

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**252 3rd Street
Brooklyn, New York 11215**

Prepared for
252 Third Street Realty LLC
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**DRAFT
November 2015**

EXECUTIVE SUMMARY

Integral Engineering, P.C. (Integral) has completed a Phase I environmental site assessment (ESA) for the property located at 252 3rd Street, Brooklyn, New York (the subject property). The subject property is further identified by Block 980 and Lot 19; and is bound by 3rd Street to the north, two large single story commercial buildings with parking lots to the east and south, and a three story industrial warehouse to the west.

The subject property exists within an urbanized area and currently consists of a gravel parking lot for Consolidated Edison that covers the entirety of the lot. The subject property historically operated as a coal storage yard for approximately 55 years between 1888 through 1942 with a coal pocket (large storage shed and conveyor). Stored coal was conveyed to the southern boundary of the property and onto floating barges parked at the former 5th Street Basin (of the Gowanus Canal). Around 1951, the 5th Street Basin was filled. From 1965 through 1980, a metal plating and auto-body shop operated on the northern frontage of the subject property adjacent to 3rd Street. From 1980 on, following the demolition of the metal plating and auto-body shop, the subject property has operated as a parking lot and has not been improved with permanent buildings.

This Assessment has revealed evidence of four recognized environmental conditions (RECs) in connection with the subject property.

ONSITE RECOGNIZED ENVIRONMENTAL CONDITIONS

This Assessment has revealed evidence of one onsite REC in connection with the subject property.

REC 1 – Historic Use of the Subject Property as a Metal Plating and Automotive Body Shop

A metal plating facility and an automotive body shop existed along the northern frontage of the subject property, adjacent to 3rd Street, from 1965 through 1980. Plating operations and automotive services on the subject property constitute a REC.

OFFSITE RECOGNIZED ENVIRONMENTAL CONDITIONS

The Assessment has also revealed evidence of three adjoining and offsite RECs in connection with the subject property.

REC 2 – Filling in of 5th Street Basin

Records show that along the southern boundary of the subject property, the former 5th Street Basin was filled in around 1951. New York City canals filled in during this time period

typically were filled with what is now known as historic fill. Historic fill may be solid waste, including coal ash, wood ash, municipal solid waste incinerator ash, construction and demolition debris, dredged sediments, railroad ballast, refuse and land clearing debris, which was used prior to October 10, 1962 (6 NYCRR 375-1.2 [x]). The filling of this basin with likely historic fill, is considered an offsite REC.

REC 3 – Gowanus Canal Superfund Site

At a proximity of 300 feet west of the subject property, the Gowanus canal has been listed on the National Priorities List (NPL; "Superfund") and classified as a significant threat to the public health or environment. Numerous contaminants of concern exist within the canal and surrounding areas. Efforts are currently underway by potentially responsible parties to investigate and remediate the canal. The site is identified in the NPL under EPA ID: NYN000206222. The proximity of the Gowanus Canal is considered an offsite REC.

REC 4 – Historical Use of Adjoining Properties

The environmental database review identified three adjoining properties with extensive environmental records that indicated the presence or likely presence of petroleum or hazardous materials under threat of material release.

Northern Boundary:

- Consolidated Edison – Third Avenue Yard: This property contains numerous NYSDEC spill numbers, two of which are still listed as open (Spill Numbers 0203307 and 9808009). There are also a significant amount of disposal manifests associated with the use of this property.

Eastern Boundary:

- Pep Boys Automotive Facility – Store Number 0247: There are numerous listings which identify this property in manifest and UST listings. In addition to these listings, the property is utilized as an automobile service station further increasing the likelihood of a petroleum release near the subject property.

Southern Boundary:

- U-Haul Moving and Storage of Park Slope: There are numerous listings which identify this property in manifest and UST listings. In addition to these listings, the property is utilized as an automobile service station further increasing the likelihood of petroleum impacts near the subject property.

Database listings for spills, manifests, and hazardous waste handlers have identified these sites numerous times. The current and historical operation of these facilities, which adjoin the subject property, and the presence or likely presence of petroleum or hazardous materials under threat of material release is considered an offsite REC.

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ACRONYMS AND ABBREVIATIONS

AST	aboveground storage tank
ASTM	ASTM International
AUL	activity and use limitation
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS	Corrective Action Sites
CREC	controlled recognized environmental condition
EDR	Environmental Data Resources Inc.
EPA	U.S. Environmental Protection Agency
FOIA	Freedom of Information Act
FOIL	Freedom of Information Law
HREC	historical recognized environmental condition
Integral	Integral Engineering, P.C.
LAST	Leaking Aboveground Storage Tank Incidents Management Database
LUST	Leaking Underground Storage Tank Incidents Management Database
LUST TRUST	Leaking Underground Storage Tank Trust Fund
NYSDEC	New York State Department of Environmental Conservation
NPL	National Priority List
RCRA	Resource Conservation and Recovery Act
REC	recognized environmental condition
SHWS	state hazardous waste site(s)
UST	underground storage tank
VEC	Vapor Encroachment Condition

1 INTRODUCTION

1.1 SITE DESCRIPTION

Integral Engineering, P.C. (Integral) has completed a Phase I environmental site assessment (ESA) for the property located at 252 3rd Street, Brooklyn, New York (the subject property). The subject property is further identified by Block 980 and Lot 19; and is bound by 3rd Street to the north, two large single story commercial buildings with parking lots to the east and south, and a three story industrial warehouse to the west.

The subject property exists within an urbanized area and currently consists of a gravel parking lot for Consolidated Edison that covers the entirety of the lot. The subject property historically operated as a coal storage yard for approximately 55 years between 1888 through 1942 with a coal pocket (large storage shed and conveyor). Stored coal was conveyed to the south boundary¹ of the property and onto floating barges parked at the former 5th Street Basin (of the Gowanus Canal). Around 1951, the 5th Street Basin was filled. From 1965 through 1980, a metal plating and auto-body shop operated on the northern frontage of the subject property adjacent to 3rd Street. From 1980 on, following the demolition of the metal plating and auto-body shop, the subject property has operated as a parking lot and has not been improved with buildings.

A site location map is included as Figure 1. A general site plan is included as Figure 2.

1.2 PURPOSE AND SCOPE OF SERVICES

This Phase I ESA was conducted for the subject property at 252 3rd Street, Brooklyn, New York. The ESA has been prepared by Integral in general accordance with the ASTM International (ASTM) E1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and is intended for the sole use of 252 Third Street Realty, LLC (the user).

The purpose of this assessment is to identify recognized environmental conditions (RECs) at the subject property, as defined by the ASTM E1527-13 standard. Completion of this report may be used to satisfy one of the requirements for 252 Third Street Realty, LLC to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations pursuant to Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), thereby constituting all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice, as defined by CERCLA 42 U.S.C. §9601(35)(B).

¹ The subject property's south boundary refers to the border directly adjacent to the former 5th Street Canal.

The Scope of Services for this Phase I ESA included the following tasks:

- Subject property and vicinity reconnaissance
- Subject property and vicinity description and physical setting
- Historical source review and description of historical subject property conditions
- Interviews with owners, operators, and/or occupants of the subject property and/or local officials
- Review of environmental databases and regulatory agency records
- Review of previous environmental reports/documentation, as applicable
- Review of environmental liens
- Preparation of a report summarizing findings, opinions, and conclusions.

Pursuant to the ASTM E1527-13 standard, recommendations to conduct Phase II sampling or other assessment activities are not required to be included in this report. Integral can provide such recommendations upon request.

1.3 ADDITIONAL SERVICES

No additional services were performed outside the scope of the ASTM E1527-13 standard. For reference, out-of-scope services may include but are not limited to:

- Asbestos
- Radon
- Lead-based paint
- Lead in drinking water
- Wetlands
- Regulatory compliance
- Cultural and historic resources
- Industrial hygiene
- Health and safety
- Ecological resources
- Endangered species
- Indoor air quality including vapor intrusion
- Biological agents
- Mold

1.4 LIMITATIONS AND DEVIATIONS

1.4.1 Accuracy and Completeness

The ASTM E1527-13 standard recognizes inherent limitations for Phase I ESAs that apply to this report, including:

- Uncertainty not eliminated—No Phase I ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a subject property. Data gaps identified during this ESA are discussed in Section 8.4.
- Not exhaustive—A Phase I ESA is not an exhaustive investigation.
- Past uses of the property—A review of standard historical sources at intervals less than five years is not required.

A Phase I ESA is a limited inquiry into a property's environmental status; it cannot wholly eliminate uncertainty and is not an exhaustive assessment to discover every potential source of environmental liability. This ESA was performed in general accordance with ASTM E1527-13. Integral has endeavored to meet this standard of care, which may be limited by conditions encountered during performance, the scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the report and an evaluation of their significance with respect to our findings has been conducted.

In conducting the limited scope of services described herein, certain sources of information and public records, some of which may document environmental concerns, were not reviewed. The Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated, but not eliminated, through additional research or assessment.

This report presents Integral's observations, findings, and conclusions as they existed at the time of the property reconnaissance. Integral makes no representation or warranty that past or current operations at the property are or have been in compliance with all applicable federal, state, and local laws, regulations, and codes. Integral makes no guarantees as to the accuracy or completeness of information obtained from others during the course of this ESA. It is possible that information exists beyond the scope of this assessment or that information was not provided to Integral. Additional information subsequently provided, discovered, or produced may alter findings or conclusions made in this report. Integral is under no obligation to update this report to reflect such subsequent information. The findings presented in this report are based on reasonably ascertainable information and observed property conditions at the time of the assessment.

This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not assessed. Regardless of the findings stated in this report, Integral is not responsible for consequences or conditions arising from facts that were not fully disclosed during the assessment.

Environmental Data Resources Inc. (EDR), an independent data research company, provided the government agency databases referenced in this report. Information regarding surrounding area properties was requested for approximate minimum search distances and was assumed to be correct and complete unless obviously contradicted by Integral's observations or other credible, referenced sources reviewed during the assessment.

Integral does not provide legal advice. Any reference to legal issues or terms is provided as part of the general environmental risk assessment and is not a substitute for the advice of competent legal counsel.

1.4.2 User Reliance / Continued Validity

This ESA was prepared for the exclusive use and reliance of 252 Third Street Realty, LLC (the user). Use or reliance by any other party is prohibited without the written authorization of Integral.

This report is presumed to be valid, in accordance with, and subject to the limitations specified in the ASTM E1527-13 standard, for a period of 180 days from completion, or until the user obtains specific information that may materially alter a finding, opinion, or conclusion in this report or until 252 Third Street Realty, LLC is notified by Integral that it has obtained specific information that may materially alter a finding, opinion, or conclusion in this report. Additionally, pursuant to the ASTM E1527-13 standard, this report is presumed valid if completed less than 180 days prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction.

2 SUBJECT PROPERTY DESCRIPTION

2.1 LOCATION

Tax Block:	980
Tax Lot:	19
Address:	252 3 rd Street
City:	Brooklyn / New York City
County:	Kings
State:	New York
Property Owner:	252 Third Street Realty, LLC

2.2 IMPROVEMENTS

Current improvements are listed in the following table.

Feature	Description
Buildings:	None
Exterior areas:	Gravel Parking Lot
Utilities:	Electric Utility Poles

2.3 CURRENT AND HISTORICAL USE

2.3.1 Current Subject Property Use(s)

The subject property is currently used as a parking lot for Consolidated Edison, which owns the property to the north. The subject property is not improved with any structures and consists of a gravel parking lot.

2.3.2 Previous Owner and Operator Information

Based on information provided by the User (Section 5), the historical record review (Section 3), and/or interviews conducted during this Phase I (Section 6), historical Site ownership and operator information are provided in the tables below.

Subject Property Owner	From	To
Thos W. Woods Sons Inc. (Sanborn)	1888	1943
Lewis Goldberg – Wengo Trading Corporations (Wengo)	1943	1946
David Zirinsky	1946	1951
Richard Zirinsky and Industrial Park Construction Corp.	1951	1997
252 Third Street Realty, LLC	1997	Current

Subject Property Operator	From	To
Thos W. Woods Sons Inc. - Coal Yard	1888	1943
Vacant Coal Storage and Soap Manufacturing Operations – Wengo	1943	1946
Victory Soap and Raye Chas Extinguisher Service	1946	1960
Barrett Plating & Polishing Corp.	1960	1976
Vacant	1976	1980
Consolidated Edison Parking Lot	1980	Current

2.4 PHYSICAL SETTING

Site Elevation:	19 feet above sea level
Site Topography:	Flat
Surrounding Properties:	Urban setting with industrial, commercial, and residential improvements.
Local Soils:	Urban Land – Historic fill; silty sands at depth.
Local Geology:	Glacial and alluvial deposits dominate the surficial geology; underlying bedrock geology is unknown (USGS, 1995)
Groundwater Depth:	Assumed to be shallow given the proximity to the Canal; no wells in the vicinity have been identified.
Groundwater Flow:	Southwest

Nearest Surface Water: The Gowanus Canal is located approximately 300 feet southwest.

Flood Zones: Approximately 300 feet east of a 100-year flood zone (FEMA 2015).

2.5 SURROUNDING PROPERTY USES

Direction	Adjoining Properties	Surrounding Properties
North	Consolidated Edison - Yard	Commercial/Residential Buildings
South	U-Haul Moving and Storage	New York Methodist Hospital and Washington Park
East	Staples and Pep Boys Auto Parts Service	Commercial/Residential Buildings
West	4 Story Commercial Building	Fourth Street Basin (Gowanus Canal) and Commercial Grocery Store.

3 HISTORICAL SEARCH

According to ASTM Standard E1527-13, all obvious uses of the subject property shall be identified from the present, back to the subject property's obvious first developed use, including agricultural use, or back to 1940, whichever is earlier. A search was performed for available aerial photographs (Appendix A), historical topographic maps (Appendix B), city directories (Appendix C) and Sanborn Maps (Appendix D).

3.1 SOURCES OF INFORMATION

Information regarding the historical uses of the subject property and the vicinity was obtained from various publicly available and practically reviewable sources including: aerial photographs; Sanborn fire insurance maps; topographical maps; city directories; local municipal records; an environmental database report; and interviews with subject property representative(s) and regulatory agency official(s), as necessary. Historical research documentation is included in the appendices.

3.2 HISTORICAL USE INFORMATION

Historical use information regarding the subject property and surrounding properties was obtained from aerial photographs (scale 1" = 500') dated 1924, 1940, 1943, 1951, 1954, 1961, 1966, 1971, 1974, 1980, 1994, 1995, 2006, 2009 and 2011; Sanborn fire insurance maps dated 1888, 1906, 1926, 1951, 1965, 1978, 1979, 1980, 1982, 1985, 1987, 1988, 1991, 1992, 1993, 1994, 2001, 2002, 2003, 2004, 2005, 2006, and, 2007; topographic maps dated 1900, 1947, 1956, 1967, 1979, and 1995; and city directories dated 1928, 1934, 1940, 1945, 1949, 1960, 1965, 1970, 1973, 1976, 1980, 1985, 1992, 1997, 2000, 2005, 2008, and 2013.

3.2.1 Subject Property Operational History

Year	Source	Subject Property History
1888	Sanborn Map	"Thos W. Wood Coal Yard" and a coal shed within the bounds of the subject property parcel are noted.
1900	Topographic Map	The block surrounding the subject property is defined with a rectangular polygon, representing a warehouse like structure. The 5 th Street Basin is visible to the south of the subject property.
1906	Sanborn Map	The subject property is identified as "Thos W. Woods Sons". A larger coal shed is now noted to occupy the majority of the parcel. The 5 th Street Basin is noted along the south boundary of the subject property.
1924	Topographic Map	No significant changes are noted in comparison to the 1900 Topographic map.

Year	Source	Subject Property History
1924	Aerial Photo	The "Coal Pocket" structure is visible, as are the office and stable building (depicted on the 1926 Sanborn Map, described below). The 5 th Street Basin and barges are visible.
1926	Sanborn Map	"Thos W. Woods Sons Inc." still occupies the parcel. A structure identified as "Coal Pocket" is located in the center of the parcel with trestles running to the southwest boundary of the parcel. Along the frontage adjacent to 3 rd street an office, stable building, and gate are noted.
1940	Aerial Photo	The photo quality is poor for this time period and structures on the subject property are not defined. The 5 th Street Basin is still visible.
1943	Aerial Photo	The photo quality is poor for this time period; no significant changes are noted at the subject property.
1951	Sanborn Map	"Thos W. Woods Sons Inc." is no longer noted on the parcel. The structure identified as "Coal Pocket" still exists in the center of the parcel, is noted to be thirty-five feet high and "not used". A conveyer running to the southwest boundary of the parcel is present. Along the frontage of 3 rd street, the office, stable building and gate are still noted.
1951	Aerial Photo	The "Coal Pocket", office and stable structures are visible. The 5 th Street Basin is filled at the southwestern boundary of the subject property.
1954	Aerial Photo	The office and stable structures are visible. Six circular structures are visible in the central portion of the parcel formally noted as "Coal Pocket".
1959	Topographic Map	The office building and "Coal Pocket" are noted, as well as the 5 th Street Basin.
1961	Aerial Photo	The majority of the parcel is vacant except for the northern frontage along 3 rd Street. The rectangular building, containing the previously noted office, is visible.
1965	Sanborn Map	The "Coal Pocket" structure is no longer present, and the rear two thirds of the parcel is now vacant. Along the northern parcel frontage at 3 rd street a single story structure remains and contains commercial operations noted as "Plating", "Soap Manufacturing", and contains an office.
1966	Aerial Photo	The rectangular building is still visible along the northern frontage of 3 rd Street. The rear two thirds of the parcel appear to be a parking lot occupied by automobiles.
1967	Topographic Map	No structures are noted at the subject property; the block is identified as an urban area (pink tint).
1971	Aerial Photo	No significant changes are noted at the subject property; parcel observations are similar to 1966.

Year	Source	Subject Property History
1974	Aerial Photo	Automobiles are no longer parked on the rear two thirds of the parcel; vegetation appears along the parcel boundaries. No other significant changes are noted at the subject property.
1978-1980	Sanborn Map	No significant changes are noted at the subject property.
1978	Municipal Records	A certificate of occupancy identifies a metal plating factory and motor vehicle repair shop at the subject property.
1980	Aerial Photo	Automobiles are parked on the rear two thirds of the parcel. No other significant changes are noted at the subject property.
1987-1994	Sanborn Map	The subject property is vacant with no structures noted.
1994	Aerial Photo	The subject property is vacant with automobiles parked throughout the parcel, which appears to be paved.
1995	Aerial Photo	The photo quality is poor for this time period and the subject property condition is not visible.
1995	Topographic Map	No significant changes are noted at the subject property.
2001-2007	Sanborn Map	The subject property is vacant with no structures noted.
2006-2011	Aerial Photo	The subject property is vacant with automobiles parked throughout the parcel.

3.2.2 Adjoining Property History

Year	Source	Adjoining Property History:
1888	Sanborn Map	<i>Northern Boundary:</i> A water pipe is noted under 3 rd Street, the adjacent block is demarcated but no structures are noted.
		<i>Eastern Boundary:</i> No structures are defined
		<i>Southern Boundary:</i> No structures are defined.
		<i>Western Boundary:</i> No structures are defined.
1900	Topographic Map	<i>Northern Boundary:</i> Block appears to be undeveloped, but is demarcated
		<i>Eastern Boundary:</i> Block appears to be undeveloped, but is demarcated
		<i>Southern Boundary:</i> Block appears to be undeveloped, but is demarcated.
		The 5 th Street Basin is visible connected to the Gowanus Canal.

Year	Source	Adjoining Property History:
		<i>Western Boundary:</i> Block appears to contain a large rectangular commercial structure.
		<i>Northern Boundary:</i> Fire hydrants are noted along 3 rd Street, the adjacent contains a baseball park defined as "Washington Park, Brooklyn Ball Club".
		<i>Eastern Boundary:</i> "WM Nungasser Coal Yard" is noted for the first time; the parcel contains a "Coal Shed" and an office building.
1906	Sanborn Map	<i>Southern Boundary:</i> The 5 th Street Basin is first noted; the basin is the eastern most extent of the Gowanus Canal.
		<i>Western Boundary:</i> "American Can Co., Somers Branch" occupies a large portion of the block; the building is noted to contain tin ware manufacturing operations and is equipped with an independent electric plant ("I.E.P.").
		<i>Northern Boundary:</i> The "Washington Park, Brooklyn Ball Club" is visible.
		<i>Eastern Boundary:</i> The neighboring coal yard and structures are visible.
1924	Aerial Photo	<i>Southern Boundary:</i> 5 th Street Basin and barges are visible.
		<i>Western Boundary:</i> The neighboring tin-ware manufacturing building is noted and appears to be comprised of several smaller buildings.
1924	Topographic Map	<i>All Boundaries:</i> No significant changes are noted in comparison to the 1900 Topographic Map.
		<i>Northern Boundary:</i> The baseball park is noted as "Washington Park Ware House Corporation; Now Owned by Brooklyn Edison Company".
		<i>Eastern Boundary:</i> "Gowanus Coal Co. Inc." now occupies this adjacent lot; the coal shed and small buildings still occupy the parcel.
1926	Sanborn Map	<i>Southern Boundary:</i> The 5 th Street Basin is still present.
		<i>Western Boundary:</i> "American Can Co." warehouse occupies the remainder of the western block; seven smaller buildings make up the entire warehouse structure and are associated with "American Can Co."
		<i>Northern Boundary:</i> The baseball park is no longer noted; in its place are several, large, commercial buildings, believed to be associated with Consolidated Edison Company of NY (Sanborn 1951)
1940	Aerial Photo	<i>Eastern Boundary:</i> The adjacent parcel appears to be a parking lot; the photo quality is poor for this time period.
		<i>Southern Boundary:</i> The 5 th Street Basin is still present.
		<i>Western Boundary:</i> "American Can Co." warehouse still occupies the remainder of the western block.

Year	Source	Adjoining Property History:
1943	Aerial Photo	<i>All Boundaries:</i> No significant changes were noted from the 1940 aerial photo.
1951	Sanborn Map	<i>Northern Boundary:</i> The block is occupied by numerous storage garages and yards, as well as manufacturing shops associated with "Consolidated Edison Co. of N.Y. Inc."
		<i>Eastern Boundary:</i> The adjacent parcel has no structures demarcated.
		<i>Southern Boundary:</i> The 5 th Street Basin appears to be filled in; there are no demarcations for the canal noted. The filling of this basin with likely historic fill is considered a REC.
1951	Aerial Photo	<i>Western Boundary:</i> The canning warehouse still occupies the remainder of the western block, and is noted as "Metropolitan Warehouse, American Can".
		<i>Northern Boundary:</i> The storage garages and yards, as well as manufacturing shops associated with "Consolidated Edison Co. of N.Y. Inc." are visible
		<i>Eastern Boundary:</i> The adjacent parcel is occupied by a parking lot.
1951	Aerial Photo	<i>Southern Boundary:</i> The 5 th Street Basin has been filled in. The filling of this basin with unknown contents is considered a REC.
		<i>Western Boundary:</i> The canning warehouse still occupies the remainder of the western block, and is visible.
1954	Aerial Photo	<i>All Boundaries:</i> No significant changes are noted in comparison to the 1951 Aerial Photo.
1956	Topographic Map	<i>All Boundaries:</i> Urban areas have been tinted pink, and neighboring factories are identified by black rectangles.
1961	Aerial Photo	<i>Eastern Boundary:</i> The adjacent parcel is occupied by a visibly paved parking lot.
		<i>All Other Boundaries:</i> No significant changes are noted in comparison to the 1954 Aerial Photo.
1965	Sanborn Map	<i>Eastern Boundary:</i> The adjacent parcel noted to be a parking lot with a filling station noted slightly east of the center of the parcel.
		<i>All Other Boundaries:</i> No significant changes are noted in comparison to the 1951 map.
1966	Aerial Photo	<i>All Boundaries:</i> No significant changes are noted in comparison to the 1961 Aerial Photo.
1967	Topographic Map	<i>Northern Boundary:</i> No significant changes are noted in comparison to the 1956 topographic map.
		<i>Eastern Boundary:</i> The entire parcel is tinted pink, signifying Urban Area.

Year	Source	Adjoining Property History:
		<i>Southern Boundary:</i> The 5 th Street Basin is no longer present. <i>Western Boundary:</i> The entire parcel is tinted pink, signifying Urban Area.
1971-1995	Aerial Photo	<i>All Boundaries:</i> No significant changes are noted during this time period
1978-1994	Sanborn Map	<i>All Boundaries:</i> No significant changes are noted during this time period
2001-2002	Sanborn Map	<i>Eastern Boundary:</i> The adjacent parcel contains a newly-constructed (1999) commercial warehouse. <i>All Other Boundaries:</i> No significant changes are noted in comparison to the 1994 map.
2006	Aerial Photo	<i>Eastern Boundary:</i> The adjacent parcel contains a newly constructed (1999) commercial warehouse. <i>All Other Boundaries:</i> No significant changes are noted in comparison to the 1995 photo.
2003-2007	Sanborn Map	<i>Eastern Boundary:</i> The adjacent parcel's commercial building is depicted as "Staples" and "Auto Supply". <i>All Other Boundaries:</i> No significant changes are noted in comparison to the 1994 map.
2009-2011	Aerial Photos	<i>All Boundaries:</i> No significant changes are noted in comparison to the 2006 photo.

3.2.3 Surrounding Property History

Surrounding properties identified in this section are located on the neighboring blocks beyond the adjoining properties.

Year	Source	Surrounding Property History:
		<i>North:</i> No structures are defined
		<i>East:</i> No structures are defined
1888	Sanborn Map	<i>South:</i> No structures are defined.
		<i>West:</i> "Somers Bro's Decorated Tinware" is first noted.
1900	Topographic Map	<i>All Directions:</i> Numerous blocks are defined; contours show drainage towards the Gowanus Canal

Year	Source	Surrounding Property History:
1906	Sanborn Map	<i>North:</i> "Washington Park, Brooklyn Ball Club" and residential row house developments are noted.
		<i>East:</i> No structures are defined; 4 th Avenue is visible
		<i>South:</i> The 5 th Street Basin is first noted; "American Ice Co" is also noted across the canal.
		<i>Western Boundary:</i> "American Can Co., Somers Branch" occupies the remainder of the block.
1924	Aerial Photo	<i>North:</i> The "Washington Park, Brooklyn Ball Club" and urban block development are visible.
		<i>East:</i> Across 4 th Avenue the near blocks appear vacant, residential row houses are also visible
		<i>South:</i> 5 th Street Basin and barges are visible as well as commercial yards and buildings.
		<i>West:</i> Manufacturing and other commercial like buildings are noted on the western block across 3 rd Avenue; the Gowanus canal is visible.
1924	Topographic Map	<i>All Directions:</i> No significant changes are noted in comparison to the 1900 Topographic Map.
1926	Sanborn Map	<i>North:</i> No significant changes from the 1906 map are noted.
		<i>East:</i> Commercial operations noted as "Metal Works", "Electric Welding", "Woodworking", "Stores & Auto Sales RM" occupy the 4 th Avenue frontage of the block.
		<i>South:</i> The 5 th Street Basin is still present. The commercial operation noted as "Standard Kalamen Door Co., Inc." occupies the block across the canal; it appears to be a lumber and junk yard.
		<i>West:</i> No significant changes from the 1906 map are noted.
1940 and 1943	Aerial Photos	<i>North:</i> The baseball park is no longer noted; commercial; and residential development appears.
		<i>Eastern Boundary:</i> Buildings are noted along the 4 th Avenue frontage of the block; a park appears across 4 th Avenue.
		<i>South:</i> The 5 th Street Basin is still present with the adjacent block appearing to be mostly vacant. Buildings are noted along the 4 th Avenue frontage of the block.
		<i>West:</i> Large commercial looking buildings dominate the area; the Gowanus canal is visible.
1951	Sanborn Map	<i>North:</i> Consolidated Edison operations dominate the neighboring block; further north the row houses have been replaced by a school.

Year	Source	Surrounding Property History:
		<i>East:</i> Commercial operations include metal manufacturing filling stations and auto sales. Three gas tanks are at the corner of the block near the intersection of 3rd Street and 4th Avenue; a filling station south down 4th avenue also contains four gas tanks. <i>South:</i> The 5th Street Basin appears to be filled in; commercial operations noted as "Auto Wrecking" and "Eagle Clothes" (a clothing manufacturer) are present. <i>West:</i> No significant changes from the 1926 map are noted.
1951	Aerial Photo	<i>South:</i> A large warehouse type building is now visible. <i>All Other Directions:</i> No significant changes are noted in comparison to the 1943 photo. <i>Southern Boundary:</i> The 5th Street Basin has been filled in.
1954	Aerial Photo	<i>All Directions:</i> No significant changes are noted in comparison to the 1951 Aerial Photo.
1956	Topographic Map	<i>All Directions:</i> Urban areas have been tinted pink, blocks and roads are more clearly defined.
1961	Aerial Photo	<i>All Directions:</i> No significant changes are noted in comparison to the 1954 Aerial Photo.
1965	Sanborn Map	<i>East:</i> Two filling stations are noted along 4th avenue, as well as a private garage. <i>South:</i> "Eagle Clothes" still exists; a parking lot is now noted where the junk yard used to exist. <i>All Other Boundaries:</i> No significant changes are noted in comparison to the 1951 map.
1966	Aerial Photo	<i>All Directions:</i> No significant changes are noted in comparison to the 1961 Aerial Photo.
1967	Topographic Map	<i>All Directions:</i> Urban areas have been tinted pink, blocks and roads are more clearly defined.
1971-1995	Aerial Photo	<i>All Directions:</i> No significant changes are noted during this time period
1978	Sanborn Map	<i>All Directions:</i> No significant changes are noted during this time period
1979	Sanborn Map	<i>West:</i> Across 3 rd Avenue, Freight storage and loading docks are noted for the first time.

Year	Source	Surrounding Property History:
		<i>All Other Directions:</i> No significant changes are noted in comparison to the 1978 map.
1979 and 1995	Topographic Map	<i>All Directions:</i> No significant changes are noted
1980	Sanborn Map	South: "U-Haul Stge & Rental" is noted over the warehouse formally noted as Eagle Clothes. <i>All Other Directions:</i> No significant changes are noted in comparison to the 1979 map.
1982-1994	Sanborn Map	<i>All Directions:</i> No significant changes are noted in comparison to the 1980 map.
2006	Aerial Photo	East: Along 4 th Avenue, commercial structures have been demolished and a parking lot now exists; a residential tower is also noted for the first time. West: Across 3 rd Avenue, the lot formally containing freight storage is vacant. <i>All Other Directions:</i> No significant changes are noted.
2001-2005	Sanborn Map	East: Along 4 th Avenue, commercial structures have been demolished and a parking lot now exists. <i>All Other Directions:</i> No significant changes are noted.
2006-2007	Sanborn Map	West: Across 3 rd Avenue, the lot formally containing freight storage is vacant; brick storage is noted. <i>All Other Boundaries:</i> No significant changes are noted in comparison to the 2005 map.
2009-2011	Aerial Photo	East: The filling station formally at the corner of 3 rd Street and 4 th Avenue is now a vacant lot. <i>All Other Directions:</i> No significant changes are noted in comparison to the 2006 photo.

3.3 PREVIOUS REPORTS

No previous reports regarding the subject property were provided to us, and we did not identify any such reports during this Phase I ESA.

3.4 ENVIRONMENTAL DATABASE SEARCH

A search of regulatory databases, including federal, state, and local databases that maintain records regarding potential and actual environmental threats within search distances specified in ASTM E1527-13 was performed by EDR. The minimum search distance for specific government records varied from 0.0 miles (subject property only) to 1.0 mile, in accordance with the requirements of ASTM E1527-13.

Integral reviewed each environmental database on a record-by-record basis as provided in the August 25, 2015, *Radius Map Report* (Appendix E). The environmental databases contained listings for the subject property and listings of properties within the specified radii, which are discussed in the subsequent sections.

Several orphan sites (i.e., sites where the address information is insufficient to locate the property on a map) were identified. Based on a review of available information provided for the orphan sites, none appears to be related to the subject property. A complete list of orphan sites is provided in Appendix E.

Sites of environmental concern that have the potential to impact the subject property are discussed in this section (including relative distance, direction, and assumed hydraulic gradient). A detailed description of RECs, CRECs, HRECs, or *de minimis* conditions, if any, resulting from these listings has been provided in the Findings and Opinions section of this report (Section 8).

3.4.1 Federal Databases

The standard environmental records searched in EDR's *Radius Map Report* (Appendix E) include the following federal databases: the National Priority List (NPL); Delisted NPL; Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS); CERCLIS No Further Remedial Action Planned site list; Resource Conservation and Recovery Act (RCRA) Corrective Action Sites (CORRACTS) facilities list; RCRA non-CORRACTS Transporters, Storage, and Disposal Facilities list; RCRA Generators list; Institutional Controls / Engineering Controls registries; and the Emergency Response Notification System list.

3.4.1.1 National Priority List

The NPL is the United States Environmental Protection Agency's (U.S. EPA's) database of some of the most serious uncontrolled or abandoned hazardous waste sites identified for probable remedial action under the Superfund Program. These sites may constitute an immediate threat to human health and the environment. Due to the amount of public attention focused on NPL sites, they pose a significant risk of stigmatizing surrounding properties and potentially impacting property values.

The subject property was not listed as an NPL site. However, one NPL site was listed within a mile radius of the subject property.

Lower Elevation:

- *Gowanus Canal* (295 feet west and relatively down gradient of the subject property) – Assigned the EPA ID NYN00020622, this listing identifies impacts to the Gowanus Canal. Activities associated Manufactured Gas Plants (MGPs), as well as PCB contamination, have been identified.

Integral has concluded that the Gowanus Canal NPL site represents a REC, as the proximity of the NPL site represents the likely presence of hazardous materials at the subject property.

3.4.1.2 CERCLIS

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is a compilation of known or suspected, uncontrolled or abandoned hazardous waste sites which the U.S. EPA has investigated or plans to investigate for a release or threatened release of hazardous substances pursuant to the Superfund Act of 1980 (CERCLA). Some of these sites may constitute a potential threat to human health and the environment. While it has been determined by the U.S. EPA that some CERCLIS sites require no action, others could pose a real or perceived environmental threat to neighboring properties, thus affecting property values.

No CERCLIS sites within one half-mile radius of the subject property have been identified in this search.

3.4.1.3 Federal CERCLIS NFRAP Site List (CERC-NFRAP)

Sites listed in this database have been removed and archived from the inventory of CERCLIS sites. Due to their archived status, all assessments made on these sites have satisfied the EPA's guidelines and regulations and therefore, no additional steps will be taken to list these sites on the NPL.

The subject property was not listed in the CERC-FRAP database. However, three properties within a half mile radius to the subject property were listed.

Lower Elevation:

- *BKLYN Union Gas/Citizens Gate Station* (0.2 miles west and at a relatively lower elevation to the subject property) 6th Street and 2nd Avenue – Following a preliminary assessment in 1986, the site was determined to not qualify for NPL status. It is identified by Site ID 0201995.

- *Vidan Auto Salvage* (0.35 miles north by northwest and relatively at a lower elevation to the subject property) 327-321 Bond Street - Following a preliminary assessment in 1991, the site was determined to not qualify for NPL status. It is identified by Site ID 0203501.
- *BKLYN Union Gas/Metropolitan Works* (0.43 miles west by southwest and at a relatively lower elevation to the subject property) 2nd Avenue and 12th Street - Following a preliminary assessment in 1986, the site was determined to not qualify for NPL status. It is identified by Site ID 0201976.

The above listings identified in the CERC-NFRAP listings do not represent a REC, CREC, HREC, or *de minimis* condition as they are unlikely to affect the subject property.

3.4.1.4 RCRA CORRACTS Facilities List (CORRACTS)

The CORRACTS list identifies hazardous waste handlers with RCRA corrective action activity.

Equal/Higher Elevation:

- *Patterson Chemical* (0.33 miles northwest and relatively at the same elevation to the subject property) 102 3rd Street – Assigned EPA ID NYD980592471, the site was noted to be a general warehouse and chemical storage facility with freight trucking operations.

Lower Elevation:

- *Deboevoise CO* (0.81 miles southwest and relatively at a lower elevation to the subject property) 74 20th Street – Assigned EPA ID NYD091590471, the site was noted to contain paint and coating manufacturing.

The above listings identified in the CORRACTS database do not represent a REC, CREC, HREC, or *de minimis* condition as they are unlikely to affect the subject property.

3.4.1.5 RCRA Large Quantity Generators

RCRA Large Quantity Generators (RCRA-LQG) generate 1,000 kg or more of hazardous waste during any calendar month; or generates more than 100 kg if any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time.

The subject property was not listed in the RCRA-LQG database. However, nine properties within a quarter mile radius have been identified. Two of these listings are within an eighth of a mile of the subject property and have been summarized below.

Equal/Higher Elevation:

- *Con Edison – 3rd Avenue* (neighboring block to the north and relatively at a higher elevation to the subject property) 222 First Street – EPA ID: NYD0007062189. The hazardous waste code reported for this generator include B002; B004; B007; D001 (ignitable waste); D002 (corrosive waste); D006 (cadmium); D008 (lead); D009 (mercury); D010 (selenium); D011 (silver); D018 (benzene); D035 (methyl-ethyl-ketone); F001 and F002 (spent halogenated solvents). Several violations are noted in the listing, each of which received compliance status shortly after the report date.

Lower Elevation:

- *190-220 Third Street Store LLC* (315 feet to the west across 3rd Avenue and relatively lower to the subject property) 214 3rd Street – EPA ID: NYR000197178. The hazardous waste code reported for this generator was D008 (lead). No violations have been reported in this listing.

Based on our review of the above referenced listings and the additional seven listings not summarized here, Integral has concluded that these sites do not represent a REC, CREC, HREC, or *de minimis* condition, as the generation of hazardous waste does not, by itself, constitute an environmental condition that could potentially impact the subject property.

3.4.1.6 RCRA-SQG

The RCRA Small Quantity Generators (RCRA-SQG) list contains sites which generate, transport, store, treat, and/or dispose of hazardous waste in quantities greater than 100 kilograms, but less than 1,000 kilograms per month.

The subject property was not listed within the RCRA-SQG database. However, five properties within a quarter mile radius to the subject property were listed. Two listings exist within an eighth mile radius of the subject property and have been summarized below.

Equal/Higher Elevation:

- *Susan Maintenance* (420 feet south southeast and relatively at a higher elevation to the subject property) 374 4th Avenue – EPA ID: NYR000076091. The hazardous waste codes reported for this generator are D001 (ignitable waste); D018 (benzene); D039 (tetrachloroethylene); D040 (trichloroethylene). No violations have been reported in this listing.

Lower Elevation:

- *U-Haul Park Slope RERS* (adjoining property to the south of the subject property) 403 3rd Avenue – EPA ID: NYR000071357. The hazardous waste codes reported for this

generator are D001 (ignitable waste); D018 (benzene). No violations have been reported in this listing.

The handling of hazardous waste associated with the automotive service stations at “U-Haul Park Slope”, which adjoins the south boundary of the subject property (facility detail in Section 4), is considered part of the adjoining property use REC.

Review of the above summarized listings and additional three listings, Integral has concluded that the remaining sites do not represent a REC, CREC, HREC, or *de minimis* condition, as the generation of hazardous waste does not, by itself, constitute an environmental condition that could potentially impact the subject property.

3.4.1.7 RCRA-CESQG

RCRA Conditionally Exempt Small Quantity Generators (RCRA-CESQG) generate 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time; 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, wastes or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

The subject property was not listed in the RCRA-CESQG database. However, six properties were identified within a quarter mile radius of the subject property. One of these sites is within an eighth mile of the subject property and has been summarized below.

Lower Elevation:

- *Con Edison* (500 feet southwest and at a relatively lower elevation to the subject property) 3rd Avenue and 6th Street – EPA ID: NYP004159976. No hazardous waste codes or violations were reported for this generator.

Based on our review of this listing and the additional five listings not summarized here, Integral has concluded that these sites do not represent a REC, CREC, HREC, or *de minimis* condition, as the generation of hazardous waste does not, by itself, constitute an environmental condition that could potentially impact the subject property.

3.4.2 State Databases

The state records reviewed include the state and tribal equivalent NPL, state and tribal equivalent CERCLIS, state and tribal landfill and/or solid waste disposal site lists, state and tribal leaking storage tank lists, state and tribal registered storage tanks lists, state and tribal

institutional control / engineering control registries, state and tribal voluntary cleanup sites, and state and tribal brownfield sites.

Sites of environmental concern that have the potential to impact the subject property have been outlined in this section based on their environmental records listing. A detailed description of any RECs, CRECs, HRECs, or *de minimis* conditions identified in association with these listings has been provided in the findings and opinions section of this report (Section 8).

3.4.2.1 State and Tribal Equivalent CERCLIS (NY SHWS)

Also referred to as the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites.

The subject property was not listed in the NY SHWS database. However, nine properties were listed within a one mile radius of the subject property. Three of these listings exist within a half mile of the subject property and have been summarized below.

Lower Elevation:

- *Gowanus Canal Site* (300 feet west and relatively at a lower elevation than the subject property) – Assigned site code 406956 this site is classified as a significant threat to the public health or environment, with action required. The canal is man-made waterway which occupies 29 acres within southeastern Brooklyn. Six square miles of urbanized land drain into the canal via numerous combined sewer connections. Numerous contaminants of concern exist within the canal and efforts are currently underway by various parties to investigate and remediate the canal.
- *K – Metropolitan MGP* (0.35 miles west southwest and at a relatively lower elevation to the subject property) 124-136 Second Avenue – Assigned site code 372656, this former manufactured gas plant (MGP) existed from the late 1800's to the late 1930's, and has since been completely redeveloped. The original footprint of the plant now occupied by a home improvement center and a strip mall. Groundwater is noted to flow southwest towards the Gowanus Canal. This site remains in noted as "action required".
- *Former O.Z. Electric* (0.48 miles north and relatively at a lower elevation to the subject property) 198 Douglass Street – Assigned site code 450318, this site contained historical manufacturing operations which have left tetrachloroethene (PCE) and benzene contaminated groundwater. The site is currently used as a storage warehouse, and environmental conditions are being monitored.

Based on our review of these listings, we have concluded that the Gowanus Canal does represent a REC, as the proximity to subject property indicates the presence or likely presence of hazardous materials or petroleum under conditions representing a release or material threat of release.

The remaining listings have been reviewed and Integral has concluded that these sites do not represent a REC, CREC, HREC, or *de minimis* condition, as contamination is unlikely to migrate from these sites to the subject property.

3.4.2.2 NY SWF/LF

The Solid Waste Facilities/Landfill (SWF/LF) Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular site.

A review of the NY SWF/LF list revealed that there are no NY SWF/LF records for the subject property. However, seven listings were within a half of a mile radius of the subject property. Two of these listings are within a quarter mile and have been summarized below.

Higher/Equal Elevation:

- *3rd Avenue Flush Truck* (located on neighboring block to the north and relatively at a higher elevation to the subject property) 222 First Street – The block is owned by Consolidated Edison Co. of NY Inc.; portions of the site have been permitted as a transfer station.

Lower Elevation:

- *Gowanus Canal Conservancy, Inc.* (0.19 miles west northwest and relatively at a lower elevation to the subject property) 2 Second Avenue – This is an active disposal facility that is registered to handle organic waste

Based on our review of the above and the additional five reviewed listings, Integral has concluded that these properties do not represent a REC, CREC, HREC, or *de minimis* condition as it is unlikely that contamination would travel from the sites to the subject property.

3.4.2.3 State and Tribal Leaking Storage Tank Lists

An inventory of reported leaking UST incidents is included in the Leaking Underground Storage Tank Incidents Management Database (LUST).

A review of LUST findings has revealed that there are no records that share the same address for the subject property in this database. However, forty LUST listings are within a half mile of the subject property. Following review of these listings the majority of these LUSTs and their associated spills, are minimal releases which were remediated and closed. The closed spills have been remediated to NYSDEC's satisfaction prior to closure.

RECs, CRECs, HRECs, or *de minimis* conditions associated with the LUST records would be identified under the spills database discussion.

3.4.2.4 State and Tribal Registered Storage Tank List

Underground Storage Tank Database

The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of RCRA. The data comes from the NYSDEC.

A review of UST findings revealed no records or properties that share the same address as the subject property. However, seventeen registered UST listings are identified within a quarter mile of the subject property. Seven listings are within an eighth of a mile of the subject property, and have been summarized below.

Equal/Higher Elevation:

- *Pep Boys #0247* (Adjacent property to the east of the subject property) 354 4th Avenue – Identified by Site ID: 2-032301, this is an active petroleum bulk storage (PBS) site. Unregulated USTs with twelve Tank IDs (51747, 51748, 51749, 51750, 51751, 51752, 51754, 51755, 51756, 51758, 54676, 54677), each a 550-gallon steel diesel UST, were removed and closed out on 4/1/98.
- *Parkside Service Center* (400 feet east southeast and relatively at a higher elevation to the subject property) 340 4th Avenue – Identified by Site ID: 2-347353, this is closed out PBS site. One 4,000-gallon steel gasoline UST; and eleven 550-gallon steel gasoline USTs were removed and closed out on 5/6/08.
- *343 4th Avenue* (480 feet south southeast and relatively at a higher elevation to the subject property) 343 4th Avenue – Identified by Site ID: 2-608144, this is closed out PBS site. Three 550-gallon steel gasoline UST; and four 275-gallon steel waste-oil USTs were installed on 12/1/02. A close out date is not available.
- *BP SS #13397* (500 feet south southeast and relatively at a higher elevation to the subject property) 363 4th Avenue – Identified by Site ID: 2-401455, this is closed out PBS site. Five 4,000-gallon steel gasoline USTs were removed and closed out on 3/13/2007. Prior to these UST removals, ten 550-gallon steel USTs (contents are not reported) were removed and closed out in 1991.
- *U-Haul Co of Metro NY* (Adjacent property to the south of the subject property) 259 6th Street – Identified by Site ID: 2-083976, this is closed out PBS site. One 4,000-gallon steel diesel UST; and two 4,000 gallon steel gasoline USTs were removed at an unknown date. The listing was modified on 3/4/04; therefore it is assumed the USTs were removed around this time.

Lower Elevation:

- *220 3rd Street* (450 feet west northwest and relatively at a lower elevation to the subject property) 220 3rd Street – Identified by Site ID: 2-610369, this is a closed out PBS Site. One 1,000-gallon and two 550-gallon steel gasoline UST were closed out and removed in 2005. Additionally, one 550-gallon steel diesel UST; two 550-gallon steel gasoline USTs;

and one 550-gallon steel UST with contents not reported, were closed out and removed in 2010.

- *Walter UMLA Labor Division of Dykes* (550 feet west southwest and relatively at a lower elevation to the subject property) 180 6th Street – Identified by site ID: 2-001694, this is a closed out PBS site. One 4,000-gallon steel #2 Fuel oil UST and one 550-gallon steel gasoline UST have been identified on this site. These USTs are still in service.

Following review of adjoining properties defined as “Pep Boys #0247” and “U-Haul Co of Metro NY” listings, Integral has concluded that these sites contribute to the adjoining property use REC described in Section 8 of this report. The presence of historical USTs on adjoining properties under conditions of material threat of release (due to age of the USTs) constitutes a REC.

Based on review of the additional UST listings, Integral has concluded that the remaining properties do not represent a REC, CREC, HREC, or *de minimis* condition due to the distance from the subject property.

MOSF and MOSF UST

Listings contained in this database are onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

This subject property was not identified in this listing. However, one listing was identified within a half mile radius of the subject property and has been summarized below.

- *Bayside Fuel Oil Corp.* (0.4 miles north and relatively at a lower elevation to the subject property) 510 Sackett Street – Identified by ID: 2-1220, this listing is identified as an inactive fuel depot with an underground storage tank capacity of 1,501,000 gallon capacity.

Based on our review of the above listing, Integral has concluded that this property does not represent a REC, CREC, HREC, or *de minimis* condition due to the distance from the subject property.

Chemical Bulk Storage Site Listing (NY CBS)

Facilities identified within this database store regulated hazardous substances in ASTs with capacities of 185 gallons or greater, or in USTs of any size.

This subject property was not identified in this listing. However, one listing was identified within a quarter mile radius of the subject property and has been summarized below.

Equal/Higher Elevation:

- *Pep Boys #2047* (Adjoining property to the east of the subject property) 354 4th Avenue – Identified with CBS number 2-000417, this facilities status is reported as closed. The permit for CBS expired on 7/6/2007.

The property has previously been designated a REC in connection with adjoining property use. Inclusion in the NY CBS listing further supports this REC status.

AST

The Above Storage Tank database contains registered ASTs. The data comes from the NYSDEC.

A review of AST findings revealed no records or properties that share the same address as the subject property. However, twenty-seven registered AST listings are identified within a quarter mile of the subject property. Five listings are within an eighth of a mile of the subject property and have been summarized below.

Equal/Higher Elevation:

- *Pep Boys #2047* (adjoining property to the east of the subject property) 354 4th Avenue – Identified with facility ID: 2-032301 this site contains an in-service 250-gallon steel waste oil AST.
- *Susan Maintenance Corp.* (420 feet south southeast and at a relatively higher elevation to the subject property) 374 4th Avenue – Identified with facility ID: 2-611328 this site contains the following ASTs which are in-service; one 275-gallon steel motor oil AST; one 275-gallon steel transmission oil AST; one 275-gallon steel waste oil AST; one 275-gallon steel #2 fuel oil AST; and one 2,500-gallon steel 2 fuel oil AST.

Lower Elevation:

- *Park Slope U-Haul Rers* (occupies southern lot adjoining the subject property and is at a relatively lower elevation) 389 3rd Avenue – Identified by facility ID: 2-612146, this site contains one 275-gallon waste oil AST which is in service.
- *S. Miller Inc.* (530 feet west southwest of the subject property and is at a relatively lower elevation) 200 6th Street – Identified by facility ID: 2-286397, this site contains one 5,000-gallon #6 oil AST which has been closed in place.

- *RCC of Our Lady of Peace* (560 feet northwest and at an elevation relatively lower than the subject property) 201 1st Avenue – Identified by facility ID: 2-267562, this site contains one 5,000-gallon and one 10,000-gallon #2 fuel oil ASTs which are both in service.

Following review of adjoining properties listed as “Pep Boys #0247” and “U Park Slope U-Haul Rers”, Integral has concluded that these sites contribute to the adjoining property use REC. The ASTs on adjoining properties may have released petroleum to the subject property.

Based on our review of the remaining listings, Integral has concluded that these properties do not represent a REC, CREC, HREC, or *de minimis* condition due to the distance from the subject property.

3.4.2.5 State and Tribal Institutional Controls / Engineering Controls Registries

The sites listed in this registry database have either institutional or engineering controls in place. Institutional controls include administrative measures to restrict exposure to contaminants remaining on site. Engineering controls include various physical constructs or treatment methods to eliminate the exposure of regulated substances to environmental media or human health.

NY ENGINEERING and INSTITUTIONAL CONTROLS

The subject property was not listed in either of these databases. However, one property was listed in both databases within a half mile radius of the subject property:

Lower Elevation:

- *Whole Foods Site* (400 feet west northwest and at a relatively lower elevation to the subject property) 210, 212, 220 3rd Street and 360 3rd Avenue – Identified by site code 333299, institutional controls are in place for groundwater use restriction. Vapor intrusion was identified in the engineering controls summary, and it is assumed that either an individual or combinations of remedial measures (ex. soil vapor extraction, soil vapor barrier) are in place.

Based on our review of the above summarized listing, Integral has concluded that this property does not represent a REC, CREC, HREC, or *de minimis* condition due to the distance from the subject property.

3.4.2.6 NYSDEC VCP and NYSDEC BROWNFIELDS

NY VCP

The voluntary cleanup program uses private monies to remediate contaminated sites to levels allowing for the sites' productive use. The program covers a wide variety of modestly contaminated sites.

The subject property was not listed in this database. However, two properties were listed within a half mile radius of the subject property.

Lower Elevation:

- *K-Metropolitan MGP* (0.35 miles west southwest and at a relatively lower elevation to the subject property) 124-136 Second Avenue – Identified by side code 57308, this property is active in the VCP program as it located on the former Metropolitan Works MGP site.
- *USPS Gowanus Site, Former MGP Metropolitan* (0.35 miles west southwest and at a relatively lower elevation to the subject property) 2nd Avenue and 12th Street – Identified by side code 58108, this property is active in the VCP program as is also located on the former Metropolitan Works MGP site.

Based on our review of the above summarized listings Integral has concluded that these properties do not represent a REC, CREC, HREC, or *de minimis* condition due to the distance from the subject property.

NY BROWNFIELDS

New York State Brownfield Cleanup Sites are defined as abandoned, idled, or under-utilized industrial and commercial sites where expansion or redevelopment is complicated by real or perceived environmental contamination.

The subject property was not listed in NY Brownfields database. However, fifteen NY brownfields sites are within one half mile of the subject property, including one listing located within an eighth miles radius of the subject property, which is listed below.

Lower Elevation:

- *Whole Foods Site* (400 feet west northwest and at a relatively lower elevation to the subject property) 210, 212, 220 3rd Street and 360 3rd Avenue – Assigned BCP Site Code: C224100, remediation at this site has been completed, with institutional and engineering controls in place (Section 3.4.2.5). Historic fill and semi-volatile organic compounds (PAH's) were the primary contaminants of concern.

Review of these fifteen sites has shown they are not located adjacent to the subject property, and potential residual impacts are at proximity of low concern. Therefore, these sites are not considered to be RECs, CRECs, HRECs, or *de minimis* conditions.

3.4.3 Additional Environmental Records

3.4.3.1 Local Lists of Landfill/Solid Waste Disposal Sites

NY Solid Waste/Registered Recycling Facility List (SWRCY)

A review of the NY SWRCY list has revealed that the subject property was not identified. However three properties are identified within one half mile of the subject property. Each of these properties has been reviewed and they are not located adjacent to the subject property. Any potential release of petroleum or hazardous substances at these recycling facilities would be unlikely to impact the subject property due to the distance from the subject property.

Local Lists of Hazardous Waste/Contaminated Sites (NY DEL SHWS)

A review of the NY DEL SHWS list revealed that subject property was not identified. One property was noted in this database within one mile of the subject property. The property identified as "Carroll Gardens" at the corner of 5th street and Smith Street exists approximately one-half mile west northwest and across the Gowanus canal from the subject site. This site is not considered to be a REC, CREC, HREC, or *de minimis* condition due to the distance from the subject property.

3.4.3.2 Local Lists of Registered Storage Tanks

NY Historical USTs

Facilities identified in this list have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons. Detailed information is provided per site, but is no longer updated due to the sensitive nature of the information involved.

A review of the NY HIST UST list did not identify the subject property in the database. However, thirteen properties have been identified within a quarter mile radius of the subject property. One property, which was not previously identified in the UST section (Section 3.4.2.4) of this report, has been summarized as it exists on the neighboring block to the north of the subject property.

Higher Elevation:

- *Third Avenue Yard* (located on neighboring block to the north of the subject property) 222 1st Street – The site exists within the Consolidated Edison property which is listed under PBS number: 2-452726. In December 1980 two 4,000-gallon steel diesel USTs and one 4,000-gallon steel gasoline UST were removed and closed out. Additionally, one 2,500-gallon steel diesel and one 2,500-gallon steel gasoline UST were also removed in September 1998. Currently, the site is noted to contain two in-service 4,000-gallon fiberglass reinforced steel USTs, which contain diesel and gasoline respectively.

Based on review of this neighboring properties defined as “Third Avenue Yard”, Integral has concluded that this site contributes to the adjoining property use REC. The presence of historical and current USTs on adjoining properties, which may have released petroleum that could have affected the subject property, is of concern.

3.4.3.3 Records of Emergency Release Reports

NY Spills

This database includes data collected on spills reported to the NYSDEC and is required by one of or more of the following: Article 12 of the Navigation Law, 6 NYCRR 613.8 (from PBS Regulations), or 6 NYCRR 595.2 (from CBS Regulations). It includes spills and tank test failures active as of April 1, 1986 to present.

A review of the NY Spills list has revealed that there are no listings for the subject property’s address. However, seventy-three listings have been identified within an eighth mile of the subject property. Properties and their respective spill numbers which have not been closed out to the satisfaction of the NYSDEC have been summarized below.

Higher Elevation:

- *Commercial Business* (500 feet southeast and at a relatively higher elevation than the subject property) 362 4th Avenue – The site was formally a hospital maintenance building that contained a gasoline fueling station; associated USTs have been closed out in the past. During a recent property transaction, a Phase II investigation discovered petroleum impacts to soil and groundwater in the vicinity of these closed out tanks. The spill number remains open, and the cleanup is noted to be “pending”.
- *Third Avenue Yard* (located on neighboring block to the north of the subject property) 222 1st Street – Owned and operated by Consolidated Edison, this property is listed in the Spills database numerous times. Most of the reported spills are small in nature. However, the following spill numbers remain open and are related to larger petroleum contamination investigations: 0203307 and 9808009.

Following review of the above summarized sites, Integral has concluded the current and historical use of the site known as the Third Avenue Yard has resulted in numerous petroleum spills at proximity of concern to the subject property; therefore this listing supports the properties inclusion in the surrounding property use REC associated with this property.

The remaining listings and their associated spill numbers are not considered to be a REC, CREC, or *de minimis* condition as the spills were minor in nature and were identified as having been closed by NYSDEC. However, as there has been numerous reports of petroleum spills in the areas surrounding the subject property, nearby NY Spills which have been remediated to

the satisfaction of NYSDEC is considered an HREC as prior to their closure there was a potential petroleum impacts which may have affected the subject property.

3.4.3.4 Other Ascertainable Records

RCRA Non-Generators / No Longer Regulated

These listings include properties which may have selective information about the generation, transport, storage, treatment and/or disposal of hazardous waste was defined by RCRA.

A review of the RCRA Non-Generators / No Longer Regulated listing has revealed that there are no listings for the subject property. However, forty-seven listings were identified within a quarter mile of the subject property. Several of these listings are adjoining properties; however they have already been summarized in section 3.4.1.5 through 3.4.1.7.

These listings do not represent a REC, CREC, HREC or *de minimis* condition.

Record of Decision (ROD)

These documents mandate a permanent remedy at an NPL site containing technical and health information to aid in the cleanup.

A review of the ROD listings revealed that there are no listings for the subject property. However, one site at a lower elevation was reported within one mile of the subject property. This site, the Gowanus Canal, has already been identified as a REC in section 3.4.2.1.

NY Drycleaners

This database provides a listing of registered dry cleaning facilities and is provided by the NYSDEC.

A review of the NY Drycleaners listings revealed that there are no listings for the subject property. However, two sites have been identified within a quarter mile radius. Their name and address have been provided below.

Higher Elevation:

- *Klor-De Cleaners* (0.24 miles north northeast and at a relatively higher elevation to the subject property) 263 3rd Avenue – Facility ID: 2-6103-00151.

Lower Elevation:

- *Carroll/Yoo Cleaners* (0.19 miles west southwest and at a relatively lower elevation to the subject property) 149 7th Avenue – Facility ID: 2-6103-00194.

Both these sites do not adjoin the subject property and are outside a proximity of concern and are therefore not considered a REC, HREC, CREC, or *de minimis* condition.

NY E Designation

Environmental (E) Designations requires that the owner of the site conduct testing, sampling protocol, and remediation where appropriate, to the satisfaction of the NYCDEP before issuance of a building permit by the Department of Buildings (DOB) pursuant to the provisions of Section 11-15 of the Zoning Resolution (Environmental Requirements).

A review of the E Designation listings revealed that there are no listings for the subject property. However, five sites have been identified within an eighth mile radius of the subject property. None of the five listings do adjoin the subject property and potential contaminants of concern associated with the E Designation are of low concern. Therefore, these listings do not represent REC, CREC, HREC, or *de minimis* condition.

NY Hazardous Substance Waste Disposal Site Inventory (NY HSWDS)

Any known or suspected hazardous substance waste disposal sites are included in this database. Sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites and non-Registry sites the EPA Preliminary Assessment reports or Site investigation reports were prepared, have also been included. There is potential for these sites to be eligible for Superfund status, and further evaluation may be needed prior to being listed as such.

A review of the NY HSWDS listing revealed no listings which share the same address as the subject property. However, two listings were identified within a half mile radius of the subject property. Neither of the two sites adjoins the subject property but their locations have been summarized below.

Lower Elevation:

- BUG, Citizens Gate Station (0.21 miles west and at a relatively lower elevation to the subject property) 6th Street and 2nd Avenue – EPA ID: NYD980532212.
- BUG, Metropolitan Works (0.43 miles west southwest and at a relatively lower elevation to the subject property) 2nd Avenue and 12th Street – EPA ID: NYD980532006.

These listings do not represent REC, CREC, HREC, or *de minimis* condition, as they are outside a proximity of concern for the subject property.

NY and NJ Manifests

The EPA manifest program tracks hazardous waste from the time it leaves the generator facility where it is produced, until it reaches the off-site waste management facility that will store, treat or dispose of the hazardous waste. This cradle-to-grave tracking system ensures that hazardous

waste is transported from the place of generation to the place of ultimate disposal without being tampered with, dumped, or otherwise illegally disposed of along the way.

A review of the NY Manifests list has revealed no listings for the subject property. However, there are seventy-nine NY MANIFESTS sites within one quarter mile of the subject property. The following properties adjoin the subject property and were identified in these listings.

Equal Higher Elevation:

- *U-Haul Maintenance & Repair* (adjoins the subject property's southern border) 213 6th Street and 3rd Avenue – EPA ID: NYR000041004.
- *Consolidated Edison* (exists across 3rd street on the northern adjoining block) – 222 1st Street – Numerous manifests area associated with this property.

A review of the NJ Manifests list has revealed no listings for the subject property. However, there are eight NJ MANIFESTS sites within one quarter mile of the subject property. The following property adjoins the subject property.

Equal Higher Elevation:

- *Consolidated Edison* (exists across 3rd street on the northern adjoining block) – 222 1st Street – Numerous manifests area associated with this property.

While the manifest sites may not specifically impact the subject property, the documentation indicates that the removal of material from these locations was performed which required specific disposal. These properties have already been included in the adjoining property use REC; their inclusion in the manifest program further supports the REC determination.

3.4.4 EDR High Risk Historical Records

3.4.4.1 Manufactured Gas Plants (MGP)

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas [manufactured gas plants (MGP)] compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800s to 1950s to produce a gas that could be distributed and used as fuel. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludge's, oils, and other compounds are potentially hazardous to human health and the environment. The byproducts from this process were frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

A review of the EDR MGP list, as provided by EDR, has revealed that there are no EDR MGP sites associated with the subject property. However, five listings have been identified within a mile radius of the subject property.

None of these listings are located at an adjoining boundary of the subject property, the nearest site is 0.35 miles to the west southwest (Metropolitan MGP – 124-136 2nd Avenue). As the

location of these properties is of low concern for the subject property, Integral has concluded that these listings do not represent a REC, CREC, HREC, or *de minimis* condition.

3.4.4.2 EDR US Historical Automotive Stations

EDR has searched selected national collections of business directories and has collected listings of potential has station / filling station / service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, included gas station / filling station / service station establishments. The categories reviewed included, but were not limited to has, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records" (HRHR). EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Historical Automotive Station list indicated that the subject property is not listed. Additional review of these listings revealed that there are thirty-five EDR US Historical Automotive Station sites within one quarter (1/4) mile of the subject property at an equal/higher elevation.

These listings have been cross-checked against the UST, LUST, and NY SPILLS databases and we have concluded that they do not represent a REC, CREC, HREC or *de minimis* condition.

3.4.4.3 EDR US Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR classifies these sites as, in their opinion, HRHR.

A review of the EDR US Historical Cleaners list indicated that the subject property is not listed. Additional review of these listings revealed that there are six EDR US Historical Cleaner sites within one quarter (1/4) mile of the subject property.

These listings have been cross-checked against the UST, LUST, and NY SPILLS databases and we have concluded that they do not represent a REC, CREC, HREC or *de minimis* condition.

3.5 FREEDOM OF INFORMATION REQUESTS

Integral sent Freedom of Information Act (FOIA) / Freedom of Information Law (FOIL) requests to the U.S. EPA, NYSDEC, New York State Department of Health (NYSDOH), the New York City Fire Department (FDNY), and the City of New York Department of Environmental Protection (NYCDEP) for the subject property. FOIA/FOIL requests and responses are provided in Appendix F.

Each agency was provided the Block and Lot number and/or the corresponding physical address for the subject property. From each agency, Integral requested any information or copies of files regarding environmental conditions, such as environmental permits, notices of violations, spill/discharge incidents, storage or disposal of hazardous substances, USTs, LUSTs, and any other environmental reports.

3.5.1 U.S. EPA

Integral submitted a FOIA Request to the U.S. EPA. An automated search of appropriate EPA databases did not locate any environmental records for the subject property.

3.5.2 NYSDEC

Integral received acknowledgment of FOIL Request No. 15-3584 on September 14, 2015. If pertinent information is identified after the production of this report as a result of this request, an addendum to this Phase I ESA will be prepared.

3.5.3 NYSDOH

The NYSDOH has acknowledged FOIL Request No. 15-09-081, which pertains to the subject property, but has not provided a formal response on available records. If pertinent information is identified after the production of this report as a result of this request, an addendum to this Phase I ESA will be prepared.

3.5.4 NYCDEP

Integral submitted a FOIL Request to the NYCDEP on September 3, 2015. At this time, no response has been received. If pertinent information is identified after the production of this report as a result of this request, an addendum to this Phase I ESA will be prepared.

3.5.5 City of New York Fire Department

On September 3, 2015, Integral submitted a Fuel Tank Special Request Form and a Violation Special Report Request Form to the New York City Fire Department (FDNY) for the subject property. Integral has not received a response from the FDNY. If pertinent information is identified after the production of this report as a result of this request, an addendum to this Phase I ESA will be prepared.

3.5.6 City of New York Department of Buildings

Integral conducted an online review of the City of New York Department of Buildings (DOB) records for the subject property on September 3, 2015. No violations were identified that would constitute a REC, CREC, HREC or *de minimis* condition.

4 SITE RECONNAISSANCE

4.1 SUBJECT PROPERTY INSPECTION DATA

Inspection Date:	September 15, 2015
Integral Personnel:	Samuel McTavey
Other Parties:	None
Weather	Sunny, 70 degrees

4.2 INTERIOR AND EXTERIOR OBSERVATIONS

Unless otherwise noted, the items listed in the table below appeared in good condition with no visual evidence of staining, deterioration or a discharge of hazardous materials. Items where further description is warranted are discussed in the section(s) following the table.

Item	Present (Yes/ Yes-Historic/ No)	Description
Hazardous material storage or handling areas	NO	
Aboveground storage tanks (ASTs) and associated piping	NO	
Underground storage tanks (USTs) and associated piping	NO	
Drums & containers (>5 gallons)	NO	
Odors	NO	
Pools of liquid, including surface water bodies and sumps (hazardous substances or substances likely to be hazardous, only)	NO	
Polychlorinated Biphenyls (PCBs) / Transformers	NO	
Stains or corrosion	NO	
Drains and Sumps	NO	
Pits, ponds, and lagoons	NO	
Stressed vegetation	NO	
Historic fill or other fill material	NO	

Item	Present (Yes/ Yes-Historic/ No)	Description
Waste water (including storm water or any discharge into a drain, ditch, underground injection system, or stream on or adjacent to the Site)	NO	
Wells (including dry wells, irrigation wells, injection wells, abandoned wells, or other wells.	NO	
Septic systems or cesspools	NO	

The subject property is currently used as a parking lot for the neighboring Consolidated Edison workers. It is not improved upon with any permanent structures, and is entirely covered with gravel. Several utility poles exist on the site, as well as a small shed for the parking lot attendant. No fill ports or vent piping (associated with petroleum storage tanks) were observed.

During the site inspection of the subject property, an abandoned groundwater treatment system was observed on the eastern adjacent property along the 3rd Street. The inspector noted the presence of a carbon filtration unit, groundwater extraction well, and equipment trailer. PVC piping associated with the system was dismantled and the system appeared to be abandoned. Review of the NY Spills database did not identify an open spill number with which this system might be associated.

Two large commercial warehouses operated by Pep Boys and U-Haul with operational automobile service centers, exist on the eastern and southern property boundaries respectively. Automobile fluids changes seem to dominate the primary operations at both these garages.

The presence of the two service centers, and the apparent groundwater treatment system is considered part of the adjoining property use REC.

Photographs taken during the reconnaissance are provided in Appendix G.

4.2.1 Hazardous Substances

Hazardous substances including raw materials; finished products and formulations; hazardous wastes; hazardous constituents and pollutants including intermediates and byproducts; and unidentified substance containers (when open or damaged, and containing unidentified substances suspected of being hazardous or petroleum products) were not identified at the subject property.

4.2.2 Underground Storage Tanks

Integral did not observe evidence of USTs (vent pipes or fill ports) on the subject property.

4.2.1 Aboveground Storage Tanks

Integral did not observe evidence of ASTs on the subject property.

5 USER PROVIDED INFORMATION

According to the ASTM E1527-13 standard, certain tasks that may help identify the presence of RECs associated with the site are generally conducted by the Phase I ESA user. These tasks include reviewing title records for environmental liens or activity and land use limitations, providing specialized knowledge related to RECs at the site (e.g., information about previous ownership or environmental litigation), and providing explanations for significant reduction in the subject property purchase price. 252 Third Street Realty, LLC has provided this information, when available, and has completed the user questionnaire, which is included in Appendix H.

5.1 TITLE AND JUDICIAL RECORDS FOR ENVIRONMENTAL LIENS OR AULS

The User was not aware of environmental concerns associated with title or judicial records, or the existence of environmental liens or activity and use limitations (AULs) for the subject property.

5.2 SPECIALIZED KNOWLEDGE

The User was aware of some of the historical use of the subject property, and noted that no past environmental site assessments have been completed at the subject property. Records of historical use of the subject property were provided in an interview with Mr. Robert Corroon of 252 Third Street Realty, LLC, and have been discussed in the report accordingly.

5.3 PROPERTY VALUE REDUCTION ISSUES

The User was not aware of property valuation reduction issues regarding the subject property.

5.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Commonly known/reasonably ascertainable information was provided to Integral by the User in the form of a phone interview completed on September 15, 2015.

5.5 REASON FOR CONDUCTING PHASE I

It is Integral's understanding that the User requested a Phase I for establishing an initial evaluation of the presence of recognized environmental conditions in connection with the subject property in order to determine suitability for a residential development.

6 INTERVIEWS

The following persons were interviewed to obtain historical or environmental information regarding RECs associated with the subject property.

- Robert Corroon, 252 Third Street Realty LLC – Owners Representative

The information provided in this interview is discussed and referenced in Section 5.

7 VAPOR MIGRATION

This section outlines the potential of hazardous substances and/or petroleum products to migrate through the subsurface. Results have been obtained through EDR's Vapor Encroachment Condition (VEC) Application Software (VEC App) in order to satisfy the ASTM E2600-10 Tier I screening process. The VEC App was used to identify potential areas of concern both within and outside the borders of the subject property.

Results of the VEC App screening process revealed that a VEC cannot be ruled out to exist on the subject property as a result of the historic presence of a petroleum spill at the adjoining northern property, Consolidated Edison's Third Avenue Yard. Additionally, numerous upgradient and cross-gradient sites within a 0.33-mile radius of the subject property pose potential vapor migration/intrusion risks. The majority of potential areas of concern identified in the report are related to the database listings. A summary of these findings can be found in the EDR VEC App generated report included as Appendix I.

Following review of the subject property and surrounding sites, Integral agrees that the possibility of vapor migration onto the subject property cannot be ruled out. However, the site is not improved with permanent buildings and is open to the air. Since the potential for impacted soil vapor migration exists, but it is unlikely to adversely affect human health or the present environment, a *de minimis* condition exists.

8 FINDINGS / OPINIONS

Review of ascertainable records, historical documentation and the limited site reconnaissance in relation to the subject property, and those within the standard search radii has been completed.

Integral has completed a Phase I ESA for the property located at 252 3rd Street, Brooklyn, New York (the subject property). The subject property is further identified by Block 980 and Lot 19; and is bound by 3rd Street to the north, two large single story commercial buildings with parking lots to the east and south, and a three story industrial warehouse to the west.

The subject property exists within an urbanized area and currently consists of a gravel parking lot for Consolidated Edison that covers the entirety of the lot. The subject property historically operated as a coal storage yard for approximately 55 years between 1888 through 1942 with a coal pocket (large storage shed and conveyor). Stored coal was conveyed to the southern boundary of the property and onto floating barges parked at the former 5th Street Basin (of the Gowanus Canal). Around 1951, the 5th Street Basin was filled. From 1965 through 1980, a metal plating and auto-body shop operated on the northern frontage of the subject property adjacent to 3rd Street. From 1980 on, following the demolition of the metal plating and auto-body shop, the subject property has operated as a parking lot and has not been improved with permanent buildings.

A site location map is included as Figure 1. A general site plan is included as Figure 2.

8.1 RECOGNIZED ENVIRONMENTAL CONDITIONS

8.1.1 ONSITE RECOGNIZED ENVIRONMENTAL CONDITIONS

This Assessment has revealed evidence of one onsite REC in connection with the subject property.

REC 1 – Historic Use of the Subject Property as a Metal Plating and Automotive Body Shop

A metal plating facility and an automotive body shop existed along the northern frontage of the subject property, adjacent to 3rd Street, from 1965 through 1980. Plating operations and automotive services on the subject property constitute a REC.

8.1.2 OFFSITE RECOGNIZED ENVIRONMENTAL CONDITIONS

The Assessment has also revealed evidence of three adjoining and offsite RECs in connection with the subject property.

REC 2 – Filling in of 5th Street Basin

Records show that along the southern boundary of the subject property, the former 5th Street Basin was filled in around 1951. New York City canals filled in during this time period typically were filled with what is now known as historic fill. Historic fill may be solid waste, including coal ash, wood ash, municipal solid waste incinerator ash, construction and demolition debris, dredged sediments, railroad ballast, refuse and land clearing debris, which was used prior to October 10, 1962 (6 NYCRR 375-1.2 [x]). The filling of this basin with likely historic fill, is considered an offsite REC.

REC 3 – Gowanus Canal Superfund Site

At a proximity of 300 feet west of the subject property, the Gowanus canal has been listed on the National Priorities List (NPL; “Superfund”) and classified as a significant threat to the public health or environment. Numerous contaminants of concern exist within the canal and surrounding areas. Efforts are currently underway by potentially responsible parties to investigate and remediate the canal. The site is identified in the NPL under EPA ID: NYN000206222. The proximity of the Gowanus Canal is considered an offsite REC.

REC 4 – Historical Use of Adjoining Properties

The environmental database review identified three adjoining properties with extensive environmental records that indicated the presence or likely presence of petroleum or hazardous materials under threat of material release.

Northern Boundary:

- Consolidated Edison – Third Avenue Yard: This property contains numerous NYSDEC spill numbers, two of which are still listed as open (Spill Numbers 0203307 and 9808009). There are also a significant amount of disposal manifests associated with the use of this property.

Eastern Boundary:

- Pep Boys Automotive Facility – Store Number 0247: There are numerous listings which identify this property in manifest and UST listings. In addition to these listings, the property is utilized as an automobile service station further increasing the likelihood of a petroleum release near the subject property.

Southern Boundary:

- U-Haul Moving and Storage of Park Slope: There are numerous listings which identify this property in manifest and UST listings. In addition to these listings, the property is

utilized as an automobile service station further increasing the likelihood of petroleum impacts near the subject property.

Database listings for spills, manifests, and hazardous waste handlers have identified these sites numerous times. The current and historical operation of these facilities, which adjoin the subject property, and the presence or likely presence of petroleum or hazardous materials under threat of material release is considered an offsite REC.

8.2 HISTORIC RECOGNIZED ENVIRONMENTAL CONDITIONS

Historic Recognized Environmental Conditions (HRECs) are environmental conditions which, in the past, would have been considered RECs, but which may or may not be considered RECs currently.

This Assessment has revealed evidence of one HREC in connection with the subject property.

HREC 1 – Historical Petroleum Spills in the Surrounding Area

The subject property is surrounded by numerous properties with historical releases of petroleum identified by the NYSDEC Spills Database. These spills have been remediated to the satisfaction of the NYSDEC and are currently closed. The historical presence of petroleum spills in the surrounding area which have been closed to the satisfaction of the NYSDEC is not a REC; however it is considered a HREC.

8.3 DE MINIMIS CONDITIONS

A *de minimis* condition is defined by ASTM 1527-13 as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not RECs.

A review of records for the surrounding area identified one *de minimis* condition that exists at the subject property.

De Minimis 1: VEC Application Screen

The VEC Application screening (VEC App) process revealed numerous upgradient and cross-gradient sites within a 0.33-mile radius of the subject property which pose potential vapor migration/intrusion risks (Section 7). The majority of potential areas of concern identified in the report were related to database listings. Following review of the subject property and surrounding sites, Integral agrees that the possibility of vapor migration onto the subject property cannot be ruled out. However, the site is not improved with permanent buildings and is open to the air. Since the potential for impacted soil vapor migration exists, but it is unlikely to adversely affect human health or the present environment, a *de minimis* condition exists.

8.4 DATA GAPS

No data gaps were identified.

8.5 EXCEPTIONS OR DELETIONS FROM ASTM E-1527-13

No state or government officials were interviewed to gain information indicating RECs in connection with the subject property as part of this Phase I ESA. Because FOIA/FOIL requests or equivalent internet searches were submitted to state and government agencies for processing, additional pertinent information relative to the subject property would not be expected from these parties, were they to have been interviewed.

9 CONCLUSIONS

Integral completed this Assessment in general conformance with the scope and limitations of ASTM Practice E1527-13 for the subject property located at 252 Third Street, Brooklyn, New York. Any exceptions to, deletions, or deviations from this practice are described in the Findings and Opinions (Section 8) portion of this report.

RECs are defined as the presence or likely presence of any *hazardous substances* or *petroleum products* on a property under conditions that indicate an existing release, a past release, or a material threat of release of any *hazardous substances* or *petroleum products* into structures on the property or into the ground, groundwater, or surface water of the property. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

This Assessment has revealed evidence of five RECs in connection with the subject property.

9.1 ONSITE RECOGNIZED ENVIRONMENTAL CONDITIONS

This Assessment has revealed evidence of one onsite REC in connection with the subject property.

REC 1 – Historic Use of the Subject Property as a Metal Plating and Automotive Body Shop

A metal plating facility and an automotive body shop existed along the northern frontage of the subject property, adjacent to 3rd Street, from 1965 through 1980. Plating operations and automotive services on the subject property constitute a REC.

9.2 OFFSITE RECOGNIZED ENVIRONMENTAL CONDITIONS

The Assessment has also revealed evidence of three adjoining and offsite RECs in connection with the subject property.

REC 2 – Filling in of 5th Street Basin

Records show that along the southern boundary of the subject property, the former 5th Street Basin was filled in around 1951. New York City canals filled in during this time period typically were filled with what is now known as historic fill. Historic fill may be solid waste, including coal ash, wood ash, municipal solid waste incinerator ash, construction and demolition debris, dredged sediments, railroad ballast, refuse and land clearing debris, which was used prior to October 10, 1962 (6 NYCRR 375-1.2 [x]). The filling of this basin with likely historic fill, is considered an offsite REC.

REC 3 – Gowanus Canal Superfund Site

At a proximity of 300 feet west of the subject property, the Gowanus canal has been listed on the National Priorities List (NPL; "Superfund") and classified as a significant threat to the public health or environment. Numerous contaminants of concern exist within the canal and surrounding areas. Efforts are currently underway by potentially responsible parties to investigate and remediate the canal. The site is identified in the NPL under EPA ID: NYN000206222. The proximity of the Gowanus Canal is considered an offsite REC.

REC 4 – Historical Use of Adjoining Properties

The environmental database review identified three adjoining properties with extensive environmental records that indicated the presence or likely presence of petroleum or hazardous materials under threat of material release.

Northern Boundary:

- Consolidated Edison – Third Avenue Yard: This property contains numerous NYSDEC spill numbers, two of which are still listed as open (Spill Numbers 0203307 and 9808009). There are also a significant amount of disposal manifests associated with the use of this property.

Eastern Boundary:

- Pep Boys Automotive Facility – Store Number 0247: There are numerous listings which identify this property in manifest and UST listings. In addition to these listings, the property is utilized as an automobile service station further increasing the likelihood of a petroleum release near the subject property.

Southern Boundary:

- U-Haul Moving and Storage of Park Slope: There are numerous listings which identify this property in manifest and UST listings. In addition to these listings, the property is utilized as an automobile service station further increasing the likelihood of petroleum impacts near the subject property.

Database listings for spills, manifests, and hazardous waste handlers have identified these sites numerous times. The current and historical operation of these facilities, which adjoin the subject property, and the presence or likely presence of petroleum or hazardous materials under threat of material release is considered an offsite REC.

10 DECLARATION

I, Samuel McTavey, declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training and experience to assess a site of the nature, history and setting of the subject Site. I have developed and performed the All Appropriate Inquires in conformance with the standards and practice set forth in 40 CFR Part 312.

Samuel McTavey
Environmental Professional

PHASE I ESA REFERENCES

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