

# PARTNER



## PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**28-90 Review Avenue  
Long Island City, New York 11101**

**Date Issued:** September 23, 2015  
**Partner Project No.** 15-147222.1



Prepared For

**The Bancorp Bank**  
712 Fifth Avenue, 11<sup>th</sup> Floor  
New York, New York 11101

September 23, 2015

Ms. Kinzie Geldbach  
The Bancorp Bank  
712 Fifth Avenue, 11<sup>th</sup> Floor  
New York, New York 11101

**Subject: Phase I Environmental Site Assessment**  
28-90 Review Avenue  
Long Island City, New York 11101  
  
Partner Project No. 15-147222.1

Dear Ms. Geldbach:

Partner Assessment Corporation (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (ESA) report of the above-mentioned address (the "subject property"). This assessment was performed in general conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

This assessment included a site reconnaissance, as well as research and interviews with representatives of the public, property ownership, site manager and regulatory agencies. An assessment was made, conclusions stated and recommendations outlined.

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Melissa Dahl at (201) 984-3651 or mdahl@partneresi.com.

Sincerely,

**DRAFT**

Melissa Dahl  
Relationship Manager

## EXECUTIVE SUMMARY

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Partner Assessment Corporation (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 28-90 Review Avenue in the City of Long Island City, Queens County, New York (the "subject property"). This ESA is designed to provide The Bancorp Bank with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

### Property Description

The subject property is located on the west side of Review Avenue, within a heavily industrial area of Queens County. Please refer to the table below for further description of the subject property:

#### **Subject Property Data**

|                                        |                                                 |
|----------------------------------------|-------------------------------------------------|
| <b>Address:</b>                        | 28-90 Review Avenue, Long Island City, New York |
| <b>Additional Address:</b>             | 53-02 Review Avenue                             |
| <b>Property Use:</b>                   | Industrial                                      |
| <b>Land Acreage (Ac):</b>              | 4.43                                            |
| <b>Number of Buildings:</b>            | 7 (herein referenced as Buildings A thru G)     |
| <b>Number of Floors:</b>               | 1-2                                             |
| <b>Gross Building Area (SF):</b>       | 37,462 (Total)                                  |
| <b>Date of Construction:</b>           | 1917 (with additions circa 1970 and 2010)       |
| <b>Assessor's Parcel Number (APN):</b> | Block 294, Lot 106                              |
| <b>Type of Construction:</b>           | Concrete / Steel / Brick                        |
| <b>Current Tenants:</b>                | AA Truck Renting Corporation                    |
| <b>Site Assessment Performed By:</b>   | Ryan Reynics of Partner                         |
| <b>Site Assessment Conducted On:</b>   | September 16, 2015                              |

The subject property is currently developed with seven buildings consisting of the following: a vacant two-story structure (Building A); a two-story structure utilized for car storage (Building B); a warehouse structure with double-height ceilings for woodworking (Building C); a warehouse structure for automotive repair (Building D); a one-story office building (Building E); the former fueling station canopy (Building F); a warehouse structure for automotive repair (Building G); and several office trailers. The remainder of the subject property is comprised of asphalt-paved parking areas utilized by month-to-month tenants for vehicle storage. Vehicles range from passenger cars to tractor trailers. On-site operations consist of vehicle storage, parking and repair. In addition to the current structures, the subject property is improved with a diesel fuel dispenser, associated landscaping and drainage features.

According to available historical sources, the subject property was formerly undeveloped from as early as 1898 to 1915; developed with "The Texas Company" (Texaco) oil terminal from at least 1917 to 1971; and redeveloped with the current configuration by 1971. Tenants on the subject property have included The Texas Company (1917-1971) and AA Truck Renting Corp (1971-Present).

The immediately surrounding properties consist of a parking lot to the north; railroad tracks and a self-storage facility to the south; an industrial building and a construction site to the east; and the Dutch Kills Creek to the west.

According to a previous subsurface investigation conducted on the subject property (2010), the depth of groundwater in the vicinity of the subject property is inferred to be approximately 5 to 10 feet below ground surface (bgs) and the direction of flow is toward the northwest.

## Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment.

- Partner did not identify any RECs during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- Partner did not identify any CRECs during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following HREC was identified during the course of this assessment:

- The subject property was formerly utilized as a bulk petroleum storage facility occupied by The Texas Company from 1917 to 1971 and was equipped with multiple bulk storage tanks. The subject property was reportedly vacant and out-of-use from 1961 to 1971, before being converted to the current use in 1971. From 1971 to the present, the subject property has operated as a truck and vehicle storage facility, with auto repairing and refueling activities. The subject property is associated with six spill cases (refer to Section 4.2.2 for a complete discussion), all of which have been closed by NYSDEC. The most recent spill case was addressed via Monitored Natural Attenuation Plan, and case closure was issued in 2010. Therefore, all of the wells on the site associated with the Monitored Natural Attenuation Plan can now be abandoned. Well abandonment must take place in accordance with the environmental regulations and laws of New York State. Based on the regulatory closure obtained from the NYSDEC, the historical operations and bulk storage of petroleum on-site is considered by Partner to represent an HREC for which no additional investigation appears warranted.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following environmental issues were identified during the course of this assessment:

- Partner observed six ASTs for the storage of diesel, heating oil and propane on the subject property. Partner notes that our on-site observations of these ASTs do not directly correlate with the tank records on file with the NYSDEC. However, based on the aboveground location of the tanks and the absence of observed spills, leaks or releases in their vicinity, the presence of these ASTs are not expected to represent a significant environmental concern to the subject property at this time.
- Partner observed localized areas of staining throughout the subject property. Based on the surficial nature of the staining, with no conduits (i.e. cracks, drains, etc.) to the subsurface identified in the areas of the staining, the staining is not expected to represent a significant environmental concern to the subject property at this time.
- Due to the age of the subject property buildings, the potential exists that asbestos-containing materials (ACMs) are present on site. Overall, suspect ACMs were observed to be in good condition and do not pose a health and safety concern to the occupants of the subject property at this time.

### **Conclusions, Opinions and Recommendations**

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 28-90 Review Avenue in the City of Long Island City, Queens County, New York (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs at the subject property, and no further action is recommended at this time. However, environmental issues were identified in connection with the subject property. As such, the following should be considered:

- The out-of-use, 5,000-gallon heating oil AST located in Building C should be properly decommissioned in accordance with applicable requirements.
- Implementation of improved housekeeping strategies should be considered in order to eliminate potential, future impacts to the subsurface.
- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs located at the subject property.

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## 1.0 INTRODUCTION

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Partner Assessment Corporation (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 28-90 Review Avenue in the City of Long Island City, Queens County, New York (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

### 1.1 Purpose

The purpose of this ESA is to identify existing or potential RECs (as defined by ASTM Standard E1527-13) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances.

The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

### 1.2 Scope of Work

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-13, AULs are the legal or physical



restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold and/or radon.

### **1.3 Limitations**

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

## **1.4 User Reliance**

The Bancorp Bank engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of The Bancorp Bank. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed. A copy of Partner's standard Terms and Conditions can be found at <http://www.partneresi.com/terms-and-conditions.php>

## **1.5 Limiting Conditions**

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past or current owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.
- Partner requested information relative to deed restrictions and environmental liens, a title search, and completion of a pre-survey questionnaire from the Report User. This information was not provided at the time of the assessment.
- Partner was not able to document the historical use of the subject property prior to 1898. The following sources were reviewed during the course of this assessment and found to be limited: aerial photographs were not available prior to 1954; city directories were not available prior to 1976; topographic maps prior to 1898; and fire insurance maps were no available prior to 1898. This data failure is not considered critical and does not change the conclusions of this report, as the 1898 fire insurance maps revealed the subject property to be predominantly undeveloped.

- Partner was unable to determine the property use at 5-year intervals, which constitutes a data gap. Except for property tax files and recorded land title records, which were not considered to be sufficiently useful, Partner reviewed all standard historical sources and conducted appropriate interviews.
- Partner submitted Freedom of Information Act (FOIA) requests to the NYSDEC, New York City Fire Department (FDNY), New York City Department of Health (NYCDOH) and New York City Department of Environmental Protection (NYDEP) for information pertaining to hazardous substances, USTs, releases, inspection records, etc. for the subject property and/or adjacent properties. As of this writing, these agencies have not responded to Partner's request. Based on information obtained from other historical sources, this limitation is not expected to alter the overall findings of this assessment.
- Partner's view of the ground during the site assessment was obstructed due to excessive interior storage, and excessive exterior vehicle storage. Based on information obtained from other historical sources, this limitation is not expected to alter the overall findings of this assessment.

Due to time constraints associated with this report, the Client has requested the report despite the above-listed limitations.

## 2.0 SITE DESCRIPTION

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### 2.1 Site Location and Legal Description

The subject property at 28-90 Review Avenue in Long Island City, New York is located on the west side of Review Avenue. According to the New York City Department of Finance (NYCDOF), the subject property is identified as Block 294 Lot 106, and ownership is currently vested in 28-90 Review Avenue Associates, L.L.C. since 2007.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map and Appendix A: Site Photographs for the location and site characteristics of the subject property.

### 2.2 Current Property Use

The subject property is currently developed with seven buildings consisting of the following: a vacant two-story structure (Building A); a two-story structure utilized for car storage (Building B); a warehouse structure with double-height ceilings for woodworking (Building C); a warehouse structure for automotive repair (Building D); a one-story office building (Building E); the former fueling station canopy (Building F); a warehouse structure for automotive repair (Building G); and several office trailers. The remainder of the subject property is comprised of asphalt-paved parking areas utilized by month-to-month tenants for vehicle storage. Vehicles range from passenger cars to tractor trailers. On-site operations consist of vehicle storage, parking and repair.

The subject property is designated for industrial development by the City of New York.

The subject property is identified as a NY Underground Storage Tank (NY UST), NY Aboveground Storage Tank (NY AST), Resource Conservation Recovery Act- Small Quantity Generator (RCRA-SQG), NY Manifest, NJ Manifest, Facility Index System (FINDS), NY Spills and NY Leaking Storage Tank Incident Reports (NY LTANKS) site in the regulatory database report, as further discussed in Section 4.2.

### 2.3 Current Use of Adjacent Properties

During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

#### ***Immediately Surrounding Properties***

**North:** Parking lot (28-26 Borden Avenue)

**South:** Railroad tracks and Access Self Storage (29-00, 29-08 Review Avenue)

**East:** Industrial (28-44 – 28-50 Borden Avenue; 28-39 – 28-45 Review Avenue); construction site (52-09 – 52-19 29<sup>th</sup> Street; 29-01 – 29-05 Review Avenue)

**West:** Dutch Kills Creek

The adjacent properties are identified as NY AST, NY HIST AST, NY UST, NY HIST UST, Resource Conservation Recovery Act Non-Generator/No Longer Regulated (RCRA NonGen/NLR), FINDS, NY Spills, EDR US Historical Auto Station and NY Manifest sites in the regulatory database report of Section 4.2.

## **2.4 Physical Setting Sources**

### **2.4.1 Topography**

The United States Geological Survey (USGS) *Brooklyn, New York* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 5 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently toward the northwest. The subject property is depicted on the 1995 map as developed with seven structures likely for industrial use.

A copy of the most recent topographic map is included as Figure 3 of this report.

### **2.4.2 Hydrology**

According to topographic map interpretation, the direction of groundwater in the vicinity of the subject property is inferred to flow toward the northwest. The nearest surface water in the vicinity of the subject property is the Dutch Kills, which is located adjacent to the west of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the New York City Department of Environmental Conservation (NYCDEP) serves the subject property vicinity. According to a representative of the NYCDEP, shallow groundwater directly beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of New York are surface water from the Catskill/Delaware System, located in Delaware, Green Schoharie, Sullivan, and Ulster Counties; and the Croton System, located in Putnam, Westchester and Dutchess counties.

According to a previous subsurface investigation conducted on the subject property (2010), the depth of groundwater in the vicinity of the subject property is inferred to be approximately 5 to 10 feet bgs.

### **2.4.3 Geology/Soils**

The subject property is situated within the Atlantic Coastal Plains physiographic province of the State of New York. The uppermost geologic formation underlying the soils at the subject property is the Late Pleistocene Age Wisconsin glacial deposits. The area consist of moraine deposits, glacial drift and outwash materials. The topography slopes southward and is characterized by large glacial erratic and scattered deposits of glacial till, consisting of a mix of silt, sand, gravel, and large boulders.

Soils in the vicinity of the Property are classified as Urban Land. Urban Land complex are those soils in which the soil's original structure and content have been so altered by human activities it has lost its original characteristics and is thus unidentifiable. Urban soils consist of nearly level to moderately steep areas where the soils have been altered or obscured by urban works and structures. Buildings and pavement cover more than 85 percent of the surface. Included in this unit in mapping are many small areas where the original soil material has been disturbed by construction and areas where fill has been added. Also included are small areas of undisturbed soils. The soil properties and characteristics of this

unit vary. Onsite investigation is needed to determine the suitability for specific uses and the limitations affecting those uses.

#### **2.4.4 Flood Zone Information**

Partner performed a review of the Flood Insurance Rate Map (FIRM), published by the Federal Emergency Management Agency (FEMA). According to Community Panel Number 3604970202F, dated September 5, 2007, the subject property appears to be located in Zone AE, areas subject to 100-year flood with base flood elevation determined.

A copy of the reviewed flood map is not included in Appendix B of this report.

### 3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

| <b>Historical Use Information</b> |                                                                                                                                           |                             |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| <b>Period/Date</b>                | <b>Source</b>                                                                                                                             | <b>Description/Use</b>      |
| 1898-1915                         | Topographic Maps, Sanborn Maps                                                                                                            | Undeveloped                 |
| 1917-1971                         | Aerial Photographs, Building Records, City Directories, Previous Report, Sanborn Maps, Topographic Maps                                   | Bulk Petroleum Storage      |
| 1971-Present                      | Aerial Photographs, Building Records, City Directories, Interviews, Previous Report, Sanborn Maps, Topographic Maps, On-site Observations | Vehicle Storage/Auto Repair |

According to available historical sources, the subject property was formerly undeveloped from as early as 1898 to 1915; developed with "The Texas Company" (Texaco) oil terminal from at least 1917 to 1971; and redeveloped with the current configuration by 1971. Tenants on the subject property have included The Texas Company (1917-1971) and AA Truck Renting Corp (1971-Present).

#### 3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from NETR Online on September 18, 2015. The following observations were noted to be visible on the subject property and adjacent properties during the aerial photograph review:

|                          |                                                                                                               |               |                |
|--------------------------|---------------------------------------------------------------------------------------------------------------|---------------|----------------|
| <b>Date:</b>             | <b>1954,<br/>1966</b>                                                                                         | <b>Scale:</b> | <b>1"=500'</b> |
| <b>Subject Property:</b> | Appears to be developed with six structures located throughout the subject property likely for industrial use |               |                |
| <b>North:</b>            | Appears to be developed with a large structure likely for industrial use                                      |               |                |
| <b>South:</b>            | Appears to be developed with railroad tracks                                                                  |               |                |
| <b>East:</b>             | Appears to be developed with a large structure likely for industrial use                                      |               |                |
| <b>West:</b>             | Appears to be the Dutch Kills Creek                                                                           |               |                |

|                          |                                                                                                                                                                                                           |               |                |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|
| <b>Date:</b>             | <b>1974,<br/>1980,<br/>1994,<br/>2004,<br/>2006,<br/>2008-<br/>2009,<br/>2011-<br/>2013</b>                                                                                                               | <b>Scale:</b> | <b>1"=500'</b> |
| <b>Subject Property:</b> | Appears to be developed with several structures likely for industrial use along with parking for vehicle storage; a larger structure in the southern portion of the subject property is no longer visible |               |                |



**North:** No significant changes visible  
**South:** No significant changes visible  
**East:** No significant changes visible  
**West:** No significant changes visible

Due to copyright restrictions, copies of the reviewed aerial photographs are not included in Appendix B of this report.

### 3.2 Fire Insurance Maps

Partner reviewed the collection of Sanborn Fire Insurance (Sanborn) Maps from Environmental Data Resources, Inc. (EDR) on September 3, 2015. The following observations were noted to be depicted on the subject property and adjacent properties during the Sanborn Map review:

| <b>Date:</b> 1898        |                                                                                                                                                                              |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subject Property:</b> | Depicted as developed with two sheds; the majority of the subject property is depicted as undeveloped; the western portion of the subject property is depicted a canal basin |
| <b>North:</b>            | Depicted as developed with a one- to two-story foundry, a four-story fitting shop, a two-story office building, and a four-story storage facility                            |
| <b>South:</b>            | Depicted as developed with railroad tracks and undeveloped across Marsh Street                                                                                               |
| <b>East:</b>             | Insufficient map coverage                                                                                                                                                    |
| <b>West:</b>             | Depicted as undeveloped land followed by a railroad                                                                                                                          |

| <b>Date:</b> 1915        |                                                                                                                                                                                                                                                |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subject Property:</b> | Depicted as undeveloped in the eastern portion of the subject property; depicted as developed with a draw bridge and a structure in the center of the subject property and a portion of a store in the western portion of the subject property |
| <b>North:</b>            | Depicted as developed with a vacant one-story building, a one-story building labeled as Ed Buhler's Cement Storage, and a Indian Refinery Co for the storage of oils and gasoline in a two-story structure                                     |
| <b>South:</b>            | No significant changes depicted; depicted as developed with a two-story structure and a four-story industrial structure with a basement across Marsh Street                                                                                    |
| <b>East:</b>             | Insufficient map coverage                                                                                                                                                                                                                      |
| <b>West:</b>             | No significant changes depicted                                                                                                                                                                                                                |

| <b>Date:</b> 1928        |                                                                                                                                                     |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subject Property:</b> | Depicted as developed with a bulk oil storage terminal consisting of six ASTs, associated piping, and eight structures for use by The Texas Company |
| <b>North:</b>            | No significant structural changes, except identified as occupied by Howells, Field & Goddard                                                        |
| <b>South:</b>            | No significant changes depicted                                                                                                                     |
| <b>East:</b>             | No significant changes depicted                                                                                                                     |
| <b>West:</b>             | No significant changes depicted                                                                                                                     |

**Date:** 1936

**Subject Property:** No significant changes depicted, except additional bulk storage consists of two 20,000-gallon USTs in the western portion of the property, a gas tank in the northern portion of the property, and four 15,000-gallon UST in the eastern portion of the subject property

**North:** No significant changes, except now identified as a warehouses

**South:** No significant changes depicted

**East:** No significant changes depicted

**West:** Depicted as Dutch Kills Creek

**Date:** 1947

**Subject Property:** No significant changes depicted

**North:** No significant changes, except now identified as Porcelain Metals Inc.

**South:** No significant changes depicted

**East:** No significant changes depicted

**West:** No significant changes depicted

**Date:** 1950

**Subject Property:** No significant changes depicted

**North:** No significant changes, except now identified as Seaporcel Metals Inc.

**South:** No significant changes depicted

**East:** No significant changes depicted

**West:** No significant changes depicted

**Date:** 1970

**Subject Property:** No significant changes depicted

**North:** No significant changes, except now identified as a paper bag manufacturer

**South:** No significant changes depicted

**East:** No significant changes depicted

**West:** No significant changes depicted

**Date:** 1977,  
1979

**Subject Property:** The 275,000-gallon ASTs, 15,000-gallon USTs and gas tank are no longer depicted on the property; the property is identified as commercial use

**North:** No significant changes depicted

**South:** No significant changes depicted

**East:** No significant changes depicted

**West:** No significant changes depicted

**Date:** 1980,  
1985,  
1986,  
1988-  
1996,  
1999,  
2001-  
2007

**Subject Property:** The subject property is identified as a trucking terminal, with the current structures depicted

**North:** No significant changes depicted

**South:** No significant changes depicted

**East:** No significant changes depicted

**West:** No significant changes depicted

Copies of reviewed Sanborn Maps are included in Appendix B of this report.

### 3.3 City Directories

Partner reviewed historical city directories obtained from EDR on September 3, 2015 for past names and businesses that were listed for the subject property and adjacent properties. The findings are presented in the following table:

#### *City Directory Search for 28-90 Review Avenue (Subject Property)*

| <b>Year(s)</b> | <b>Occupant Listed</b> |
|----------------|------------------------|
|----------------|------------------------|

|      |                                                                                                       |
|------|-------------------------------------------------------------------------------------------------------|
| 1976 | AA Truck Renting Corp (28-90 Review Avenue)                                                           |
| 1983 | AA Truck Renting Corp (28-90 Review Avenue)                                                           |
| 1991 | AA Truck Renting Corp (28-90 Review Avenue)                                                           |
| 2005 | AA Truck Renting Corp, Joseph Eletto Transfer Inc. (28-90 Review Avenue)                              |
| 2008 | AA Truck Renting Corp, Joseph Eletto Transfer Inc., Review Maintenance Corp (28-90 Review Avenue)     |
| 2013 | AA Truck Renting Corp, Joseph Eletto Transfer Inc., Metro Express Services Inc. (28-90 Review Avenue) |

According to the city directory review, the subject property has been occupied by AA Truck Renting Corp from 1976 to 2013. Environmental concerns associated with the subject property are further discussed in Sections 4.2.2 and 5.2.6.

#### *City Directory Search for Adjacent Properties*

| <b>Year(s)</b> | <b>Occupant Listed</b> |
|----------------|------------------------|
|----------------|------------------------|

|      |                                                                                                                                                                                                |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1934 | East: Jaros Arth C pres Kompollte Corp, John J Jaros v pres floors, Lester Henry M sec Kompolite Co. (28-44 Borden Avenue)                                                                     |
| 1939 | East: Slater Robbins Co Inc. chemicals, Bab Co, Natl Scorchless Steam Iron Corp (28-44 Borden Avenue), Internatl Mailing Tube & Wrapper Co (29-05 Review Avenue)                               |
| 1945 | East: Bab Co, Slater Robbins Co Inc. chemicals, Natl Scorchless Steam Iron Corp (28-44 Borden Avenue), Zimmer Thomson Corp fcty, Aircraft Specialties Div Zimmer Thomson (29-05 Review Avenue) |

#### **City Directory Search for Adjacent Properties**

|      |                                                                                                                                                                                                                                                                                                                                                                                                   |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1950 | South: DEL-PAK CO Inc. EXPT PCKNG, Duane Machy Corp Conveyers, Horowitz Bros & Margaretan Kosher Foods, Margaretan Jerome B (29-00 Review Avenue)<br>East: PLANT (29-05 Review Avenue)                                                                                                                                                                                                            |
| 1962 | South: Uncrated Storage Inc., Mural Transport Inc., Horowitz Bros 7 Margaretan Kosher Foods (29-00 Review Avenue)<br>East: Mitchell Papr Stock Co, Drew Papr Stock Co, Drew Papr Prods Corp ofc, (29-05 Review Avenue)                                                                                                                                                                            |
| 1967 | South: Horowitz Margaretan Kosher Foods, Amer Calmal Corp (29-00 Review Avenue)<br>East: Drew Papr Prods Corp ofc (29-05 Review Avenue)                                                                                                                                                                                                                                                           |
| 1970 | South: Horowitz Margaretan Kosher Foods, Amer Calmal Lorp (29-00 Review Avenue)<br>East: Drew Papr Prods Corp ofc, Mitchell Paper Stock Co (29-05 Review Avenue)                                                                                                                                                                                                                                  |
| 1976 | South: Horowitz Margaretan Kosher Foods, Dars Met All Industries (29-00 Review Avenue)<br>East: Benson Body & Fender Reprs (28-44 Borden Avenue), Flash Graphix (28-39 Review Avenue), Drew Papr Prods Corp ofc (29-05 Review Avenue)                                                                                                                                                             |
| 1983 | South: Horowitz Margaretan Kosher Foods, Dars Met All Industries Inc. (29-00 Review Ave)<br>East: Anchor Autp Electric Svce Inc. (28-44 Borden Avenue), Mazztronics, Roxie Sound Studios Inc., Second Story Sound, Roxy Rehearsal Studio, Erics Photos (28-39 Review Avenue), Arrowsmith Paper Corp, Drew Papr Prods Corp ofc, Mitchell Paper Stock Co (29-05 Review Avenue)                      |
| 1991 | South: Margaretan Enterprises, Baisden Raymon (29-00 Review Avenue)<br>East: Anchor Autp Electric Svce Inc. (28-44 Borden Avenue), Roxie Sound Studios Inc., Roxie Rehearsal Studio, Mazztronics, Gee Dee Genl Auto Repr Co (28-39 Review Avenue), Arrowsmith Paper Corp, Drew Papr Prods Corp ofc, Grand Waste Papr Corp, Mitchell Paper Stock Co (29-05 Review Avenue)                          |
| 2005 | South: Access Self Storage, Gomez Soraya vo (29-00 Review Avenue)<br>East: Mondial Automotive Inc. (28-44 Borden Avenue), Gee Dee General Auto Repair Co, Roxy Sound Studios 1 s (28-39 Review Avenue), Mountain Air Mechanical Inc., Ro Youn Soo, Acosta Artdeco (29-01 Review Avenue), Steel Welding Gates Corp, Modal, Big Apple Printing, Barone Brothers Marble & Crmc (29-05 Review Avenue) |
| 2008 | South: Access Big Key Self Storage (29-00 Review Avenue)<br>East: Mondial Automotive Inc. (28-44 Borden Avenue), Roxy Studios, Killer Sounds Inc., Gee Dee General Auto Repair Co. (28-39 Review Avenue), Steel Welding Gate Corp, Gym Tech Inc. (29-05 Review Avenue)                                                                                                                            |
| 2013 | South: Access Big Key Self Storage (29-00 Review Avenue)<br>East: Dartom Construction LLC (28-44 Borden Avenue), King Royal Auto Repair, Roxy Studios (28-39 Review Avenue), Big Apple Printing, Modal (29-05 Review Avenue)                                                                                                                                                                      |

According to the city directory review, the adjacent properties have been occupied by multiple commercial and industrial occupants from 1934 to 2013. Environmental concerns associated with the adjacent properties are further discussed in Section 4.2.3.

Copies of reviewed city directories are included in Appendix B of this report.

### 3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from NETR Online on September 18, 2015. The following observations were noted to be depicted on the subject property and adjacent properties during the topographic map review:

**Date:** 1898,  
1906,  
1916,  
1924,  
1931,  
1938

**Subject Property:** Depicted as developed with a small structure in the eastern portion of the subject property  
**North:** Depicted as developed with two structures  
**South:** Depicted as developed railroad tracks  
**East:** Depicted as undeveloped  
**West:** Depicted as a river

**Date:** 1947

**Subject Property:** Depicted as developed with two structures likely for industrial use  
**North:** Depicted as developed with a structure likely for industrial use  
**South:** No significant changes depicted  
**East:** Depicted as developed with two structures across Review Avenue likely for industrial use  
**West:** No significant changes depicted

**Date:** 1958,  
1967,  
1979,  
1999

**Subject Property:** Depicted as developed with five structures likely for industrial use  
**North:** Depicted as developed with a large structure likely for industrial use  
**South:** No significant changes depicted  
**East:** Depicted as shaded pink indicating an area of dense urban development  
**West:** No significant changes depicted

Due to copyright restrictions, copies of reviewed topographic maps are not included in Appendix B of this report.

## 4.0 REGULATORY RECORDS REVIEW

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### 4.1 Regulatory Agencies

#### 4.1.1 State Department

##### *Regulatory Agency Data*

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name of Agency:</b>           | New York State Department of Environmental Conservation (NYSDEC)                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Point of Contact:</b>         | NYSDEC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Agency Address:</b>           | 47-40 21 <sup>st</sup> Street, Long Island City, New York                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Agency Phone Number:</b>      | (718) 482-4900                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Date of Contact:</b>          | April 2, 2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Method of Communication:</b>  | Email                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Summary of Communication:</b> | As of the date of this report, Partner has not received a response from the NYSDEC for inclusion in this report. However according to records online the subject property holds records for nine current or former petroleum bulk storage (PBS) tanks under the New York State Department of Environmental Conservation PBS site number 2-238643. Additionally, the subject property is associated with six closed spill case numbers. Detail pertaining to the registered PBS tanks and spills can be found in Section 4.2.2 and 5.2.6. |

#### 4.1.2 Health Department

##### *Regulatory Agency Data*

|                                  |                                                                                                                  |
|----------------------------------|------------------------------------------------------------------------------------------------------------------|
| <b>Name of Agency:</b>           | New York City Department of Health and Mental Hygiene (NYCDOH)                                                   |
| <b>Point of Contact:</b>         | Records Access Officer                                                                                           |
| <b>Agency Address:</b>           | 125 Worth Street, New York, New York                                                                             |
| <b>Agency Phone Number:</b>      | (646) 632-6006                                                                                                   |
| <b>Date of Contact:</b>          | April 2, 2015                                                                                                    |
| <b>Method of Communication:</b>  | Faxed Request                                                                                                    |
| <b>Summary of Communication:</b> | As of the date of this report, Partner has not received a response from the NYCDOH for inclusion in this report. |

#### 4.1.3 Fire Department

##### *Regulatory Agency Data*

|                             |                                       |
|-----------------------------|---------------------------------------|
| <b>Name of Agency:</b>      | New York City Fire Department (FDNY)  |
| <b>Point of Contact:</b>    | Public Records Unit/Tanks Section     |
| <b>Agency Address:</b>      | 9 MetroTech Center, Brooklyn NY 11201 |
| <b>Agency Phone Number:</b> | (718) 999-2441                        |
| <b>Date of Contact:</b>     | April 2, 2015                         |

#### **Regulatory Agency Data**

**Method of Communication:** Mailed Request

**Summary of Communication:** As of the date of this report, Partner has not received a response from the FDNY for inclusion in this report.

#### **4.1.4 Building Department**

#### **Regulatory Agency Data**

**Name of Agency:** New York City Building Department (NYCDOB)

**Point of Contact:** Online

**Agency Address:** N/A

**Agency Phone Number:** N/A

**Date of Contact:** April 18, 2015

**Method of Communication:** Online

**Summary of Communication:** Records were available for review, as further discussed in the following table:

#### **Building Records Reviewed for 28-90 Review Avenue (Subject Property)**

| <b>Year(s)</b> | <b>Owner/Applicant</b> | <b>Description</b> |
|----------------|------------------------|--------------------|
| 1908, 1987     | N/A                    | Alteration         |
| 1918, 1988     | N/A                    | New Building       |

#### **4.1.5 Planning Department**

#### **Regulatory Agency Data**

**Name of Agency:** New York City Zoning and Land Use (NYC ZOLA)

**Point of Contact:** Online

**Agency Address:** N/A

**Agency Phone Number:** N/A

**Date of Contact:** September 18, 2015

**Method of Communication:** Online

**Summary of Communication:** According to records reviewed, the subject property is zoned M3-1 for manufacturing development by the City of New York.

#### **4.1.6 Oil & Gas Exploration**

#### **Regulatory Agency Data**

**Name of Agency:** New York State Department of Environmental Conservation (NYSDEC)

**Point of Contact:** Environmental Resource Mapper

**Agency Address:** N/A

#### ***Regulatory Agency Data***

**Agency Phone Number:** N/A  
**Date of Contact:** September 18, 2015  
**Method of Communication:** Online  
**Summary of Communication:** According to the NYSDEC Environmental Resource Mapper, no oil or gas wells are located on or adjacent to the subject property.

#### **4.1.7 Assessor's Office**

#### ***Regulatory Agency Data***

**Name of Agency:** New York City Department of Finance (NYCDOF)  
**Point of Contact:** Online  
**Agency Address:** N/A  
**Agency Phone Number:** N/A  
**Date of Contact:** September 18, 2015  
**Method of Communication:** Online review  
**Summary of Communication:** According to records reviewed, the subject property is identified as Block 294 Lot 106, and ownership is currently vested in 28-90 Review Avenue Associates, L.L.C. since 2007.

#### **4.1.8 City Department of Environmental Protection**

#### ***Regulatory Agency Data***

**Name of Agency:** New York City Department of Environmental Protection (NYCDEP)  
**Point of Contact:** Records Officer  
**Agency Address:** 59-17 Junction Boulevard, 19<sup>th</sup> Floor, Flushing NY 11373  
**Agency Phone Number:** (718) 595-6543  
**Date of Contact:** April 2, 2015  
**Method of Communication:** Faxed Request  
**Summary of Communication:** As of the date of this report, Partner has not received a response from the NYCDEP for inclusion in this report.

A copy of pertinent documents is included in Appendix B of this report.

## **4.2 Mapped Database Records Search**

Information from standard federal, state, county, and city environmental record sources was provided by EDR. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.



#### 4.2.1 Regulatory Database Summary

| <b>Radius Report Data</b>                            |                             |                         |                            |                         |
|------------------------------------------------------|-----------------------------|-------------------------|----------------------------|-------------------------|
| <b>Database</b>                                      | <b>Search Radius (mile)</b> | <b>Subject Property</b> | <b>Adjacent Properties</b> | <b>Sites of Concern</b> |
| Federal NPL or Delisted NPL Site                     | 1.00                        | N                       | N                          | N                       |
| Federal CERCLIS Site                                 | 0.50                        | N                       | N                          | N                       |
| Federal CERCLIS-NFRAP Site                           | 0.50                        | N                       | N                          | N                       |
| Federal RCRA CORRACTS Facility                       | 1.00                        | N                       | N                          | N                       |
| Federal RCRA TSDF Facility                           | 0.50                        | N                       | N                          | N                       |
| Federal RCRA Generators Site (LQG, SQG, CESQG)       | 0.25                        | <b>Y</b>                | <b>Y</b>                   | <b>Y</b>                |
| Federal IC/EC Registries                             | 0.50                        | N                       | N                          | N                       |
| Federal ERNS Site                                    | Subject Property            | N                       | N                          | N                       |
| State/Tribal Equivalent NPL                          | 1.00                        | N                       | N                          | N                       |
| State/Tribal Equivalent CERCLIS                      | 1.00                        | N                       | N                          | N                       |
| State/Tribal Landfill/Solid Waste Disposal Site      | 0.50                        | N                       | N                          | N                       |
| State/Tribal Leaking Storage Tank Site               | 0.50                        | <b>Y</b>                | N                          | <b>Y</b>                |
| State/Tribal Registered Storage Tank Sites (UST/AST) | 0.25                        | <b>Y</b>                | <b>Y</b>                   | <b>Y</b>                |
| State/Tribal Voluntary Cleanup Sites (VCP)           | 0.50                        | N                       | N                          | N                       |
| State/Tribal Spills                                  | 0.50                        | <b>Y</b>                | <b>Y</b>                   | <b>Y</b>                |
| Federal Brownfield Sites                             | 0.50                        | N                       | N                          | N                       |
| State Brownfield Sites                               | 0.50                        | N                       | N                          | <b>Y</b>                |
| EDR MGP                                              | Varies                      | N                       | N                          | N                       |
| EDR US Hist Auto Station                             | Varies                      | N                       | <b>Y</b>                   | <b>Y</b>                |
| EDR US Hist Cleaners                                 | Varies                      | N                       | N                          | N                       |
| Facility Index System (FINDS)                        | Varies                      | <b>Y</b>                | <b>Y</b>                   | <b>Y</b>                |
| NJ Manifest                                          | Varies                      | <b>Y</b>                | N                          | N                       |
| NY Manifest                                          | Varies                      | <b>Y</b>                | <b>Y</b>                   | <b>Y</b>                |

#### 4.2.2 Subject Property Listings

The subject property is identified as a NY UST, NY AST, RCRA-SQG, NY Manifest, NJ Manifest, FINDS, NY Spills, and NY LTANKS site in the regulatory database report, as discussed below:

- The subject property, identified as AA Truck Renting Corps at 28-90 Review Avenue, is listed with the following tanks registered with the NYSDEC via PBS No. 2-238643:
  - TANK-001: A 4,000-gallon diesel UST installed in 1971 and closed-in-place on April 28, 1999.
  - TANK-002: A 4,000-gallon diesel UST installed in 1971 and closed-in-place on April 28, 1999.
  - TANK-003: A 4,000-gallon diesel UST installed in 1971 and was closed/removed on April 28, 1999.

- TANK-004: A 5,000-gallon #2 fuel oil UST installed in 1971 and is listed as currently "In Service." Partner notes that this tank is physically located aboveground within Building C and has not been used since Hurricane Sandy.
- TANK-005: A 275-gallon lube oil AST, with no soil contact, installed in 1971 and is listed as currently "In Service."
- TANK-006: A 500-gallon waste oil AST, with no soil contact, installed in 1971 and is listed as currently "In Service."
- TANK-007: A 275-gallon lube oil AST, with no soil contact, installed in 1971 and is listed as currently "In Service."
- TANK-008: A 275-gallon AST with the contents listed as "Other" and with no soil contact, installed in 1971 and was closed/removed on April 28, 1999.
- TANK-009: A 4,000-gallon diesel AST installed on May 17, 1999 and is listed as currently "In Service."

Furthermore, this site reported six spills under the NYSDEC Spill Numbers: as discussed below:

- Spill No. 9010146: This release was reported to the NYSDEC on December 18, 1990. According to the regulatory database report 40-gallons of #2 Fuel Oil were released onto the ground as a result of overfill caused by a faulty gauge. "Tyree Bros" were notified to perform clean up. The spill obtained regulatory closure from the NYSDEC on November 11, 1991.
- Spill No. 9311731: This release was reported to the NYSDEC on January 3, 1994. According to the regulatory database report less than one gallon of #2 Fuel Oil was released and contained on pavement. DEC response took corrective action and sorbent was applied to pick up the spilled contaminants. The spill obtained regulatory closure from NYSDEC on January 3, 1994.
- Spill No. 9313946: This release was reported to the NYSDEC on February 26, 1994. According to the regulatory database report less than one pound of diesel fuel was released due to "tank test failure." The tank test was deemed "inconclusive" and was retested the same day and was found to be tight. No repairs were made and no excavations were performed. The spill obtained regulatory closure from the NYSDEC on September 9, 2006.
- Spill No. 9600032: This release was reported to the NYSDEC on April 1, 1996. According to the regulatory database report, the spill was called in as a result of human error, "the driver was told to fill the wrong tank." The spill was classified as a known release with minimal potential for fire hazard. Reportedly, the spill impacted the sewer system which discharges off-site. Cleanup was reportedly performed by "RP." The spill obtained regulatory closure from the NYSDEC on May 8, 1996.
- Spill No. 0803348: This release was reported to the NYSDEC on June 6, 2008. According to the regulatory database report four gallons of diesel/ waste oil/ motor oil were released due to

housekeeping and was found during an inspection. The spill obtained regulatory closure from the NYSDEC on July 28, 2008.

- Spill No. 0807459: This release was reported to the NYSDEC on October 2, 2008. According to the regulatory database report there was a concern of contaminated soil. The spiller also reported that he found groundwater onsite with floating product on it. Initial soil borings found some VOC hits and SVOC hits that were well below or slightly above the TAGM. Six oil recovery wells were installed on the property. The spill obtained regulatory closure from the NYSDEC on September 27, 2010.

Based on the regulatory oversight, closed regulatory status of documented releases, identification of responsible parties and the reported clean ups related to releases, these listings are not expected to represent a significant environmental concern.

Additionally, this site is identified on the RCRA and Manifest databases under the EPA ID: NYD012473583. This site was identified as a RCRA small quantity generator generated small quantity in 1986 and 2006. Historical hazardous waste generated at the subject property was identified as EPA Waste Codes: D000, and D001. No violations were reported regarding the generator of hazardous materials. Additionally, this site was identified on the NY Manifest database for the removal of hazardous materials from 2007 to 2015. Based on the currently regulatory status and lack of active violations, these listings are not expected to represent a significant environmental concern.

#### **4.2.3 Adjacent Property Listings**

The adjacent property to the east is identified as a NY Spill site in the regulatory database report, as discussed below:

- The adjacent property, identified as Street Spill at 28901 Review Avenue, is presumed to be located in the roadway adjacent to the east of the subject property. This site reported a release (Spill No. 0504537) on July 15, 2005, which reportedly was limited to the road way. The release occurred as a result of a moving vehicle and was reported to the NYSDEC. According to the regulatory database report, "Minor spill on asphalt from moving vehicle. No recoverable spill and only stain present. No soil or groundwater affected. No sewer or grains affected. Regulatory closure was obtained on July 18, 2005. Based on the closed regulatory status, and lack of impacted media, this listing is not expected to represent a significant environmental concern.

The adjacent property to the north is identified as a NY Spill, Resource Conservation Recovery Act Non-Generator/No Longer Regulated (RCRA NonGen/NLR), Facility Index System (FINDS), and NY Manifest site in the regulatory database report, as discussed below:

- The adjacent property, identified at 28-20 Borden Avenue, is located adjacent to the north of the subject property. This site reported a three releases (Spill No. 9702480, 1009365, and 1204192) as discussed below:

- Spill No. 9702480: This release was reported to the NYSDEC on May 23, 1997. According to the regulatory database report 3,000-sqaure feet of asbestos containing materials contaminated soils during a roof removal. The site was cleaned up and impacted soils were removed. The spill obtained regulatory closure from the NYSDEC on May 28, 1997.
- Spill No. 1009365: This release was reported to the NYSDEC on November 30, 2010. According to the regulatory database report the source of the release was a 2,000-gallon UST inside a building. Approximately 2,000-cubic yards of soil was impacted however groundwater was not significantly impacted. Approximately 213-tons of soils were removed from the property and end point samples indicated that the impacted soils were removed. The spill obtained regulatory closure from the NYSDEC on September 18, 2012.
- Spill No. 1204192: This release was reported to the NYSDEC on July 27, 2012. According to the regulatory database report "active spill on site 1009365. (sr)" and "2<sup>nd</sup> tank- cleanup pending." This listing appears to be a part of the previous spill mentioned above. The spill obtained regulatory closure from the NYSDEC on September 18, 2012.

Based on the closed regulatory status and removal of impacted soils, these spill listings are not expected to represent a significant environmental concern.

Additionally, this site is identified on the RCRA and Manifest databases under the EPA ID: NY0000100735. This site was identified as a RCRA small quantity generator generated small quantity in 1994, a conditionally exempt small quantity generator in 2006, and a large quantity generator in 2003 and 2012. The site was further identified as verified non-generator in 1999, 2004, and 2007. Historical hazardous waste generated at the subject property was identified as EPA Waste Codes: D001, D002, F003, F005 and D008. This site received a notices of violations from in 2004 however compliance was achieved later in 2004. Additionally, this site was identified on the NY Manifest database for the removal of hazardous materials from 1994 to 2003. Based on the presence of the currently regulatory status and lack of active violations, these listings are not expected to represent a significant environmental concern.

The adjacent property to the east is identified as an EDR US Historical Auto Station site in the regulatory database report, as discussed below:

- The adjacent property, at 2844 Borden Avenue, is identified as an EDR US Historical Auto Station for the tenants identified as Anchor Auto Electric Svce Incorporated from 1999 to 2000 and Mondial Automotive Inc. from 2006 and 2008. Although hazardous substances and petroleum products were likely associated with the former auto repair operations conducted on the adjacent property, no improper storage or handling of these materials was reported to the local regulatory agencies. The adjacent property is not listed for any spills or releases in connection with the use or handling of these materials. Based on this lack of document releases, and lack of hazardous materials listings, this listing is not expected to represent a significant environmental concern.

The adjacent property to the east is identified as an EDR US Historical Auto Station site in the regulatory database report, as discussed below:

- The adjacent property, at 2839 Review Avenue, is identified as an EDR US Historical Auto Station for the tenants identified as Gee Dee Genl Auto Repr Company from 1999 to 2008 and King Royal Auto Repair from 2009 and 2012. Although hazardous substances and petroleum products were likely associated with the former auto repair operations conducted on the adjacent property, no improper storage or handling of these materials was reported to the local regulatory agencies. The adjacent property is not listed for any spills or releases in connection with the use or handling of these materials. Based on this lack of document releases, and lack of hazardous materials listings, this listing is not expected to represent a significant environmental concern.

The adjacent property to the east is identified as a NY AST, NY HIST AST site in the regulatory database report, as discussed below:

- The adjacent property, at 29-05 Review Avenue, is located adjacent to the east of the subject property. This site reportedly operated a 2,500-gallon #2 fuel oil AST (PBS: 2-082627) which was installed on an unknown date and closed-removed January 1, 1995. According to the regulatory database, the tank type was steel/carbon steel/iron, and equipped with a product level gauge, suction dispenser, and was not in contact with the soil. Based on the location of the tank, and lack of documented releases, this listing is not expected to represent a significant environmental concern.

The adjacent property to the south is identified as a NY AST, NY HIST AST, NY UST, NY HIST UST, Resource Conservation Recovery Act Non-Generator/No Longer Regulated (RCRA NonGen/NLR), FINDS, and NY Manifest site in the regulatory database report, as discussed below:

- The adjacent property, identified as Access Self Storage at 29-00 Review Avenue, is located adjacent to the south of the subject property. This site holds records for nine current and former PBS tanks under the NYSDEC PBS site number 2-083887 as discussed below:
  - TANK-001: One 10,000-gallon #2 fuel oil AST that was installed in 1946 and is active
  - TANK-1: One 10,000-gallon #2 fuel oil AST that was installed on an unknown and closed-removed on November 1, 1993.
  - TANK-2 & 3: Two 550-gallon gasoline USTs that was installed on an unknown and closed-removed on November 1, 1993.

Based on the removal of the USTs, location of the active tank aboveground, and lack of documented releases, these listings are not expected to represent a significant environmental concern.

Additionally, this site is identified on the RCRA and Manifest databases under the EPA ID: NYD056410178. This site was identified as a RCRA small quantity generator generated small quantity in 1997 and a verified non-generator in 1997, and 2006. Historical hazardous waste generated at the subject property was identified as EPA Waste Codes: D001, and D018 with no violation reported. This site was identified on the NY Manifest database for the removal of hazardous materials from 1993 to

2007. Based on the presence of the current regulatory status and lack of active violations, these listings are not expected to represent a significant environmental concern.

#### **4.2.4 Sites of Concern Listings**

Based on their distance, down-gradient location and/or completion of remedial action, none of these facilities identified within the search radii are expected to be of environmental significance for the subject property.

#### **4.2.5 Orphan Listings**

A total of twenty-two (22) orphan listings are identified in the regulatory database report, however, none were identified to be at the subject property or an adjacent property.

A copy of the regulatory database report is included in Appendix C of this report.

## 5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30 and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13, Partner requested the following site information from The Bancorp Bank (User of this report).

| <b>User Responsibilities</b>                 |                         |                             |                        |                       |
|----------------------------------------------|-------------------------|-----------------------------|------------------------|-----------------------|
| <b>Item</b>                                  | <b>Provided By User</b> | <b>Not Provided By User</b> | <b>Discussed Below</b> | <b>Does Not Apply</b> |
| User Questionnaire                           |                         | X                           |                        |                       |
| Title Records, Environmental Liens and AULs  |                         |                             | X                      |                       |
| Specialized Knowledge                        |                         |                             | X                      |                       |
| Actual Knowledge                             |                         |                             | X                      |                       |
| Valuation Reduction for Environmental Issues |                         |                             | X                      |                       |
| Identification of Key Site Manager           | Section 5.1.3           |                             |                        |                       |
| Reason for Performing Phase I ESA            | Section 1.1             |                             |                        |                       |
| Prior Environmental Reports                  |                         |                             | X                      |                       |
| Other                                        |                         |                             |                        | X                     |

## **5.1 Interviews**

### **5.1.1 Interview with Owner**

Mr. Eric Roberts, subject property owner, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on or from the subject property; any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to Mr. Roberts, the subject property was developed in 1917 for use by the Texas Company (Texaco) as an oil storage terminal. Mr. Roberts stated that the subject property was vacated for approximately ten years prior to his purchase of the property in 1971. From 1972 the subject property has operated as a storage and repair facility for large commercial vehicles. Mr. Roberts also stated that the subject property has been the subject of various subsurface investigations from 1990 through 2010 as further discussed in Section 5.2.6.

### **5.1.2 Interview with Report User**

Please refer to Section 5.2 below for information requested from the Report User. The information requested was not received prior to the issuance of this report. Because the Report User (Client) is a lender, it is understood that the Report User would not have knowledge of the property that would significantly impact our ability to satisfy the objectives of this assessment. The lack of this information is not considered to represent a significant data gap.

### **5.1.3 Interview with Key Site Manager**

See Section 5.1.1.

### **5.1.4 Interviews with Past Owners, Operators and Occupants**

Interviews with past owners, operators and occupants were not conducted since information regarding the potential for contamination at the subject property was obtained from other sources.

### **5.1.5 Interview with Others**

As the subject property is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed.

## **5.2 User Provided Information**

### **5.2.1 Title Records, Environmental Liens and AULs**

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.



### **5.2.2 Specialized Knowledge**

The User of this report provided Partner with a copy of a previous Phase I ESA, which was conducted for the subject property. Please reference Section 5.2.6 below for a summary of this historical ESA report. No other specialized knowledge of environmental conditions associated with the subject property was provided by the User at the time of the assessment.

### **5.2.3 Actual Knowledge of the User**

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

### **5.2.4 Valuation Reduction for Environmental Issues**

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment.

### **5.2.5 Commonly Known or Reasonably Ascertainable Information**

The User did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment.

### **5.2.6 Previous Reports and Other Provided Documentation**

The following information was provided to Partner for review during the course of this assessment:

*Phase I Environmental Site Assessment, Impact Environmental Closures, Inc. (April 22, 2014/Updated June 25, 2014)*

IEC prepared this report on behalf of AA Truck Renting. The assessment was performed in general accordance with ASTM Standard E1527-13. The assessment consisted of a site reconnaissance, interviews with knowledgeable personnel, review of historical information, a review of federal, state and local regulatory databases and included a limited asbestos survey, and a limited lead paint survey. Pertinent information contained in this report is summarized below:

- At the time of the 2014 assessment, the subject property was occupied by several month to month tenants in the trucking industry. The subject property reportedly consists of one commercial building and three vacant two-story buildings. Onsite operations consisted of truck and bus repair with storage for new parts.
- According to the IEC report, the subject property formerly undeveloped in 1898 and 1915, and occupied by "The Texas Company" (Texaco) oil terminal from 1936 to 1972, and AA Truck Renting from 1973 to 2014.
- IEC identified the following ASTs during were observed the site reconnaissance:
  - One 275-gallon waste oil AST in the auto repair facility
  - One 150-gallon waste oil AST in the auto repair facility
  - One 500-gallon fuel oil AST in a shed abutting the repair space

- One (empty) 5,000-gallon fuel oil AST in the vacant building to the southwest of the repair shop
- Two 275-gallon motor oil ASTs in vacant building southwest of the repair shop
- One 3,000-gallon diesel AST on the eastern side of the subject property with an associated fuel dispenser
- No USTs were identified on the subject property during the site reconnaissance
- IEC identified several 55-gallon drums of motor oil, E synthetic CD-50 Lubricants, Transmission fluid, Hydraulic Oil, Anti-freeze, and other unidentified automotive fluid
- IEC identified one part washer in the repair space which was reportedly serviced by Safety Kleen
- IEC identified two aboveground hydraulic automotive lifts in the repair space
- IEC identified six drainage structures of solid construction which appeared to outfall to the Newtown Creek District Sewer System
- IEC identified several monitoring wells located throughout the subject property which pertained to sub-surface investigations
- IEC reviewed the following previous reports and correspondence as part of the 2014 Phase I Environmental Site Assessment:
  - Subsurface Investigation by Tyree Brothers Environmental Services Inc. dated May 1990
  - Correspondence between Tyree Brothers Environmental Services Inc. and Eugene Sullivan of the NYSDEC dated October 17, 1991
  - Correspondence between Tyree Brothers Environmental Services Inc. and Eugene Sullivan of the NYSDEC dated November 8, 1991
  - Phase I ESA by Tyree Brothers Environmental Services Inc. dated June 15, 1999
  - Tank Affidavit prepared by William Klein, The Franklin Company dated May 11, 1999
  - A Remote Sensing Survey: GPR Investigation prepared by Impact Environmental dated July 28, 1999
  - Tank Affidavit, prepared by Stuart Levy, Alvin Petroleum Systems, dated August 5, 1999
  - Subsurface Investigation Report was prepared for NYSDEC Spill # 08-07459 by Impact Environmental dated October 2, 2008
  - Investigation Summary Report was prepared for NYSDEC Spill # 08-07459 by Impact Environmental dated June 24, 2009
  - Quarterly Monitoring Report (1st Qtr 2010) was prepared by Impact Environmental, dated March 12, 2010

- Quarterly Monitoring Report (2nd Qtr 2010) was prepared by Impact Environmental, dated June 11, 2010
- Quarterly Monitoring Report (3rd Qtr 2010) was prepared by Impact Environmental, dated September 9, 2010
- NYSDEC issued No Further Action correspondence on October 1, 2010
- Well Decommissioning Report was prepared by Impact Environmental, August 9, 2011
- A letter prepared by Impact Environmental to AA Truck Renting, dated December 20, 2011 was issued in response to a Notice of Violation received on November 4, 2011 from the NYSDEC
- Details pertinent to the previous reports and correspondence are discussed below:
  - According to the 1990 Tyree Subsurface investigation, soil samples showed high concentration of aromatic hydrocarbons. Floating product was also reported in a well created from a soil boring. Tyree recommended having all USTs and lines tightness tested in order to identify the point of contamination. On October 17, 1991 Tyree provided Eugene Sullivan of the NYSDEC with a report outline the remedial work conducted onsite and analytical results showing that an optimal volume of floating product was recovered and any trace floating product would have minimal or no environmental impact on the surrounding areas. Subsequently, correspondence between Tyree and the NYSDEC indicated that spill case 9010146 was closed.
  - According to 1999 Tyree Phase I ESA, one UST was identified in the large center building west of the office space, a potential UST was identified by the presence of a suspected fill pipe. The pipe cap could not be removed at the time of inspection. Additionally numerous ASTs were reported in the building, including a 4,000-gallon #2 fuel oil AST for on-site heating and two active 275-gallon motor oil ASTs.
  - The May 1999 Tank Affidavit stated three 4,000-gallon diesel USTs were sealed by being filled with inert matter.
  - The 1999 Remote Sensing Survey: GPR Investigation concluded that one significant subsurface anomaly adjacent to the southwest corner of the 1,000-square foot building was consistent with the size and shape of a UST. The GPR imaging failed to identify the presence of anomalies consistent with a UST in the interior of the 23,000-square foot building.
  - The August 1999 Tank Affidavit stated two 550-gallon USTs located in front of the two-story masonry building on the northern boundary were abandoned in place to proper standards. A no further action letter was received preceding the tank abandonments.
  - According to the 2008 IEC Subsurface Investigation Report and 2009 Investigation Summary Report which were prepared for spill case 08-07459, strong petrochemical odor, oil sheen and high PID reading were detected throughout the subject property. The laboratory analysis of the soil and ground water samples reportedly failed to detect any significant target VOC or SVOC levels. These findings are reportedly consistent with other investigation conducted by IEC in 2008.

It was concluded that surface petroleum product is aged and degraded and accumulated during decades of historical petroleum storage on the subject property. The remaining residual contaminated reportedly has a strong petroleum odor however it does not exhibit high levels of VOCs and SVOCs. Reportedly the levels of VOCs and SVOCs onsite were marginally above NYSDEC guidance criteria and based on the land use, geology and hydrology of the subject property is it unlikely for the residual degraded petroleum product to impose a significant risk to human health and the environmental. Subsequently, the NYSDEC required a MNA plan which included quarterly sampling an analysis of ground water from onsite monitoring well to achieve closure.

- According to Quarterly Monitoring Reports from 2010 prepared by IEC, groundwater samples from MW-2, MW-3, MW-5, and MW-6 failed to detect target VOCs and SVOCs however 0.01-feet free-phase product was observed in the MW-7H in the first two quarters of 2010. According to the Quarterly Monitoring Report dated September 9, 2010 laboratory analysis performed of groundwater samples MW-1 and MW-5 failed to detect target VOCs and SVOCs, however gasoline related target volatile organic analytes were reported marginally above the NYSDEC ambient water quality standard in MW-2, MW-3, MW-5, MW-6, and MW-7H. The VOC concentration was less than 0.1 ppm. A sump skimmer was reportedly installed in MW-7H for the free-phase product recovery.
- On October 1, 2010 the NYSDEC issued No Further Action correspondence indicating that "According to the data that the Department has received, there is no longer any free product on the water table, nor dissolved contamination. Therefore, the Department is closing the spill case. All of the wells of the site can now be abandoned. Well abandonment must take place in accordance with the environmental regulations and laws of New York State.."
- The 2011 Well Decommissioning Report prepared by IEC stated that the monitoring wells associated with the NYSDEC spill case 08-07459 onsite were decommissioned in accordance with NYSDEC CP-43.
- The December 2011 letter prepared by Impact Environmental to AA Truck Renting was issued in response to a Notice of Violation received on November 2011. The violation letter required the removal of liquids from a secondary containment area associated with the exterior diesel AST, removal of surface staining in the area of an exterior waste oil AST, removal of sediments and/or petroleum liquids from several catch basins maintained on the subject property. Waste manifest generated during the cleanup activities by IEC were provided in the appendix of the 2014 IEC report and a tank tightness test was reportedly performed by a tank contractor.

IEC identified no recognized environmental conditions as part of the 2014 report.

IEC identified the six NYSDEC closed spill cases and one Notice of Violation (NOV) on the subject property as HRECs, as they have all received regulatory closure and have been remediated to the satisfaction of the NYSDEC. Reportedly, any current levels of contamination which may be present in the subsurface are

being allowed to naturally attenuate as they do not represent a significant threat to human health or the environmental. According to the IEC report, no active remediation is required by NYSDEC at this time.

6.3.2fore, no additional activities were recommended with respect to the HRECs.

IEC made the following recommendations pertaining to "Business Environmental Risks":

- In the case of redevelopment, excavation activities will encounter the presence of urban fill, possibly abandoned USTs, and possible residual contamination from HREC's and/or off-site sources identified above. Urban fill is found throughout the New York metropolitan area is considered a regulated waste in the State of New York, and is therefore required to be managed in accordance with the State Solid Waste Regulations. This would require that any impacted soil be excavated, handled, transported and disposed of in accordance with NYS waste regulations. Onsite buildings may require engineering controls (e.g. vapor barrier, SSDS). As part of future site redevelopment, increase to the elevation of the site and/or future buildings may be required due to the current NYC DOB and/or proposed FEMA regulations.
- In the case the site remains in its current use, NYSDEC PBS Regulations (6NYCRR Part 612) needs to be to be properly updated with all six (6) ASTs located onsite. Part 612 of this regulation requires of all facilities with a combined storage capacity of more than 1,100 gallons. Minor staining was observed throughout the repair space. These area of staining should be properly cleaned to avoid any possible introduction into the Sites subsurface. Visual indication of mold were observed in the storage portions of the repair facility, and the vacant buildings resulting from hurricane Sandy. If these portions of the Site are to be utilized by work inhabitants on a daily basis the mold should be removed and cleaned to prevent human health problems.

IEC also identified the following De Minimis conditions:

- If the site is redevelopment in the future or if the land use changes, the registration for RCRA EPA ID number for the Site should be administratively closed.
- If the building(s) are to be renovated or demolished in the future, full lead and asbestos surveys should be conducted prior to the initiation of any work.
- Delivery slips and disposal manifests must be maintained on-site to document the types and quantities of chemicals being used during facility operations, and to establish proof of proper disposal of any spent hazardous wastes that may be found. It is noted that due to hurricane Sandy, many corporate records were lost.
- Spent absorbent materials ("Speedy Dry") observed on the interior floor of the automotive repair shop should be cleaned and stored in sealed plastic bags and/or 55-gallon steel drums for proper disposal.

Partner generally agrees with the findings and recommendations of the previous IEC report from 2014.

Copies of pertinent pages reviewed are included in Appendix B of this report.

## 6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear, with a temperature of approximately 85° Fahrenheit. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

### **Site Assessment Data**

**Site Assessment Performed By:** Ryan Reynics  
**Site Assessment Conducted On:** September 16, 2015

The table below provides the subject property personnel interviewed during the field reconnaissance:

### **Site Visit Personnel for 28-90 Review Avenue (Subject Property)**

| <b>Name</b>  | <b>Title/Role</b> | <b>Contact Number</b> | <b>Site Walk*<br/>Yes/No</b> |
|--------------|-------------------|-----------------------|------------------------------|
| Eric Roberts | Owner             | (917) 562-9830        | Yes                          |

*\* Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property.*

Environmental concerns were identified during the on-site reconnaissance related to current/former USTs, the storage, use, and generation of hazardous substances, signs of a release, indications of former subsurface investigations, etc., as further discussed in Sections 6.1 and 6.2.

### **6.1 General Site Characteristics**

#### **6.1.1 Solid Waste Disposal**

Solid waste generated at the subject property is disposed of in commercial dumpsters located throughout the subject property. Independent solid waste disposal contractors remove solid waste from the subject property. According to property personnel, only household trash is collected in the onsite solid waste dumpsters. Waste oil from auto repair activities is removed from third part contractors. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

#### **6.1.2 Sewage Discharge and Disposal**

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The City of New York services the subject property vicinity. No wastewater treatment facilities or septic systems are observed or reported on the subject property.

#### **6.1.3 Surface Water Drainage**

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards storm water drains located throughout the subject property. The subject property storms drains reportedly discharge to the Newton Creek located adjacent to the west of the subject property.

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Department of Agriculture (USDA); however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface

impoundments, wetlands, natural catch basins, settling ponds or lagoons are located on the subject property. No drywells were identified on the subject property.

#### **6.1.4 Source of Heating and Cooling**

Heating and cooling systems, as well as domestic hot water equipment, are fueled by electricity and natural gas provided by Consolidated Edison. The mechanical system is comprised of a split system, natural-gas fired furnaces located in the office building and auto repair garage. Hot water is provided by individual natural gas and electric hot water heaters.

#### **6.1.5 Wells and Cisterns**

Partner observed two groundwater monitoring wells associated with previous subsurface investigations as further discussed in Section 5.2.6. No additional aboveground evidence of wells or cisterns was observed during the site reconnaissance.

#### **6.1.6 Wastewater**

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. No industrial process is currently performed at the subject property.

#### **6.1.7 Septic Systems**

No septic systems were observed or reported on the subject property.

#### **6.1.8 Additional Site Observations**

No additional, general site characteristics were observed during the site reconnaissance.

### **6.2 Potential Environmental Hazards**

#### **6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site**

Partner identified hazardous substances used, stored and/or generated on the subject property as noted in the following table:

| <b>Hazardous Substances and/or Petroleum Products Noted Onsite</b> |                         |                                  |                        |                        |
|--------------------------------------------------------------------|-------------------------|----------------------------------|------------------------|------------------------|
| <b>Substance</b>                                                   | <b>Container Size</b>   | <b>Location</b>                  | <b>Nature of Use</b>   | <b>Disposal Method</b> |
| New Motor Oil                                                      | Several 55-gallon drums | Maintenance shop (Building D)    | Auto Repair Activities | N/A                    |
| Truck Wash                                                         | Several 55-gallon drums | Maintenance shop (Building D)    | Routine Maintenance    | N/A                    |
| Auto Maintenance Supplies                                          | Various retail sizes    | Maintenance shop (Building D)    | Auto Repair Activities | N/A                    |
| Diesel                                                             | 1x 4,000-gallon AST     | Northeast portion of parking lot | Refueling              | N/A                    |
| Waste Oil AST                                                      | 2x 275-gallon           | Maintenance shop (Building D)    | Auto Repair Activities | Safety Kleen           |
| Waste Oil Tote                                                     | 275-gallons             | Maintenance shop (Building D)    | Auto Repair Activities | Safety Kleen           |



### ***Hazardous Substances and/or Petroleum Products Noted Onsite***

| <b>Substance</b> | <b>Container Size</b>   | <b>Location</b>                 | <b>Nature of Use</b>   | <b>Disposal Method</b> |
|------------------|-------------------------|---------------------------------|------------------------|------------------------|
| Lube Oil         | 275-gallons             | Maintenance shop (Building D)   | Auto Repair Activities | N/A                    |
| Unknown Drums    | Several 55-gallon drums | Throughout the subject property | Unknown                | N/A                    |

Partner observed various hazardous materials located throughout the subject property. Many of the materials were observed to be improperly labeled and stored at the time of assessment with surficial staining in the asphalt paved parking areas, and in the auto repair garage. Based on the surficial nature of the staining and connection to the municipal sewer system, the hazardous materials on-site are not expected to represent a significant environmental concern at this time.

#### ***6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)***

Partner observed six ASTs for the storage of diesel, heating oil and propane on the subject property. The tanks consist of the following: one, 4,000-gallon diesel AST (*Tank-009* described above) with secondary containment located in the northeast portion of the subject property, to the south of Building A; one, 5,000-gallon heating oil AST (*Tank-004* described above) staged over a concrete floor located in Building C (reportedly no longer used); two, 275-gallon waste oil ASTs staged over a concrete floor located in Building D; one, 275-gallon waste oil plastic tote staged over a concrete floor located in Building D; and one, 275-gallon lube oil AST staged over a concrete floor located in Building D. Partner notes that our on-site observations of these ASTs do not directly correlate with the tank records on file with the NYSDEC. However, based on the aboveground location of the tanks and the absence of observed spills, leaks or releases in their vicinity, the presence of these ASTs are not expected to represent a significant environmental concern to the subject property at this time.

#### ***6.2.3 Evidence of Releases***

Partner observed localized areas of heavy staining throughout the subject property. Specifically, Partner noted staining in the repair garage identified as Building D. Speedy dry absorbent material was observed on the concrete in the vicinity of the staining. Partner also observed staining throughout the asphalt paved parking areas.

#### ***6.2.4 Polychlorinated Biphenyls (PCBs)***

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the United States Environmental Protection Agency (USEPA). PCBs in electrical equipment are controlled by USEPA regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified: 1) Less than 50 parts per million (ppm) of PCBs – “Non-PCB;” 2) 50 ppm-500 ppm – “PCB-Contaminated;” and 3) Greater than 500 ppm – “PCB-Containing.” The manufacture, process or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.



The subject property currently utilizes two above-ground hydraulic lifts located in the truck repair building on the subject property. At the time of assessment the lifts were observed to be in good condition with not leaking or staining in vicinity of the equipment. Based on the good nature of the equipment and lack of observed releases, the aboveground hydraulic lifts are not expected to represent as significant environmental concern.

No other potential PCB-containing equipment (interior transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, balers, etc.) was observed on the subject property during Partner's reconnaissance.

#### **6.2.5 Strong, Pungent or Noxious Odors**

No strong, pungent or noxious odors were evident during the site reconnaissance.

#### **6.2.6 Pools of Liquid**

No pools of liquid were observed on the subject property during the site reconnaissance.

#### **6.2.7 Drains, Sumps and Clarifiers**

No drains, sumps, or clarifiers, other than those associated with storm water removal, were observed on the subject property during the site reconnaissance.

#### **6.2.8 Pits, Ponds and Lagoons**

No pits, ponds or lagoons were observed on the subject property.

#### **6.2.9 Stressed Vegetation**

No stressed vegetation was observed on the subject property.

#### **6.2.10 Additional Potential Environmental Hazards**

Partner observed a pile of trash along the northern border of the subject property. The trash included empty five-gallon buckets of motor. As best business practice Partner recommends proper removal of trash from the subject property. No additional environmental hazards, including landfill activities or radiological hazards, were observed.

### **6.3 Non-ASTM Services**

#### **6.3.1 Asbestos-Containing Materials (ACMs)**

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material and asphalt/vinyl flooring that are present in a building constructed prior to 1981, and have not been appropriately tested, are "presumed asbestos-containing material" (PACM).

The subject property buildings were originally constructed *circa* 1917. Partner has conducted a limited, visual evaluation of accessible areas for the presence of suspect ACMs at the subject property. The objective of this visual survey was to note the presence and condition of suspect ACM observed. Please refer to the table below for identified suspect ACMs:

| <b>Suspect ACMs</b> |                               |                           |                               |
|---------------------|-------------------------------|---------------------------|-------------------------------|
| <b>Suspect ACM</b>  | <b>Location</b>               | <b>Friable<br/>Yes/No</b> | <b>Physical<br/>Condition</b> |
| Drywall Systems     | Throughout Building Interiors | No                        | Good-Poor                     |
| Ceiling Tiles       | Throughout Building Interiors | No                        | Good                          |
| Floor Tiles         | Building B                    | No                        | Good-Poor                     |
| Roofing Materials   | Roofs                         | No                        | Good                          |
| Pipe Insulation     | Throughout Building Interiors | Yes                       | Good                          |

The overall interior of the condition of the subject was observed to be in fair to good condition with widespread damage to floor tiles and drywall systems in Building B and damage to drywall systems and floor tiles in Building E.

The limited visual survey consisted of noting observable materials (materials which were readily-accessible and visible during the course of the site reconnaissance) that are commonly-known to potentially contain asbestos. This activity was not designed to discover all sources of suspect ACM, PACM or asbestos at the site; or to comply with any regulations and/or laws relative to planned disturbance of building materials such as renovation or demolition, or any other regulatory purpose. Rather, it is intended to give the User an indication if significant (significant due to quantity, accessibility or condition) potential sources of ACM or PACM are present at the subject property. Additional sampling, assessment, and evaluation will be warranted for any other use.

Partner was not provided building plans or specifications for review, which may have been useful in determining areas likely to have used ACM.

According to the USEPA, ACM and PACM that is intact and in good condition can, in general, be managed safely in-place under an O&M Program until removal is dictated by renovation, demolition or deteriorating material condition. Prior to any disturbance of the construction materials within this facility, a comprehensive ACM survey is recommended.

### **6.3.2 Lead-Based Paint (LBP)**

Due to the commercial nature of use of the subject property, LBP was not considered within the scope of this assessment.

### **6.3.3 Radon**

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The USEPA has prepared a map to assist National, State and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

#### ***EPA Radon Zones***

| <b>EPA Zones</b> | <b>Average Predicted Radon Levels</b> | <b>Potential</b> |
|------------------|---------------------------------------|------------------|
| Zone 1           | Exceed 4.0 pCi/L                      | Highest          |
| Zone 2           | Between 2.0 and 4.0 pCi/L             | Moderate         |
| Zone 3           | Less than 2.0 pCi/L                   | Low              |

It is important to note that the USEPA has found homes with elevated levels of radon in all three zones, and the USEPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the USEPA Map of Radon Zones places the subject property in Zone 3. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

#### **6.3.4 Lead in Drinking Water**

According to available information, a public water system operated by the NYCDEP serves the subject property vicinity. According to a representative of the NYCDEP, shallow groundwater directly beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of New York are surface water from the Catskill/Delaware System, located in Delaware, Green Schoharie, Sullivan, and Ulster counties; and the Croton System, located in Putnam, Westchester and Dutchess counties.

According to the City of New York and the 2013 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

#### **6.3.5 Mold**

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g. in the form of very high humidity, condensation, water from a leaking pipe, etc.) and organic material (e.g. ceiling tile, drywall, paper or natural fiber carpet padding).

Partner observed accessible, interior areas for the subject property building for significant evidence of mold growth, with the exceptions detailed in Section 1.5 of this report. However, this ESA should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential mold growth that may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems or areas behind enclosed walls and ceilings.

No obvious indications of water damage or mold growth were observed during Partner's visual assessment.

#### **6.4 Adjacent Property Reconnaissance**

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises. No items of environmental concern were identified on the adjacent properties during the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

## 7.0 FINDINGS AND CONCLUSIONS

---

### Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment.

- Partner did not identify any RECs during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- Partner did not identify any CRECs during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following HREC was identified during the course of this assessment:

- The subject property was formerly utilized as a bulk petroleum storage facility occupied by The Texas Company from 1917 to 1971 and was equipped with multiple bulk storage tanks. The subject property was reportedly vacant and out-of-use from 1961 to 1971, before being converted to the current use in 1971. From 1971 to the present, the subject property has operated as a truck and vehicle storage facility, with auto repairing and refueling activities. The subject property is associated with six spill cases (refer to Section 4.2.2 for a complete discussion), all of which have been closed by NYSDEC. The most recent spill case was addressed via Monitored Natural Attenuation Plan, and case closure was issued in 2010. Therefore, all of the wells on the site associated with the Monitored Natural Attenuation Plan can now be abandoned. Well abandonment must take place in accordance with the environmental regulations and laws of New York State. Based on the regulatory closure obtained from the NYSDEC, the historical operations and bulk storage of petroleum on-site is considered by Partner to represent an HREC for which no additional investigation appears warranted.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following environmental issues were identified during the course of this assessment:

- Partner observed six ASTs for the storage of diesel, heating oil and propane on the subject property. Partner notes that our on-site observations of these ASTs do not directly correlate with the tank records on file with the NYSDEC. However, based on the aboveground location of the tanks and the

absence of observed spills, leaks or releases in their vicinity, the presence of these ASTs are not expected to represent a significant environmental concern to the subject property at this time.

- Partner observed localized areas of staining throughout the subject property. Based on the surficial nature of the staining, with no conduits (i.e. cracks, drains, etc.) to the subsurface identified in the areas of the staining, the staining is not expected to represent a significant environmental concern to the subject property at this time.
- Due to the age of the subject property buildings, the potential exists that asbestos-containing materials (ACMs) are present on site. Overall, suspect ACMs were observed to be in good condition and do not pose a health and safety concern to the occupants of the subject property at this time.

### **Conclusions, Opinions and Recommendations**

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 28-90 Review Avenue in the City of Long Island City, Queens County, New York (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs at the subject property, and no further action is recommended at this time. However, environmental issues were identified in connection with the subject property. As such, the following should be considered:

- The out-of-use, 5,000-gallon heating oil AST located in Building C should be properly decommissioned in accordance with applicable requirements.
- Implementation of improved housekeeping strategies should be considered in order to eliminate potential, future impacts to the subsurface.
- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs located at the subject property.

## 8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

---

Partner has performed a Phase I Environmental Site Assessment (ESA) of the property located at 28-90 Review Avenue in the City of New York, Queens County, New York (the "subject property") in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training and experience to assess a *property* of the nature, history and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:

**DRAFT**

Ryan Reynics  
Environmental Scientist

Reviewed By:

**DRAFT**

Phillip Allegro  
Senior Author

## 9.0 REFERENCES

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### Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13

Environmental Data Resources, Inc. (EDR), The EDR Radius Map™ Report

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map

*Phase I Environmental Site Assessment*, Impact Environmental Closures, Inc. (April 22, 2014/Updated June 25, 2014)

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071)

United States Geological Survey, Topographic Map, 1995, 7.5 minute series



## **FIGURES**

---

- 1 SITE LOCATION MAP**
- 2 SITE PLAN**
- 3 TOPOGRAPHIC MAP**



**FIGURE 1: SITE LOCATION MAP**  
Project No. 15-147222.1

Drawing Not To Scale

**PARTNER**



**GROUNDWATER  
FLOW**

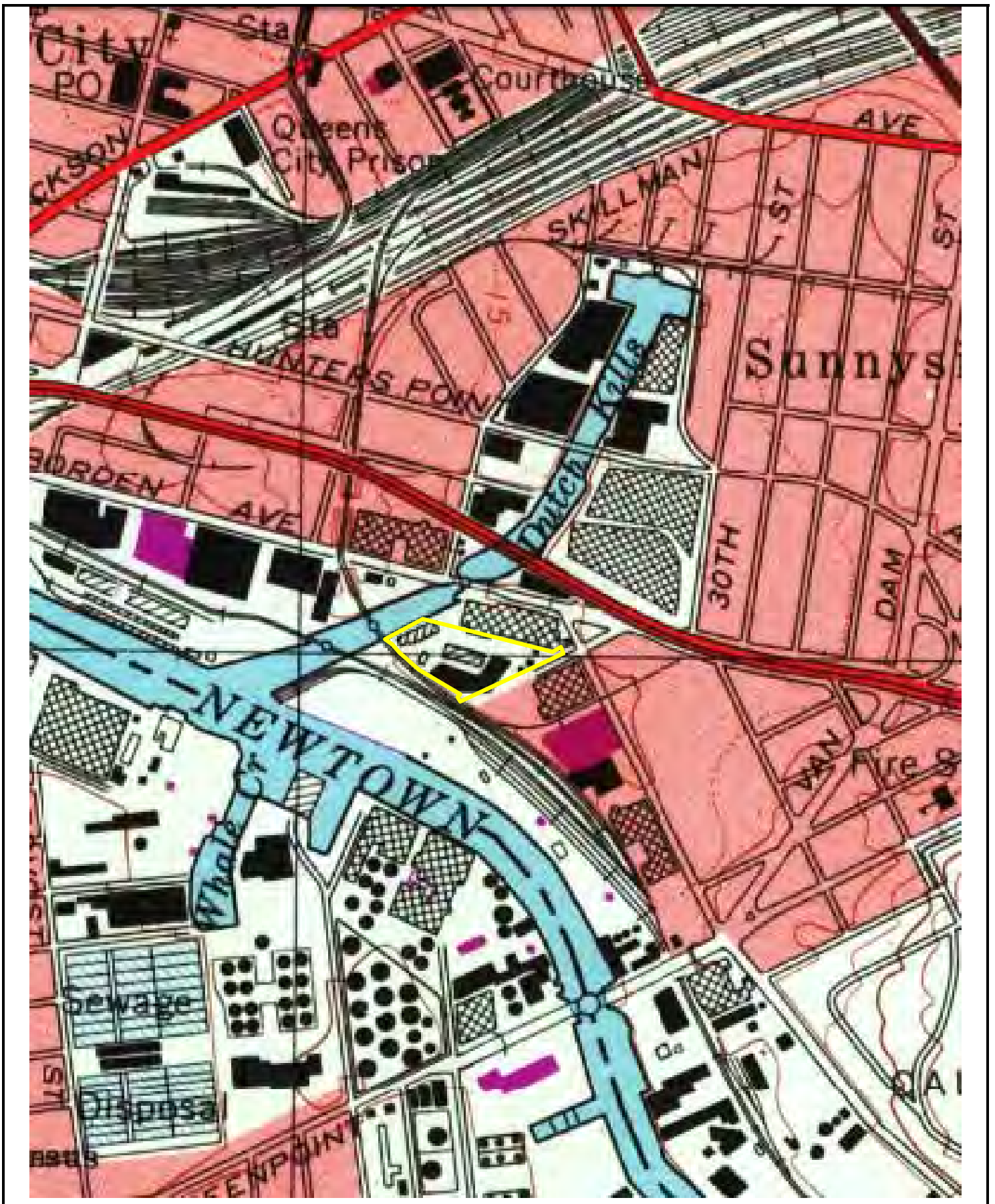


KEY:

Subject Site 

**FIGURE 2: SITE PLAN**  
Project No. 15-147222.1





USGS 7.5 Minute *Brooklyn, New York* Quadrangle

Created: 1995

**FIGURE 3: TOPOGRAPHIC MAP**  
Project No. 15-147222.1

**PARTNER**

## **APPENDIX A: SITE PHOTOGRAPHS**

---



1. View of the eastern portion of the subject property



2. View of the center of the subject property



3. View of the northern portion of the subject property



4. View of the southern portion of the subject property



5. View of the southwestern portion of the subject property



6. View of the southern portion of the subject property





7. View of Building A on the subject property



8. View of Building B on the subject property



9. View of Building C on the subject property



10. View of Building D on the subject property



11. View of Building E on the subject property



12. View inside Building E on the subject property



13. View of damaged ACMs on the second floor of Building B



14. View of the out of use 5,000-gallon heating oil AST in Building C



15.



16.



17.



18.





19. View of staining during auto repair activities in Building C



20. View of truck wash storage in Building B



21. View of new motor oil storage in Building D



22. View of auto parts storage in Building D



23. View of diesel AST is the northeast portion of the subject property



24. View of typical stormwater drain in the paved areas of the subject property



25. View of closed-in-place monitoring well



26. View of van storage in the northern portion of the subject property



27. View of staining in the southeastern portion of the subject property



28. View of tanker trucks stored in the northern portion of the subject property



29. View of the western portion of the subject property



30. View of above ground lift in Building D





31. View of typical trash removal dumpster



32. View of trash pile including used five-gallon motor oil containing in the northern portion of the property



33. View of northern adjacent parking lot



34. View of eastern adjacent industrial building



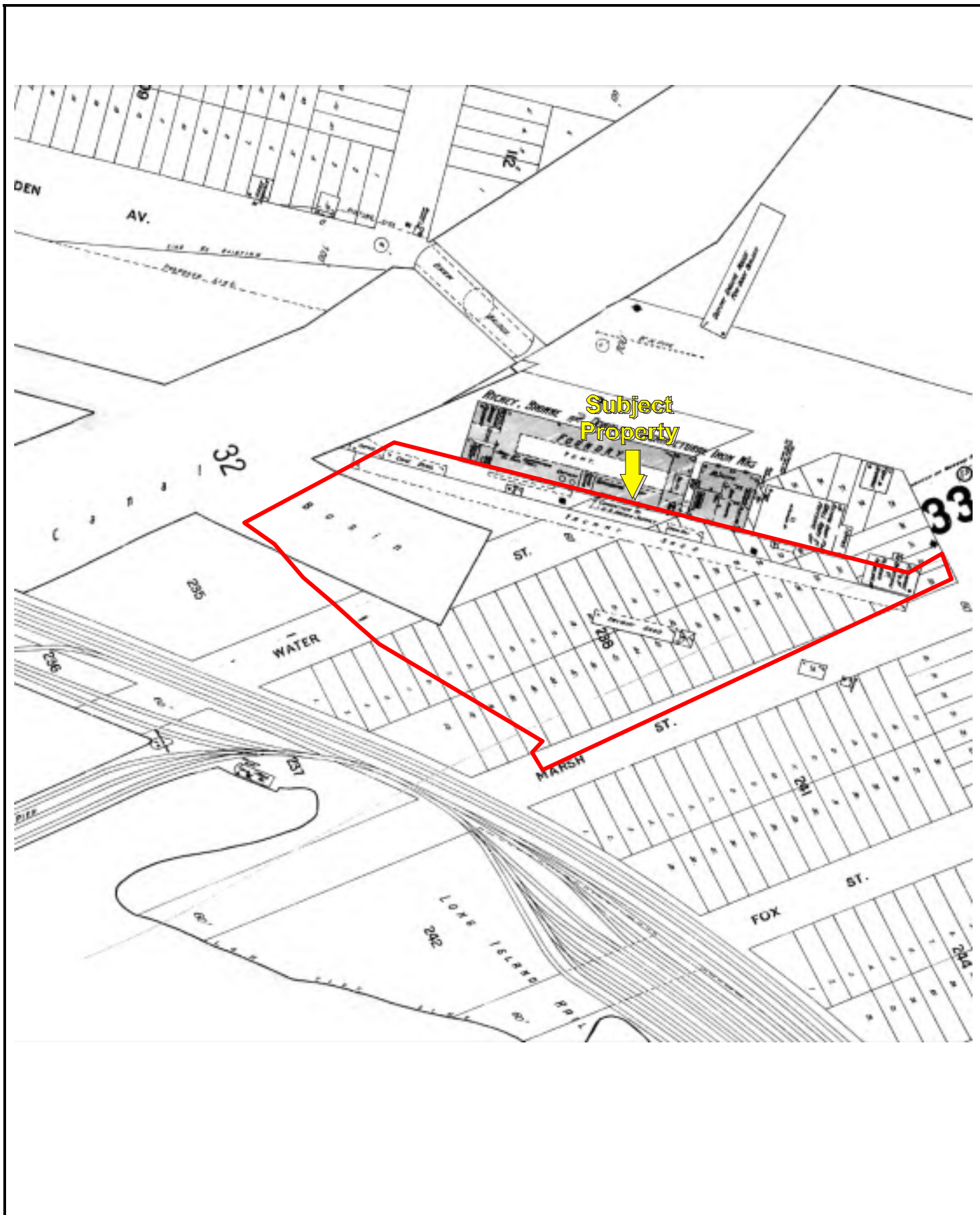
35. View of western adjacent creek



36. View of southern adjacent self-storage facility

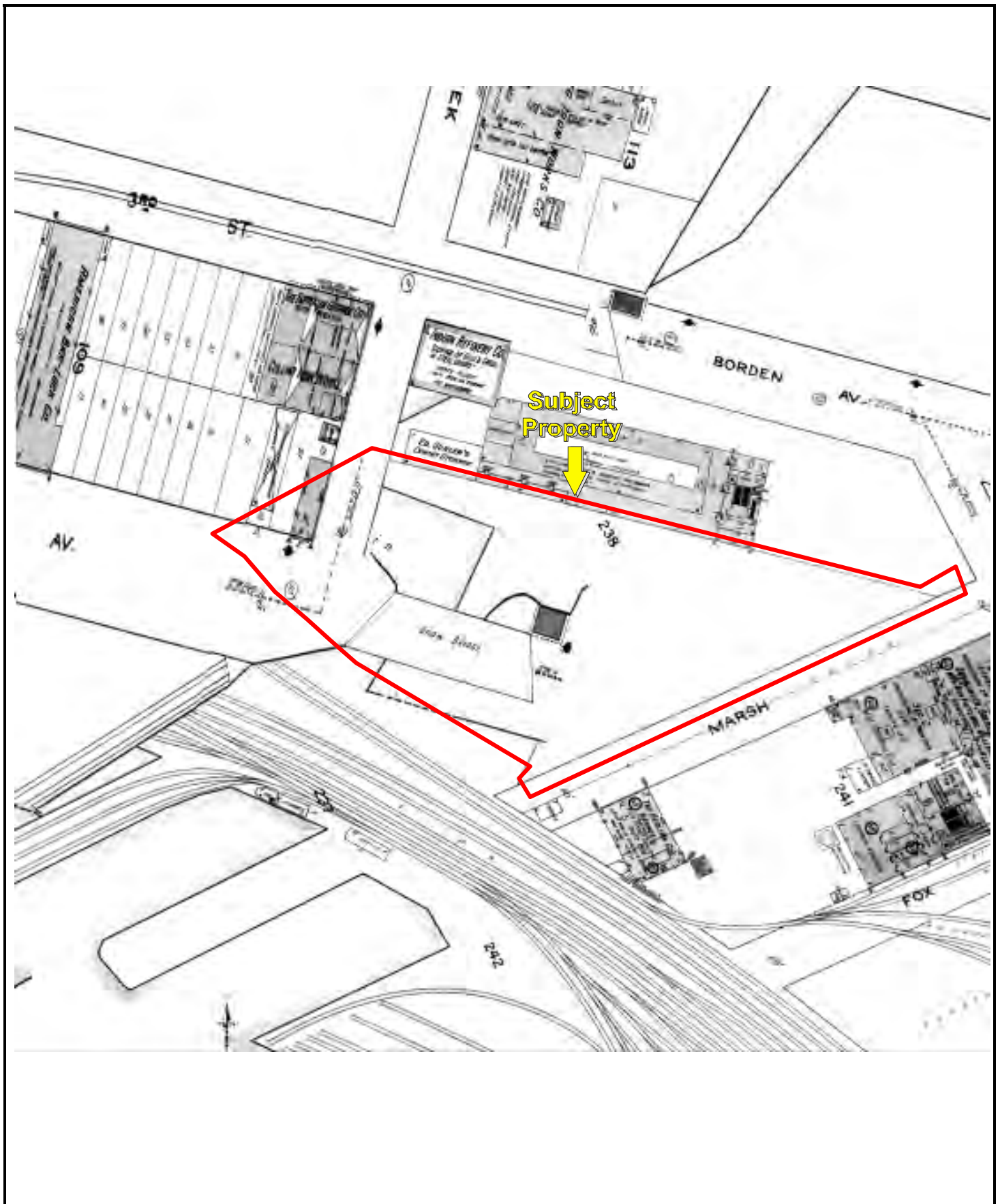
## **APPENDIX B: HISTORICAL/REGULATORY/SUPPORTING DOCUMENTATION**

---

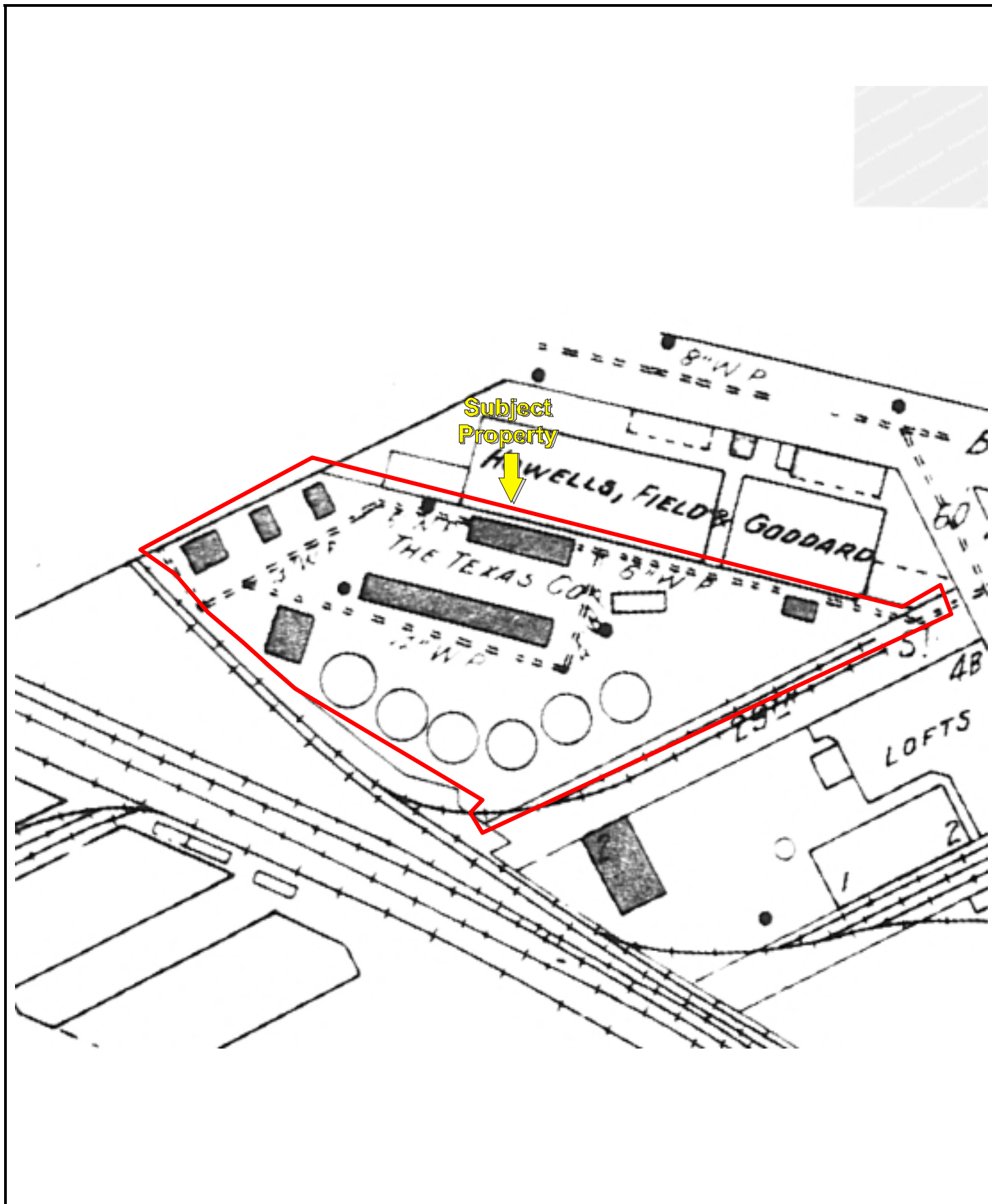


Date of Map: 1898



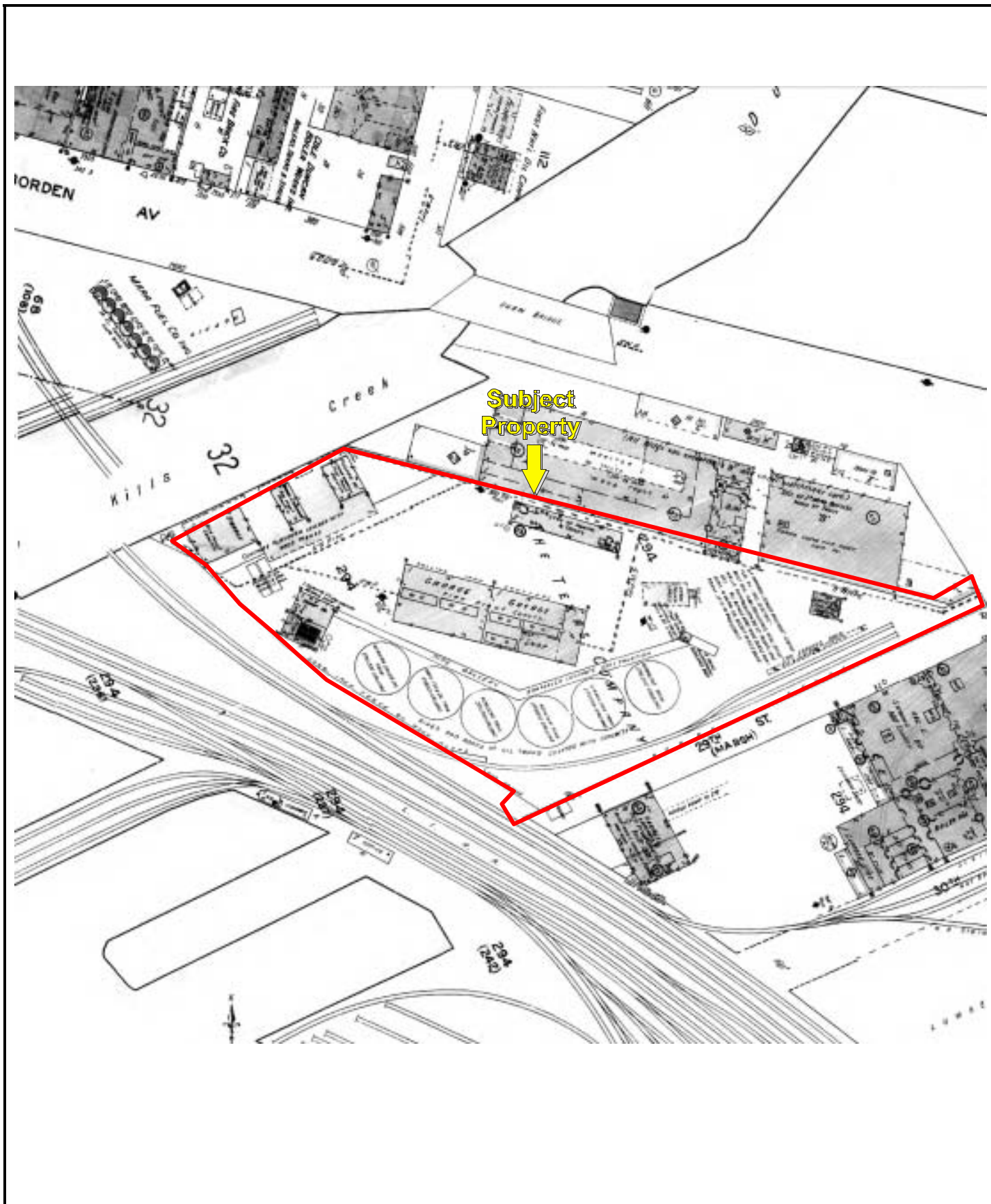


Date of Map: 1915

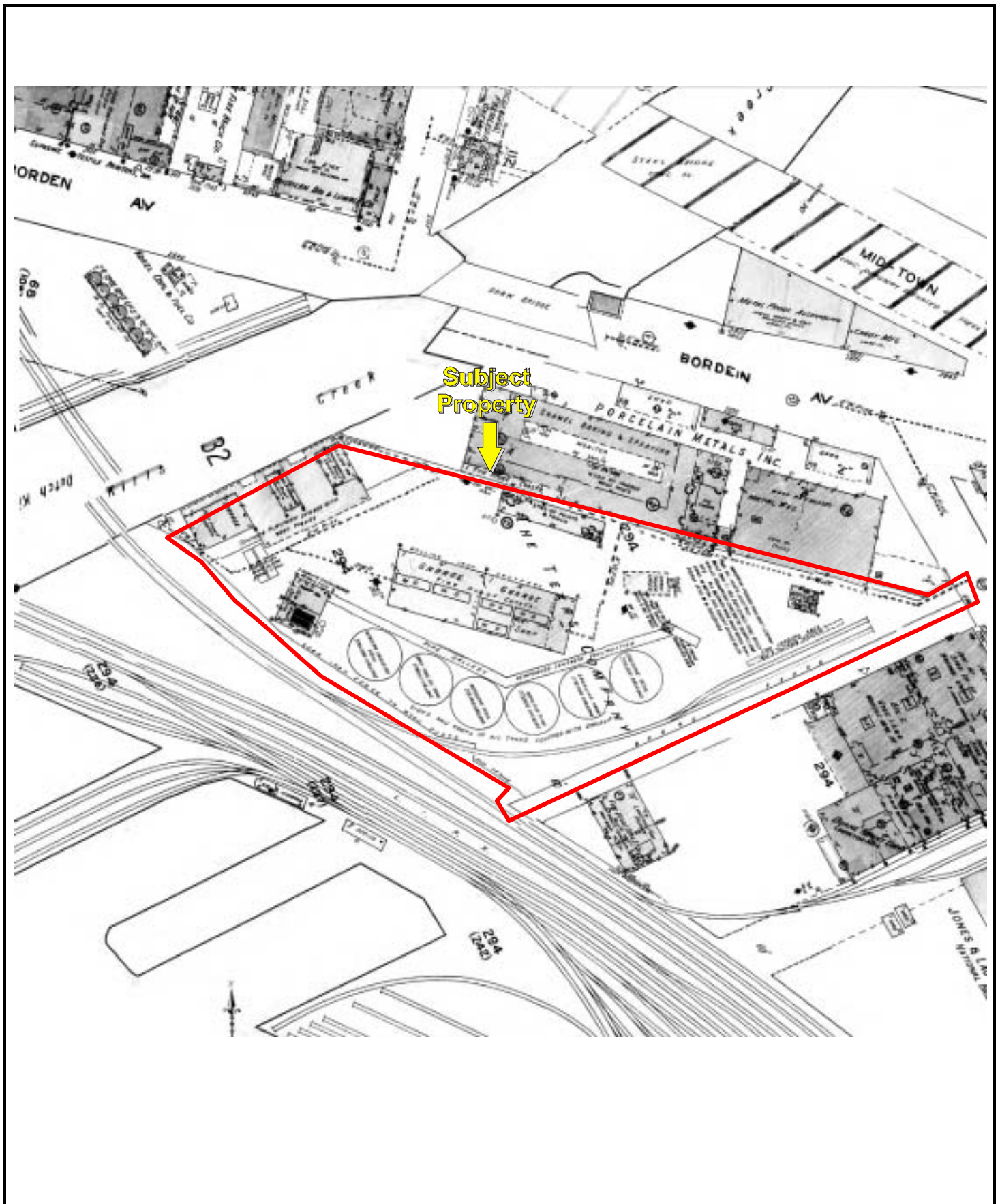


Date of Map: 1928



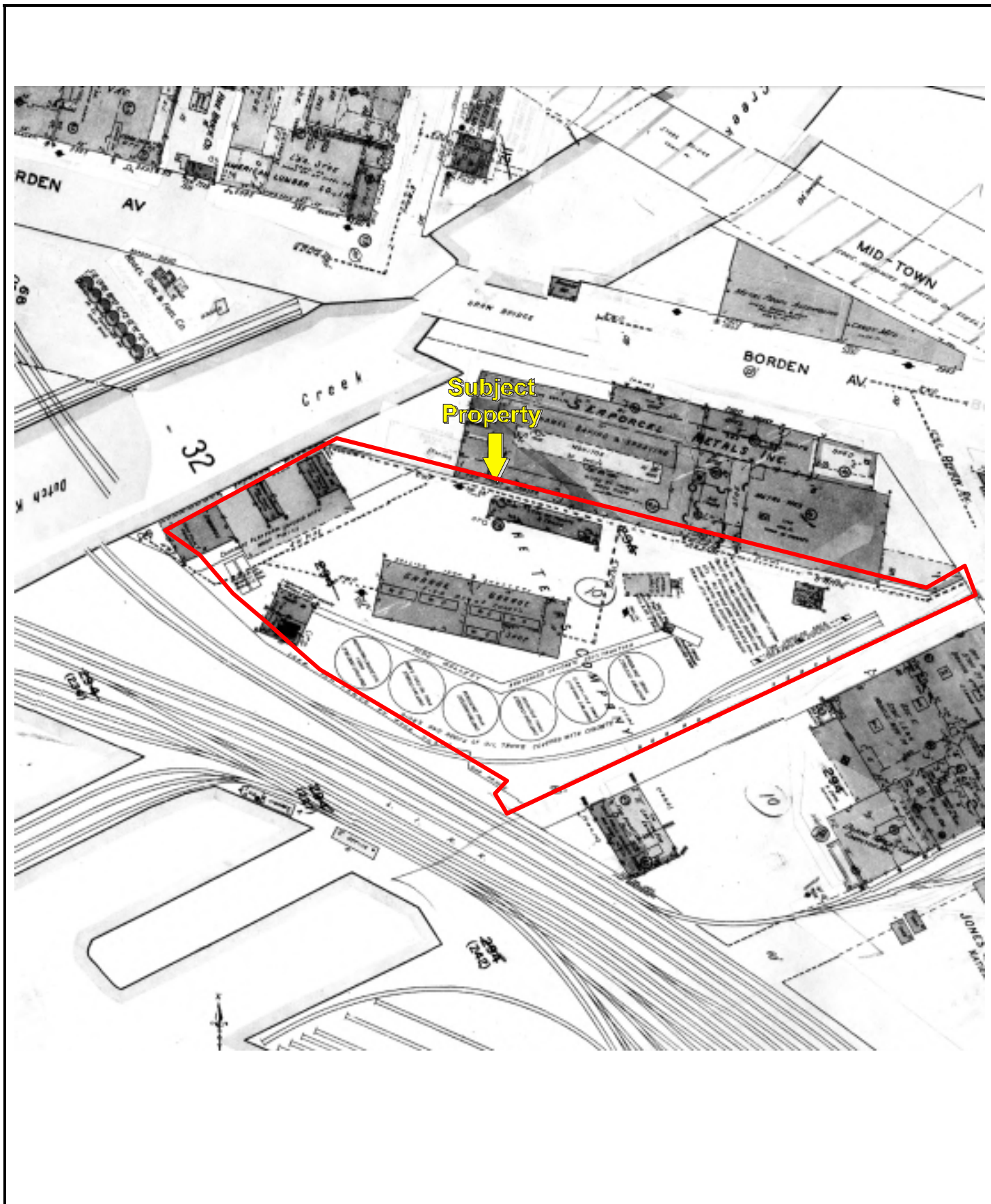


Date of Map: 1936

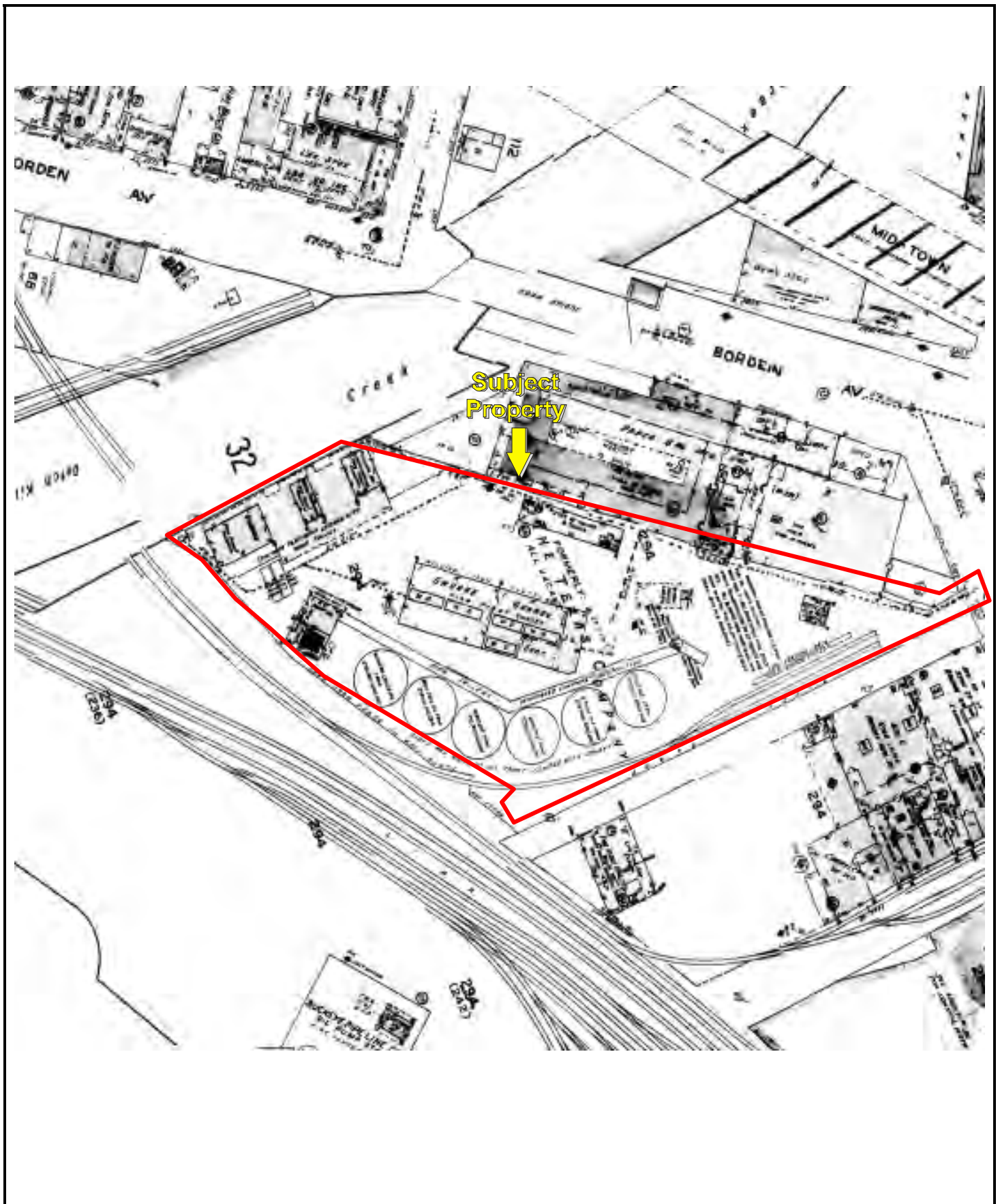


Date of Map: 1947



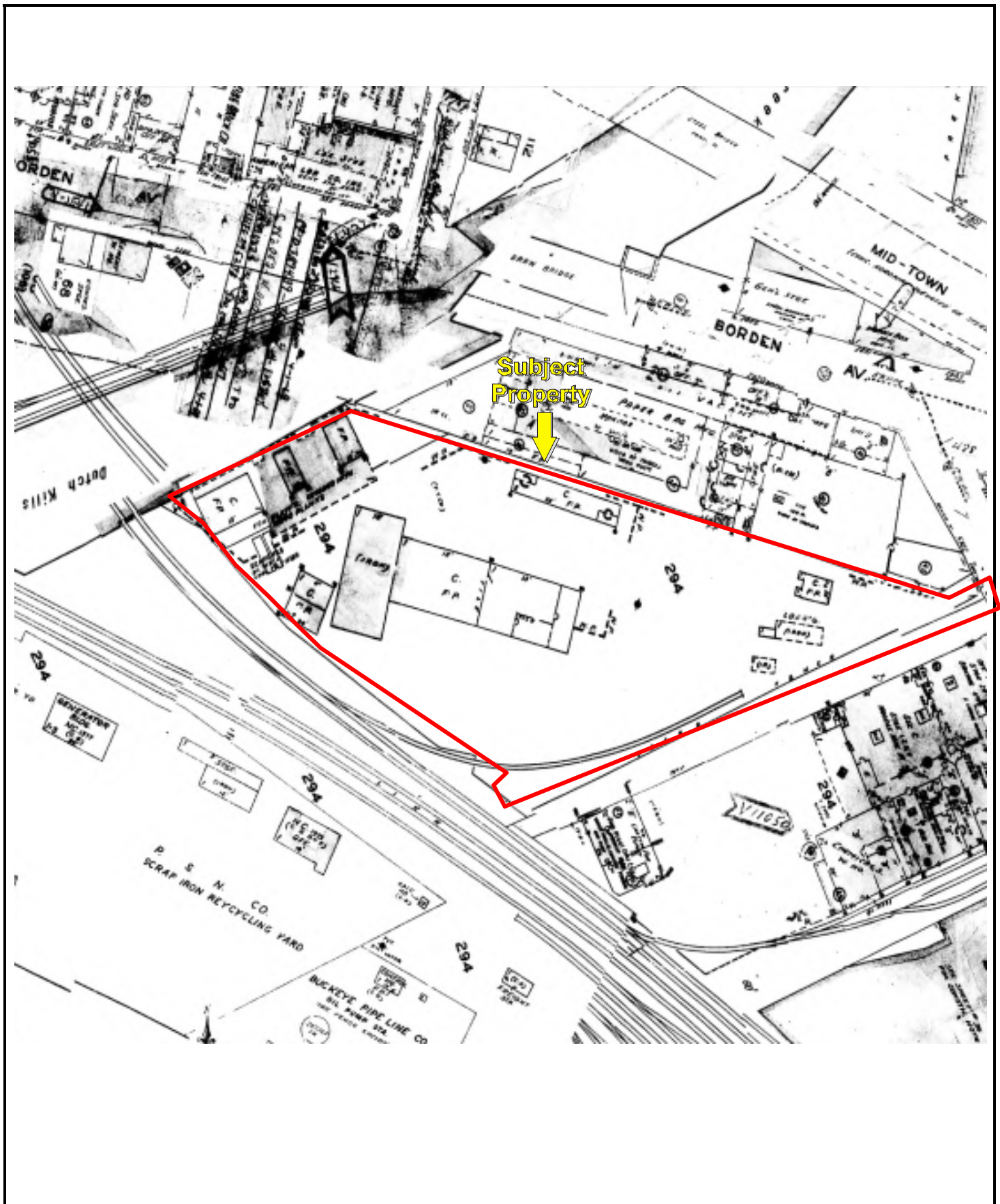


Date of Map: 1950

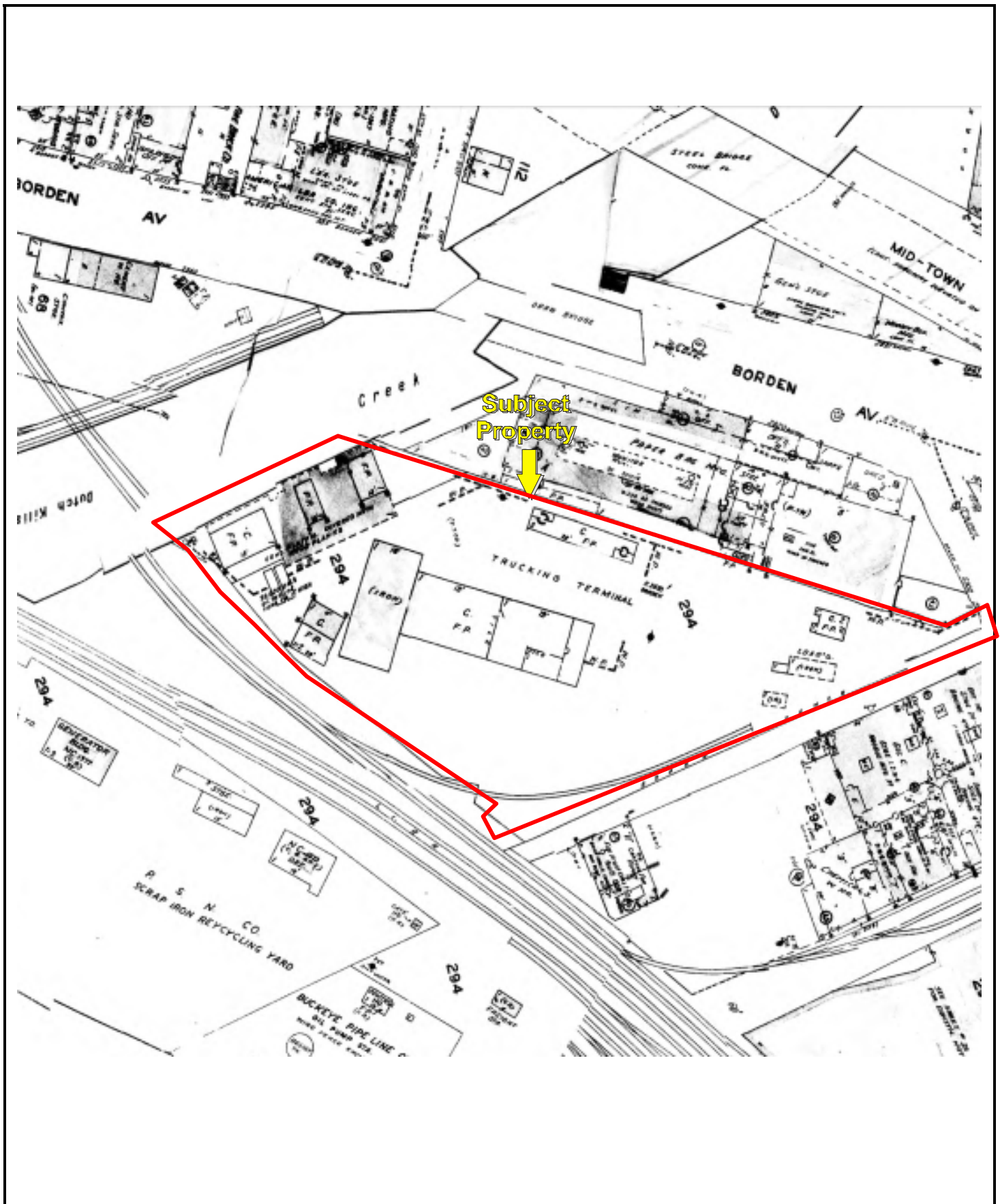


Date of Map: 1970



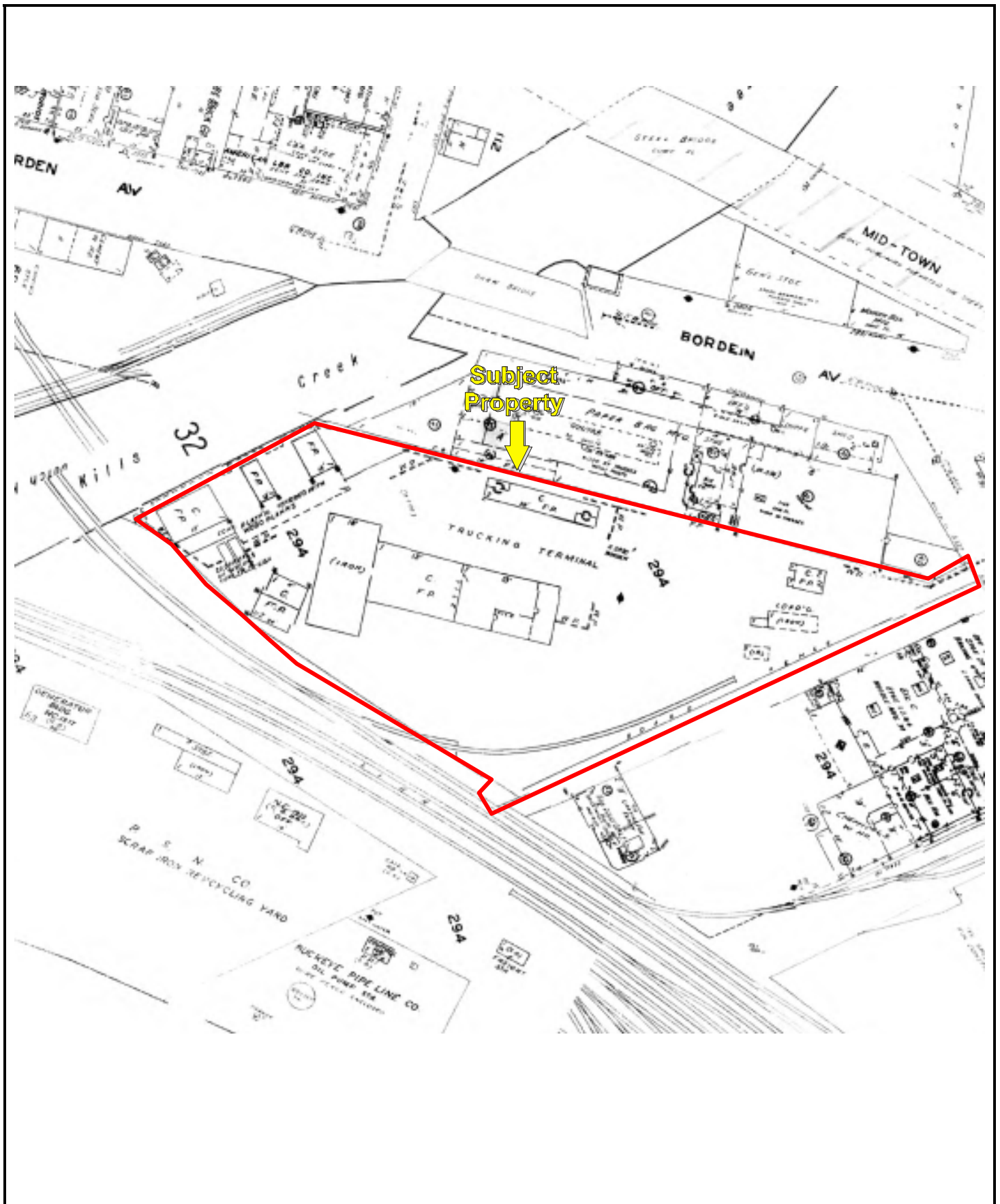


Date of Map: 1977

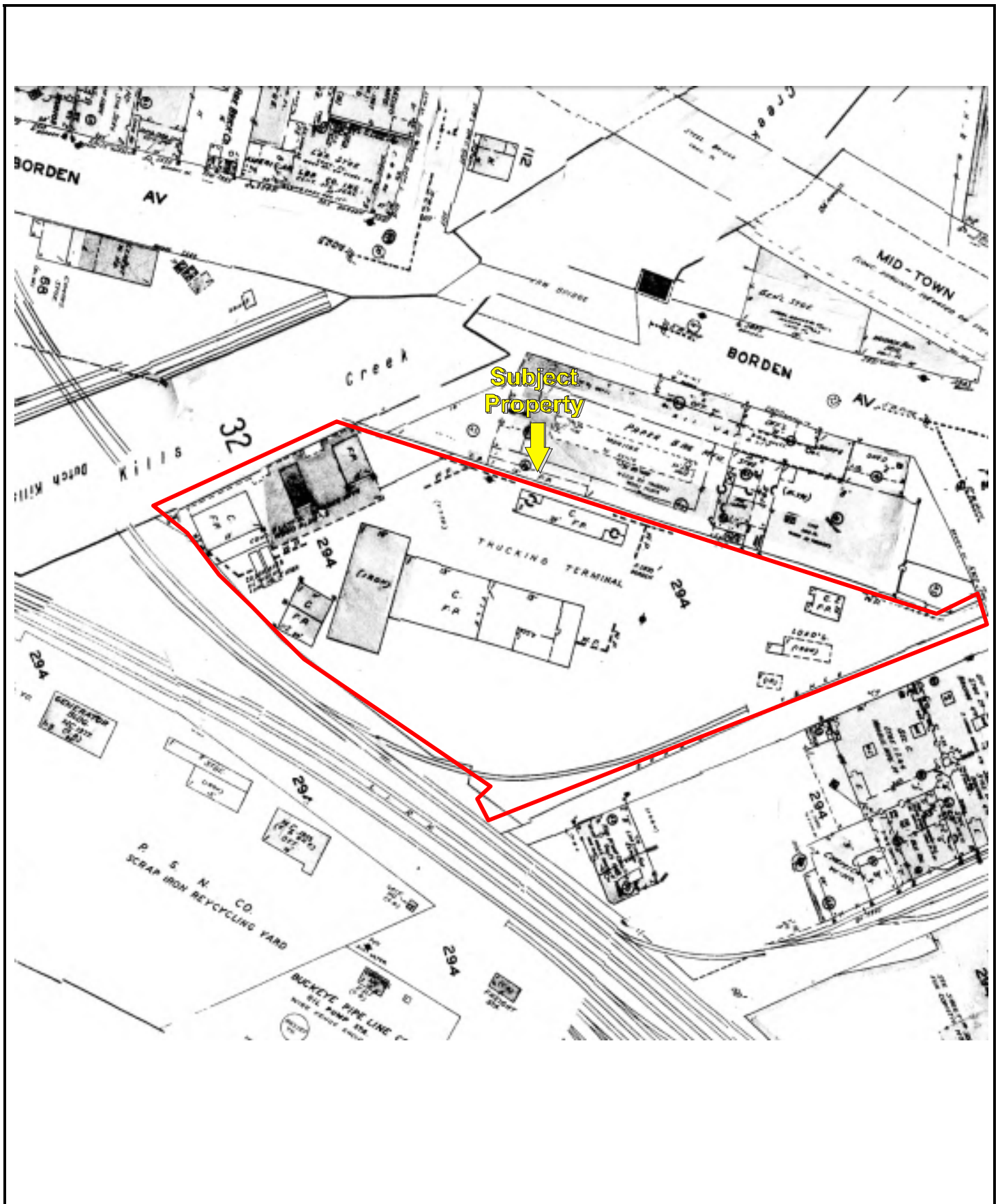


Date of Map: 1979



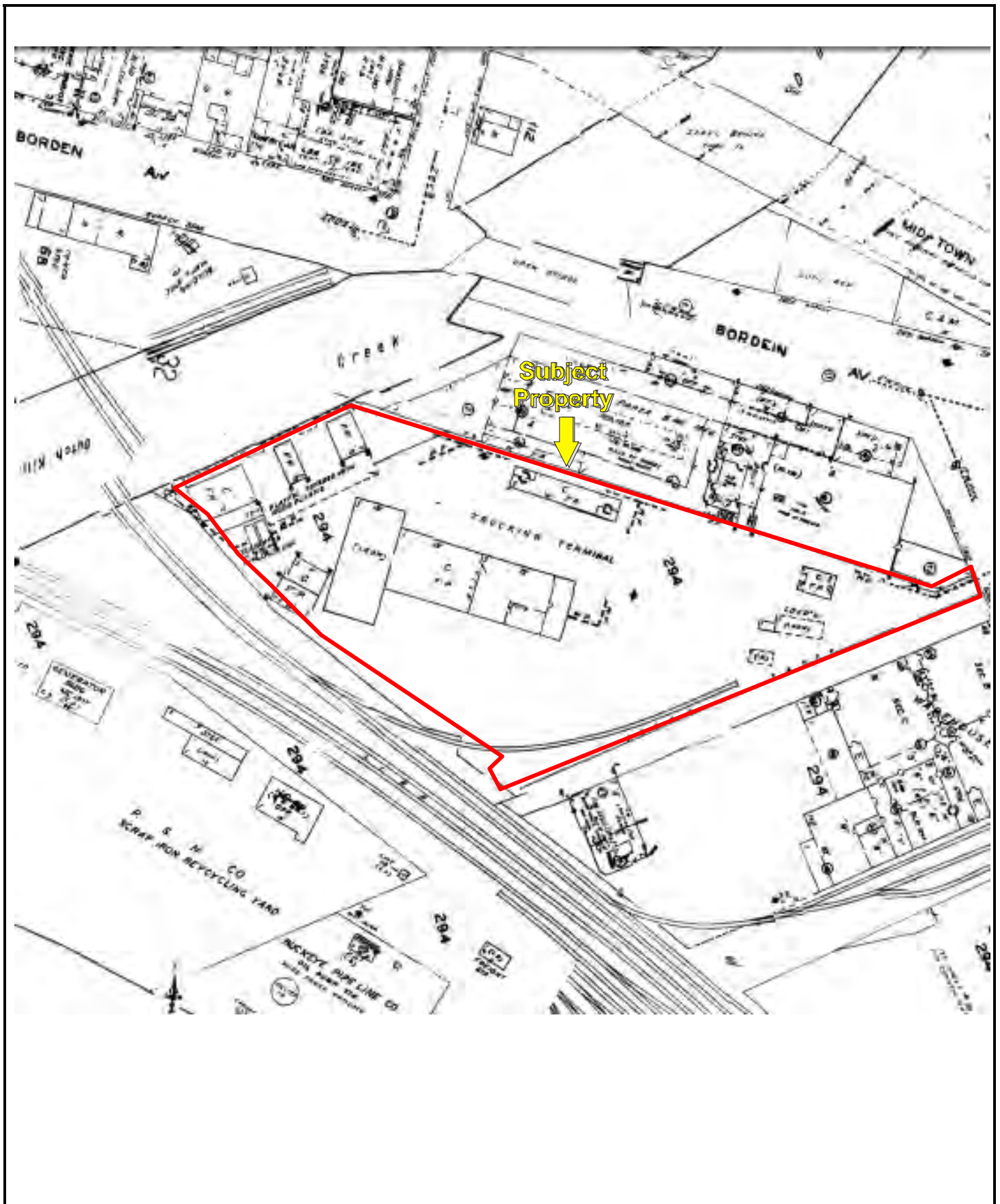


Date of Map: 1980

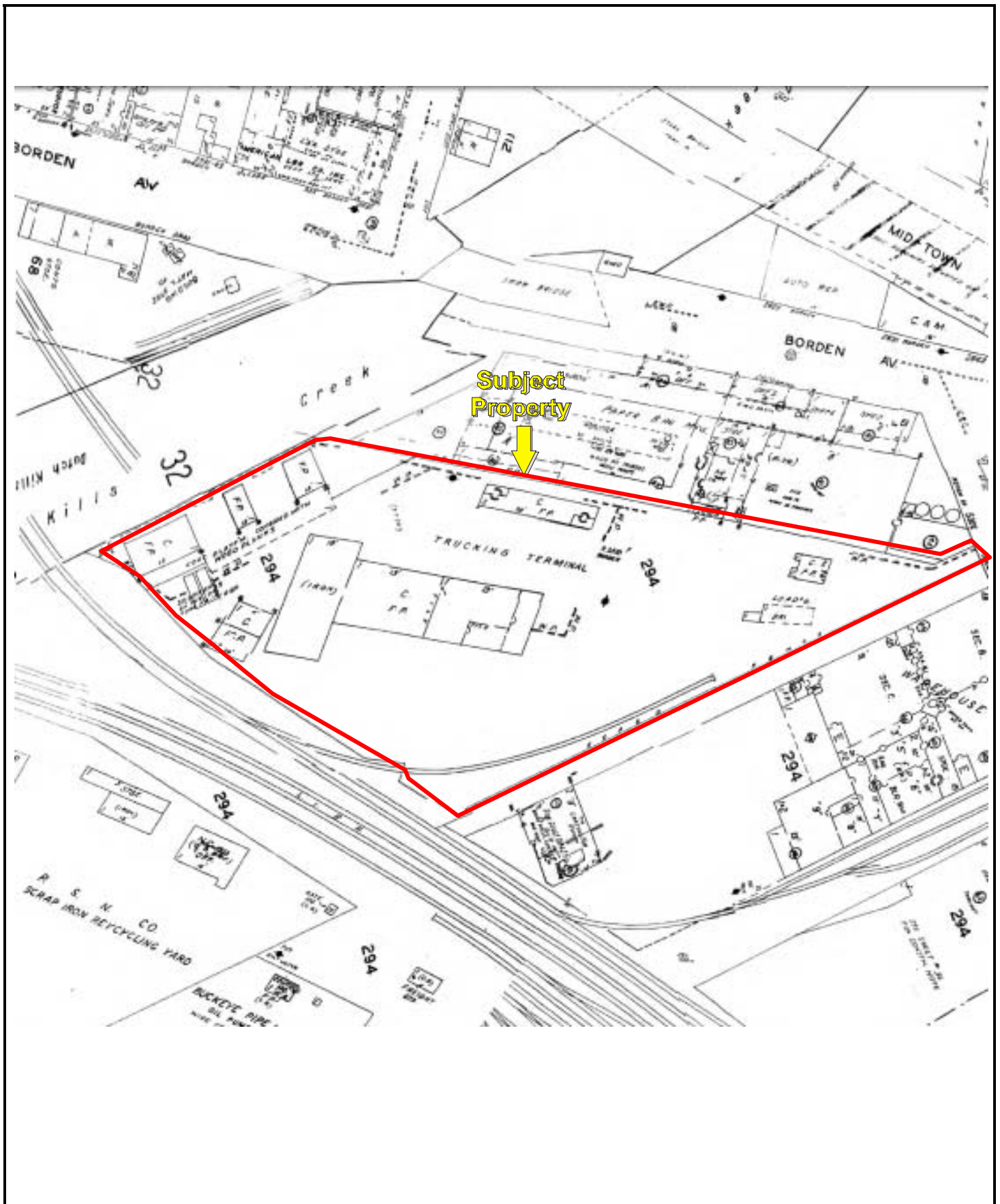


Date of Map: 1985





Date of Map: 1990



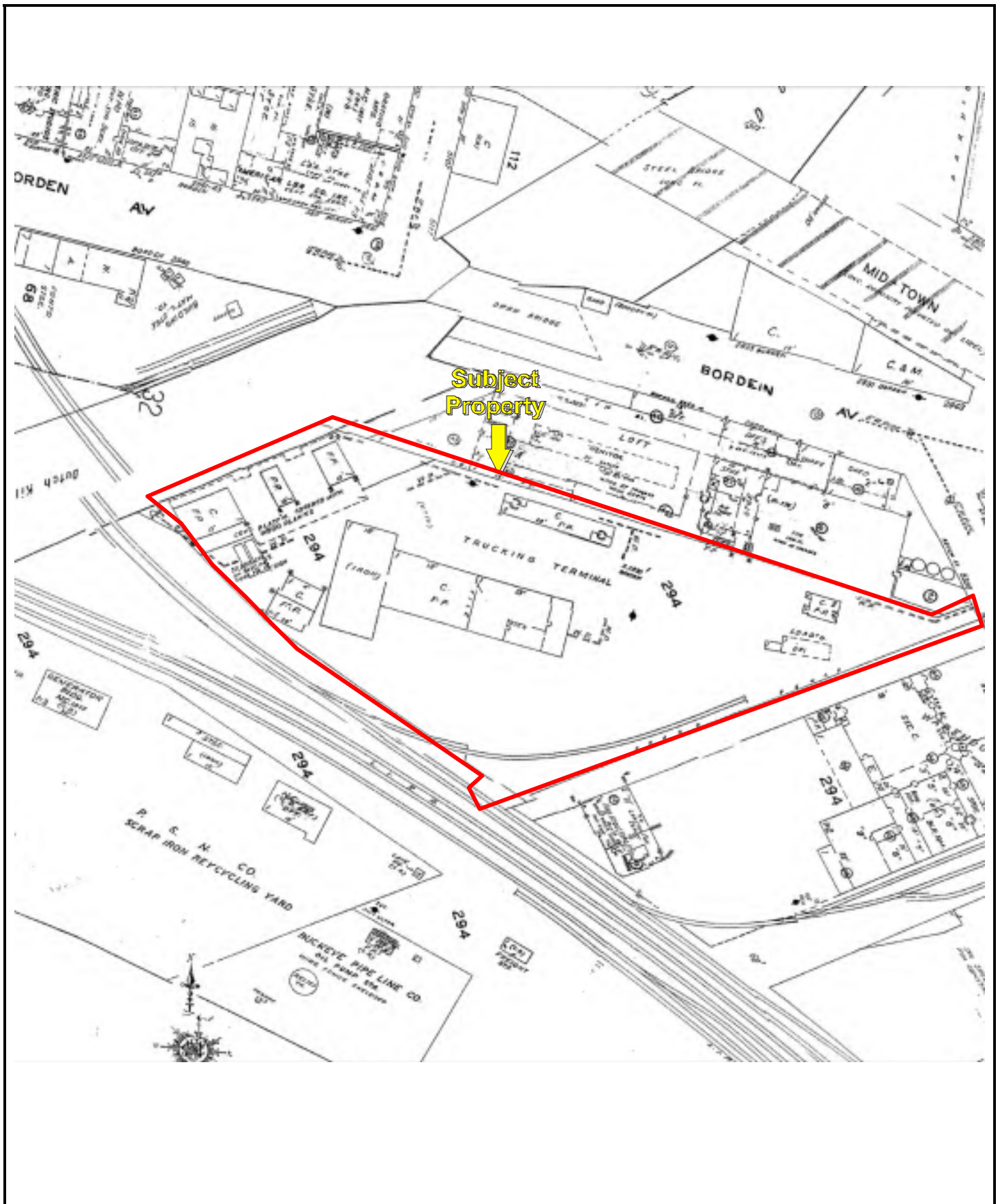
Date of Map: 1995





Date of Map: 1999



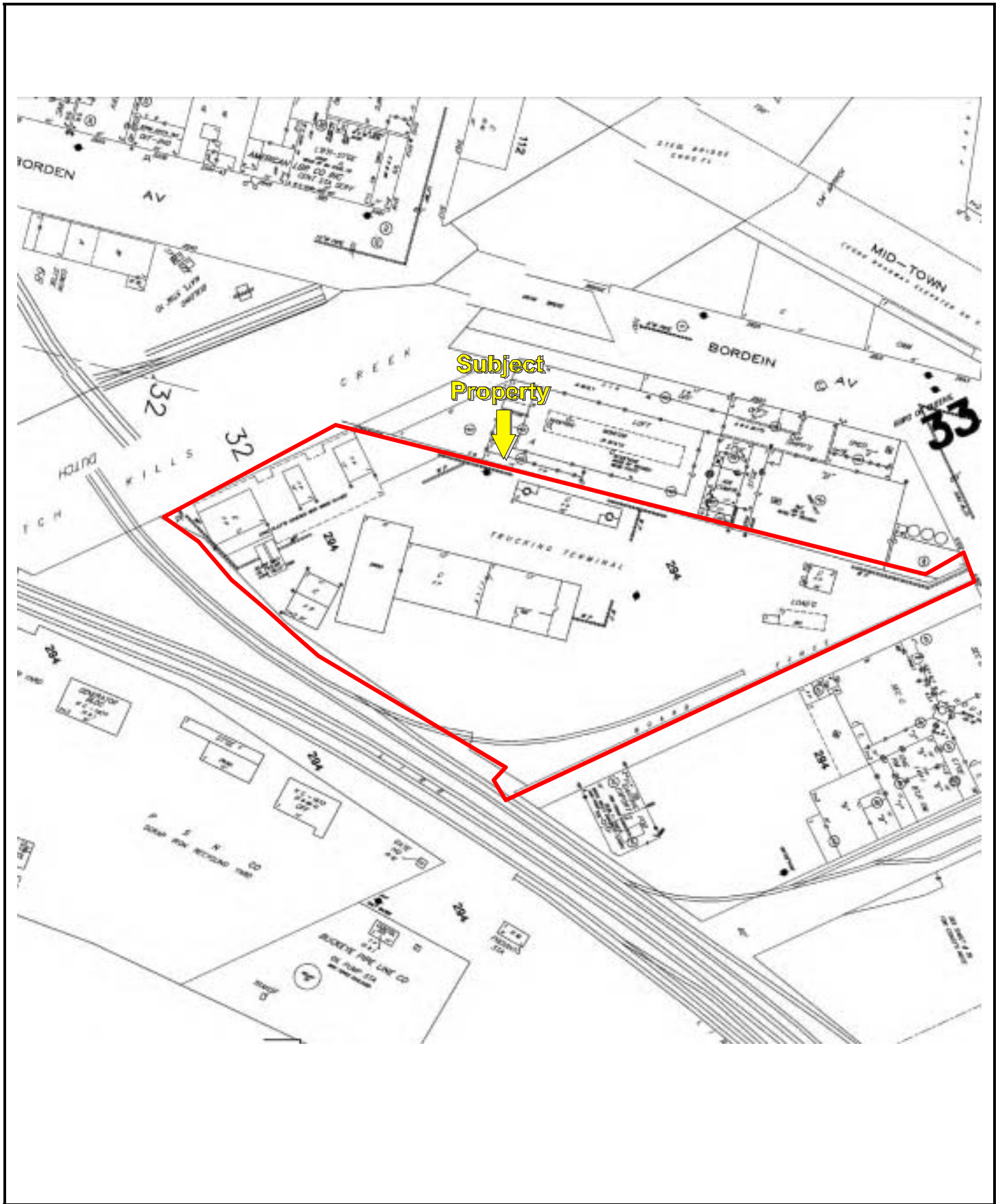


Date of Map: 2001



Date of Map: 2004





Date of Map: 2006

**28-90 Review Ave**

28-90 Review Ave  
Long Island City, NY 11101

Inquiry Number: 4401946.5  
September 03, 2015

## The EDR-City Directory Abstract

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### SECTION

Executive Summary

Findings

City Directory Images

***Thank you for your business.***

Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

### DESCRIPTION

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

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1922 through 2013. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

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

### RESEARCH SUMMARY

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

| <u>Year</u> | <u>Source</u>                      | <u>TP</u> | <u>Adjoining</u> | <u>Text Abstract</u> | <u>Source Image</u> |
|-------------|------------------------------------|-----------|------------------|----------------------|---------------------|
| 2013        | Cole Information Services          | -         | X                | X                    | -                   |
|             | Cole Information Services          | X         | X                | X                    | -                   |
| 2008        | Cole Information Services          | -         | X                | X                    | -                   |
|             | Cole Information Services          | X         | X                | X                    | -                   |
| 2005        | Hill-Donnelly Information Services | X         | X                | X                    | -                   |
| 2000        | Cole Information Services          | -         | X                | X                    | -                   |
| 1996        | NYNEX                              | -         | X                | X                    | -                   |
| 1991        | NYNEX Information Resource Company | X         | X                | X                    | -                   |
| 1983        | New York Telephone                 | X         | X                | X                    | -                   |
| 1976        | New York Telephone                 | X         | X                | X                    | -                   |
| 1970        | New York Telephone                 | -         | X                | X                    | -                   |
| 1967        | New York Telephone                 | -         | X                | X                    | -                   |
| 1962        | New York Telephone Directory       | -         | X                | X                    | -                   |
| 1950        | New York Telephone                 | -         | X                | X                    | -                   |
| 1945        | New York Telephone                 | -         | X                | X                    | -                   |
| 1939        | New York Telephone Company         | -         | X                | X                    | -                   |
| 1934        | R. L. Polk & Co.                   | -         | X                | X                    | -                   |
| 1922        | H.C. Morris                        | -         | -                | -                    | -                   |

## EXECUTIVE SUMMARY

### **SELECTED ADDRESSES**

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

| <b><u>Address</u></b> | <b><u>Type</u></b> | <b><u>Findings</u></b> |
|-----------------------|--------------------|------------------------|
| 28-20 BORDEN AVENUE   | Client Entered     | X                      |
| 28-46 BORDEN AVENUE   | Client Entered     |                        |
| 28-50 BORDEN AVENUE   | Client Entered     |                        |
| 28-39 REVIEW AVENUE   | Client Entered     | X                      |
| 28-41 REVIEW AVENUE   | Client Entered     |                        |
| 28-45 REVIEW AVENUE   | Client Entered     |                        |
| 29-08 REVIEW AVENUE   | Client Entered     |                        |

## FINDINGS

### TARGET PROPERTY INFORMATION

#### ADDRESS

28-90 Review Ave  
Long Island City, NY 11101

#### FINDINGS DETAIL

Target Property research detail.

### REVIEW AVE

#### 2890 REVIEW AVE

| <u>Year</u> | <u>Uses</u>                | <u>Source</u>                      |
|-------------|----------------------------|------------------------------------|
| 2013        | AA TRUCK RENTING CORP      | Cole Information Services          |
|             | ELETTO JOSEPH TRANSFER INC | Cole Information Services          |
|             | METRO EXPRESS SERVICES INC | Cole Information Services          |
| 2008        | A A TRUCK RENTING CORP     | Cole Information Services          |
|             | JOSEPH ELETTO TRANSFER INC | Cole Information Services          |
|             | REVIEW MAINTENANCE CORP    | Cole Information Services          |
| 2005        | A A Truck Renting Corp z s | Hill-Donnelly Information Services |
|             | Joseph Eletto Transfer Inc | Hill-Donnelly Information Services |
| 1991        | AA TRUCK RENTING CORP      | NYNEX Information Resource Company |
| 1983        | AA TRUCK RENTING CORP      | New York Telephone                 |
| 1976        | AA TRUCK RENTING CORP      | New York Telephone                 |

## FINDINGS

### ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

#### 29TH AVE

##### 5101 29TH AVE

| <u>Year</u> | <u>Uses</u>                 | <u>Source</u>    |
|-------------|-----------------------------|------------------|
| 1934        | Mc Cormick Frank T Anna clk | R. L. Polk & Co. |

##### 5325 29TH AVE

| <u>Year</u> | <u>Uses</u>       | <u>Source</u>      |
|-------------|-------------------|--------------------|
| 1970        | Swiezy Sophia Mrs | New York Telephone |

#### 29TH ST

##### 1 29TH ST

| <u>Year</u> | <u>Uses</u>       | <u>Source</u>             |
|-------------|-------------------|---------------------------|
| 2000        | R Carlos Villacis | Cole Information Services |
|             | Robert G Meyer    | Cole Information Services |

##### 11 29TH ST

| <u>Year</u> | <u>Uses</u>     | <u>Source</u>             |
|-------------|-----------------|---------------------------|
| 2000        | Kenneth Ros     | Cole Information Services |
|             | Walter F Pivetz | Cole Information Services |
|             | Ana M Rodriguez | Cole Information Services |

##### 14 29TH ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u>             |
|-------------|-------------|---------------------------|
| 2000        | Sullivan    | Cole Information Services |

##### 2 29TH ST

| <u>Year</u> | <u>Uses</u>          | <u>Source</u>             |
|-------------|----------------------|---------------------------|
| 2000        | Awoderu Wright       | Cole Information Services |
|             | Gnzwitz A & A Ri Est | Cole Information Services |
|             | B Gerald Walsh       | Cole Information Services |
|             | Todd Sullivan        | Cole Information Services |
|             | Kris Schumacher      | Cole Information Services |
|             | C Lois Roman         | Cole Information Services |
|             | Albert Abdel Malak   | Cole Information Services |
|             | R Karasik            | Cole Information Services |

## FINDINGS

| <u>Year</u> | <u>Uses</u>         | <u>Source</u>             |
|-------------|---------------------|---------------------------|
| 2000        | Runar Holen         | Cole Information Services |
|             | Rudolph Geher       | Cole Information Services |
|             | K De Br             | Cole Information Services |
|             | A L Balavender      | Cole Information Services |
|             | R Jeanette Cebulash | Cole Information Services |
|             | A Ward              | Cole Information Services |

### 3 29TH ST

| <u>Year</u> | <u>Uses</u>        | <u>Source</u>             |
|-------------|--------------------|---------------------------|
| 2000        | Ani Azoto          | Cole Information Services |
|             | Joseph Carlson     | Cole Information Services |
|             | A P Tourdot        | Cole Information Services |
|             | B Magdi Madboli    | Cole Information Services |
|             | Hag Plbg & Htg Inc | Cole Information Services |
|             | John Mounier       | Cole Information Services |
|             | Lachman D Rattu    | Cole Information Services |
|             | Wilson Vac         | Cole Information Services |
|             | Jenny Mc Murry     | Cole Information Services |

### 4 29TH ST

| <u>Year</u> | <u>Uses</u>       | <u>Source</u>             |
|-------------|-------------------|---------------------------|
| 2000        | Nuru Ghazalb      | Cole Information Services |
|             | Stephen O'Reilly  | Cole Information Services |
|             | Erik C Baard      | Cole Information Services |
|             | Atelle Clever Inc | Cole Information Services |
|             | L Perez           | Cole Information Services |
|             | T Mingalone       | Cole Information Services |
|             | Lazaro Gonzalez   | Cole Information Services |

### 4208 29TH ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u>             |
|-------------|-------------|---------------------------|
| 2000        | 4306 NP     | Cole Information Services |

### 5 29TH ST

| <u>Year</u> | <u>Uses</u>        | <u>Source</u>             |
|-------------|--------------------|---------------------------|
| 2000        | Dimos Panagoulis   | Cole Information Services |
|             | A F Fleischer      | Cole Information Services |
|             | Michl S Fitzgerald | Cole Information Services |
|             | Rigoberto J Andar  | Cole Information Services |
|             | Tomas Balle        | Cole Information Services |



## FINDINGS

| <u>Year</u> | <u>Uses</u>       | <u>Source</u>             |
|-------------|-------------------|---------------------------|
| 2000        | German Fernandez  | Cole Information Services |
|             | Hector Lopez      | Cole Information Services |
|             | Oustin Lun        | Cole Information Services |
|             | Oustin Lun        | Cole Information Services |
|             | B Nilda Garces    | Cole Information Services |
|             | Khondoker Rahman  | Cole Information Services |
|             | Refugio R Sanchez | Cole Information Services |
|             | Shoppers          | Cole Information Services |
|             | A M Day           | Cole Information Services |
|             | Y Ding            | Cole Information Services |
|             | Lisa Farmer       | Cole Information Services |

### 5101 29TH ST

| <u>Year</u> | <u>Uses</u>        | <u>Source</u>             |
|-------------|--------------------|---------------------------|
| 2000        | Theresa Mc Cullagh | Cole Information Services |

### 5121 29TH ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u>      |
|-------------|-------------|--------------------|
| 1976        | Di Falco V  | New York Telephone |

### 5201 29TH ST

| <u>Year</u> | <u>Uses</u>                    | <u>Source</u>                      |
|-------------|--------------------------------|------------------------------------|
| 2013        | MEDIA MARKETING RESEARCH INC   | Cole Information Services          |
| 2008        | MEDICAL MARKETING RESEARCH INC | Cole Information Services          |
|             | MULTI PRODUCTS INTERNATIONAL   | Cole Information Services          |
| 2005        | Media Marketing Research Inc   | Hill-Donnelly Information Services |
| 2000        | Franklin Env Ltd               | Cole Information Services          |
|             | 130TH AVE                      | Cole Information Services          |
| 1970        | Mack Chicago of New York       | New York Telephone                 |
| 1967        | Mack Chicago of New York       | New York Telephone                 |

### 53-02 29TH ST

| <u>Year</u> | <u>Uses</u>                                        | <u>Source</u>      |
|-------------|----------------------------------------------------|--------------------|
| 1950        | THE TEXAS CO SATROLEUM<br>PRODCTS REPR SHOP        | New York Telephone |
|             | THE PAXAS CO PETROLEUM<br>PRODCTS BULK STA         | New York Telephone |
|             | THE TEXAS CO PETREL PRODS<br>MATROPOLITN SALES OFC | New York Telephone |

## FINDINGS

### 5302 29TH ST

| <u>Year</u> | <u>Uses</u>                | <u>Source</u>                |
|-------------|----------------------------|------------------------------|
| 1962        | TEXACO INC petroleum prods | New York Telephone Directory |
|             | Bulk Sta                   | New York Telephone Directory |
| 1945        | Repair shop                | New York Telephone           |
|             | Metropolitan sales office  | New York Telephone           |
|             | Bulk sta                   | New York Telephone           |
| 1939        | Repair shop                | New York Telephone Company   |
|             | Metropolitn Sales ofc      | New York Telephone Company   |
|             | Bulk sta                   | New York Telephone Company   |

### 6 29TH ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u>             |
|-------------|-------------|---------------------------|
| 2000        | Perdomo     | Cole Information Services |

### 9 29TH ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u>             |
|-------------|-------------|---------------------------|
| 2000        | Ajay Sharm  | Cole Information Services |

### 30TH ST

#### 32 30TH ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u>                      |
|-------------|-------------|------------------------------------|
| 2005        | Gregorio F  | Hill-Donnelly Information Services |

#### 47 30TH ST

| <u>Year</u> | <u>Uses</u>                 | <u>Source</u>             |
|-------------|-----------------------------|---------------------------|
| 2000        | United States A Leather Inc | Cole Information Services |
|             | Oh Ki Chul                  | Cole Information Services |
|             | Nissam Realty Co            | Cole Information Services |
|             | Lee Hyeon                   | Cole Information Services |
|             | Laser Crtrdg Svc            | Cole Information Services |
|             | Janniee Lee Inc             | Cole Information Services |
|             | Fisher Corp                 | Cole Information Services |
|             | Hi Peak Corp                | Cole Information Services |
|             | High Tech Trd Corp          | Cole Information Services |

### 5230 30TH ST

| <u>Year</u> | <u>Uses</u>   | <u>Source</u>      |
|-------------|---------------|--------------------|
| 1976        | Faust Anthony | New York Telephone |
| 1967        | Barry Patk J  | New York Telephone |

## FINDINGS

### 5240 30TH ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u>      |
|-------------|-------------|--------------------|
| 1967        | Lord Frank  | New York Telephone |

### BORDEN AVE

#### 2800 BORDEN AVE

| <u>Year</u> | <u>Uses</u>               | <u>Source</u>                      |
|-------------|---------------------------|------------------------------------|
| 2005        | High Rise Hoisting & Scaf | Hill-Donnelly Information Services |

#### 2820 BORDEN AVE

| <u>Year</u> | <u>Uses</u>                            | <u>Source</u>                      |
|-------------|----------------------------------------|------------------------------------|
| 2013        | SPRING SCAFFOLDING INC                 | Cole Information Services          |
|             | METRIC SERVICES INC                    | Cole Information Services          |
|             | SCHERER MARDSEN                        | Cole Information Services          |
|             | SPRING SCAFFOLDING INC                 | Cole Information Services          |
|             | METRIC SERVICES INC                    | Cole Information Services          |
|             | SCHERER MARDSEN                        | Cole Information Services          |
| 2008        | METRIC SERVICES INC                    | Cole Information Services          |
|             | M MARDSEN SCHERER                      | Cole Information Services          |
|             | OUTDOOR INSTALLATION LLC               | Cole Information Services          |
|             | HIGH RISE HOLLISTING & SCAFFOLDING     | Cole Information Services          |
|             | SPRING SCAFFOLDING                     | Cole Information Services          |
|             | METRIC SERVICES INC                    | Cole Information Services          |
|             | M MARDSEN SCHERER                      | Cole Information Services          |
|             | OUTDOOR INSTALLATION LLC               | Cole Information Services          |
|             | HIGH RISE HOLLISTING & SCAFFOLDING     | Cole Information Services          |
|             | SPRING SCAFFOLDING                     | Cole Information Services          |
| 2005        | Scherer Mardsen                        | Hill-Donnelly Information Services |
|             | Skyline Scaffolding Inc 1s             | Hill-Donnelly Information Services |
|             | Spring Scaffolding Inc 2s              | Hill-Donnelly Information Services |
| 1991        | Great Eastern Industries Inc           | NYNEX Information Resource Company |
| 1983        | Great Eastern Industries Inc           | New York Telephone                 |
| 1976        | Great Eastern Industries Inc           | New York Telephone                 |
| 1970        | Great Eastern Papr Converters Inc      | New York Telephone                 |
| 1967        | Great Eastern Papr Converters Inc      | New York Telephone                 |
| 1962        | Seaporclad                             | New York Telephone Directory       |
|             | SEAPORCEL METALS INC porcein enamelers | New York Telephone Directory       |

## FINDINGS

| <u>Year</u> | <u>Uses</u>                                                         | <u>Source</u>                |
|-------------|---------------------------------------------------------------------|------------------------------|
| 1962        | Salton N J seaporcel metls                                          | New York Telephone Directory |
|             | Porcelain Metals porceln enamls                                     | New York Telephone Directory |
|             | Madison Muffler Corp                                                | New York Telephone Directory |
| 1945        | Suporcel Porcelain Enamel Prods                                     | New York Telephone           |
|             | Saltzman M Jesse porcein metls                                      | New York Telephone           |
|             | Loring Benj B atty                                                  | New York Telephone           |
|             | Porcelain Metls Inc porceln enamelers                               | New York Telephone           |
| 1939        | Empire Furn Conveyors                                               | New York Telephone Company   |
|             | Loring Benj B atty                                                  | New York Telephone Company   |
|             | Porcelain Metls Inc porceln enamelers                               | New York Telephone Company   |
|             | Saltzman M Jesse porceln metls                                      | New York Telephone Company   |
| 1934        | State Botting Corp NY cap \$20 000 Saml Eisenberg Kammantisky treas | R. L. Polk & Co.             |

### 2825 BORDEN AVE

| <u>Year</u> | <u>Uses</u>                | <u>Source</u>                      |
|-------------|----------------------------|------------------------------------|
| 2013        | VERIFONE                   | Cole Information Services          |
| 2008        | CLEAR CHANNEL TAXI MEDICAL | Cole Information Services          |
|             | CLEAR CHANNEL OUTDOOR INC  | Cole Information Services          |
| 2005        | B Line Scrap               | Hill-Donnelly Information Services |
|             | Citysign Erectors          | Hill-Donnelly Information Services |
|             | G & G Ignition Co s        | Hill-Donnelly Information Services |
|             | Nu Way Crane Svc Inc 1s    | Hill-Donnelly Information Services |
|             | Rolez Advertising is       | Hill-Donnelly Information Services |
| 1983        | Abbot & Abbot Box Corp     | New York Telephone                 |
|             | Abbot & Abbot Box Corp     | New York Telephone                 |
|             | Abbot & Abbot Corp         | New York Telephone                 |
|             | Abbot & Abbot Packing Svce | New York Telephone                 |
|             | Mc Clinch Equipt Corp      | New York Telephone                 |
| 1976        | Bee Way Trans Corp         | New York Telephone                 |
|             | Century Dstrbtng Corp      | New York Telephone                 |
|             | Consolidated Sales Assocs  | New York Telephone                 |
| 1967        | Leones Fast Freight Inc    | New York Telephone                 |

### 2831 BORDEN AVE

| <u>Year</u> | <u>Uses</u>            | <u>Source</u>             |
|-------------|------------------------|---------------------------|
| 2013        | SILVER LOCKS LOCKSMITH | Cole Information Services |
|             | CRYSTAL COMFORT INC    | Cole Information Services |
|             | SPARKS DELI            | Cole Information Services |

## FINDINGS

| <u>Year</u> | <u>Uses</u>                 | <u>Source</u>                      |
|-------------|-----------------------------|------------------------------------|
| 2008        | SPARKS DELI RESTAURANT INC  | Cole Information Services          |
|             | CRYSTAL COMFORT INC         | Cole Information Services          |
| 2005        | Emergency 7 Day Locksmith   | Hill-Donnelly Information Services |
|             | Sparks Deli                 | Hill-Donnelly Information Services |
|             | Crystal Comfort Inc 2 P     | Hill-Donnelly Information Services |
|             | A 24 7 Emergency Locksmith  | Hill-Donnelly Information Services |
| 1991        | H T C Technical Comfort Inc | NYNEX Information Resource Company |
|             | Crystal Comfort Inc         | NYNEX Information Resource Company |
|             | Blue Parrot Deli            | NYNEX Information Resource Company |
| 1976        | Ander Lumber Industries Inc | New York Telephone                 |
|             | Abbot & Abbot Box Corp      | New York Telephone                 |
| 1970        | Abbot Packing Svce          | New York Telephone                 |
|             | Abbot Packer Corp           | New York Telephone                 |
|             | Abbot & Abbot Packing Svce  | New York Telephone                 |
| 1962        | Abbot & Abbot Packing Svce  | New York Telephone Directory       |
|             | ABBOT & ABBOT BOX CORP      | New York Telephone Directory       |

### 2844 BORDEN AVE

| <u>Year</u> | <u>Uses</u>                                                       | <u>Source</u>                      |
|-------------|-------------------------------------------------------------------|------------------------------------|
| 2013        | DARTOM CONSTRUCTION LLC                                           | Cole Information Services          |
| 2008        | MONDIAL AUTOMOTIVE INC                                            | Cole Information Services          |
| 2005        | Mondial Automotive Inc                                            | Hill-Donnelly Information Services |
| 1991        | Anchor Auto Electric Svce Inc                                     | NYNEX Information Resource Company |
| 1983        | Anchor Auto Electric Svce Inc                                     | New York Telephone                 |
| 1976        | Benson Body & Fender Reprs                                        | New York Telephone                 |
| 1945        | Bab Co                                                            | New York Telephone                 |
|             | Slater Robbins Co Inc chemcls                                     | New York Telephone                 |
|             | Natl Scorchless Steam Iron Corp                                   | New York Telephone                 |
| 1939        | Slater Robbins Co Inc chemcis                                     | New York Telephone Company         |
|             | Bab Co                                                            | New York Telephone Company         |
|             | Natl Scorchless Steam Iron Corp                                   | New York Telephone Company         |
| 1934        | Jaros Arth C pres Kompollte Corp                                  | R. L. Polk & Co.                   |
|             | Kompolite Corp NY Arth C Jaros pres<br>John J Jaros v pres floors | R. L. Polk & Co.                   |

### 2901 BORDEN AVE

| <u>Year</u> | <u>Uses</u>               | <u>Source</u>             |
|-------------|---------------------------|---------------------------|
| 2013        | ANDERSON S W SALES CORP   | Cole Information Services |
|             | PERRY ELLIS LLC WAREHOUSE | Cole Information Services |



## FINDINGS

| <u>Year</u> | <u>Uses</u>                                        | <u>Source</u>                      |
|-------------|----------------------------------------------------|------------------------------------|
| 2008        | CERTIFIED MOVING & STORAGE CO LLC                  | Cole Information Services          |
| 2005        | 2901 Borden Realty Co I F                          | Hill-Donnelly Information Services |
|             | S W Anderson Sales Corp                            | Hill-Donnelly Information Services |
|             | Perry Ellis LLC Warehouse                          | Hill-Donnelly Information Services |
|             | Certified Moving & Storage Inc                     | Hill-Donnelly Information Services |
|             | Anderson SW Sales Corp                             | Hill-Donnelly Information Services |
| 1991        | Waldes Truarc Inc                                  | NYNEX Information Resource Company |
| 1983        | Warner Lambert Co                                  | New York Telephone                 |
| 1970        | REL                                                | New York Telephone                 |
|             | Amartran Transformers Div of Radio Engrng Labs Inc | New York Telephone                 |
|             | Amer Tran Div of Radio Engrng Labs                 | New York Telephone                 |
|             | Amer Transformer Div of Radio Engrng Labs          | New York Telephone                 |
| 1967        | AmerTran Div of Radio Engrng Labs                  | New York Telephone                 |
|             | Amertran Transformers Div of Radio Engrng Labs Inc | New York Telephone                 |
|             | REL                                                | New York Telephone                 |
| 1962        | Radio Engrng Labs Inc                              | New York Telephone Directory       |
|             | REL                                                | New York Telephone Directory       |
|             | Amertran Transformers Div of Radio Engrng Labs Inc | New York Telephone Directory       |
|             | Amer Transformers Div of Radio Engrng Labs Inc     | New York Telephone Directory       |

### 2902 BORDEN AVE

| <u>Year</u> | <u>Uses</u>                     | <u>Source</u>                      |
|-------------|---------------------------------|------------------------------------|
| 2008        | AMERICAN & EFIRD INC            | Cole Information Services          |
|             | BENEFICIAL TECHNOLOGIES INC     | Cole Information Services          |
| 2005        | American & Efird Mills Inc      | Hill-Donnelly Information Services |
|             | Kohl & Madden Printing Ink      | Hill-Donnelly Information Services |
|             | State Narrow Fabrics Inc        | Hill-Donnelly Information Services |
| 1996        | Armor Thread Corp               | NYNEX                              |
| 1991        | Armor Thread Corp               | NYNEX Information Resource Company |
|             | Crown Thread Co Inc             | NYNEX Information Resource Company |
|             | Lincoln Winson Thread Mills Inc | NYNEX Information Resource Company |
|             | Order Dept                      | NYNEX Information Resource Company |
|             | Lincoln Wire                    | NYNEX Information Resource Company |
|             | Salsberg Thread Mills           | NYNEX Information Resource Company |
|             | AMERICAN & EFIRD MILLS INC      | NYNEX Information Resource Company |

## FINDINGS

| <u>Year</u> | <u>Uses</u>                              | <u>Source</u>                      |
|-------------|------------------------------------------|------------------------------------|
| 1991        | American & Efrid Mills Inc Paramount Div | NYNEX Information Resource Company |
|             | Order Dept                               | NYNEX Information Resource Company |
|             | Paramount Thread                         | NYNEX Information Resource Company |
|             | ARLEN THREAD CO                          | NYNEX Information Resource Company |
| 1983        | Corrugated Box Div Of H A P Inc          | New York Telephone                 |
|             | Post Herbert A Inc paper                 | New York Telephone                 |
| 1976        | Corrugated Box Div Of H A P Inc          | New York Telephone                 |
| 1945        | Van Brunt Bros Inc Iron wks              | New York Telephone                 |
|             | Van Brunt Ralph b                        | New York Telephone                 |
| 1934        | branch                                   | R. L. Polk & Co.                   |

### 2910 BORDEN AVE

| <u>Year</u> | <u>Uses</u>                    | <u>Source</u>    |
|-------------|--------------------------------|------------------|
| 1934        | Restani Ernest Josephine restr | R. L. Polk & Co. |

### 2912 BORDEN AVE

| <u>Year</u> | <u>Uses</u>                                                     | <u>Source</u>    |
|-------------|-----------------------------------------------------------------|------------------|
| 1934        | Ruud Mfg Co Pittsburgh Pa Robt S Clarke<br>jr mgr water heaters | R. L. Polk & Co. |

### 2930 BORDEN AVE

| <u>Year</u> | <u>Uses</u> | <u>Source</u>              |
|-------------|-------------|----------------------------|
| 1939        | Star Lunch  | New York Telephone Company |

### 2937 BORDEN AVE

| <u>Year</u> | <u>Uses</u>       | <u>Source</u>                |
|-------------|-------------------|------------------------------|
| 1962        | McBrien Stephen J | New York Telephone Directory |

### 3001 BORDEN AVE

| <u>Year</u> | <u>Uses</u>                      | <u>Source</u>                |
|-------------|----------------------------------|------------------------------|
| 1962        | Willys LI White Trucks Inc       | New York Telephone Directory |
|             | WHITE AUTOCAR LI CORP            | New York Telephone Directory |
|             | Sterling Div LI White Trucks Inc | New York Telephone Directory |
|             | LI White Autocar Corp            | New York Telephone Directory |
|             | Autocar Div LI White Trucks Inc  | New York Telephone Directory |

### 3002 BORDEN AVE

| <u>Year</u> | <u>Uses</u>    | <u>Source</u>                      |
|-------------|----------------|------------------------------------|
| 2008        | PRICE KING INC | Cole Information Services          |
|             | CASELAND INC   | Cole Information Services          |
| 2005        | Price King Inc | Hill-Donnelly Information Services |

## FINDINGS

| <u>Year</u> | <u>Uses</u>    | <u>Source</u>                      |
|-------------|----------------|------------------------------------|
| 1991        | Price King Inc | NYNEX Information Resource Company |
|             | Price Land     | NYNEX Information Resource Company |
|             | Price L        | NYNEX Information Resource Company |
|             | Price King Inc | NYNEX Information Resource Company |

### **BORDEN AVENUE**

#### **28-20 BORDEN AVENUE**

| <u>Year</u> | <u>Uses</u>                                                         | <u>Source</u>                      |
|-------------|---------------------------------------------------------------------|------------------------------------|
| 2005        | Scherer Mardsen                                                     | Hill-Donnelly Information Services |
|             | Skyline Scaffolding Inc 1s                                          | Hill-Donnelly Information Services |
|             | Spring Scaffolding Inc 2s                                           | Hill-Donnelly Information Services |
| 1991        | Great Eastern Industries Inc                                        | NYNEX Information Resource Company |
| 1983        | Great Eastern Industries Inc                                        | New York Telephone                 |
| 1976        | Great Eastern Industries Inc                                        | New York Telephone                 |
| 1970        | Great Eastern Papr Converters Inc                                   | New York Telephone                 |
| 1967        | Great Eastern Papr Converters Inc                                   | New York Telephone                 |
| 1962        | Salton N J seaporcel metls                                          | New York Telephone Directory       |
|             | SEAPORCEL METALS INC porcein enamelers                              | New York Telephone Directory       |
|             | Seaporclad                                                          | New York Telephone Directory       |
|             | Madison Muffler Corp                                                | New York Telephone Directory       |
|             | Porcelain Metals porceln enamls                                     | New York Telephone Directory       |
| 1945        | Porcelain Metls Inc porceln enamelers                               | New York Telephone                 |
|             | Saltzman M Jesse porcein metls                                      | New York Telephone                 |
|             | Suporcel Porcelain Enamel Prods                                     | New York Telephone                 |
|             | Loring Benj B atty                                                  | New York Telephone                 |
| 1939        | Loring Benj B atty                                                  | New York Telephone Company         |
|             | Empire Furn Conveyors                                               | New York Telephone Company         |
|             | Porcelain Metls Inc porceln enamelers                               | New York Telephone Company         |
|             | Saltzman M Jesse porceln metls                                      | New York Telephone Company         |
| 1934        | State Botting Corp NY cap \$20 000 Saml Eisenberg Kammantisky treas | R. L. Polk & Co.                   |

### **REVIEW AVE**

#### **2839 REVIEW AVE**

| <u>Year</u> | <u>Uses</u>            | <u>Source</u>             |
|-------------|------------------------|---------------------------|
| 2013        | KING ROYAL AUTO REPAIR | Cole Information Services |
|             | ROXY STUDIOS           | Cole Information Services |

## FINDINGS

| <u>Year</u> | <u>Uses</u>                    | <u>Source</u>                      |
|-------------|--------------------------------|------------------------------------|
| 2013        | KING ROYAL AUTO REPAIR         | Cole Information Services          |
|             | ROXY STUDIOS                   | Cole Information Services          |
| 2008        | ROXY STUDIOS                   | Cole Information Services          |
|             | KILLER SOUNDS INC              | Cole Information Services          |
|             | GEE DEE GENERAL AUTO REPAIR CO | Cole Information Services          |
|             | ROXY STUDIOS                   | Cole Information Services          |
|             | KILLER SOUNDS INC              | Cole Information Services          |
|             | GEE DEE GENERAL AUTO REPAIR CO | Cole Information Services          |
| 2005        | Gee Dee General Auto Repair Co | Hill-Donnelly Information Services |
|             | Roxy Sound Studios 1 s         | Hill-Donnelly Information Services |
| 1991        | Roxie Sound Studios Inc        | NYNEX Information Resource Company |
|             | Roxie Rehearsal Studio         | NYNEX Information Resource Company |
|             | Mazztronics                    | NYNEX Information Resource Company |
|             | Gee Dee Genl Auto Repr Co      | NYNEX Information Resource Company |
| 1983        | Mazztronics                    | New York Telephone                 |
|             | Roxie Sound Studios Inc        | New York Telephone                 |
|             | Second Story Sound             | New York Telephone                 |
|             | Roxie Rehearsal Studio         | New York Telephone                 |
|             | Eric's Photos                  | New York Telephone                 |
| 1976        | Flash Graphix                  | New York Telephone                 |

### 2844 REVIEW AVE

| <u>Year</u> | <u>Uses</u>                     | <u>Source</u>    |
|-------------|---------------------------------|------------------|
| 1934        | Lester Henry M sec Kompolite Co | R. L. Polk & Co. |

### 29-00 REVIEW AVE

| <u>Year</u> | <u>Uses</u>                            | <u>Source</u>      |
|-------------|----------------------------------------|--------------------|
| 1950        | DEL-PAK CO INC EXPT PCKNG              | New York Telephone |
|             | DUANE MACHY CORP CONVEYRS              | New York Telephone |
|             | HOROWITZ BROS & MARGARETEN KOSHR FOODS | New York Telephone |
|             | HOROWITZ MARGARETEN KOSHR FOODS        | New York Telephone |
|             | MARGARETEN JEROME B                    | New York Telephone |

### 29-05 REVIEW AVE

| <u>Year</u> | <u>Uses</u>              | <u>Source</u>      |
|-------------|--------------------------|--------------------|
| 1950        | DREW PAPR PRODS CORP OFC | New York Telephone |
|             | MITCHELL A T PAPR        | New York Telephone |
|             | MITCHELL PAPR STOCK CO   | New York Telephone |

## FINDINGS

### 2900 REVIEW AVE

| <u>Year</u> | <u>Uses</u>                             | <u>Source</u>                      |
|-------------|-----------------------------------------|------------------------------------|
| 2013        | ACCESS BIG KEY SELF STORAGE             | Cole Information Services          |
| 2008        | ACCESS BIG KEY SELF STORAGE             | Cole Information Services          |
| 2005        | Access Self Storage                     | Hill-Donnelly Information Services |
|             | Gomez Soraya vo                         | Hill-Donnelly Information Services |
| 1991        | Margareten Enterprises                  | NYNEX Information Resource Company |
|             | Baisden Raymond                         | NYNEX Information Resource Company |
| 1983        | Margareten Frederick                    | New York Telephone                 |
|             | HOROWITZ MARGARETEN KOSHER FOODS        | New York Telephone                 |
|             | HOROWITZ BROS & MARGARETEN kosher foods | New York Telephone                 |
|             | Dars Met All Industries Inc             | New York Telephone                 |
| 1976        | HOROWITZ MARGARETEN KOSHER FOODS        | New York Telephone                 |
|             | Horowitz Margareten                     | New York Telephone                 |
|             | HOROWITZ BROS & MARGARETEN kosher foods | New York Telephone                 |
|             | Dars Met All Industries Inc             | New York Telephone                 |
| 1970        | HOROWITZ ARGARETEN KOSHER FOODS         | New York Telephone                 |
|             | Margareten Fredk b                      | New York Telephone                 |
|             | HOROWITZ BROS & MARGARETER kosher foods | New York Telephone                 |
|             | Amer Calmal Lorp                        | New York Telephone                 |
| 1967        | Margareten Fredk b                      | New York Telephone                 |
|             | HOROWITZ MARGARETEN KOSHER FOODS        | New York Telephone                 |
|             | HOROWITZ BROS & MARGARETEN koshr foods  | New York Telephone                 |
|             | Amer Calmal Corp                        | New York Telephone                 |
| 1962        | Uncrated Storage Inc                    | New York Telephone Directory       |
|             | Mural Transport Inc                     | New York Telephone Directory       |
|             | Margareten Fredk b                      | New York Telephone Directory       |
|             | HOROWITZ BROS & MARGARETEN koshr foods  | New York Telephone Directory       |

### 2901 REVIEW AVE

| <u>Year</u> | <u>Uses</u>                     | <u>Source</u>                      |
|-------------|---------------------------------|------------------------------------|
| 2005        | Mountain Air Mechanical Inc     | Hill-Donnelly Information Services |
|             | Ro Youn Soo                     | Hill-Donnelly Information Services |
|             | Acosta Artdeco 1 718 267 9595 a | Hill-Donnelly Information Services |



## FINDINGS

### 2905 REVIEW AVE

| <u>Year</u> | <u>Uses</u>                                  | <u>Source</u>                      |
|-------------|----------------------------------------------|------------------------------------|
| 2013        | BIG APPLE PRINTING                           | Cole Information Services          |
|             | MODAL                                        | Cole Information Services          |
| 2008        | STEEL WELDING GATE CORP                      | Cole Information Services          |
|             | GYM TECH INC                                 | Cole Information Services          |
| 2005        | Steel Welding Gates Corp                     | Hill-Donnelly Information Services |
|             | Modal                                        | Hill-Donnelly Information Services |
|             | Big Apple Printing                           | Hill-Donnelly Information Services |
|             | Barone Brothers Marble & Crmc                | Hill-Donnelly Information Services |
| 1991        | Arrowsmith Paper Corp                        | NYNEX Information Resource Company |
|             | Drew Papr Prods Corp ofc                     | NYNEX Information Resource Company |
|             | Grand Waste Papr Corp                        | NYNEX Information Resource Company |
|             | Mitchell Paper Stock Co                      | NYNEX Information Resource Company |
| 1983        | Arrowsmith Paper Corp                        | New York Telephone                 |
|             | Drew Papr Prods Corp ofc                     | New York Telephone                 |
|             | Mitchell Paper Stock Co                      | New York Telephone                 |
| 1976        | Drew Papr Prods Corp ofc                     | New York Telephone                 |
| 1970        | Drew Papr Prods Corp ofc                     | New York Telephone                 |
|             | Mitchell Paper Stock Co                      | New York Telephone                 |
| 1967        | Drew Papr Prods Corp ofc                     | New York Telephone                 |
| 1962        | Mitchell Papr Stock Co                       | New York Telephone Directory       |
|             | Drew Papr Prods Corp ofc                     | New York Telephone Directory       |
| 1950        | PLANT                                        | New York Telephone                 |
| 1945        | Zimmer Thomson Corp fcty                     | New York Telephone                 |
|             | Aircraft Specialties Div Zimmer Thomson Corp | New York Telephone                 |
| 1939        | Internatl Mailing Tube & Wrapper Co          | New York Telephone Company         |

### 2906 REVIEW AVE

| <u>Year</u> | <u>Uses</u>                                     | <u>Source</u>                |
|-------------|-------------------------------------------------|------------------------------|
| 1970        | Kish A                                          | New York Telephone           |
| 1967        | Kish A                                          | New York Telephone           |
| 1962        | Kish A                                          | New York Telephone Directory |
| 1939        | Thonet Bros Inc furn                            | New York Telephone Company   |
|             | Kohn & Mundus Inc fact & delivery information   | New York Telephone Company   |
|             | Kohn Jacob & Josef & Mundus Inc fact & del info | New York Telephone Company   |
|             | Bentwood Chair Co                               | New York Telephone Company   |
| 1934        | Mhn Branch                                      | R. L. Polk & Co.             |

## FINDINGS

### 30-01 REVIEW AVE

| <u>Year</u> | <u>Uses</u>                       | <u>Source</u>      |
|-------------|-----------------------------------|--------------------|
| 1950        | REVIEW CAFETERIA                  | New York Telephone |
|             | NATIONAL CONTAINER CORP L I C PLT | New York Telephone |
|             | NATL CONTAINER CORP L I C PLANT   | New York Telephone |

### 3001 REVIEW AVE

| <u>Year</u> | <u>Uses</u>                                                                                                                    | <u>Source</u>                      |
|-------------|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| 1991        | Picamo Sportswear Inc                                                                                                          | NYNEX Information Resource Company |
|             | Fried & Fried Inc                                                                                                              | NYNEX Information Resource Company |
|             | Freckles Sportswear Inc                                                                                                        | NYNEX Information Resource Company |
| 1983        | Fried & Fried Inc                                                                                                              | New York Telephone                 |
|             | Freckles Sportswear Inc                                                                                                        | New York Telephone                 |
|             | Picamo Sportswear Inc                                                                                                          | New York Telephone                 |
| 1962        | Stock Box Div                                                                                                                  | New York Telephone Directory       |
|             | OWENS LLINOIS GLASS CO INC papr prcds                                                                                          | New York Telephone Directory       |
|             | OWENS LLINOIS GLASS CO INC papr prcds                                                                                          | New York Telephone Directory       |
|             | Owens Illinois Glass Co                                                                                                        | New York Telephone Directory       |
| 1945        | Anchor Container Corp                                                                                                          | New York Telephone                 |
|             | Review Cafeteria                                                                                                               | New York Telephone                 |
| 1939        | Levy M restrnt                                                                                                                 | New York Telephone Company         |
| 1934        | Rosenfeld Louis v pres National Container Corp                                                                                 | R. L. Polk & Co.                   |
|             | National Container Corp NY Saml Kipois pres Harry Ginsbarg Louis Rosenfeld Max Feldman v prests Abr Herman Sec Wm Herman treas | R. L. Polk & Co.                   |
|             | Herman Wm treas National Container Corp                                                                                        | R. L. Polk & Co.                   |
|             | Herman Abr sec Natnional Container Corp                                                                                        | R. L. Polk & Co.                   |
|             | Ginsberg Harry v pres Natl Container Corp                                                                                      | R. L. Polk & Co.                   |
|             | Feldman Max V pres Natl Container Corp                                                                                         | R. L. Polk & Co.                   |

### 3002 REVIEW AVE

| <u>Year</u> | <u>Uses</u>                                                               | <u>Source</u>              |
|-------------|---------------------------------------------------------------------------|----------------------------|
| 1945        | Jones & Laughlin Steel Service Inc                                        | New York Telephone         |
| 1939        | Jones & Laughlin Steel Service Inc                                        | New York Telephone Company |
| 1934        | Cook E H sec treas Facey Erection Co Inc                                  | R. L. Polk & Co.           |
|             | Facey Erection Co Inc NY Wm O Kohn pres E H Cook sec treas iron and steel | R. L. Polk & Co.           |
|             | Foster T J stell                                                          | R. L. Polk & Co.           |

## FINDINGS

| <u>Year</u> | <u>Uses</u>                            | <u>Source</u>    |
|-------------|----------------------------------------|------------------|
| 1934        | Kohn Wm O pres Facey Erection Co Inc   | R. L. Polk & Co. |
|             | National Bridge Works Inc NY cap \$550 | R. L. Polk & Co. |
|             | 000 Harry B Royer pres Ernest H Cook   |                  |
|             | sec treas steel                        |                  |

### 3005 REVIEW AVE

| <u>Year</u> | <u>Uses</u>         | <u>Source</u>             |
|-------------|---------------------|---------------------------|
| 2013        | SAXON PAPERNEW YORK | Cole Information Services |

### 3010 REVIEW AVE

| <u>Year</u> | <u>Uses</u>                    | <u>Source</u>                      |
|-------------|--------------------------------|------------------------------------|
| 2013        | NATIONAL DISTRIBUTION ALLIANCE | Cole Information Services          |
|             | PHILIPS BUSINESS SYSTEMS INC   | Cole Information Services          |
|             | W A F GROUP                    | Cole Information Services          |
| 2008        | TRANS ALLIANCE DISTRIBUTORS    | Cole Information Services          |
| 2005        | Phoenix Beverages              | Hill-Donnelly Information Services |
| 1991        | Philips Industries Inc         | NYNEX Information Resource Company |
| 1983        | Philips Business Systems Inc   | New York Telephone                 |
| 1970        | Professional Equipt & Svce     | New York Telephone                 |

### 3020 REVIEW AVE

| <u>Year</u> | <u>Uses</u>                            | <u>Source</u>                      |
|-------------|----------------------------------------|------------------------------------|
| 2013        | ORIOLE REALTY CORP                     | Cole Information Services          |
|             | ABRAHAM NATURAL FOODS                  | Cole Information Services          |
| 2008        | DYNAMIC EVENT SOLUTIONS LLC            | Cole Information Services          |
|             | THE EXHIBIT CO INC                     | Cole Information Services          |
| 2005        | Harbor Lite Silk Screen Mfg Co         | Hill-Donnelly Information Services |
|             | Oriole Realty Corp 1 F 718 392 7381 oi | Hill-Donnelly Information Services |
|             | Exhibit Co Inc 2s                      | Hill-Donnelly Information Services |
| 1970        | Seversky Electronatom Corp lab         | New York Telephone                 |
| 1967        | Electronatom Corp lab                  | New York Telephone                 |

### 3030 REVIEW AVE

| <u>Year</u> | <u>Uses</u>                          | <u>Source</u>                      |
|-------------|--------------------------------------|------------------------------------|
| 2013        | BLUE & WHITE FOODS LLC               | Cole Information Services          |
|             | OMEGA SHIPPING INC                   | Cole Information Services          |
| 2005        | Talia Enterprises Inc 1 F            | Hill-Donnelly Information Services |
|             | Omega Shipping Inc                   | Hill-Donnelly Information Services |
| 1983        | North American Philips Corp consumer | New York Telephone                 |
|             | prods & svce                         |                                    |
|             | Norelco Tape Recorder Svce Center    | New York Telephone                 |

## FINDINGS

| <u>Year</u> | <u>Uses</u>                            | <u>Source</u>      |
|-------------|----------------------------------------|--------------------|
| 1970        | Consumer Prods & Svce                  | New York Telephone |
|             | Norelco Svce Center                    | New York Telephone |
| 1967        | Fromm and Sichel Inc wines or brandies | New York Telephone |

### 3035 REVIEW AVE

| <u>Year</u> | <u>Uses</u>             | <u>Source</u>                      |
|-------------|-------------------------|------------------------------------|
| 1991        | Alling & Cory warehouse | NYNEX Information Resource Company |

### 3050 REVIEW AVE

| <u>Year</u> | <u>Uses</u>        | <u>Source</u>             |
|-------------|--------------------|---------------------------|
| 2013        | A M R SUPPLIES INC | Cole Information Services |

### 3054 REVIEW AVE

| <u>Year</u> | <u>Uses</u>                     | <u>Source</u>                |
|-------------|---------------------------------|------------------------------|
| 1970        | Bloch & Guggenheimer Inc pikls  | New York Telephone           |
| 1967        | Bloch & Guggenheimer Inc pickls | New York Telephone           |
| 1962        | Bloch & Guggenheimer Inc Pickls | New York Telephone Directory |
| 1945        | Factory                         | New York Telephone           |
| 1939        | Factory                         | New York Telephone Company   |

### 3060 REVIEW AVE

| <u>Year</u> | <u>Uses</u>                          | <u>Source</u>             |
|-------------|--------------------------------------|---------------------------|
| 2013        | SKYSCRAPER LIMOUSINE SVCE            | Cole Information Services |
|             | 1 CONTROL SPEC ELECTRICAL SYSTEM INC | Cole Information Services |
|             | SONO REFRIGERATION CORP              | Cole Information Services |
|             | SIDH TOWING INC                      | Cole Information Services |
|             | KEEP IT LOCKED STORAGE               | Cole Information Services |
|             | EAST COAST BROKERAGE INC             | Cole Information Services |
|             | ACTIVE LIMOUSINE SERVICE             | Cole Information Services |
|             | GOLD WISE CONSTRUCTION CORP          | Cole Information Services |
|             | A T A TOWING INC                     | Cole Information Services |
|             | HIP HOP GREETINGS CORP               | Cole Information Services |
| 2008        | NEW YORK ELECTRO MECHANIC INC        | Cole Information Services |
|             | SKYSCRAPER LIMOUSINE SERVICE         | Cole Information Services |
|             | CONTROL SPEC ELECTRICAL SYSTEMS INC  | Cole Information Services |
|             | TORDEM EQUIPMENT CORP                | Cole Information Services |
|             | SKYSCRAPER INC                       | Cole Information Services |
|             | JUS PUNJABI                          | Cole Information Services |
|             | EAST COAST BROKERAGE INC             | Cole Information Services |

## FINDINGS

| <u>Year</u> | <u>Uses</u>                                     | <u>Source</u>                      |
|-------------|-------------------------------------------------|------------------------------------|
| 2008        | H VAK MECHANICAL CORP                           | Cole Information Services          |
|             | FLEETCO INC                                     | Cole Information Services          |
|             | HIP HOP GREETINGS CORP                          | Cole Information Services          |
|             | KJT ENTERPRISES LLC                             | Cole Information Services          |
|             | SONO REFRIGERATION CORP                         | Cole Information Services          |
|             | KEEP IT LOCKED STORAGE                          | Cole Information Services          |
|             | CLICK NOW INC                                   | Cole Information Services          |
| 2005        | Multi Unit Address                              | Hill-Donnelly Information Services |
|             | Control Spec Electrical Sys                     | Hill-Donnelly Information Services |
|             | DGV Intl Inc                                    | Hill-Donnelly Information Services |
|             | Fleetco Inc                                     | Hill-Donnelly Information Services |
|             | Numbr A H Vak Mechanical Corp 10 718 383 7077 o | Hill-Donnelly Information Services |
|             | Numbr A Hip Hop Greetings Corp                  | Hill-Donnelly Information Services |
|             | Keep It Locked Storage                          | Hill-Donnelly Information Services |
|             | New York Electro Mechanic                       | Hill-Donnelly Information Services |
|             | Skyscraper Limousine Svc                        | Hill-Donnelly Information Services |
|             | Numbr AUtonics                                  | Hill-Donnelly Information Services |
| 1991        | Lustig Bros Inc                                 | NYNEX Information Resource Company |

### 3064 REVIEW AVE

| <u>Year</u> | <u>Uses</u>                   | <u>Source</u>                      |
|-------------|-------------------------------|------------------------------------|
| 2013        | MOUNTAIN AIR MECHANICAL INC   | Cole Information Services          |
|             | EVERREADY FIRE SPRINKLER INC  | Cole Information Services          |
| 2008        | EVER READY FIRE SPRINKLER INC | Cole Information Services          |
| 2005        | Ever Ready Fire Sprinkler Inc | Hill-Donnelly Information Services |
|             | Ast Wholesale Florist Inc     | Hill-Donnelly Information Services |
|             | i 718 784 7101 o              | Hill-Donnelly Information Services |

### 3066 REVIEW AVE

| <u>Year</u> | <u>Uses</u>                      | <u>Source</u>                      |
|-------------|----------------------------------|------------------------------------|
| 2013        | SUKHAI P FURNITURE ESTABLISHMENT | Cole Information Services          |
| 2008        | SUKHAI P FURNITURE ESTB USA      | Cole Information Services          |
| 2005        | Sukhai Furniture & Upholsterer   | Hill-Donnelly Information Services |
|             | Manhattan Taxi Seat              | Hill-Donnelly Information Services |

### 3070 REVIEW AVE

| <u>Year</u> | <u>Uses</u>               | <u>Source</u>             |
|-------------|---------------------------|---------------------------|
| 2013        | NEW YORK ELECTRO MECHANIC | Cole Information Services |



## FINDINGS

| <u>Year</u> | <u>Uses</u>                    | <u>Source</u>                      |
|-------------|--------------------------------|------------------------------------|
| 2008        | LIOR ELECTRIC CORP             | Cole Information Services          |
|             | N Y S ELEVATOR SERVICES INC    | Cole Information Services          |
| 2005        | Suchi Foods                    | Hill-Donnelly Information Services |
|             | AlbaracIn Carlos v             | Hill-Donnelly Information Services |
| 1991        | International Warehousing Corp | NYNEX Information Resource Company |
|             | Tutta Pasta Inc                | NYNEX Information Resource Company |

### REVIEW AVENUE

#### 28-39 REVIEW AVENUE

| <u>Year</u> | <u>Uses</u>                    | <u>Source</u>                      |
|-------------|--------------------------------|------------------------------------|
| 2005        | Gee Dee General Auto Repair Co | Hill-Donnelly Information Services |
|             | Roxy Sound Studios 1 s         | Hill-Donnelly Information Services |
| 1991        | Mazztronics                    | NYNEX Information Resource Company |
|             | Gee Dee Genl Auto Repr Co      | NYNEX Information Resource Company |
|             | Roxie Rehearsal Studio         | NYNEX Information Resource Company |
|             | Roxie Sound Studios Inc        | NYNEX Information Resource Company |
| 1983        | Eric's Photos                  | New York Telephone                 |
|             | Roxie Rehearsal Studio         | New York Telephone                 |
|             | Roxie Sound Studios Inc        | New York Telephone                 |
|             | Second Story Sound             | New York Telephone                 |
|             | Mazztronics                    | New York Telephone                 |
| 1976        | Flash Graphix                  | New York Telephone                 |

## FINDINGS

### TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

#### Address Researched

28-90 Review Ave

#### Address Not Identified in Research Source

2000, 1996, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922

### ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

#### Address Researched

1 29TH ST

11 29TH ST

14 29TH ST

2 29TH ST

28-20 BORDEN AVENUE

28-39 REVIEW AVENUE

28-41 REVIEW AVENUE

28-45 REVIEW AVENUE

28-46 BORDEN AVENUE

28-50 BORDEN AVENUE

2800 BORDEN AVE

2820 BORDEN AVE

2820 BORDEN AVE

2820 BORDEN AVE

2825 BORDEN AVE

2825 BORDEN AVE

2831 BORDEN AVE

2831 BORDEN AVE

#### Address Not Identified in Research Source

2013, 2008, 2005, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922

2013, 2008, 2005, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922

2013, 2008, 2005, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922

2013, 2008, 2005, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922

2013, 2008, 2000, 1996, 1950, 1922

2013, 2008, 2000, 1996, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922

2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922

2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922

2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922

2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922

2013, 2008, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922

2013, 2008, 2000, 1996, 1950, 1922

2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922

2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922

2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922

2013, 2008, 2000, 1996, 1991, 1970, 1962, 1950, 1945, 1939, 1934, 1922

2013, 2008, 2000, 1996, 1983, 1967, 1950, 1945, 1939, 1934, 1922

2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922

## FINDINGS

### **Address Researched**

### **Address Not Identified in Research Source**

|                     |                                                                                                |
|---------------------|------------------------------------------------------------------------------------------------|
| 2839 REVIEW AVE     | 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922             |
| 2839 REVIEW AVE     | 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922             |
| 2839 REVIEW AVE     | 2013, 2008, 2000, 1996, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922                         |
| 2844 BORDEN AVE     | 2013, 2008, 2000, 1996, 1970, 1967, 1962, 1950, 1922                                           |
| 2844 BORDEN AVE     | 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922             |
| 2844 REVIEW AVE     | 2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1922       |
| 29-00 REVIEW AVE    | 2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1945, 1939, 1934, 1922       |
| 29-05 REVIEW AVE    | 2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1945, 1939, 1934, 1922       |
| 29-08 REVIEW AVENUE | 2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922 |
| 2900 REVIEW AVE     | 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922             |
| 2900 REVIEW AVE     | 2013, 2008, 2000, 1996, 1950, 1945, 1939, 1934, 1922                                           |
| 2901 BORDEN AVE     | 2013, 2008, 2000, 1996, 1976, 1950, 1945, 1939, 1934, 1922                                     |
| 2901 BORDEN AVE     | 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922             |
| 2901 REVIEW AVE     | 2013, 2008, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922       |
| 2902 BORDEN AVE     | 2013, 2008, 2000, 1970, 1967, 1962, 1950, 1939, 1922                                           |
| 2902 BORDEN AVE     | 2013, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922       |
| 2905 REVIEW AVE     | 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922             |
| 2905 REVIEW AVE     | 2013, 2008, 2000, 1996, 1934, 1922                                                             |
| 2906 REVIEW AVE     | 2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1950, 1945, 1922                               |
| 2910 BORDEN AVE     | 2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1922       |
| 2912 BORDEN AVE     | 2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1922       |
| 2930 BORDEN AVE     | 2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1934, 1922       |
| 2937 BORDEN AVE     | 2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1950, 1945, 1939, 1934, 1922       |
| 3 29TH ST           | 2013, 2008, 2005, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922       |
| 30-01 REVIEW AVE    | 2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1945, 1939, 1934, 1922       |
| 3001 BORDEN AVE     | 2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1950, 1945, 1939, 1934, 1922       |

## FINDINGS

### **Address Researched**

### **Address Not Identified in Research Source**

|                 |                                                                                          |
|-----------------|------------------------------------------------------------------------------------------|
| 3001 REVIEW AVE | 2013, 2008, 2005, 2000, 1996, 1976, 1970, 1967, 1950, 1922                               |
| 3002 BORDEN AVE | 2013, 2008, 2000, 1996, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922       |
| 3002 BORDEN AVE | 2013, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922 |
| 3002 REVIEW AVE | 2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1922             |
| 3005 REVIEW AVE | 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922 |
| 3010 REVIEW AVE | 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922       |
| 3010 REVIEW AVE | 2013, 2008, 2000, 1996, 1976, 1967, 1962, 1950, 1945, 1939, 1934, 1922                   |
| 3020 REVIEW AVE | 2013, 2008, 2000, 1996, 1991, 1983, 1976, 1962, 1950, 1945, 1939, 1934, 1922             |
| 3020 REVIEW AVE | 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922       |
| 3030 REVIEW AVE | 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922 |
| 3030 REVIEW AVE | 2013, 2008, 2000, 1996, 1991, 1976, 1962, 1950, 1945, 1939, 1934, 1922                   |
| 3035 REVIEW AVE | 2013, 2008, 2005, 2000, 1996, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922 |
| 3050 REVIEW AVE | 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922 |
| 3054 REVIEW AVE | 2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1950, 1934, 1922                         |
| 3060 REVIEW AVE | 2013, 2008, 2000, 1996, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922       |
| 3060 REVIEW AVE | 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922       |
| 3064 REVIEW AVE | 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922       |
| 3064 REVIEW AVE | 2013, 2008, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922 |
| 3066 REVIEW AVE | 2013, 2008, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922 |
| 3066 REVIEW AVE | 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922       |
| 3070 REVIEW AVE | 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922       |
| 3070 REVIEW AVE | 2013, 2008, 2000, 1996, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922       |
| 32 30TH ST      | 2013, 2008, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922 |
| 4 29TH ST       | 2013, 2008, 2005, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922 |
| 4208 29TH ST    | 2013, 2008, 2005, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922 |
| 47 30TH ST      | 2013, 2008, 2005, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922 |

## FINDINGS

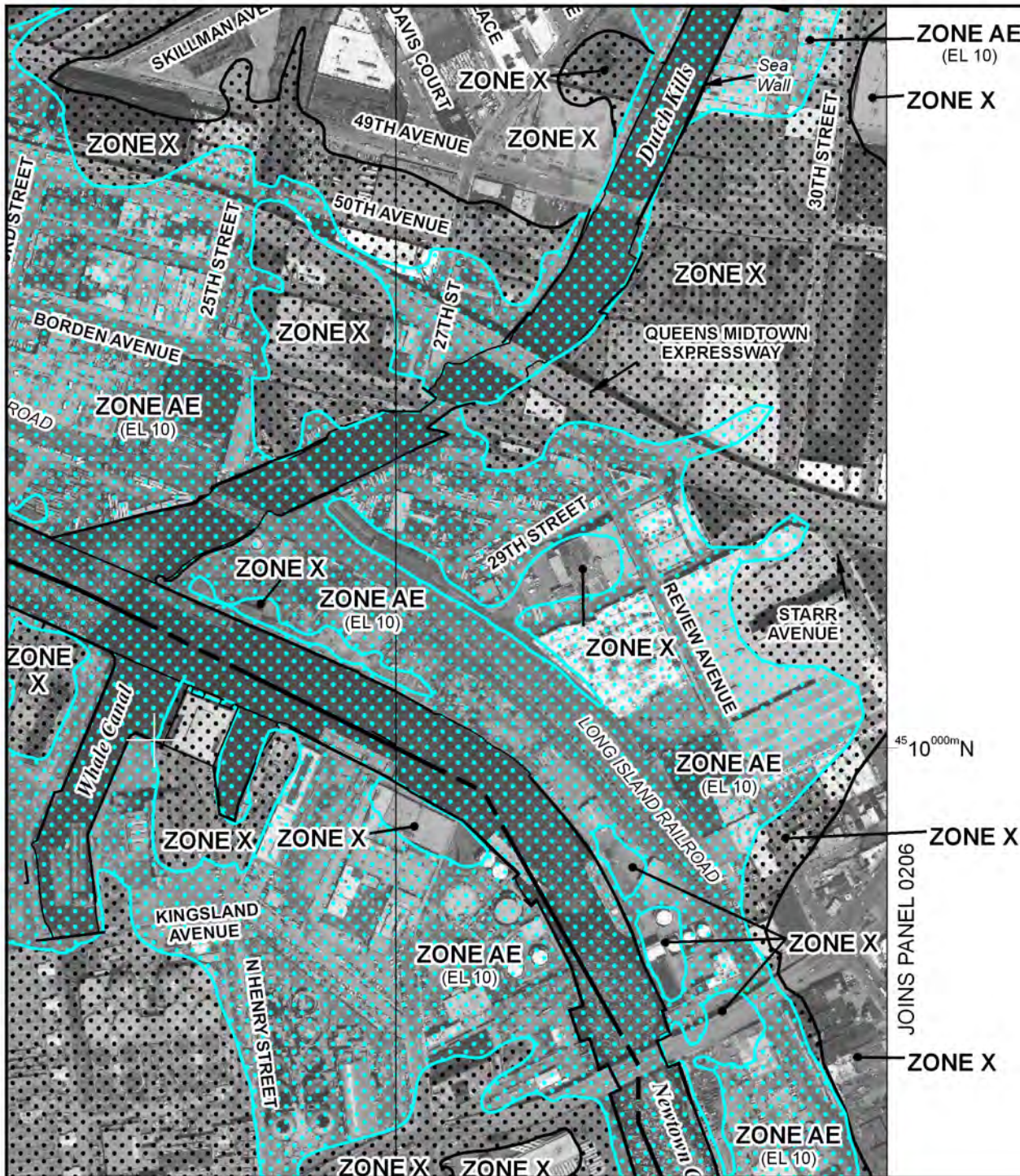
### **Address Researched**

5 29TH ST  
5101 29TH AVE  
5101 29TH ST  
5121 29TH ST  
5201 29TH ST  
5201 29TH ST  
5230 30TH ST  
5240 30TH ST  
53-02 29TH ST  
5302 29TH ST  
5325 29TH AVE  
6 29TH ST  
9 29TH ST

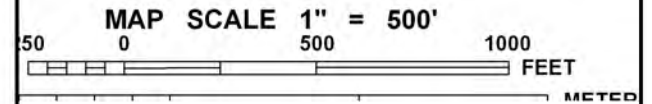
### **Address Not Identified in Research Source**

2013, 2008, 2005, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922  
2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1922  
2013, 2008, 2005, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922  
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2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922  
2013, 2008, 2005, 2000, 1996, 1991, 1983, 1970, 1962, 1950, 1945, 1939, 1934, 1922  
2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1962, 1950, 1945, 1939, 1934, 1922  
2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1945, 1939, 1934, 1922  
2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1950, 1934, 1922  
2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1967, 1962, 1950, 1945, 1939, 1934, 1922  
2013, 2008, 2005, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922  
2013, 2008, 2005, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922





If flood insurance is available in this community, contact your local National Flood Insurance Program at 1-800-638-6620.



NFIP

PANEL 0202F

## FIRM

### FLOOD INSURANCE RATE MAP

CITY OF  
NEW YORK,  
NEW YORK  
BRONX, RICHMOND, NEW YORK,  
QUEENS, AND KINGS COUNTIES

PANEL 202 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

#### CONTAINS:

| COMMUNITY         | NUMBER | PANEL | SUFFIX |
|-------------------|--------|-------|--------|
| NEW YORK, CITY OF | 360497 | 0202  | F      |

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
3604970202F

MAP REVISED  
SEPTEMBER 5, 2007

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)





Department of  
Environmental  
Conservation

## Bulk Storage Database Search Details

### Facility Information

**Site No.:** 2-238643

**Status:** Active

**Expiration Date:** 10/23/2017

**Site Type:** PBS

**Site Name:** AA TRUCK RENTING CORP

**Address:** 28-90 REVIEW AVENUE

**Locality:** LONG ISLAND CITY

**State:** NY

**Zipcode:** 11101

**County:** Queens

### Owner(s) Information

**Facility Owner:** AA TRUCK RENTING CORPORATION  
28-90 REVIEW AVENUE . LONG ISLAND CITY, NY. 11101

**Mail Contact:** AA TRUCK RENTING CORPORATION  
28-90 REVIEW AVENUE . LONG ISLAND CITY, NY. 11101

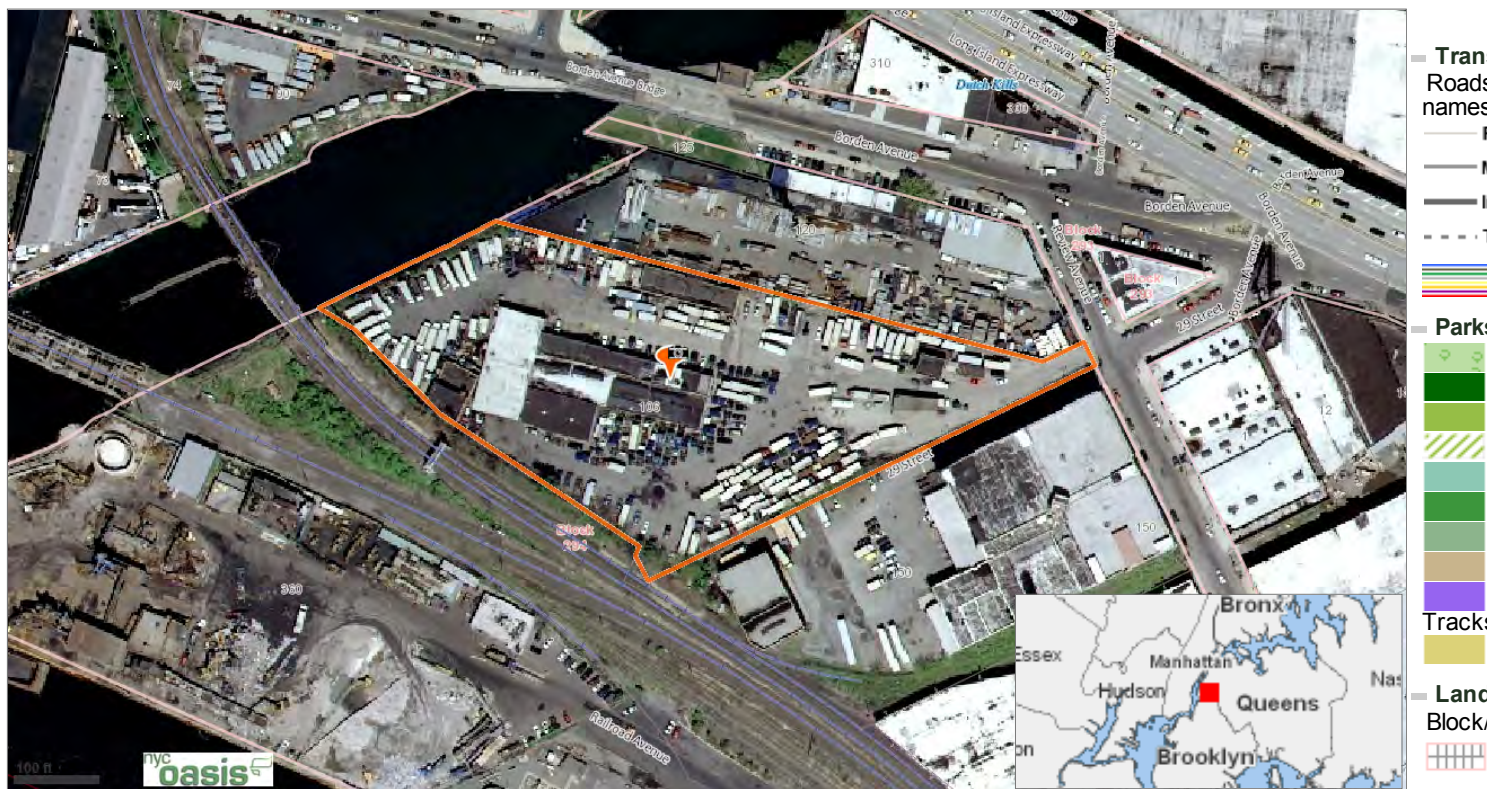
### Tank Information

#### 9 Tanks Found

| Tank No | Tank Location                                                   | Status           | Capacity (Gal.) |
|---------|-----------------------------------------------------------------|------------------|-----------------|
| 001     | Underground                                                     | Closed-In Place  | 4000            |
| 002     | Underground                                                     | Closed-In Place  | 4000            |
| 003     | Underground                                                     | Closed - Removed | 4000            |
| 004     | Underground                                                     | In Service       | 5000            |
| 005     | Aboveground - No Contact (on saddles, legs, rack, cradle, etc.) | In Service       | 275             |
| 006     | Aboveground - No Contact (on saddles, legs, rack, cradle, etc.) | In Service       | 500             |
| 007     | Aboveground - No Contact (on saddles, legs, rack, cradle, etc.) | In Service       | 275             |
|         | Aboveground - No Contact (on saddles,                           | Closed -         |                 |

|                                    |                                    |            |      |
|------------------------------------|------------------------------------|------------|------|
| 008                                | legs, rack, cradle, etc.)          | Removed    | 275  |
| 009                                | Aboveground - in contact with soil | In Service | 4000 |
| <a href="#">Refine This Search</a> |                                    |            |      |

# 28-90 Review Avenue



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This map was created using the Open Accessible Space Information System (OASIS) website, licensed under a [Creative Commons Attribution-Noncommercial-Share Alike 3.0 United States License](https://creativecommons.org/licenses/by-nc-sa/3.0/). Visit [www.oasisnyc.net](http://www.oasisnyc.net) for the latest information about data sources and notes about how the maps were developed. Contact [oasisnyc@gc.cuny.edu](mailto:oasisnyc@gc.cuny.edu) with questions or comments. OASIS is developed and maintained by the [Center for Urban Research](http://www.cunyrur.org/), CUNY Graduate Center.

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Location Report

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## Property Information (1)

28-90 REVIEW AVENUE, QUEENS 11101

Industrial / Manufacturing

Owner: 28-90 REVIEW AVENUE A

Block: 294 Lot: 106

## Property Characteristics:

Lot Area: 192,792 sq ft (524' x 654')

# of Buildings: 7 Year built: 1931

Building frontage: 113' (Building frontage along the street measured in feet.)

# of floors: 1 Building Area: 37,462 sq ft

Total Units: 1 Residential Units: 0

Primary zoning: M3-1 Commercial Overlay: None

Floor Area Ratio: 0.19

Max. Allowable Residential FAR: 0

Max. Allowable Commercial FAR: 2

Max. Allowable Facility FAR: 0

The Maximum Allowable Floor Area Ratios are exclusive of bonuses for plazas, plaza-connected open areas, arcades or other amenities.

FAR may depend on street widths or other characteristics. Contact [City Planning Dept.](#) for latest information.

## MORE INFO:

- Zoning Map#: [13a](#) ([how to read](#) NYC zoning maps)
- Historical Zoning Maps: [13a](#)
- [NYC Dept. of Buildings](#)
- [Property transaction records](#) (NB: buildings w/condos may not show transaction results)
- [NYC Dept. of Finance Assessment Roll](#)
- [NYC HPD data](#)
- [NYC Planning's ZoLa application](#)
- [NYC Digital Tax Map](#)
- [NYC zoning guide](#)
- [NYC Watershed Resources](#)

OASIS shortcut to this property:

<http://www.oasisnyc.net/printmap.aspx?zoomto=lot:4002940106>

Source: MapPLUTO Tax Block &amp; Tax Lot files from the New York City Department of City Planning, 2014 (ver. 14v2).

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Stewards (1)[Habitatmap](#)Feedback? [Email Us.](#)[Stewards with large turfs \(not mapped\)](#)

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Community District (1)

Queens 2 Community District Information

Chairperson: Mr. Joseph Conley

District Manager: Ms. Debra Markell Kleinert

Address: 43-22 50th Street, Woodside, NY, 11377

Phone: 718-533-8773 Email: [qn02@cb.nyc.gov](mailto:qn02@cb.nyc.gov)Website: <http://www.cb2queens.org/>

Meeting Information: Full Board Meeting 1st Thursday of every month. Held at Sunnyside Senior Center 43-31 39th Street Sunnyside, NY 7 P.M.

[Go to District Profile](#) by NYC Dept. of City Planning

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Political Districts (5)NYC Council: [District 26](#)NYS Assembly: [District 037](#)NYS Senate: [District 12](#)US House of Representatives: [District 12](#)US Senate: [New York](#)