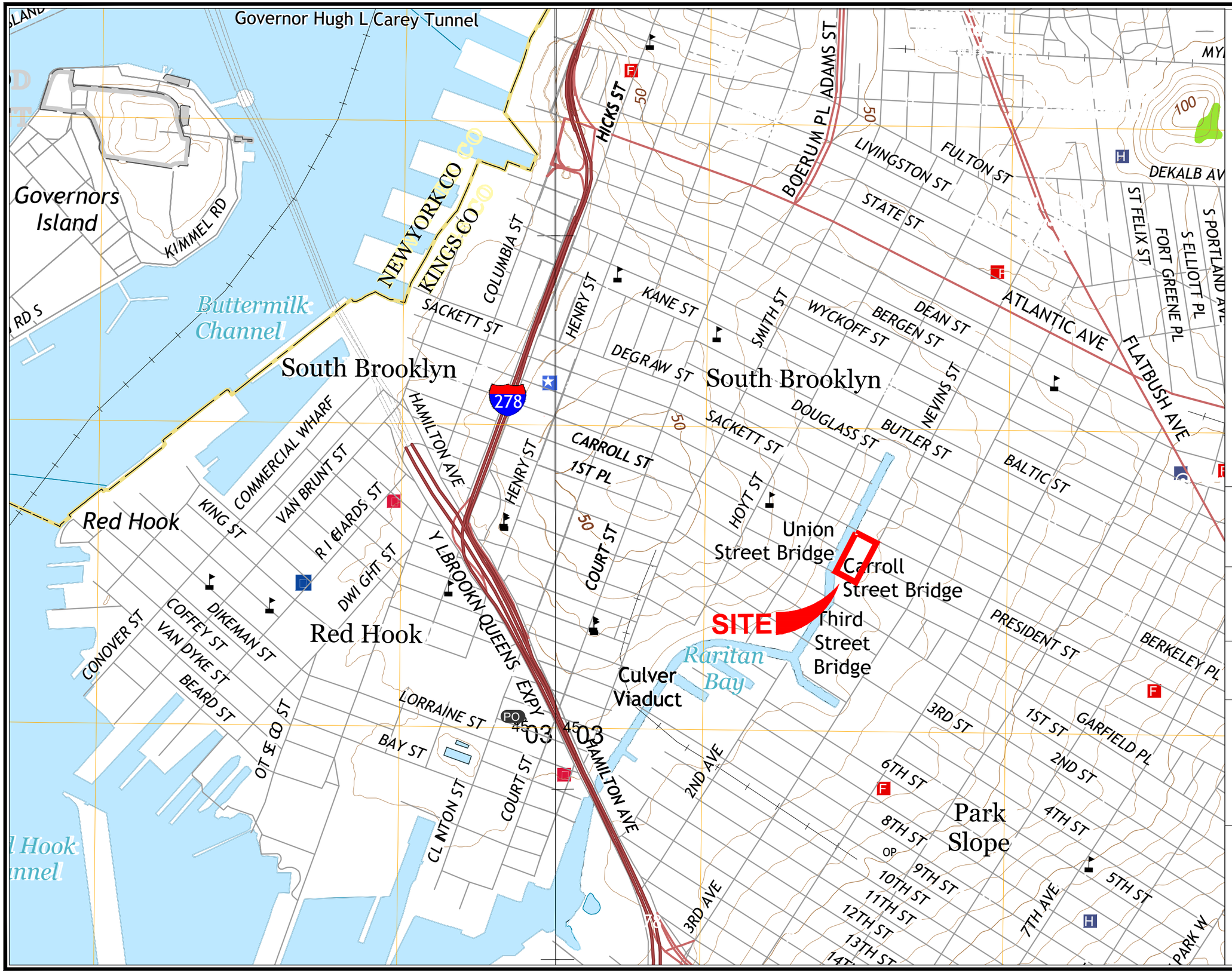

PROJECT NORTH

NOTES:

FIGURE 3:
SITE TOPOGRAPHIC MAP

318 Nevins Street
Brooklyn, New York

Plate No: 03

PROJECT NO.	15977-01
DESIGNED BY:	AB
DRAWN BY:	AB
CHECKED BY:	DP
DATE:	11/30/2021
SCALE:	N.T.S.

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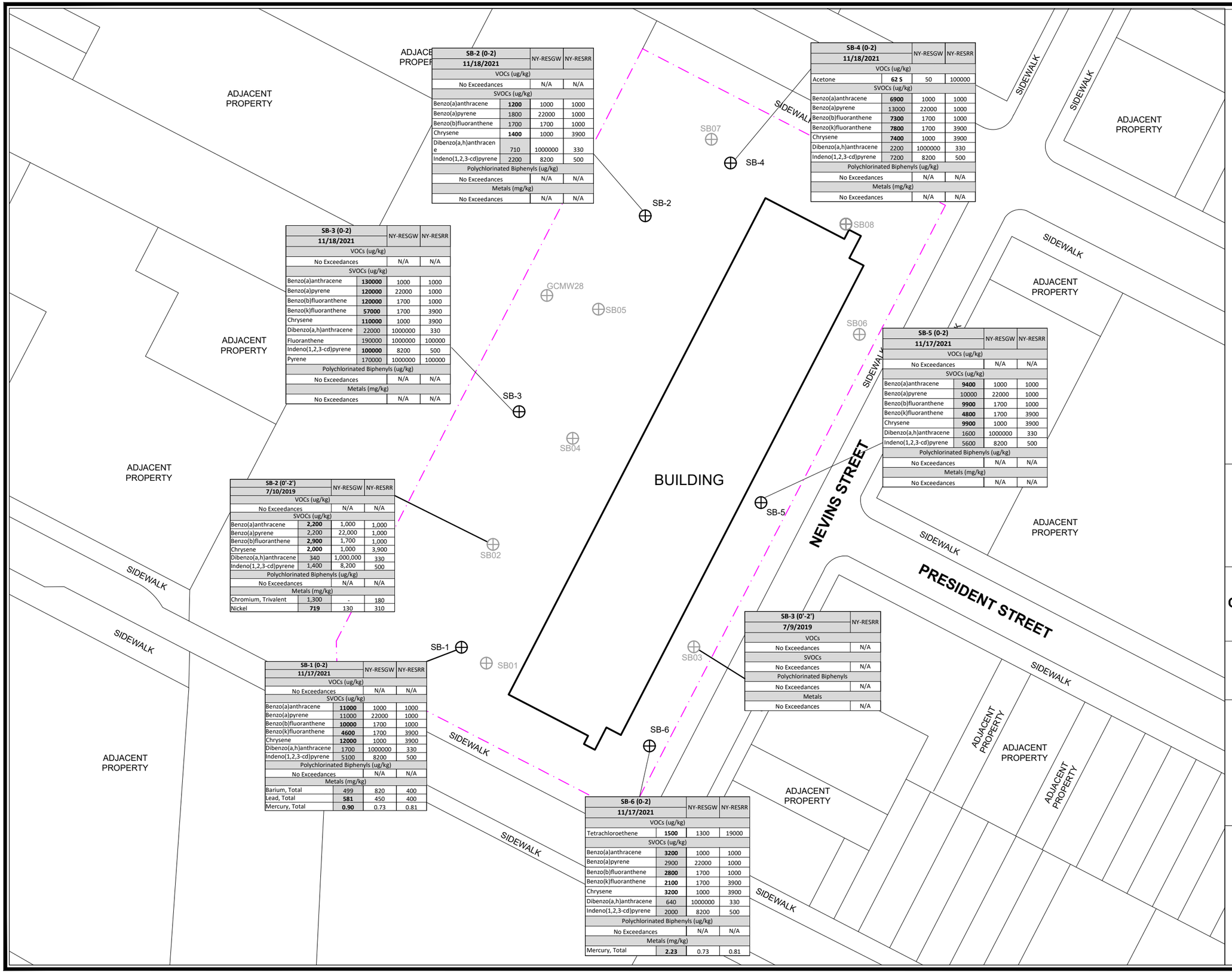

SB-2 (0-2) 11/18/2021		NY-RESGW	NY-RESRR
VOCs (ug/kg)			
No Exceedances		N/A	N/A
SVOCs (ug/kg)			
Benzo(a)anthracene	**1200**	1000	1000
Benzo(a)pyrene	1800	22000	1000
Benzo(b)fluoranthene	1700	1700	1000
Chrysene	**1400**	1000	3900
Dibenzo(a,h)anthracene	710	1000000	330
Indeno(1,2,3-cd)pyrene	2200	8200	500
Polychlorinated Biphenyls (ug/kg)			
No Exceedances		N/A	N/A
Metals (mg/kg)			
No Exceedances		N/A	N/A

SB-4 (0-2) 11/18/2021		NY-RESGW	NY-RESRR
VOCs (ug/kg)			
Acetone	**62 S**	50	100000
SVOCs (ug/kg)			
Benzo(a)anthracene	**6900**	1000	1000
Benzo(a)pyrene	13000	22000	1000
Benzo(b)fluoranthene	**7300**	1700	1000
Benzo(k)fluoranthene	**7800**	1700	3900
Chrysene	**7400**	1000	3900
Dibenzo(a,h)anthracene	2200	1000000	330
Indeno(1,2,3-cd)pyrene	7200	8200	500
Polychlorinated Biphenyls (ug/kg)			
No Exceedances		N/A	N/A
Metals (mg/kg)			
No Exceedances		N/A	N/A

SB-3 (0-2) 11/18/2021		NY-RESGW	NY-RESRR
VOCs (ug/kg)			
No Exceedances		N/A	N/A
SVOCs (ug/kg)			
Benzo(a)anthracene	**130000**	1000	1000
Benzo(a)pyrene	**120000**	22000	1000
Benzo(b)fluoranthene	**120000**	1700	1000
Benzo(k)fluoranthene	**57000**	1700	3900
Chrysene	**110000**	1000	3900
Dibenzo(a,h)anthracene	22000	1000000	330
Fluoranthene	190000	1000000	100000
Indeno(1,2,3-cd)pyrene	**100000**	8200	500
Pyrene	170000	1000000	100000
Polychlorinated Biphenyls (ug/kg)			
No Exceedances		N/A	N/A
Metals (mg/kg)			
No Exceedances		N/A	N/A

SB-5 (0-2) 11/17/2021		NY-RESGW	NY-RESRR
VOCs (ug/kg)			
No Exceedances		N/A	N/A
SVOCs (ug/kg)			
Benzo(a)anthracene	**9400**	1000	1000
Benzo(a)pyrene	10000	22000	1000
Benzo(b)fluoranthene	**9900**	1700	1000
Benzo(k)fluoranthene	**4800**	1700	3900
Chrysene	**9900**	1000	3900
Dibenzo(a,h)anthracene	1600	1000000	330
Indeno(1,2,3-cd)pyrene	5600	8200	500
Polychlorinated Biphenyls (ug/kg)			
No Exceedances		N/A	N/A
Metals (mg/kg)			
No Exceedances		N/A	N/A

SB-2 (0'-2') 7/10/2019		NY-RESGW	NY-RESRR
VOCs (ug/kg)			
No Exceedances		N/A	N/A
SVOCs (ug/kg)			
Benzo(a)anthracene	**2,200**	1,000	1,000
Benzo(a)pyrene	2,200	22,000	1,000
Benzo(b)fluoranthene	**2,900**	1,700	1,000
Chrysene	**2,000**	1,000	3,900
Dibenzo(a,h)anthracene	340	1,000,000	330
Indeno(1,2,3-cd)pyrene	1,400	8,200	500
Polychlorinated Biphenyls (ug/kg)			
No Exceedances		N/A	N/A
Metals (mg/kg)			
Chromium, Trivalent	1,300	-	180
Nickel	**719**	130	310

SB-3 (0'-2') 7/9/2019	NY-RESRR
VOCs	
No Exceedances	N/A
SVOCs	
No Exceedances	N/A
Polychlorinated Biphenyls	
No Exceedances	N/A
Metals	
No Exceedances	N/A

SB-1 (0-2) 11/17/2021		NY-RESGW	NY-RESRR
VOCs (ug/kg)			
No Exceedances		N/A	N/A
SVOCs (ug/kg)			
Benzo(a)anthracene	**11000**	1000	1000
Benzo(a)pyrene	11000	22000	1000
Benzo(b)fluoranthene	**10000**	1700	1000
Benzo(k)fluoranthene	**4600**	1700	3900
Chrysene	**12000**	1000	3900
Dibenzo(a,h)anthracene	1700	1000000	330
Indeno(1,2,3-cd)pyrene	5100	8200	500
Polychlorinated Biphenyls (ug/kg)			
No Exceedances		N/A	N/A
Metals (mg/kg)			
Barium, Total	499	820	400
Lead, Total	**581**	450	400
Mercury, Total	**0.90**	0.73	0.81

SB-6 (0-2) 11/17/2021		NY-RESGW	NY-RESRR
VOCs (ug/kg)			
Tetrachloroethene	**1500**	1300	19000
SVOCs (ug/kg)			
Benzo(a)anthracene	**3200**	1000	1000
Benzo(a)pyrene	2900	22000	1000
Benzo(b)fluoranthene	**2800**	1700	1000
Benzo(k)fluoranthene	**2100**	1700	3900
Chrysene	**3200**	1000	3900
Dibenzo(a,h)anthracene	640	1000000	330
Indeno(1,2,3-cd)pyrene	2000	8200	500
Polychlorinated Biphenyls (ug/kg)			
No Exceedances		N/A	N/A
Metals (mg/kg)			
Mercury, Total	**2.23**	0.73	0.81

LEGEND

- IEC 2021 SOIL BORING LOCATION
- LANGAN 2019 SOIL BORING LOCATION
- PROPERTY LINE

PROJECT NORTH

0' 50' 100'

NOTES:

1. Exceedances of New York NYCRR Part 375 Protection of Groundwater Restricted use Criteria (NY–RESGW) are shown in bold.
2. Exceedances of New York NYCRR Part 375 Restricted–Residential Criteria (NY–RESRR) are shaded.

FIGURE 4A: SOIL CHEMISTRY RESULTS MAP - SHALLOW SAMPLES

318 Nevins Street
Brooklyn, New York

Figure No: 04A

PROJECT NO.	15977-01
DESIGNED BY:	LR
DRAWN BY:	AB
CHECKED BY:	DP
DATE:	12/1/2021
SCALE:	1" = 60'
REVISIONS	

IMPACT ENVIRONMENTAL CLOSURES, INC.

170 KEYLAND COURT
BOHEMIA, NEW YORK 11716
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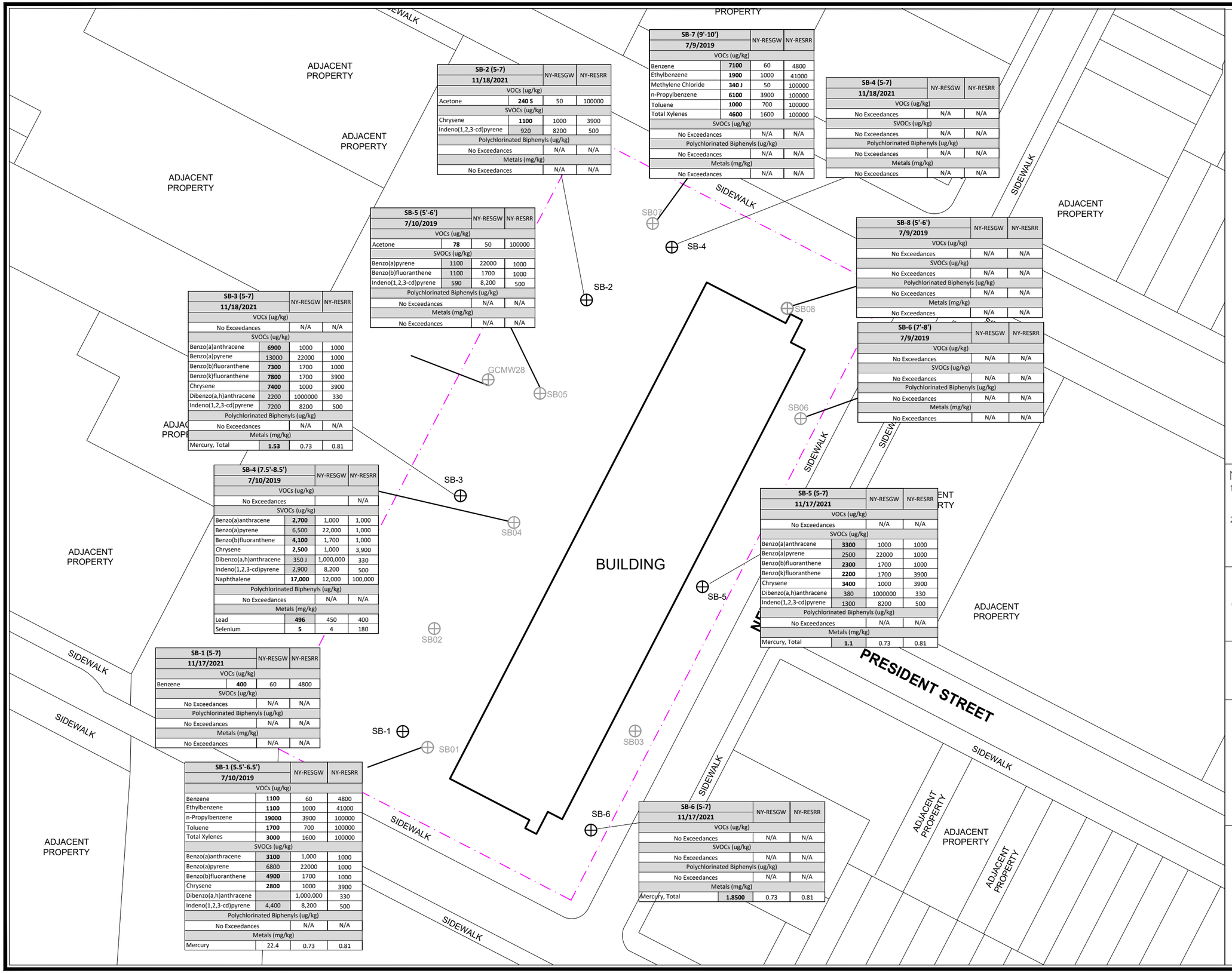

SB-2 (5-7) 11/18/2021		NY-RESGW	NY-RESRR
VOCs (ug/kg)			
Acetone	**240 S**	50	100000
SVOCs (ug/kg)			
Chrysene	**1100**	1000	3900
Indeno(1,2,3-cd)pyrene	920	8200	500
Polychlorinated Biphenyls (ug/kg)			
No Exceedances		N/A	N/A
Metals (mg/kg)			
No Exceedances		N/A	N/A

SB-7 (9'-10') 7/9/2019		NY-RESGW	NY-RESRR
VOCs (ug/kg)			
Benzene	**7100**	60	4800
Ethylbenzene	**1900**	1000	41000
Methylene Chloride	**340 J**	50	100000
n-Propylbenzene	**6100**	3900	100000
Toluene	**1000**	700	100000
Total Xylenes	**4600**	1600	100000
SVOCs (ug/kg)			
No Exceedances		N/A	N/A
Polychlorinated Biphenyls (ug/kg)			
No Exceedances		N/A	N/A
Metals (mg/kg)			
No Exceedances		N/A	N/A

SB-4 (5-7) 11/18/2021	NY-RESGW	NY-RESRR
VOCs (ug/kg)		
No Exceedances	N/A	N/A
SVOCs (ug/kg)		
No Exceedances	N/A	N/A
Polychlorinated Biphenyls (ug/kg)		
No Exceedances	N/A	N/A
Metals (mg/kg)		
No Exceedances	N/A	N/A

SB-5 (5'-6') 7/10/2019		NY-RESGW	NY-RESRR
VOCs (ug/kg)			
Acetone	**78**	50	100000
SVOCs (ug/kg)			
Benzo(a)pyrene	1100	22000	1000
Benzo(b)fluoranthene	1100	1700	1000
Indeno(1,2,3-cd)pyrene	590	8,200	500
Polychlorinated Biphenyls (ug/kg)			
No Exceedances		N/A	N/A
Metals (mg/kg)			
No Exceedances		N/A	N/A

SB-8 (5'-6') 7/9/2019	NY-RESGW	NY-RESRR
VOCs (ug/kg)		
No Exceedances	N/A	N/A
SVOCs (ug/kg)		
No Exceedances	N/A	N/A
Polychlorinated Biphenyls (ug/kg)		
No Exceedances	N/A	N/A
Metals (mg/kg)		
No Exceedances	N/A	N/A

SB-6 (7'-8') 7/9/2019	NY-RESGW	NY-RESRR
VOCs (ug/kg)		
No Exceedances	N/A	N/A
SVOCs (ug/kg)		
No Exceedances	N/A	N/A
Polychlorinated Biphenyls (ug/kg)		
No Exceedances	N/A	N/A
Metals (mg/kg)		
No Exceedances	N/A	N/A

SB-3 (5-7) 11/18/2021		NY-RESGW	NY-RESRR
VOCs (ug/kg)			
No Exceedances		N/A	N/A
SVOCs (ug/kg)			
Benzo(a)anthracene	**6900**	1000	1000
Benzo(a)pyrene	13000	22000	1000
Benzo(b)fluoranthene	**7300**	1700	1000
Benzo(k)fluoranthene	**7800**	1700	3900
Chrysene	**7400**	1000	3900
Dibenzo(a,h)anthracene	2200	1000000	330
Indeno(1,2,3-cd)pyrene	7200	8200	500
Polychlorinated Biphenyls (ug/kg)			
No Exceedances		N/A	N/A
Metals (mg/kg)			
Mercury, Total	**1.53**	0.73	0.81

SB-4 (7.5'-8.5') 7/10/2019		NY-RESGW	NY-RESRR
VOCs (ug/kg)			
No Exceedances			N/A
SVOCs (ug/kg)			
Benzo(a)anthracene	**2,700**	1,000	1,000
Benzo(a)pyrene	6,500	22,000	1,000
Benzo(b)fluoranthene	**4,100**	1,700	1,000
Chrysene	**2,500**	1,000	3,900
Dibenzo(a,h)anthracene	350 j	1,000,000	330
Indeno(1,2,3-cd)pyrene	2,900	8,200	500
Naphthalene	**17,000**	12,000	100,000
Polychlorinated Biphenyls (ug/kg)			
No Exceedances		N/A	N/A
Metals (mg/kg)			
Lead	**496**	450	400
Selenium	**5**	4	180

SB-5 (5-7) 11/17/2021		NY-RESGW	NY-RESRR
VOCs (ug/kg)			
No Exceedances		N/A	N/A
SVOCs (ug/kg)			
Benzo(a)anthracene	**3300**	1000	1000
Benzo(a)pyrene	2500	22000	1000
Benzo(b)fluoranthene	**2300**	1700	1000
Benzo(k)fluoranthene	**2200**	1700	3900
Chrysene	**3400**	1000	3900
Dibenzo(a,h)anthracene	380	1000000	330
Indeno(1,2,3-cd)pyrene	1300	8200	500
Polychlorinated Biphenyls (ug/kg)			
No Exceedances		N/A	N/A
Metals (mg/kg)			
Mercury, Total	**1.1**	0.73	0.81

SB-1 (5-7) 11/17/2021		NY-RESGW	NY-RESRR
VOCs (ug/kg)			
Benzene	**400**	60	4800
SVOCs (ug/kg)			
No Exceedances		N/A	N/A
Polychlorinated Biphenyls (ug/kg)			
No Exceedances		N/A	N/A
Metals (mg/kg)			
No Exceedances		N/A	N/A

SB-1 (5.5'-6.5') 7/10/2019		NY-RESGW	NY-RESRR
VOCs (ug/kg)			
Benzene	**1100**	60	4800
Ethylbenzene	**1100**	1000	41000
n-Propylbenzene	**19000**	3900	100000
Toluene	**1700**	700	100000
Total Xylenes	**3000**	1600	100000
SVOCs (ug/kg)			
Benzo(a)anthracene	**3100**	1,000	1000
Benzo(a)pyrene	6800	22000	1000
Benzo(b)fluoranthene	**4900**	1700	1000
Chrysene	**2800**	1000	3900
Dibenzo(a,h)anthracene		1,000,000	330
Indeno(1,2,3-cd)pyrene	4,400	8,200	500
Polychlorinated Biphenyls (ug/kg)			
No Exceedances		N/A	N/A
Metals (mg/kg)			
Mercury	22.4	0.73	0.81

SB-6 (5-7) 11/17/2021	NY-RESGW	NY-RESRR
VOCs (ug/kg)		
No Exceedances	N/A	N/A
SVOCs (ug/kg)		
No Exceedances	N/A	N/A
Polychlorinated Biphenyls (ug/kg)		
No Exceedances	N/A	N/A
Metals (mg/kg)		
Mercury, Total **1.8500**	0.73	0.81

LEGEND

- IEC 2021 SOIL BORING LOCATION
- LANGAN 2019 SOIL BORING LOCATION
- PROPERTY LINE

PROJECT

NORTH

0' 60' 120'

NOTES:

1. Exceedances of New York NYCRR Part 375 Protection of Groundwater Restricted use Criteria (NY-RESGW) are shown in bold.
2. Exceedances of New York NYCRR Part 375 Restricted-Residential Criteria (NY-RESRR) are shaded.

FIGURE 4B: SOIL CHEMISTRY RESULTS MAP - DEEP SAMPLES

318 Nevins Street
Brooklyn, New York

Plate No: 04

PROJECT NO.	15977-01
DESIGNED BY:	LR
DRAWN BY:	LR
CHECKED BY:	DP
DATE:	11/12/2021
SCALE:	N.T.S
REVISIONS	

IMPACT ENVIRONMENTAL CLOSURES, INC.

170 KEYLAND COURT
BOHEMIA, NEW YORK 11716
TEL (631) 269-8800
FAX (631) 269-1599

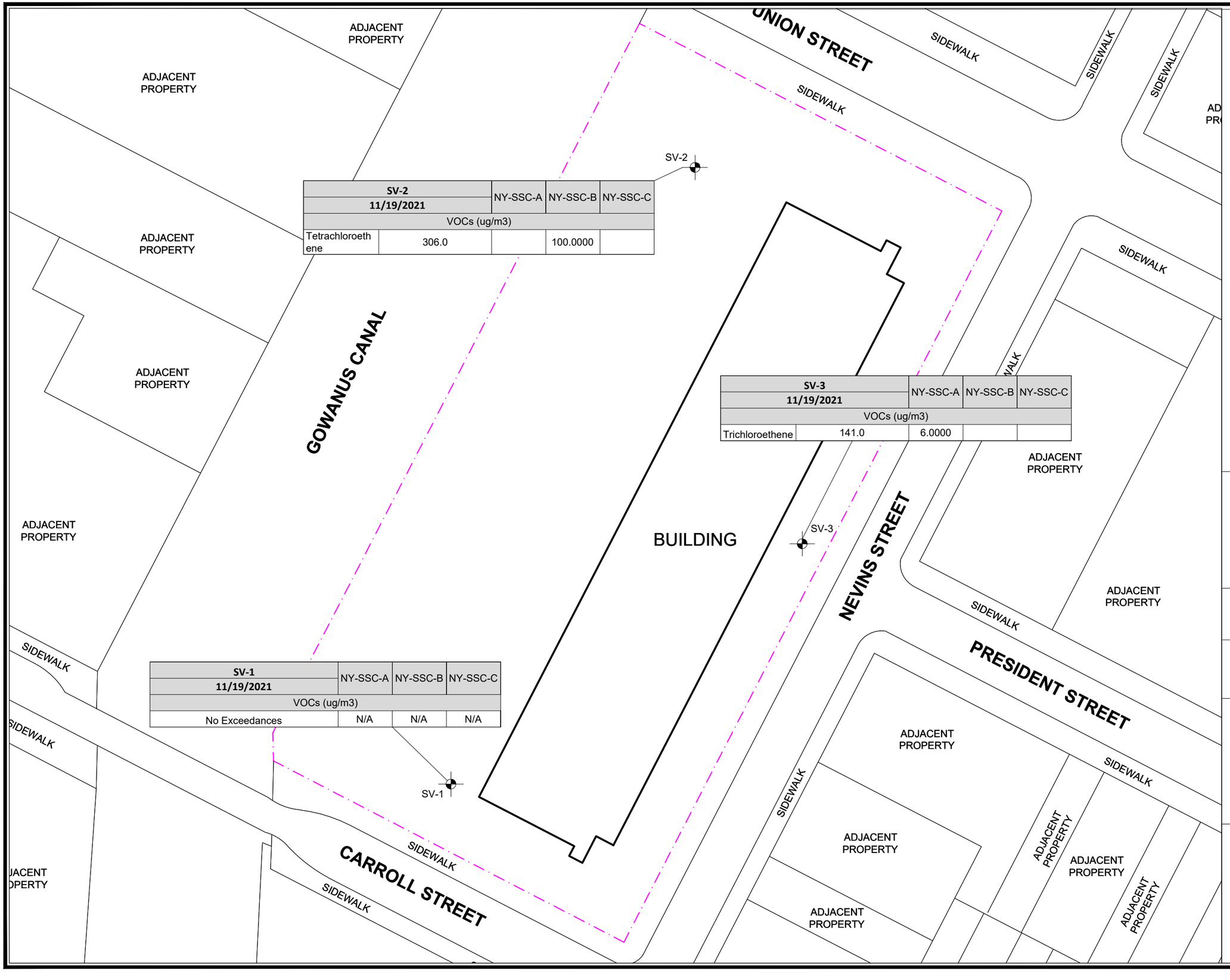

FIGURE 5 - SOIL VAPOR CHEMISTRY RESULTS

318 Nevins Street
Brooklyn, New York

Figure No: 05

PROJECT NO.	15977-01
DESIGNED BY:	LR
DRAWN BY:	LR
CHECKED BY:	DP
DATE:	11/12/2021
SCALE:	1" = 50'

REVISIONS

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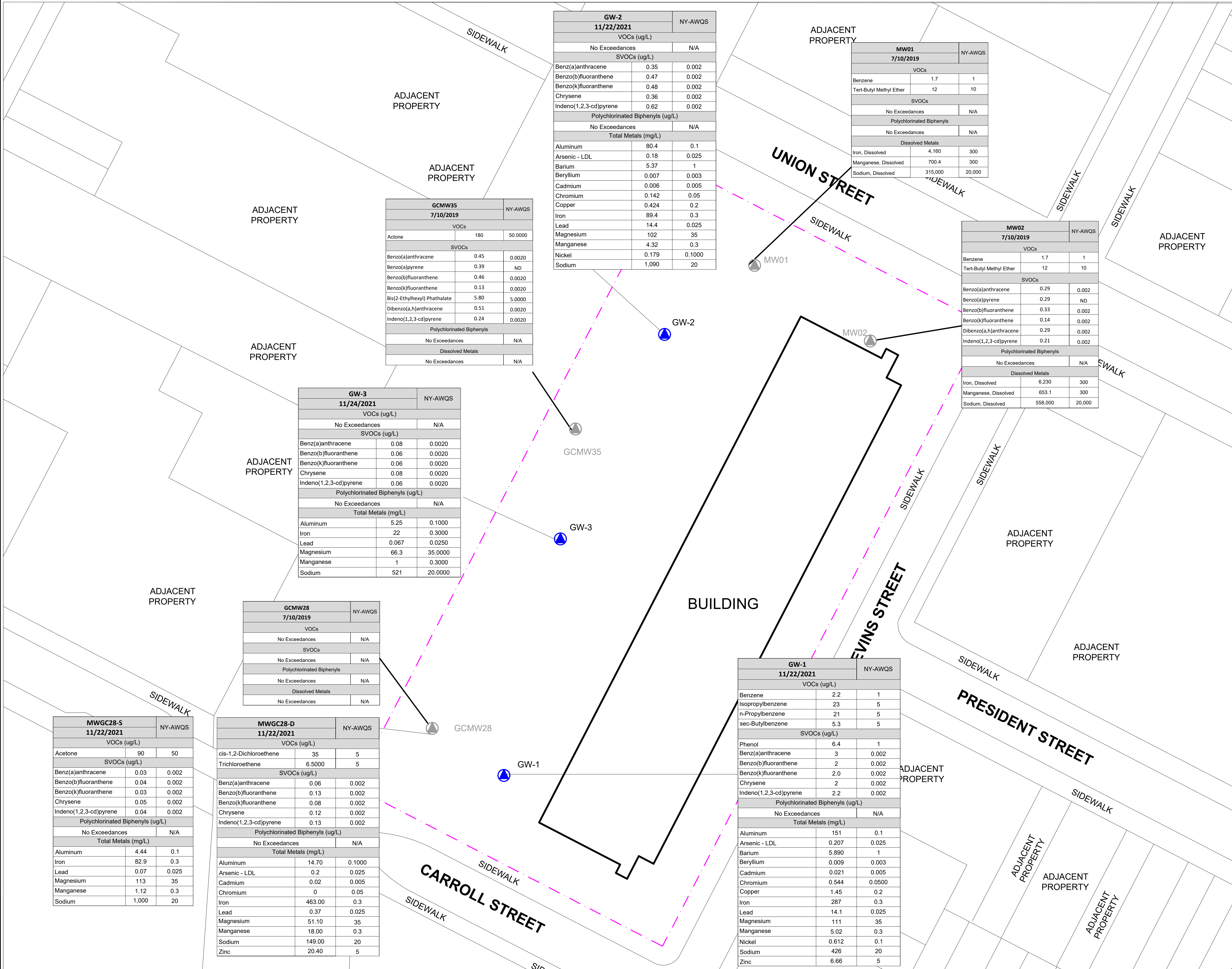

GW-2 11/22/2021		NY-AWQS
VOCs (ug/L)		
No Exceedances		N/A
SVOCs (ug/L)		
Benz(a)anthracene	0.35	0.002
Benzo(b)fluoranthene	0.47	0.002
Benzo(k)fluoranthene	0.48	0.002
Chrysene	0.36	0.002
Indeno(1,2,3-cd)pyrene	0.62	0.002
Polychlorinated Biphenyls (ug/L)		
No Exceedances		N/A
Total Metals (mg/L)		
Aluminum	80.4	0.1
Arsenic - LDL	0.18	0.025
Barium	5.37	1
Beryllium	0.007	0.003
Cadmium	0.006	0.005
Chromium	0.142	0.05
Copper	0.424	0.2
Iron	89.4	0.3
Lead	14.4	0.025
Magnesium	102	35
Manganese	4.32	0.3
Nickel	0.179	0.1000
Sodium	1,090	20

MW01 7/10/2019		NY-AWQS
VOCs		
Benzene	1.7	1
Tert-Butyl Methyl Ether	12	10
SVOCs		
No Exceedances		N/A
Polychlorinated Biphenyls		
No Exceedances		N/A
Dissolved Metals		
Iron, Dissolved	4,160	300
Manganese, Dissolved	700.4	300
Sodium, Dissolved	315,000	20,000

GCMW35 7/10/2019		NY-AWQS
VOCs		
Actone	180	50.0000
SVOCs		
Benzo(a)anthracene	0.45	0.0020
Benzo(a)pyrene	0.39	ND
Benzo(b)fluoranthene	0.46	0.0020
Benzo(k)fluoranthene	0.13	0.0020
Bis(2-Ethylhexyl) Phathalate	5.80	5.0000
Dibenzo(a,h)anthracene	0.51	0.0020
Indeno(1,2,3-cd)pyrene	0.24	0.0020
Polychlorinated Biphenyls		
No Exceedances		N/A
Dissolved Metals		
No Exceedances		N/A

MW02 7/10/2019		NY-AWQS
VOCs		
Benzene	1.7	1
Tert-Butyl Methyl Ether	12	10
SVOCs		
Benzo(a)anthracene	0.29	0.002
Benzo(a)pyrene	0.29	ND
Benzo(b)fluoranthene	0.33	0.002
Benzo(k)fluoranthene	0.14	0.002
Dibenzo(a,h)anthracene	0.29	0.002
Indeno(1,2,3-cd)pyrene	0.21	0.002
Polychlorinated Biphenyls		
No Exceedances		N/A
Dissolved Metals		
Iron, Dissolved	6,230	300
Manganese, Dissolved	653.1	300
Sodium, Dissolved	558,000	20,000

GW-3 11/24/2021		NY-AWQS
VOCs (ug/L)		
No Exceedances		N/A
SVOCs (ug/L)		
Benz(a)anthracene	0.08	0.0020
Benzo(b)fluoranthene	0.06	0.0020
Benzo(k)fluoranthene	0.06	0.0020
Chrysene	0.08	0.0020
Indeno(1,2,3-cd)pyrene	0.06	0.0020
Polychlorinated Biphenyls (ug/L)		
No Exceedances		N/A
Total Metals (mg/L)		
Aluminum	5.25	0.1000
Iron	22	0.3000
Lead	0.067	0.0250
Magnesium	66.3	35.0000
Manganese	1	0.3000
Sodium	521	20.0000

GCMW28 7/10/2019	NY-AWQS
VOCs	
No Exceedances	N/A
SVOCs	
No Exceedances	N/A
Polychlorinated Biphenyls	
No Exceedances	N/A
Dissolved Metals	
No Exceedances	N/A

MWGC28-S 11/22/2021		NY-AWQS
VOCs (ug/L)		
Acetone	90	50
SVOCs (ug/L)		
Benz(a)anthracene	0.03	0.002
Benzo(b)fluoranthene	0.04	0.002
Benzo(k)fluoranthene	0.03	0.002
Chrysene	0.05	0.002
Indeno(1,2,3-cd)pyrene	0.04	0.002
Polychlorinated Biphenyls (ug/L)		
No Exceedances		N/A
Total Metals (mg/L)		
Aluminum	4.44	0.1
Iron	82.9	0.3
Lead	0.07	0.025
Magnesium	113	35
Manganese	1.12	0.3
Sodium	1,000	20

MWGC28-D 11/22/2021		NY-AWQS
VOCs (ug/L)		
cis-1,2-Dichloroethene	35	5
Trichloroethene	6.5000	5
SVOCs (ug/L)		
Benz(a)anthracene	0.06	0.002
Benzo(b)fluoranthene	0.13	0.002
Benzo(k)fluoranthene	0.08	0.002
Chrysene	0.12	0.002
Indeno(1,2,3-cd)pyrene	0.13	0.002
Polychlorinated Biphenyls (ug/L)		
No Exceedances		N/A
Total Metals (mg/L)		
Aluminum	14.70	0.1000
Arsenic - LDL	0.2	0.025
Cadmium	0.02	0.005
Chromium	0	0.05
Iron	463.00	0.3
Lead	0.37	0.025
Magnesium	51.10	35
Manganese	18.00	0.3
Sodium	149.00	20
Zinc	20.40	5

GW-1 11/22/2021		NY-AWQS
VOCs (ug/L)		
Benzene	2.2	1
Isopropylbenzene	23	5
n-Propylbenzene	21	5
sec-Butylbenzene	5.3	5
SVOCs (ug/L)		
Phenol	6.4	1
Benz(a)anthracene	3	0.002
Benzo(b)fluoranthene	2	0.002
Benzo(k)fluoranthene	2.0	0.002
Chrysene	2	0.002
Indeno(1,2,3-cd)pyrene	2.2	0.002
Polychlorinated Biphenyls (ug/L)		
No Exceedances		N/A
Total Metals (mg/L)		
Aluminum	151	0.1
Arsenic - LDL	0.207	0.025
Barium	5.890	1
Beryllium	0.009	0.003
Cadmium	0.021	0.005
Chromium	0.544	0.0500
Copper	1.45	0.2
Iron	287	0.3
Lead	14.1	0.025
Magnesium	111	35
Manganese	5.02	0.3
Nickel	0.612	0.1
Sodium	426	20
Zinc	6.66	5

FIGURE 6 - GROUNDWATER CHEMISTRY RESULTS

318 Nevins Street
Brooklyn, New York

Figure No: 06

PROJECT NO.	15977-01
DESIGNED BY:	LR
DRAWN BY:	LR
CHECKED BY:	DP
DATE:	11/12/2021
SCALE:	N.T.S

REVISIONS

IMPACT ENVIRONMENTAL CLOSURES, INC.

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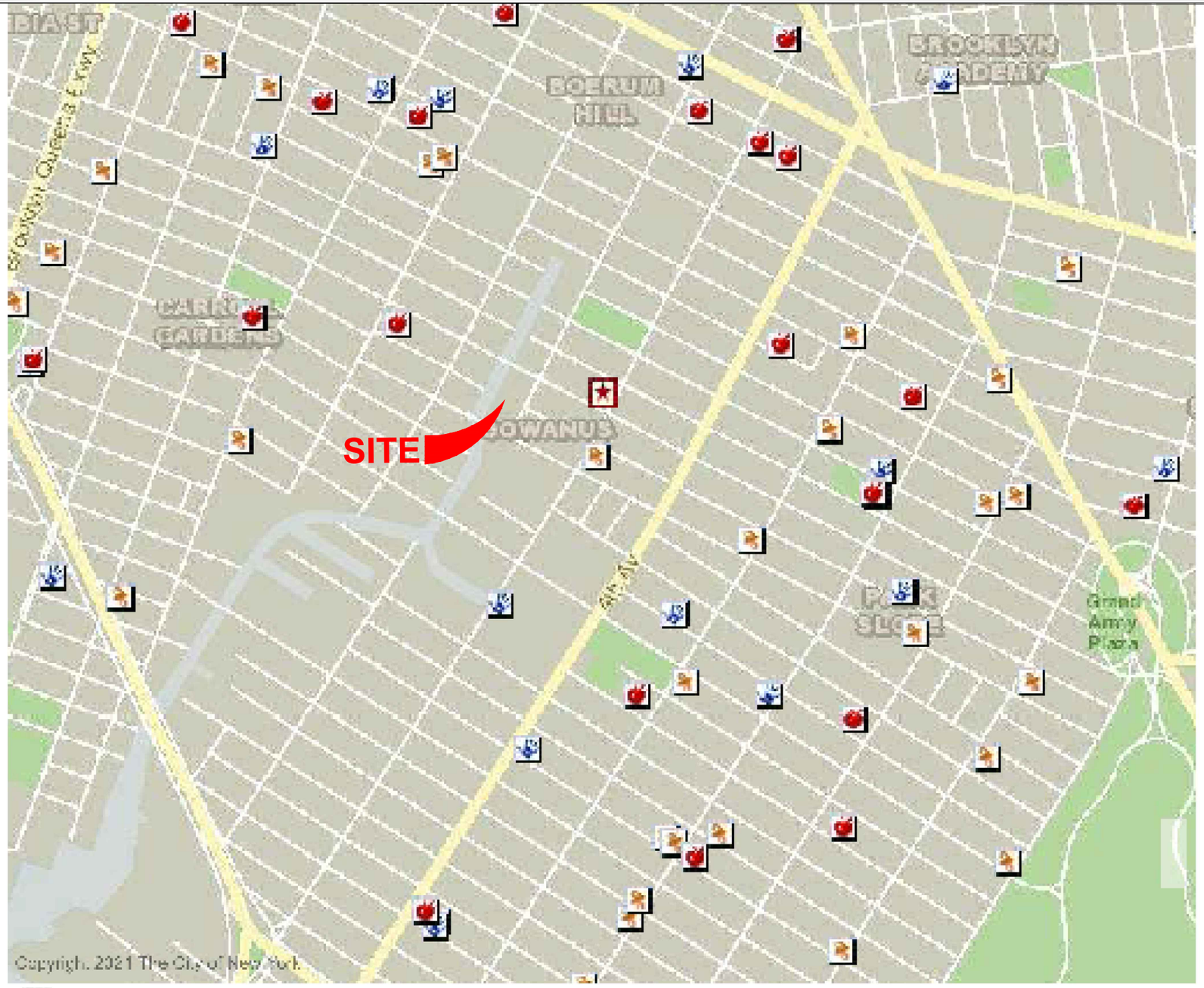

College/University

Public School

Universal Pre-K

Day Care Center

Hospital

PROJECT NORTH

NOTES:

FIGURE 7:
SCHOOLS, DAYCARE CENTERS AND HOSPITALS

318 Nevins Street
Brooklyn, New York

Plate No: 07

PROJECT NO.	15977-01
DESIGNED BY:	AB
DRAWN BY:	AB
CHECKED BY:	DP
DATE:	11/30/2021
SCALE:	N.T.S.

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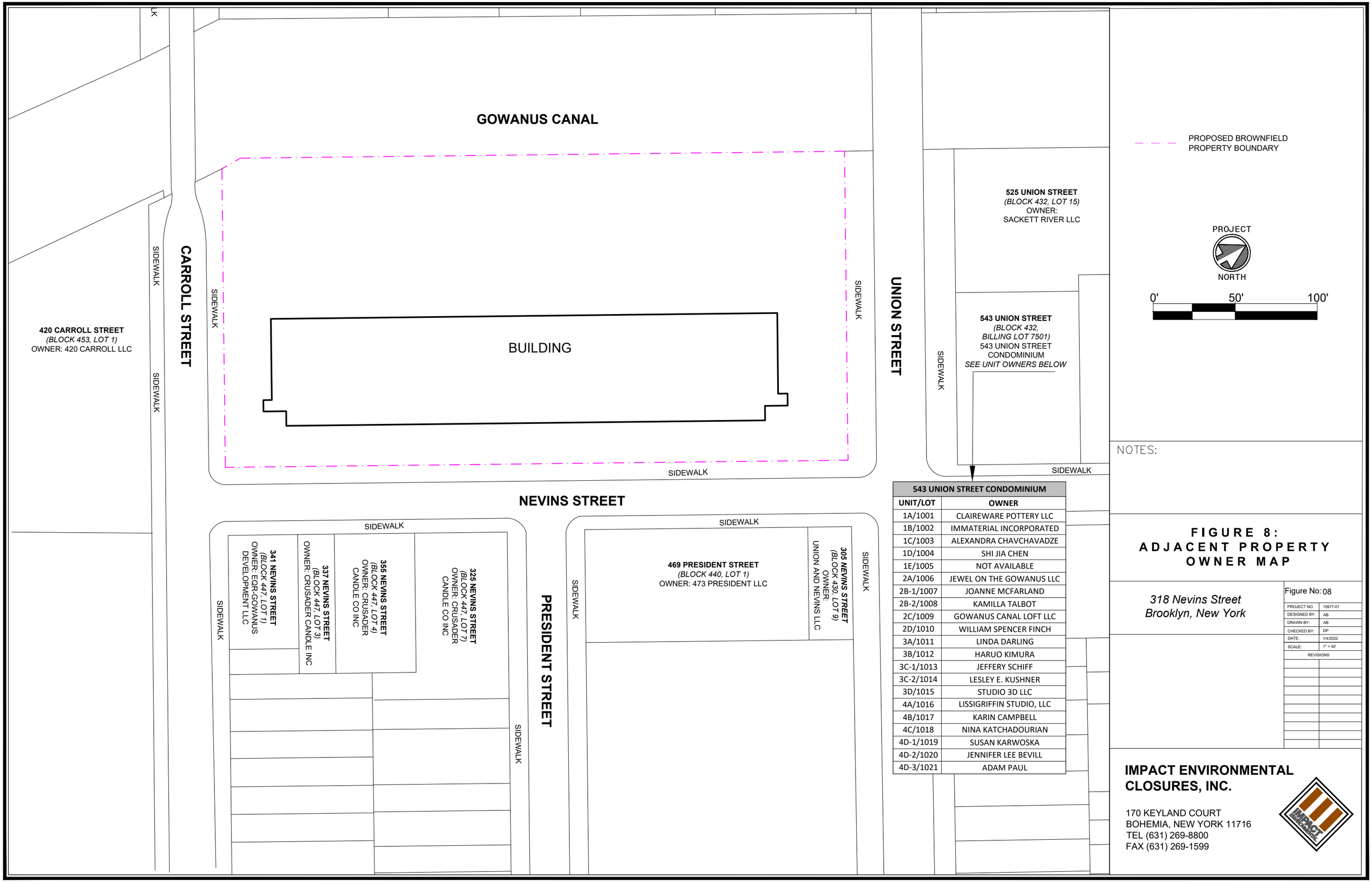

543 UNION STREET CONDOMINIUM	
UNIT/LOT	**OWNER**
1A/1001	CLAIREWARE POTTERY LLC
1B/1002	IMMATERIAL INCORPORATED
1C/1003	ALEXANDRA CHAVCHAVADZE
1D/1004	SHI JIA CHEN
1E/1005	NOT AVAILABLE
2A/1006	JEWEL ON THE GOWANUS LLC
2B-1/1007	JOANNE MCFARLAND
2B-2/1008	KAMILLA TALBOT
2C/1009	GOWANUS CANAL LOFT LLC
2D/1010	WILLIAM SPENCER FINCH
3A/1011	LINDA DARLING
3B/1012	HARUO KIMURA
3C-1/1013	JEFFERY SCHIFF
3C-2/1014	LESLEY E. KUSHNER
3D/1015	STUDIO 3D LLC
4A/1016	LISSIGRIFFIN STUDIO, LLC
4B/1017	KARIN CAMPBELL
4C/1018	NINA KATCHADOURIAN
4D-1/1019	SUSAN KARWOSKA
4D-2/1020	JENNIFER LEE BEVILL
4D-3/1021	ADAM PAUL

NOTES:

FIGURE 8: ADJACENT PROPERTY OWNER MAP

318 Nevins Street
Brooklyn, New York

Figure No: 08

PROJECT NO.	15977-01
DESIGNED BY:	AB
DRAWN BY:	AB
CHECKED BY:	DP
DATE:	1/4/2022
SCALE:	1" = 50'

REVISIONS

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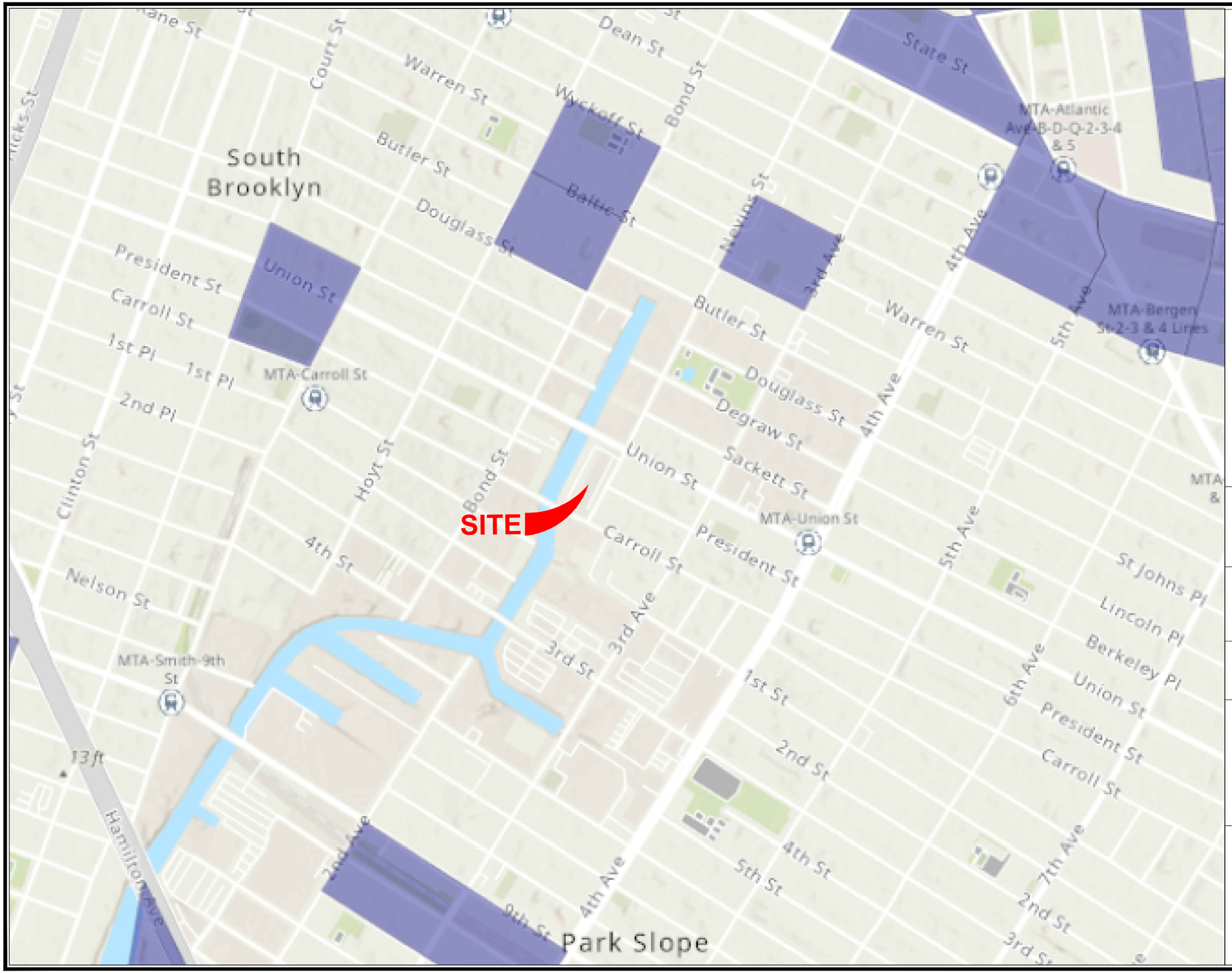

PROJECT NORTH

NOTES:

FIGURE 9: POTENTIAL ENVIRONMENTAL JUSTICE AREA

318 Nevins Street
Brooklyn, New York

Figure No: 09

PROJECT NO.	15977-01
DESIGNED BY:	AB
DRAWN BY:	AB
CHECKED BY:	DP
DATE:	11/30/2021
SCALE:	N.T.S.

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BOHEMIA, NEW YORK 11716
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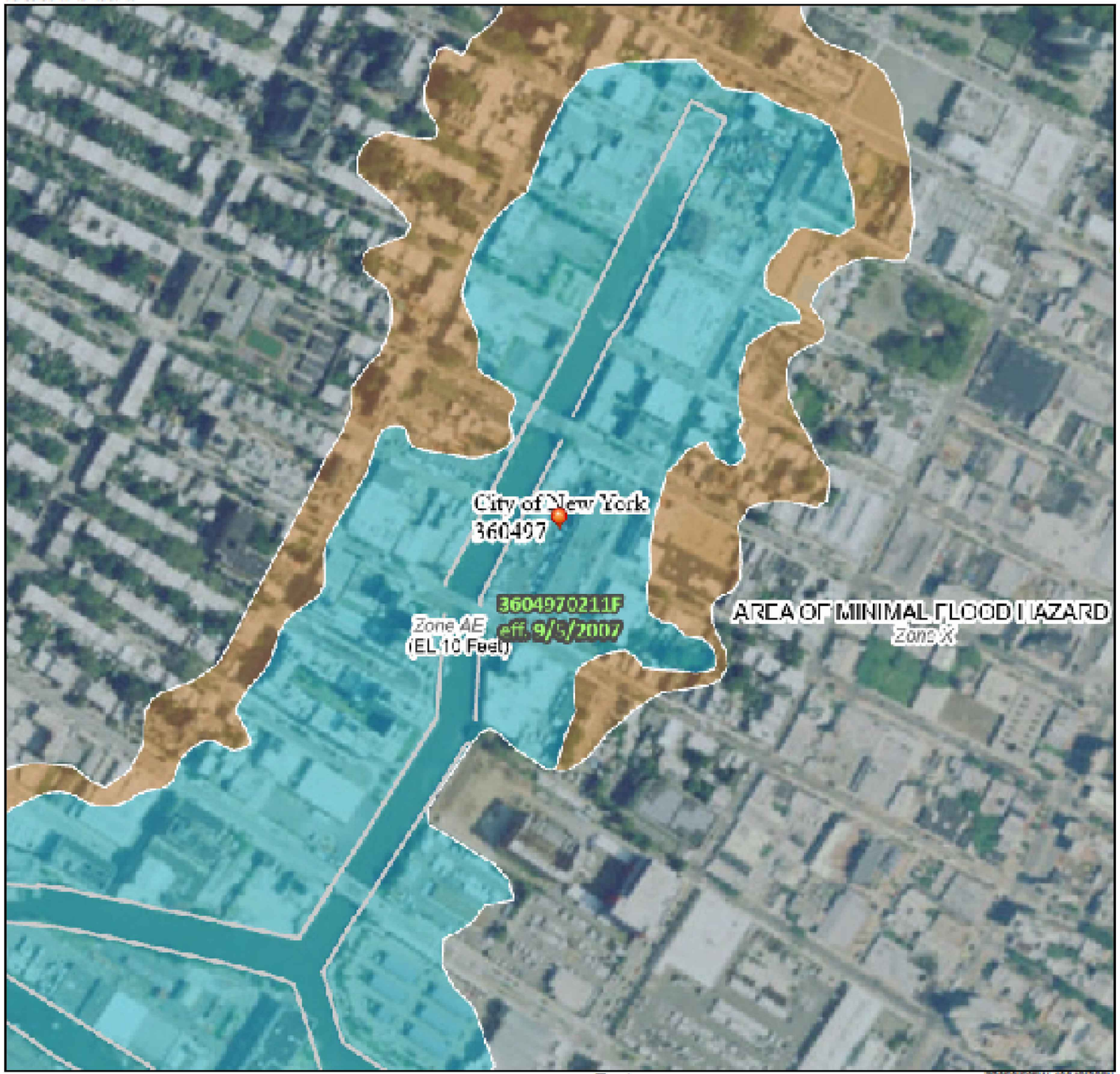
FAX (631) 269-1599

National Flood Hazard Layer FIRMette

FEMA

73°59'36"W 40°40'57"N



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

1:6,000

73°58'59"W 40°40'30"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

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

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

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

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

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

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/5/2021 at 2:35 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

PROJECT

NORTH

NOTES:

FIGURE 10:
FEMA FLOOD ZONE

318 Nevins Street
Brooklyn, New York

Figure No: 10

PROJECT NO.	15977-01
DESIGNED BY:	AB
DRAWN BY:	AB
CHECKED BY:	DP
DATE:	11/30/2021
SCALE:	N.T.S.

REVISIONS

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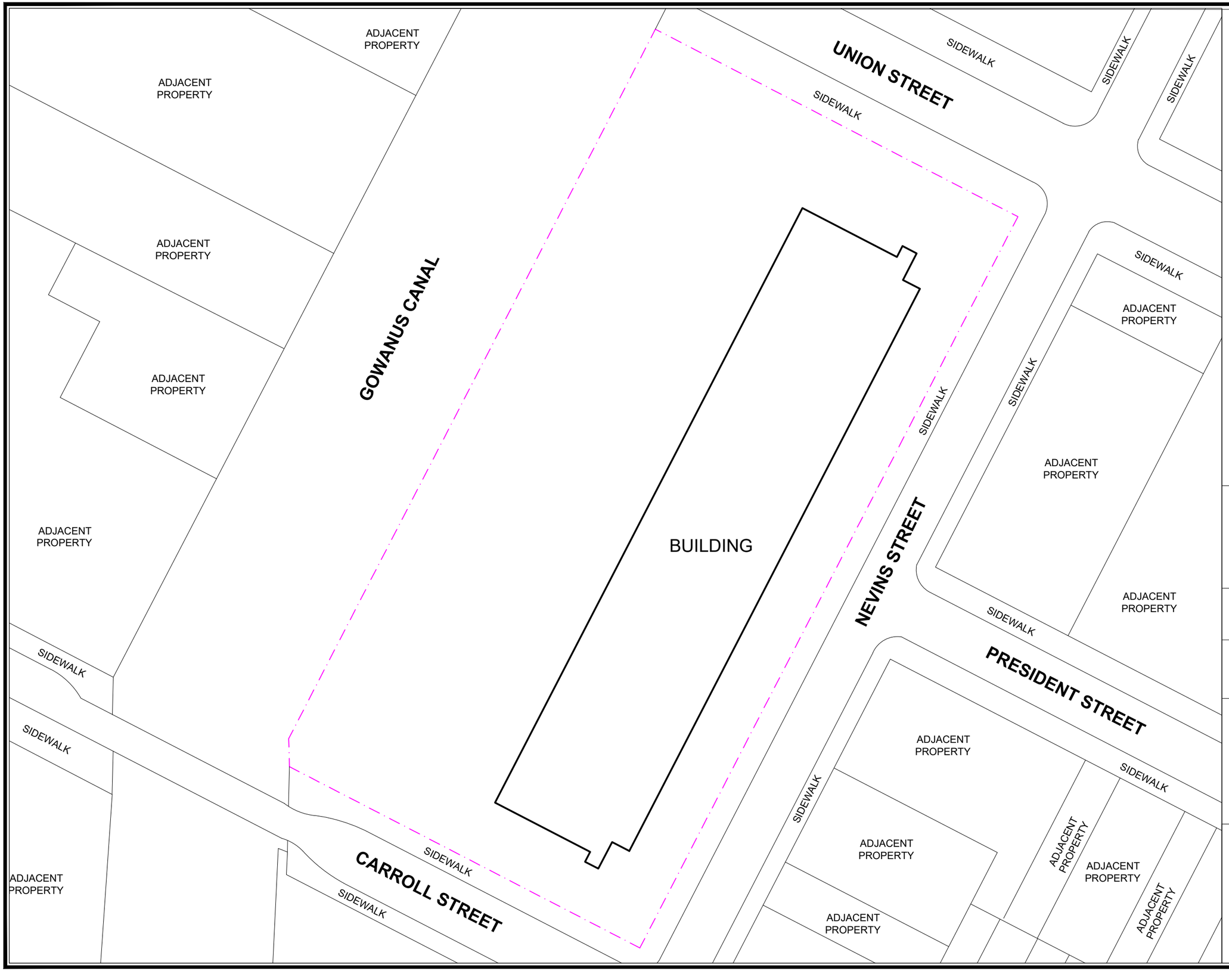

LEGEND

PROPERTY LINE

PROJECT NORTH

0' 50' 100'

NOTES:

FIGURE 11: PROPERTY BASE MAP

318 Nevins Street
Brooklyn, New York

Figure No: 11

PROJECT NO.	15977-01
DESIGNED BY:	LR
DRAWN BY:	LR
CHECKED BY:	DP
DATE:	11/12/2021
SCALE:	1" = 50'

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BOHEMIA, NEW YORK 11716
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TABLES

318 Nevins Street, Brooklyn, NY

Table 1
Phase II Environmental Site Investigation Report
Soil Sample Analytical Results Summary

300-344 Nevins Street
Brooklyn, New York
Langan Project No.: 170589301

Location	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	SB01		SB02		SB03		SB03		SB04	
Sample ID			SB01_5.5-6.5		SB02_0-2		SB03_0-2		SODUP01_070919		SB04_7.5-8.5	
Laboratory ID			L1930185-01		L1930185-02		L1929805-02		L1929805-05		L1930185-03	
Sample Date			7/10/2019		7/10/2019		7/9/2019		7/9/2019		7/10/2019	
Sample Depth (feet bgs)			5.5-6.5		0-2		0-2		0-2		7.5-8.5	
Volatile Organic Compounds (mg/kg)												
1,2,4,5-Tetramethylbenzene	~	~	14		0.0005	J	0.0023	U	0.0021	U	0.022	J
1,2,4-Trimethylbenzene	3.6	52	1.2		0.0013	J	0.0023	U	0.0021	U	0.19	U
1,3,5-Trimethylbenzene (Mesitylene)	8.4	52	0.26	J	0.00051	J	0.0023	U	0.0021	U	0.027	J
1,4-Diethyl Benzene	~	~	5.4		0.00084	J	0.0023	U	0.0021	U	0.082	J
4-Ethyltoluene	~	~	1.5		0.00078	J	0.0023	U	0.0021	U	0.12	J
Acetone	0.05	100	*1.4*	U	0.034		0.012	U	0.026		*0.94*	U
Benzene	0.06	4.8	**1.1**		0.00051	J	0.0002	J	0.00052	U	0.036	J
Carbon Disulfide	~	~	1.4	U	0.012	U	0.012	U	0.01	U	0.94	U
Cymene	~	~	0.38		0.0012	U	0.0012	U	0.001	U	0.055	J
Ethylbenzene	1	41	**1.1**		0.0002	J	0.0012	U	0.001	U	0.082	J
Isopropylbenzene (Cumene)	~	~	7.1		0.0012	U	0.0012	U	0.001	U	0.013	J
M,P-Xylene	~	~	2.6		0.0025	U	0.0023	U	0.0021	U	0.19	U
Methyl Ethyl Ketone (2-Butanone)	0.12	100	*1.4*	U	0.004	J	0.012	U	0.01	U	*0.94*	U
Methylene Chloride	0.05	100	*0.7*	U	0.0063	U	0.0058	U	0.0052	U	*0.47*	U
Naphthalene	12	100	1.8		0.0026	J	0.0047	U	0.0042	U	9	
n-Butylbenzene	12	100	7.5		0.0012	U	0.0012	U	0.001	U	0.094	U
n-Propylbenzene	3.9	100	**19**		0.0012	U	0.0012	U	0.001	U	0.02	J
o-Xylene (1,2-Dimethylbenzene)	~	~	0.44		0.00043	J	0.0012	U	0.001	U	0.094	U
Sec-Butylbenzene	11	100	4.1		0.0012	U	0.0012	U	0.001	U	0.094	U
Styrene	~	~	0.044	J	0.0012	U	0.0012	U	0.001	U	0.049	J
T-Butylbenzene	5.9	100	0.22	J	0.0025	U	0.0023	U	0.0021	U	0.19	U
Tert-Butyl Methyl Ether	0.93	100	0.28	U	0.0025	U	0.0023	U	0.0021	U	0.19	U
Tetrachloroethene (PCE)	1.3	19	0.07	U	0.00051	J	0.00058	U	0.00052	U	0.047	U
Toluene	0.7	100	**1.7**		0.00098	J	0.00068	J	0.001	U	0.083	J
Total Xylenes	0.26	100	**3**		0.00043	J	0.0012	U	0.001	U	0.094	U
Semivolatile Organic Compounds (mg/kg)												
2-Methylnaphthalene	~	~	1.4		0.12	J	0.2	U	0.022	J	2.6	
3 & 4 Methylphenol (m&p Cresol)	0.33	100	*1.4*	U	0.27	U	0.25	U	0.26	U	*1.6*	U
Acenaphthene	20	100	0.88		0.18		0.14	U	0.054	J	**21**	
Acenaphthylene	100	100	3		0.27		0.043	J	0.051	J	1	
Anthracene	100	100	1.7		0.58		0.048	J	0.2		2.9	
Benzo(a)Anthracene	1	1	**3.1**		**2.2**		0.19		0.46		**2.7**	
Benzo(a)Pyrene	1	1	**6.8**		**2.2**		0.19		0.38		**6.5**	
Benzo(b)Fluoranthene	1	1	**4.9**		**2.9**		0.23		0.5		**4.1**	
Benzo(g,h,i)Perylene	100	100	6.6		1.4		0.14		0.29		4	
Benzo(k)Fluoranthene	0.8	3.9	**1.5**		**0.93**		0.088	J	0.12		**1.2**	
Biphenyl (Diphenyl)	~	~	2.2	U	0.42	U	0.39	U	0.4	U	1	J
Bis(2-Ethylhexyl) Phthalate	~	~	0.97	U	0.1	J	0.11	J	0.081	J	1.1	U
Carbazole	~	~	0.97	U	0.18		0.017	J	0.049	J	1.1	U
Chrysene	1	3.9	**2.8**		**2**		0.18		0.37		**2.5**	
Dibenz(a,h)Anthracene	0.33	0.33	**0.57**	J	**0.34**		0.026	J	0.057	J	**0.35**	J
Dibenzofuran	7	59	0.31	J	0.13	J	0.17	U	0.028	J	1.1	U
Fluoranthene	100	100	5.5		3.8		0.35		0.91		5.3	
Fluorene	30	100	1.2		0.18		0.17	U	0.064	J	5.3	
Indeno(1,2,3-c,d)Pyrene	0.5	0.5	**4.4**		**1.4**		0.15		0.29		**2.9**	
Naphthalene	12	100	1.5		0.15	J	0.17	U	0.028	J	**17**	
Phenanthrene	100	100	5.1		2		0.14		0.6		10	
Pyrene	100	100	7.2		3.5		0.32		0.78		8.6	
Polychlorinated Biphenyls (mg/kg)												
PCB-1260 (Aroclor 1260)	~	~	0.0374	U	0.00995	J	0.0348	U	0.0355	U	0.043	U
Total PCBs	0.1	1	0.0374	U	0.00995	J	0.0348	U	0.0355	U	0.043	U
Inorganics (mg/kg)												
Aluminum	~	~	1,410		3,510		4,740		6,130		2,260	
Antimony	~	~	0.652	J	1.02	J	1.64	J	0.984	J	3.35	J
Arsenic	13	16	2.49		4.53		4.54		5.12		11.3	
Barium	350	400	30.1		83.7		27.3		33		108	
Beryllium	7.2	72	0.066	J	0.13	J	0.182	J	0.248	J	0.191	J
Cadmium	2.5	4.3	0.312	J	0.345	J	0.83	U	0.826	U	0.774	J
Calcium	~	~	1,340		11,000		41,100		22,400		2,750	
Chromium, Hexavalent	1	110	0.949	U	0.892	U	0.841	U	0.172	J	*1.08*	U
Chromium, Total	~	~	4.37		1,320		8.11		9.52		8.06	
Chromium, Trivalent	30	180	4.4		**1,300**		8.1		9.3	J	8.1	
Cobalt	~	~	2.83		10.7		4.2		4.72		2.7	
Copper	50	270	20		**59.6**		23.1		21.7		**194**	
Iron	~	~	2,630		14,600		9,800		11,800		7,910	
Lead	63	400	**165**		**130**		**96.8**		**129**		**496**	
Magnesium	~	~	269		2,750		8,860		3,840		539	
Manganese	1,600	2,000	23.8		216		133		120		70.5	
Mercury	0.18	0.81	**22.4**		**0.402**		**0.196**		**0.47**		**0.292**	
Nickel	30	310	7.85		**719**		9.09		9.48		12.3	
Potassium	~	~	210	J	549		370		409		329	
Selenium	3.9	180	1.28	J	1.73	U	0.232	J	1.65	U	**5.22**	
Silver	2	180	0.944	U	0.864	U	0.83	U	0.826	U	0.308	J
Sodium	~	~	267		258		135	J	134	J	506	
Thallium	~	~	1.89	U	1.73	U	1.66	U	1.65	U	0.806	J
Vanadium	~	~	7.86		18.1		14.7		16.2		9.85	
Zinc	109	10,000	34.6		**166**		51.1		49.4		**331**	
General Chemistry (%)												
Total Solids	~	~	84.3		89.7		95.1		93		74	

Notes provided on Page 3.
Concentrations above Unrestricted Use SCOs are bolded.
Concentrations above Restricted Use Restricted-Residential SCOs are shaded.

Table 2
Phase II Environmental Site Investigation Report
Soil Sample Analytical Results Summary

300-344 Nevins Street
Brooklyn, New York
Langan Project No.: 170589301

Location Sample ID Laboratory ID Sample Date Sample Depth (feet bgs)	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	SB05 SB05_5-6 L1930185-04 7/10/2019 5-6		SB06 SB06_7-8 L1929805-03 7/9/2019 7-8		SB07 SB07_9-10 L1929805-01 7/9/2019 9-10		SB08 SB08_5-6 L1929805-04 7/9/2019 5-6	
Volatile Organic Compounds (mg/kg)										
1,2,4,5-Tetramethylbenzene	~	~	0.003	U	0.0032	U	12		0.0018	U
1,2,4-Trimethylbenzene	3.6	52	0.003	U	0.0032	U	1.7		0.0018	U
1,3,5-Trimethylbenzene (Mesitylene)	8.4	52	0.003	U	0.0032	U	0.29		0.0018	U
1,4-Diethyl Benzene	~	~	0.003	U	0.0032	U	3		0.0018	U
4-Ethyltoluene	~	~	0.003	U	0.0032	U	1.5		0.0018	U
Acetone	0.05	100	**0.078**		**0.24**		*1.3*	U	0.0058	J
Benzene	0.06	4.8	0.00075	U	0.0008	U	**7.1**		0.00046	U
Carbon Disulfide	~	~	0.0069	J	0.012	J	1.3	U	0.0092	U
Cymene	~	~	0.0015	U	0.0016	U	0.068	J	0.00092	U
Ethylbenzene	1	41	0.0015	U	0.0016	U	**1.9**		0.00092	U
Isopropylbenzene (Cumene)	~	~	0.0015	U	0.0016	U	1.7		0.00092	U
M,P-Xylene	~	~	0.003	U	0.0032	U	4		0.0018	U
Methyl Ethyl Ketone (2-Butanone)	0.12	100	0.014	J	0.049		*1.3*	U	0.0092	U
Methylene Chloride	0.05	100	0.0075	U	0.008	U	**0.34**	J	0.0046	U
Naphthalene	12	100	0.006	U	0.0064	U	2.2		0.0037	U
n-Butylbenzene	12	100	0.0015	U	0.0016	U	2.4		0.00092	U
n-Propylbenzene	3.9	100	0.0015	U	0.0016	U	**6.1**		0.00092	U
o-Xylene (1,2-Dimethylbenzene)	~	~	0.0015	U	0.0016	U	0.6		0.00092	U
Sec-Butylbenzene	11	100	0.0015	U	0.0016	U	1.5		0.00092	U
Styrene	~	~	0.0015	U	0.0016	U	0.13	U	0.00092	U
T-Butylbenzene	5.9	100	0.003	U	0.0032	U	0.14	J	0.0018	U
Tert-Butyl Methyl Ether	0.93	100	0.003	U	0.0032	U	0.43		0.0018	U
Tetrachloroethene (PCE)	1.3	19	0.00059	J	0.0008	U	0.066	U	0.00046	U
Toluene	0.7	100	0.0015	U	0.0016	U	**1**		0.00057	J
Total Xylenes	0.26	100	0.0015	U	0.0016	U	**4.6**		0.00092	U
Semivolatile Organic Compounds (mg/kg)										
2-Methylnaphthalene	~	~	0.034	J	0.28	U	0.12	J	0.21	U
3 & 4 Methylphenol (m&p Cresol)	0.33	100	0.31	U	0.068	J	*0.42*	U	0.25	U
Acenaphthene	20	100	0.092	J	0.19	U	0.23	U	0.14	U
Acenaphthylene	100	100	0.13	J	0.19	U	0.23	U	0.14	U
Anthracene	100	100	0.23		0.14	U	0.18	U	0.1	U
Benzo(a)Anthracene	1	1	0.78		0.14	U	0.21		0.12	
Benzo(a)Pyrene	1	1	**1.1**		0.19	U	0.26		0.1	J
Benzo(b)Fluoranthene	1	1	**1.1**		0.14	U	0.34		0.13	
Benzo(g,h,i)Perylene	100	100	0.77		0.19	U	0.2	J	0.074	J
Benzo(k)Fluoranthene	0.8	3.9	0.33		0.14	U	0.098	J	0.038	J
Biphenyl (Diphenyl)	~	~	0.48	U	0.53	U	0.67	U	0.4	U
Bis(2-Ethylhexyl) Phthalate	~	~	0.21	U	0.23	U	0.29	U	0.17	U
Carbazole	~	~	0.08	J	0.23	U	0.29	U	0.17	U
Chrysene	1	3.9	0.73		0.14	U	0.2		0.1	
Dibenz(a,h)Anthracene	0.33	0.33	0.11	J	0.14	U	0.042	J	0.1	U
Dibenzofuran	7	59	0.05	J	0.23	U	0.29	U	0.17	U
Fluoranthene	100	100	1.4		0.14	U	0.24		0.21	
Fluorene	30	100	0.094	J	0.23	U	0.029	J	0.17	U
Indeno(1,2,3-c,d)Pyrene	0.5	0.5	**0.59**		0.19	U	0.21	J	0.074	J
Naphthalene	12	100	0.13	J	0.23	U	0.12	J	0.17	U
Phenanthrene	100	100	0.92		0.14	U	0.14	J	0.11	
Pyrene	100	100	1.6		0.14	U	0.24		0.2	
Polychlorinated Biphenyls (mg/kg)										
PCB-1260 (Aroclor 1260)	~	~	0.0425	U	0.0465	U	0.0553	U	0.0351	U
Total PCBs	0.1	1	0.0425	U	0.0465	U	0.0553	U	0.0351	U
Inorganics (mg/kg)										
Aluminum	~	~	7,930		5,850		10,700		4,850	
Antimony	~	~	0.786	J	0.938	J	1.06	J	0.751	J
Arsenic	13	16	3.32		5.05		10		2	
Barium	350	400	51.4		47.6		34		44	
Beryllium	7.2	72	0.418	J	0.271	J	0.501	J	0.273	J
Cadmium	2.5	4.3	0.995	U	1.13	U	1.35	U	0.853	U
Calcium	~	~	2,410		4,540		2,370		1,450	
Chromium, Hexavalent	1	110	*1.02*	U	*1.15*	U	*1.4*	U	0.857	U
Chromium, Total	~	~	15.7		13.1		17.7		11.5	
Chromium, Trivalent	30	180	16		13		18		12	
Cobalt	~	~	5.73		7.06		12		5.9	
Copper	50	270	31.9		14.2		13.2		15.8	
Iron	~	~	12,600		14,000		14,800		10,200	
Lead	63	400	48.7		57.2		38.9		31.3	
Magnesium	~	~	1,960		2,450		2,400		3,140	
Manganese	1,600	2,000	219		212		119		196	
Mercury	0.18	0.81	**0.358**		0.106		0.112	U	0.156	
Nickel	30	310	18.9		**30.4**		24		23.6	
Potassium	~	~	645		911		1,190		1,520	
Selenium	3.9	180	1.99	U	2.26	U	2.71	U	1.71	U
Silver	2	180	0.995	U	1.13	U	1.35	U	0.853	U
Sodium	~	~	167	J	250		536		546	
Thallium	~	~	1.99	U	2.26	U	2.71	U	1.71	U
Vanadium	~	~	22.5		19.9		24.4		20.7	
Zinc	109	10,000	40.9		36.7		**150**		40.3	
General Chemistry (%)										
Total Solids	~	~	78.3		69.3		57		93.3	

Notes provided on Page 3.
Concentrations above Unrestricted Use SCOs are bolded.
Concentrations above Restricted Use Restricted-Residential SCOs are shaded.

Table 2
Phase II Environmental Site Investigation Report
Soil Sample Analytical Results Summary

300-344 Nevins Street
Brooklyn, New York
Langan Project No.: 170589301

Notes:
1. Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use and Restricted Use Restricted-Residential Soil Cleanup Objectives (SCO).
2. Comparisons to 3- & 4-methylphenol (m&p cresol) are provided for reference. Promulgated SCOs are for 3-methylphenol (m-cresol) and 4-methylphenol (p-
2. Only detected analytes are shown in the table.
3. Detected analytical results above Unrestricted Use SCOs are bolded.
4. Detected analytical results above Restricted Use Restricted-Residential SCOs are shaded.
5. Analytical results with reporting limits (RL) above the lowest applicable criteria are italicized.
6. Sample SODUP01_070919 is a duplicate sample of SB03_0-2.
7. ~ = Regulatory limit for this analyte does not exist
8. bgs = below grade surface
9. mg/kg = milligrams per kilogram
10. % = percent

Qualifiers:
J = The analyte was detected above the Method Detection Limit (MDL), but below the RL; therefore, the result is an estimated concentration.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

Table 2

Phase II Environmental Site Investigation Report
Groundwater Sample Analytical Results Summary

300-344 Nevins Street
Brooklyn, New York
Langan Project No.: 170589301

Location	NYSDEC	MW01		MW01		MW02		GCMW28		GCMW35	
Sample ID	SGVs	MW01_071019		MWDUP01_071019		MW02_071019		GCMW28_071019		GCMW35_071019	
Laboratory ID		L1930184-01		L1930184-05		L1930184-02		L1930184-03		L1930184-04	
Sample Date		7/10/2019		7/10/2019		7/10/2019		7/10/2019		7/10/2019	
Volatile Organic Compounds (µg/L)											
1,2,4,5-Tetramethylbenzene	5	1.5	J	1.7	J	2	U	2	U	2	U
Acetone	50	7		3.6	J	1.6	J	28		**180**	
Benzene	1	**1.7**		**1.7**		0.5	U	0.5	U	0.5	U
Methyl Ethyl Ketone (2-Butanone)	50	5	U	5	U	5	U	5	U	4.2	J
Naphthalene	10	2.5	U	0.73	J	2.5	U	2.5	U	9	
n-Propylbenzene	5	2.5	U	0.72	J	2.5	U	2.5	U	2.5	U
Tert-Butyl Methyl Ether	10	**12**		**14**		1.3	J	2.5	U	0.71	J
Tetrachloroethene (PCE)	5	0.4	J	0.51		0.5	U	0.5	U	0.5	U
Semivolatile Organic Compounds (µg/L)											
2-Methylnaphthalene	~	0.08	J	0.07	J	0.13		0.1	U	0.96	
3 & 4 Methylphenol (m&p Cresol)	~	5	U	5	U	5	U	5	U	1.4	J
Acenaphthene	20	0.09	J	0.1	J	0.4		0.32		2.7	
Acenaphthylene	~	0.02	J	0.1	U	0.03	J	0.04	J	0.26	
Anthracene	50	0.05	J	0.05	J	0.21		0.04	J	0.45	
Benzo(a)Anthracene	0.002	*0.1*	U	*0.1*	U	**0.29**		*0.1*	U	**0.45**	
Benzo(a)Pyrene	ND	0.1	U	0.1	U	**0.29**		0.1	U	**0.39**	
Benzo(b)Fluoranthene	0.002	*0.1*	U	*0.1*	U	**0.33**		*0.1*	U	**0.46**	
Benzo(g,h,i)Perylene	~	0.1	U	0.1	U	0.19		0.1	U	0.28	
Benzo(k)Fluoranthene	0.002	*0.1*	U	*0.1*	U	**0.14**		*0.1*	U	**0.13**	
Bis(2-Ethylhexyl) Phthalate	5	2.2	J	3	U	3	U	2	J	**5.8**	
Chrysene	0.002	*0.1*	U	*0.1*	U	**0.29**		*0.1*	U	**0.51**	
Dibenz(a,h)Anthracene	~	0.1	U	0.1	U	0.1	U	0.1	U	0.07	J
Diethyl Phthalate	50	5	U	5	U	5	U	5	U	1.2	J
Fluoranthene	50	0.08	J	0.12		0.73		0.12		1.2	
Fluorene	50	0.05	J	0.06	J	0.14		0.06	J	1	
Indeno(1,2,3-c,d)Pyrene	0.002	*0.1*	U	*0.1*	U	**0.21**		*0.1*	U	**0.24**	
Naphthalene	10	0.14		0.13		0.22		0.07	J	4.9	
Phenanthrene	50	0.15		0.18		0.72		0.07	J	1.7	
Pyrene	50	0.08	J	0.11		0.76		0.14		1.5	
Inorganics (µg/L)											
Aluminum (Dissolved)	~	1,320		1,580		285		NA		NA	
Antimony (Dissolved)	3	1.6	J	1.08	J	0.86	J	NA		NA	
Arsenic (Dissolved)	25	4.68		5.1		7.7		NA		NA	
Barium (Dissolved)	1,000	167.1		178.2		218.3		NA		NA	
Beryllium (Dissolved)	3	0.11	J	0.11	J	0.5	U	NA		NA	
Cadmium (Dissolved)	5	0.2	U	0.07	J	0.2	U	NA		NA	
Calcium (Dissolved)	~	193,000		217,000		170,000		NA		NA	
Chromium, Hexavalent	50	10	U	10	U	10	U	10	U	4	J
Chromium, Total (Dissolved)	50	3.19		3.9		0.9	J	NA		NA	
Cobalt (Dissolved)	~	2.46		2.64		1.97		NA		NA	
Copper (Dissolved)	200	11.34		12.19		3.33		NA		NA	
Iron (Dissolved)	300	**4,160**		**4,580**		**6,230**		NA		NA	
Lead (Dissolved)	25	13.86		16.67		15.4		NA		NA	
Magnesium (Dissolved)	35,000	21,800		24,000		18,600		NA		NA	
Manganese (Dissolved)	300	**700.4**		**760**		**653.1**		NA		NA	
Nickel (Dissolved)	100	11.19		12.88		17.09		NA		NA	
Potassium (Dissolved)	~	16,800		19,600		30,000		NA		NA	
Sodium (Dissolved)	20,000	**315,000**		**351,000**		**558,000**		NA		NA	
Vanadium (Dissolved)	~	4.74	J	5.59		2.59	J	NA		NA	
Zinc (Dissolved)	2,000	17.72		20.09		22.03		NA		NA	

Notes:

1. Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (herein collectively referenced as "NYSDEC SGVs").
2. Only detected analytes are shown in the table.
3. Detected analytical results above NYSDEC SGVs are bolded and shaded.
4. Analytical results with reporting limits (RL) above NYSDEC SGVs are italicized.
5. Sample MWDUP01_071019 is a duplicate sample of MW01_071019.
6. ~ = Regulatory limit for this analyte does not exist
7. µg/L = micrograms per liter
8. NA = Not analyzed

Qualifiers:

J = The analyte was detected above the Method Detection Limit (MDL), but below the RL; therefore, the result is an estimated concentration.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

Table 3
Phase II Environmental Site Investigation Report
Soil Vapor Sample Analytical Results Summary

300-344 Nevins Street
Brooklyn, New York
Langan Project No.: 170589301

Location		SV01		SV02		SV03	
Sample ID	NYSDOH Decision	SV01_071019		SV02_071019		SV03_071019	
Laboratory ID	Matrices Minimum	L1930170-01		L1930170-02		L1930170-03	
Sample Date	Concentrations	7/10/2019		7/10/2019		7/10/2019	
Sample Type		SV		SV		SV	
Volatile Organic Compounds (µg/m³)							
1,1,1-Trichloroethane	100	1.09	U	38.7	U	6.77	
1,2,4-Trimethylbenzene	~	3.93		34.9	U	2	
1,3,5-Trimethylbenzene (Mesitylene)	~	2.19		34.9	U	1.61	
2,2,4-Trimethylpentane	~	24.3		9,150		1.5	
2-Hexanone	~	0.82	U	29.1	U	1.47	
4-Ethyltoluene	~	1.52		34.9	U	0.983	U
Acetone	~	60.6		218		25.9	
Benzene	~	9.62		33.5		4.82	
Carbon Disulfide	~	2.13		27		15.1	
Carbon Tetrachloride	6	1.26	U	*44.7*	U	1.53	
Chloroform	~	1.37		34.7	U	19.4	
Chloromethane	~	0.545		14.7	U	0.52	
Cis-1,2-Dichloroethene	6	**6.26**		*28.2*	U	0.793	U
Cyclohexane	~	7.99		902		1.99	
Dichlorodifluoromethane	~	1.15		35.1	U	1.9	
Ethylbenzene	~	3.51		30.8	U	1.06	
Isopropanol	~	1.28		43.8	U	1.27	
M,P-Xylene	~	12		61.7	U	2.74	
Methyl Ethyl Ketone (2-Butanone)	~	16.7		77.9		2.74	
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	~	2.46		285		2.34	
Methylene Chloride	100	3.39		61.8	U	1.74	U
n-Heptane	~	6.39		873		5	
n-Hexane	~	17.6		1,370		4.97	
o-Xylene (1,2-Dimethylbenzene)	~	6.17		30.8	U	1.32	
Tert-Butyl Alcohol	~	5.55		54	U	3.64	
Tetrachloroethene (PCE)	100	38.1		48.1	U	5.78	
Tetrahydrofuran	~	1.97		52.5	U	1.47	U
Toluene	~	12.9		26.8	U	3.44	
Total 1,2-Dichloroethene (Cis and Trans)	~	6.26		28.2	U	0.793	U
Total Xylenes	~	18.2		30.8	U	4.07	
Trichloroethene (TCE)	6	3.99		*38.2*	U	3.21	
Trichlorofluoromethane	~	1.12	U	39.9	U	3.19	
Total VOCs	~	278		12,900		129	

Notes:
1. Soil vapor sample analytical results are compared to the minimum soil vapor concentrations recommending mitigation as set forth in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (2017).
2. Only detected analytes are shown in the table.
3. Detected analytical results above the minimum soil vapor concentrations recommending mitigation are bolded and shaded.
4. Analytical results with reporting limits (RL) above the minimum soil vapor concentrations recommending mitigation are italicized.
5. ~ = Regulatory limit for this analyte does not exist
6. µg/m³ = micrograms per cubic meter
7. SV = Soil Vapor
8. VOC = Volatile Organic Compound

Qualifiers:
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

Table 4 - 2021 Soil Analytical Results Summary
318 Nevins Street, Brooklyn, NY

LOCATION				SB-1 (0-2)		SB-1 (5-7)		SB-2 (0-2)		SB-2 (5-7)		SB-3 (0-2)		SB-3 (5-7)		SB-4 (0-2)		SB-4 (5-7)		SB-5 (0-2)		SB-5 (5-7)		SB-6 (0-2)		SB-6 (5-7)		SB-7 (0-2)		Trip Blank	Trip Blank
SAMPLING DATE				11/17/2021		11/17/2021		11/18/2021		11/18/2021		11/18/2021		11/18/2021		11/18/2021		11/18/2021		11/17/2021		11/17/2021		11/17/2021		11/17/2021		11/18/2021		11/17/2021	11/18/2021
LAB SAMPLE ID				GC80539		GC80540		GC82372		GC82373		GC82374		GC82375		GC82376		GC82377		GC80541		GC80542		GC80543		GC80544		GC82378		CJ80562	GC82379
SAMPLE TYPE				SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		L	L
SAMPLE DEPTH (ft.)				0-2		5-7		0-2		5-7		0-2		5-7		0-2		5-7		0-2		5-7		0-2		5-7		0-2		-	-
	NY-RESGW	NY-RESRR	Units	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual		
General Chemistry																															
Chromium, Trivalent	~	180	mg/kg	16.9		12.0		19.7		18.5		14.2		6.52		14.4		3.53		15.5		20.6		20.5		22.0		95.5		NT	NT
Solids, Total	~	~	%	91		89		94		82		88		84		90		83		92		86		82		81		91		NT	NT
Cyanide, Total	40	27	mg/kg	ND		ND		ND		ND		ND		1.76		ND		ND		0.48		ND		ND		ND		ND		NT	NT
Chromium, Hexavalent	19	110	mg/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Redox Potential	~	~	mV	246		0.2		39.7		81.3		168		135		102		106		453		-70.6		169		181		110		NT	NT
pH	~	~	pH units	8.57		10.7		9.68		8.98		8.46		8.54		8.43		8.42		8.56		7.47		8.01		7.62		8.6		NT	NT
1,4-Dioxane	100	13000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Organochlorine Pesticides by GC																															
4,4' -DDD	14000	13000	ug/kg	26		ND		ND		ND		ND		ND		46		ND		ND		ND		ND		ND		ND		ND	ND
4,4' -DDE	17000	8900	ug/kg	2.7		ND		ND		ND		6.8		ND		16		ND		10		ND		9.8		ND		ND		ND	ND
4,4' -DDT	136000	7900	ug/kg	6.8		ND		ND		ND		6.5		ND		7.0		ND		10		ND		34		ND		ND		ND	ND
a-BHC	20	480	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
a-Chlordane	2900	94	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Alachlor	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Aldrin	190	97	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
b-BHC	90	360	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Chlordane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
d-BHC	250	100000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Dieldrin	100	200	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Endosulfan I	102000	24000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Endosulfan II	102000	24000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Endosulfan sulfate	1000000	24000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Endrin	60	11000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Endrin aldehyde	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Endrin ketone	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
g-BHC	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
g-Chlordane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Heptachlor	380	2100	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Heptachlor epoxide	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Methoxychlor	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Toxaphene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Polychlorinated Biphenyls by GC																															
Aroclor 1016	3200	1000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Aroclor 1221	3200	1000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Aroclor 1232	3200	1000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Aroclor 1242	3200	1000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Aroclor 1248	3200	1000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Aroclor 1254	3200	1000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Aroclor 1260	3200	1000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Aroclor 1262	3200	1000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Aroclor 1268	3200	1000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT

Table 4 - 2021 Soil Analytical Results Summary
318 Nevins Street, Brooklyn, NY

LOCATION				SB-1 (0-2)		SB-1 (5-7)		SB-2 (0-2)		SB-2 (5-7)		SB-3 (0-2)		SB-3 (5-7)		SB-4 (0-2)		SB-4 (5-7)		SB-5 (0-2)		SB-5 (5-7)		SB-6 (0-2)		SB-6 (5-7)		SB-7 (0-2)		Trip Blank	Trip Blank
SAMPLING DATE				11/17/2021		11/17/2021		11/18/2021		11/18/2021		11/18/2021		11/18/2021		11/18/2021		11/18/2021		11/17/2021		11/17/2021		11/17/2021		11/17/2021		11/18/2021		11/17/2021	11/18/2021
LAB SAMPLE ID				GC80539		GC80540		GC82372		GC82373		GC82374		GC82375		GC82376		GC82377		GC80541		GC80542		GC80543		GC80544		GC82378		CJ80562	GC82379
SAMPLE TYPE				SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		L	L
SAMPLE DEPTH (ft.)				0-2		5-7		0-2		5-7		0-2		5-7		0-2		5-7		0-2		5-7		0-2		5-7		0-2		-	-
	NY-RESGW	NY-RESRR	Units	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual		
PCBs, Total	3200	1000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Semivolatile Organics by GC/MS																															
1,2,4,5-Tetrachlorobenzene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
1,2,4-Trichlorobenzene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
1,2-Dichlorobenzene	1100	100000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
1,2-Diphenylhydrazine	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
1,3-Dichlorobenzene	2400	49000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
1,4-Dichlorobenzene	1800	13000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
2,4,5-Trichlorophenol	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
2,4,6-Trichlorophenol	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
2,4-Dichlorophenol	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
2,4-Dimethylphenol	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
2,4-Dinitrophenol	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
2,4-Dinitrotoluene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
2,6-Dinitrotoluene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
2-Chloronaphthalene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
2-Chlorophenol	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
2-Methylnaphthalene	-	-	ug/kg	210	J	360		120	J	130	J	220	J	800		280		ND		ND		430		ND		ND		310		NT	NT
2-Methylphenol	330	100000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
2-Nitroaniline	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
2-Nitrophenol	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
3-Methylphenol/4-Methylphenol	330	100000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		150	J	ND		ND		ND		NT	NT
3,3'-Dichlorobenzidine	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
3-Nitroaniline	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
4,6-Dinitro-2-methylphenol	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
4-Bromophenyl phenyl ether	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
4-Chloro-3-methylphenol	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
4-Chloroaniline	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
4-Chlorophenyl phenyl ether	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
4-Nitroaniline	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
4-Nitrophenol	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Acenaphthene	98000	100000	ug/kg	540		220	J	ND		ND		2100		1200		370		ND		370		1200		ND		ND		350		NT	NT
Acenaphthylene	107000	100000	ug/kg	2200		ND		180	J	ND		6300		5800		340		ND		930		380		2000		ND		490		NT	NT
Acetophenone	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Aniline	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Anthracene	1000000	100000	ug/kg	2800		ND		320		320		21000		5400		840		ND		1600		2700		1000		ND		410		NT	NT
Benzo(a)anthracene	1000	1000	ug/kg	**11000**		150	J	**1200**		900		**130000**		**6900**		**2500**		ND		**9400**		**3300**		**3200**		ND		990		NT	NT
Benzidine	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Benzo(a)pyrene	22000	1000	ug/kg	**11000**		ND		**1800**		940		**120000**		**13000**		**5300**		ND		**10000**		**2500**		**2900**		ND		**1200**		NT	NT
Benzo(b)fluoranthene	1700	1000	ug/kg	**10000**		ND		**1700**		890		**120000**		**7300**		**3400**		ND		**9900**		**2300**		**2800**		ND		930		NT	NT
Benzo(ghi)perylene	1000000	100000	ug/kg	4700		ND		2200		920		69000		11000		3900		ND		5000		960		2400		ND		2200		NT	NT
Benzo(k)fluoranthene	1700	3900	ug/kg	**4600**		130	J	1300		760		**57000**		**7800**		**3300**		ND		**4800**		**2200**		**2100**		ND		920		NT	NT
Benzoic Acid	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Benzyl butyl phthalate	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Bis(2-chloroethoxy)methane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Bis(2-chloroethyl)ether	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Bis(2-chloroisopropyl)ether	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Bis(2-ethylhexyl)phthalate	-	-	ug/kg	ND		ND		ND		190	J	ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Carbazole	-	-	ug/kg	710		ND		ND		ND		1600		ND		160	J	ND		470		1100		160	J	ND		ND		NT	NT
Chrysene	1000	3900	ug/kg	**12000**		180	J	**1400**		**1100**		**110000**		**7400**		**2800**		ND		**9900**		**3400**		**3200**		ND		**1200**		NT	NT
Dibenzo(a,h)anthracene	1000000	330	ug/kg	**1700**		ND		**710**		300		**22000**		**2200**		**1500**		ND		**1600**		**380**		**640**		ND		**470**		NT	NT
Dibenzofuran	210000	59000	ug/kg	530		ND		ND		ND		860		ND		290		ND		130	J	920		190	J	ND		180	J	NT	NT
Diethyl phthalate	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Dimethyl phthalate	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Di-n-butylphthalate	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Di-n-octylphthalate	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Fluoranthene	1000000	100000	ug/kg	25000		450		1900		1600		**190000**		17000		5100		ND		19000		7000		4300		ND		1600		NT	NT
Fluorene	386000	100000	ug/kg	990		ND		ND		ND		2900		1900		350		ND		340		1800		420		ND		280		NT	NT
Hexachlorobenzene	3200	1200	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Hexachlorobutadiene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Hexachlorocyclopentadiene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Hexachloroethane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Indeno(1,2,3-cd)pyrene	8200	500	ug/kg	**5100**		ND		**2200**		**920**		**100000**		**7200**		**4900**		ND		**5600**		**1300**		**2000**		ND		**2300**		NT	NT
Isophorone	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Naphthalene	12000	100000	ug/kg	430		720		ND		140	J	650		3500		750		ND		140	J	580		400		ND		850		NT	NT
Nitrobenzene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
n-Nitrosodimethyamine	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
n-Nitrosodi-n-propylamine	-	-	ug/kg	ND		ND		84		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
n-Nitrosodiphenylamine	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Pentachloronitrobenzene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Pentachlorophenol	800	6700	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Phenanthrene	1000000	100000	ug/kg	17000		390		780		1100		68000		7,000		2000		ND		5200		12000		2700		ND		970		NT	NT
Phenol	330	100000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Pyrene	1000000	100000	ug/kg	22000		450		1800		1700		**170000**		29000		4700		ND		17000		4800		3700		ND		1800		NT	NT
Pyridine	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Total Metals																															
Arsenic, Total	16	16	mg/kg	5.32		2.69		3.42		4.13		3.94		4.22		3.28		ND		6.97		5.77		11.7		4.03		3.85		NT	NT
Barium, Total	820	400	mg/kg	**499**		50.2		62.9		81.2		130		75.9		247		5		211		33.4		182		54.9		77.5		NT	NT

IMPACT

Table 4 - 2021 Soil Analytical Results Summary
318 Nevins Street, Brooklyn, NY

LOCATION				SB-1 (0-2)		SB-1 (5-7)		SB-2 (0-2)		SB-2 (5-7)		SB-3 (0-2)		SB-3 (5-7)		SB-4 (0-2)		SB-4 (5-7)		SB-5 (0-2)		SB-5 (5-7)		SB-6 (0-2)		SB-6 (5-7)		SB-7 (0-2)		Trip Blank	Trip Blank
SAMPLING DATE				11/17/2021		11/17/2021		11/18/2021		11/18/2021		11/18/2021		11/18/2021		11/18/2021		11/18/2021		11/17/2021		11/17/2021		11/17/2021		11/17/2021		11/18/2021		11/17/2021	11/18/2021
LAB SAMPLE ID				GC80539		GC80540		GC82372		GC82373		GC82374		GC82375		GC82376		GC82377		GC80541		GC80542		GC80543		GC80544		GC82378		CJ80562	GC82379
SAMPLE TYPE				SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		L	L
SAMPLE DEPTH (ft.)				0-2		5-7		0-2		5-7		0-2		5-7		0-2		5-7		0-2		5-7		0-2		5-7		0-2		-	-
	NY-RESGW	NY-RESRR	Units	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual		
Beryllium, Total	47	72	mg/kg	0.3		0.55		0.35		0.35		0.44		0.23		0.27		ND		0.40		0.44		0.48		0.53		0.37		NT	NT
Cadmium, Total	7.5	4.3	mg/kg	1.55		0.48		1.8		1.09		1.81		0.58		1.08		ND		1.34		1.01		1.72		0.86		1.65		NT	NT
Chromium, Total	~	~	mg/kg	16.9		12.0		19.7		18.5		14.2		6.52		14.4		3.53		15.5		20.6		20.5		22.0		95.5		NT	NT
Copper, Total	1720	270	mg/kg	62.8		15.9		51.0		63.8		24.9		27.9		29.3		4.2		118		12.1		71.9		25.7		175		NT	NT
Lead, Total	450	400	mg/kg	**581**		31.7		148		86.8		125		253		361		2.4		353		21.8		262		50.0		90.8		NT	NT
Manganese, Total	2000	2000	mg/kg	211		110		167		147		212		93.6		249		15.9		174		174		236		268		210		NT	NT
Mercury, Total	0.73	0.81	mg/kg	**0.9**		0.04		0.14		0.18		0.19		**1.53**		0.52		ND		0.65		**1.10**		**2.23**		**1.85**		0.25		NT	NT
Nickel, Total	130	310	mg/kg	60.2		13.3		30.0		23.6		89.5		9.25		21.4		1.39		20.2		20.9		33.7		37.5		44.7		NT	NT
Selenium, Total	4	180	mg/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Silver, Total	8.3	180	mg/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		NT	NT
Zinc, Total	2480	10000	mg/kg	393		144		184		152		170		45.7		223		4.9		340		41.3		213		56.1		105		NT	NT
Volatile Organics by EPA 5035																															
1,1,1,2-Tetrachloroethane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
1,1,1-Trichloroethane	680	100000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
1,1,2,2-Tetrachloroethane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
1,1,2-Trichloroethane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
1,1-Dichloroethane	270	26000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
1,1-Dichloroethene	330	100000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
1,1-Dichloropropene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
1,2,3-Trichlorobenzene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
1,2,3-Trichloropropane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
1,2,4-Trichlorobenzene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
1,2,4-Trimethylbenzene	3600	52000	ug/kg	ND		400	J	ND		ND		ND		ND		4.8	J	ND		ND		ND		ND		ND		ND		ND	ND
1,2-Dibromo-3-chloropropane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
1,2-Dibromoethane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
1,2-Dichlorobenzene	1100	100000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
1,2-Dichloroethane	20	3100	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
1,2-Dichloropropane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
1,3,5-Trimethylbenzene	8400	52000	ug/kg	ND		110	J	ND		ND		ND		ND		1.3	J	ND		ND		ND		ND		ND		ND		ND	ND
1,3-Dichlorobenzene	2400	49000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
1,3-Dichloropropane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
1,4-Dichlorobenzene	1800	13000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
2,2-Dichloropropane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
2-Chlorotoluene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
2-Hexanone	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
2-Isopropyltoluene	-	-	ug/kg	ND		530		ND		ND		ND		ND		1.6	J	ND		ND		ND		ND		ND		ND		ND	ND
4-Chlorotoluene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
4-Methyl-2-pentanone	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Acetone	50	100000	ug/kg	ND		ND		21	JS	**240**	S	14	JS	33	JS	**62**	S	ND		ND		18	JS	ND		11	JS	24	JS	ND	ND
Acrylonitrile	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Benzene	60	4800	ug/kg	ND		**400**		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Bromobenzene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Bromochloromethane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Bromodichloromethane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Bromoform	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Bromomethane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Carbon disulfide	-	-	ug/kg	ND		ND		ND		1.5	J	ND		1.5	J	2.5	J	ND		ND		ND		ND		ND		ND		ND	ND
Carbon tetrachloride	760	2400	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND

Table 4 - 2021 Soil Analytical Results Summary
318 Nevins Street, Brooklyn, NY

LOCATION				SB-1 (0-2)		SB-1 (5-7)		SB-2 (0-2)		SB-2 (5-7)		SB-3 (0-2)		SB-3 (5-7)		SB-4 (0-2)		SB-4 (5-7)		SB-5 (0-2)		SB-5 (5-7)		SB-6 (0-2)		SB-6 (5-7)		SB-7 (0-2)		Trip Blank	Trip Blank
SAMPLING DATE				11/17/2021		11/17/2021		11/18/2021		11/18/2021		11/18/2021		11/18/2021		11/18/2021		11/18/2021		11/17/2021		11/17/2021		11/17/2021		11/17/2021		11/18/2021		11/17/2021	11/18/2021
LAB SAMPLE ID				GC80539		GC80540		GC82372		GC82373		GC82374		GC82375		GC82376		GC82377		GC80541		GC80542		GC80543		GC80544		GC82378		CJ80562	GC82379
SAMPLE TYPE				SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		L	L
SAMPLE DEPTH (ft.)				0-2		5-7		0-2		5-7		0-2		5-7		0-2		5-7		0-2		5-7		0-2		5-7		0-2		-	-
	NY-RESGW	NY-RESRR	Units	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual		
Chlorobenzene	1100	100000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Chloroethane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Chloroform	370	49000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Chloromethane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
cis-1,2-Dichloroethene	250	100000	ug/kg	1.2	J	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
cis-1,3-Dichloropropene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Dibromochloromethane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Dibromomethane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Dichlorodifluoromethane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Ethylbenzene	1000	41000	ug/kg	ND		510		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Hexachlorobutadiene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Isopropylbenzene	-	-	ug/kg	ND		520		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
p/m-Xylene	-	-	ug/kg	ND		1200		ND		3.1	J	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Methyl Ethyl Ketone	120	100000	ug/kg	ND		ND		ND		7.9		ND		ND		ND		ND		ND		5.4		ND		ND		ND		ND	ND
Methyl tert butyl ether (MTBE)	930	100000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Methylene chloride	50	100000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Naphthalene	12000	100000	ug/kg	ND		170	J	ND		ND		ND		ND		1700		ND		ND		ND		ND		ND		ND		ND	ND
n-Butylbenzene	12000	100000	ug/kg	ND		1000		ND		ND		ND		ND		2.0	J	ND		ND		ND		ND		ND		ND		ND	ND
n-Propylbenzene	3900	100000	ug/kg	ND		1700		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
o-Xylene	-	-	ug/kg	ND		ND		ND		1.9	J	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
p-Isopropyltoluene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		17		ND		ND		ND		ND		ND		ND		ND	ND
sec-Butylbenzene	11000	100000	ug/kg	ND		780		ND		ND		ND		ND		2.1	J	ND		ND		ND		ND		ND		ND		ND	ND
Styrene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
tert-Butylbenzene	5900	100000	ug/kg	ND		240	J	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Tetrachloroethene	1300	19000	ug/kg	2.6	J	ND		ND		ND		ND		ND		ND		ND		ND		ND		**1500**		ND		ND		ND	ND
Tetrahydrofuran (THF)	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Toluene	700	100000	ug/kg	ND		390		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
trans-1,2-Dichloroethene	190	100000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
trans-1,3-Dichloropropene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
trans-1,4-Dichloro-2-butene	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Trichloroethene	470	21000	ug/kg	1.4	J	ND		ND		ND		ND		ND		ND		ND		1.3	J	ND		ND		ND		ND		ND	ND
Trichlorofluoromethane	-	-	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Vinyl chloride	20	900	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	ND
Xylenes, Total	1600	100000	ug/kg	ND		ND		ND		ND		ND		ND		ND		ND		ND		0.69	J	ND		ND		ND		ND	ND

* Comparison is not performed on parameters with non-numeric criteria.
NY-RESGW: New York NYCRR Part 375 Groundwater Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
NY-RESRR: New York NYCRR Part 375 Restricted-Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
mg/kg - milligrams per lkilogram
U - not detected
J - lab estimated value
Bold/italic - minimum detection limit above regulatory standard

Table 5 - 2021 Groundwater Analytical Results Summary
318 Nevins Steet, Brooklyn, NY

LOCATION			GW-1		GW-2		GW-3		MWGC28-S		MWGC28-D		Equiptment Blank		Trip Blank		Equiptment Blank		Trip Blank	
SAMPLING DATE			11/22/2021		11/22/2021		11/24/2021		11/22/2021		11/22/2021		11/22/2021		11/22/2021		11/24/2021		11/24/2021	
LAB SAMPLE ID			CJ83744		CJ83745		CJ85482		CJ83747		CJ83748		CJ83749		CJ83750		CJ85483		CJ85484	
SAMPLE TYPE			WATER		WATER		WATER		WATER		WATER		WATER		WATER		WATER		WATER	
	NY-AWQS	Units	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
Volatile Organics by GC/MS																				
1,1,1,2-Tetrachloroethane	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,1,1-Trichloroethane	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,1,2,2-Tetrachloroethane	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,1,2-Trichloroethane	1	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,1-Dichloroethane	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,1-Dichloroethene	5	ug/l	ND		ND		ND		ND		**0.29**	J	ND		ND		ND		ND	
1,1-Dichloropropene	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,2,3-Trichlorobenzene	~	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,2,3-Trichloropropane	0.04	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,2,4-Trichlorobenzene	~	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,2,4-Trimethylbenzene	5	ug/l	**0.67**	J	ND		ND		ND		ND		ND		ND		ND		ND	
1,2-Dibromo-3-chloropropane	0.04	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,2-Dibromoethane	0.0006	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,2-Dichlorobenzene	~	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,2-Dichloroethane	0.6	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,2-Dichloropropane	1	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,3,5-Trimethylbenzene	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,3-Dichlorobenzene	3	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,3-Dichloropropane	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,4-Dichlorobenzene	~	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,2-Dichloropropane	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Chlorotoluene	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Hexanone	50	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Isopropyltoluene	5	ug/l	**3**		ND		ND		ND		ND		ND		ND		ND		ND	
4-Chlorotoluene	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
4-Methyl-2-pentanone	~	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Acetone	50	ug/l	**47**	S	ND		**7.9**	S	**90**		**6.1**	S	ND		ND		ND		ND	
Acrolein	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Acrylonitrile	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Benzene	1	ug/l	**2.2**		ND		ND		ND		ND		ND		ND		ND		ND	
Bromobenzene	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Bromochloromethane	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Bromodichloromethane	50	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Bromoform	50	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Bromomethane	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Carbon Disulfide	~	ug/l	**1.8**		ND		**0.58**	J	ND		**0.48**		ND		ND		ND		ND	
Carbon tetrachloride	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Chlorobenzene	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Chloroethane	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Chloroform	7	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Chloromethane	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
cis-1,2-Dichloroethene	5	ug/l	ND		ND		ND		ND		**35**		ND		ND		ND		ND	
cis-1,3-Dichloropropene	0.4	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Dibromochloromethane	50	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Dibromomethane	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Dichlorodifluoromethane	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Ethylbenzene	5	ug/l	**0.56**	J	ND		ND		ND		ND		ND		ND		ND		ND	
Hexachlorobutadiene	0.5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Isopropylbenzene	5	ug/l	**23**		ND		ND		ND		ND		ND		ND		ND		ND	
m&p-Xylene	~	ug/l	**2.1**		ND		ND		ND		ND		ND		ND		ND		ND	
Methyl ethyl ketone	50	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Methyl t-butyl ether (MTBE)	~	ug/l	ND		**16**		ND		ND		**0.6**	J	ND		ND		ND		ND	
Methylene chloride	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Naphthalene	10	ug/l	ND		ND		**3.8**		ND		ND		ND		ND		ND		ND	
n-Butylbenzene	5	ug/l	**3.2**		ND		ND		ND		ND		ND		ND		ND		ND	
n-Propylbenzene	5	ug/l	**21**		ND		ND		ND		ND		ND		ND		ND		ND	
o-Xylene	5	ug/l	**0.99**	J	ND		ND		ND		ND		ND		ND		ND		ND	
p-Isopropyltoluene	5	ug/l	ND		ND		**0.38**		ND		ND		ND		ND		ND		ND	
sec-Butylbenzene	5	ug/l	**5.3**		ND		ND		ND		ND		ND		ND		ND		ND	
Styrene	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
tert-Butylbenzene	5	ug/l	**3.9**		ND		ND		ND		ND		ND		ND		ND		ND	
Tetrachloroethene	5	ug/l	ND		ND		ND		ND		**3**		ND		ND		ND		ND	
Tetrahydrofuran (THF)	50	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Toluene	5	ug/l	**1.2**		ND		ND		ND		ND		ND		ND		ND		ND	
trans-1,2-Dichloroethene	5	ug/l	ND		ND		ND		ND		**0.86**	J	ND		ND		ND		ND	
trans-1,3-Dichloropropene	0.4	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
trans-1,4-dichloro-2-butene	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Trichloroethene	5	ug/l	ND		ND		ND		ND		**6.5**		ND		ND		ND		ND	
Trichlorofluoromethane	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Trichlorotrifluoroethane	5	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
Vinyl chloride	2	ug/l	ND		ND		ND		ND		**1.3**		ND		ND		ND		ND	

Table 5 - 2021 Groundwater Analytical Results Summary
318 Nevins Steet, Brooklyn, NY

LOCATION			GW-1		GW-2		GW-3		MWGC28-S		MWGC28-D		Equiptment Blank		Trip Blank		Equiptment Blank		Trip Blank	
SAMPLING DATE			11/22/2021		11/22/2021		11/24/2021		11/22/2021		11/22/2021		11/22/2021		11/22/2021		11/24/2021		11/24/2021	
LAB SAMPLE ID			CJ83744		CJ83745		CJ85482		CJ83747		CJ83748		CJ83749		CJ83750		CJ85483		CJ85484	
SAMPLE TYPE			WATER		WATER		WATER		WATER		WATER		WATER		WATER		WATER		WATER	
	NY-AWQS	Units	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
Semivolatile Organics by GC/MS																				
1,2,4,5-Tetrachlorobenzene	5	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
1,2,4-Trichlorobenzene	5	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
1,2-Dichlorobenzene	3	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
1,2-Diphenylhydrazine	3	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
1,3-Dichlorobenzene	3	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
1,4-Dichlorobenzene	~	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
2,4,5-Trichlorophenol	1	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
2,4,6-Trichlorophenol	1	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
2,4-Dichlorophenol	1	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
2,4-Dimethylphenol	1	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
2,4-Dinitrophenol	1	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
2,4-Dinitrotoluene	5	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
2,6-Dinitrotoluene	5	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
2-Chloronaphthalene	10	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
2-Chlorophenol	1	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
2-Methylnaphthalene	~	ug/l	**2.3**		ND		ND		ND		ND		ND		NT		ND		NT	
2-Methylphenol (o-cresol)	1	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
2-Nitroaniline	5	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
2-Nitrophenol	1	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
3&4-Methylphenol (m&p-cresol)	~	ug/l	**7.1**		**1.8**		ND		ND		ND		ND		NT		ND		NT	
3,3'-Dichlorobenzidine	5	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
3-Nitroaniline	5	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
4,6-Dinitro-2-methylphenol	1	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
4-Bromophenyl phenyl ether	~	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
4-Chloro-3-methylphenol	1	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
4-Chloroaniline	5	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
4-Chlorophenyl phenyl ether	~	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
4-Nitroaniline	5	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
4-Nitrophenol	1	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Acenaphthene	20	ug/l	**2.1**		ND		ND		ND		ND		ND		NT		ND		NT	
Acetophenone	~	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Aniline	5	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Anthracene	50	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Benzidine	5	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Benzoic acid	~	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Benzyl butyl phthalate	50	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Bis(2-chloroethoxy)methane	5	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Bis(2-chloroethyl)ether	1	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Bis(2-chloroisopropyl)ether	5	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Bis(2-ethylhexyl)phthalate	5	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Carbazole	~	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Dibenzofuran	~	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Diethyl phthalate	50	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Dimethylphthalate	50	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Di-n-butylphthalate	50	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Di-n-octylphthalate	50	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Fluoranthene	50	ug/l	**4.6**		ND		ND		ND		ND		ND		NT		ND		NT	
Fluorene	50	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Hexachloroethane	5	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Isophorone	50	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Naphthalene	10	ug/l	**2.8**		ND		**1.7**	J	ND		ND		ND		NT		ND		NT	
N-Nitrosodi-n-propylamine	~	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
N-Nitrosodiphenylamine	50	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Pentachloronitrobenzene	~	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Phenol	1	ug/l	**6.4**		ND		ND		ND		ND		ND		NT		ND		NT	
Pyrene	50	ug/l	**4.4**		ND		ND		ND		ND		ND		NT		ND		NT	
Pyridine	50	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Semivolatile Organics by SW8270D (SIM)																				
Acenaphthylene	~	ug/l	**0.57**		ND		ND		ND		ND		ND		NT		ND		NT	
Benz(a)anthracene	0.002	ug/l	**2.5**		**0.35**		**0.08**		**0.03**		**0.06**		ND		NT		ND		NT	
Benzo(a)pyrene	~	ug/l	**2.4**		**0.61**		**0.06**		**0.03**		**0.07**		ND		NT		ND		NT	
Benzo(b)fluoranthene	0.002	ug/l	**2.2**		**0.47**		**0.06**		**0.04**		**0.13**		ND		NT		ND		NT	
Benzo(ghi)perylene	~	ug/l	**2.1**		**0.59**		ND		ND		ND		ND		NT		ND		NT	
Benzo(k)fluoranthene	0.002	ug/l	**2**		**0.48**		**0.06**		**0.03**		**0.08**		ND		NT		ND		NT	
Chrysene	0.002	ug/l	**2.4**		**0.36**		**0.08**		**0.05**		**0.12**		ND		NT		ND		NT	
Dibenz(a,h)anthracene	~	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Hexachlorobenzene	0.04	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Hexachlorobutadiene	0.5	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Hexachlorocyclopentadiene	5	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Indeno(1,2,3-cd)pyrene	0.002	ug/l	**2.2**		**0.62**		**0.06**		**0.04**		**0.13**		ND		NT		ND		NT	
Nitrobenzene	0.4	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
N-Nitrosodimethylamine	~	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Pentachlorophenol	1	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Phenanthrene	50	ug/l	**3.4**		ND		**0.45**		ND		ND		ND		NT		ND		NT	
Polychlorinated Biphenyls by GC																				
Aroclor 1016	0.09	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Aroclor 1221	0.09	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Aroclor 1232	0.09	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Aroclor 1242	0.09	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Aroclor 1248	0.09	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Aroclor 1254	0.09	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Aroclor 1260	0.09	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Aroclor 1262	0.09	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Aroclor 1268	0.09	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	

Table 5 - 2021 Groundwater Analytical Results Summary
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LOCATION			GW-1		GW-2		GW-3		MWGC28-S		MWGC28-D		Equiptment Blank		Trip Blank		Equiptment Blank		Trip Blank	
SAMPLING DATE			11/22/2021		11/22/2021		11/24/2021		11/22/2021		11/22/2021		11/22/2021		11/22/2021		11/24/2021		11/24/2021	
LAB SAMPLE ID			CJ83744		CJ83745		CJ85482		CJ83747		CJ83748		CJ83749		CJ83750		CJ85483		CJ85484	
SAMPLE TYPE			WATER		WATER		WATER		WATER		WATER		WATER		WATER		WATER		WATER	
	NY-AWQS	Units	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
Organochlorine Pesticides by GC																				
4,4' -DDD	0.3	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
4,4' -DDE	0.2	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
4,4' -DDT	0.2	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
a-BHC	0.01	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
a-chlordane	~	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Alachlor	0.5	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Aldrin	~	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
b-BHC	0.04	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Chlordane	0.05	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
d-BHC	0.04	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Dieldrin	0.004	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Endosulfan I	~	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Endosulfan II	~	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Endosulfan Sulfate	~	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Endrin	~	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Endrin Aldehyde	5	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Endrin ketone	5	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
g-BHC (Lindane)	0.05	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
g-chlordane	~	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Heptachlor	0.04	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Heptachlor epoxide	0.03	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Methoxychlor	35	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Toxaphene	0.06	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Dissolved Metals																				
Aluminum (Dissolved)	0.1	mg/L	**0.02**		ND		**0.019**		ND		ND		ND		NT		ND		NT	
Antimony, (Dissolved)	0.003	mg/L	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Arsenic, (Dissolved)	0.025	mg/L	**0.026**		**0.026**		ND		**0.02**		**0.006**		ND		NT		ND		NT	
Barium (Dissolved)	1	mg/L	**0.029**		**0.321**		**0.103**		**0.076**		**0.103**		ND		NT		ND		NT	
Beryllium (Dissolved)	0.003	mg/L	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Cadmium (Dissolved)	0.005	mg/L	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Calcium (Dissolved)	~	mg/L	**47.9**		**438**		**161**		**196**		**104**		**0.07**		NT		ND		NT	
Chromium (Dissolved)	0.05	mg/L	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Cobalt, (Dissolved)	~	mg/L	**0.002**		ND		**0.003**		ND		ND		ND		NT		ND		NT	
Copper, (Dissolved)	0.2	mg/L	**0.003**		**0.003**		ND		**0.002**		**0.001**		**0.002**		NT		ND		NT	
Iron, (Dissolved)	0.3	mg/L	**0.2**		**0.6**		**0.13**		**1.75**		**0.13**		ND		NT		ND		NT	
Lead (Dissolved)	0.025	mg/L	**0.002**		**0.003**		**0.002**	J	**0.002**		ND		ND		NT		ND		NT	
Magnesium (Dissolved)	35	mg/L	**15.3**		**93.1**		**64.5**		**116**		**38.8**		**0.01**		NT		ND		NT	
Manganese, (Dissolved)	0.3	mg/L	**0.012**		**2.73**		**0.934**		**0.791**		**4.06**		ND		NT		ND		NT	
Mercury (Dissolved)	0.0007	mg/L	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Nickel, (Dissolved)	0.1	mg/L	**0.017**		**0.014**		**0.012**		**0.004**		**0.005**		ND		NT		ND		NT	
Potassium (Dissolved)	~	mg/L	**53.1**		**81.1**		**42.7**		**89.5**		**19.1**		**0**		NT		ND		NT	
Selenium, (Dissolved)	0.01	mg/L	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Silver (Dissolved)	0.05	mg/L	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Sodium (Dissolved)	20	mg/L	**377**		**1,100**		**521**		**1,000**		**136**		**0.96**		NT		ND		NT	
Thallium , (Dissolved)	0.0005	mg/L	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Vanadium, (Dissolved)	~	mg/L	**0.023**		**0.005**		ND		ND		ND		ND		NT		ND		NT	
Zinc, (Dissolved)	5	mg/L	**0.009**		**0.004**		**0.014**		**0.003**		**0.101**		ND		NT		ND		NT	
Total Metals																				
Aluminum	0.1	mg/L	**151**		**80.4**		**5.25**		**4.44**		**14.7**		ND		NT		ND		NT	
Antimony	0.003	mg/L	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Arsenic - LDL	0.025	mg/L	**0.207**		**0.18**		**0.005**		**0.008**		**0.225**		ND		NT		ND		NT	
Barium	1	mg/L	**5.89**		**5.37**		**0.177**		**0.213**		**0.782**		ND		NT		ND		NT	
Beryllium	0.003	mg/L	**0.009**		**0.007**		ND		ND		ND		ND		NT		ND		NT	
Cadmium	0.005	mg/L	**0.021**		**0.006**		**0.001**		**0.004**		**0.022**		ND		NT		ND		NT	
Calcium	~	mg/L	**1,380**		**571**		**170**		**201**		**166**		**0.072**		NT		ND		NT	
Chromium	0.05	mg/L	**0.544**		**0.142**		**0.01**		**0.019**		**0.077**		ND		NT		ND		NT	
Chromium, Hexavalent	0.05	mg/L	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Cobalt	~	mg/L	**0.246**		**0.063**		**0.005**		**0.003**		**0.009**		ND		NT		ND		NT	
Copper	0.2	mg/L	**1.45**		**0.424**		**0.019**		**0.038**		**0.192**		ND		NT		ND		NT	
Iron	0.3	mg/L	**287**		**89.4**		**22**		**82.9**		**463**		ND		NT		ND		NT	
Lead	0.025	mg/L	**14.1**		**14.4**		**0.067**		**0.07**		**0.371**		ND		NT		ND		NT	
Magnesium	35	mg/L	**111**		**102**		**66.3**		**113**		**51.1**		**0.012**		NT		ND		NT	
Manganese	0.3	mg/L	**5.02**		**4.32**		**1**		**1.12**		**18**		ND		NT		ND		NT	
Mercury	0.0007	mg/L	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Nickel	0.1	mg/L	**0.612**		**0.179**		**0.018**		**0.015**		**0.039**		ND		NT		ND		NT	
Potassium	~	mg/L	**77.7**		**95.3**		**41.4**		**93.5**		**22.6**		ND		NT		ND		NT	
Selenium	0.01	mg/L	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Silver	0.05	mg/L	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Sodium	20	mg/L	**426**		**1,090**		**521**		**1,000**		**149**		ND		NT		ND		NT	
Thallium - LDL	0.0005	mg/L	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Trivalent Chromium	~	mg/L	**0.544**		**0.142**		**0.010**		**0.019**		**0.077**		ND		NT		ND		NT	

Table 5 - 2021 Groundwater Analytical Results Summary

318 Nevins Steet, Brooklyn, NY

LOCATION			GW-1		GW-2		GW-3		MWGC28-S		MWGC28-D		Equiptment Blank		Trip Blank		Equiptment Blank		Trip Blank	
SAMPLING DATE			11/22/2021		11/22/2021		11/24/2021		11/22/2021		11/22/2021		11/22/2021		11/22/2021		11/24/2021		11/24/2021	
LAB SAMPLE ID			CJ83744		CJ83745		CJ85482		CJ83747		CJ83748		CJ83749		CJ83750		CJ85483		CJ85484	
SAMPLE TYPE			WATER		WATER		WATER		WATER		WATER		WATER		WATER		WATER		WATER	
	NY-AWQS	Units	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
Vanadium	~	mg/L	**0.413**		**0.331**		**0.01**		**0.009**		**0.028**		ND		NT		ND		NT	
Zinc	5	mg/L	**6.66**		**1.38**		**0.063**		**4.28**		**20.4**		ND		NT		ND		NT	
1,4 Dioxane by 8270D-SIM																				
1,4-Dioxane	~	ug/l	ND		ND		ND		ND		ND		ND		ND		ND		ND	
General Chemistry																				
Chromium, Hexavalent	50	ug/l	ND		ND		ND		ND		ND		ND		NT		ND		NT	
Chromium, Trivalent	~	ug/l	0.544		0.142		0.01		0.019		0.077		ND		NT		ND		NT	

* Comparison is not performed on parameters with non-numeric criteria.
NY-AWQS: New York TOGS 111 Ambient Water Quality Standards criteria reflects all addendum to criteria through June 2004.
mg/L - milligrams per liter
ug/l - micrograms per liter
ND - not detected
J - lab estimated value
Bold - compound detected but below regulatory standard

Table 6- 2021 Soil Vapor Sample Results Summary

318 Nevins Street, Brooklyn, NY

LOCATION					SV-1		SV-2		SV-3	
SAMPLING DATE					11/19/2021		11/19/2021		11/19/2021	
LAB SAMPLE ID					CJ82369		CJ82369		CJ82369	
SAMPLE TYPE					SOIL_VAPOR		SOIL_VAPOR		SOIL_VAPOR	
SAMPLE DEPTH (ft.)					3.0		3.0		3.0	
	NY-SSC-A	NY-SSC-B	NY-SSC-C	Units	Results	Qual	Results	Qual	Results	Qual
Volatile Organics in Air										
1,1,1-Trichloroethane		100		ug/m3	ND		ND		ND	
1,1,2,2-Tetrachloroethane				ug/m3	ND		ND		ND	
1,1,2-Trichloroethane				ug/m3	ND		ND		ND	
1,1-Dichloroethane				ug/m3	ND		ND		ND	
1,1-Dichloroethene	6			ug/m3	ND		ND		ND	
1,2,4-Trichlorobenzene				ug/m3	ND		ND		ND	
1,2,4-Trimethylbenzene				ug/m3	14.3		16.6		14.9	
1,2-Dibromoethane				ug/m3	ND		ND		ND	
1,2-Dichlorobenzene				ug/m3	ND		ND		ND	
1,2-Dichloroethane				ug/m3	ND		ND		ND	
1,2-Dichloropropane				ug/m3	ND		ND		ND	
1,3,5-Trimethylbenzene				ug/m3	ND		5.65		ND	
1,3-Butadiene				ug/m3	ND		ND		ND	
1,3-Dichlorobenzene				ug/m3	ND		ND		ND	
1,4-Dichlorobenzene				ug/m3	ND		ND		ND	
1,4-Dioxane				ug/m3	ND		ND		ND	
2,2,4-Trimethylpentane				ug/m3	ND		ND		ND	
2-Butanone				ug/m3	ND		ND		ND	
2-Hexanone				ug/m3	ND		28.0		ND	
3-Chloropropene				ug/m3	ND		ND		ND	
4-Ethyltoluene				ug/m3	ND		ND		ND	
4-Methyl-2-pentanone				ug/m3	ND		ND		90.5	
Acetone				ug/m3	297		90.9		328	
Benzene				ug/m3	6.19		ND		36.7	
Benzyl chloride				ug/m3	ND		ND		ND	
Bromodichloromethane				ug/m3	ND		ND		ND	
Bromoform				ug/m3	ND		ND		ND	
Bromomethane				ug/m3	ND		ND		ND	
Carbon disulfide				ug/m3	ND		ND		ND	
Carbon tetrachloride	6			ug/m3	ND		ND		2.83	
Chlorobenzene				ug/m3	ND		ND		ND	
Chloroethane				ug/m3	ND		ND		ND	
Chloroform				ug/m3	ND		ND		19.0	

Table 6- 2021 Soil Vapor Sample Results Summary

318 Nevins Street, Brooklyn, NY

Chloromethane				ug/m3	34.3		ND		12.7	
cis-1,2-Dichloroethene	6			ug/m3	ND		ND		1.55	
cis-1,3-Dichloropropene				ug/m3	ND		ND		ND	
Cyclohexane				ug/m3	ND		ND		23.8	
Dibromochloromethane				ug/m3	ND		ND		ND	
Dichlorodifluoromethane				ug/m3	ND		57.3		5.63	
Ethanol				ug/m3	47.3		29.8		34.1	
Ethyl Acetate				ug/m3	ND		ND		ND	
Ethylbenzene				ug/m3	14.8		8.68		35.5	
Heptane				ug/m3	141		ND		24.9	
Heptane				ug/m3	ND		ND		ND	
Hexachlorobutadiene				ug/m3	ND		ND		ND	
Hexane				ug/m3	303		ND		35.2	
Isopropylalcohol				ug/m3	6.49		ND		ND	
Isopropylbenzene				ug/m3	ND		ND		ND	
Methyl Ethyl Ketone				ug/m3	ND		ND		ND	
Methyl tert butyl ether				ug/m3	ND		ND		ND	
Methylene chloride		100		ug/m3	15.8		22.7		ND	
o-Xylene				ug/m3	29.2		15.4		54.2	
p/m-Xylene				ug/m3	70.3		38.8		164	
Propylene				ug/m3	ND		10.6		ND	
sec-Butylbenzene				ug/m3	ND		ND		ND	
Styrene				ug/m3	ND		ND		6.34	
Tertiary butyl Alcohol				ug/m3	ND		ND		ND	
Tetrachloroethene		100		ug/m3	18.6		**306**		17.6	
Tetrahydrofuran				ug/m3	ND		ND		ND	
Toluene				ug/m3	14.5		17.8		32.1	
trans-1,2-Dichloroethene				ug/m3	ND		ND		ND	
trans-1,3-Dichloropropene				ug/m3	ND		ND		ND	
Trichloroethene	6			ug/m3	ND		ND		**141**	
Trichlorofluoromethane				ug/m3	ND		ND		ND	
Vinyl bromide				ug/m3	ND		ND		ND	
Vinyl chloride			6	ug/m3	ND		ND		ND	

* Comparison is not performed on parameters with non-numeric criteria.

NY-SSC-A: New York DOH Matrix A Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated May 2017.

NY-SSC-B: New York DOH Matrix B Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated May 2017.

NY-SSC-C: New York DOH Matrix C Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated May 2017.

ug/m3 - micrograms per cubic meter

ND - not-detected

Bold/Italic - minimum detection limit above regulatory standard

Table 6- 2021 Soil Vapor Sample Results Summary

318 Nevins Street, Brooklyn, NY

Highlighted - exceeds regulatory standard

Appendix A- Brownfield Cleanup Program Application Form

318 Nevins Street, Brooklyn, NY

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "*BCA*" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ **Yes** ☑ **No** **If yes, provide existing site number:** _____

PART A (note: application is separated into Parts A and B for DEC review purposes) ***BCP App Rev 12***

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #: _____

NAME Gowanus 300 Nevins Street LLC

ADDRESS 19 West 24th Street, 12th Floor

CITY/TOWN New York ZIP CODE 10010

PHONE 212-518-4942 | FAX | E-MAIL pcaporaso@tavroscapital.com

Is the requestor authorized to conduct business in New York State (NYS)? ☑ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment.

Do all individuals that will be certifying documents meet the requirements detailed below? ☑ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of *DER-10: Technical Guidance for Site Investigation and Remediation* and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP**.

Section II. Project Description

1. What stage is the project starting at? ☑ Investigation ☐ Remediation

NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (see DER-10 / Technical Guidance for Site Investigation and Remediation for further guidance) then a 45-day public comment period is required.

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No

3. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that the site requires remediation and contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the information requested in this section in electronic format only***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do not submit paper copies of supporting documents.**

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED, WITH LABORATORY REPORTS REFERENCED AND ALSO INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			
Chlorinated Solvents		X	X
Other VOCs	X	X	
SVOCs	X	X	
Metals	X	X	
Pesticides			
PCBs			
Other*			

***Please describe:** _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- **SAMPLE LOCATION**
- **DATE OF SAMPLING EVENT**
- **KEY CONTAMINANTS AND CONCENTRATION DETECTED**
- **FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE**
- **FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5**
- **FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX**

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?* ☑ **Yes** ☐ **No**
(*answering No will result in an incomplete application)

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

☐ Coal Gas Manufacturing	☐ Manufacturing	☐ Agricultural Co-op	☐ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other: Lumber yard, coal and coke storage yard, motor freight station, commercial

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME 318 Nevins Street

ADDRESS/LOCATION 300-344 Nevins Street (aka 318 Nevins Street)

CITY/TOWN Brooklyn ZIP CODE 11215

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Brooklyn

COUNTY Kings SITE SIZE (ACRES) 2.34

LATITUDE (degrees/minutes/seconds)						LONGITUDE (degrees/minutes/seconds)					
40	°	40	‘	43.32	“	-73	°	59	‘	17.66	“

Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed , please indicate as such by inserting “P/O” in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column.ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section No.	Block No.	Lot No.	Acreage
300-344 Nevins Street		439	1	2.34

1. Do the proposed site boundaries correspond to tax map metes and bounds? ☑ Yes ☐ No
   If no, please attach an accurate map of the propsed site.

2. Is the required property map attached to the application? ☑ Yes ☐ No
   (application will not be processed without map)

3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?
   (See DEC's website for more information) Yes ☐ No ☑

   If yes, identify census tract : _____

   Percentage of property in En-zone (check one): ☐ 0-49% ☐ 50-99% ☐ 100%

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? ☐ Yes ☑ No

   If yes, identify name of properties (and site numbers if available) in related BCP applications:_____

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? ☐ Yes ☑ No

6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? ☐ Yes ☑ No
   If yes, attach relevant supporting documentation.

7. Are there any lands under water? ☐ Yes ☑ No
   If yes, these lands should be clearly delineated on the site map.

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas? If yes, identify here and attach appropriate information. ☑ Yes ☐ No

Easement/Right-of-way Holder	Description
New York Telephone Company (to be maintained by the City of New York)	A CSO pipe is located crossing the premises from Nevins St to the Gowanus Canal. This portion cannot be disturbed, as such, two separate buildings are being developed so as to not disrupt the area the sewer pipe is located.

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type	Issuing Agency	Description

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**? ☑ Yes ☐ No

Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? ☑ Yes ☐ No
If yes, requestor must answer questions on the supplement at the end of this form.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☑ No

13. If you have answered *Yes* to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? ☐ Yes ☐ No

NOTE: If a tangible property tax credit determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____ _____ _____ _____ _____ _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance	DEC USE ONLY BCP SITE NAME: _____ BCP SITE #:_____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Philip Caporaso (Tavros Holdings LLC)		
ADDRESS 19 West 24th Street, 12th Floor		
CITY/TOWN New York		ZIP CODE 10010
PHONE 212-518-4942	FAX	E-MAIL pcaporaso@tavroscapital.com
NAME OF REQUESTOR'S CONSULTANT Impact Environmental Engineering and Geology PLLC (Kevin Kleaka)		
ADDRESS 170 Keyland Court		
CITY/TOWN Bohemia, NY		ZIP CODE 11716
PHONE 631-269-8800	FAX 631-269-1599	E-MAIL kkleaka@impactenvironmental.com
NAME OF REQUESTOR'S ATTORNEY Michael Bogin		
ADDRESS 560 Lexington Avenue		
CITY/TOWN New York, NY		ZIP CODE 10022
PHONE (646) 378-7210	FAX	E-MAIL mbogin@sprlaw.com
Section VI. Current Property Owner/Operator Information – if not a Requestor		
CURRENT OWNER'S NAME Gowanus 300 Nevins Street LLC		OWNERSHIP START DATE: 12/30/2021
ADDRESS 19 West 24th Street, 12th Floor		
CITY/TOWN New York, New York		ZIP CODE 10010
PHONE (212) 5-18-4942	FAX	E-MAIL pcaporaso@tavroscapital.com
CURRENT OPERATOR'S NAME Vacant		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL

PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".

IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.

Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? ☐ Yes ☑ No
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? ☐ Yes ☑ No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. ☐ Yes ☑ No

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☑ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☑ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☑ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☑ No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☑ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☑ No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☑ No
11. Are there any unregistered bulk storage tanks on-site which require registration? ☐ Yes ☑ No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☑ VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):
☐ Previous Owner ☑ Current Owner ☐ Potential /Future Purchaser ☐ Other_____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached?

☐ Yes ☐ No

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide relevant information as an attachment. ☐ Yes ☑ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☑ No
   If yes, please provide: Site #_____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☑ No
   If yes, please provide: Permit type:_____ EPA ID Number:_____
   Date permit issued:_____ Permit expiration date:_____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide: Order #_____ ☐ Yes ☑ No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide explanation as an attachment. ☐ Yes ☑ No

Section IX. Contact List Information

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23 / Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository**. In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? M2-1

   What uses are allowed by the current zoning? (Check boxes, below)

   ☐ Residential ☐ Commercial ☑ Industrial

   If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☐ Commercial ☐ Industrial ☑ Vacant ☐ Recreational (check all that apply)
   Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

3. Reasonably anticipated use Post Remediation: ☑ Residential ☑ Commercial ☐ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

   If residential, does it qualify as single family housing? ☐ Yes ☑ No

4. Do current historical and/or recent development patterns support the proposed use? Refer to Section 5.2 of BCP Narrative Report.	☑ Yes ☐ No
5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary. The New York City Department of City Planning is in process of effectuating a zoning change that will rezone the site to R7A/R6A. The proposed use is consistent with the anticipated zoning for the property and is to be set into effect by 12/2/21, refer to Section 5.3 of BCP Narrative Report.	☑ Yes ☐ No
6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary. Refer to Section 5.8 of BCP Narrative Report.	☑ Yes ☐ No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Authorized Signatory (title) of Gowanus 300 Nevins Street LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 11/30/21 Signature: _____

Print Name: Nicholas Silvers

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable Portable Document Format (PDF), must be sent to:

  - Chief, Site Control Section
  - New York State Department of Environmental Conservation
  - Division of Environmental Remediation
  - 625 Broadway
  - Albany, NY 12233-7020

PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS. Please provide a hard copy of ONLY the application form and a table of contents.

FOR DEC USE ONLY
BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 12

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	☑ Yes ☐ No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	☑ Yes ☐ No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	☐ Yes ☑ No
2. Is the property upside down or underutilized as defined below? Upside Down?	☐ Yes ☑ No
Underutilized?	☐ Yes ☑ No

From ECL 27-1405(31):

"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(l) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)

375-3.2:

(l) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and

(1) the proposed use is at least 75 percent for industrial uses; or

(2) at which:

(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;

(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and

(iii) one or more of the following conditions exists, as certified by the applicant:

(a) property tax payments have been in arrears for at least five years immediately prior to the application;

(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or

(c) there are no structures.

"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; *the New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review). **Check appropriate box, below**:

☐ Project is an Affordable Housing Project - Regulatory Agreement Attached;

☑ Project is Planned as Affordable Housing, But Agreement is Not Yet Available* (*Checking this box will result in a "pending" status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);

☐ This is Not an Affordable Housing Project.

From 6 NYCRR 375- 3.2(a) as of August 12, 2016:

(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.

(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

BCP Application Summary (for DEC use only)

Site Name: 318 Nevins Street **Site Address:** 300-344 Nevins Street (aka 318 Nevins Street)
City: Brooklyn **County:** Kings **Zip:** 11215

Tax Block & Lot
Section (if applicable): **Block:** 439 **Lot:** 1

Requestor Name: Gowanus 300 Nevins Street LLC **Requestor Address:** 19 West 24th Street, 12th Floor
City: New York **Zip:** 10010 **Email:** pcaporaso@tavroscapital.com

Requestor's Representative (for billing purposes)
Name: Philip Caporaso (Tavros Holdings LLC) **Address:** 19 West 24th Street, 12th Floor
City: New York **Zip:** 10010 **Email:** pcaporaso@tavroscapital.com

Requestor's Attorney
Name: Michael Bogin **Address:** 560 Lexington Avenue
City: New York, NY **Zip:** 10022 **Email:** mbogin@sprlaw.com

Requestor's Consultant
Name: Impact Environmental Engineering and Geology PLLC (Kevin Kleaka) **Address:** 170 Keyland Court
City: Bohemia, NY **Zip:** 11716 **Email:** kkleaka@impactenvironmental.com

Percentage claimed within an En-Zone: ☑ **0%** ☐ **<50%** ☐ **50-99%** ☐ **100%**

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☑ **Volunteer** ☐ **Participant**

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: ☑ Yes ☐ No

Does Requestor Claim Property is Upside Down: ☐ Yes ☑ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☑ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: ☐ Yes ☐ No ☑ Planned, No Contract

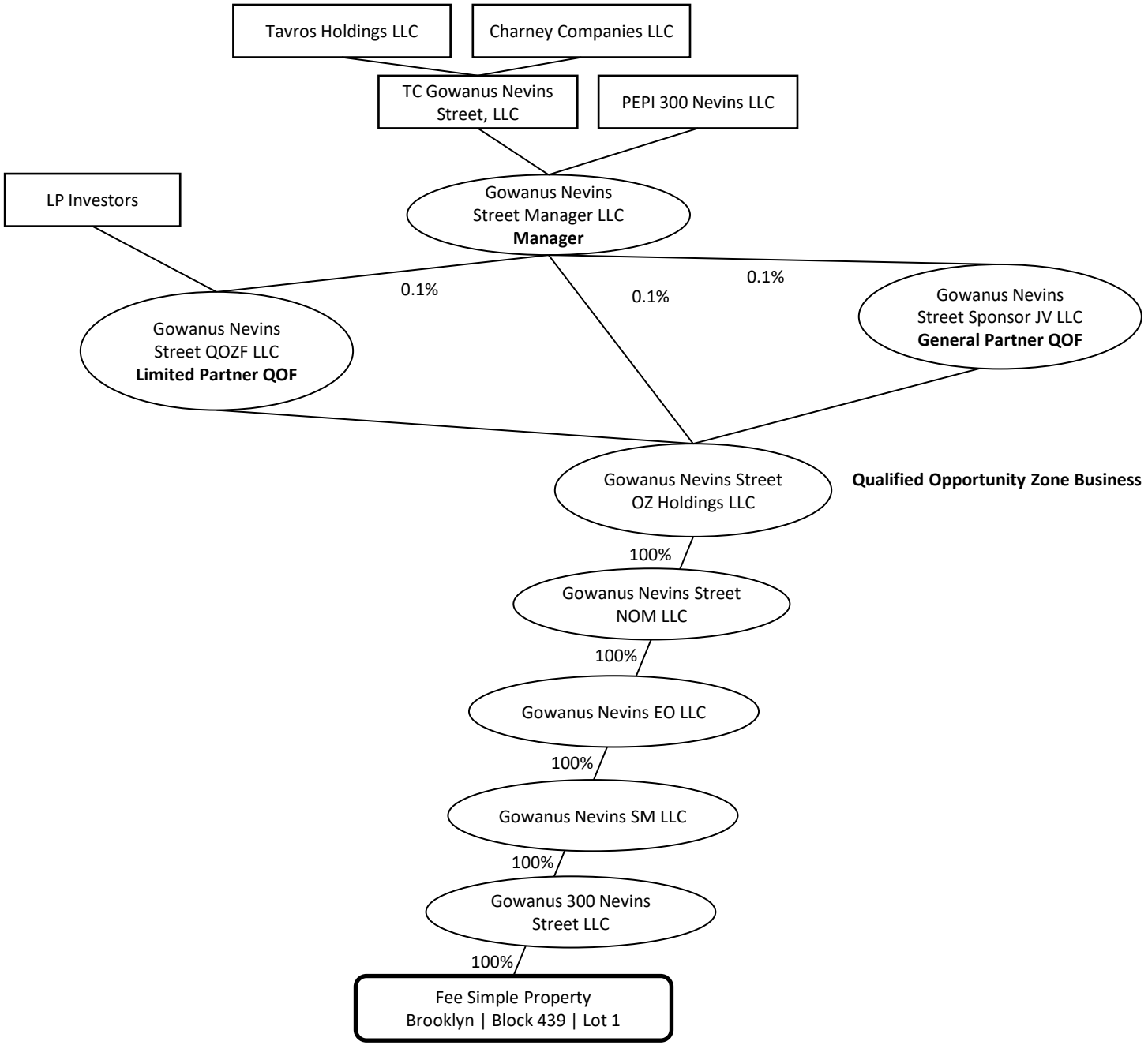
DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Appendix B- Organization Chart

318 Nevins Street, Brooklyn, NY

300-344 Nevins Street Ownership Structure



Appendix C- Proposed Development Drawings

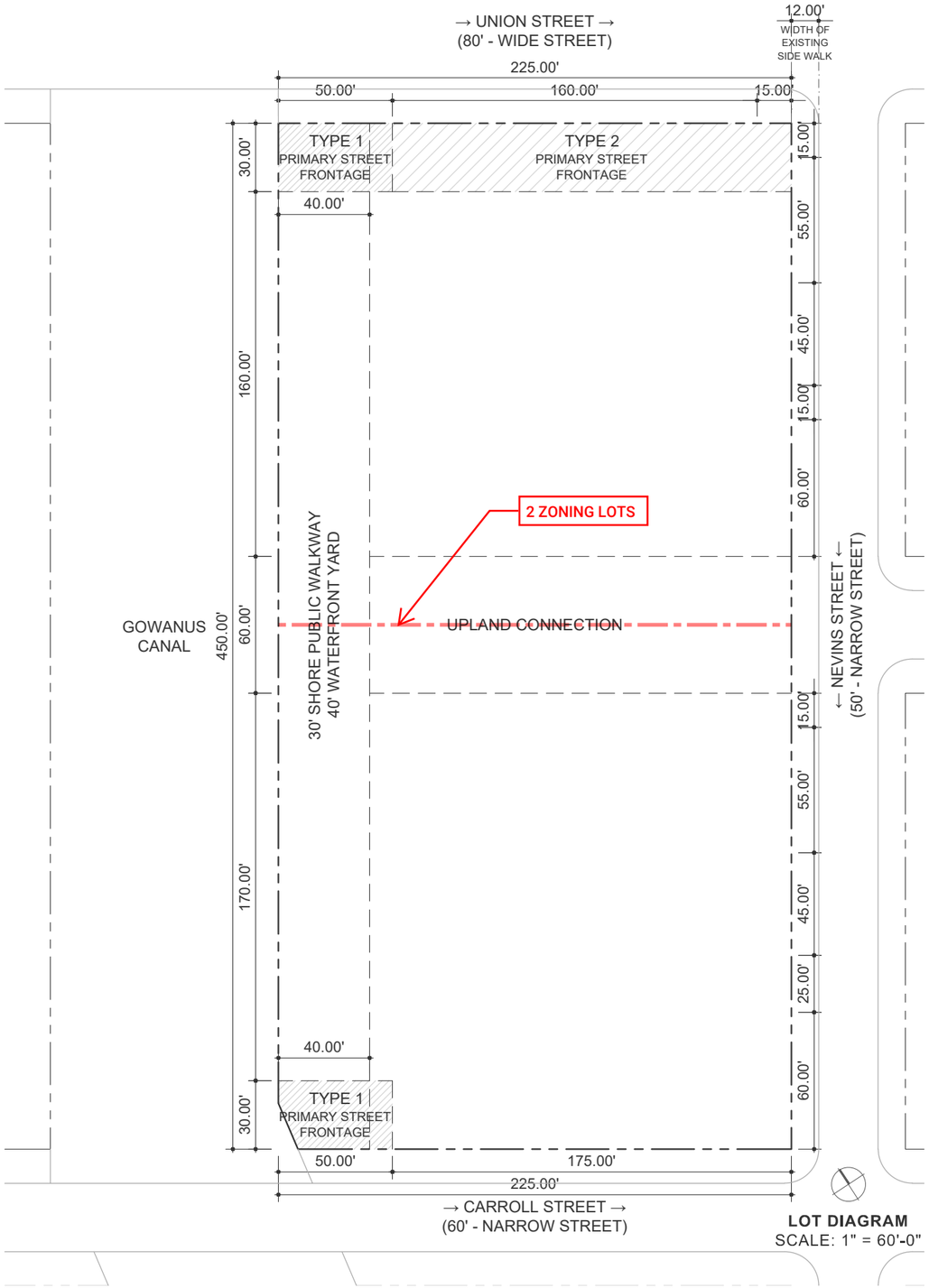
318 Nevins Street, Brooklyn, NY

300 NEVINS STREET

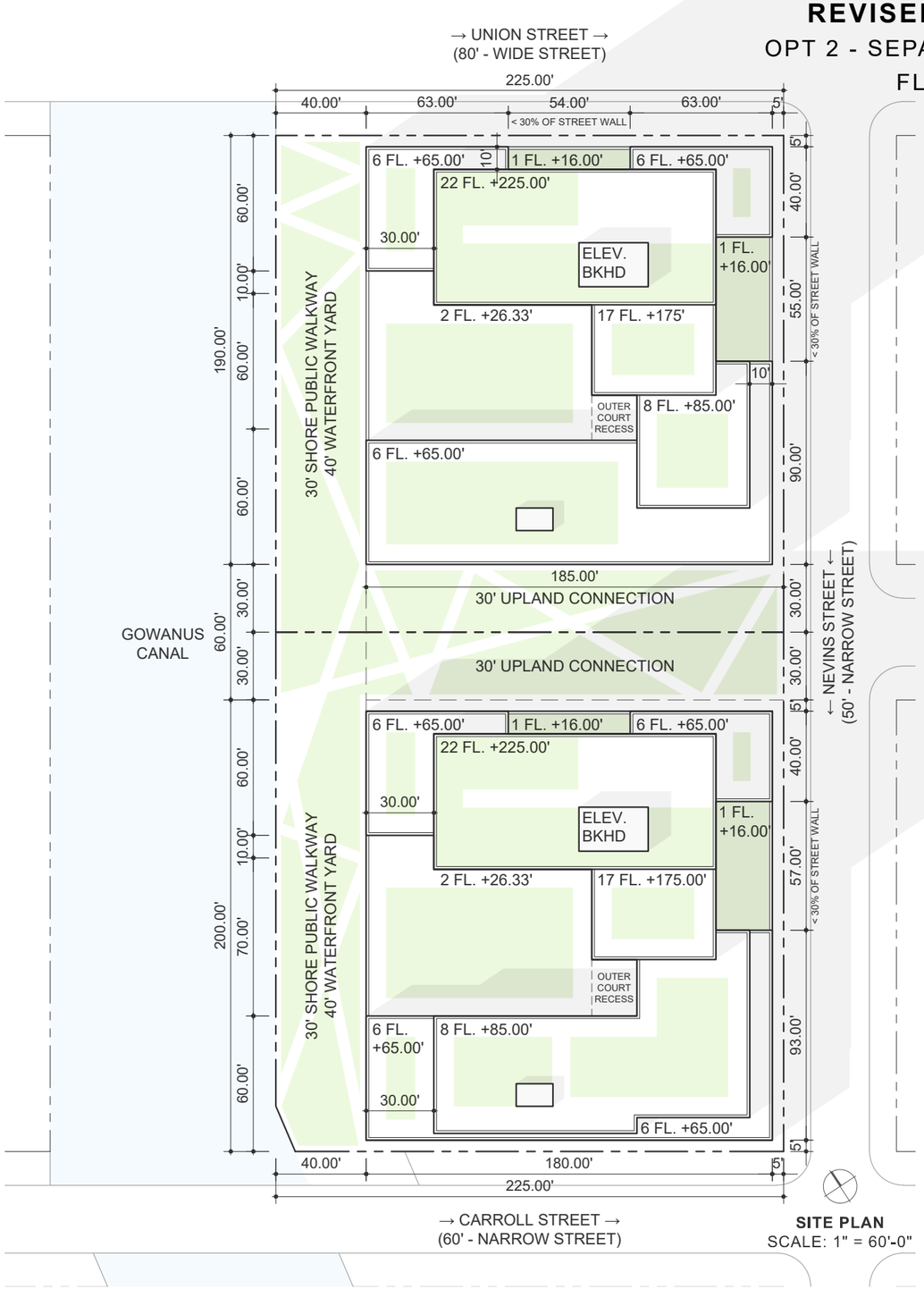
DESIGN PROGRESS | 04 JUN 2021

FOGARTY FINGER
architecture | interiors

REVISED SCHEME
OPT 2 - SEPARATE LOTS
FLOOR PLANS



LOT DIAGRAM
SCALE: 1" = 60'-0"



SITE PLAN
SCALE: 1" = 60'-0"

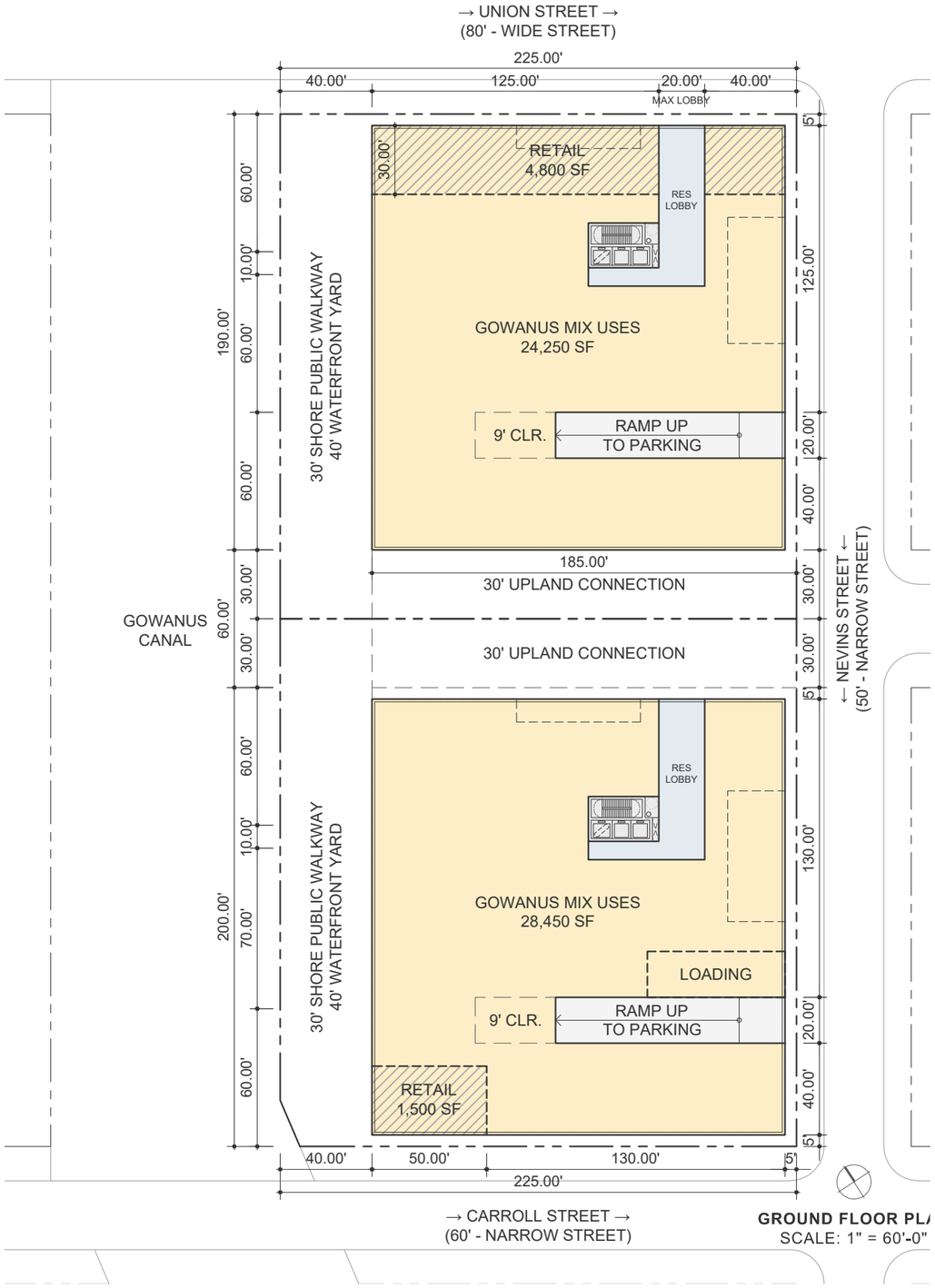
300 NEVINS STREET, BROOKLYN, NY
04 JUN 2021

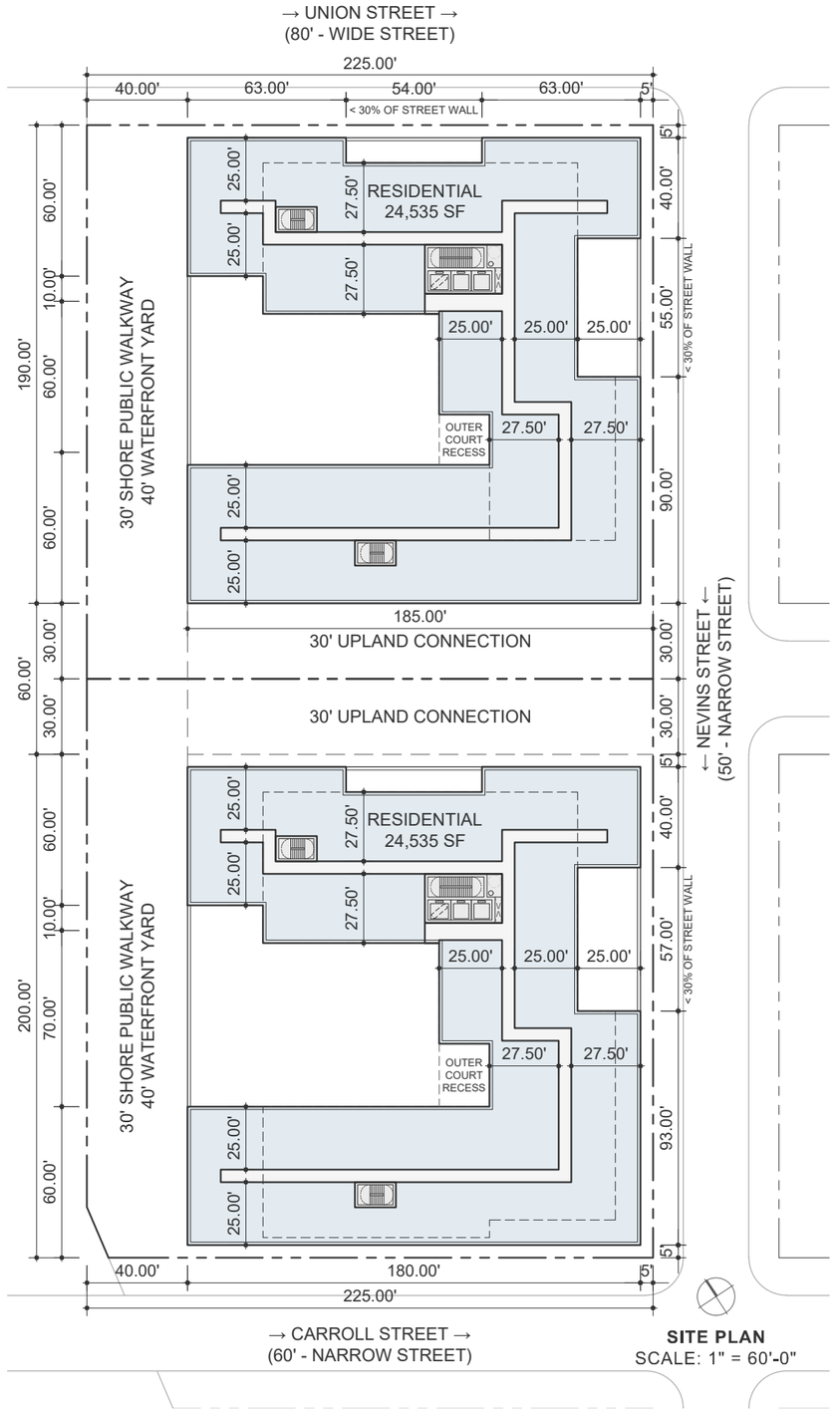
FOGARTY FINGER
architecture | interiors

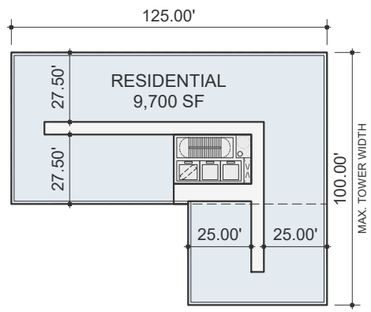
REVISED SCHEME

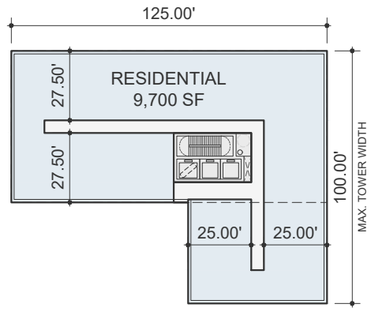
OPT 2 - SEPARATE LOTS

FLOOR PLANS









REVISED SCHEME

RES. GROSS	~~539.3K SF~~
	537.1K SF
RES. LEASABLE	~~444.4K SF~~
	437.4K SF

300 NEVINS STREET, BROOKLYN, NY
04 JUN 2021

FOGARTY FINGER
architecture | interiors

REVISED SCHEME

OPT 2 - SEPARATE LOTS

AXONOMETRICS

300 NEVINS ST, BROOKLYN
Block 439, Lot 1

REVISED SCHEME
OPT 2 - SEPARATE LOTS

Zoning District		**M1-4/R7-2**
		Special Gowanus Mixed Use - Subdistrict C
		Gowanus Canal Waterfront Access - Parcel 5
		MIH - Area 2 (23-154(d)(3))
		Transit Zone, Coastal Zone, FRESH Zone, Flood Zone
		Type 1 & Type 2 Primary Street Frontage (139-41)
		Widewalk Widening (139-43)
Lot Area		
M1-4/R7-2	Building A (North) Lot	49,500
	Building B (South) Lot	52,570
	Combined (ZOLA)	**102,070**

BUILDING A

Floor Area		**FAR**	**Permitted**
M1-4/R7-2	Residential - MIH	4.40	217,800
	Commercial	2.00	99,000
	Community Facility	3.00	148,500
	Subtotal in M1-4/R7-2	**4.40**	**217,800**
	+ Gowanus Mix Uses	0.30	14,850
	+ Non-Residential	0.30	14,850
	Total Max. Permitted	**5.00**	**247,500**

BUILDING B

Floor Area		**FAR**	**Permitted**
M1-4/R7-2	Residential - MIH	4.40	231,308
	Commercial	2.00	105,140
	Community Facility	3.00	157,710
	Subtotal in M1-4/R7-2	**4.40**	**231,308**
	+ Gowanus Mix Uses	0.30	15,771
	+ Non-Residential	0.30	15,771
	Total Max. Permitted	**5.00**	**262,850**

Height Limit

M1-4/R7-2	Min. Base - Shore Public Walkway	Not Req'd
	Min. Base	40.00'
	Max. Base	65.00'
	Max. Base - Along Union St.	85.00'
	Max. Building - lower of 2	50' less of the higher
	Max. Building - higher of 2	225.00'

Special Bulk Regulations

70% w/in 8' of street line extend to min. base height
N/A to street wall facing shore public walkway
Min. 15' setback above max. base height.
Tower Regulations above 85':
min. 30' setback from Nevins street line
min. 30' setback from a waterfront yard
Max. 100' in width facing shore public walkway, 130' combined
Above 175', tower setback to max. 80% of story below
When 2 towers are provided on the same zoning lot:
taller of the 2 to be located north of the mid-block line

Type 1 & 2 Primary Street Frontage: Type 1 Lobby (37-33)
- 25% or 20' on wide / 30' on narrow street
No curb cut permitted on primary street frontage
No curb cut permitted w/in 40' of waterfront public access area

min. 40' waterfront yard,
min. 30' shore public walkway
Sidewalk widening: 15' along Nevins, awnings and canopies permitted

BUILDING A - NORTH TOWER

Floor	Use	Running Height	Gross Floor Area (SF)	Deductions (SF)	Zoning Floor Area (SF)	Leasable	Efficiency
1	Parking / Mech		2,000	2,000	-	-	
	Retail (30' Req'd)		4,800	-	4,800	4,800	
	Gowanus Mix Uses		24,280	-	24,280	24,280	
	Residential		2,250	68	2,183	-	
	Total	16.00	33,330	68	31,263	29,080	
2	Parking / Mech		17,500	17,500	-	-	
	Retail		-	-	-	-	
	Gowanus Mix Uses		5,400	-	5,400	5,400	
	Residential / Amenity		8,485	8,018	467	-	
	Total	26.33	31,385	8,018	5,867	5,400	
3	Residential	36.00	24,535	2,944	21,591	21,130	86%
4	Residential	45.67	24,535	2,944	21,591	21,130	86%
5	Residential	55.33	24,535	2,944	21,591	21,130	86%
6	Residential	65.00	24,535	2,944	21,591	21,130	86%
7	Residential	75.00	12,500	1,500	11,000	10,730	86%
8	Residential	85.00	12,500	1,500	11,000	10,730	86%
9	Residential	95.00	9,700	1,746	7,954	8,180	84%
10	Residential	105.00	9,700	1,746	7,954	8,180	84%
11	Residential	115.00	9,700	1,746	7,954	8,180	84%
12	Residential	125.00	9,700	1,746	7,954	8,180	84%
13	Residential	135.00	9,700	1,746	7,954	8,180	84%
14	Residential	145.00	9,700	1,746	7,954	8,180	84%
15	Residential	155.00	9,700	1,746	7,954	8,180	84%
16	Residential	165.00	9,700	1,746	7,954	8,180	84%
17	Residential	175.00	9,700	1,746	7,954	8,180	84%
18	Residential (80% Tower)	185.00	7,500	1,463	6,038	6,100	81%
19	Residential	195.00	7,500	1,463	6,038	6,100	81%
20	Residential	205.00	7,500	1,463	6,038	6,100	81%
21	Residential	215.00	7,500	1,463	6,038	6,100	81%
22	Residential	225.00	7,500	1,463	6,038	6,100	81%
Total	Parking / Mech		19,500	19,500	-	-	
	Retail		4,800	-	4,800	4,800	
	Gowanus Mix Uses		29,680	-	29,680	29,680	
	Residential		258,675	45,889	212,786	210,100	
	Total		**312,655**	**65,389**	**247,266**	**244,580**	

Unused Residential Δ = **214**
Unused Incentive Δ = **20**

BUILDING B - SOUTH TOWER

Gross Floor Area (SF)	Deductions (SF)	Zoning Floor Area (SF)	Leasable	Efficiency
2,000	2,000	-	-	
1,500	-	1,500	1,500	
28,450	-	28,450	28,450	
2,250	68	2,183	-	
34,200	68	32,133	29,950	
20,000	20,000	-	-	
-	-	-	-	
3,000	-	3,000	3,000	
9,235	8,608	627	-	
32,235	8,608	3,627	3,000	
24,785	2,974	21,811	21,355	86%
24,785	2,974	21,811	21,355	86%
24,785	2,974	21,811	21,355	86%
24,785	2,974	21,811	21,355	86%
21,500	2,580	18,920	18,900	88%
21,500	2,580	18,920	18,900	88%
9,700	1,746	7,954	8,180	84%
9,700	1,746	7,954	8,180	84%
9,700	1,746	7,954	8,180	84%
9,700	1,746	7,954	8,180	84%
9,700	1,746	7,954	8,180	84%
9,700	1,746	7,954	8,180	84%
9,700	1,746	7,954	8,180	84%
9,700	1,746	7,954	8,180	84%
9,700	1,746	7,954	8,180	84%
7,500	1,463	6,038	6,100	81%
7,500	1,463	6,038	6,100	81%
7,500	1,463	6,038	6,100	81%
7,500	1,463	6,038	6,100	81%
7,500	1,463	6,038	6,100	81%
22,000	22,000	-	-	
1,500	-	1,500	1,500	
31,450	-	31,450	31,450	
278,425	48,759	229,666	227,340	
333,375	**70,759**	**262,616**	**260,290**	

Unused Residential Δ = **142**
Unused Incentive Δ = **92**

COMBINED

Floor	Use	Gross Floor Area (SF)	Zoning Floor Area (SF)	Leasable
1	Parking /Mech	4,000	-	-
	Retail (30' Req'd)	6,300	6,300	6,300
	Gowanus Mix Uses	52,730	52,730	52,730
	Residential	4,500	4,365	-
	Total	67,530	63,395	59,030
2	Parking /Mech	37,500	-	-
	Retail	-	-	-
	Gowanus Mix Uses	8,400	8,400	8,400
	Residential / Amenity	17,720	1,094	-
	Total	63,620	9,494	8,400
3	Residential	49,320	43,402	42,485
4	Residential	49,320	43,402	42,485
5	Residential	49,320	43,402	42,485
6	Residential	49,320	43,402	42,485
7	Residential	34,000	29,920	29,630
8	Residential	34,000	29,920	29,630
9	Residential	19,400	15,908	16,360
10	Residential	19,400	15,908	16,360
11	Residential	19,400	15,908	16,360
12	Residential	19,400	15,908	16,360
13	Residential	19,400	15,908	16,360
14	Residential	19,400	15,908	16,360
15	Residential	19,400	15,908	16,360
16	Residential	19,400	15,908	16,360
17	Residential	19,400	15,908	16,360
18	Residential (80% Tower)	15,000	12,075	12,200
19	Residential	15,000	12,075	12,200
20	Residential	15,000	12,075	12,200
21	Residential	15,000	12,075	12,200
22	Residential	15,000	12,075	12,200
Total	Parking /Mech	41,500	-	-
	Retail	6,300	6,300	6,300
	Gowanus Mix Uses	61,130	61,130	61,130
	Residential	537,100	442,452	437,440
	Total	**646,030**	**509,882**	**504,870**

Unused Residential Δ = **356**
Unused Incentive Δ = **112**

Quality Housing

Recreation Space		3.30%	7,029	SF	
			7,584	SF	
Total Recreation Space (28-21)			14,613	SF	

Dwelling Units	Density	75% MR	25% IH	Total	
# of Units	680	235	78	313	Units
		254	84	338	Units
		489	162	651	Units

Parking	Non-Residential - none required (139-312)	-	Spaces
	Residential - 20% of MR, off-site permitted (139-311, 139-313)	47	Spaces
	- Approx. area for self park @ 300 SF/space	14,114	SF
Loading	Commercial: 25,000 ~ 40,000 SF, 1 Req'd (139-33 & 44-52)	-	Spaces
	Gowanus Mix Use: 15,000 ~ 40,000 SF, 1 req'd (139-33 & 44-52)	-	Spaces
		-	Spaces
		51	Spaces
		15,225	SF
		-	Spaces
		1	Spaces
Total Commercial Parking		-	Spaces
Total Residential Parking - 20% of MR		98	Spaces
		29,339	SF
Total Commercial Loading		-	Spaces
Total Gowanus Mix Uses Loading		1	Spaces

Note
1. ZSF refers to zoning square feet. GSF (Gross Square Feet) refers to above-grade and below-grade floor area, including mechanical and other deductions that are not zoning floor area.
2. Lot areas and floor areas are estimates subject to survey verification.

Appendix D- Previous Environmental Reports

318 Nevins Street, Brooklyn, NY

Appendix D1- Hydro Tech Environmental Corp. Environmental Site Assessment- August 13, 2012

318 Nevins Street, Brooklyn, NY

Appendix D2- EnviroTrac Ltd. Spill Closure Request-April 11, 2013

318 Nevins Street, Brooklyn, NY

Appendix D3- EnviroTrac Ltd. Phase II Report- April 12, 2013

318 Nevins Street, Brooklyn, NY

Appendix D4- EnviroTrac Ltd. Update Report- April 29, 2013

318 Nevins Street, Brooklyn, NY

Appendix D5- Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Phase II Report- July 19, 2019

318 Nevins Street, Brooklyn, NY

Appendix E- Document Repository Correspondence

318 Nevins Street, Brooklyn, NY

Diana Posten

From: Vasquez, Candace <cvasquez@bklynlibrary.org>
Sent: Tuesday, November 30, 2021 2:04 PM
To: Diana Posten
Subject: Re: Document Repository Request-300-344 Nevins Street, Brooklyn, NY

Yes, this is acceptable. Drop off hardcopy of documents when you get the chance.
thank you

Candace Vasquez | Neighborhood Library Supervisor, Pacific
Brooklyn Public Library

718.638.1531
Internal extension: 69116
bklynlibrary.org

From: Diana Posten <dposten@impactenvironmental.com>
Sent: Monday, November 29, 2021 2:04 PM
To: Vasquez, Candace <cvasquez@bklynlibrary.org>
Subject: Document Repository Request-300-344 Nevins Street, Brooklyn, NY

Hello Ms. Vasquez,
I hope you had a nice Thanksgiving!
The environmental firm I work for must secure a document repository for environmental reports associated with our clients Site located at 300-344 Nevins Street (aka 318 Nevins Street), in the Gowanus neighborhood of Brooklyn, NY. Our client is planning to enter the afore mentioned property into the New York State Brownfield Cleanup Program, as a part of this application, hard copies of the reports need to be made available for public review at community spaces.
We are looking for confirmation that this is acceptable. Additionally, if there is another location of preference the documents be sent to please advise so that I can organize that delivery and complete the Application process for the client. Without a response from a document repository location, the application is not complete.
Thank you so much for any assistance you can provide, please feel free to reach out should you have any questions.

DIANA POSTEN | Project Manager
O: 631-269-8800 x189 C: 908-420-3516
170 Keyland Court, Bohemia, NY 11716
Our email policies

From: Diana Posten
To: infobkcb6@gmail.com; info@BrooklynCB6.org
Subject: Request for Document Repository
Date: Thursday, December 2, 2021 2:53:41 PM
Attachments: image003780.png
image029557.png

To Whom It May Concern,

I am reaching out regarding utilizing the Brooklyn Community Board 6 office as a document repository for environmental reports associated with our clients Site located at 300-344 (aka 318) Nevins Street, in the Gowanus neighborhood of Brooklyn, NY.

Our client is planning to enter the Site into the New York State Brownfield Cleanup Program, as a part of this application, hard copies of the reports need to be made available for public review at community spaces.

Please confirm if this is acceptable, or if there is another location that you would prefer the documents be sent too and I will organize delivery.

Thank you so much, please feel free to reach out should you have any questions.

DIANA POSTEN | Project Manager

O: 631-269-8800 x189 C: 908-420-3516

170 Keyland Court, Bohemia, NY 11716

Our email policies

Appendix F- BCP Volunteer Statement

318 Nevins Street, Brooklyn, NY

BCP Volunteer Statement

Pursuant to ECL § 27-1405(1), Gowanus 300 Nevins Street LLC (Requestor) is properly designated as a Volunteer because its liability arises solely from involvement with the site subsequent to discharge or disposal of contaminants at the site. Requestor purchased this property from Nevins Holdings, LLC (Seller) on December 30, 2021. Nevins Holdings, LLC supplied Requestor multiple environmental reports conducted by Hydro Tech Environmental, Corp. (Hydro Tech), EnviroTrac Ltd. (EnviroTrac) and Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Analytical results of the soil indicated the presence of SVOCs, specifically PAHs and metals and VOCs, PAHs and metals in groundwater resulting from historic fill, underground storage tanks, and historic operations. Due to the amount of time that has lapsed since several reports and the limited nature of the Phase II provided by Seller, Requestor conducted an additional Supplemental Investigation in November 2021 to confirm these findings and further define the impacts of historic use at the site. The additional Supplemental Investigation confirmed soil vapor, soil and groundwater contamination on the Site.

During the additional Supplemental Investigation, and due diligence, Requestor believes there is the potential for additional underground storage tanks (USTs) on-Site per Sanborn Fire Insurance Maps depicting said tanks in 1938 and 1950. Additionally, analytical results of soil vapor show trichloroethene (TCE) at a level requiring mitigation, it should be noted that tetrachloroethene was detected as well. Analytical results of soil show exceedances in SVOCs, primarily PAHs, in both shallow and deep samples; VOCs in both depth intervals and metals in both depth intervals. Analytical results of groundwater show exceedances in VOCs, SVOCs, primarily PAHs, and both total and dissolved metals.

Requestor seeks to enter the site into the Brownfield Cleanup Program (BCP) and intends to exercise appropriate care with respect to contamination at the Site. By conducting investigation and remediation under the BCP, Requestor intends to exercise appropriate care with respect to any past discharge or disposal of hazardous waste at the site, including stopping any continuing discharge; preventing any threatened future release; and preventing and limiting human, environmental, or natural resource exposure to any previously released petroleum and/or hazardous waste. For the foregoing reasons, Requestor qualifies as a Volunteer.

Appendix G- NYS Department of State's Corporation and Business Entity Database Authorization for Requestor

318 Nevins Street, Brooklyn, NY

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME: GOWANUS 300 NEVINS STREET LLC
FOREIGN LEGAL NAME: GOWANUS 300 NEVINS STREET LLC
ENTITY TYPE: FOREIGN LIMITED LIABILITY COMPANY
SECTIONOF LAW: LIMITED LIABILITY COMPANY - 802 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
DATE OF INITIAL DOS FILING: 12/01/2021
EFFECTIVE DATE INITIAL FILING: 12/01/2021
FOREIGN FORMATION DATE: 06/17/2021
COUNTY: Kings
JURISDICTION: Delaware, United States

DOS ID: 6339059
FICTITIOUS NAME:
DURATION DATE/LATEST DATE OF DISSOLUTION:
ENTITY STATUS: Active
REASON FOR STATUS:
INACTIVE DATE:
STATEMENT STATUS: CURRENT
NEXT STATEMENT DUE DATE: 12/31/2023
NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Service of Process Name and Address

Name: tavros holdings llc

Address: 19 west 24th street, , floor 12, NEW YORK, NY, United States, 10010

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Name and Address

Name:

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: No

Stock Information

Share Value	Number Of Shares	Value Per Share

Appendix H- Current and Previous Owners and Operators

318 Nevins Street, Brooklyn, NY

Current and Previous Owners and Operators

Available information regarding the previous owners of the Site is shown in the table below. Information regarding ownership of the property was obtained from online property records maintained by the NYC Department of Finance under the Automated City Register Information System (ARCRIS).

Current Property Owner			
Date of Ownership	**Name of Party**	**Address**	**Telephone Number**
12/30/2021	Gowanus 300 Nevins Street LLC	19 West 24th Street, 12th Floor, New York, NY 10010	(212) 518-4942

To the extent Available, below is the last known contact information for the previous owners at the Site.

Previous Property Owners				
Date of Ownership	**Name of Party**	**Last Known Address**	**Last Known Telephone Number**	**Relationship to Requester**
12/4/2012	Nevins Holdings, LLC	1441 Brickell Avenue, Miami, FL	Unknown	None
1922	Koppers Seaboard Coke Co.	Unknown	Unknown	None

Available information regarding the previous operators of the Site is shown in the table below. Information regarding operation of the property was obtained from the property owner/operator, Sanborn Fire Insurance Maps, and telephone directory listings.

To the extent available, below is the last known contact information for the previous operators at the Site.

Previous Property Operators					
Start of Operations	**Cessation of Operations**	**Name of Party**	**Last Known Address**	**Last Known Telephone Number**	**Relationship to Requester**
Cicra 1886	Circa 1922	Keyton & Newton's Lumber Yard	318 Nevins Street, Brooklyn, NY	Unknown	None
Circa 1886	Circa 1922	Loomis Lumber Yard	318 Nevins Street, Brooklyn, NY	Unknown	None
Circa 1922	Circa 1928	Brooklyn Nevins Coal Company	318 Nevins Street, Brooklyn, NY	Unknown	None

Circa 1922	Circa 1950	Morton Coal Co.	318 Nevins Street, Brooklyn, NY	Unknown	None
Circa 1922	Circa 1950	Koppers Seaboard Coke Company	318 Nevins Street, Brooklyn, NY	Unknown	None
Circa 1950	Circa 1960	Hy-Grade Magnet Corp	318 Nevins Street, Brooklyn, NY	Unknown	None
Circa 1960	Circa 1973	Akers Motor Lines Inc.	318 Nevins Street, Brooklyn, NY	Unknown	None
Circa 1973	Circa 1976	Carolina Freight Carrier Corp	318 Nevins Street, Brooklyn, NY	Unknown	None
Circa 1979	Circa 1995	NY Telephone Co.	318 Nevins Street, Brooklyn, NY	Unknown	None
Circa 2001	Circa 2007	Verizon (Bell Atlantic)	318 Nevins Street, Brooklyn, NY	Unknown	None
Circa 2007	12/29/2021	Manhattan Commissary	318 Nevins Street, Brooklyn, NY	(201) 779-2106	None

Gowanus 300 Nevins Street LLC purchased the Site from Nevins Holdings, LLC. There is no relationship between the Requestor and the previous owner and operators at the Site.

Appendix I- Deed

318 Nevins Street, Brooklyn, NY

DEED

THIS INDENTURE, made as of the 30 day of December, 2021 by **Nevins Street Holdings, LLC**, a New York limited liability company having an address at c/o Property Markets Group, 220 Fifth Avenue, 9th Floor, New York, New York 10001 (hereinafter referred to as "Grantor"), to **Gowanus 300 Nevins Street LLC**, a Delaware limited liability company, having an office at 19 West 24 Street, 12th Floor, New York, NY 10010 (hereinafter referred to as "Grantee").

WITNESSETH, that Grantor, in consideration of Ten Dollars ($10.00), lawful money of the United States, paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever:

ALL that certain plot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being, more particularly described on Exhibit A attached hereto and made a part hereof (the "Premises");

TOGETHER WITH all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Premises to the center lines thereof;

TOGETHER WITH the appurtenances and all the estate and rights of Grantor in and to the Premises.

TO HAVE AND TO HOLD the Premises unto Grantee, the heirs or successors and assigns of Grantee forever.

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

[*Signature Page Follows*]

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

GRANTOR:

Nevins Street Holdings, LLC

By: _____
Name: Richard Lam
Title: Authorized Signatory

Virginia (RV)
STATE OF ~~NEW YORK~~)
Albemarle (RV)):ss.:
COUNTY OF ~~NEW YORK~~)

On the 28 day of December in the year 2021, before me, the undersigned, personally appeared Richard Edward Lam, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the persons upon behalf of which the individuals acted, executed the instrument.

_____
Notary Public

EXHIBIT A

Legal Description

SCHEDULE A – LEGAL DESCRIPTION
(Amended 12/27/2021)

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

BEGINNING at the comer formed by the intersection of the northwesterly side of Nevins Street with the northeasterly side of Carroll Street;

RUNNING THENCE northeasterly along the northwesterly side of Nevins Street 450 feet to the southwesterly side of Union Street;

THENCE northwesterly along the southwesterly side of Union Street 225 feet more or less to the southeasterly side of Gowanus Canal;

THENCE southwesterly along the southeasterly side of Gowanus Canal 429 feet 10 and 3/4 inches to an angle;

THENCE southerly along the easterly side of said Canal 21 feet 10 inches to the northeasterly side of Carroll Street;

THENCE southeasterly along the northeasterly side of Carroll Street 216 feet 4 and 3/4 inches to the point or place of BEGINNING.

AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT FOR ONE- AND TWO-FAMILY DWELLINGS

State of ~~New York~~ Virginia }
County of Albemarle } SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

318 NEVINS STREET , ,
Street Address Unit/Apt.

BROOKLYN New York, 439 1 (the "Premises");
Borough Block Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Nevins Street Holdings, LLC	Gowanus 300 Nevins Street LLC
Name of Grantor (Type or Print)	Name of Grantee (Type or Print)
See Attached	See Attached
Signature of Grantor	Signature of Grantee
Sworn to before me	Sworn to before me
this _____ day of _____ 20____	this _____ day of _____ 20____

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

2021122900017101

CERTIFICATION PAGE
(SMOKE DETECTOR AFFIDAVIT)

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property at 300-344 Nevins Street, Brooklyn, New York.

GRANTOR:

NEVINS STREET HOLDINGS, LLC

By: _____
Name: RICHARD LAM
Title: AUTHORIZED SIGNATORY

Sworn to and subscribed to before me on
this 28 day of December, 2021

_____
Signature of Notary

YARED ANDRES VELAZQUEZ NEGRON
NOTARY PUBLIC
REG # 7962538
COMMISSION EXPIRES 7/31/2025
COMMONWEALTH OF VIRGINIA

CERTIFICATION PAGE
(SMOKE DETECTOR AFFIDAVIT)

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property at 300-344 Nevins Street, Brooklyn, New York.

GRANTEE:

GOWANUS 300 NEVINS STREET LLC

By: _____
Name: Nicholas Silvers
Title Authorized Signatory

Sworn to and subscribed to before me on
this 28th day of December, 2021

_____
Signature of Notary

ELIZABETH LAGANA
STATE OF NEW YORK
NOTARY PUBLIC
QUALIFIED IN KINGS COUNTY
NO. 01LA6340799
MY COMMISSION EXPIRES 04.25.2024

The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

(1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 439 LOT: 1

(2) Property Address: 318 NEVINS STREET, BROOKLYN, NY 11217

(3) Owner's Name: GOWANUS 300 NEVINS STREET LLC

Additional Name:

Affirmation:

☑ Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.

B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner: Gowanus 300 Nevins Street LLC.

Signature: See Attached 12/30/2021 Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:

CERTIFICATION PAGE
(CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING)

The undersigned certifies that he is the owner of the property receiving service referenced above; that he has read and understands Paragraphs A and B under the section captioned "Customer Billing Information', and that the information supplied by the undersigned on this form is true and complete to the best of his knowledge.

GRANTEE:

GOWANUS 300 NEVINS STREET LLC

By: _____
Name:
Title: Nicholas Silvers

Authorized Signatory

Department of
Housing Preservation
& Development
nyc.gov/hpd

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

AFFIDAVIT IN LIEU OF REGISTRATION STATEMENT

County of Albemarle) SS.:

State of ~~New York~~ Virginia)

GOWANUS 300 NEVINS STREET LLC, being duly sworn, deposes and says:

1) I am personally familiar with the real property known by the street address of (insert street address): 318 NEVINS STREET Block 439, Lot 1, and make this Affidavit as (describe capacity in which affidavit is made) GRANTEE in connection with a deed/~~lease/memorandum of lease~~ (delete inapplicable description) which transfers an interest in the above real property, that is dated 12/30/2021, and is between NEVINS STREET HOLDINGS, LLC and GOWANUS 300 NEVINS STREET LLC.

2) The statements made in the Affidavit are true of my own knowledge, and I submit this Affidavit in order that this Instrument be accepted for recording without being accompanied by a registration statement, as such is defined by Article 2 of Subchapter 4 of Chapter 2 of Title 27 of the Administrative Code of the City of New York.

3) Exemption from registration is claimed because the Instrument affects neither (a) an entire multiple dwelling as such is defined by §27-2004(a)(7) of Article 1 of Subchapter 1, of Chapter 2 of Title 27 of the Administrative Code of the City of New York and New York State Multiple Dwelling Law §4(7) nor (b) a private dwelling as such is defined by §27-2004 (a) (4) of Article 1 of Subchapter 1 of Chapter 2 of Title 27 of the Administrative Code of the City of New York and of the New York State Multiple Dwelling Law §4(6) that is required to register pursuant to, Article 2 of Subchapter 4 of Chapter 2 of Title 27 of the Administrative Code of the City of New York. The Instrument does not affect a multiple dwelling because it affects the following (check applicable item):

- ☑ a commercial building
- ☐ a one-or two family dwelling whose owner or a family member resides in the dwelling
- ☐ a condominium unit in a multiple dwelling
- ☐ cooperative corporation shares relating to a single residential unit in a multiple dwelling
- ☐ mineral, gas, water, air or other similar rights not affecting a multiple dwelling
- ☐ lease of commercial space in a multiple dwelling
- ☐ vacant land

4) I am aware that this Affidavit is required by law to be submitted in order that the Instrument be recorded or accepted for recording without being accompanied by a registration statement. I am aware that any false statements made in this Affidavit may be punishable as a felony or misdemeanor under Penal Law Article 210 or as an offense under Administrative Code of the City of New York §10-154.

Lee Hauhed
Signature

Sworn To Before Me This

_____ Day of _____

_____
Notary Public

19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10012
Address _____

Telephone # 999-999-9999

GRANTEE:

GOWANUS 300 NEVINS STREET LLC

By: _____

Name:

Title: Nicholas Silvers

Authorized Signatory

Sworn to before me this
28th day of December, 2021

_____
Notary Public

ELIZABETH AGAMA
STATE OF NEW YORK
NOTARY PUBLIC
QUALIFIED IN KINGS COUNTY
NO. 01LA6340799
MY COMMISSION EXPIRES 04.25.2024

FOR CITY USE ONLY

C1. County Code | | C2. Date Deed Recorded | | / | / | (Month / Day / Year)

C3. Book OR C5. CRFN | | C4. Page | |

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location: 318 (STREET NUMBER) | NEVINS STREET (STREET NAME) | BROOKLYN (BOROUGH) | 11217 (ZIP CODE)

2. Buyer Name: GOWANUS 300 NEVINS STREET LLC (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

3. Tax Billing Address: Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form) (LAST NAME / COMPANY) | (FIRST NAME)

(STREET NUMBER AND STREET NAME) | (CITY OR TOWN) | (STATE) | (ZIP CODE)

4. Indicate the number of Assessment Roll parcels transferred on the deed: 1 (# of Parcels) OR ☐ Part of a Parcel

4A. Planning Board Approval - N/A for NYC

4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size: (FRONT FEET) X (DEPTH) OR (ACRES)

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐

7. New Construction on Vacant Land ☐

8. Seller Name: NEVINS STREET HOLDINGS, LLC (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

9. Check the box below which most accurately describes the use of the property at the time of sale:

A ☐ One Family Residential
B ☐ 2 or 3 Family Residential
C ☐ Residential Vacant Land
D ☐ Non-Residential Vacant Land
E ☑ Commercial
F ☐ Apartment
G ☐ Entertainment / Amusement
H ☐ Community Service
I ☐ Industrial
J ☐ Public Service

SALE INFORMATION

10. Sale Contract Date: 7 / 1 / 2021 (Month / Day / Year)

11. Date of Sale / Transfer: 12 / 30 / 2021 (Month / Day / Year)

12. Full Sale Price: $ 10,200,000.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) *Please round to the nearest whole dollar amount.*

13. Indicate the value of personal property included in the sale: |

14. Check one or more of these conditions as applicable to transfer:

A ☐ Sale Between Relatives or Former Relatives
B ☐ Sale Between Related Companies or Partners in Business
C ☐ One of the Buyers is also a Seller
D ☐ Buyer or Seller is Government Agency or Lending Institution
E ☐ Deed Type **not** Warranty or Bargain and Sale (Specify Below)
F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)
G ☐ Significant Change in Property Between Taxable Status and Sale Dates
H ☐ Sale of Business is Included in Sale Price
I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)
J ☑ None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class: G 2

16. Total Assessed Value (of all parcels in transfer): 1,483,650

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

BROOKLYN 439 1 | | |

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER			BUYER'S ATTORNEY	
Lee Attached	12/30/2021			
BUYER SIGNATURE	DATE		LAST NAME	FIRST NAME
19 WEST 24TH STREET, 12TH FLOOR				
STREET NUMBER / STREET NAME (AFTER SALE)			AREA CODE	TELEPHONE NUMBER
NEW YORK	NY	10012	SELLER	
			Lee Attached	12/30/2021
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE	DATE

2021122900017201

CERTIFICATION PAGE
(RP-5217NYC)

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

GRANTEE:

GOWANUS 300 NEVINS STREET LLC

By: _____

Name: Nicholas Silvers

Title Authorized Signatory

CERTIFICATION PAGE
(RP-5217NYC)

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

GRANTOR:

NEVINS STREET HOLDINGS, LLC

By:_____
Name:
Title:

NEW YORK CITY DEPARTMENT OF FINANCE

NYC - RPT

Department of Finance

REAL PROPERTY TRANSFER TAX RETURN

(Pursuant to Title 11, Chapter 21, NYC Administrative Code)

▲ DO NOT WRITE IN THIS SPACE ▲
FOR OFFICE USE ONLY

GRANTOR

● Name NEVINS STREET HOLDINGS, LLC

● Grantor is a(n): (check one) ☐ individual ☐ partnership ☐ corporation ☐ single member LLC ☑ multiple member LLC (see instructions) ☐ other

Telephone Number

● Permanent mailing address after transfer (number and street) C/O:. PROPERTY MARKETS GROUP 220 FIFTH AVENUE, 9TH FLOOR

● City and State: NEW YORK, NY

Zip Code: 10001

● Single member's name if grantor is a single member LLC

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER: 46-0823950

SINGLE MEMBER EIN OR SSN

GRANTEE

● Name GOWANUS 300 NEVINS STREET LLC

● Grantee is a(n): (check one) ☐ individual ☐ partnership ☐ corporation ☑ single member LLC ☐ multiple member LLC (see instructions) ☐ other

Telephone Number

● Permanent mailing address after transfer (number and street) 19 WEST 24TH STREET, 12TH FLOOR

● City and State: NEW YORK, NY

Zip Code: 10012

● Single member's name if grantee is a single member LLC: GOWANUS NEVINS EO LLC

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER: 87-1320168

SINGLE MEMBER EIN OR SSN: 87-1320168

PROPERTY LOCATION

LIST EACH LOT SEPARATELY. ATTACH A RIDER IF ADDITIONAL SPACE IS REQUIRED

● Address (number and street)	Apt. No.	Borough	Block	Lot	# of Floors	Square Feet	● Assessed Value of Property
318 NEVINS STREET		BROOKLYN	439	1	1	25,430	1,483,650.00

● DATE OF TRANSFER TO GRANTEE: 12/30/2021

● PERCENTAGE OF INTEREST TRANSFERRED: 100 %

CONDITION OF TRANSFER. See Instructions

● Check (✓) all of the conditions that apply and fill out the appropriate schedules of this return. Additionally, Schedules1 and 2 must be completed for all transfers.

a. ☑ ..... Arms length transfer
b. ☐ ..... Transfer in exercise of option to purchase
c. ☐ ..... Transfer from cooperative sponsor to cooperative corporation
d. ☐ ..... Transfer by referee or receiver (complete Schedule A)
e. ☐ ..... Transfer pursuant to marital settlement agreement or divorce decree (complete Schedule I)
f. ☐ ..... Deed in lieu of foreclosure (complete Schedule C)
g. ☐ ..... Transfer pursuant to liquidation of an entity (complete Schedule D)
h. ☐ ..... Transfer from principal to agent, dummy, strawman or conduit or vice-versa (complete Schedule E)
i. ☐ ..... Transfer pursuant to trust agreement or will (attach a copy of trust agreement or will)
j. ☐ ..... Gift transfer not subject to indebtedness
k. ☐ ..... Gift transfer subject to indebtedness
l. ☐ ..... Transfer to a business entity in exchange for an interest in the business entity (complete Schedule F)
m. ☐ ..... Transfer to a governmental body
n. ☐ ..... Correction deed
o. ☐ ..... Transfer by or to a tax exempt organization (complete Schedule G)
p. ☐ ..... Transfer of property partly within and partly without NYC
q. ☐ ..... Transfer of successful bid pursuant to foreclosure
r. ☐ ..... Transfer by borrower solely as security for a debt or a transfer by lender solely to return such security
s. ☐ ..... Transfer wholly or partly exempt as a mere change of identity or form of ownership. Complete Schedule M)
t. ☐ ..... Transfer to a REIT or to a corporation or partnership controlled by a REIT. (Complete Schedule R)
u. ☐ ..... Other transfer in connection with financing (describe): _____
v. ☐ ..... A grant or assignment of a leasehold interest in a tax-free NY area
w. ☐ ..... Transfer to an HDFC or an entity controlled by an HDFC. (Complete Schedule L)
x. ..... Reserved
y. ..... Reserved
z. ☐ ..... Other (describe)

20211229000171010 3

● TYPE OF PROPERTY (✓)	● TYPE OF INTEREST (✓)
a. ☐ ..... 1-3 family house b. ☐ ..... Individual residential condominium unit c. ☐ ..... Individual cooperative apartment d. ☐ ..... Commercial condominium unit e. ☐ ..... Commercial cooperative f. ☐ ..... 4 family dwelling g. ☐ ..... Apartment building h. ☐ ..... Office building i. ☐ ..... Industrial building j. ☐ ..... Utility k. ☑ ..... OTHER (describe): COMMERCIAL REAL ESTATE	Check box at LEFT if you intend to record a document related to this transfer. Check box at RIGHT if you do not intend to record a document related to this transfer. REC. NON REC. a. ☑ ..... Fee ..... ☐ b. ☐ ..... Leasehold Grant ..... ☐ c. ☐ ..... Leasehold Assignment or Surrender ..... ☐ d. ☐ ..... Easement ..... ☐ e. ☐ ..... Subterranean Rights ..... ☐ f. ☐ ..... Development Rights ..... ☐ g. ☐ ..... Stock ..... ☐ h. ☐ ..... Partnership Interest ..... ☐ i. ☐ ..... OTHER. (describe): ..... ☐

SCHEDULE 1 - DETAILS OF CONSIDERATION

COMPLETE THIS SCHEDULE FOR ALL TRANSFERS AFTER COMPLETING THE APPROPRIATE SCHEDULES ON PAGES 5 THROUGH 12. ENTER "ZERO" ON LINE 11 IF THE TRANSFER REPORTED WAS WITHOUT CONSIDERATION.

1. Cash	● 1.		102,000,000 00
2. Purchase money mortgage	● 2.		0 00
3. Unpaid principal of pre-existing mortgage(s)	● 3.		0 00
4. Accrued interest on pre-existing mortgage(s)	● 4.		0 00
5. Accrued real estate taxes	● 5.		0 00
6. Amounts of other liens on property	● 6.		0 00
7. Value of shares of stock or of partnership interest received	● 7.		0 00
8. Value of real or personal property received in exchange	● 8.		0 00
9. Amount of Real Property Transfer Tax and/or other taxes or expenses of the grantor which are paid by the grantee	● 9.		0 00
10. Other (describe): _____	● 10.		0 00
11. **TOTAL CONSIDERATION** (add lines 1 through 10 - must equal amount entered on line 1 of Schedule 2) (see instructions)	● 11.	$	102,000,000 00

See instructions for special rules relating to transfers of cooperative units, liquidations, marital settlements and transfers of property to a business entity in return for an interest in the entity.

SCHEDULE 2 - COMPUTATION OF TAX

A. **Payment**	Pay amount shown on line 15 - *See Instructions*	Payment Enclosed

1. Total Consideration (from line 11, above)	● 1.		102,000,000 00
2. Excludable liens (see instructions)	● 2.		0 00
3. Consideration (line 1 less line 2)	● 3.		102,000,000 00
4. Tax Rate (see instructions)	● 4.		2.625 %
5. HDFC Exemption (see Schedule L, line 15)	● 5.		0 00
6. Consideration less HDFC Exemption (line 3 less line 5)	● 6.		102,000,000 00
7. Percentage change in beneficial ownership (see instructions)	● 7.		100 %
8 Taxable consideration (multiply line 6 by line 7)	● 8.		102,000,000 00
9. Tax (multiply line 8 by line 4)	● 9.		2,677,500 00
10. Credit (see instructions)	● 10.		0 00
11. Transfer tax previously paid (see Schedule L, line 18)	● 11.		0 00
12. Tax due (line 9 less line 10 and 11) (if the result is negative, enter zero)	● 12.		2,677,500 00
13. Interest (see instructions)	● 13.		0 00
14. Penalty (see instructions)	● 14.		0 00
15. **Total Tax Due** (add lines 12, 13 and 14)	● 15.	$	2,677,500 00

GRANTOR'S ATTORNEY ▼

Name of Attorney	Telephone Number
ATTN: MATTHEW DANOW, ESQ.	(212) 716-3312

Address (number and street)	City and State	Zip Code
KATSKY KORINS LLP, 605 THIRD AVENUE	NEW YORK, NY	10158

EMPLOYER IDENTIFICATION NUMBER – OR – SOCIAL SECURITY NUMBER

GRANTEE'S ATTORNEY ▼

Name of Attorney	Telephone Number
ATTN: JACOB OKUN, ESQ.	(999) 999-9999

Address (number and street)	City and State	Zip Code
SZENBERG & OKUN PLLC, 152 WEST 57TH STREET, 23RD FLOOR	NEW YORK, NY	10019

EMPLOYER IDENTIFICATION NUMBER – OR – SOCIAL SECURITY NUMBER

CERTIFICATION ▼

I swear or affirm that this return, including any accompanying schedules, affidavits and attachments, has been examined by me and is, to the best of my knowledge, a true and complete return made in good faith, pursuant to Title 11, Chapter 21 of the Administrative Code and the regulations issued thereunder.

GRANTOR

Sworn to and subscribed to before me on this _____ day of _____, _____.

Signature of Notary

Notary's stamp or seal

46-0823950
EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER

NEVINS STREET HOLDINGS, LLC
Name of Grantor

Lee Harkhed
Signature of Grantor

GRANTEE

Sworn to and subscribed to before me on this _____ day of _____, _____.

Signature of Notary

Notary's stamp or seal

87-1320168
EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER

GOWANUS 300 NEVINS STREET LLC
Name of Grantee

Lee Harkhed.
Signature of Grantee

CERTIFICATION PAGE
(NYC-RPT)

I swear or affirm that this return, including any accompanying schedules, affidavits and attachments, has been examined by me and is, to the best of my knowledge, a true and complete return made in good faith, pursuant to Title 11, Chapter 21 of the Administrative Code and the regulations issued thereunder.

GRANTEE:

GOWANUS 300 NEVINS STREET LLC

By: _____

Name: Nicholas Silvers
Title Authorized Signatory

Sworn to and subscribed to before me on
this 28th day of December, 2021

_____
Signature of Notary

ELIZABETH LIGHTMAN
STATE OF NEW YORK
NOTARY PUBLIC
QUALIFIED IN KINGS COUNTY
NO.01LA6340799
MY COMMISSION EXPIRES 04-25-2024

CERTIFICATION PAGE
(NYC-RPT)

I swear or affirm that this return, including any accompanying schedules, affidavits and attachments, has been examined by me and is, to the best of my knowledge, a true and complete return made in good faith, pursuant to Title 11, Chapter 21 of the Administrative Code and the regulations issued thereunder.

GRANTOR:

NEVINS STREET HOLDINGS, LLC

By:_____
Name: RICHARD LAM
Title: AUTHORIZED SIGNATORY

Sworn to and subscribed to before me on
this 28 day of December, 2021

_____
Signature of Notary

TP-584-NYC (9/19)

Department of Taxation and Finance

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax for the Conveyance of Real Property Located in New York City

Recording office time stamp

See Form TP-584-NYC-I, Instructions for Form TP-584-NYC, *before completing this form. Print or type.*

Schedule A – Information relating to conveyance

Grantor/Transferor

☐ Individual
☐ Corporation
☐ Partnership
☐ Estate/Trust
☐ Single member LLC
☑ Multi-member LLC
☐ Other

Name *(if individual, last, first, middle initial)* (☐ *mark an X if more than one grantor)*: NEVINS STREET HOLDINGS, LLC

Social Security number (SSN):

Mailing address: C/O:. PROPERTY MARKETS GROUP 220 FIFTH AVENUE, 9TH FLOOR

SSN:

City	State	ZIP code
NEW YORK	NY	10001

Employer identification number (EIN): 46 | 0823950

Single member's name if grantor is a single member LLC *(see instructions)*:

Single member EIN or SSN:

Grantee/Transferee

☐ Individual
☐ Corporation
☐ Partnership
☐ Estate/Trust
☑ Single member LLC
☐ Multi-member LLC
☐ Other

Name *(if individual, last, first, middle initial)* (☐ *mark an X if more than one grantee)*: GOWANUS 300 NEVINS STREET LLC

SSN:

Mailing address: 19 WEST 24TH STREET, 12TH FLOOR

SSN:

City	State	ZIP code
NEW YORK	NY	10012

EIN: 87 | 1320168

Single member's name if grantee is a single member LLC *(see instructions)*: GOWANUS NEVINS EO LLC

Single member EIN or SSN: 87-1320168

Location and description of property conveyed

Tax map designation – Section, block & lot *(include dots and dashes)*	SWIS code (six digits)	Street address	City, town, or village	County
3 - 439 - 1	650000	318 NEVINS STREET	NEW YORK	BROOKLYN / KINGS

Type of property conveyed *(mark an X in applicable box)*

1 ☐ One- to three-family house
2 ☐ Residential cooperative
3 ☐ Residential condominium
4 ☐ Vacant land
5 ☑ Commercial/Industrial
6 ☐ Apartment building
7 ☐ Office building
8 ☐ Four-family dwelling
9 ☐ Other _____

Date of conveyance: 12 (month) | 30 (day) | 2021 (year)

☐ Contract executed on or before April 1, 2019 *(see instructions)*

Percentage of real property conveyed which is residential real property 0 % *(see instructions)*

Condition of conveyance *(mark all that apply)*

a. ☑ Conveyance of fee interest
b. ☐ Acquisition of a controlling interest (state percentage acquired _____ %)
c. ☐ Transfer of a controlling interest (state percentage transferred _____ %)
d. ☐ Conveyance to cooperative housing corporation
e. ☐ Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest *(attach Form TP-584.1, Schedule E)*
f. ☐ Conveyance which consists of a mere change of identity or form of ownership or organization *(attach Form TP-584.1, Schedule F)*
g. ☐ Conveyance for which credit for tax previously paid will be claimed *(attach Form TP-584.1, Schedule G)*
h. ☐ Conveyance of cooperative apartment(s)
i. ☐ Syndication
j. ☐ Conveyance of air rights or development rights
k. ☐ Contract assignment
l. ☐ Option assignment or surrender
m. ☐ Leasehold assignment or surrender
n. ☐ Leasehold grant
o. ☐ Conveyance of an easement
p. ☐ Conveyance for which exemption from transfer tax claimed *(complete Schedule B, Part 4)*
q. ☐ Conveyance of property partly within and partly outside the state
r. ☐ Conveyance pursuant to divorce or separation
s. ☐ Other *(describe)* _____

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B, Part 1 $		
	Schedule B, Part 2 $		
	Schedule B, Part 3 $		

2021122900017301O3

Schedule B – Real estate transfer tax return (Tax Law, Article 31)

Part 1 – Computation of tax due *(in addition to the tax on line 4, you must compute the tax on lines 5a and 5b, if applicable)*

1	Enter amount of consideration for the conveyance *(if you are claiming a total exemption from tax, mark the exemption claimed box, enter consideration and proceed to Part 4)* ☐ **Exemption claimed**	1.	102,000,000 00
2	Continuing lien deduction *(see instructions if property is taken subject to mortgage or lien)*	2.	0 00
3	Taxable consideration *(subtract line 2 from line 1)*	3.	102,000,000 00
4	Tax: $2 for each $500, or fractional part thereof, of consideration on line 3	4.	408,000 00
5a	Tax: $1.25 for each $500, or fractional part thereof, of consideration for the conveyance of residential real property located in New York City if the amount on line 3 is $3 million or more *(see instructions)*	5a.	0 00
5b	Tax: $1.25 for each $500, or fractional part thereof, of consideration for the conveyance of property located in New York City other than residential real property, if the amount on line 1 is $2 million or more *(see instructions)*	5b.	255,000 00
6	Total before credit(s) claimed *(add lines 4, 5a, and 5b)*	6.	663,000 00
7	Amount of credit claimed for tax previously paid *(see instructions and attach Form TP-584.1, Schedule G)*	7.	0 00
8	Total tax due* *(subtract line 7 from line 6)*	8.	663,000 00

Part 2 – Computation of additional tax due on the conveyance of residential real property for $1 million or more *(see instructions)*

1	Enter amount of consideration for conveyance *(from Part 1, line 1)*	1.	102,000,000 00
2	Taxable consideration *(multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)*	2.	0 00
3	Total additional transfer tax due* *(multiply line 2 by 1% (.01))*	3.	0 00

Part 3 – Computation of supplemental tax due on the conveyance of residential real property, or interest therein, located in New York City, for $2 million or more *(see instructions)*

1	Enter amount of consideration for conveyance *(from Part 1, line 1)*	1.	102,000,000 00
2	Taxable consideration *(multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)*	2.	0 00
3	Total supplemental transfer tax due* *(multiply line 2 by tax rate, see instruction for rates)*	3.	0 00

*** The total tax (from Part 1, line 8; Part 2, line 3; and Part 3, line 3 above) is due within 15 days from the date of conveyance.**

Part 4 – Explanation of exemption claimed on Part 1, line 1 *(mark any boxes that apply)*

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

a. Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) ..... a ☐

b. Conveyance is to secure a debt or other obligation ..... b ☐

c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance ..... c ☐

d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts ..... d ☐

e. Conveyance is given in connection with a tax sale ..... e ☐

f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F ..... f ☐

g. Conveyance consists of deed of partition ..... g ☐

h. Conveyance is given pursuant to the federal Bankruptcy Act ..... h ☐

i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property ..... i ☐

j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than $200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment ..... j ☐

k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) *(attach documents supporting such claim)* ..... k ☐

Schedule C – Credit Line Mortgage Certificate (Tax Law, Article 11)

Complete the following only if the interest being transferred is a fee simple interest.
I (we) certify that: *(mark an X in the appropriate box)*

1. ☑ The real property being sold or transferred is not subject to an outstanding credit line mortgage.

2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
   a ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.

   b ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).

   c ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.

   d ☐ The maximum principal amount secured by the credit line mortgage is $3,000,000 or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

   Note: for purposes of determining whether the maximum principal amount secured is $3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

   e ☐ Other *(attach detailed explanation)*.

3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
   a ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.

   b ☐ A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.

4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. *(Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the **NYC Department of Finance.**)*

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

Grantor signature	Title	Grantee signature	Title
See Attached		See Attached	
Grantor signature	Title	Grantee signature	Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked *e*, *f*, or *g* in Schedule A, did you complete Form TP-584.1? If the contract was executed prior to April 1, 2019, did you attach the necessary verification? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the ***NYC Department of Finance***? If no recording is required, send this return and your check(s), made payable to the ***NYS Department of Taxation and Finance***, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

CERTIFICATION PAGE
(NYS-TP584)

The undersigned certifies that the above information contained in Schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on its behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

GRANTEE:

GOWANUS 300 NEVINS STREET LLC

By: _____
Name:
Title: Nicholas Silvers

Authorized Signatory

CERTIFICATION PAGE
(NYS-TP584)

The undersigned certifies that the above information contained in Schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on its behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

GRANTEE:

GOWANUS 300 NEVINS STREET LLC

By: _____
Name:
Title: Nicholas Silvers

Authorized Signatory

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

Grantor signature	Title	Grantee signature	Title
Lee Attached		Lee Attached	
Grantor signature	Title	Grantee signature	Title

2021122900017301

CERTIFICATION PAGE
(NYS-TP584)

The undersigned certifies that the above information contained in Schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on its behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

GRANTOR:

NEVINS STREET HOLDINGS, LLC

By: _____

Name:

Title:

CERTIFICATION PAGE
(NYS-TP584)

The undersigned certifies that the above information contained in Schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on its behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

GRANTOR:

NEVINS STREET HOLDINGS, LLC

By:_____
Name:
Title:

Schedule D – Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, § 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark the second box under *Exemptions for nonresident transferor(s)/seller(s)*, and sign at bottom.

Part 1 – New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Form TP-584-NYC, Schedule A (or an attachment to Form TP-584-NYC), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, § 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law, § 685(c), but not as a condition of recording a deed.

Part 2 – Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Form TP-584-NYC, Schedule A (or an attachment to Form TP-584-NYC) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, § 663(c), mark the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, § 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*. For more information, see *Payment of estimated personal income tax*, on Form TP-584-NYC-I, page 1.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, § 663 due to one of the following exemptions:

☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ (Date) to _____ (Date) *(see instructions)*.

☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.

☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, section 663 due to one of the following exemptions:

☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ (Date) to _____ (Date) *(see instructions)*.

☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.

☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
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