215 MOORE STREET INC.

215 Moore Street
Brooklyn, NY
Phase I Environmental Site Assessment

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215 MOORE STREET INC.
PHASE I ENVIRONMENTAL SITE ASSESSMENT
215 MOORE STREET, BROOKLYN, NY 11206

TABLE OF CONTENTS:

FIGURES

APPENDICES

EXECUTIVE SUMMARY

215 Moore Street Inc. retained Gannett Fleming Engineers, P.C. (GF) to perform a Phase I Environmental Site Assessment (ESA) of the property located at 207-225 Moore Street in the City of New York, Borough of Brooklyn, Kings County, New York, 11206. This property has been designated Borough 3, Block 03100, and Lot 0056 by the New York City Department of Buildings (NYCDOB). This property is herein referred to as the subject property. This site assessment was performed to evaluate environmental conditions on the subject property associated with historical property use and current operations to satisfy the requirements of the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation E1527-05).*

The subject property is located in a commercial and industrial area of Brooklyn, New York and is an approximately 2.38-acre property which includes a 44,000-square foot building and associated paved driveway and parking lot, owned and operated by 215 Moore Street, Inc.

Pre-inspection activities consisted of an environmental database search and historical document review. On-site activities consisted of a site reconnaissance to assess current conditions, visible evidence of spills, discharges, or other potential environmental liabilities and a review of historical and current site operations. Freedom of Information Law (FOIL) requests were made to federal, state, and local regulatory agencies. FOIL request letters are included in **Appendix A**.

Subject Property Description

The following *recognized environmental conditions* (RECs) were identified during this Phase I ESA:

1. The subject property has an open New York State Department of Environmental Conservation (NYSDEC) spill case (Spill No. 1100020) associated with a former gasoline underground storage tank (UST) that may have impacted soil and groundwater

at the property. This spill case is still open, undergoing remediation and represents a *recognized environmental condition* with respect to the subject property.

2. A petroleum spill (NYSDEC Spill No. 0751350) was discovered to the southeast of the subject property at 236 Moore Street, southeast of the intersection of Moore and White Street. Although this site is hydraulically cross-gradient of the subject property, the NYSDEC has stated that possibly the spill originated at the subject property. This spill case is active and is considered a *recognized environmental condition*.
3. Two NYSDEC leaking storage tank with open spill cases are located hydraulically upgradient of the subject property. A site identified as Conway/Empty Building – TTF was issued NYSDEC Spill No. 1215990 on March 1, 2013 due to a failed tightness test on a No. 2 fuel oil UST. A site identified as Sumner Houses was issued NYSDEC Spill No. 9505222 on July 28, 1995 due to a failed tightness test on a No. 2 fuel oil UST. The spill cases at the Conway/Empty Building – TTF and Sumner Houses sites remain open and these sites have the potential to impact environmental conditions at the subject property. These sites are considered *recognized environmental conditions*.

The following *historical environmental conditions* (HECs) were identified during this Phase I ESA:

1. A diesel UST formerly located in the southwest portion of the on-site building was present since circa 1951. This UST was removed by RND Services Inc. (RND) in 2004. The subsequent remedial excavation conducted during the removal was bound by the southern wall of the building and was approximately 20 by 20 feet in area. Lightly impacted residual material in the subsurface was determined to be associated with typical urban fill conditions common in New York City. Data collected by RND during their groundwater sampling events indicate that groundwater around the former tank grave has naturally attenuated and there are no detrimental effects on groundwater quality associated with the former UST. Further testing by GF in November 2010 and January 2011 concluded that groundwater in the proximity of this former UST area does not require further investigation or remedial action. NYSDEC Spill No. 0312904 associated with the tank was closed on July 6, 2011. As such, this former UST area is considered a *historical environmental condition*.

The following *de minimis* concerns were observed:

1. Due to the presence of several types of paint, paint thinners, coatings, welding materials, and other potentially hazardous materials, there is the potential for chemical releases. The paved surfaces of the subject property are in poor condition. There are cracks and fissures throughout all paved portions. These openings in the pavement provide potential pathways for contaminants to infiltrate below the building's slab-on-grade foundation, driveway, and outdoor yard. The potential for releases and the poor condition of the floor surfaces of the subject property are considered a *de minimis* concern.

2. Low concentrations of semi-volatile organic compounds (SVOCs) present at the northeast portion of the site exceeded NYSDEC CP-51soil cleanup objectives (SCOs) for petroleum impacted soil and are indicative of the historic urban fill. These low level SVOC concentrations are consistent with the documented historic urban fill present throughout the subject property. The presence of such SVOCs at low concentrations is indicative of urban fill materials which are ubiquitously present in the entire New York City area. As such, the presence of low concentrations of SVOCs associated with urban fill is considered to represent a *de minimis* concern.

3. The surrounding properties have been used for commercial/industrial purposes including automotive repair, metal plating, service stations, dry cleaners, and lumberyards, for decades. Possible releases of hazardous materials or petroleum products associated with these activities have the potential to impact environmental conditions at the subject property.

1.0 INTRODUCTION

1.1 Purpose

On October 9, 2013, 215 Moore Street Inc. retained Gannett Fleming Engineers, P.C. (GF) to perform a Phase I Environmental Site Assessment (ESA) of the property located at 207-225 Moore Street in the City of New York, Kings County, New York, 11206 (herein referred to as the subject property). A site location map is provided as **Figure 1**.

This Phase I ESA was conducted to identify environmental conditions (ECs) indicative of releases and threatened releases of hazardous substances on, at, in, or to the subject property, and included a site inspection, a review of environmental files for the site and surrounding vicinity and a computer database search of environmental regulatory agency files. Site reconnaissance, database research, and review of environmental files, were performed by Mr. Robert Bennett of GF's Woodbury, New York, office on October 16, 2013.

1.2 Detailed Scope of Services

This ESA was conducted in general accordance with the American Standard for Testing & Materials (ASTM) guidance document, *Standard Practice Guidelines for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (E 1527-05). This Phase I ESA was performed by environmental professionals as defined in ASTM E 1527-05. GF performed this assessment in a professional manner using standard practices of the environmental consulting industry. The qualifications for the GF personnel are in **Appendix B**.

The scope of work completed for this Phase I ESA included a reconnaissance of the subject property, adjoining properties, and/or public rights-of-way, and the review of reasonably obtainable agency records, database information, Sanborn fire-insurance maps, property lien search, aerial photographs and historical information.

1.3 Limitations and Exceptions to the Assessment

This assessment report, prepared consistent with ASTM Standards in effect at the time services were rendered, for Environmental Site Assessments, and is based partially on information, documents and data obtained from others and Gannett Fleming makes no representation or warranty concerning the accuracy or completeness of this information in describing historical or current site operations or environmental conditions. Some of the information presented in this report may be subject to varying interpretations and conclusions. The information contained in this report was developed from information available and conditions observed on the survey date.

GF visually inspected properties in the immediate vicinity of the subject property. This reconnaissance was performed to observe land use and operations at adjacent properties and to note obvious environmental conditions such as abandoned drums, stained surface soils, underground and aboveground storage tanks and filled areas. Portions of adjacent properties may not have been visible from GF's observation point on the subject property and/or public rights-of-way. Additionally, due to the large size of the subject property and due to the industrial nature of the subject and surrounding properties, many surrounding properties were not accessible but were observed from a distance to gather any relevant environmental information potentially associated with the subject property.

The following items are considered non-scope considerations under ASTM E 1527-05 and were not included in the scope of work for this Phase I ESA:

- Wetlands delineation;
- Regulatory compliance auditing;
- Cultural and historic resource evaluation;
- Industrial hygiene;
- Health and safety;
- Ecological resource evaluation;
- Endangered species surveys;

- Indoor air quality surveys; and
- High voltage power lines.

1.4 User Reliance

This report has been prepared for 215 Moore Street, Inc. No other party is entitled to rely upon information or opinions contained in this report without GF's prior written authorization. This Phase I ESA was performed using the industry standard of diligence, care and skill that experienced professionals in the field would use in completing a Phase I ESA under similar circumstances. In preparing this report, GF relied on the information provided to it except to the extent that GF had actual knowledge that certain information was incorrect, or unless it was obvious that certain information was incorrect based on additional information obtained in performing the Phase I ESA.

2.0 ASSESSMENT FINDINGS

2.1 Property Location

The subject property is located at 207-225 Moore Street in the City of New York, Kings County, New York, 11206. The subject property is located approximately at latitude 40º 42' 16" North and longitude 73º 56' 09" West and has been designated Borough 3, Block 03100, and Lot 0056 by the NYCDOB. A site location map is presented as **Figure 1**.

A site location map created from the United States Geological Survey (USGS) 7.5-minute Brooklyn, New York Quadrangle topographical map is presented as **Figure 1**.

2.2 Property Description

The subject property is currently occupied and operated by Cooper Tank & Welding Corp. (Cooper), who specializes in the design, engineering, and manufacturing of equipment for industrial and residential waste removal. Products include a wide variety of front and rear loading waste storage containers, roll-off containers, recycling and compaction containers and compaction equipment. The facility on the subject property currently generates and processes construction and demolition material which is regularly transferred to a transfer station operated by Cooper.

The subject property is irregularly-shaped, approximately 2.38 acres in size and improved with a 44,000 square foot building and associated driveway and parking lot owned and operated by 215 Moore Street, Inc. The subject property extends approximately 540 feet from the southeast corner westward along Moore Street to the southwest corner, and extends approximately 200 feet, from Moore Street to Seigel Street to the north.

Paved portions of the subject property, to the north and west of the on-site building, consist of pre-fabricated concrete slab that are in poor condition with cracks and fissures throughout. A high-traffic portion of the paved area to the north of the on-site building has multiple metal

sheets atop the pavement to prevent damage. The driveway and exterior paved portions of the property contain several new and used waste storage containers of multiple sizes and designs. There are also large shelving units which store metal piping and pre-fabricated metal used for manufacturing waste containers. A portion of the exterior yard to the north of the building is used to store compacted and non-compacted recyclable materials. Two storm drains were observed at relatively low elevation points, approximately 15 to 25 feet to the north of the building.

According to online, database, and user provided resources, the on-site building was constructed circa 1965. The building is constructed with brick-and-mortar and concrete block-and-mortar exterior walls on a slab on grade foundation. Several portions of the exterior walls are damaged and eroded. The slab inside the building also has cracks and fissures throughout. The inside of the building is used for fabricating metal waste containers. There is a welding portion on the east side of the building, a spray-booth at the northeast corner, and a metal bending / lathe work area at the western side of the building. There are several bay doors to access the building along Moore Street. There are also several bay doors on the north side of the building providing access to the yard, north of the building. The northern property boundary is bordered with a wall of concrete blocks, a chain-link fence with privacy slots and barbed wire, followed by Seigel Street.

Photographs documenting site conditions at the subject property are included as **Appendix C**.

The subject property is located in the East Williamsburg neighborhood of Brooklyn in a predominantly industrial area. There are few commercial and multi-family residential buildings present amongst vacant and operational industrial facilities in the surrounding vicinity.

The subject property is approximately 0.35 miles southwest of English Kills, a tributary of Newtown Creek. The subject property is approximately 1.83 miles east of the East River, a tidal straight that separates the boroughs of Brooklyn and Manhattan.

2.3 Property Setting and Adjacent Properties

The subject property is located in a predominantly industrial area along Moore Street in Brooklyn, New York. More specific information relative to the current surrounding properties is as follows:

North: Seigel Street is present north of the subject property. Properties on the northern side of Seigel Street are comprised of primarily multi-family residential buildings.

The property located outside the northwest corner of the subject property is Kings Glass, a glass replacement and repair facility. The facility present outside the northeast most corner of the subject property is Creoh Trading Corp., an industrial facility specialized in the design and manufacture of retail displays and packaging.

East: The subject property is bordered to the east by White Street. Further east, beyond White Street is a recycling and scrap yard and a parking lot.

Properties abutting the southeast corner of the subject property (the intersection of Moore Street and White Street), include a recycling and scrap yard and an apartment building

South: To the south of the subject property, and south of Moore Street, is Won Ton Inc., the New York Pretzel Company, and a scrap and recycling yard.

West: Properties located to the west of the southwest property boundary include a vacant building and a hostel.

2.4 Physical Site Setting

A property's physical setting critically influences its potential to be impacted by possible on-site and off-site contaminant sources, and also influences the probable extent and magnitude of the resulting contamination. The geologic setting, hydrogeologic setting, climatic setting and land-use setting are of particular importance in influencing potential site contaminant migration.

The subject property lies approximately 18 feet above mean sea level (amsl). The topographic gradient is relatively flat with the highest elevation (19 feet amsl) at the southwest corner and the lowest elevation at the northeast corner (17 feet amsl). Surface topography in the surrounding vicinity is gently sloped towards the north-northwest.

Depth to groundwater at the subject property is approximately 5 to 15 feet below grade. The nearest water body is English Kills, which is located 0.35 miles from the subject property to the northeast. The East River is located approximately 1.83 miles from the subject property to the west. Groundwater in the vicinity of the subject property generally flows to the north-northeast, discharging into English Kills, based on groundwater data collected from the subject property by GF.

Underlying the subject property is a continuous layer of historic urban fill material ranging from approximately five to ten feet in thickness (consisting of varying fractions of bricks, historic concrete slabs, brick and wood fragments, slag, coal ash, sand, silt, and gravel), consistent with components commonly associated with the uppermost layer of subsurface material in urban environments. Beneath the urban fill is alternating interbedded lenses of gravel, sand, silt, and clay.

According to the Unites Stated Department of Agriculture (USDA) General Soil Map for Kings County New York and the EDR physical setting summary, the surface topography of the subject property and in the vicinity of the subject property is gently sloping towards the north-northwest. The soils in the vicinity of the subject property are moderately well-drained. The soil is comprised of loam with roughly equal portions of sand, silt, and clay. A more focused study of soil types would be needed to accurately determine the soil conditions at the subject property and is beyond the scope of this Phase I ESA.

2.5 User Provided Information

215 Moore Street, Inc. provided GF with facility diagrams, prior environmental reports, utility plans, and miscellaneous monitoring and survey documents.

Additionally, EDR provided GF with a City Directory Image Report. EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The City Directory Report indicates that the purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer. However, it is important to note that reproduction of City Directories without permission of the publisher or licensed vendor may be a violation of copyright.

Multiple listings for the subject property from 1928 and one from 2013 were provided in the City Directory Report. The following is a summary of information listed in the City Directory Report:

From 1934 to 1992, the subject property is designated the address of "215 MOORE" and is listed as:

- 1934 – "SCHULMAN & SLAVIN ICE ABD COAL";
- 1976 – "COOPER FUNDING LTD", "COOPER TANK & WELDING CORP", "KLEEN-TAINER CORP OFC";
- 1980 – "KLEEN-TAINER CORP OFC";
- 1985 – "COOPER TANK & WELDING CORP", "KLEEN-TAINER CORP OFC"; and,
- 1992 – "COOPER TANK & WELDING CORP".

From 1970 to 2013, the subject property is designated the address of "215 MOORE ST" and is listed as:

- 1970 – "Cooper Tank & Welding Corp", "Kleen Tainer Corp ofc";
- 1973 – "Cooper Tank & Welding Corp", "Kleen Tainer Corp ofc";
- 1997 – "Cooper Tank & Welding Corp", "KL Cleaners", and "Kleen Tainer Corp ofc";
- 2000 – "COOPER TANK & WELD", "KLEEN-TAINER CORP";
- 2005 – "Cooper Tank & Welding Corp";

- 2008 – "COOPER TANK & WELDING CORP"; and,
- 2013 – "KLEEN TAINER CORP OFFICE" and "LOCAL LOCKSMITH"

In 1976, the subject property is designated the address of "209 MOORE" and is listed as:

- 1976 – "GORDON A"

From 1928 to 1960, the subject property is designated the address of "211 MOORE" and listed as:

- 1928 – "EPSTEIN ISIDORE AWNINGS";
- 1934 – "BROFSKY HARRY H", "DEMOS PAUL SLSMN H", "MICHAELS HENRY 0 H", "PROSSANT ISAAC LAB H"; and,
- 1960 – "SOTO S PARKING LOT".

From 1934 to 1960, the subject property is designated the address of "213 MOORE" and listed as:

- 1934 – "SCHULMAN ABR STUDENT R", "SCHULMAN BENJ R", "SCHULMAN SAML STABLE H", "FISHER PAULINE R", "FISHER SAML R", "MYLER THOS H"; and,
- 1960 – "TORRES ANGEL GROCER".

From 1928 to 1960, the subject property is designated the address of "217 MOORE" and is listed as:

- 1928 – "WAPLES WALTER R";
- 1934 – "BELL BARNETT H", "BETTS ALMEDA IRONER TILDEN HAND LAUNDRY H", "BUTTS ARMIDA MRS H", "GRAHAM JAS H", "MCCORMICK CLARENCE H", "MOTT ETHEL MRS CLNR R", "RENDA EUG H", "RENDA MARY R", "SMITH MONTAGUE H", "TAYLOR JOHN H", "WAPLES WALTER LAB H", WILSON ISABELLA CLK H", "WILSON SYLVESTER CLK H"; and,

- 1960 – "BLACKMOND MABLE E", "PRICE FRANK", "ELLIOT SHEDRICK", and BRASWELL CLARENCE".

From 1934 to 1960, the subject property is designated the address of "219 MOORE" and listed as:

- 1934 – "DAVIS JOHN V LAB H", "DRAKE FRANK H", "HOWARD ALEX H", "LEE JAS DRIVER H", "MCLANCY FREDK LNDRYWKR H", "MOSLEY CHAS STATIONER", "REID JOHN LAB H", "SIMMONS RUFUS PDLR H", "THOMAS JAS PORTER H", "WHALEN MARCY R", "DAVIS WHITLEY LAB H", "WILLIAMS SAML H", "BROWN SELAH LAB H"; and,
- 1960 – "TORRES ELBA", "MCCLARY SOLOMON", "CLAY WILLIE", and "BLOMGREN MURIEL E".

In 1960, the subject property is designated the address of "211 MOORE ST" and is listed as:

- 1960 – "Sotos Parking Lot"

In 1960, the subject property, designated the address of "213 MOORE ST", is listed as:

- "Torres Angel grocer"

In 1960 the subject property is designated the address of "217 MOORE ST" and is listed as:

- "Elliot Shedrick", "Braswell Clarence", Blackmond Mable E", and "Price Frank".

From 1949 to 1997, the subject property is designated the address of "219 MOORE ST" and is listed as:

- 1949 – "Nieves Jose E grocr", "Clay Willie";
- 1960 – "Torres Alba", "Mc Clary Solomon", "Clay White", "Blomgren Muriel E"; and,
- 1997 - "LEGETTE Stacey".

The City Directory Abstract Report is included in this document as **Appendix D**.

2.6 Background Information

2.6.1 Historical Site Use

Sanborn Fire Insurance Maps

EDR was contracted by GF to review the complete holdings of the Sanborn Library, LLC collection based on target property information, and fire insurance maps covering the target property. Sanborn® Fire Insurance Map (Sanborn) coverage was available from EDR for the years: 1887, 1888, 1907, 1933, 1951, 1965, 1968, 1977, 1979, 1980, 1981, 1982, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 2001, 2002, 2003, 2004, 2005, 2006, and 2007. The following provides a description of what is shown in each of these Sanborn Maps:

- **1887 –** The 1887 Sanborn Map does not include any detail for the subject property and for most of the surrounding properties. This map; however, does show several lots developed with several storefronts at the southwest corner of the Moore Street and Bushwick Avenue intersection, approximately 500 feet to the west of the subject property. At the southwest corner of the Varet Street and Bushwick Avenue intersection, approximately 500 feet to the west southwest of the subject property, are multiple residential dwellings and storefronts.

- **1888** – The subject property contains numerous lots on the block bounded by Siegel Street to the north, Moore Street to the south, White Street to the east, and multiple residential dwellings and storefronts, followed by Bushwick Avenue to the west. The subject property contains five (5) developed lots which contain: "Lisczka's Varnish Works" improved with storage tanks, a basket maker, approximately 12 residential dwellings with associated stables and/or small storage sheds, and an un-named storefront. The eastern lots, which comprise approximately one third of the subject property, are not developed.

The surrounding vicinity is partially developed with vacant lots to the north, northeast, and southeast of the subject property, appear to be undeveloped at this time. Developed properties are generally present to the west and southwest of the subject property. A machine shop with multiple oil barrels and coal piles is shown to the northeast at the intersection of White Street and Siegel Street. Other surrounding properties include a furrier, a rope manufacturer, a varnish works, glass works, carpet store, commercial storage buildings, residential dwellings, and numerous vacant lots along a grid of city streets.

- **1907** – The subject property appears to be further developed and now contains a mason's material shed, multiple dwellings, wagon houses and sheds, a tailor shop, a mineral water works building, Frederick Elflein & Sons (a commercial fixtures manufacturer), and a lumber yard with associated sheds. The eastern portion of the subject property still contains vacant lots; however, there is a Mason's Material facility located at the southeast corner adjacent to the Moore Street / White Street intersection. No other significant changes were observed on the subject property.

  Surrounding properties include "Iron Clad Manufacturing Co." (a steel barrel manufacturer) to the southeast at the intersection of Moore Street and White Street, "Michael Mayer Sash & Blind Factory" and "Frederick Elflein & Sons" to the northwest, and multiple wagon houses, apartment buildings (with and without first-floor storefronts), a church, and a school. No other significant changes were observed with respect to surrounding properties.

- **1933** – The mason's material shed has been replaced with a 70-car capacity garage with associated gasoline tank at the southeast corner of the subject property; the lumber yard has been sectioned off to include a box factory, a wood and tin shop, and three (3) apartments. One residence was replaced with a lumber shed and another has been removed from the property. No other significant changes were observed on the subject property.

  Surrounding properties include auto painting, fur dyeing, junk yards and sheds (one junkyard includes a gasoline tank), a siphon factory, a small ice cream factory, a 60-car

capacity garage with associated gasoline tank, a manufacturing loft, a bottling works, multiple stores, a church with associated playground, a school, a 40-car capacity garage with associated gasoline tank, a dairy products factory, a sausage casing manufacturer, multiple apartment buildings, and a filling station with three (3) gasoline tanks. The filling station with associated underground storage tanks (USTs) is shown to the southwest of the subject property at the intersection of Varet Street and Bushwick Avenue. Additionally, there is a facility of unknown use located to the south of the subject property along Varet Street labeled "oil storage". No other significant changes were observed on surrounding properties.

- **1951** – Multiple wagon houses and sheds have been replaced with a beverage warehouse, a white metal smelting business, a steel tank manufacturer, and the Kalemein Door Manufacturer and a paint manufacturing facility along the northern portion of the subject property. Two (2) private garages have replaced stores and apartment buildings, a paint manufacturer has replaced a lumber storage area, an iron works has replaced a wood and tin shop, and a blacksmith, a tin smith, and a sheet metal works have replaced a lumber shed and vacant area. One of the private garages, located at the southwest corner of the subject property now appears to be improved with a gasoline tank. No other significant changes were observed on the subject property.

  The former fur dyeing operation has been replaced with a trucking garage. A 40-capacity car garage shown in the 1933 Sanborn has been replaced with an ice cream factory (Whitelawn Dairies Ice Cream Manufacturing). The gasoline tank associated with the former parking garage still present. A large parking lot replaced a sausage casing manufacturer and storage areas. There is now a metal and wood truck body building facility located outside the northeast boundary of the subject property in the former location of a junkyard, storefronts, and apartment buildings. No other significant changes were observed on surrounding properties.

- **1965** – Two (2) apartment buildings are no longer present at the subject property, a steel tank manufacturer has replaced sheds and apartment buildings, and a used clothing depot has replaced a tin smith, blacksmith, and sheet metal works. The 70-car capacity garage

at the southeast corner of the property is still present. No other significant changes were observed on the subject property.

The trucking garage has been replaced with an auto repair shop and private garage, the junk yard has been replaced with a parking lot, the siphon factory has been replaced with an iron works, two apartment buildings are no longer present, a former parking lot is now an electronics manufacturer, stores have been replaced with a metal products manufacturer, furniture finisher, and storage area. The metal and wood truck body building facility is still present to the northeast of the subject property. No other significant changes were observed on surrounding properties.

- **1968** – The only apparent change observed to the subject property is the presence of a metal products manufacturing facility in place of a former used clothing depot, shown in the 1965 Sanborn Map. A gasoline tank is still shown in the 70-car capacity parking garage at the southeast corner of the property. Another gas tank is present along Moore Street inside a parking garage at the southwest corner of the subject property. No other major changes were observed with respect to the subject property.

  A parking garage is now in place of the filling station seen in older Sanborn Maps, 1933-1965. No other significant changes were observed on surrounding properties.

- **1977** – The beverage warehouse previously located at the northern portion of the property is no longer present and vacant lots are now in its place. Additionally, one of two apartment buildings at the northeast corner of the subject property is no longer present. All other facilities appear to be consistent with what is shown in older Sanborn Maps.

  Properties to the south of the subject property on the opposite side of Moore Street are now vacant. Formerly present properties in this location included an electronics manufacturing facility, two (2) storefronts, and two (2) apartments. No other significant changes were observed on surrounding properties.

- **1979** – The white metal smelting has been replaced by an unlabeled manufacturer, a steel tank manufacturing area has been relabeled as metal storage, Kalemein Door

Manufacturing has been replaced by a warehouse, and the paint manufacturer has been relabeled as general manufacturing. No other significant changes were observed on the subject property.

A parking lot has been converted to auto wrecking, an iron works was replaced by a general manufacturer and storage, an institutional building replaced a vacant lot the electronics manufacturer is labeled as general manufacturing, and the filling station was converted to a parking lot. No other significant changes were observed on surrounding properties.

- **1980** – The northwest corner of the subject property is now vacant. This is the location of the former door manufacturing facility. Additionally, a metal storage facility at the north-northwest portion of the property is now labeled vacant and closed. The rectangular footprint, which includes four facilities located along Moore Street, is shown in the same general configuration of the current building. The facilities in the footprint of the current building include, from west to east: a private parking garage with gasoline UST, a private garage, a steel tank manufacturer, and a third parking garage with a gasoline UST present.

  No significant changes were observed on surrounding properties.

- **1981** – All properties on the northern portion of the subject property along Siegel Street are now vacant. Additionally, three small lots to the west of the four contiguous facilities comprising the current building are shown as vacant. This is the current location of the driveway and main access to the yard, on the northern portion of the subject property. No other significant changes were observed at the subject property or the surrounding vicinity in this Sanborn Map.

- **1982** – The subject property is shown in the same configuration and with the same facilities as seen in the 1981 Sanborn Map. The southwestern most lot of the subject property is now improved into a parking lot in place of the former vacant lot shown in the 1981 and older Sanborn Maps.

There are several vacant lots now shown in the surrounding vicinity. No other significant changes were observed with respect to surrounding properties.

- **1986 & 1987** – The subject property appears to be unchanged in comparison to older Sanborn Maps. The gasoline tank associated with the garage at the southeast corner of White Street and Moore Street is still present. Additionally, the gasoline tank associated with the ice cream manufacturer south of the subject property along Moore Street is still present There are multiple more vacant lots in the surrounding vicinity. No other significant changes were observed with respect to surrounding properties.

- **1988 & 1989** – The southeastern most lot of the subject property, formerly occupied by a 70-car capacity parking garage and gasoline UST is no longer present and now shown as a vacant lot. The other facilities to the west are still present and occupied by the same facilities. There are several vacant properties in the surrounding vicinity.

- **1990 (A)** – The garage has been converted to a warehouse building. Parts of the subject property are not visible due to the quality of the map; however, the area of the property bordering Seigel Street appears to be a storage yard, as no buildings are visible. An addition to the building on the subject property is shown at the northeast corner of the building. This addition is in the same position as the currently present spray booth portion of the 215 Moore Street Inc. facility.

  Whitelawn Dairies Ice Cream Manufacturing, previously located to the south of the subject property along Moore Street is no longer present. Additionally, the gasoline tank associated with the ice cream manufacturer is no longer present. To the west of the subject property along Moore Street is: an auto painting facility, a garage, an auto repair facility, a loft, and two (2) facilities labeled "P" indicating the presence of a public or institutional facility. The two (2) public facilities are in the approximate location of the Moore Street Hostel. The property to the northeast of the subject property is occupied by the same metal and wood truck body building shown in Sanborn Maps from 1951. The properties to the south of Moore Street are not covered in this Sanborn Map. No other significant changes were observed in the vicinity of the subject property.

- **1990 (B)** – A second Sanborn Map provided for the year 1990 does not include the subject property; however, properties in the southern vicinity of the subject property are shown. The adjacent property located at the southwest corner of the intersection of Moore Street and White Street (southeast of the subject property) is now occupied by Won Ton Food Inc. This new facility is present in the same lot and building footprint as the White Lawn Ice Cream manufacturing facility shown in Sanborn Maps from 1951 - 1990.

- **1991** – The northern portion of the subject property is now labeled "dumpster stage" indicating the current day use of this part of the site. The UST at the southwest corner of the on-site building is still present. No other noticeable changes to the subject property were observed.

  The property to the northeast of the subject property, formerly a playground circa 1933–1990, is now improved with three multi-family residences with a newly constructed road; Siegel Court, which transects the former playground property from north to south between Siegel Street and McKibbin Street. Another newly constructed road, McKibbin Court; to the northwest of the subject property, transects from north to south between Siegel Street and McKibbin Street. Two (2) properties to the west of the subject property along Moore Street previously labeled "P" circa 1990, indicating the facility was utilized for public or institutional purposes, are now improved with two church buildings. No other significant changes were observed on surrounding properties.

- **1992 (A)** – The subject property is consistent in comparison with the 1991 Sanborn Map with no apparent changes observed.

  There surrounding vicinity appears to be unchanged compared to the 1991 Sanborn Map; however, one new building to the west-northwest of the subject property is now present. Public School No. 147 is now present along Bushwick Avenue between Siegel Street and McKibbin Street. The vicinity to the south of the subject property has no coverage in this Sanborn Map.

- **1992 (B)** – There is no coverage for the subject property in this Sanborn Map. The property to the south of the subject property is shown; however, no noticeable changes were observed.

- **1993** – The subject property is consistent in comparison with the 1992 Sanborn Map with no apparent changes observed.

  A plastic products manufacturing facility present along Moore Street to the south of the subject property from 1977 to 1992, is now improved into a bakery. No other significant changes were observed on surrounding properties.

- **1994** – No changes to the subject property or the surrounding vicinity were observed in this 1994 Sanborn Map.

- **1995** – No changes to the subject property in comparison to the 1991 - 1994 Sanborn Maps.

  Siegel Street, present along the northern property boundary, is now called Via San Vincent Palloti. No other significant changes were observed on surrounding properties.

- **2001 & 2002** – In comparison with observations made in 1991 - 1995, no changes to the subject property were observed in these Sanborn Maps. Additionally, no significant changes were observed on surrounding properties.

- **2003 & 2004** – No changes to the subject property were observed in the 2003 and 2004 Sanborn Maps.

  The adjacent property at the southeast corner of the intersection of Moore Street and White Street is now vacant. According to observations made using Sanborn Maps, this property has been improved with a warehouse and two structures of unknown use from 1988 to 2002. No other significant changes were observed on surrounding properties.

- **2005** – No changes to the subject property were observed in comparison to Sanborn Maps from 1991 to 2004.

The adjacent lot located at the southeast corner of the intersection of Moore Street and White Street is now designated a loft as per this 2005 Sanborn Map. This property was vacant in 2003 and 2004, and was formerly occupied by a warehouse and two unknown facilities. Moore Street, present to the south of the subject property is now labeled, Rev. Dr. Jeremiah Fennel Street. No significant changes were observed on surrounding properties.

- **2006 & 2007** – These two (2) Sanborn Maps are generally consistent with older maps from 1991 to 2005. The building is in the same position / configuration as it is currently. It is indicated that the building is utilized for steel tank manufacturing, which it has been since 1965 according to observations made using Sanborn Maps. The dumpster staging area located on the northern portion of the subject property is still present today, and according to the review of Sanborn Maps, has been present since 1991. From 1980 to 1991, the northern portion of the subject property was vacant; therefore, this area may have been potentially utilized as a yard associated with the steel tank manufacturing operations. A UST is still shown at the southwest corner of the onsite building. However, based on observations made during site reconnaissance and an interview with the subject property's representative, it is known that this UST is no longer present. During site reconnaissance, an irregularly shaped concrete repair was observed in the former location, indicating that this UST has been removed.

  The subject property is generally consistent with what is shown in the 2005 Sanborn Map and what is currently present in the surrounding vicinity. Won Ton Food Inc., located at the southwest corner of the intersection of Moore Street and White Street is currently present and has been since 1990 according to what is shown in Sanborn Maps. Prior to 1990, this lot was occupied by White Lawn Ice Cream Manufacturing. To the west of Won Ton Food Inc., along Moore Street is a bakery in the same location as the New York Pretzel Co. which was observed at this lot during site reconnaissance. Sanborn Maps show the bakery facility present from 1993 to 2007. Prior to occupancy by the baker, this site was historically occupied by a Plastic Products Manufacturing facility. This Plastics Manufacturing facility was included in Sanborn Maps from 1977 to 1993. West of the

bakery (NY Pretzel Co.), is a metal product manufacturing yard which was also observed during site reconnaissance. This facility has been present circa 1965 to present day.

In the 2006 and 2007 Sanborn Maps, Siegel Street to the north of the subject property is labeled, Via San Vincent Palotti, and Moore Street, to the south of the subject property, is labeled, Rev. Rd. Jeremiah Fennel Street. No other significant changes were observed on surrounding properties.

Sanborn Maps are included in **Appendix E**.

Topographic Maps

Historical topographic maps were provided by EDR for the years: 1900, 1924, 1947, 1956, 1967, 1979, and 1995. The following is a summary of the subject and surrounding properties as depicted on the Topographic Maps:

- **1900** – No structures are illustrated on, or in the nearby vicinity of, the subject property. The approximate location of the subject property is present amongst a grid of city streets. Newtown Creek, located approximately 0.35 miles to the northeast is present in this topographic map in generally the same shape as it is today.

- **1924** – A 1924 topographical map shows the subject property and surrounding vicinity in generally the same condition as was seen in the 1900 topographic map. The subject property along a grid of city streets; however, there are no structures shown on or the nearby vicinity of the subject property making it difficult to locate the exact location of the subject property. Newtown Creek, located to the northeast of the subject property is present and indicates the approximate location of the subject property.

- **1947** – A 1947 topographic map shows a structure located on the subject property at the southeast corner. There is a railroad right-of-way located to the north of the subject property. Additionally, the Bushwick railway Terminal, Varick Ave Freight Yard, Bushwick Avenue, Broadway Avenue, and Newtown Creek are present in the surrounding vicinity.

- **1956** – A 1956 topographic map shows the subject property and surrounding vicinity as being developed. McKibbin playground shown in Sanborn Maps from 1933 to 1990 is shown present to the north of the subject property along McKibbin Street. The surrounding vicinity is shaded red indicating the presence of developed urban land. Several new properties and roads are shown in the surrounding vicinity.

- **1967** – A 1967 topographic map is generally consistent with the 1956 topographic map with no changes to the subject property and no significant changes to the surrounding vicinity.

- **1979** – A 1979 topographic map is generally consistent with the 1967 topographic map with no changes to the subject property and no significant changes to the surrounding vicinity.

- **1995** – A 1995 topographic map is generally consistent with the 1979 topographic map with no changes to the subject property and no significant changes to the surrounding vicinity.

Historical topographic maps are included in **Appendix F**.

Aerial Photographs

Aerial photographs were provided by EDR for the years: 1924, 1941, 1954, 1966, 1975, 1984, 1994, 2006, 2009, and 2011. The following is a summary of the subject property and surrounding properties as depicted on the Aerial Photographs:

- **1924** – A 1924 aerial photograph is dark and does not render sufficient detail to identify the number of and type of structures present on the subject property. The subject property is developed with several structures located throughout the property in this aerial. A park with playground, indicated as McKibbin playground in Sanborn Maps from 1933 to 1990, is shown present to the north of the subject property along White Street in between Siegel Street and McKibbin Street.

Bushwick Yards railroad terminus is shown present to north of the subject property as well as several other commercial / industrial looking facilities. The surrounding vicinity appears to be primarily comprised of commercial / industrial facilities with multi-family residential structures and apartment buildings present.

- **1941** – Several structures are present on the subject property in this aerial photograph; however, the image is poor quality and detailed information cannot be discerned. What appear to be multi-family apartments are present on the northeast corner, several structures are shown along Moore Street, and a large, irregularly-shaped building is shown on the west portion of the subject property. A large building consistent with the garage shown in the 1933 Sanborn Map is shown present at the southeast former of the subject property.

  The surrounding vicinity appears to be generally consistent with what is shown in the 1924 aerial photograph. The surrounding vicinity is heavily developed with closely abutting industrial, commercial, and residential properties present on a grid of city streets.

- **1954** – A 1954 aerial photograph shows the subject property as being developed with several structures including a large building on the west side of lot, apartments at the northeast corner, and a square building on the southeast corner of the subject property.

  The park / playground area to the north of the subject property is present along White Street between Siegel Street and McKibbin Street. Apartment buildings are shown to the east of the subject property on the east side of White Street. Several other miscellaneous commercial, industrial, and residential properties are shown in the nearby vicinity of the subject property.

- **1966** – The subject property is generally consistent with what is shown in the 1954 aerial photograph. It appears that there are two (2) square buildings at the southwest corner of the subject property which are consistent with the parking garages shown in Sanborn Maps from the same time. The square parking garage building located

at the southeast corner of the lot is still present as well. A square building on the west side of the subject property is present as well. According to a 1965 Sanborn Map, this facility on the west side of the subject property is a used clothing depot.

The surrounding vicinity appears to be generally the same as what was seen in the 1954 aerial photograph with the exception of a several newly constructed, high-rise apartment buildings present to the southwest of the subject property at the intersection of Bushwick Avenue and Moore Street.

- **1975** – A 1975 aerial photograph is generally consistent with what is shown in the 1966 aerial photograph. The subject property still has the garage and steel tank manufacturing buildings present along Moore Street, a small yard to the north, and a building on the west side of the subject property. According to a 1977 Sanborn Map, this western building is a metal products manufacturer.

  The surrounding vicinity appears to be generally consistent with what was shown in the 1966 aerial photograph with no significant changes observed.

- **1984** – A 1984 aerial photograph shows the subject property in similar configuration as it is currently with a long rectangular shaped building along Moore Street and with a storage yard on the northern portion of the lot. There is what appears to be a driveway entrance to the northern storage yard along Moore Street at the southwest corner of the subject property. This is still the main entrance and exit to the current facility's storage yard.

  The neighboring property to the east of White Street, which was formerly occupied by apartment buildings and miscellaneous structures, is now vacant. No other significant changes were observed with respect to the surrounding vicinity.

- **1994** – A 1994 aerial photograph is dark and of poor quality and little to no detailed information on the subject property and surrounding vicinity can be discerned. The subject property appears to be generally consistent with its current day

configuration and the same building present since circa 1965. The storage yard is shown on the northern portion of the subject property. There appears to be an addition to the onsite building at the northeast corner of the building. This addition is shown in the same location as a currently present spray booth, where metal tanks and containers are primed and painted. According to Sanborn Maps reviewed for the subject property, this addition at the northeast corner was constructed in 1990.

The property to the east of the subject property on the opposing side of White Street is still vacant. No significant changes were observed in the surrounding vicinity.

- **2006, 2009, & 2011** – The subject property is shown in the same general condition as it is currently. The subject property's building is consistent with what was seen in the 1975, 1984, and 1994 images. Additionally, the subject property appears to be in the same condition and configuration as it is today. The rectangle-shaped building, located along Moore Street, the driveway at the southwest portion, the storage yard to the north, and the building addition at the northeast corner of the building are all present.

  The property to the east of the subject property on the opposing side of White Street now appears to be improved into the recycling and scrap yard with associated parking lot that is present currently.

Aerial photographs are included in **Appendix G**.

2.6.2 Past Investigation Activities

Cooper Tank and Welding Corp. (Cooper), who occupies the subject property with 215 Moore Street Inc., retained GF to conduct a Phase I ESA for the subject property in 2010. Cooper provided GF with several historical documents related to the subject property; specifically with respect to environmental concerns prior to conducting an ESA. Subsequent to GF's submission

of their Phase I ESA, 215 Moore Street, Inc. retained GF for several additional environmental investigations. GF has compiled several reports prepared by GF and other consultants with respect to environmental concerns and the subject property.

GF has reviewed the following historical documents which were provided by 215 Moore Street, Inc. or prepared by GF.

Architectural and Subsurface Utility Survey

Montrose Surveying Company, Inc. (Montrose) conducted an architectural survey in June 1984 for Cooper. During the survey, it was found that a sewer line runs under the west-central area of White Street. As indicated in the Borough of Brooklyn Sewer Department records, this sewer line slopes downward from south to north, along the eastern property boundary of the subject property.

New York City Department of Design and Construction (NYCDDC) Survey

Historical groundwater elevations data was reviewed using a figure dated October 26, 1999, prepared by NYCDDC Division of Technical Support, Bureau of Site Engineering Subsurface Exploration. It was concluded that the groundwater elevation data shows a generally northward hydraulic gradient along White Street.

UST Closure Report

A 2004 UST Closure Report prepared by RND Services Inc. (RND) was prepared for Cooper Tank and Welding Corp. (aka 215 Moore Street, Inc.). This report states that one (1) 1,080-gallon UST formerly containing diesel fuel failed a tank tightness test and was subsequently removed from the subject property. Upon removal, groundwater was encountered at eleven feet bgs. Approximately 219 tons of contaminated soil was removed from the property; however, contaminated soils remained at the site due to the close proximity of site buildings and their foundations. Sixty (60) gallons of Regenesis ORC® enhanced bioremediation reagent was applied and slurried in the 23.5 x 18.7 x 11 foot excavation as a remedial measure. The excavation was backfilled with clean fill and four 6-inch diameter sump wells were installed on a gravel base and slotted from five to twelve (5-12) ft-bgs. Seven (7) endpoint samples were collected from the sidewalls of the excavation, as groundwater was encountered in the base of the excavation. Soil samples collected from the southwest and northeast sidewalls were found to

contain compounds above NYSDEC guidance values. It was concluded that one (1) groundwater sample would be collected to establish groundwater conditions and determine if additional investigation was necessary at the site.

Single Groundwater Sample Collection Report

NYSDEC responded to RND's UST Closure Report with a letter dated January 24, 2006 stating that the collection of one (1) groundwater sample was required. This sample was collected on April 18, 2006 from MW-4, on the west side of the former tank excavation. Results of the groundwater sampling reported five (5) volatile organic compounds (VOCs) above NYSDEC Technical and Administrative Guidance Memorandum 4046 (TAGM) Groundwater Criteria. These compounds were 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene, Ethylbenzene, Naphthalene, and total Xylenes. RND recommended another round of sampling to determine if levels reported at this well were representative of site groundwater.

First Quarter Groundwater Sampling Report

NYSDEC responded to the Single Groundwater Sample Collection Report with a letter dated June 05, 2006 stating that a second round of groundwater sampling was required. The initial round of groundwater samples were collected on November 28, 2006 from all four (4) on-site wells. Results of the initial groundwater sampling event indicated five (5) compounds above NYSDEC TAGM Groundwater Criteria in three (3) of the four (4) on-site wells. These compounds were 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene, Ethylbenzene, Naphthalene, and total Xylenes.

Second Quarter Groundwater Sampling Report

NYSDEC responded to the First Quarter Groundwater Sampling Report with a letter dated January 10, 2007 stating that all four (4) wells were required to be gauged for the presence of LNAPL and sampled on a quarterly basis for at least two (2) additional quarters. If, after the additional sampling events, contaminant trends remained level or decreased and no LNAPL was detected, a sensitive receptor survey and a spill closure petition could be submitted. The second round of groundwater sampling occurred on April 04, 2007 from all four (4) on-site wells. Results of the second quarter groundwater sampling event indicated compounds above NYSDEC TAGM Groundwater Criteria in all four (4) on-site wells. 1,2,4-Trimethylbenzene, 1,3,5-

Trimethylbenzene, Ethylbenzene, Naphthalene, and total Xylenes were reported in MW-1 and MW-4. 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene, Naphthalene, and total Xylenes were reported in MW-2 and MW-3.

Third Quarter Groundwater Sampling Report

The third round of groundwater sampling occurred on July 19, 2007 from three (3) of the four (4) on-site wells. Results of the third quarter groundwater sampling event indicated compounds above NYSDEC TAGM Groundwater Criteria in all four (4) on-site wells. MW-1 and MW-4 indicated six (6) compounds above NYSDEC TAGM Groundwater Criteria, including 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene, Ethylbenzene, Naphthalene, o-Xylenes, and p- & m-Xylenes. MW-3 exhibited five (5) compound concentrations above NYSDEC TAGM Groundwater Criteria, including 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene, Ethylbenzene, Naphthalene, and o-Xylenes.

Sensitive Receptor Survey

A letter dated March 22, 2010 from RND to NYSDEC stated that a Sensitive Receptor Survey was prepared and dated July 3, 2008 but failed to be submitted to the NYSDEC case manager. The Sensitive Receptor Survey was attached to a cover letter and requested spill closure at the subject property. The Sensitive Receptor Survey gave background information on the investigations and sampling events which have taken place at the subject property since 2004.

Letter from NYSDEC Case Manager

A letter dated July 15, 2010 from the NYSDEC case manager stated that on January 3, 2000, NYSDEC was notified by the New York City Department of Design and Construction (NYC DDC) that petroleum contaminated soil was discovered during a water main installation at the intersection of Moore and White Streets, and heavy contamination was discovered near 236 Moore Street. A soil and groundwater investigation was conducted at 236 Moore Street, and based on the associated groundwater flow data, NYSDEC suggested that the contamination found may have originated from Cooper Tank. NYSDEC required the subject property to perform a Phase I ESA, a delineation of soil and groundwater contamination via the installation of monitoring wells in the area of the former UST, and a delineation of possible soil and groundwater contamination in the southeast corner of the subject property.

Phase I Environmental Site Assessment

Cooper retained GF to perform a Phase I ESA for the subject property as per the request of the NYSDEC in their July 15, 2010 letter discussed above. The Phase I ESA concluded that the subject property had an open NYSDEC spill case (Spill No. 0312904) associated with a former leaking diesel UST that impacted soil and groundwater at the southwest corner of the building on the subject property. NYSDEC suspected that this spill case was associated with another open spill (Spill No. 0751350), discovered off-site in the nearby proximity of the southeast corner of the subject property at the intersection of Moore Street and White Street. Based upon information obtained in this Phase I ESA, GF recommended the installation of soil borings and groundwater monitoring wells at the subject property to determine site specific groundwater flow direction. Additionally, groundwater sampling was recommended to determine groundwater quality upgradient and downgradient of the subject property.

As part of this 2010 Phase I ESA, Sanborn maps were reviewed that indicated that the southeast corner of the building formerly housed a UST circa 1933 to 1979. According to the Sanborn maps, the UST was located approximately ten feet north of the southern wall of the building Along Moore Street and approximately thirty feet west of the eastern building wall, along White Street. Based on these conclusions, GF recommended the installation of soil borings and groundwater monitoring wells in the proximity of the former UST location.

Field Investigation Report

GF submitted a revised Field Investigation Report to the NYSDEC in February 2011 to document the findings of a soil and groundwater investigation that was conducted at the subject property from November 8, 2010 through January 19, 2011. The investigation included the advancement of three soil borings at the northwest corner of the intersection of Moore Street and White Street. One boring was converted into a permanent groundwater monitoring well. GF concluded that the contaminants of concern (COCs) and their concentration trends detected within the footprint of the subject property did not correlate with types of COCs and concentrations of COCs reported at the southeast corner.

As determined by the GF investigation and a review of regional groundwater maps produced by the USGS, GF concluded that the predominant site-specific groundwater flow direction is to the

north-northeast, ultimately discharging to the English Kills, and that the southeast corner of the subject property is hydraulically crossgradient to the adjacent site at which NYSDEC Spill No. 0751350 was issued. GF concluded that soil and groundwater conditions adjacent to the southeast corner of the subject property are unrelated to Cooper / 215 Moore Street, Inc. GF recommended that no further action for these soils or groundwater should be required by the owner of the subject property. GF requested that no further action be required of Cooper / 215 Moore Street, Inc. for conditions around the intersection of Moore Street and White Street associated with Spill No. 0751350.

Letter from NYSDEC Case Manager

On April 15, 2011, a letter from NYSDEC was sent to Cooper stating that on November 11, 1999, NYSDEC was notified that contaminated soil was discovered at the southeast corner of the subject property, beneath the west side of White Street. NYSDEC suggested that based upon the historical presence of a gasoline tank shown in Sanborn maps between 1933 to 1979, the contamination found may be originating from the subject property. As such, NYSDEC opened Spill No. 1100020 and required an additional soil and groundwater investigation in the suspected area of the former gasoline tank.

Field Investigation Report

GF submitted an August 2011 Field Investigation Report to the NYSDEC to document and detail the findings of a soil and groundwater investigation that was conducted at the subject property from July 19, 2011 through August 8, 2011. This report included the results of a geophysical investigation that was completed on April 27, 2011. The geophysical investigation spanned the extent of the suspected UST location identified on historical Sanborn maps, including an area, in the southeast corner of the building approximately 50 feet from north to south by 75 feet from east to west. Geophysical methods used during the investigation successfully located the utility conduits, a subsurface steel plate previously used as a part of a foundation for equipment in the study area, and a four-inch steel pipe likely used as a former roof drain cleanout. The geophysical investigation did not identify any evidence of a UST.

Five soil borings, including three in the southeast corner of the subject property and two on the sidewalk adjacent to the west side of White Street were advanced. All five borings were

converted into permanent groundwater monitoring wells. Based upon the findings of the investigation, GF concluded that there is no evidence of a UST or a release of gasoline or chlorinated solvents from the subject property. Offsite soils adjacent to White Street, above the water table, exhibited the highest concentrations of VOCs, staining, and petroleum odor at a higher elevation that the contaminant-impacted soils encountered at the southeast corner of the subject property. This indicated that soil and groundwater below the water table in the southeast corner of the subject property were impacted by an off-site condition and not from a source located on the subject property.

Based on data compiled from this investigation, GF concluded that the soil and groundwater conditions in the southeastern corner of the subject property and soil and groundwater on the western side of White Street is related to an offsite condition and not from an onsite source. GF also concluded that no further investigation or remedial action for these soils or groundwater was warranted of the owner of the subject property. GF requested that no further action is required of the owner of the subject property for conditions associated with Spill No. 1100020 and that the spill case be closed.

Meeting with NYSDEC

Subsequent to the submission of GF's Field Investigation Report, a NYSDEC Spills Unit case manager discussed by telephone, their disagreement with GF's request for no further action for the owner of the subject property. As such, GF requested a meeting to discuss and clarify the technical reasoning behind the disagreement but the request; however, the case was transferred to NYSDEC's Division of Environmental Remediation (DER) without a meeting and without the issuance of formal comments from NYSDEC regarding the Field Investigation Report.

GF met with representatives from the NYSDEC DER on November 22, 2011 to discuss the findings of the Field Investigation Report. NYSDEC agreed that there were several sources of gasoline contamination in the neighborhood; however, NYSDEC attributed an elevated groundwater contamination "hot spot" beneath the southeast corner of the building. GF clarified that the subsurface investigation revealed no evidence that a tank still exists, nor the presence of significantly impacted soil in the vicinity of the suspected former tank. GF added that the

subject property was occupied by Cooper since 1981, during which time there were no on-site gasoline fueling operations.

The NYCDDC documented that gasoline-contaminated soil beneath an extensive portion of White Street was encountered during utility installations. NYSDEC believed that the impacts GF documented under the sidewalk on White Street may be due to a remote fill port associated with the former gasoline tank. GF responded stating that due to the known position of the UST and water table elevation, the logical location of a remote fill port would be on Moore Street, not White Street. Additionally, GF shared historical reports from NYCDDC and NYSDEC files that documented soil contamination above the water table throughout the roadbed along a significant stretch of White Street that could not have come from the alleged fill port location. NYSDEC agreed that the owner of the subject property should remediate groundwater impacts at the southeast corner of the building within the property boundary only. Additionally, NYSDEC required the owner to enter into a Stipulation Agreement because of the elevated concentration of gasoline-related COCs in groundwater beneath the subject property. NYSDEC also required the preparation of a Remedial Action Work Plan (RAWP) to address the groundwater "hot spot" identified beneath the southeast corner of the building.

Stipulation Agreement

Subsequent to the November 22, 2011 meeting with the NYSDEC, the subject property's owner entered into a Stipulation Agreement which was executed on January 20, 2012. The stipulation agreement required the owner of the subject property to remediate the area of concern (AOC) in the southeast corner of the building. The proposed scope of work in this RAWP has been prepared in accordance with the NYSDEC Stipulation Agreement and Corrective Action Plan executed on January 20, 2011, for NYSDEC Spill No. 1100020.

Feasibility Testing and Baseline Analysis

A second geophysical investigation was conducted on July 6, 2012 to re-mark all utility lines in the Area of Concern (AOC) prior to intrusive work. Soil borings required for feasibility testing were advanced on July 23, 2012. Feasibility testing included the chemical analysis of soil collected from four boring locations (SB-SE-12, FB-1, FB-2, and FB-3) and groundwater from four monitoring wells (MW-SE-7, MW-SE-9, MW-SE-11, and MW-SE-12) to determine the

volume and concentration of Regenesis RegenOx® in-situ chemical oxidation (ISCO) and ORC® enhanced bioremediation agents required to remediate the AOC. In addition to the feasibility testing parameters, groundwater samples were collected from the four monitoring wells and MW-SE-8 on the sidewalk to the east of the subject property for VOC concentrations to provide a baseline to determine the future effectiveness of the remedy. Groundwater sampling was performed on August 7, 2012.

Remedial Injections

Remedial field work was performed from September 17 through September 28, 2012. The objective of the remedial program as detailed in the RAWP was to remediate an AOC on-site as defined by an approximate 400 square foot area in the southeast corner of the subject property, from a depth of 3 feet below ground surface (BGS) to a depth of 15 feet BGS, that exhibited elevated concentrations of gasoline-related Constituents of Concern (COCs) in groundwater. The scope of work involved a subsurface injection program that utilized two phases of injection; Injection of RegenOx® ISCO reagent to address an approximate 20'x20' area of primary concern that exhibited the highest concentrations of COCs in groundwater, and ORC enhanced bioremediation reagent to address an approximate 60'x60' area of secondary concern that surrounded the primary AOC.

Performance Monitoring and June, 2013 Final Quarterly Post-Remediation Performance Monitoring Letter Report

As detailed in the RAWP, performance monitoring was conducted to evaluate the effectiveness of the remedial action described above. The first quarterly performance monitoring event was conducted on January 8, 2013, approximately three months after completion of the remedial injection event. The second quarterly performance monitoring event was conducted on April 18, 2013, approximately six months after completion of the remedial injection event. Groundwater samples during both groundwater monitoring events were collected from the four on-site monitoring wells (MW-SE-7, MW-SE-9, MW-SE-11, and MW-SE-12) and off-site MW-SE-8 and analyzed for VOCs. Free product had not been detected on or off-site in any of the historical investigations conducted by GF, was not detected during baseline sampling, and was not detected during these most recent post-remedial groundwater monitoring events.

GF concluded that the groundwater data demonstrated that the injection strategy was successful in substantially reducing target COCs on-site. GF concluded that based on the best practical efforts completed by Cooper to remediate groundwater quality within the subject property and the substantial improvement in groundwater quality demonstrated in the June 2013 Final Quarterly Post-Remediation Performance Monitoring Letter Report, as well as the strong evidence of an off-site source, no further investigation or remedial action for these soils or groundwater was warranted by Cooper. GF requested that no further action be required by Cooper for conditions associated with Spill # 1100020 and that this Spill case be closed as it related to Cooper.

Third Quarterly Post-Remediation Performance Monitoring Letter Report

As requested by NYSDEC in an August 13, 2013 letter, GF conducted a third quarterly post-remediation performance monitoring sampling event on September 25, 2013, approximately eleven months after completion of the remedial injection. Groundwater samples during the September 25, 2013 groundwater monitoring event were collected from two on-site monitoring wells (MW-SE-7 and MW-SE-9) and off-site monitoring wells MW-SE-6 and MW-SE-8. Groundwater samples were laboratory analyzed for VOCs. Free product had not been detected on or off-site in any of the historical investigations conducted by GF, was not detected during baseline sampling, and was not detected during the three post-remedial groundwater monitoring events.

GF concluded that the groundwater data presented in the report demonstrated that the injection strategy was successful in substantially reducing target COCs on-site and that documentation presented from previous investigations conducted by GF on behalf of Cooper and current groundwater analytical data from off-site well MW-SE-8 provided evidence of an off-site source of petroleum contamination, not yet remediated, that continued to impact groundwater quality on White Street adjacent to the subject property. Cooper had demonstrated that other than the Sanborn map illustrating a pre-1981 historical presence of an UST, no petroleum source existed on the subject property nor had Cooper ever stored/used gasoline since they originally occupied the subject property.

As requested by NYSDEC, GF will complete a fourth quarterly post-remedial groundwater sampling event.

2.7 Site Reconnaissance Results

2.7.1 Site Interviews

Mr. David Hillcoat, the General Manager of the 215 Moore Street, Inc. facility was interviewed by Mr. Robert M. Bennett on October 16, 2013 to ascertain site specific information not available from other sources previously provided to GF in preparing this Phase I ESA and documents prepared by GF as part of previous environmental reports. Because several documents related to environmental issues have already been provided to Gannet Fleming by 215 Moore Street, Inc., and Cooper, Mr. Hillcoat limited the interview to pertinent information not previously made available.

Mr. David Hillcoat and Mr. Robert Bennett met the morning of October 16, 2013 to provide access to the subject property. The property was observed together while Mr. Hillcoat confirmed the property boundaries, the presence and location of onsite utilities, which portions of the facility were utilized for specific operations, and the locations of the two (2) historically present USTs and associated monitoring wells.

The following information was provided by Mr. David Hillcoat with respect to onsite utilities:

- The subject property is heated using natural gas. There are no heating oil tanks or facilities which require such oil present on the subject property. Natural gas utilities enter the building below grade along Moore Street to the south of the subject property;
- The subject property is connected to electric which is provided by Con Edison of New York;
- Verizon provides telephone service to the subject property;
- Time Warner provides internet services to the subject property; and,
- To the best of Mr. David Hilcoat's knowledge, no septic systems have been present on the subject property. He confirmed that the subject property is connected to the municipal sewer system which connects to the property to the south along Moore Street.

2.7.2 Stormwater Runoff

Two (2) storm drains were observed at relative low points of the subject property to the north of the building in the storage yard area. Other storm drains may have been present; however, because the storage yard was occupied by raw material piles, new and used waste containers, tanks, and machinery, additional stormwater structures may have not been observed. The storm drains observed appeared to have standing water in them. These storm drains connect to a storm sewer system which exits the subject property at the southeast corner along Moore Street and directs runoff northward along White Street.

2.7.3 Potable Water Supply and Wastewater Disposal

The subject property is connected to and currently uses a municipal potable water supply connection. There is no history of the subject property using on-site wells as a source of potable water.

Two bathrooms were observed in the office building located along the south side of the building. Additionally, a larger bathroom for workers is located beneath the office building with an entrance in the central portion of the building.

2.7.4 Polychlorinated Biphenyls (PCBs)

No pole-mounted transformers were observed along the three surrounding streets (Moore Street, White Street, or Siegel Street). Potential PCB-containing equipment including trash compactors and hydraulic fixtures were observed at the subject property. The new tanks, containers, recycling bins, and compactors observed on the subject property did not appear to have hydraulic appurtenances attached.

2.7.5 Landfills, Dumps or Direct Burial Activities

The subject property and properties in the surrounding vicinity have not been developed into a landfill or dumping grounds. A recycling and scrap yard was observed to the east of the subject property, on the opposing side of White Street. There was another recycling and scrap yard located to the southwest of the subject property on the south side of Moore Street. These

properties had gated entrances and the exterior walls were constructed with concrete block and mortar; therefore, these properties could not be observed. Depending on conditions at these two offsite properties, there is the potential for contamination from recyclable materials that may contain hazardous substances including refrigerators, used containers, and automobiles.

2.7.6 Solid Waste Generation, Storage and Disposal

Solid waste is collected in trash receptacles throughout onsite building. There are several containers in work areas for separate types of waste materials including scrap metal, waste paint materials, paper, plastic, and general waste containers. On the north side of the building, in the storage yard, there are several newly constructed waste storage containers staged. In addition, there are several older / used containers which are utilized to store sorted waste materials. At the northwest corner of the building is where recycling, sorting, and compacting operations are conducted. Several material types including metal and plastic wastes are sorted, stored in containers and eventually compacted prior to disposal offsite. Several compacted plastic material cubes were observed along the northern portion of the property.

2.7.7 Hazardous Waste Generation, Storage and Disposal

The subject property is not listed as a Resource Conservation and Recovery Act (RCRA) generator of hazardous waste. However, the subject property is listed as a state landfill and / or solid waste disposal site. The assignment as a waste disposal facility is related to the recycling, sorting, and removal operations described in the Solid Waste Generating section above.

2.7.8 Aboveground and Underground Storage Tank Systems

No underground storage tank systems are currently present at the subject property. There is concrete pavement in the former location of a diesel UST located at the southwest corner of the building. Additionally, several historical documents indicate the presence of a former gasoline UST at the southeast corner of the subject property.

A liquid carbon dioxide tank was observed at the northeast corner of the building. The liquid carbon dioxide is likely associated with welding operations and container manufacturing.

2.7.9 Septic Systems

There was no evidence of septic systems on the subject property. The property is connected to a municipal wastewater sewer line which was marked-out along Moore Street, south of the subject property.

2.7.10 Drains and Sumps

Two storm drains were observed along the northern boundary of the onsite building. According to Mr. Hillcoat, these stormdrains discharge to a storm sewer south of the building along Moore Street. No drains or sumps were observed inside the onsite building.

2.7.11 Wells

Several groundwater monitoring wells were observed throughout the subject property. These groundwater monitoring wells are currently being monitored by GF as part of on-going environmental investigation and remediation activities.

2.7.12 Drums and Containers

Several drums and containers were observed at the subject property. Several drums containing multiple types of metal and plastic scrap materials were observed throughout the yard. A storage shed located to the northeast of the onsite building contains various paints, paint thinners, and coatings.

2.7.13 Stressed Vegetation

Stressed vegetation was not observed during site reconnaissance; however, it should be noted that the site was entirely paved and vegetation is not allowed to grow onsite.

2.7.14 Stained Soil or Pavement

Staining was not observed on exterior or interior ground surfaces.

2.7.15 Mounds or Depressions

No mounds or depressions were observed at the subject property.

2.7.16 Air Emissions

The subject property was not listed in the AIRS database for emissions. However, above the spray booth area where containers are coated with primer, paint, and sealant, there are two large ventilation stacks. Both appeared to be operational.

Natural gas-fired radiant heaters were observed inside the on-site building.

2.7.17 Regulated Substances and Hazardous Materials

Materials present at the subject property include: paint, primer, sealants, paint thinners, liquid carbon dioxide, propane gas, and various miscellaneous coatings. These materials are used on a regular basis but are not stored in large quantities. As such, these regulated substances do not pose a significant threat to the subject property unless released to onsite soil or groundwater.

2.7.18 Radon

Radon is a colorless, radioactive, inert gas, formed by the decay of radium and may be present in soils and rocks containing granite, shale, phosphate and pitchblende. The United States Environmental Protection Agency's (USEPA's) Radon Zone Map for Kings County has predicted average indoor radon screening levels of approximately 2 pico curies per liter (pCi/L). Based upon such data, radon is not considered to be a matter of concern for the subject property.

2.8 Regulatory Compliance Review

2.8.1 Federal and State Database Search

GF reviewed an Environmental Database Records (EDR) database search report of the subject property. The EDR radius report summarizes their computer database search of regulatory agency files within a one-mile radius of the subject property. The EDR report is presented in **Appendix I** and includes the following files:

Federal Files

- National Priority List (NPL)
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
- CERCLIS No Further Remedial Action Planned (CERC-NFRAP)
- Corrective Action Report (CORRACTS)
- Resource Conservation and Recovery Information System (RCRIS)
  - < Treatment, Storage and Disposal (TSD)
  - < Large Quantity Generator (LQG)
  - < Small Quantity Generator (SQG)
- Emergency Response Notification System (ERNS)
- Federal Toxic Release Inventory Facilities
- Federal Permit Compliance System Toxic Wastewater Discharges
- Federal Air Discharges
- Federal Civil and Administrative Enforcement Docket
- Federal Hazardous Waste Treatment, Storage or Disposal Facilities
- Federal Hazardous Waste Generators and Transporters

State Files

- Inactive Hazardous Waste Disposal Site Registry (IHWS)
- Hazardous Substance Disposal Site Draft Study
- Brownfields Cleanup Sites

- Solid Waste Facilities Registry
- Major Oil Storage Facilities
- Toxic Spills: Active
- Toxic Spills: Closed
- Petroleum Bulk Storage Facilities
- Chemical Bulk Storage Facilities

The subject property was listed in the following databases in the EDR database search report:

- Cooper Tank Recycling, located at 201-203 Moore Street was included on the Solid Waste Facilities list. No violations are listed.
- Cooper Tank and Welding Corp. was included on the NYSDEC Leaking Tanks (LTANKS) for Spill No. 0312904, issued on February 23, 2004 due to a leaking diesel UST. The tank was removed, the spill was remediated and NYSDEC closed the spill case on June 9, 2011.
- Cooper Tank & Welding Corp. was included on the NYSDEC Spills Database for Spill No. 1100020, issued on April 1, 2011 due to gasoline contamination discovered adjacent to the site that could have been caused by failure of a former gasoline UST on the subject property. This spill case remains open.

On February 23, 2004, a 1,000-gallon Underground Storage Tank (UST) containing diesel failed a tank tightness test. NYSDEC assigned Spill Number 0312904 to the subject property. Upon removal of the tank, petroleum impacted soils were discovered. Approximately 220 tons of impacted soil were removed and staged pending laboratory analysis. On January 20, 2006, a UST closure report which detailed the process of removal was reviewed by the NYSDEC case manager. The report stated that one (1) 1,080-gallon UST was removed, along with seven (7) inches of residual product and 220 tons of contaminated soil. Sixty (60) pounds (lbs) of Oxygen Release Compound (ORC) was applied to the remaining soils in the excavation. The report also stated that there may be residual contamination that may have affected groundwater at the property. Four (4) six-inch (6-in) diameter sump wells were installed, and seven (7) post-

excavation samples were collected from the sidewalls of the excavation. The report recommended the collection of one (1) groundwater sample for laboratory analysis.

The results of the April 2006 groundwater sampling report were reviewed by the NYSDEC case manager and revealed impacts to groundwater in exceedance of groundwater quality standards. The case manager required additional sampling of all wells at the subject property. The results of the secondary groundwater sampling event revealed minor exceedances of groundwater standards in three (3) of the four (4) on-site wells. Compounds which exceeded standards included VOCs, including benzene, toluene, ethylbenzene, xylenes, and naphthalene. No Light Non-Aqueous Phase Liquids (LNAPLs) were detected in any of the samples. The case manager required an additional two (2) rounds of groundwater sampling and a sensitive receptor survey. The results of the April 2007 groundwater monitoring report revealed minor exceedances of VOCs, no LNAPLs were detected.

In November 2007, the case manager was informed of NYSDEC Spill Number 9911504, in which contaminated soils were discovered during a utility excavation, at the intersection of Moore and White Streets. The NYSDEC suspected that this contamination may have been caused by the subject property based on groundwater flow direction, which had yet to be determined. The case manager asked RND to return to the site to create a more accurate map of the subject property and the location of the former tank relative to the intersection.

The results of the January 2008 monitoring report was reviewed by the case manager, and revealed that VOC levels in all on-site wells were below 100 parts per billion (ppb), similar to previous sampling results.

At the request of the NYSDEC, GF conducted subsurface investigations in 2011 consisting of advancement of soil borings and installation of groundwater monitoring wells in the vicinity of the former diesel UST. Based on the results of the subsurface investigations, NYSDEC closed Spill No. on June 9, 2011.

Included in the EDR report detail for the subject property was a section describing the water main installation carried out by the New York City Department of Design and Construction (NYCDDC). The case manager reviewed all previous documents from DDC regarding the soil investigation as part of new water main installation in 2000/2001. The subsurface investigation report stated that four (4) soil borings were installed to fifteen (15) feet below ground surface (bgs), and five (5) soil samples were collected. Monitoring wells were installed at all four (4) borings. Sample results revealed contamination of soil by Semi-Volatile Organic Compounds (SVOCs) and contamination of groundwater by Volatile Organic Compounds (VOCs). The NYSDEC issued Spill No. 9911504 due to the contamination found under the sidewalk and White Street. NYSDEC suspected that the contamination may have been originated from a former gasoline UST on the subject property and issued Spill No. 1100020 on April 1, 2011.

GF advanced three soil borings and six monitoring wells at the northwest corner of Moore Street and White Street and submitted a field investigation report in February 2011 to address NYSDEC's concerns regarding Spill No. 1100020. GF's report concluded that the gasoline contamination was discovered above the water table and could not have been caused by a release from the subject property. NYSDEC did not agree with the conclusion and stated that the release may have been caused by a remote fill on White Street at the subject property. NYSDEC required further investigation/remediation. Cooper entered into a stipulation agreement with NYSDEC in December 2011. GF conducted in-situ remediation in the vicinity of the former gasoline UST in September 2012 and has conducted three groundwater monitoring events. Investigation and remediation are on-going.

The EDR database search revealed the presence of regulated sites within the specified ASTM search radii as follows:

- One (1) Resource Conservation and Recovery Act (RCRA) Corrective Action Activity (CORRACTS) List site is located within the ASTM minimum search distance of 1-mile from the subject property. This site has been remediated and removed from the CORRACTS List. It is unlikely that this site has impacted environmental conditions at the subject property.

- Four (4) RCRA Large Quantity Generators of Hazardous Waste within the ASTM minimum search distance of ¼-mile from the subject property. These sites are located hydraulically down- or cross-gradient of the subject property and do not have the potential to impact environmental conditions at the subject property.
- Two (2) RCRA Small Quantity Generators of Hazardous Waste within the ASTM minimum search distance of ¼-mile from the subject property. These sites are located hydraulically down- or cross-gradient of the subject property and do not have the potential to impact environmental conditions at the subject property.
- Three (3) RCRA Conditionally-Exempt Small Quantity Generators of Hazardous Waste within the ASTM minimum search distance of ¼-mile from the subject property. Two of these sites are located hydraulically down- or cross-gradient of the subject property and do not have the potential to impact environmental conditions at the subject property. One site, NYCHA-Bushwick Houses is located hydraulically upgradient of the subject property but has no violations listed, therefore it is not likely to have impacted environmental conditions at the subject property.
- One (1) New York State Hazardous Waste Site is located within the ASTM minimum search distance of 1-mile from the subject property. This site is located hydraulically cross-gradient of the subject property and does not have the potential to impact environmental conditions at the subject property.
- Five (5) Solid Waste Facilities are located within the ASTM minimum search distance of $^{1}/_{2}$-mile of the subject property. These sites are located hydraulically down- or cross-gradient of the subject property and do not have the potential to impact environmental conditions at the subject property.
- Thirty-six (36) Leaking Storage Tank sites are located within the ASTM minimum search distance of ½-mile from the subject property. Thirty-three (33) of these sites have had their spill cases closed by NYSDEC and it is unlikely that these sites have impacted environmental conditions at the subject property. Three (3) of these spill case sites have not been closed by the NYSDEC. One of these open spill case sites is located hydraulically downgradient of the subject property and does not have the potential to impact environmental conditions at the subject property. A site identified as Conway/Empty Building – TTF, was issued NYSDEC Spill No. 1215990 on March 1,

2013 due to a failed tightness test on a No. 2 fuel oil UST. A site identified as Sumner Houses was issued NYSDEC Spill No. 9505222 on July 28, 1995 due to a failed tightness test on a No. 2 fuel oil UST. The spill cases at the Conway/Empty Building – TTF and Sumner Houses sites remain open and these sites have the potential to impact environmental conditions at the subject property.

- Twenty-two (22) UST sites are located within the ASTM minimum search distance of ¼-mile from the subject property. Twenty (20) of these sites are located hydraulically down- or cross-gradient of the subject property and do not have the potential to impact environmental conditions at the subject property. A site identified as Arba Gas Inc. previously operated two gasoline and one diesel USTs. All three tanks are documented as closed by NYSDEC. No spill cases are documented for this property. A site identified as Jaswick Mart, Inc. currently operates two double-walled gasoline USTs with electronic leak detection systems. Three former gasoline tanks were documented as removed in 1998. There are no NYSDEC spill cases associated with this site.
- One (1) Major Oil Storage Facility is located within the ASTM minimum search distance of ½-mile from the subject property. This site is located hydraulically downgradient of the subject property and does not have the potential to impact environmental conditions at the subject property.
- Seventeen (17) Aboveground Storage Tank (AST) sites are located within the ASTM minimum search distance of ¼-mile from the subject property. These sites are located hydraulically down- or cross-gradient of the subject property and do not have the potential to impact environmental conditions at the subject property.
- One (1) Chemical Bulk Storage facility is located within the ASTM minimum search distance of ¼-mile from the subject property. This site is located hydraulically cross-gradient of the subject property and does not have the potential to impact environmental conditions at the subject property.
- Two (2) NYSDEC Environmental Remediation sites with Engineering Controls are located within the ASTM minimum search distance of ½-mile from the subject property. These sites are located hydraulically down- or cross-gradient of the subject property and do not have the potential to impact environmental conditions at the subject property.

- Two (2) NYSDEC Environmental Remediation sites with Institutional Controls are located within the ASTM minimum search distance of ½-mile from the subject property. These sites are located hydraulically down- or cross-gradient of the subject property and do not have the potential to impact environmental conditions at the subject property.
- Four (4) NYSDEC Brownfield and/or Voluntary Cleanup Program sites are located within the ASTM minimum search distance of $^1/_2$-mile from the subject property. These sites are located hydraulically down- or cross-gradient of the subject property and do not have the potential to impact environmental conditions at the subject property.
- One (1) Registered Recycling Facility is located within the ASTM minimum search distance of ½-mile from the subject property. This site is located hydraulically cross-gradient of the subject property and does not have the potential to impact environmental conditions at the subject property.
- Two (2) NYSDEC IHWS sites are located within the ASTM minimum search distance of 1-mile from the subject property. These sites are located hydraulically down- or cross-gradient of the subject property and do not have the potential to impact environmental conditions at the subject property.
- Twenty-three (23) NYSDEC Spills sites are located within the ASTM minimum search distance of 1/8-mile from the subject property. One of the spill cases remains open. Four (4) Active Tank Test Failure sites are located within the ASTM minimum search distance of $^1/_2$-mile of the subject property. Although this site is located hydraulically cross-gradient of the subject property, NYSDEC has stated that they believe this petroleum spill possibly may have originated at the subject property.
- Two (2) Hazardous Substance Waste Disposal Sites are located within the ASTM minimum search distance of $^1/_2$-mile from the subject property. These sites are located hydraulically down- or cross-gradient of the subject property and do not have the potential to impact environmental conditions at the subject property.

2.8.2 Regulatory File Review

Freedom of Information Law (FOIL) requests were sent to the New York State Department of Environmental Conservation (NYSDEC) New York City Department of Health and Mental

Hygiene (NYCDOHMH), New York State Department of Health (NYSDOH), New York City Fire Department Public Records Unit – Tanks Section, the United States Environmental Protection Agency, and the New York City Department of Consumer Affairs. Copies of FOIL requests are included in **Appendix F**. The agencies usually take six to eight weeks to process FOIL requests. Any relevant responses will be reviewed and forwarded upon receipt.

3.0 FINDINGS

Recognized Environmental conditions (RECs) are conditions indicative of releases and threatened releases of hazardous substances on, at, in, or to the subject property. Historical environmental conditions include conditions that would have been considered environmental conditions in the past, but may or may not be currently considered an environmental condition. These terms are not meant to include *de minimus* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of enforceable action if brought to the attention of appropriate government agencies.

The following *recognized environmental conditions* were identified during this Phase I ESA:

1. The subject property has an open New York State Department of Environmental Conservation (NYSDEC) spill case (Spill No. 1100020) associated with a former gasoline underground storage tank (UST) that may have impacted soil and groundwater at the property. This spill case is still open, undergoing remediation and therefore represents a *recognized environmental condition* with respect to the subject property.
2. A petroleum spill (NYSDEC Spill No. 0751350) was discovered to the southeast of the subject property at 236 Moore Street, southeast of the intersection of Moore and White Street. Although this site is hydraulically cross-gradient of the subject property, the NYSDEC has stated that possibly the spill originated at the subject property. This spill case is still active and is considered a *recognized environmental condition*.
3. Two NYSDEC leaking storage tank sites with open spill cases are located hydraulically upgradient of the subject property. A site identified as Conway/Empty Building – TTF was issued NYSDEC Spill No. 1215990 on March 1, 2013 due to a failed tightness test on a No. 2 fuel oil UST. A site identified as Sumner Houses was issued NYSDEC Spill No. 9505222 on July 28, 1995 due to a failed tightness test on a No. 2 fuel oil UST. The spill cases at the Conway/Empty Building – TTF and Sumner Houses sites remain open and these sites have the potential to impact environmental conditions at the subject property. These sites are considered *recognized environmental conditions*.

The following *historical environmental conditions* (HECs) were identified during this Phase I ESA:

1. A diesel UST formerly located in the southwest portion of the on-site building was present since circa 1951. This UST was removed by RND Services Inc. (RND) in 2004. The subsequent remedial excavation conducted during the removal was bound by the southern wall of the building and was approximately 20 by 20 feet in area. Lightly impacted residual material in the subsurface was determined to be associated with typical urban fill conditions common in New York City. Data collected by RND during their groundwater sampling events indicate that groundwater around the former tank grave has naturally attenuated there are no detrimental effects on groundwater quality associated with the former UST. Further testing by GF in November 2010 and January 2011 concluded that groundwater in the proximity of this former UST area does not require further investigation or remedial action. NYSDEC Spill No. 0312904 associated with the tank was closed on July 6, 2011. As such, this former UST area is considered a *historical environmental condition*.

The following *de minimis* concerns were observed:

1. Due to the presence of several types of paint, paint thinners, coatings, welding materials, and other potentially hazardous materials, there is the potential for chemical releases. The paved surfaces of the subject property are in poor condition. There are cracks and fissures throughout all paved portions. These openings in the pavement provide potential pathways for contaminants to infiltrate below the building's slab-on-grade foundation, driveway, and outdoor yard. The potential for releases and the poor condition of the floor surfaces of the subject property are considered a *de minimis* concern.

2. .Low concentrations of SVOCs present at the northeast portion of the site exceeded NYSDEC CP-51SCOs for petroleum impacted soil and are indicative of the historic urban fill. These low level SVOC concentrations are consistent with the documented historic urban fill present throughout the subject property. The presence of such SVOCs at low concentrations is indicative of urban fill materials which are ubiquitously present

in the entire New York City area. As such, the presence of low concentrations of SVOCs associated with urban fill is considered to represent a *de minimis* concern.

3. The surrounding properties have been used for commercial/industrial purposes including automotive repair, metal plating, service stations, dry cleaners, and lumberyards, for decades. Possible releases of hazardous materials or petroleum products associated with these activities have the potential to impact environmental conditions at the subject property and are considered to represent a *de minimis* concern.

4.0 CONCLUSIONS AND RECOMMENDATIONS

1. The groundwater data presented the three post-remedial injection groundwater monitoring reports shows that the injection strategy was successful in substantially reducing target COCs on site. Furthermore, documentation presented from previous investigations conducted by GF on behalf of Cooper and current groundwater analytical data from offsite well MW-SE-8 provide evidence of an off-site source of petroleum contamination, not yet remediated, that continues to impact groundwater quality on White Street adjacent to Cooper. Cooper has demonstrated that other than the Sanborn map illustrating a pre-1981 historical presence of an UST no such petroleum source exists on its property nor has Cooper ever stored/used gasoline since their property ownership. GF recommends continued petitions to NYSDEC to close Spill No. 1100020.
2. Investigative and remedial activities associated with off-site NYSDEC Spill No. 0751350 should be continuously reviewed via FOIL requests to NYSDEC to keep abreast of the status of these efforts and to identify data in these documents that can help prove that there are no current or former on-site sources for this spill on the subject property.

5.0 REFERENCES

- ASTM, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM Standard E 1527-05, 2005.
- Environmental Data Resources, *Radius Map with GeoCheck®: 215 Moore Street, Brooklyn, NY 11206*.
- Environmental Data Resources, *Aerial Photographs.*
- Environmental Data Resources, *Topographic Maps.*
- Environmental Data Resources, *City Directory Search.*
- Environmental Data Resources, *Sanborn Fire Insurance Maps.*
- Kings County Records Viewer, *215 Moore Street, Brooklyn, NY 11206*.
- United States Department of Agriculture, *General Soil Map - Soil Survey of Kings County, New York.*
- Cooper Tank and Welding Corp., UST Closure Report, *RND Services Inc., February 2004.*
- Cooper Tank and Welding Corp., Groundwater Collection Report, *RND Services Inc., May 2006.*
- Cooper Tank and Welding Corp., 1st Groundwater Sampling Report, *RND Services Inc., November 2006.*
- Cooper Tank and Welding Corp., 2nd Groundwater Sampling Report, *RND Services Inc., April 2007.*
- Cooper Tank and Welding Corp., 3rd Groundwater Sampling Report, *RND Services Inc., October 2007.*
- Cooper Tank and Welding Corp., Sensitive Receptor Survey, *RND Services Inc., March 2010.*
- Cooper Tank and Welding Corp., Phase I ESA, *Gannett Fleming Engineers, P.C., September 2010.*
- Cooper Tank and Welding Corp., Investigation Work Plan, NYSDEC Spill Case 0312904, *Gannett Fleming Engineers, P.C., September 2010.*

- Cooper Tank and Welding Corp., Phase II ESI, *Gannett Fleming Engineers, P.C., February 2011.*
- Cooper Tank and Welding Corp., Field Investigation Report, *Gannett Fleming Engineers, P.C., February 2011.*
- Cooper Tank and Welding Corp., Supplemental Field Investigation Report, NYSDEC Spill Case 0312904, *Gannett Fleming Engineers, P.C., May 2011.*
- Cooper Tank and Welding Corp., Investigation Work Plan, Revision 1, NYSDEC Spill Case 1100020, *Gannett Fleming Engineers, P.C., May 2011.*
- Cooper Tank and Welding Corp., Lot 47 Field Investigation Report, NYSDEC Spill Case 1100020, *Gannett Fleming Engineers, P.C., August 2011.*
- NYSDEC Stipulation Agreement and Corrective Action Plan, January 20, 2011, for NYSDEC Spill No. 1100020.
- Cooper Tank and Welding Corp., Remedial Actionn Work Plan, NYSDEC Spill Case 1100020, *Gannett Fleming Engineers, P.C., May 2012.*
- Cooper Tank and Welding Corp., Status Report, Completion of Remedial Action, NYSDEC Spill Case 1100020, *Gannett Fleming Engineers, P.C., November 2012.*
- Cooper Tank and Welding Corp., Final Quarterly Post-Remediation Performance Monitoring Letter Report, NYSDEC Spill Case 1100020, *Gannett Fleming Engineers, P.C., June 2013.*
- Cooper Tank and Welding Corp., Third Quarterly Post-Remediation Performance Monitoring Letter Report, NYSDEC Spill Case 1100020, *Gannett Fleming Engineers, P.C., October 2013.*

6.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONAL(S)

This Phase I Environmental Site Assessment has been prepared by the following environmental professionals and is true and accurate to the best of their knowledge:

Robert M. Bennett
Environmental Scientist

Vincent Frisina, P.E.
Vice President, Director of Environmental Services

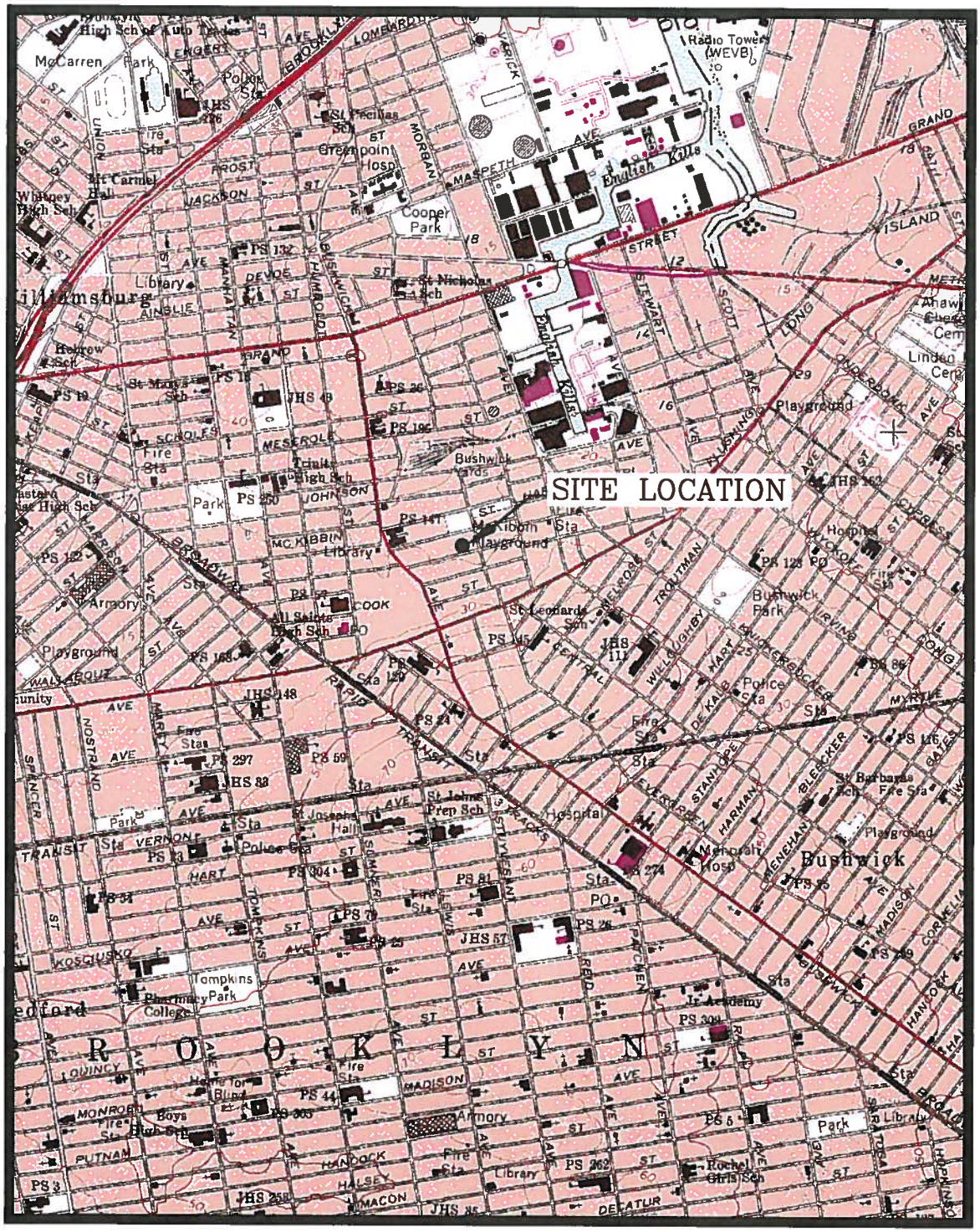
FIGURES

Gannett Fleming

FIGURE 1

215 MOORE STREET

BROOKLYN, NEW YORK



SCALE 1"=2000'

U.S.G.S.7.5 MINUTE QUADRANGLE
BROOKLYN, NEW YORK

LOCATION MAP

PLOT 10/16/2013

GANNETT FLEMING ENGINEERS, P.C.
100 Crossways Park Drive West
Suite 300
Woodbury, NY 11797

Office: (516) 671-4140
Fax: (516) 921-1565
Internet:www.gannettfleming.com

January 29, 2014
Project # 53319.008

Ainura Doronova, Environmental Engineer 1
New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 2
47-40 21st Street
Long Island City, NY 11101-5407

Re: Fourth Quarterly Post-Remediation Performance Monitoring Letter Report
NYSDEC Spill No. 1100020
Cooper Tank and Welding Corporation
225 Moore Street, Brooklyn, NY

Dear Ms. Doronova:

Gannett Fleming Engineers, P.C. (GF), on behalf of Cooper Tank and Welding Corporation (Cooper), has prepared this Final Quarterly Post-Remediation Performance Monitoring Letter Report (Final Report) to document and summarize the groundwater analytical results from the post-remedial groundwater performance monitoring program which followed completion of the remedial injection program (remedy) implemented at Cooper, 225 Moore Street, Brooklyn, New York (the "Site") from September 17 through September 28, 2012. This report evaluates the concentration trends of Constituents of Concern (COC's) at Cooper through four quarterly groundwater sampling events following completion of the remedy. Performance monitoring was conducted in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plan (RAWP) dated May, 2012 and the letter from NYSDEC, dated 8/13/2013, requesting two additional monitoring events. This Final Report follows submittal of the *11/14/2012 Status Report,* the *6/7/2013 Second Quarterly Post-Remediation Performance Monitoring Letter Report*, and the *10/22/2013 Third Quarterly Post-Remediation Performance Monitoring Letter Report* prepared by GF.

Background Summary- Baseline Analysis and Remedial Injection

Groundwater samples were collected from four on-site monitoring wells (MW-SE-7, MW-SE-9, MW-SE-11, and MW-SE-12) and off-site MW-SE-8 on the sidewalk to the east of Lot 47 and laboratory analyzed for the volatile organic compounds (VOC's) listed in Table 2 of CP-51 SCG, by USEPA Method 8260 to provide a baseline reference for determination of the effectiveness of the remedy. Baseline groundwater sampling was performed on August 7, 2012 and all analytical results from the baseline analysis were transmitted electronically on August 29, 2012 to NYSDEC. Reported analytical concentrations from the August 7, 2012 baseline groundwater sampling are summarized in Table 1.

The NYSDEC accepted remedial action consisted of the subsurface injection of 2,400 gallons of RegenOx solution and 1,150 gallons of ORC® Advanced solution via 45+ injection points that required extensive hand-clearing due to safety considerations in a complex and cumbersome utility grid. This remedy was successfully implemented to the best practicable extent and applied in accordance with manufacturer's specifications.

Figure 1 illustrates the injection program completed on Site, as detailed in the November 14, 2012 Status Report previously transmitted to NYSDEC.

Performance Monitoring Summary

As detailed in the RAWP, performance monitoring was conducted to evaluate the effectiveness of the remedial action described above. The first quarterly performance monitoring event was conducted on January 8, 2013, approximately three months after completion of the remedy. The second quarterly performance monitoring event was conducted on April 18, 2013, approximately six months after completion of the remedy. As per the 8/13/2013 request of NYSDEC, a third quarterly performance monitoring event was conducted on September 25, 2013, approximately eleven months after completion of the remedy, and a fourth quarterly performance monitoring event was conducted on December 20, 2013, approximately fourteen months after completion of the remedy. Groundwater samples during the 1/8/2013 and 4/18/2013 groundwater monitoring events were collected from the four on-site monitoring wells (MW-SE-7, MW-SE-9, MW-SE-11, and MW-SE-12) and off-site monitoring well MW-SE-8. As requested by NYSDEC, groundwater samples during the 9/25/2013 and 12/20/2013 groundwater monitoring events were collected from two on-site monitoring wells (MW-SE-7 and MW-SE-9) and off-site monitoring wells MW-SE-6 and MW-SE-8. Groundwater samples were laboratory analyzed for the VOC's listed in Table 2 of CP-51 SCG, by USEPA Method 8260. Free product had not been detected on or off-site in any of the historical investigations conducted by GF, was not detected during baseline sampling, and was not detected during the four post-remedial groundwater monitoring events.

Groundwater results from all four quarterly monitoring events and the baseline sampling event are presented and summarized in Table 1. Analytical results were compared to the concentrations of VOC's measured in the August 7, 2012 baseline analysis. The full laboratory report for the most recent 12/20/2013 event is included as Attachment 1. The full laboratory report from the previous sampling events was transmitted to NYSDEC during submittal of the Final Quarterly Groundwater Monitoring Letter Report dated June 7, 2013 and during submittal of the Third Quarterly Groundwater Monitoring Letter Report dated October 22, 2013.

Post-Remedial Data Evaluation

As detailed in Table 1 and plotted on attached Figures 2 through 4, post-remedial groundwater data supports the following conclusions:

- Groundwater analytical results from MW-SE-7 within the primary Area Of Concern (AOC-1) demonstrate a 100% reduction in Benzene (3,300 µg/L in August 2012 to non-detect in December 2013), 99% reduction in Benzene, Toluene, Ethylbenzene, and total Xylenes

(BTEX) compounds (11,290 µg/L in August 2012 to 49 µg/L in December 2013), and 99% reduction in total VOC's (14,746 µg/L in August 2012 to 106 µg/L in December 2013).

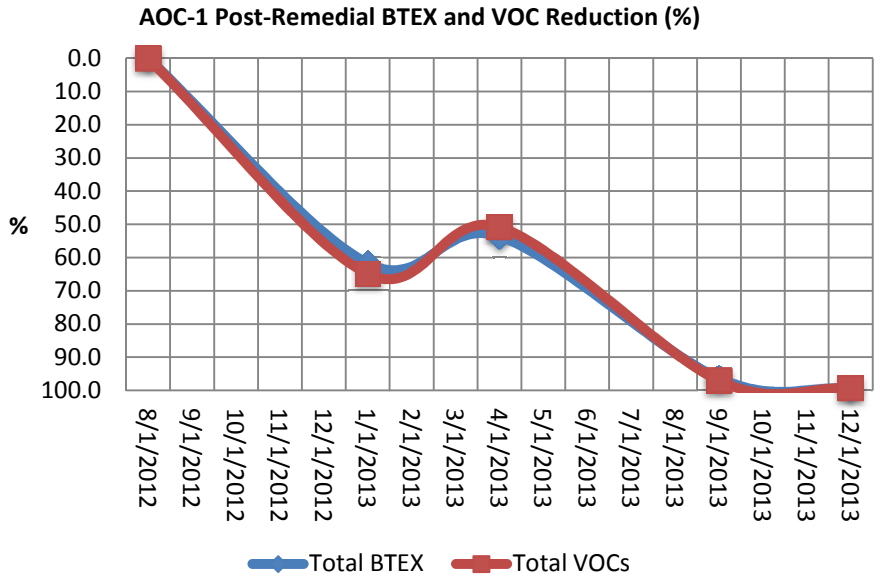


Figure 2.

Concentrations of Total BTEX and Total VOCs in AOC-1 plotted from 8/7/2012 through 12/20/2013 demonstrating a sharp and steady decreasing trend of COCs in AOC-1 since completion of the remedy.

- Groundwater analytical results from on-site monitoring wells required for sampling during the 9/25/2013 and 12/20/2013 monitoring events (MW-SE-7 and MW-SE-9) representing AOC-1 and AOC-2 demonstrate a 98% reduction in Benzene (3,440 µg/L in August 2012 to 75 µg/L in December 2013), 99% reduction in BTEX compounds (11,458 µg/L in August 2012 to 138.8 µg/L in December 2013), and 98% reduction in total measured VOC's (15,290 µg/L in August 2012 to 263.1 µg/L in December 2013).

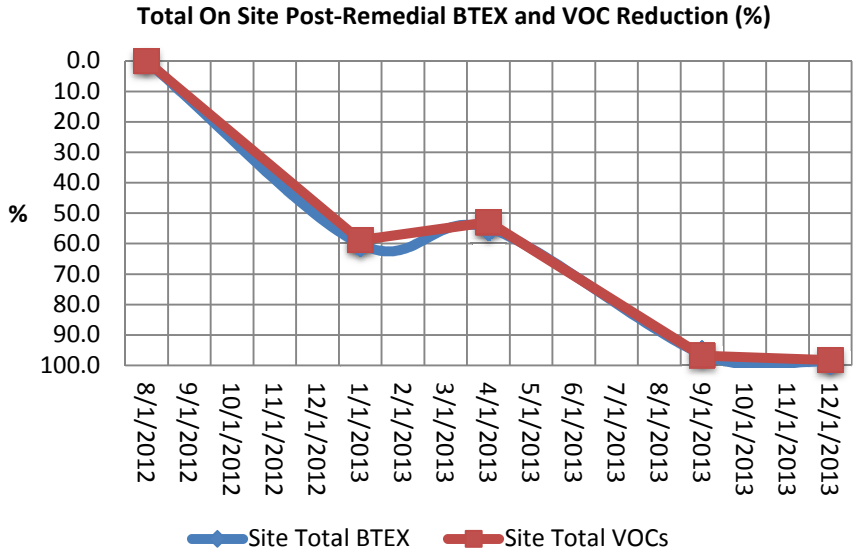


Figure 3.

Concentrations of Total BTEX and Total VOCs measured from all on-site monitoring wells in AOC-1 and AOC-2 plotted from 8/7/2012 through 12/20/2013 demonstrating a sharp and steady decreasing trend of COCs on site since completion of the remedy.

- Groundwater analytical results from offsite monitoring well MW-SE-8 demonstrated a 71% reduction in Benzene (700 µg/L in August 2012 to 200 µg/L in December 2013), 77% reduction in BTEX compounds (1,041 µg/L in August 2012 to 235 µg/L in December 2013), and 86% reduction in total measured VOC's (1,972 µg/L in August 2012 to 264 µg/L in December 2013).

- Levels of Dissolved Oxygen (DO) and Oxidation-reduction potential (ORP) in AOC-1 sharply increased following completion of the remedy and remain elevated, indicating that conditions on site are favorable for continued aerobic biodegradation of COC's.

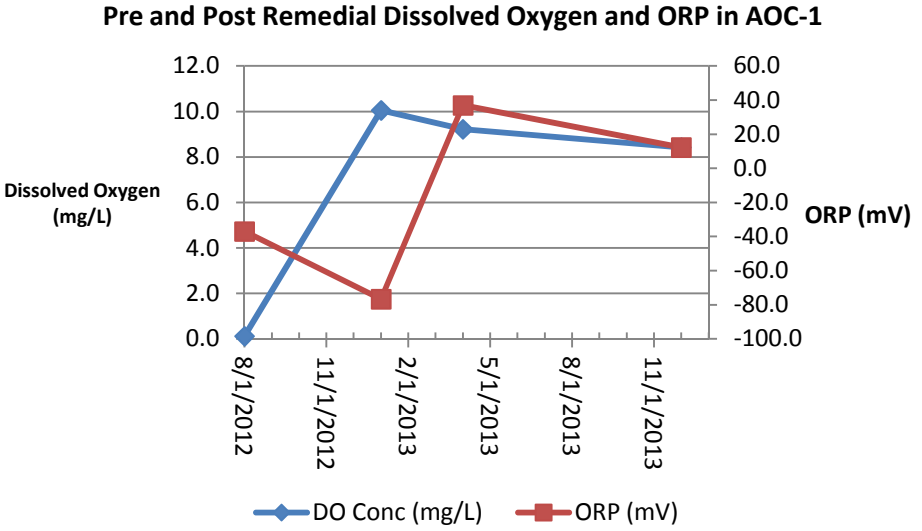


Figure 4.

Levels of DO and ORP in AOC-1 plotted from 8/7/2012 through 12/20/2013. DO and ORP are important site indicators for bioremediation. On- site concentrations of these two parameters demonstrate that conditions on site are favorable for continued aerobic biodegradation of target COC's since implementation of the remedy.

Conclusions and Recommendations

The groundwater data presented herein demonstrates that the injection strategy was successful in substantially reducing target COC's on and offsite, and creating groundwater conditions that are favorable for aerobic biodegradation of target COC's. Documentation presented from previous investigations conducted by GF on behalf of Cooper provided evidence of an offsite source of petroleum contamination that has impacted groundwater quality on White Street adjacent to Cooper. Cooper has demonstrated that other than the Sanborn map illustrating a pre-1981 historical presence of an UST, no such petroleum source exists on its property nor has Cooper ever stored/used gasoline since their property ownership.

Based on the best practical efforts completed by Cooper to remediate groundwater quality within Lot 47 of 225 Moore Street and the substantial improvement in groundwater quality on and off-site demonstrated in this report, GF concludes that no further investigation or remedial action for these soils or groundwater is warranted by Cooper. GF is requesting that no further action be

required by Cooper for conditions associated with Spill # 1100020 and that this Spill case be closed as it relates to Cooper.

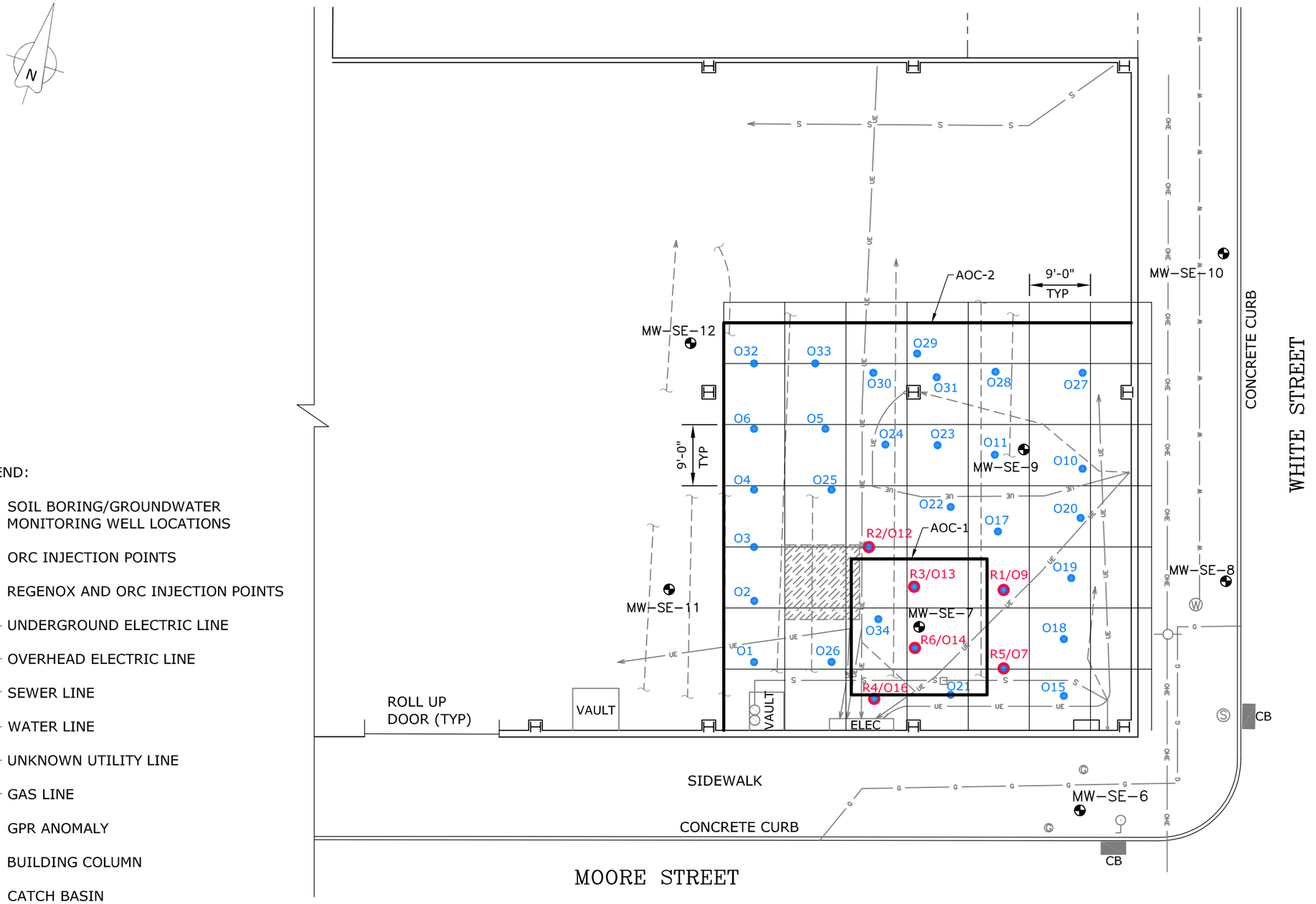
We are available at your convenience to further discuss these findings and conclusions. Please contact us if you have any questions or require further clarification.

Very truly yours,

GANNETT FLEMING ENGINEERS, P.C.

VINCENT FRISINA, P.E.
Vice President/Director of Environmental Services

cc: David Hillcoat – Cooper Tank and Welding Corp.
F. Inyard, P.E. (GF)



LEGEND:

- SOIL BORING/GROUNDWATER MONITORING WELL LOCATIONS
- O1 ORC INJECTION POINTS
- REGENOX AND ORC INJECTION POINTS
- UE UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- S SEWER LINE
- W WATER LINE
- UNKNOWN UTILITY LINE
- G GAS LINE
- GPR ANOMALY
- BUILDING COLUMN
- CB CATCH BASIN
- ELEC ELECTRIC PANEL
- STREET LIGHT
- AOC AREA OF CONCERN

0 8 32

SCALE: 1/16" = 1'-0"

REMEDIAL INJECTION POINTS

COOPER TANK & WELDING CORP.
215 MOORE STREET, BROOKLYN, NY

TABLE 1
SUMMARY OF WATER SAMPLE RESULTS
CP-51 LIST VOLATILE ORGANIC COMPOUNDS

COOPER TANK
225 MOORE STREET
BROOKLYN, NEW YORK

SAMPLE ID:	MW SE-11		MW SE-11		MW SE-11		MW SE-6		MW SE-6	
SAMPLE TYPE:	Water		Water		Water		Water		Water	
SAMPLE DATE:	8/7/2012		1/8/2013		4/18/2013		9/25/2013		12/20/2013	
GC/MS VOA (ppb) - 8260B										
1,2,4-Trimethylbenzene	4.8		1.1		1.0	U	13		1.9	
1,3,5-Trimethylbenzene	1.6		1.0	U	1.0	U	3.2		1	U
Benzene	80		17		22		17		2.6	
Ethylbenzene	3.8		1.0	U	1.0	U	11		13	
Isopropylbenzene	3.2		1.2		1.3		10		28	
m+p Xylene	13		3.2		3.4		24		6.2	
Methyl tert-Butyl Ether	0.35	U	1.0	U	1.0	U	2	U	1	U
Naphthalene	1.1		2	U	2.0	U	9.5		2.9	
n-Butylbenzene	0.71	J	1.0	U	1.0	U	3.9		11	
n-Propylbenzene	4.1		1.2		1.2		19		62	
o-Xylene	2.4		1.0	U	1.0	U	6.3		1.3	
p-Isopropyltoluene	0.43	U	1.0	U	1.0	U	2	U	2.4	
sec-Butylbenzene	0.46	U	1.0	U	1.0	U	2.3		7.6	
tert-Butylbenzene	0.44	U	1.0	U	1.0	U	2	U	1	U
Toluene	4.1		1.0	U	1.0	U	3.1		1	U
Total BTEX	103.3		20.2		25.4		61.4		23.1	
TOTAL VOCs	118.1		23.7		27.9		122.3		138.9	

SAMPLE ID:	MW SE-9		MW SE-9		MW SE-9		MW SE-9		MW SE-9	
SAMPLE TYPE:	Water		Water		Water		Water		Water	
SAMPLE DATE:	8/7/2012		1/8/2013		4/18/2013		9/25/2013		12/20/2013	
1,2,4-Trimethylbenzene	2.1		67		10	U	2.2		3.2	
1,3,5-Trimethylbenzene	1.3		27		11		2	U	1.1	
Benzene	140		160		10	U	26		75	
Ethylbenzene	11		48		10	U	2	U	4.2	
Isopropylbenzene	110		130		10	U	4.5		16	
m+p Xylene	7.6		66		20	U	4	U	4.4	
Methyl tert-Butyl Ether	0.35	U	10	U	10	U	2	U	1	U
Naphthalene	3.6		58		20	U	7.7		2.1	
n-Butylbenzene	39		160		10	U	2.2		6	
n-Propylbenzene	190		360		10	U	5.5		35	
o-Xylene	2.7		13		10	U	2	U	2.4	
p-Isopropyltoluene	0.88	J	10	U	10	U	2	U	1	U
sec-Butylbenzene	28		78		10	U	2	U	3.9	
tert-Butylbenzene	1.7		10	U	10	U	2	U	1	U
Toluene	6.7		24		10	U	2	U	3.8	
Total BTEX	168		311		ND		26		89.8	
TOTAL VOCs	543.7		1191		11		48.1		157.1	
									138.8	

SAMPLE ID:	MW SE-12		MW SE-12		MW SE-12		MW SE-7		MW SE-7		MW SE-7		MW SE-7		MW SE-7	
SAMPLE TYPE:	Water		Water		Water		Water		Water		Water		Water		Water	
SAMPLE DATE:	8/7/2012		1/8/2013		4/18/2013		8/7/2012		1/8/2013		4/18/2013		9/25/2013		12/20/2013	
1,2,4-Trimethylbenzene	4.5		1.0	U	1.0	U	2000	D	480		1000		11.0		4.0	U
1,3,5-Trimethylbenzene	1.5		1.0	U	1.0	U	540	D	110		370		2.8		57.0	
Benzene	77		1.0	U	1.0	U	3300	D	1700		1700		330.0		4.0	U
Ethylbenzene	3.6		1.0	U	1.0	U	1900	D	580		830		14.0		19.0	
Isopropylbenzene	3.1		1.0	U	1.0	U	180		50		100		3.9		4.0	U
m+p Xylene	13		2	U	2	U	5500	D	1300		2000		40		8	U
Methyl tert-Butyl Ether	0.35	U	1.0	U	1.0	U	0.35	U	25	U	50	U	1.0	U	4.0	U
Naphthalene	1.0		2	U	2	U	490	D	140		270		6.1		8	U
n-Butylbenzene	0.66	J	1.0	U	1.0	U	25		25	U	68		1.0	U	4.0	U
n-Propylbenzene	3.8		1.0	U	1.0	U	190		78		210		5.4		4.0	U
o-Xylene	2.3		1.0	U	1.0	U	380	D	290		400		13.0		30.0	
p-Isopropyltoluene	0.43	U	1.0	U	1.0	U	14		25	U	50	U	1.0	U	4.0	U
sec-Butylbenzene	0.46	U	1.0	U	1.0	U	15		25	U	50	U	1.0	U	4.0	U
tert-Butylbenzene	0.44	U	1.0	U	1.0	U	1.8		25	U	50	U	1.0	U	4.0	U
Toluene	4		1.0	U	1.0	U	210	D	450		310		14.0		4.0	U
Total BTEX	99.9		ND		ND		11290		4320		5240		411		49.0	
TOTAL VOCs	114.5		ND		ND		14746.15		5178		7258		440.2		106.0	
															263.1	

SAMPLE ID:	MW SE-8		MW SE-8		MW SE-8		MW SE-8		MW SE-8		SITE TOTAL	SITE TOTAL	SITE TOTAL	SITE TOTAL	SITE TOTAL
SAMPLE TYPE:	Water		Water		Water		Water		Water		Water	Water	Water	Water	Water
SAMPLE DATE:	8/7/2012		1/8/2013		4/18/2013		9/25/2013		12/20/2013		8/7/2012	1/8/2013	4/18/2013	9/25/2013	12/20/2013
1,2,4-Trimethylbenzene	500	D	220		220		280.0		6.6						
1,3,5-Trimethylbenzene	71		49		52		68.0		5.0						
Benzene	700	D	450		570		3400.0		200.0		3597	1877	1722	356	75
Ethylbenzene	190		110		120		330.0		9.7						
Isopropylbenzene	10.0		76		86		55.0		3.2						
m+p Xylene	110		66		91		880		16						
Methyl tert-Butyl Ether	0.35	U	5	U	10	U	10.0	U	1.0	U					
Naphthalene	59		44		62		67		3.6						
n-Butylbenzene	25		28		23		20.0		2.1						
n-Propylbenzene	150		130		140		82.0		4.4						
o-Xylene	10		8.8		16		300.0		3.7						
p-Isopropyltoluene	17		17		15		11.0		4.7						
sec-Butylbenzene	11		11		10	U	10.0	U	1.0	U					
tert-Butylbenzene	2.1		5	U	10	U	10.0	U	1.0	U					
Toluene	31		27		30		270.0		5.3						
Total BTEX	1041		662		827		5180		235		11661	4651	5265	437	139
TOTAL VOCs	1972		1237		1425		5763		264		15522	6393	7297	488	263.1

SAMPLE ID DATE	MW SE-11 1/8/2013	MW SE-11 4/18/2013	MW SE-9 1/8/2013	MW SE-9 4/18/2013	MW SE-9 9/25/2013	MW SE-9 12/20/2013	MW SE-12 1/8/2013	MW SE-12 4/18/2013	MW SE-7 1/8/2013	MW SE-7 4/18/2013	MW SE-7 9/25/2013	MW SE-7 12/20/2013	MW SE-8 1/8/2013	MW SE-8 4/18/2013	MW SE-8 9/25/2013	MW SE-8 12/20/2013	*SITE TOTAL (MW-SE7 and MW-SE9)* *12/20/2013*
Total BTEX CONCENTRATION CHANGE (+/-%)	-80.45	-75.41	85.12	-100.00	-84.52	-46.55	-100.00	-100.00	-61.74	-53.59	-96.36	-99.57	-36.43	-20.58	397.60	-77.45	-98.79
Total Benzene CONCENTRATION CHANGE (+/-%)	-78.75	-72.50	14.29	-100.00	-81.43	-46.43	-100.00	-100.00	-48.48	-48.48	-90.00	-100.00	-35.71	-18.57	385.71	-71.43	-97.82
TOTAL MEASURED VOCs CONCENTRATION CHANGE (+/-%)	-79.93	-76.38	119.05	-97.98	-91.15	-71.11	-100.00	-100.00	-64.89	-50.78	-97.01	-99.28	-37.29	-27.74	192.23	-86.60	-98.28

Notes:
Site total concentrations through 4/18/13 include measured analytical concentrations in all wells except offsite well MW-8
Site total concentrations for 9/25/13 and 12/20/13 include measured analytical concentrations in wells MW-SE7 and MW-SE9, as required by NYSDEC
Monitoring well MW-SE6 had not been required for baseline and post remedial sampling, therefore baseline sampling data does not exist for MW-SE6

-	Indicates a percent-reduction in concentration from the August 2012 baseline event
J	Indicates an estimated value.
U	Analyzed for but not detected.
ND	Not Detected
µg/L	Micrograms per liter
(shaded)	Shaded areas indicate August 2012 Baseline Sampling Event

ATTACHMENT 1

LABORATORY REPORT FOR 12/20/2013 SAMPLING EVENT

con-test®
ANALYTICAL LABORATORY
39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

January 2, 2014

Scott Narod
Gannett Fleming - NY
100 Crossways Park West, Suite 300
Woodbury, NY 11797

Project Location: 053319 - Cooper/Brooklyn
Client Job Number:
Project Number: 53319.009
Laboratory Work Order Number: 13L0842

Enclosed are results of analyses for samples received by the laboratory on December 20, 2013. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

James M. Georgantas
Project Manager

39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Gannett Fleming - NY
100 Crossways Park West, Suite 300
Woodbury, NY 11797
ATTN: Scott Narod

REPORT DATE: 1/2/2014

PURCHASE ORDER NUMBER:

PROJECT NUMBER: 53319.009

ANALYTICAL SUMMARY

WORK ORDER NUMBER: 13L0842

The results of analyses performed on the following samples submitted to the CON-TEST Analytical Laboratory are found in this report.

PROJECT LOCATION: 053319 - Cooper/Brooklyn

FIELD SAMPLE #	LAB ID:	MATRIX	SAMPLE DESCRIPTION	TEST	SUB LAB
MW-6	13L0842-01	Ground Water		SW-846 8260C	
MW-SE-8	13L0842-02	Ground Water		SW-846 8260C	
MW-SE-7	13L0842-03	Ground Water		SW-846 8260C	
MW-SE-9	13L0842-04	Ground Water		SW-846 8260C	
MW-X	13L0842-05	Ground Water		SW-846 8260C	
Trip Blank	13L0842-06	Trip Blank Water		SW-846 8260C	

39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

CASE NARRATIVE SUMMARY

All reported results are within defined laboratory quality control objectives unless listed below or otherwise qualified in this report.

SW-846 8260C

Qualifications:

pH of sample (pH 9) is outside of method specified preservation criteria.

Analyte & Samples(s) Qualified:

13L0842-03[MW-SE-7]

Elevated reporting limit due to matrix interference.

Analyte & Samples(s) Qualified:

13L0842-03[MW-SE-7]

Continuing calibration did not meet method specifications and was biased on the low side for this compound. Increased uncertainty is associated with the reported value which is likely to be biased on the low side.

Analyte & Samples(s) Qualified:

Naphthalene

13L0842-03[MW-SE-7], 13L0842-04[MW-SE-9], 13L0842-05[MW-X], 13L0842-06[Trip Blank], B087753-BLK1, B087753-BS1, B087753-BSD1

The results of analyses reported only relate to samples submitted to the Con-Test Analytical Laboratory for testing.
I certify that the analyses listed above, unless specifically listed as subcontracted, if any, were performed under my direction according to the approved methodologies listed in this document, and that based upon my inquiry of those individuals immediately responsible for obtaining the information, the material contained in this report is, to the best of my knowledge and belief, accurate and complete.

Michael A. Erickson
Laboratory Director

con-test® ANALYTICAL LABORATORY
39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Project Location: 053319 - Cooper/Brooklyn | Sample Description: | Work Order: 13L0842

Date Received: 12/20/2013

Field Sample #: MW-6 | Sampled: 12/20/2013 11:14

Sample ID: 13L0842-01

Sample Matrix: Ground Water

Volatile Organic Compounds by GC/MS

Analyte	Results	RL	Units	Dilution	Flag/Qual	Method	Date Prepared	Date/Time Analyzed	Analyst
Benzene	2.6	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 13:46	EEH
n-Butylbenzene	11	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 13:46	EEH
sec-Butylbenzene	7.6	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 13:46	EEH
tert-Butylbenzene	ND	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 13:46	EEH
Ethylbenzene	13	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 13:46	EEH
Isopropylbenzene (Cumene)	28	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 13:46	EEH
p-Isopropyltoluene (p-Cymene)	2.4	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 13:46	EEH
Methyl tert-Butyl Ether (MTBE)	ND	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 13:46	EEH
Naphthalene	2.9	2.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 13:46	EEH
n-Propylbenzene	62	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 13:46	EEH
Toluene	1.0	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 13:46	EEH
1,2,4-Trimethylbenzene	1.9	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 13:46	EEH
1,3,5-Trimethylbenzene	ND	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 13:46	EEH
m+p Xylene	6.2	2.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 13:46	EEH
o-Xylene	1.3	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 13:46	EEH

Surrogates	% Recovery	Recovery Limits	Flag/Qual	
1,2-Dichloroethane-d4	91.3	70-130		12/30/13 13:46
Toluene-d8	98.6	70-130		12/30/13 13:46
4-Bromofluorobenzene	105	70-130		12/30/13 13:46

con-test® ANALYTICAL LABORATORY
39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Project Location: 053319 - Cooper/Brooklyn | Sample Description: | Work Order: 13L0842

Date Received: 12/20/2013

Field Sample #: MW-SE-8 | Sampled: 12/20/2013 12:27

Sample ID: 13L0842-02

Sample Matrix: Ground Water

Volatile Organic Compounds by GC/MS

Analyte	Results	RL	Units	Dilution	Flag/Qual	Method	Date Prepared	Date/Time Analyzed	Analyst
Benzene	200	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 14:13	EEH
n-Butylbenzene	2.1	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 14:13	EEH
sec-Butylbenzene	ND	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 14:13	EEH
tert-Butylbenzene	ND	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 14:13	EEH
Ethylbenzene	9.7	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 14:13	EEH
Isopropylbenzene (Cumene)	3.2	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 14:13	EEH
p-Isopropyltoluene (p-Cymene)	4.7	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 14:13	EEH
Methyl tert-Butyl Ether (MTBE)	ND	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 14:13	EEH
Naphthalene	3.6	2.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 14:13	EEH
n-Propylbenzene	4.4	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 14:13	EEH
Toluene	5.3	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 14:13	EEH
1,2,4-Trimethylbenzene	6.6	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 14:13	EEH
1,3,5-Trimethylbenzene	5.0	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 14:13	EEH
m+p Xylene	16	2.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 14:13	EEH
o-Xylene	3.7	1.0	µg/L	1		SW-846 8260C	12/30/13	12/30/13 14:13	EEH

Surrogates	% Recovery	Recovery Limits	Flag/Qual	
1,2-Dichloroethane-d4	91.1	70-130		12/30/13 14:13
Toluene-d8	96.4	70-130		12/30/13 14:13
4-Bromofluorobenzene	103	70-130		12/30/13 14:13

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39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

Project Location: 053319 - Cooper/Brooklyn | Sample Description: | Work Order: 13L0842

Date Received: 12/20/2013

Field Sample #: MW-SE-7 | Sampled: 12/20/2013 13:04

Sample ID: 13L0842-03

Sample Matrix: Ground Water

Sample Flags: PR-12, RL-12

Volatile Organic Compounds by GC/MS

Analyte	Results	RL	Units	Dilution	Flag/Qual	Method	Date Prepared	Date/Time Analyzed	Analyst
Benzene	ND	4.0	µg/L	4		SW-846 8260C	12/24/13	12/27/13 14:43	EEH
n-Butylbenzene	ND	4.0	µg/L	4		SW-846 8260C	12/24/13	12/27/13 14:43	EEH
sec-Butylbenzene	ND	4.0	µg/L	4		SW-846 8260C	12/24/13	12/27/13 14:43	EEH
tert-Butylbenzene	ND	4.0	µg/L	4		SW-846 8260C	12/24/13	12/27/13 14:43	EEH
Ethylbenzene	19	4.0	µg/L	4		SW-846 8260C	12/24/13	12/27/13 14:43	EEH
Isopropylbenzene (Cumene)	ND	4.0	µg/L	4		SW-846 8260C	12/24/13	12/27/13 14:43	EEH
p-Isopropyltoluene (p-Cymene)	ND	4.0	µg/L	4		SW-846 8260C	12/24/13	12/27/13 14:43	EEH
Methyl tert-Butyl Ether (MTBE)	ND	4.0	µg/L	4		SW-846 8260C	12/24/13	12/27/13 14:43	EEH
Naphthalene	ND	8.0	µg/L	4	V-05	SW-846 8260C	12/24/13	12/27/13 14:43	EEH
n-Propylbenzene	ND	4.0	µg/L	4		SW-846 8260C	12/24/13	12/27/13 14:43	EEH
Toluene	ND	4.0	µg/L	4		SW-846 8260C	12/24/13	12/27/13 14:43	EEH
1,2,4-Trimethylbenzene	ND	4.0	µg/L	4		SW-846 8260C	12/24/13	12/27/13 14:43	EEH
1,3,5-Trimethylbenzene	57	4.0	µg/L	4		SW-846 8260C	12/24/13	12/27/13 14:43	EEH
m+p Xylene	ND	8.0	µg/L	4		SW-846 8260C	12/24/13	12/27/13 14:43	EEH
o-Xylene	30	4.0	µg/L	4		SW-846 8260C	12/24/13	12/27/13 14:43	EEH

Surrogates	% Recovery	Recovery Limits	Flag/Qual	
1,2-Dichloroethane-d4	90.3	70-130		12/27/13 14:43
Toluene-d8	101	70-130		12/27/13 14:43
4-Bromofluorobenzene	102	70-130		12/27/13 14:43

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Project Location: 053319 - Cooper/Brooklyn | Sample Description: | Work Order: 13L0842

Date Received: 12/20/2013

Field Sample #: MW-SE-9 | Sampled: 12/20/2013 15:05

Sample ID: 13L0842-04

Sample Matrix: Ground Water

Volatile Organic Compounds by GC/MS

Analyte	Results	RL	Units	Dilution	Flag/Qual	Method	Date Prepared	Date/Time Analyzed	Analyst
Benzene	75	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 13:24	EEH
n-Butylbenzene	6.0	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 13:24	EEH
sec-Butylbenzene	3.9	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 13:24	EEH
tert-Butylbenzene	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 13:24	EEH
Ethylbenzene	4.2	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 13:24	EEH
Isopropylbenzene (Cumene)	16	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 13:24	EEH
p-Isopropyltoluene (p-Cymene)	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 13:24	EEH
Methyl tert-Butyl Ether (MTBE)	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 13:24	EEH
Naphthalene	2.1	2.0	µg/L	1	V-05	SW-846 8260C	12/24/13	12/27/13 13:24	EEH
n-Propylbenzene	35	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 13:24	EEH
Toluene	3.8	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 13:24	EEH
1,2,4-Trimethylbenzene	3.2	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 13:24	EEH
1,3,5-Trimethylbenzene	1.1	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 13:24	EEH
m+p Xylene	4.4	2.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 13:24	EEH
o-Xylene	2.4	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 13:24	EEH

Surrogates	% Recovery	Recovery Limits	Flag/Qual	
1,2-Dichloroethane-d4	89.4	70-130		12/27/13 13:24
Toluene-d8	102	70-130		12/27/13 13:24
4-Bromofluorobenzene	103	70-130		12/27/13 13:24

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Project Location: 053319 - Cooper/Brooklyn | Sample Description: | Work Order: 13L0842

Date Received: 12/20/2013

Field Sample #: MW-X | Sampled: 12/20/2013 15:15

Sample ID: 13L0842-05

Sample Matrix: Ground Water

Volatile Organic Compounds by GC/MS

Analyte	Results	RL	Units	Dilution	Flag/Qual	Method	Date Prepared	Date/Time Analyzed	Analyst
Benzene	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:57	EEH
n-Butylbenzene	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:57	EEH
sec-Butylbenzene	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:57	EEH
tert-Butylbenzene	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:57	EEH
Ethylbenzene	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:57	EEH
Isopropylbenzene (Cumene)	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:57	EEH
p-Isopropyltoluene (p-Cymene)	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:57	EEH
Methyl tert-Butyl Ether (MTBE)	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:57	EEH
Naphthalene	ND	2.0	µg/L	1	V-05	SW-846 8260C	12/24/13	12/27/13 12:57	EEH
n-Propylbenzene	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:57	EEH
Toluene	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:57	EEH
1,2,4-Trimethylbenzene	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:57	EEH
1,3,5-Trimethylbenzene	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:57	EEH
m+p Xylene	ND	2.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:57	EEH
o-Xylene	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:57	EEH

Surrogates	% Recovery	Recovery Limits	Flag/Qual	
1,2-Dichloroethane-d4	89.3	70-130		12/27/13 12:57
Toluene-d8	103	70-130		12/27/13 12:57
4-Bromofluorobenzene	104	70-130		12/27/13 12:57

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Project Location: 053319 - Cooper/Brooklyn | Sample Description: | Work Order: 13L0842

Date Received: 12/20/2013

Field Sample #: Trip Blank | Sampled: 12/20/2013 00:00

Sample ID: 13L0842-06

Sample Matrix: Trip Blank Water

Volatile Organic Compounds by GC/MS

Analyte	Results	RL	Units	Dilution	Flag/Qual	Method	Date Prepared	Date/Time Analyzed	Analyst
Benzene	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:30	EEH
n-Butylbenzene	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:30	EEH
sec-Butylbenzene	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:30	EEH
tert-Butylbenzene	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:30	EEH
Ethylbenzene	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:30	EEH
Isopropylbenzene (Cumene)	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:30	EEH
p-Isopropyltoluene (p-Cymene)	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:30	EEH
Methyl tert-Butyl Ether (MTBE)	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:30	EEH
Naphthalene	ND	2.0	µg/L	1	V-05	SW-846 8260C	12/24/13	12/27/13 12:30	EEH
n-Propylbenzene	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:30	EEH
Toluene	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:30	EEH
1,2,4-Trimethylbenzene	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:30	EEH
1,3,5-Trimethylbenzene	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:30	EEH
m+p Xylene	ND	2.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:30	EEH
o-Xylene	ND	1.0	µg/L	1		SW-846 8260C	12/24/13	12/27/13 12:30	EEH

Surrogates	% Recovery	Recovery Limits	Flag/Qual	
1,2-Dichloroethane-d4	89.0	70-130		12/27/13 12:30
Toluene-d8	103	70-130		12/27/13 12:30
4-Bromofluorobenzene	102	70-130		12/27/13 12:30

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Sample Extraction Data

Prep Method: SW-846 5030B-SW-846 8260C

Lab Number [Field ID]	Batch	Initial [mL]	Final [mL]	Date
13L0842-03 [MW-SE-7]	B087753	1.25	5.00	12/24/13
13L0842-04 [MW-SE-9]	B087753	5	5.00	12/24/13
13L0842-05 [MW-X]	B087753	5	5.00	12/24/13
13L0842-06 [Trip Blank]	B087753	5	5.00	12/24/13

Prep Method: SW-846 5030B-SW-846 8260C

Lab Number [Field ID]	Batch	Initial [mL]	Final [mL]	Date
13L0842-01 [MW-6]	B087984	5	5.00	12/30/13
13L0842-02 [MW-SE-8]	B087984	5	5.00	12/30/13

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QUALITY CONTROL

Volatile Organic Compounds by GC/MS - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes	
Batch B087753 - SW-846 5030B											
Blank (B087753-BLK1)				Prepared: 12/24/13 Analyzed: 12/27/13							
Benzene	ND	1.0	µg/L								
n-Butylbenzene	ND	1.0	µg/L								
sec-Butylbenzene	ND	1.0	µg/L								
tert-Butylbenzene	ND	1.0	µg/L								
Ethylbenzene	ND	1.0	µg/L								
Isopropylbenzene (Cumene)	ND	1.0	µg/L								
p-Isopropyltoluene (p-Cymene)	ND	1.0	µg/L								
Methyl tert-Butyl Ether (MTBE)	ND	1.0	µg/L								
Naphthalene	ND	2.0	µg/L							V-05	
n-Propylbenzene	ND	1.0	µg/L								
Toluene	ND	1.0	µg/L								
1,2,4-Trimethylbenzene	ND	1.0	µg/L								
1,3,5-Trimethylbenzene	ND	1.0	µg/L								
m+p Xylene	ND	2.0	µg/L								
o-Xylene	ND	1.0	µg/L								
Surrogate: 1,2-Dichloroethane-d4	*21.3*		µg/L	25.0		85.3	70-130				
Surrogate: Toluene-d8	*25.9*		µg/L	25.0		104	70-130				
Surrogate: 4-Bromofluorobenzene	*24.7*		µg/L	25.0		99.0	70-130				
LCS (B087753-BS1)				Prepared: 12/24/13 Analyzed: 12/27/13							
Benzene	9.90	1.0	µg/L	10.0		99.0	70-130				
n-Butylbenzene	10.4	1.0	µg/L	10.0		104	70-130				
sec-Butylbenzene	9.98	1.0	µg/L	10.0		99.8	70-130				
tert-Butylbenzene	9.78	1.0	µg/L	10.0		97.8	70-130				
Ethylbenzene	10.2	1.0	µg/L	10.0		102	70-130				
Isopropylbenzene (Cumene)	10.3	1.0	µg/L	10.0		103	70-130				
p-Isopropyltoluene (p-Cymene)	9.92	1.0	µg/L	10.0		99.2	70-130				
Methyl tert-Butyl Ether (MTBE)	9.86	1.0	µg/L	10.0		98.6	70-130				
Naphthalene	9.60	2.0	µg/L	10.0		96.0	40-130			V-05	†
n-Propylbenzene	10.9	1.0	µg/L	10.0		109	70-130				
Toluene	9.93	1.0	µg/L	10.0		99.3	70-130				
1,2,4-Trimethylbenzene	9.73	1.0	µg/L	10.0		97.3	70-130				
1,3,5-Trimethylbenzene	10.0	1.0	µg/L	10.0		100	70-130				
m+p Xylene	20.5	2.0	µg/L	20.0		102	70-130				
o-Xylene	10.3	1.0	µg/L	10.0		103	70-130				
Surrogate: 1,2-Dichloroethane-d4	*21.9*		µg/L	25.0		87.5	70-130				
Surrogate: Toluene-d8	*25.3*		µg/L	25.0		101	70-130				
Surrogate: 4-Bromofluorobenzene	*25.2*		µg/L	25.0		101	70-130				
LCS Dup (B087753-BSD1)				Prepared: 12/24/13 Analyzed: 12/27/13							
Benzene	9.82	1.0	µg/L	10.0		98.2	70-130	0.811	25		
n-Butylbenzene	10.8	1.0	µg/L	10.0		108	70-130	4.26	25		
sec-Butylbenzene	10.5	1.0	µg/L	10.0		105	70-130	4.70	25		
tert-Butylbenzene	9.89	1.0	µg/L	10.0		98.9	70-130	1.12	25		
Ethylbenzene	10.6	1.0	µg/L	10.0		106	70-130	4.03	25		
Isopropylbenzene (Cumene)	10.6	1.0	µg/L	10.0		106	70-130	2.78	25		
p-Isopropyltoluene (p-Cymene)	10.2	1.0	µg/L	10.0		102	70-130	2.69	25		
Methyl tert-Butyl Ether (MTBE)	9.33	1.0	µg/L	10.0		93.3	70-130	5.52	25		
Naphthalene	7.62	2.0	µg/L	10.0		76.2	40-130	23.0	25	V-05	†
n-Propylbenzene	10.8	1.0	µg/L	10.0		108	70-130	0.737	25		
Toluene	10.2	1.0	µg/L	10.0		102	70-130	2.88	25		
1,2,4-Trimethylbenzene	10.1	1.0	µg/L	10.0		101	70-130	4.13	25		

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QUALITY CONTROL

Volatile Organic Compounds by GC/MS - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B087753 - SW-846 5030B										
LCS Dup (B087753-BSD1)				Prepared: 12/24/13 Analyzed: 12/27/13						
1,3,5-Trimethylbenzene	10.3	1.0	µg/L	10.0		103	70-130	3.14	25	
m+p Xylene	20.9	2.0	µg/L	20.0		104	70-130	1.98	25	
o-Xylene	10.3	1.0	µg/L	10.0		103	70-130	0.388	25	
Surrogate: 1,2-Dichloroethane-d4	*22.3*		µg/L	25.0		89.3	70-130			
Surrogate: Toluene-d8	*25.0*		µg/L	25.0		99.9	70-130			
Surrogate: 4-Bromofluorobenzene	*25.4*		µg/L	25.0		102	70-130			
Batch B087984 - SW-846 5030B										
Blank (B087984-BLK1)				Prepared & Analyzed: 12/30/13						
Benzene	ND	1.0	µg/L							
n-Butylbenzene	ND	1.0	µg/L							
sec-Butylbenzene	ND	1.0	µg/L							
tert-Butylbenzene	ND	1.0	µg/L							
Ethylbenzene	ND	1.0	µg/L							
Isopropylbenzene (Cumene)	ND	1.0	µg/L							
p-Isopropyltoluene (p-Cymene)	ND	1.0	µg/L							
Methyl tert-Butyl Ether (MTBE)	ND	1.0	µg/L							
Naphthalene	ND	2.0	µg/L							
n-Propylbenzene	ND	1.0	µg/L							
Toluene	ND	1.0	µg/L							
1,2,4-Trimethylbenzene	ND	1.0	µg/L							
1,3,5-Trimethylbenzene	ND	1.0	µg/L							
m+p Xylene	ND	2.0	µg/L							
o-Xylene	ND	1.0	µg/L							
Surrogate: 1,2-Dichloroethane-d4	*22.4*		µg/L	25.0		89.7	70-130			
Surrogate: Toluene-d8	*25.6*		µg/L	25.0		102	70-130			
Surrogate: 4-Bromofluorobenzene	*25.7*		µg/L	25.0		103	70-130			
LCS (B087984-BS1)				Prepared & Analyzed: 12/30/13						
Benzene	9.76	1.0	µg/L	10.0		97.6	70-130			
n-Butylbenzene	10.8	1.0	µg/L	10.0		108	70-130			
sec-Butylbenzene	10.5	1.0	µg/L	10.0		105	70-130			
tert-Butylbenzene	10.0	1.0	µg/L	10.0		100	70-130			
Ethylbenzene	10.3	1.0	µg/L	10.0		103	70-130			
Isopropylbenzene (Cumene)	10.5	1.0	µg/L	10.0		105	70-130			
p-Isopropyltoluene (p-Cymene)	10.4	1.0	µg/L	10.0		104	70-130			
Methyl tert-Butyl Ether (MTBE)	8.68	1.0	µg/L	10.0		86.8	70-130			
Naphthalene	6.49	2.0	µg/L	10.0		64.9	40-130			†
n-Propylbenzene	10.8	1.0	µg/L	10.0		108	70-130			
Toluene	9.85	1.0	µg/L	10.0		98.5	70-130			
1,2,4-Trimethylbenzene	10.0	1.0	µg/L	10.0		100	70-130			
1,3,5-Trimethylbenzene	10.1	1.0	µg/L	10.0		101	70-130			
m+p Xylene	20.2	2.0	µg/L	20.0		101	70-130			
o-Xylene	10.4	1.0	µg/L	10.0		104	70-130			
Surrogate: 1,2-Dichloroethane-d4	*23.5*		µg/L	25.0		93.9	70-130			
Surrogate: Toluene-d8	*25.1*		µg/L	25.0		101	70-130			
Surrogate: 4-Bromofluorobenzene	*25.5*		µg/L	25.0		102	70-130			

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QUALITY CONTROL

Volatile Organic Compounds by GC/MS - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B087984 - SW-846 5030B										
LCS Dup (B087984-BSD1)				Prepared & Analyzed: 12/30/13						
Benzene	9.44	1.0	µg/L	10.0		94.4	70-130	3.33	25	
n-Butylbenzene	10.5	1.0	µg/L	10.0		105	70-130	2.72	25	
sec-Butylbenzene	10.3	1.0	µg/L	10.0		103	70-130	2.02	25	
tert-Butylbenzene	9.85	1.0	µg/L	10.0		98.5	70-130	1.81	25	
Ethylbenzene	10.8	1.0	µg/L	10.0		108	70-130	4.26	25	
Isopropylbenzene (Cumene)	10.9	1.0	µg/L	10.0		109	70-130	3.75	25	
p-Isopropyltoluene (p-Cymene)	9.98	1.0	µg/L	10.0		99.8	70-130	3.64	25	
Methyl tert-Butyl Ether (MTBE)	8.76	1.0	µg/L	10.0		87.6	70-130	0.917	25	
Naphthalene	7.02	2.0	µg/L	10.0		70.2	40-130	7.85	25	†
n-Propylbenzene	10.9	1.0	µg/L	10.0		109	70-130	0.922	25	
Toluene	10.4	1.0	µg/L	10.0		104	70-130	5.53	25	
1,2,4-Trimethylbenzene	10.1	1.0	µg/L	10.0		101	70-130	0.598	25	
1,3,5-Trimethylbenzene	10.5	1.0	µg/L	10.0		105	70-130	3.21	25	
m+p Xylene	21.0	2.0	µg/L	20.0		105	70-130	3.60	25	
o-Xylene	10.7	1.0	µg/L	10.0		107	70-130	2.94	25	
Surrogate: 1,2-Dichloroethane-d4	*23.2*		µg/L	25.0		92.9	70-130			
Surrogate: Toluene-d8	*26.4*		µg/L	25.0		106	70-130			
Surrogate: 4-Bromofluorobenzene	*25.8*		µg/L	25.0		103	70-130			

con-test® ANALYTICAL LABORATORY

39 Spruce Street * East Longmeadow, MA 01028 * FAX 413/525-6405 * TEL. 413/525-2332

FLAG/QUALIFIER SUMMARY

*	QC result is outside of established limits.
†	Wide recovery limits established for difficult compound.
‡	Wide RPD limits established for difficult compound.
#	Data exceeded client recommended or regulatory level
	Percent recoveries and relative percent differences (RPDs) are determined by the software using values in the calculation which have not been rounded.
	No results have been blank subtracted unless specified in the case narrative section.
PR-12	pH of sample (pH 9) is outside of method specified preservation criteria.
RL-12	Elevated reporting limit due to matrix interference.
V-05	Continuing calibration did not meet method specifications and was biased on the low side for this compound. Increased uncertainty is associated with the reported value which is likely to be biased on the low side.

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CERTIFICATIONS

Certified Analyses included in this Report

Analyte	Certifications
SW-846 8260C in Water	
Benzene	CT,NH,NY,VA,NJ
n-Butylbenzene	NY,VA,NJ
sec-Butylbenzene	NY,VA,NJ
tert-Butylbenzene	NY,VA,NJ
Ethylbenzene	CT,NH,NY,VA,NJ
Isopropylbenzene (Cumene)	NY,VA,NJ
p-Isopropyltoluene (p-Cymene)	CT,NH,NY,VA,NJ
Methyl tert-Butyl Ether (MTBE)	CT,NH,NY,VA,NJ
Naphthalene	NH,NY,VA,NJ
n-Propylbenzene	CT,NH,NY,VA,NJ
Toluene	CT,NH,NY,VA,NJ
1,2,4-Trimethylbenzene	NY,VA,NJ
1,3,5-Trimethylbenzene	NY,VA,NJ
m+p Xylene	CT,NH,VA
o-Xylene	CT,NH,VA

The CON-TEST Environmental Laboratory operates under the following certifications and accreditations:

Code	Description	Number	Expires
AIHA	AIHA-LAP, LLC	100033	02/1/2016
MA	Massachusetts DEP	M-MA100	06/30/2014
CT	Connecticut Department of Publilc Health	PH-0567	09/30/2015
NY	New York State Department of Health	10899 NELAP	04/1/2014
NH-S	New Hampshire Environmental Lab	2516 NELAP	02/5/2014
RI	Rhode Island Department of Health	LAO00112	12/30/2013
NC	North Carolina Div. of Water Quality	652	12/31/2014
NJ	New Jersey DEP	MA007 NELAP	06/30/2014
FL	Florida Department of Health	E871027 NELAP	06/30/2014
VT	Vermont Department of Health Lead Laboratory	LL015036	07/30/2014
WA	State of Washington Department of Ecology	C2065	02/23/2014
ME	State of Maine	2011028	06/9/2015
VA	Commonwealth of Virginia	460217	12/14/2014
NH-P	New Hampshire Environmental Lab	2557 NELAP	09/6/2014

CHAIN OF CUSTODY RECORD

13L0842

con-test® ANALYTICAL LABORATORY
Phone: 413-525-2332
Fax: 413-525-6405
Email: info@contestlabs.com
www.contestlabs.com
39 Spruce Street
East longmeadow, MA 01028

Page 1 of 1

Rev 04.05.12

Company Name: Gannett Fleming
Address: 100 Crossways Park Drive West, Suite 300
Woodbury, NY 11797
Attention: Scott Narod
Project Location: 225 Moore St. Brooklyn, NY
Sampled By: Scott Narod

Telephone: 646-961-8603
Project # 53319.009
Client PO#

DATA DELIVERY (check all that apply)
○ FAX ☒ EMAIL ○ WEBSITE
Fax #
Email: Snarod@gfnet.com
Format: ☒ PDF ☒ EXCEL ○ GIS ☒ OTHER Equis NYSDEC
○ "Enhanced Data Package"

Project Proposal Provided? (for billing purposes)
○ yes _____ proposal date

Con-Test Lab ID (laboratory use only)	Client Sample ID / Description	Collection Beginning Date/Time	Collection Ending Date/Time	Composite	Grab	*Matrix Code	Conc Code	8260 VOCs CPSI Table 2	3	H	V
01	MW-6	12/20/13 @	1114		X	GW	U	X			
02	MW SE-8	↓	1227		↓	↓	↓	X			
03	MW SE-7		1304					X			
04	MW SE-9		1505					X			
05	MW-X	↓	1515		↓	↓	↓	X			
06	Trip Blank							X			

ANALYSIS REQUESTED

# of Containers
** Preservation
***Container Cod

Dissolved Metal
○ Field Filtered
○ Lab to Filter

***Cont. Code:**
A=amber glass
G=glass
P=plastic
ST=sterile
V= vial
S=summa can
T=tedlar bag
O=Other

****Preservation**
I = Iced
H = HCL
M = Methanol
N = Nitric Acid
S = Sulfuric Acid
B = Sodium bisulfa
X = Na hydroxide
T = Na thiosulfate
O = Other_____

*Matrix Code:
GW= groundwater
WW= wastewater
DW= drinking water
A = air
S = soil/solid
SL = sludge
O = other_____

Comments:

Please use the following codes to let Con-Test know if a specific sample may be high in concentration in Matrix/Conc. Code Box:
H - High; M - Medium; L - Low; C - Clean; U - Unknown

Relinquished by: (signature)	Date/Time:
Received by: (signature)	Date/Time:
Relinquished by: (signature)	Date/Time:
Received by: (signature) Elizabeth Welch Temp 6.1C	Date/Time:

Turnaround ††
☒ 7-Day
☐ 10-Day
☐ Other ____
RUSH †
☐ †24-Hr ☐ †48-Hr
☐ †72-Hr ☐ †4-Day
† Require lab approval

Detection Limit Requirements
Massachusetts:
Connecticut:
Other: NYSDEC TOGS Drinking Water

Is your project MCP or RCP ?
○ MCP Form Required
○ RCP Form Required
○ MA State DW Form Required PWSID # _____

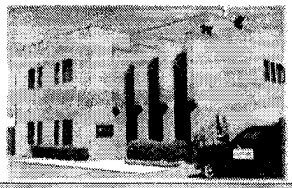
NELAC & AIHA-LAP, LLC Accredited
WBE/DBE Certified

†† TURNAROUND TIME STARTS AT 9:00 A.M. THE DAY AFTER SAMPLE RECEIPT UNLESS THERE ARE QUESTIONS ON YOUR CHAIN. IF THIS FORM IS NOT FILLED OUT COMPLETELY OR IS INCORRECT, TURNAROUND TIME WILL NOT START UNTIL ALL QUESTIONS ARE ANSWERED BY OUR CLIENT.

PLEASE BE CAREFUL NOT TO CONTAMINATE THIS DOCUMENT

39 Spruce St.
East Longmeadow, MA. 01028
P: 413-525-2332
F: 413-525-6405
www.contestlabs.com

con-test® ANALYTICAL LABORATORY



Sample Receipt Checklist

CLIENT NAME: Gannett Fleming **RECEIVED BY:** UPW **DATE:** 12-20-13

1) **Was the chain(s) of custody relinquished and signed?** (Yes) No No CoC Included

2) **Does the chain agree with the samples?** (Yes) No

If not, explain:

3) **Are all the samples in good condition?** (Yes) No

If not, explain:

4) **How were the samples received:**

On Ice ☒ Direct from Sampling ☐ Ambient ☐ In Cooler(s) ☒

Were the samples received in Temperature Compliance of (2-6°C)? Yes No N/A

Temperature °C by Temp blank na Temperature °C by Temp gun 6.1C (RCF)

5) **Are there Dissolved samples for the lab to filter?** Yes (No)

Who was notified _____ Date _____ Time _____

6) **Are there any RUSH or SHORT HOLDING TIME samples?** Yes No

Who was notified _____ Date _____ Time _____

7) **Location where samples are stored:** 19

Permission to subcontract samples? Yes No
(Walk-in clients only) if not already approved
Client Signature: _____

8) **Do all samples have the proper Acid pH:** Yes No (N/A) _____

9) **Do all samples have the proper Base pH:** Yes No (N/A) _____

10) **Was the PC notified of any discrepancies with the CoC vs the samples:** Yes No (N/A)

Containers received at Con-Test

	# of containers		# of containers
1 Liter Amber		8 oz amber/clear jar	
500 mL Amber		4 oz amber/clear jar	
250 mL Amber (8oz amber)		2 oz amber/clear jar	
1 Liter Plastic		Plastic Bag / Ziploc	
500 mL Plastic		SOC Kit	
250 mL plastic		Non-ConTest Container	
40 mL Vial - type listed below	18	Perchlorate Kit	
Colisure / bacteria bottle		Flashpoint bottle	
Dissolved Oxygen bottle		Other glass jar	
Encore		Other	

Laboratory Comments:

40 mL vials: # HCl 18 # Methanol _____

Bisulfate _____ # DI Water _____

Thiosulfate _____ Unpreserved

Time and Date Frozen:

Login Sample Receipt Checklist

(Rejection Criteria Listing - Using Sample Acceptance Policy)

Any False statement will be brought to the attention of Client

Question	Answer (True/False) T/F/NA	Comment
1) The cooler's custody seal, if present, is intact.	n/a	
2) The cooler or samples do not appear to have been compromised or tampered with.	T	
3) Samples were received on ice.	T	
4) Cooler Temperature is acceptable.	T	
5) Cooler Temperature is recorded.	T	
6) COC is filled out in ink and legible.	T	
7) COC is filled out with all pertinent information.	T	
8) Field Sampler's name present on COC.	T	
9) There are no discrepancies between the sample IDs on the container and the COC.	T	
10) Samples are received within Holding Time.	T	
11) Sample containers have legible labels.	F	only Trip blanks are label — rest are written upon with Marker
12) Containers are not broken or leaking.	T	
13) Air Cassettes are not broken/open.	n/a	
14) Sample collection date/times are provided.	F	no - just numbers
15) Appropriate sample containers are used.	T	
16) Proper collection media used.	T	
17) No headspace sample bottles are completely filled.	T	
18) There is sufficient volume for all requsted analyses, including any requested MS/MSDs.	T	
19) Trip blanks provided if applicable.	T	
20) VOA sample vials do not have head space or bubble is <6mm (1/4") in diameter.	T	
21) Samples do not require splitting or compositing.	T	

Who notified of False statements? **Date/Time:** 20:00

Doc #277 Rev. 4 August 2013 **Log-In Technician Initials:** LAW **Date/Time:** 12-20-13

NYC Environmental Protection

NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION

Asbestos Control Program

59-17 Junction Boulevard, 8th Floor, Flushing, NY 11373

ASBESTOS PROJECT COMPLETION FORM- ACP21

TRU1387BK16

Build It Back App ID # _____

Premise Address 205 MOORE STREET Borough Brooklyn Zip 11206

DEP Asbestos Control Program is in receipt of the following document (s)

- [X] Project Monitor's Report
- [ ] A-TR1 form filed by Registered Design Professional

Based on the above submitted documentation the Department is issuing the

- [X] Project Completion Form (entire project)
- [ ] Project Completion Form (partial project)

(See next page for the list of closed-out location(s) of abatement)

DEP hereby acknowledges that it has received the above documentation required pursuant to section 1-22(b) of the DEP Asbestos Rules (15 RCNY Chapter 1) for the completion of this project. Please note that the issuance of this Form is not a certification that the asbestos project was performed in accordance with the DEP Asbestos Rules or that the building is free of asbestos containing material. This Form is issued based on representations contained in documentation submitted by the applicant, or other relevant party.

Date: August 26, 2016

Signature

Environmental Protection

NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION

Asbestos Control Program

59-17 Junction Boulevard, 8th Floor, Flushing, NY 11373

ASBESTOS PROJECT COMPLETION FORM- ACP21

TRU1387BK16

Build It Back App ID # _____

Premise Address 205 MOORE STREET Borough Brooklyn Zip 11206

CLOSED-OUT LOCATION(S) OF ABATEMENT

Floor	Section of Floor	Type of Asbestos Containing Material	Amount of ACM		DOB Job Number(s) (if applicable)
			Square Feet	Linear Feet	
ROOF		ROOFING MATERIAL	5,500		
		TOTAL ACM	5,500		

NYC Environmental Protection

NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION

Asbestos Control Program

59-17 Junction Boulevard, 8th Floor, Flushing, NY 11373

ASBESTOS PROJECT COMPLETION FORM- ACP21

TRU1296BK16

Build It Back App ID # _____

Premise Address 209 Moore Street Borough Brooklyn Zip 11206

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- [X] Project Monitor's Report
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Signature

Environmental Protection

NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION

Asbestos Control Program

59-17 Junction Boulevard, 8th Floor, Flushing, NY 11373

ASBESTOS PROJECT COMPLETION FORM- ACP21

TRU1296BK16

Build It Back App ID # _____

Premise Address 209 Moore Street Borough Brooklyn Zip 11206

CLOSED-OUT LOCATION(S) OF ABATEMENT

Floor	Section of Floor	Type of Asbestos Containing Material	Amount of ACM		DOB Job Number(s) (if applicable)
			Square Feet	Linear Feet	
Roof		Roofing material	17,500		
		TOTAL ACM	17,500		