



**Phase I Screening Summary**

Beach Channel Drive and Beach 62<sup>nd</sup> Street, Arverne 11692  
Block 16011, Lot Nos. 1, 32 and 35 and Block 16014 Lot Nos. 1 and 22

**Property Information:**

The Site consists of five contiguous tax parcels, totaling 2.69-acres (117,094 square feet), and located on the east side of Beach 62<sup>nd</sup> Street between Beach Channel Drive to the south, and Thursby Avenue to the north, in the Arverne section of the Borough of Queens, City of New York, Queens County, New York (**Figure 1**). The Site identified as Borough 4, Block 16011, Lot Nos. 1, 32 and 35 and Block 16014, Lot Nos. 1 and 22 (**Figure 2**) on the New York City Tax Maps.

The elevation of the Site is approximately four feet above mean sea level (amsl). The depth to groundwater at the Site is within five feet below grade surface (bgs). Groundwater flow likely varies with tidal fluctuations. The Site is zoned for residential use (R4-1), with Block 16014, Lot No. 1 also having a C2-3 commercial overlay.

**History:**

Site history was determined based on a review of Sanborn fire insurance maps and city directories. The Site consisted of undeveloped marshland from at least 1912. By 1933, the northwestern corner of the property was developed with four small interconnected 1-story buildings, identified as a poultry market, vacant structure, a boiler room and a garage. The remainder of the site was undeveloped, with a portion of Summerville Basin comprising a small area at the east-central portion of the property. By 1951, the garage building was demolished, the vacant building was occupied by a fat rendering facility and the poultry market used as an empty barrel storage warehouse. By 1981, the buildings were identified as a single warehouse. The building was converted to a non-specific commercial use circa 1984. The buildings were demolished in early-2007. Central portions of the site appear to be in use as a construction office and equipment/material storage yard. Southern portions of the site were paved with gravel/crushed asphalt and utilized as a new car storage lot from 2015 through 2017.

Surrounding properties were primarily undeveloped from at least 1912, with some sparse residential development further to the south-southeast. Amstel Boulevard (current Beach Channel Drive) was to the southwest, Seaview Avenue (current beach 63<sup>rd</sup> Street) was further to the west and Morris Avenue (current Thursby Avenue) was to the north. By 1933, Beach Channel Drive (Amstel Boulevard) was extended to the east, along the southern site perimeter. The Beach 62<sup>nd</sup> Street right-of-way is shown to the west, but the street was not yet constructed. The north-northwestern adjacent property was developed with a NYC-owned garage and incinerator. Sparse residential development was further to the west and southeast. By 1951, the incinerator to the north was no longer present and a gasoline station and boat yard were constructed further to the east, beyond the Beach 60<sup>th</sup> Street right-of-way. By 1981, the garage to the north was demolished and the property in use as a road salt storage yard. Properties further west, along the east side of Beach 63<sup>rd</sup> Street were developed with residences. In addition, the Institute for Special Education and





associated parking lots were constructed across Beach 62<sup>nd</sup> Street to the west. The existing post office was also constructed across Beach Channel Drive to the south-southwest. An office building is to the southwest and additional residential development is further west, beyond Beach 63<sup>rd</sup> Street. A boat storage structure was constructed further to the east, along Beach Channel Drive by 1990 and the Special Education Institute was demolished and replaced with the existing Health Center circa 2004. The salt storage yard to the north was no longer present by 2004.

Neither the Site nor any surrounding properties were listed in the city directories for the years 1922 through 2014, with the exception of one individual (residence) at 461 Beach 62<sup>nd</sup> Street in 1996.

EBC's review of historical information did not reveal evidence of recognized environmental conditions (RECs) in connection with the subject or surrounding properties, although historic Sanborn maps suggest that the Site was marshlands in 1912 and that far eastern portions of the Site may have been located within the footprint of Sommerville Basin. As such, there is a potential presence for fill materials to be present beneath the Site. Since no information regarding the nature or source of the fill materials was available for review, there is a potential for the fill materials to be contaminated and/or structurally unsuitable.

**Site Inspection:**

EBC representative, Keith Butler, inspected the Site on February 16, 2018. No representatives of the Sara Fund LLC, the property owner were present during the site inspection, however, EBC personnel did contact Mr. Moris Yeroshalmie of American Builders Company, the contract vendee, who arranged permission and for EBC to access the Site.

The property is vacant/undeveloped and overgrown, with a portion of a modular building located at the southeastern portion of the site. Southern portions are paved with gravel/ground asphalt, associated with a former new vehicle storage lot. Remaining portions of the property are unpaved although most areas showed the presence of varying amounts of recycled concrete aggregate (RCA) at the surface. A concrete slab associated with the former site building, was also present at the northwestern corner of the site. Minor amounts of non-hazardous household trash and debris were also strewn across the property, with several vegetated soil/debris piles located on or immediately adjacent to the far eastern portions of the property. The site perimeters are enclosed with 6-foot tall chain link fencing, except for portions of the eastern boundary, which is bordered by NYC-owned land bordering Sommerville Basin. A lockable, double-wide access gate is present on the western side of the property, opposite a driveway entrance leading from Beach 62<sup>nd</sup> Street. An additional double-wide gate is further to the south along Beach 62<sup>nd</sup>, with no corresponding driveway entrance/curb cut and a single pedestrian access gate is to the south along Beach Channel Drive. Sidewalks also border the site to the south and west, along Beach Channel Drive and Beach 62<sup>nd</sup> Street, respectively.





No aboveground storage tanks or evidence of underground storage tanks (e.g. fill port, vent pipe) were observed by or reported to EBC. In addition no evidence of storm drains or petroleum staining was observed onsite.

**Environmental Database Search:**

EDR was retained to provide a computerized database search of the project area within an ASTM-standard radius of the Site. A list of the databases searched and the search radius is shown on the summary table below. EBC reviewed the database output to determine if the property appears on any of the regulatory agency lists.

<b>SUMMARY OF FEDERAL, STATE AND TRIBAL DATABASE FINDINGS</b>			
<b>Regulatory Database</b>	<b>Approximate Search Distance</b>	<b>Site Listed?</b>	<b># of Sites within the Search Radius</b>
Federal NPL	1 mile	No	0
Federal Delisted NPL	½ mile	No	0
Federal SEMS	½ mile	0	0
Federal SEMS Archive	½ mile	No	0
Federal RCRA CORRACTS	1 mile	No	0
Federal RCRIS Non-CORRACTS TSD	½ mile	No	0
Federal RCRA Generators	Site & Adjoining	No	0
Federal Institutional Control/ Engineering Control Registry	Site	No	N/A
Federal ERNS	Site	No	N/A
Federal Brownfield Sites	½ mile	No	1
State and Tribal NPL	1 mile	No	0
State and Tribal CERCLIS (SHWS)	½ mile	No	1
State and Tribal Landfill or Solid Waste Disposal Sites	½ mile	No	1
State and Tribal LTANKS/LUST	½ mile	No	11
State and Tribal Registered UST	Site & Adjoining	No	1
State and Tribal Registered AST	Site & Adjoining	No	0
State and Tribal Institutional Control/Engineering Control Registry	Site	No	N/A





SUMMARY OF FEDERAL, STATE AND TRIBAL DATABASE FINDINGS			
Regulatory Database	Approximate Search Distance	Site Listed?	# of Sites within the Search Radius
State and Tribal Voluntary Cleanup Site	½ mile	No	1
State and Tribal Brownfield Sites	½ mile	No	1
State Spill Sites	1/8 mile	No	11
Registered Drycleaners	¼ mile	No	0
NYC E-Designated Sites	1/8 mile	Yes	8
Manufactured Gas Plants (MGPs)	1 mile	No	0

The site (Block 16014, Lot No.1) was listed on the E-Designation database as having a E-Hazmat and E-Air restrictions (E-215), which was determined during the Rockaway Neighborhood Rezoning completed by the City in August 2008 (CEQR 08DCP065Q). The Hazardous Materials designation indicates that there is a potential for soil and groundwater beneath the Site to be impacted by historic operations at the Site or adjacent properties. The Air E-Designation requires any new residential or commercial structures to have HVAC stacks located 62 (No. 2 fuel oil) or 82 (No. 4 fuel oil) from the lot line facing Beach 59<sup>th</sup> Street or use natural gas for space heating and hot water (HVAC) systems. The Hazmat and Noise E-designations require the issuance of a Notice to Proceed by the NYC Office of Environmental Remediation (OER) before the property can be redeveloped.

The database search generated information on the following listings for the surrounding properties within ASTM radius guidelines that could potentially impact the site:

State and Tribal CERCLIS: One SHWS listing was identified within a one-half mile radius of the site, and it is summarized as follows:

- o LILCO – Edgemere Substation, Beach 52<sup>nd</sup> Street and Rockaway Beach Boulevard (ID No. 241024), approximately 2,240 feet east-southeast and hydraulically crossgradient of the site. This facility is current and historic electric substation with various fill materials and impacts from historic gas manufacturing. Soils were impacted with benzene and lead. Remediation has been completed with residual impacts address under a site management plan. This facility is also listed on the NYEC, NYIC and VCP databases. Based on the information in the database report, its regulatory status, distance in a dense urban area, the presumed hydraulic gradient, and that the surrounding area utilizes municipally-supplied potable water, it is unlikely that this facility presents a significant environmental risk to the site.





State and Tribal LTANKS: Eleven facilities were identified on the State and Tribal LTANKS database within a one-half mile radius of the Site. Each of the 11 listings received regulatory closure from the NYSDEC and are not expected to be an issue of concern for the Site. One of the closed LTANKS listings is associated with an adjacent property, and it is summarized as follows:

- Spill No. 04-06905 – 62-00 Beach Channel Drive, adjacent to the west across Beach 62<sup>nd</sup> Street, and hydraulically crossgradient of the Site. This spill, which occurred on September 22, 2004, is related to a fuel oil UST failing a tightness test. Remediation details are provided, although limited groundwater impacts were identified. The NYSDEC closed the spill on April 26, 2006.

NYSDEC Voluntary Cleanup Program (VCP): One VCP listing (Edgemere Substation, Beach 52<sup>nd</sup> Street and Rockaway Beach Boulevard) was identified within a one-half mile radius of the Site. This facility was detailed previously in the SHWS section, where it was determined unlikely to represent a significant environmental concern to the site.

New York State Brownfields Sites (BROWNFIELDS): One BROWNFIELDS listing (Former Peninsula Hospital, 51-15 Beach Channel Drive and 50-04 Rockaway Beach Boulevard) was identified within a one-half mile radius of the Site. The listed BROWNFIELDS facility is located over one-quarter mile east and hydraulically crossgradient of the Site. Therefore, it is unlikely to represent a significant environmental risk to the Site.

State Spill Sites (NYSPILLS): There are 11 listings on the NYSPILLS database within a one-eighth mile radius of the site. Each of the 11 listings received regulatory closure from the NYSDEC and are not expected to represent a concern to the site based on their regulatory status, presumed hydraulic gradient and/or that the surrounding area utilizes municipally-supplied drinking water. One of the closed NYSPILLS listings is associated with an adjacent property, and it is summarized as follows:

- Spill No. 04-00364 – Roadway, Thursby Avenue and Beach 62<sup>nd</sup> Street, adjacent to the northeast, and hydraulically crossgradient of the Site. This spill, which occurred on April 12, 2004, is related to the discovery of petroleum impacted soil and groundwater during a storm sewer construction project. Impacted materials were properly disposed of during construction activities, with minor residual impacts to groundwater. The NYSDEC closed the spill on June 16, 2009.

NYCDCEP Environmental Designation Sites (E-DES): Eight (8) E-DES listings were identified within a one-eighth mile of the site, two of which (Block 15907, Lot No. 67 and Block 15901 Lot No. 8) were located adjacent to the Site. Both of the adjacent properties are designated with E Hazmat and Air restrictions. The Hazmat designation indicates that projected and potential development of this property requires the completion of an environmental assessment and review by the NYC Office of Environmental Remediation to determine if the current and/or historic use of the property impacted the subsurface and if additional investigation and/or remediation is





warranted. This designation does not indicate the presence of contamination, nor does it indicate the presence/potential presence of offsite impacts. Therefore, there is no information in the database report that indicates the E DES listings represent a significant environmental concern to the Site.

### **New York City Department of Buildings Information**

The Department of Buildings (DOB) computerized Property Profile Overviews (PPOs) were reviewed. According to the PPO, no Building Department records were available for the five parcels comprising the Site.

### **Conclusions/Recommendations**

Based on the results of the site inspection, records review and interviews, it was determined that there were no REC identified with regard to the Site. However, two potential environmental concern/Business Environmental Risk (BER) was identified. The environmental concern/BER and EBC's recommendations are summarized as follows:

- Historic Sanborn maps suggest that the Site was marshlands in 1912 and that far eastern portions of the Site may have been located within the footprint of Sommerville Basin. As such, there is a potential presence for fill materials to be present beneath the Site. Since no information regarding the nature or source of the fill materials was available for review, there is a potential for the fill materials to be contaminated and/or structurally unsuitable.

To evaluate potential impacts related to the presence of imported fill materials, a subsurface investigation should be performed prior to any redevelopment activities. At a minimum, the investigation should include the installation of soil borings and/or test pits with the collection of representative soil samples for laboratory analysis to document subsurface conditions and determine the nature and extent of contamination (if present).

- The site (Block 16014, Lot No.1) was listed on the E-Designation database as having a E-Hazmat and E-Air restrictions (E-215), which was determined during the Rockaway Neighborhood Rezoning completed by the City in August 2008 (CEQR 08DCP065Q). The Hazardous Materials designation indicates that there is a potential for soil and groundwater beneath the Site to be impacted by historic operations at the Site or adjacent properties. The Air E-Designation requires any new residential or commercial structures to have HVAC stacks located 62 (No. 2 fuel oil) or 82 (No. 4 fuel oil) from the lot line facing Beach 59<sup>th</sup> Street or use natural gas for space heating and hot water (HVAC) systems. The Hazmat and Noise E-designations require the issuance of a Notice to Proceed by the NYC Office of Environmental Remediation (OER) before the property can be redeveloped.





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# FIGURES



*ENVIRONMENTAL BUSINESS CONSULTANTS*

1808 Middle Country Road  
Ridge, NY 11961

Phone	631.924.0870
Fax	631.924.2870

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**FIGURE 1 – SITE LOCATION MAP**



Phone 631.504.6000  
 Fax 631.924.2870

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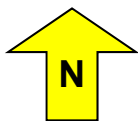
**SITE NAME:** Undeveloped Property  
**STREET ADDRESS:** Beach Channel Drive and  
 Beach 62<sup>nd</sup> Street  
**MUNICIPALITY, STATE, ZIP:** Arverne, NY 11692

**Source:** USGS





**FIGURE 2 – LOT DIAGRAM**



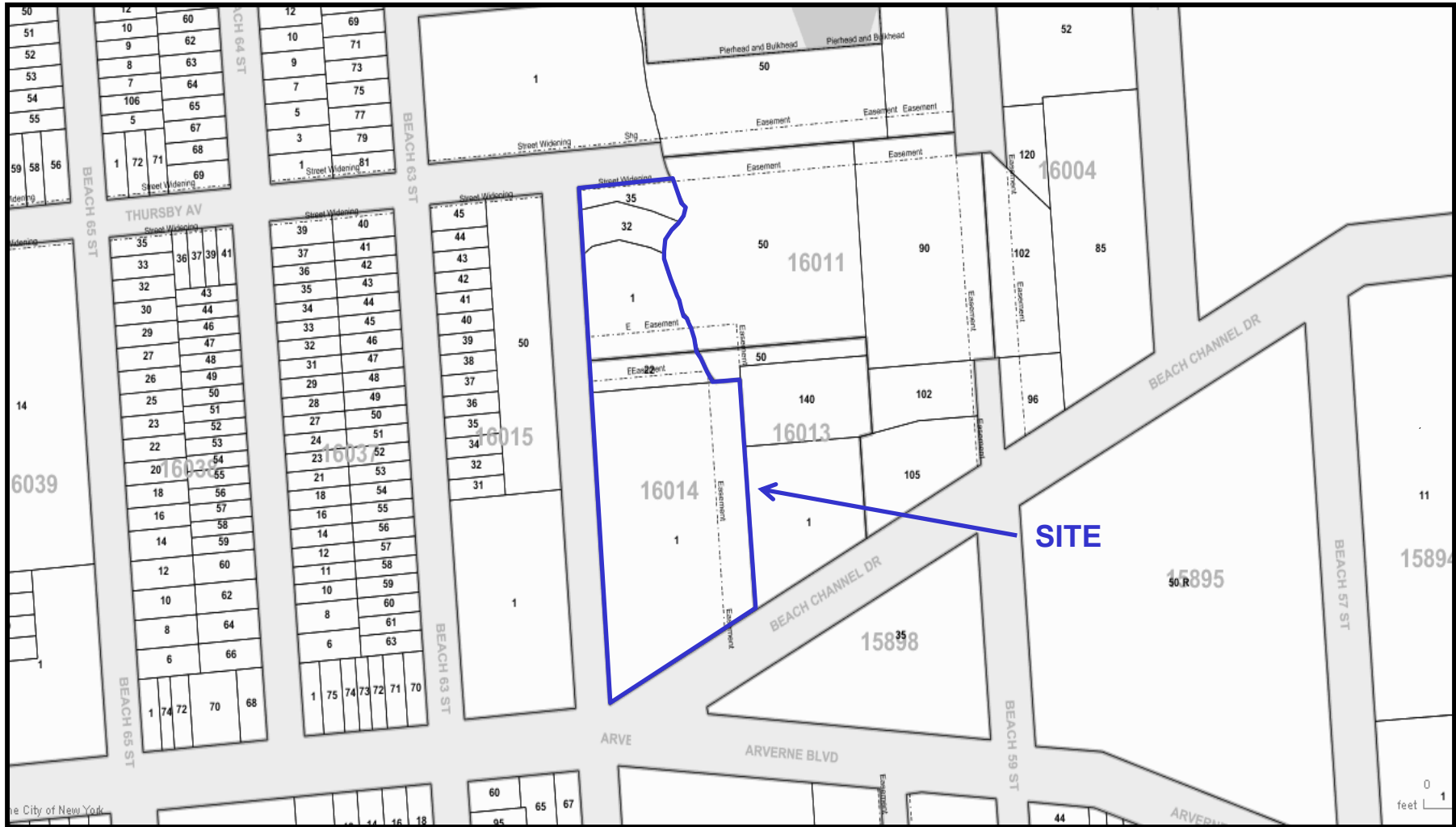
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**STREET ADDRESS:** Beach Channel Drive and Beach 62<sup>nd</sup> Street  
**MUNICIPALITY, STATE, ZIP:** Arverne, NY 11692

**Source:** NYC Oasis Map

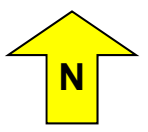


**Phone** 631.504.6000  
**Fax** 631.924.2870

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**FIGURE 3 – TAX MAP**



**SITE NAME:** Undeveloped Property  
**STREET ADDRESS:** Beach Channel Drive and Beach 62<sup>nd</sup> Street  
**MUNICIPALITY, STATE, ZIP:** Arverne, NY 11692

**Source:** New York City Department of Finance

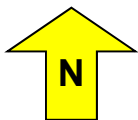


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**FIGURE 4 – SITE AERIAL**



**SITE NAME:** Commercial Property  
**STREET ADDRESS:** 542 Atlantic Avenue  
**MUNICIPALITY, STATE, ZIP:** Brooklyn, NY 11217

Source: Google Earth – April 2016



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 Fax 631.924.2870

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# PHOTOGRAPHS



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Ridge, NY 11961

Phone 631.924.0870  
Fax 631.924.2870

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**View of the subject property, looking north from beach Channel Drive.**



**View of the subject property, looking south.**



**View of the subject property and modular building, looking north**



**View of modular building interior.**



**View of a vegetated soil mound on the northeastern portion of the site.**



**View of household trash and RCA on the north-central portion of the site.**



**View of the concrete slab associated with the former structure at the northwestern corner of the site, looking southwest.**



**View of gated driveway entrance, looking east across Beach 62<sup>nd</sup> Street.**





**View of the northern adjacent property, looking north from Thursby Avenue.**



**View of the western adjacent medical center, looking west across Beach 62<sup>nd</sup> Street.**



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# SANBORN MAPS



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1808 Middle Country Road  
Ridge, NY 11961

Phone 631.924.0870  
Fax 631.924.2870

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Undeveloped Property

Beach Channel Drive

Arverne, NY 11692

Inquiry Number: 5186391.3

February 13, 2018

## Certified Sanborn® Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# Certified Sanborn® Map Report

02/13/18

**Site Name:**

Undeveloped Property  
Beach Channel Drive  
Arverne, NY 11692  
EDR Inquiry # 5186391.3

**Client Name:**

Env. Business Consultants  
1808 Middle Country Road  
Ridge, NY 11961  
Contact: Keith W Butler



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**PO #** NA  
**Project** AMB1801

**Maps Provided:**

2006	1995	1985
2005	1993	1983
2004	1992	1982
2003	1991	1981
2002	1990	1951
2001	1988	1933
1999	1987	1912
1996	1986	



Sanborn® Library search results

Certification #: D0CD-4089-A45B

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

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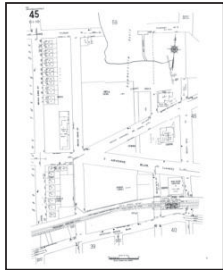
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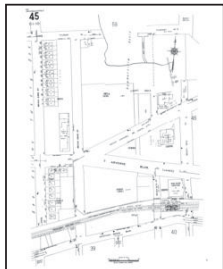


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**2005 Source Sheets**

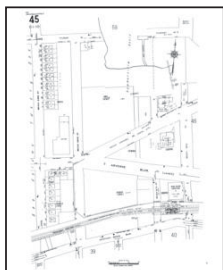


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**2004 Source Sheets**

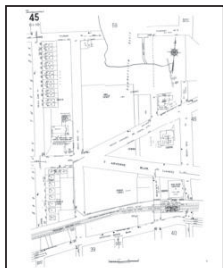


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**2003 Source Sheets**



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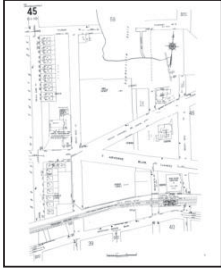
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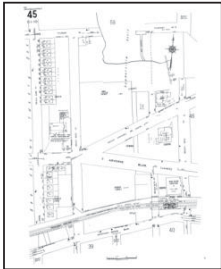


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### 2001 Source Sheets



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### 1999 Source Sheets



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### 1996 Source Sheets



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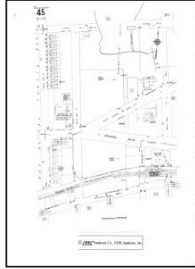
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### 1995 Source Sheets



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### 1993 Source Sheets



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### 1992 Source Sheets



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### 1991 Source Sheets



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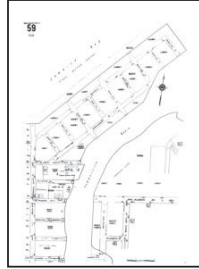
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### 1990 Source Sheets



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### 1988 Source Sheets

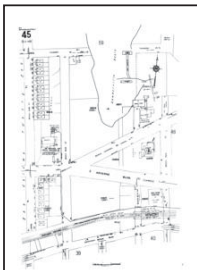


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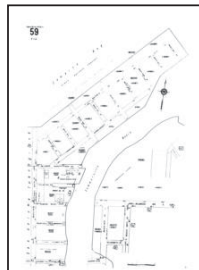


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### 1987 Source Sheets



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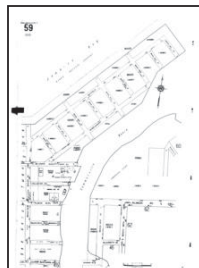


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### 1986 Source Sheets



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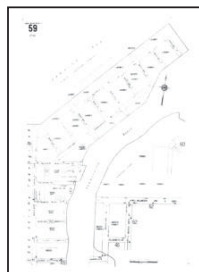


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### 1982 Source Sheets



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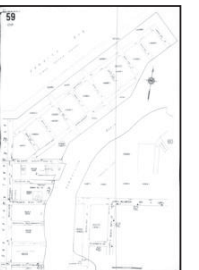


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### 1981 Source Sheets



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### 1933 Source Sheets

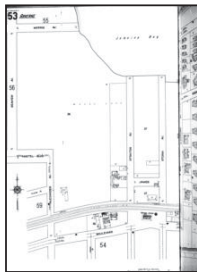


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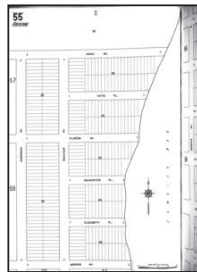


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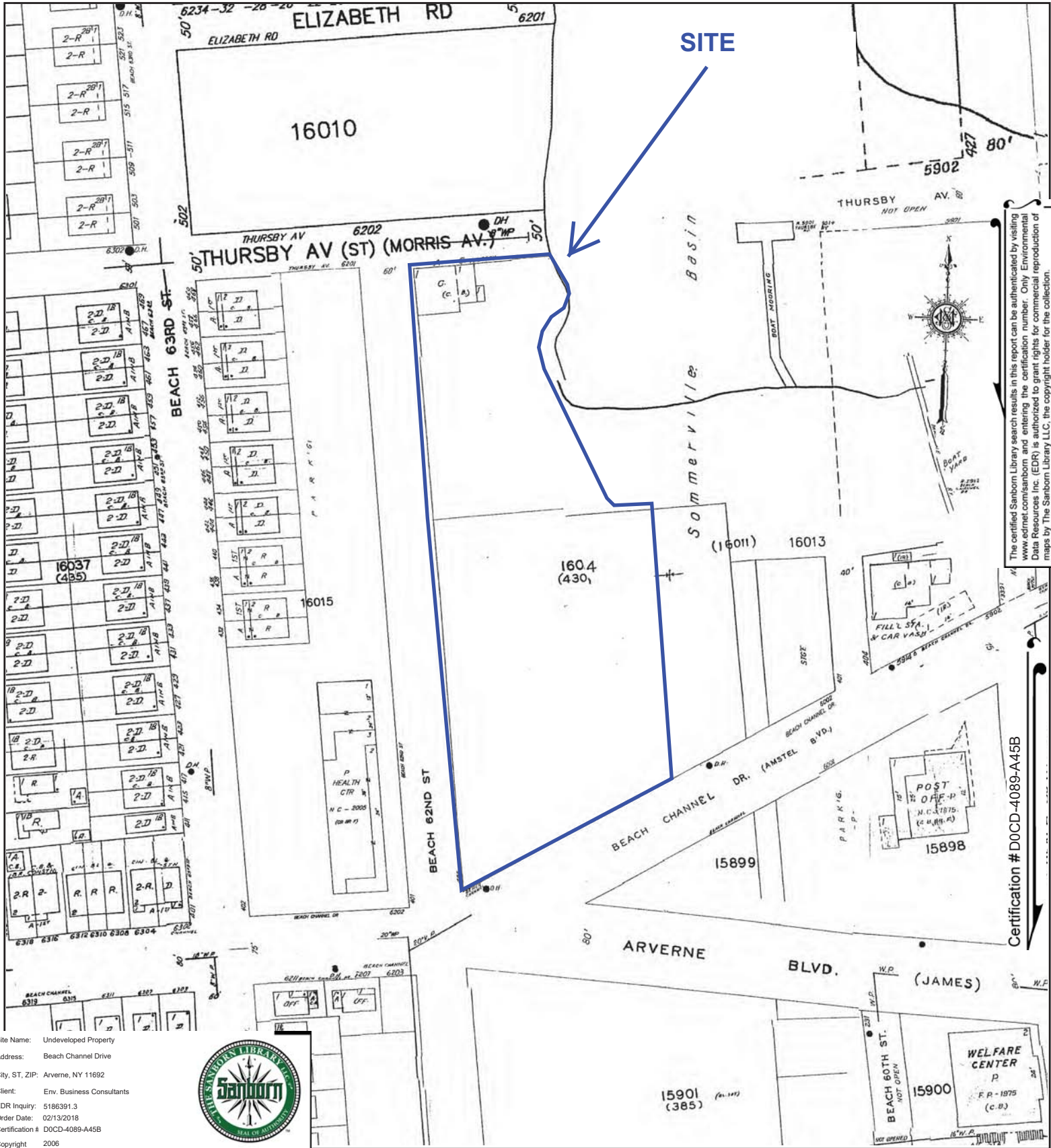
### 1912 Source Sheets



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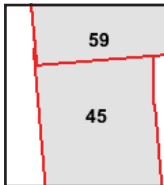
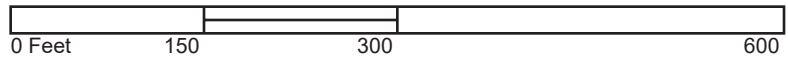
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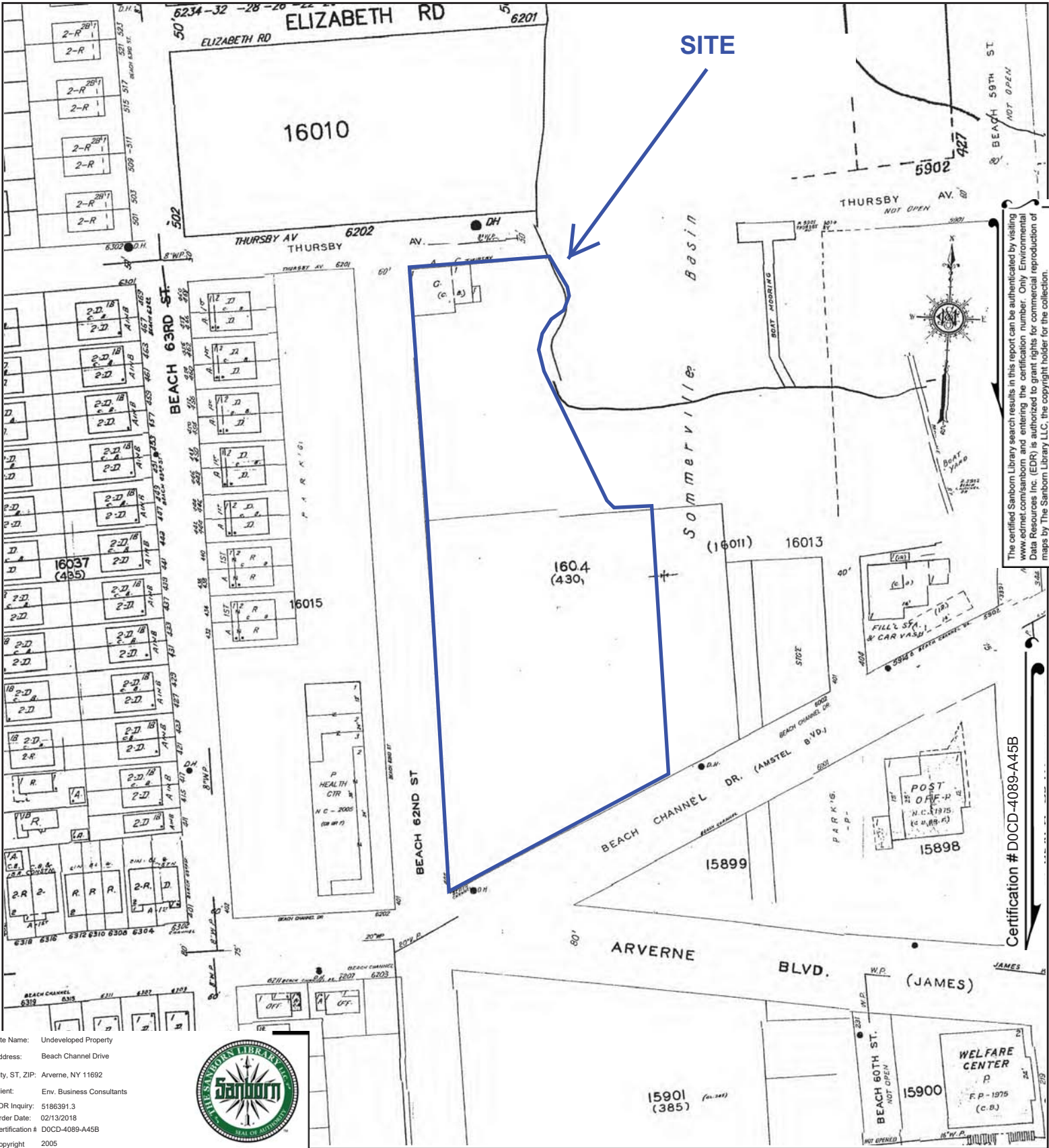


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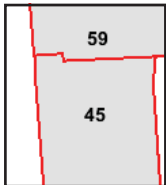
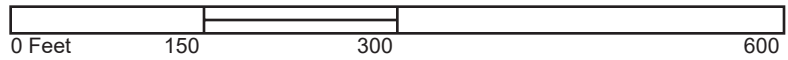
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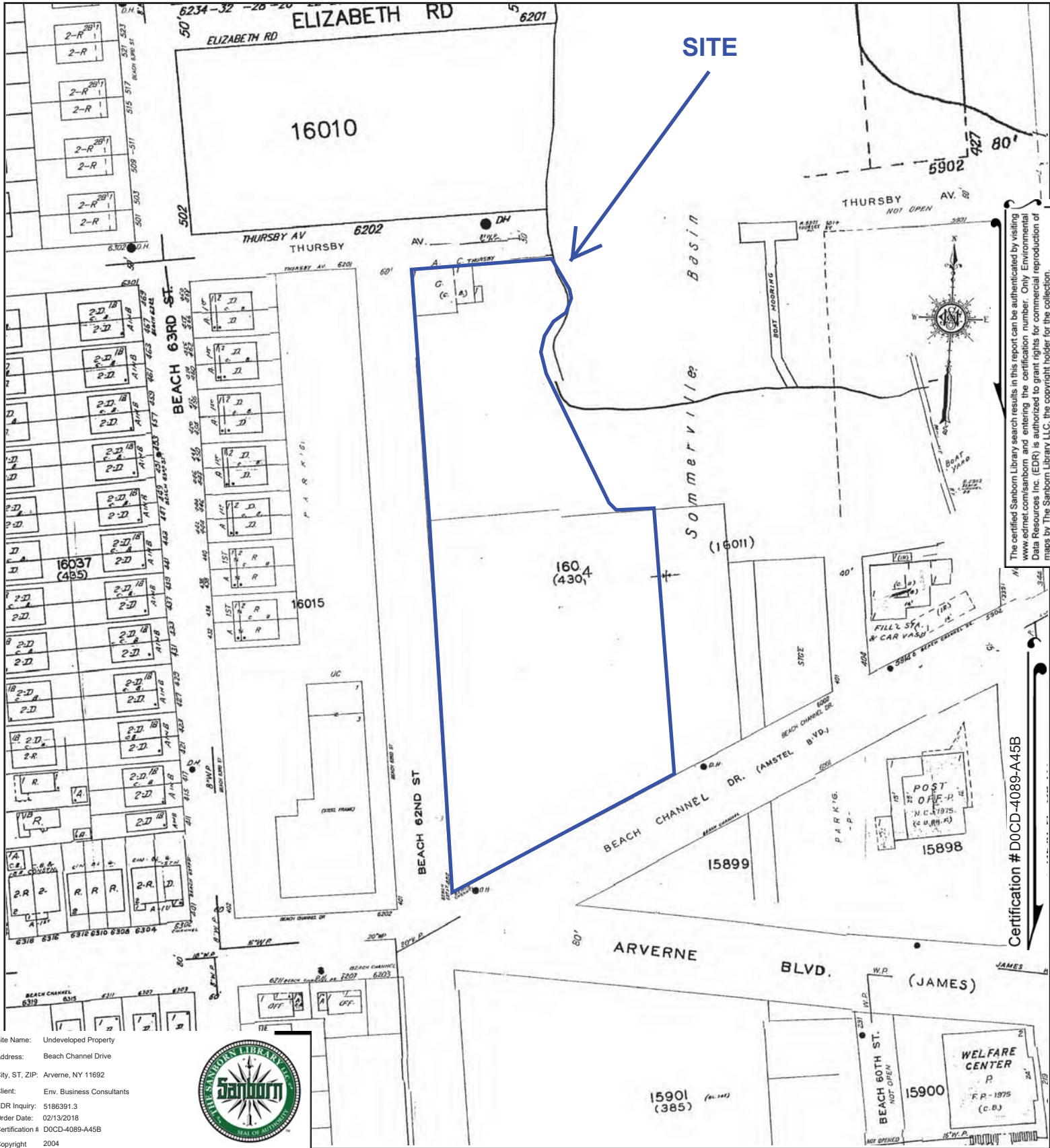


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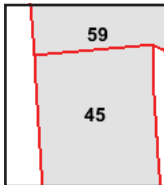
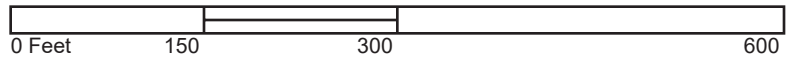
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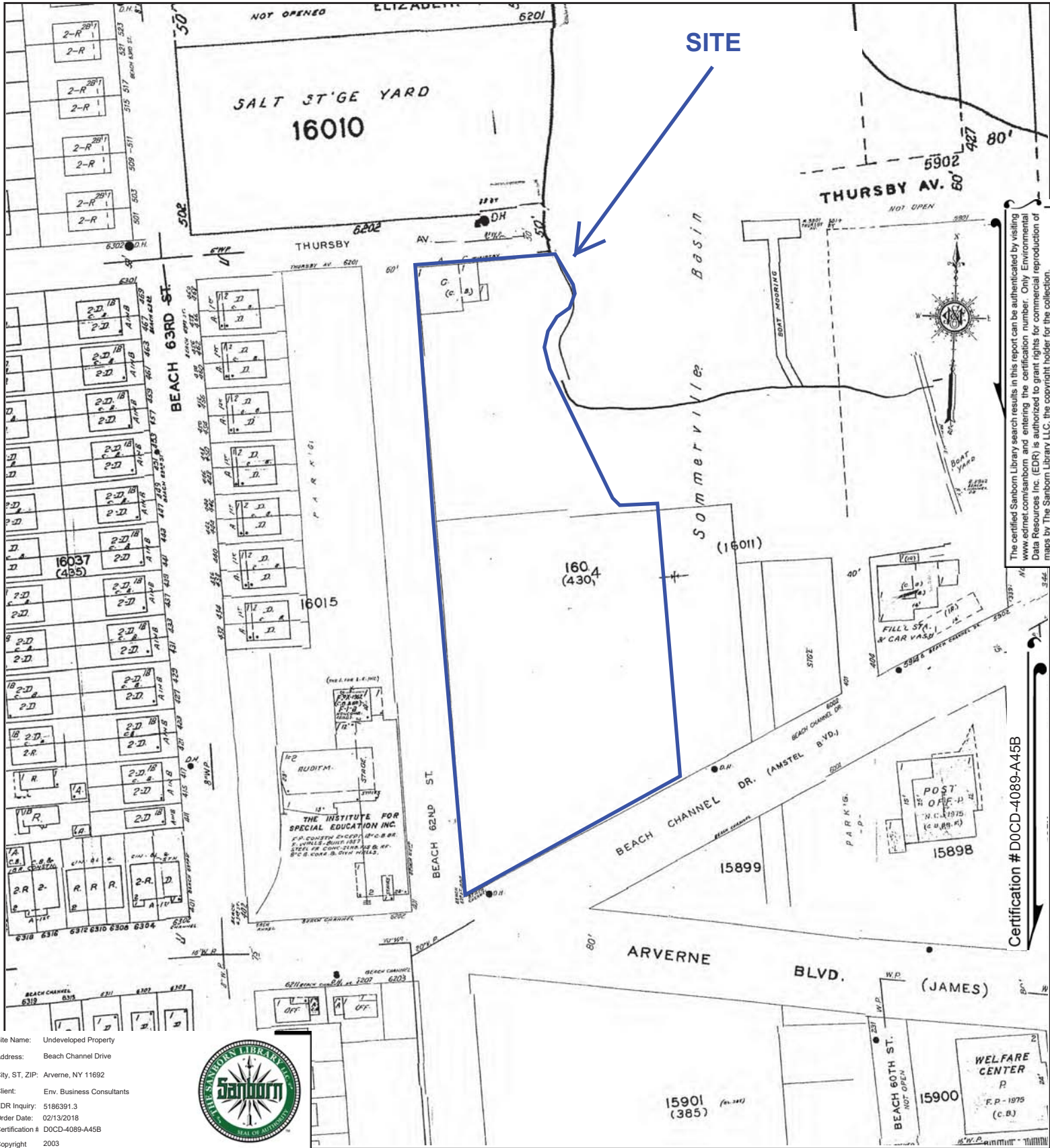


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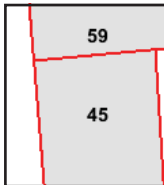
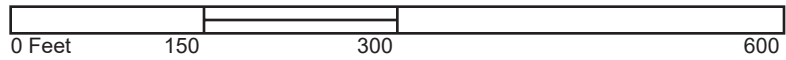
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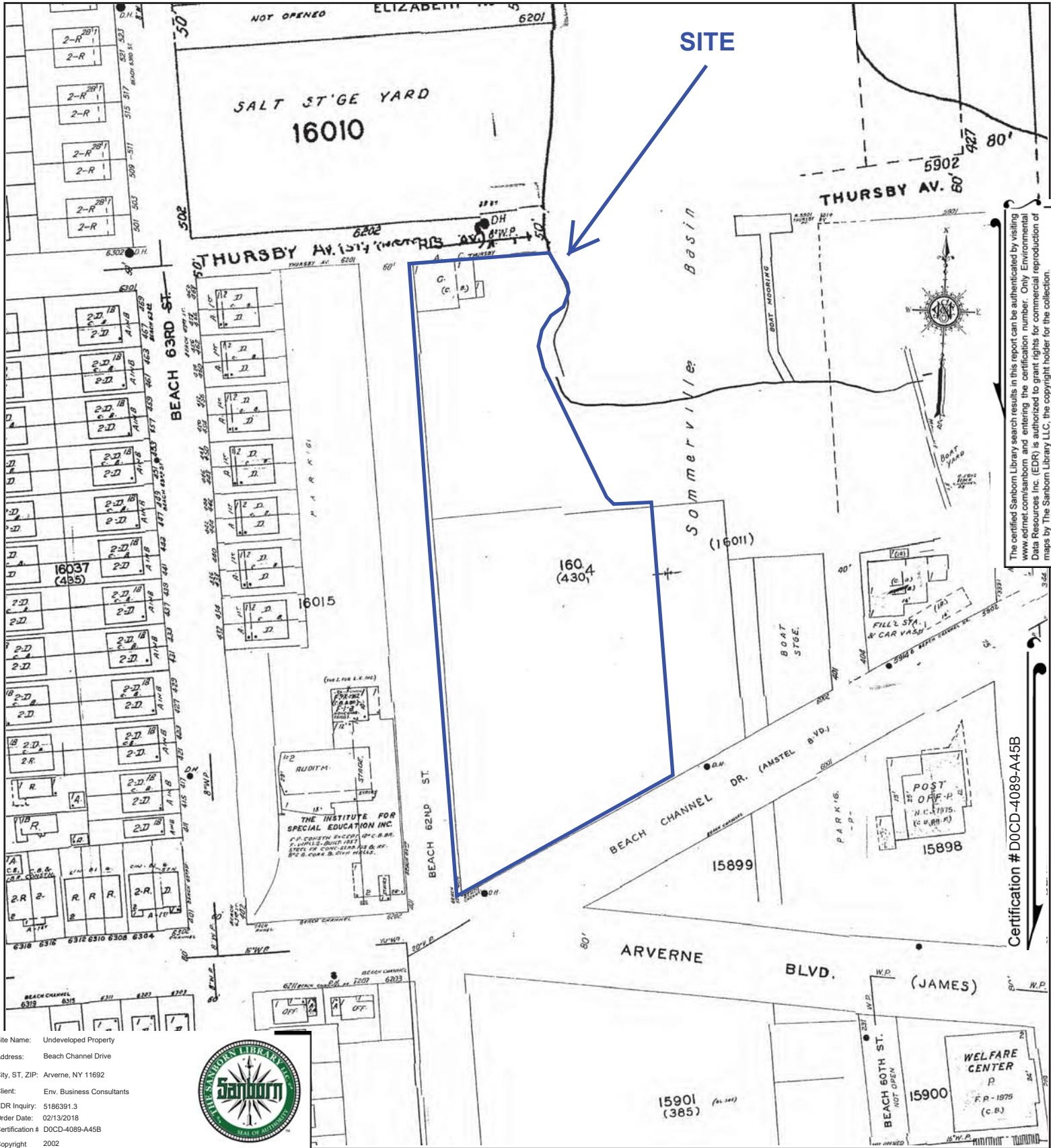


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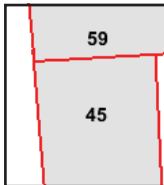
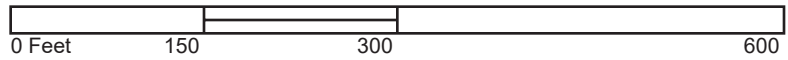
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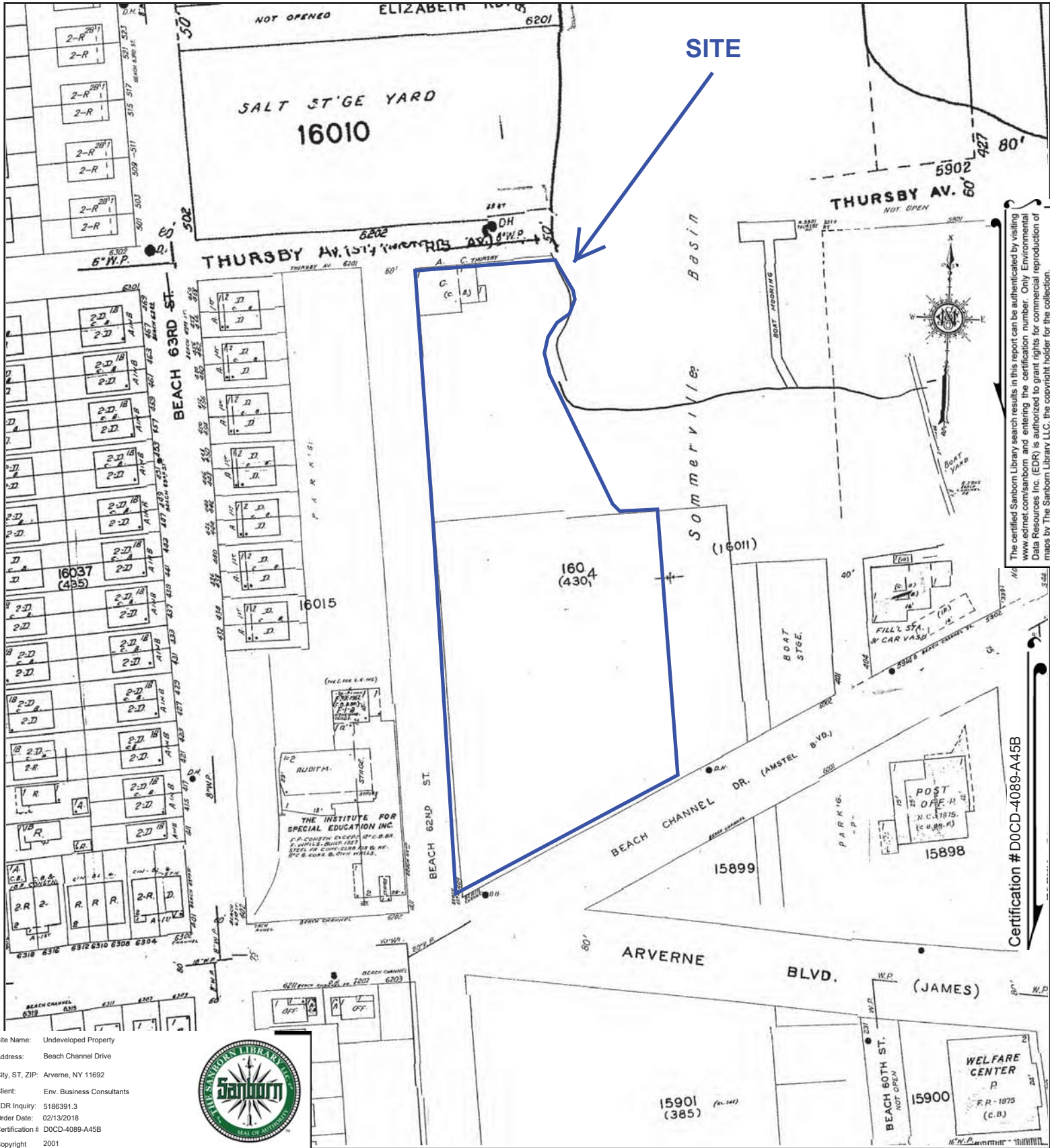


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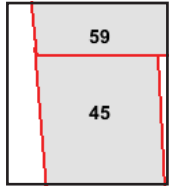
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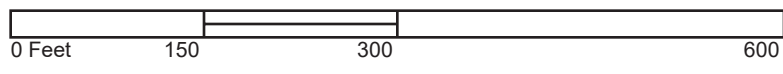
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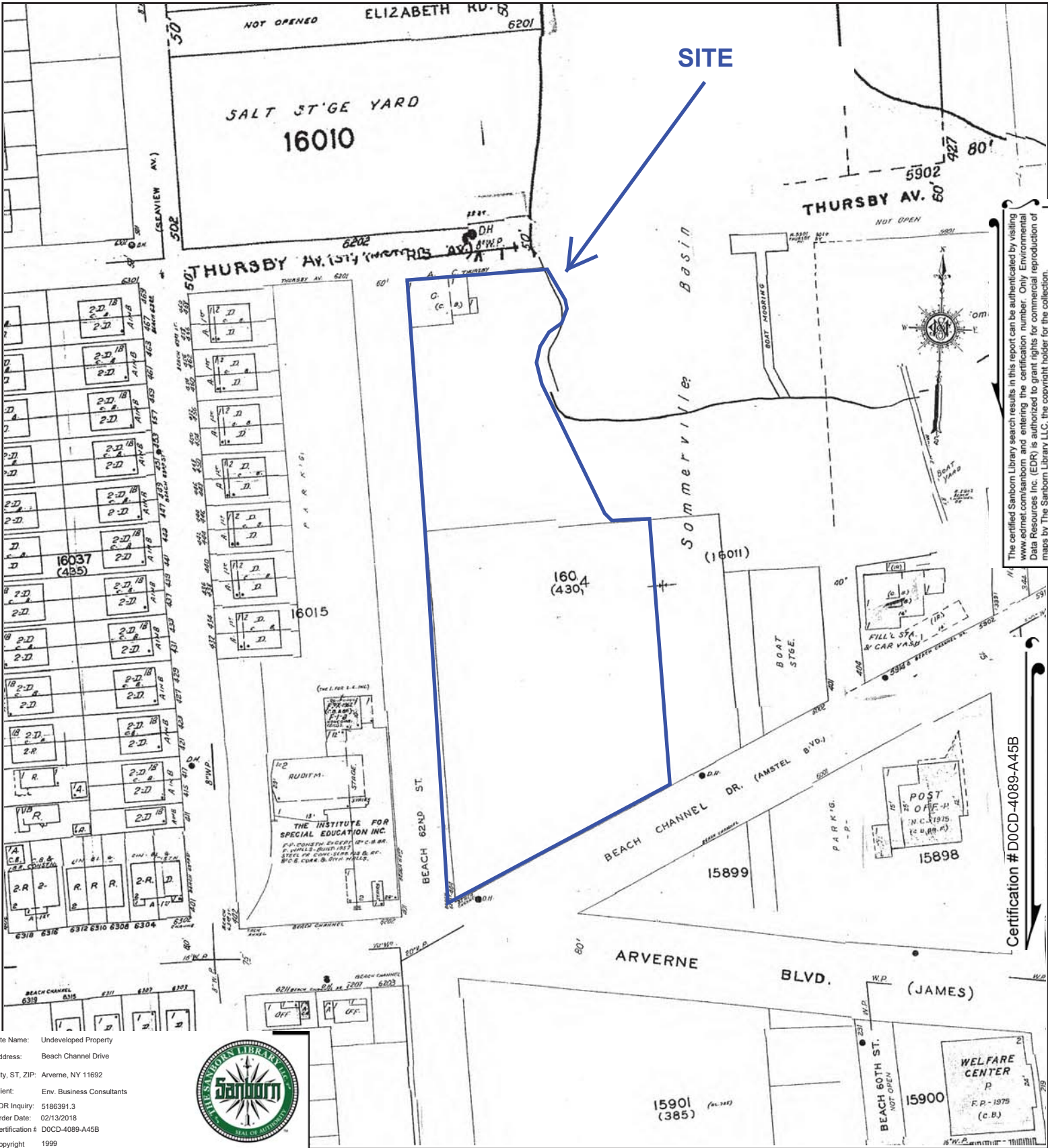
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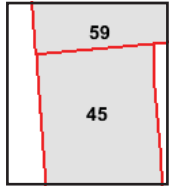
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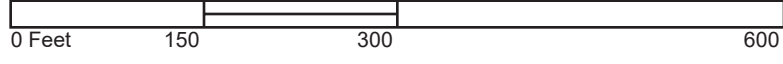
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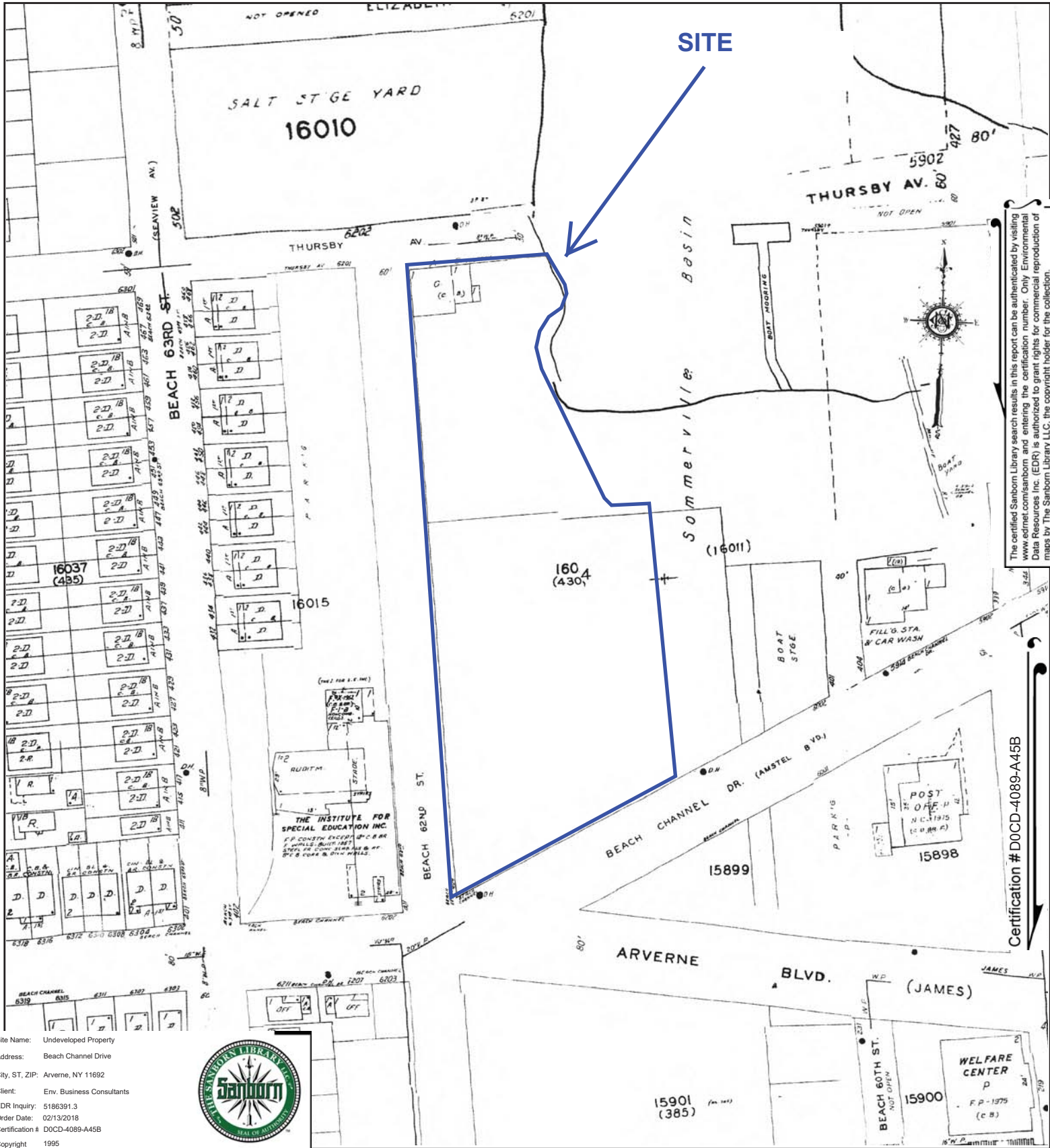
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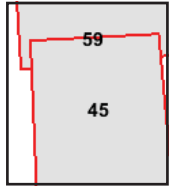
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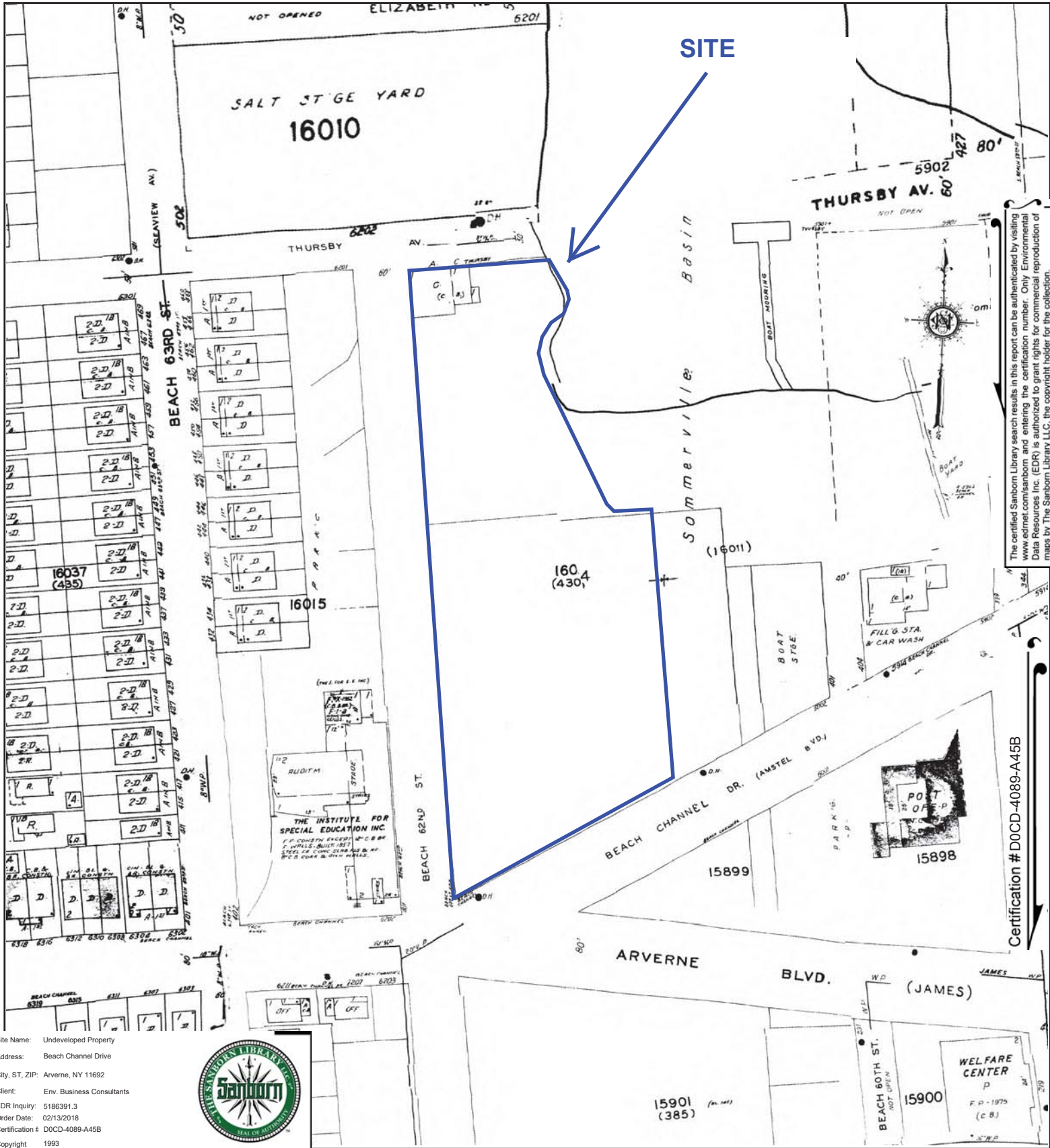


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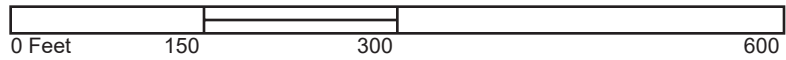
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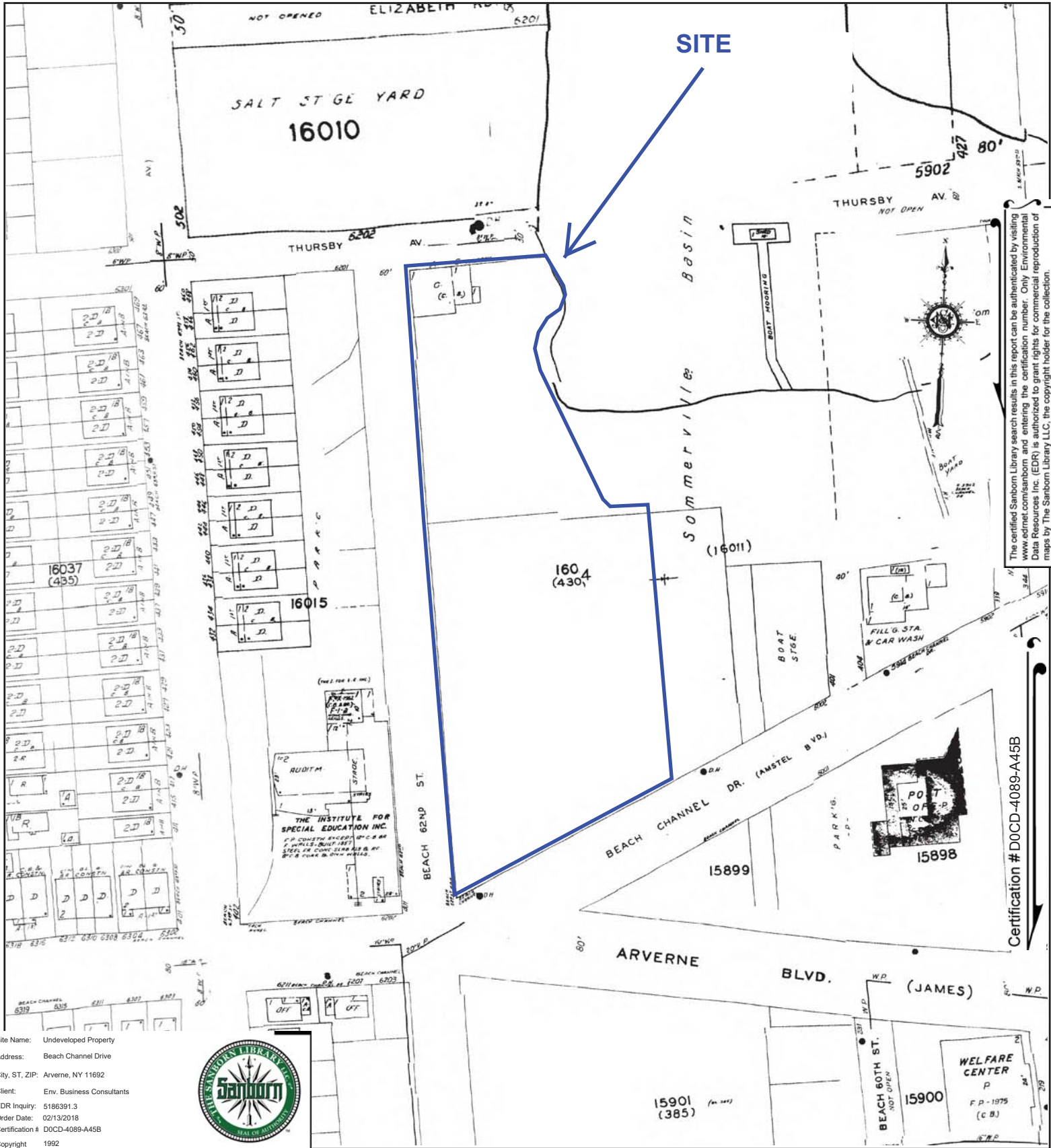


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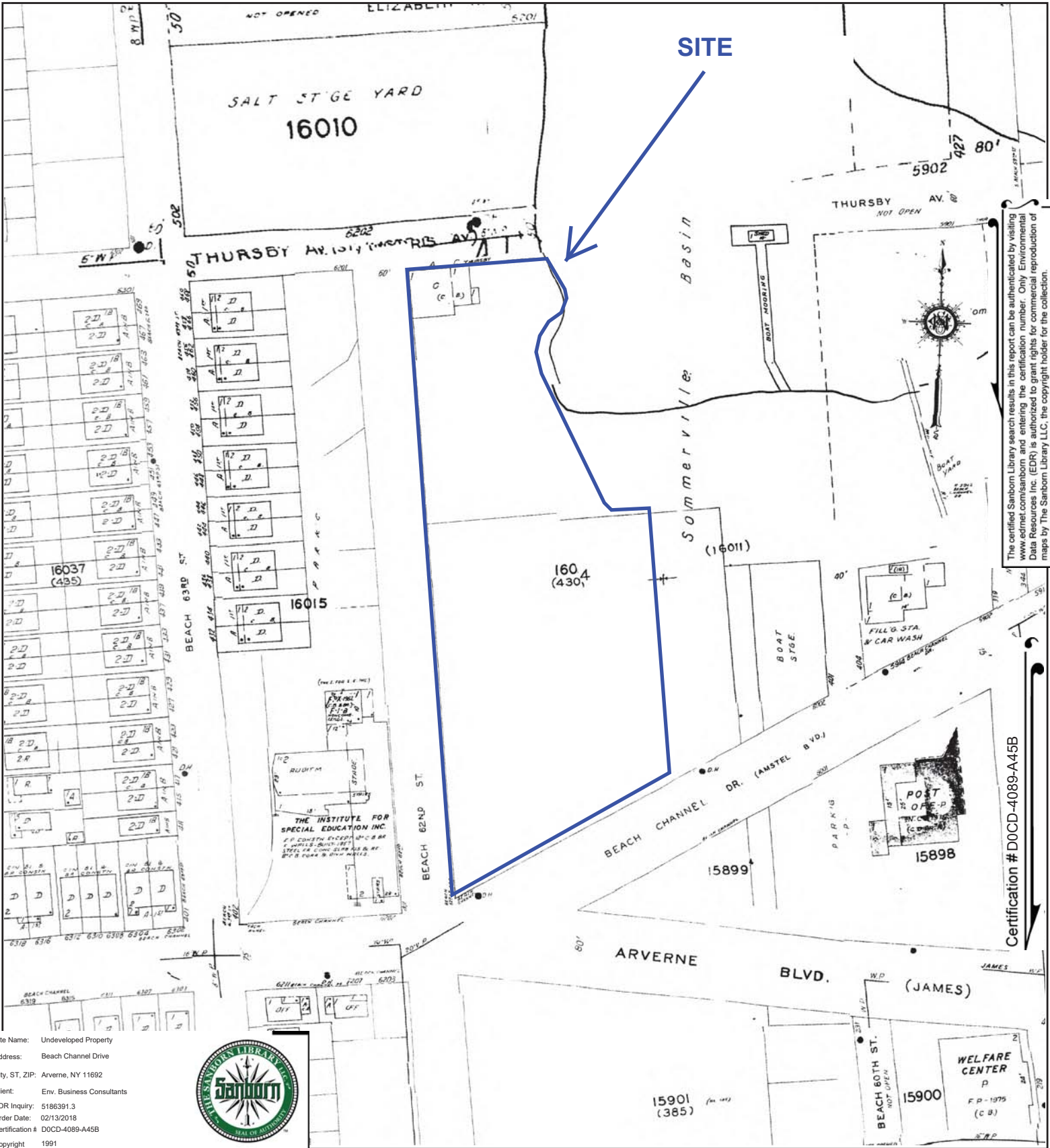


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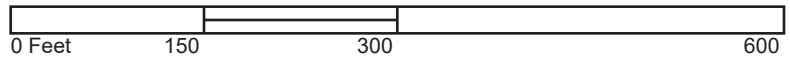
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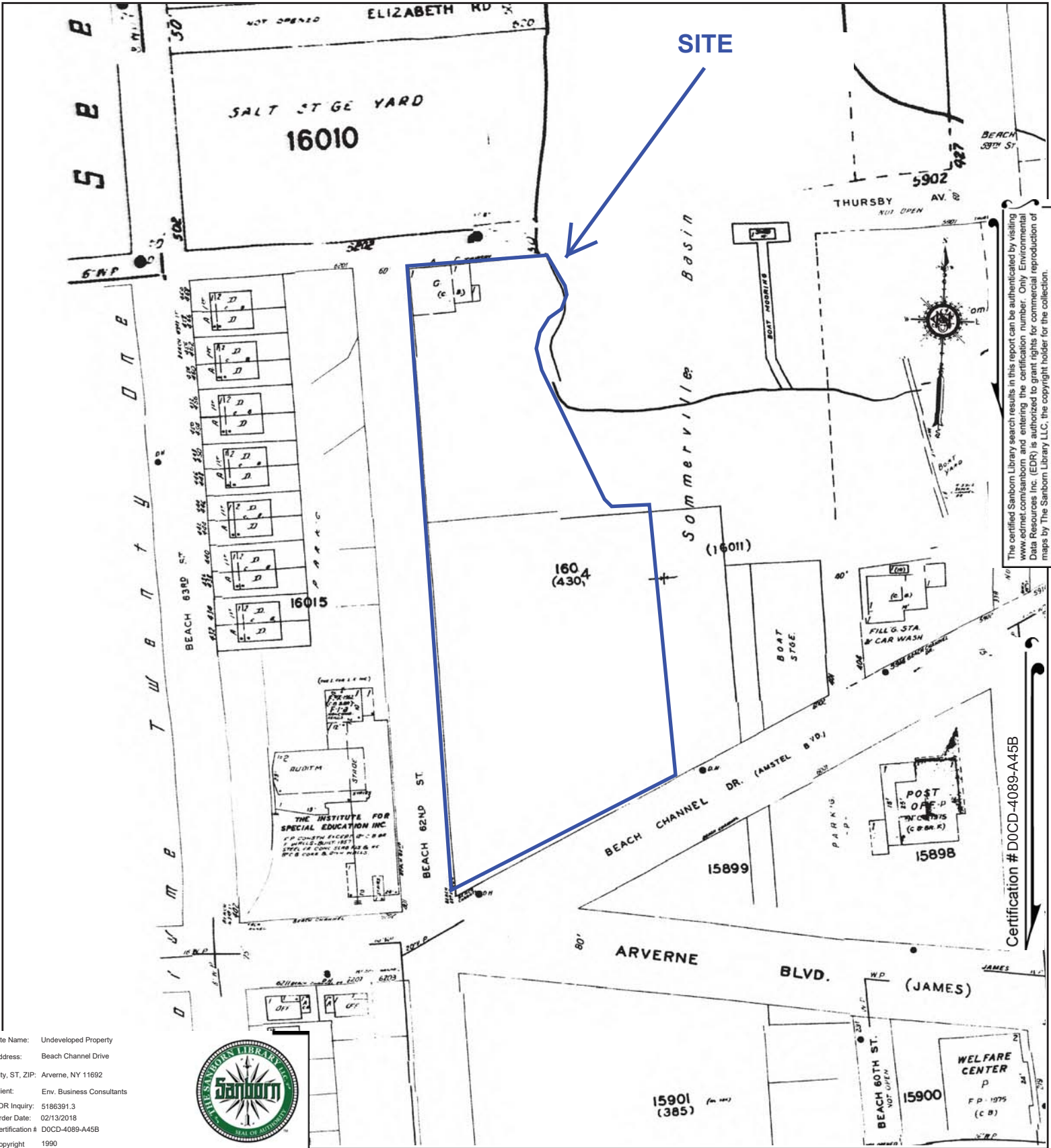


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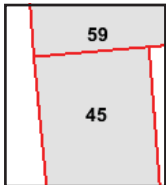




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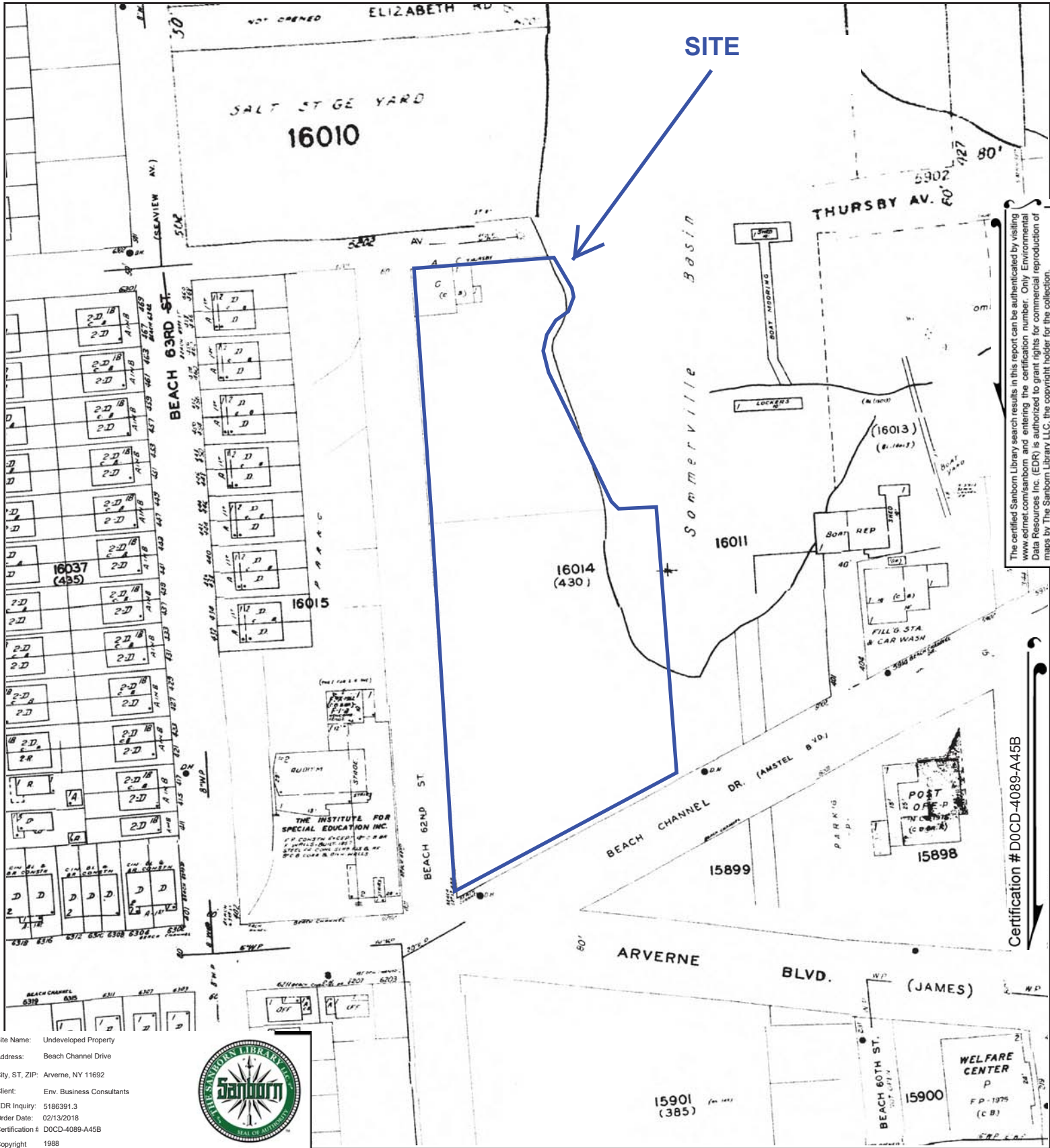


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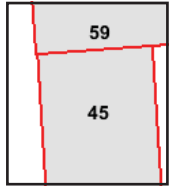
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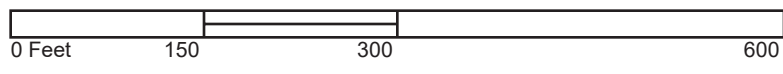
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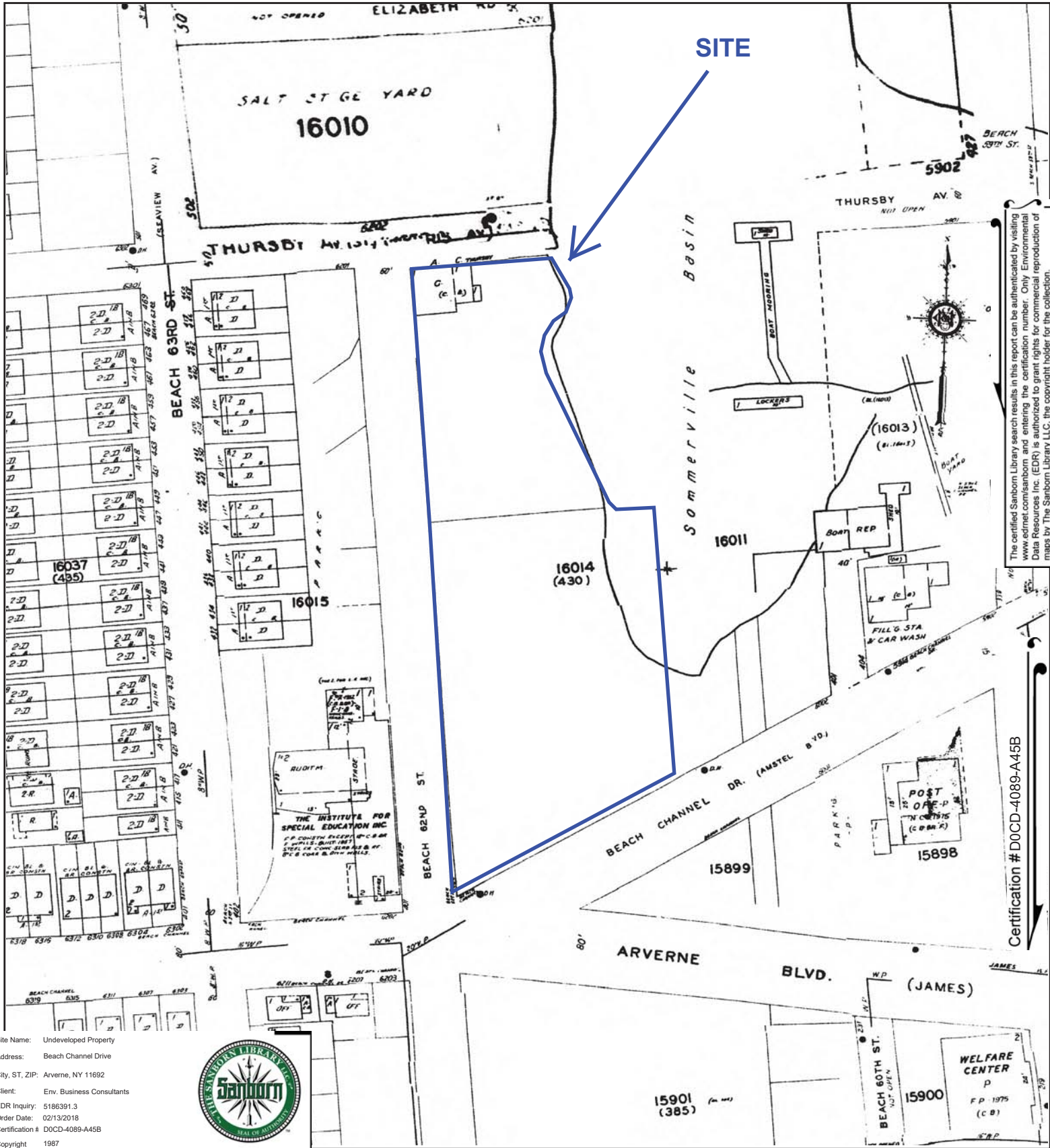
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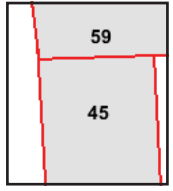
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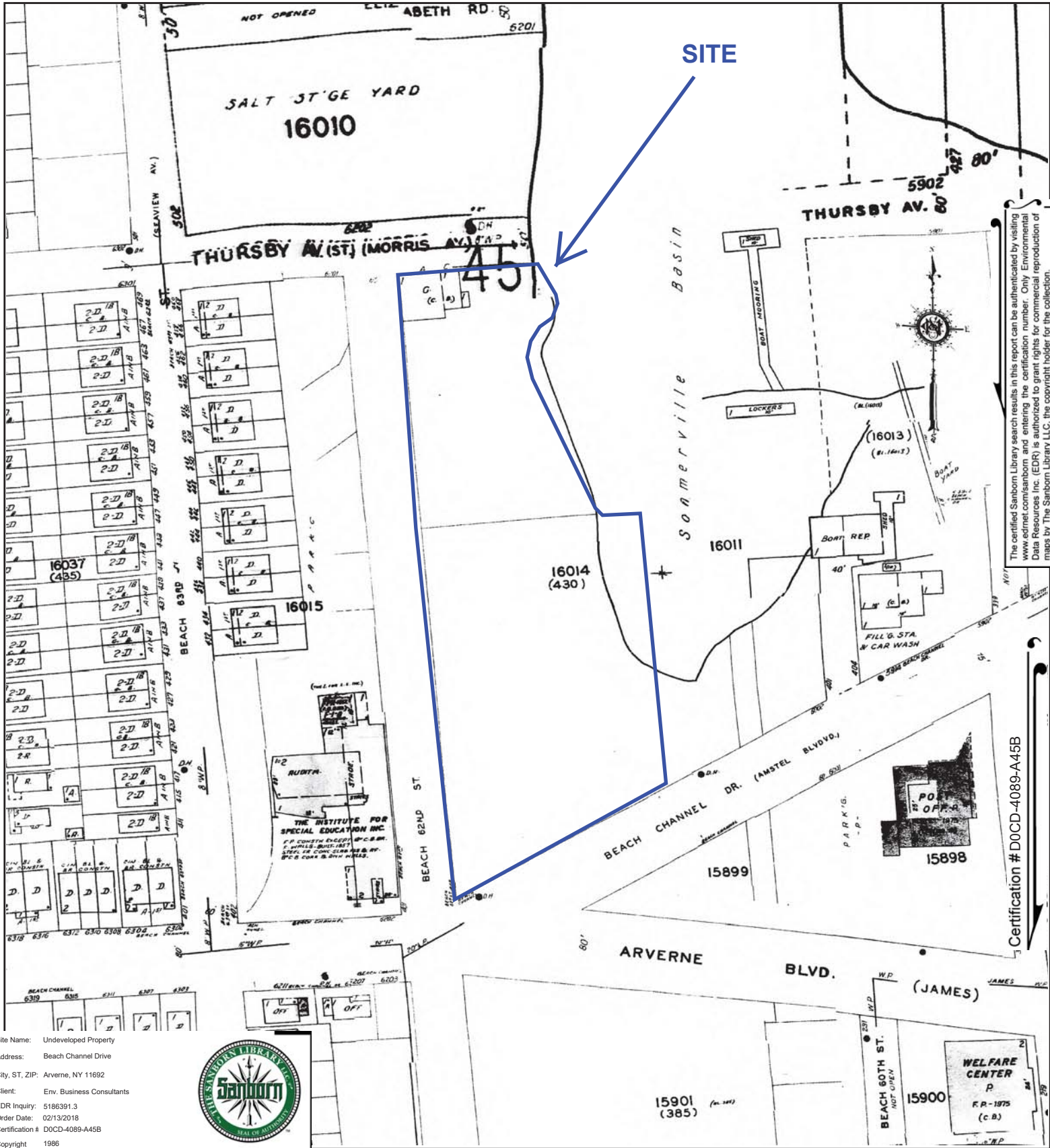


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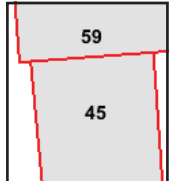
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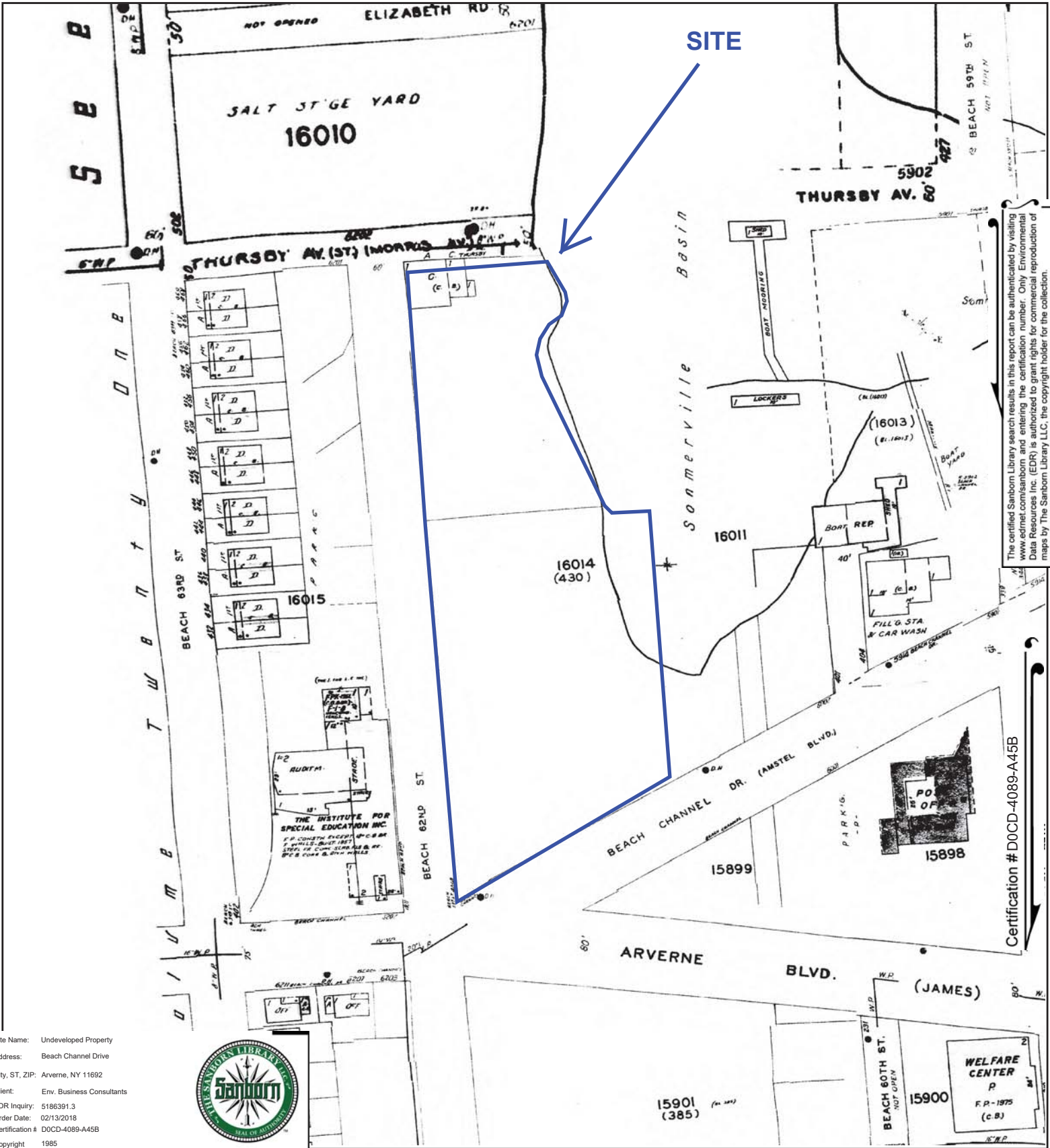


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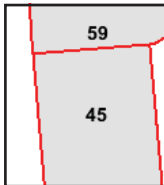
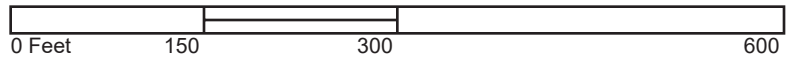
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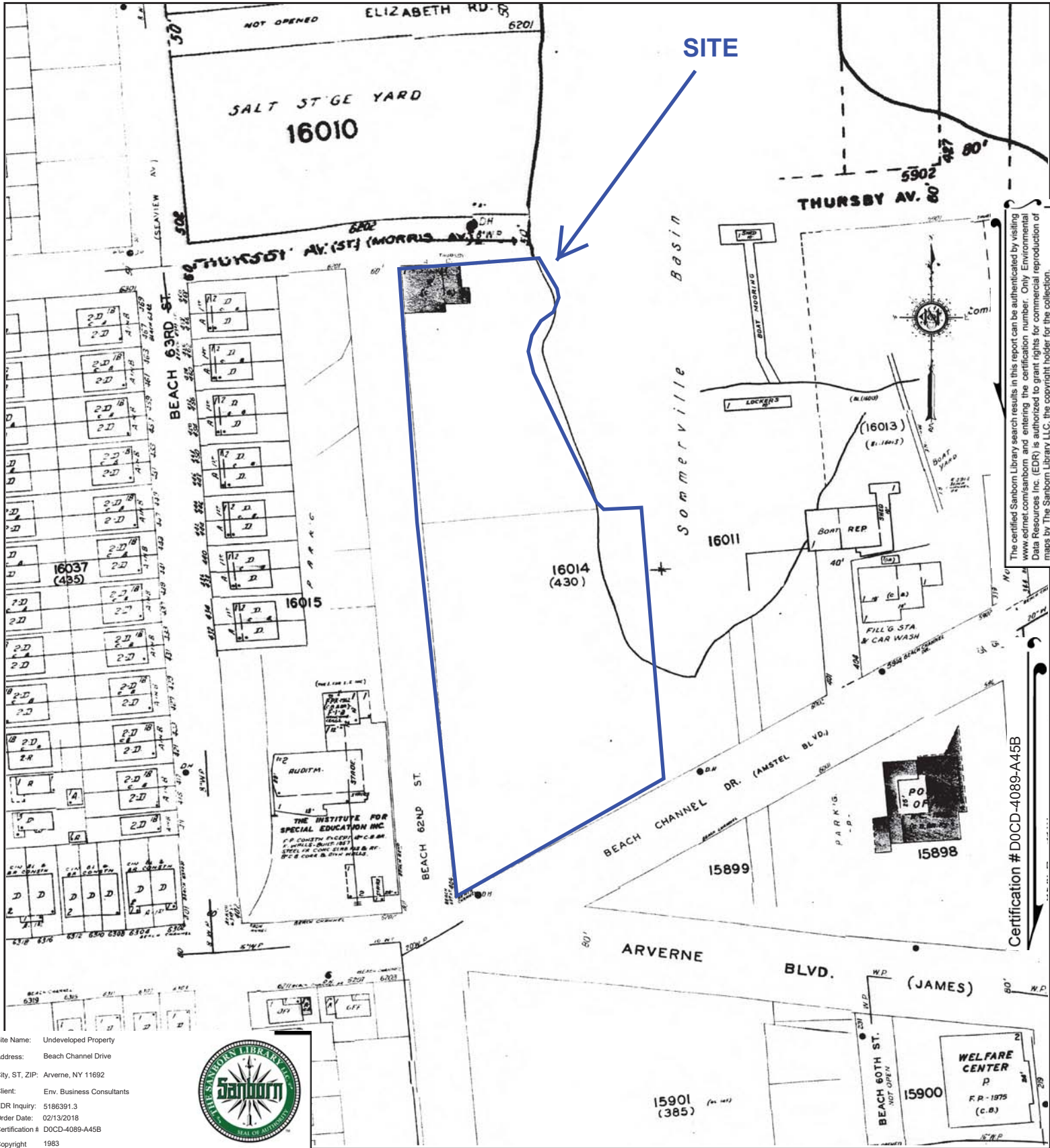


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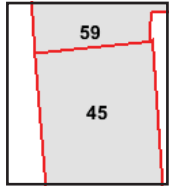
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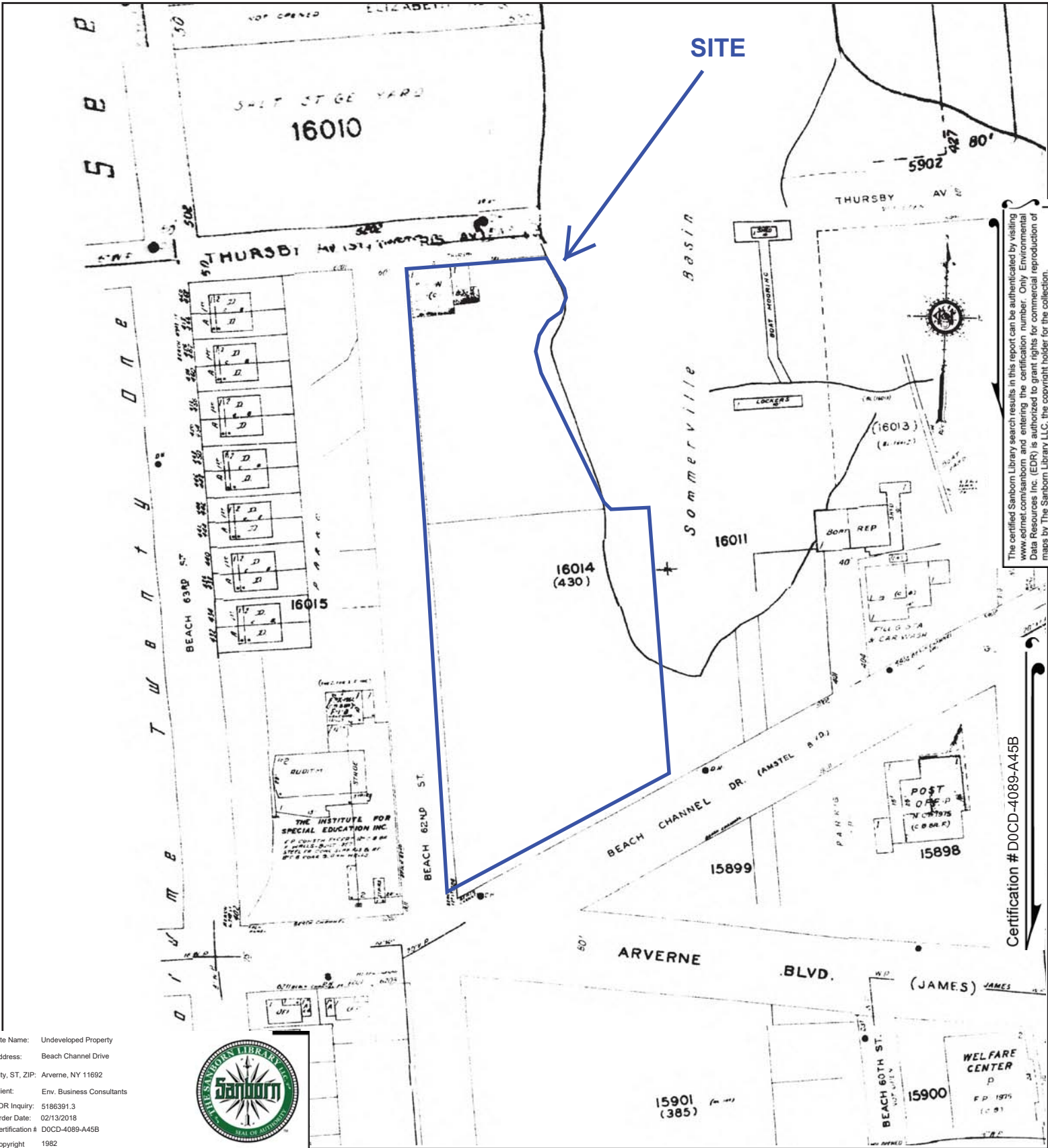


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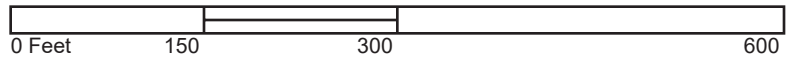
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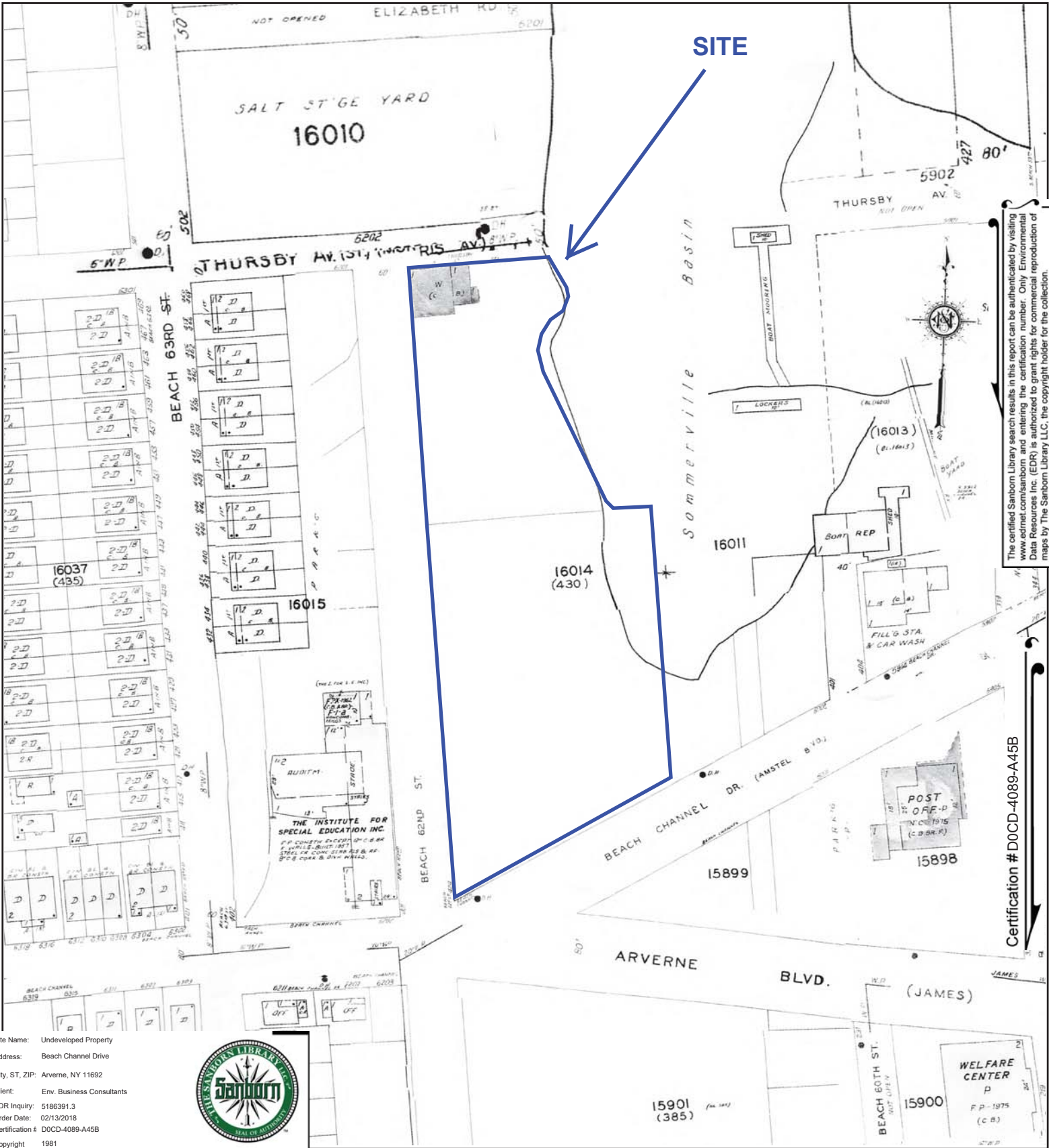


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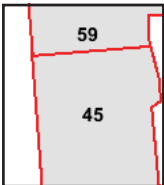
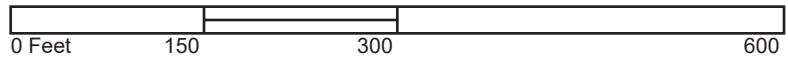
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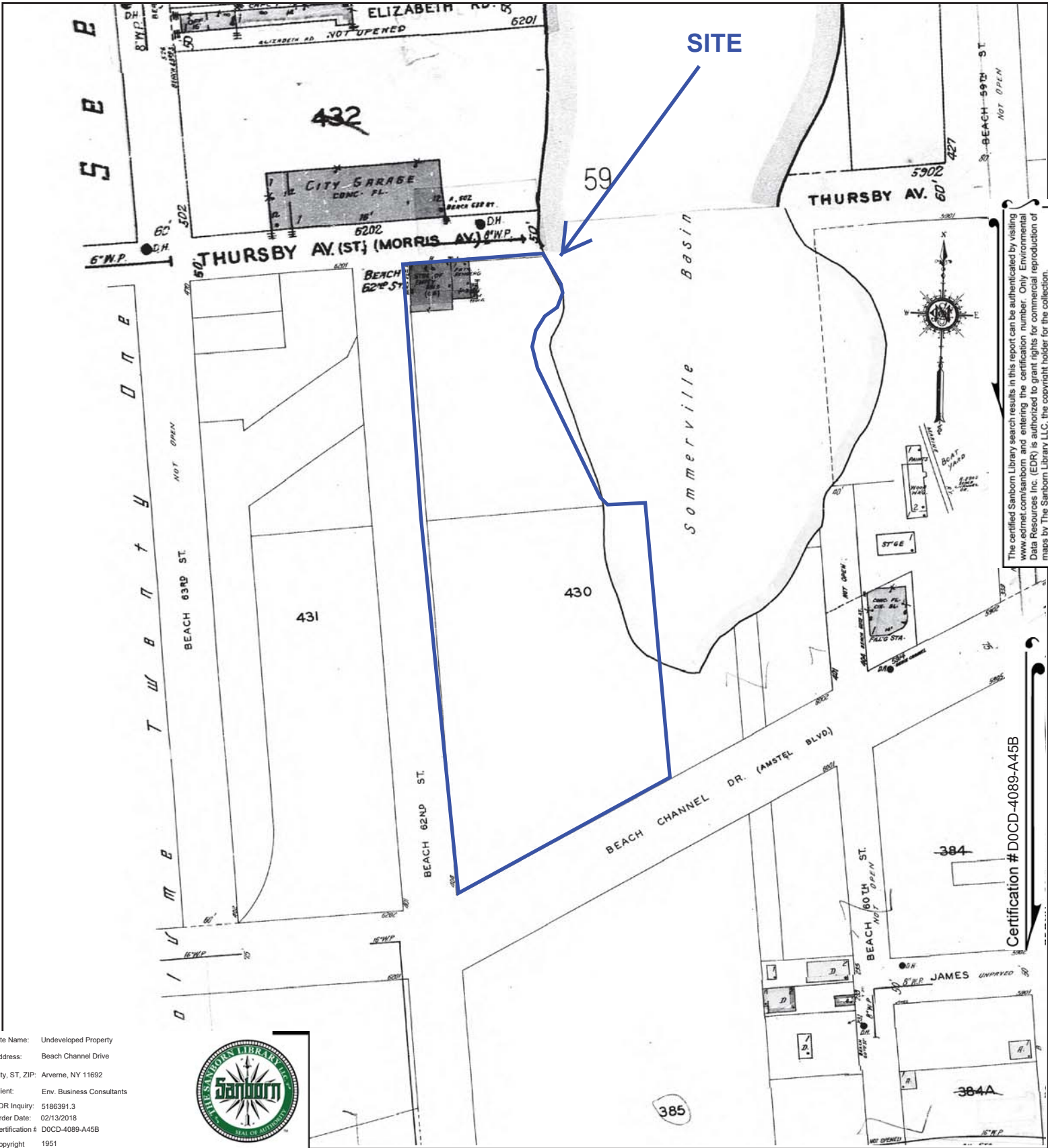


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Volume 8, Sheet 59  
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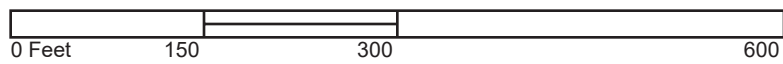
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Certification # D0CD-4089-A45B

Site Name: Undeveloped Property  
 Address: Beach Channel Drive  
 City, ST, ZIP: Arverne, NY 11692  
 Client: Env. Business Consultants  
 EDR Inquiry: 5186391.3  
 Order Date: 02/13/2018  
 Certification # D0CD-4089-A45B  
 Copyright 1951

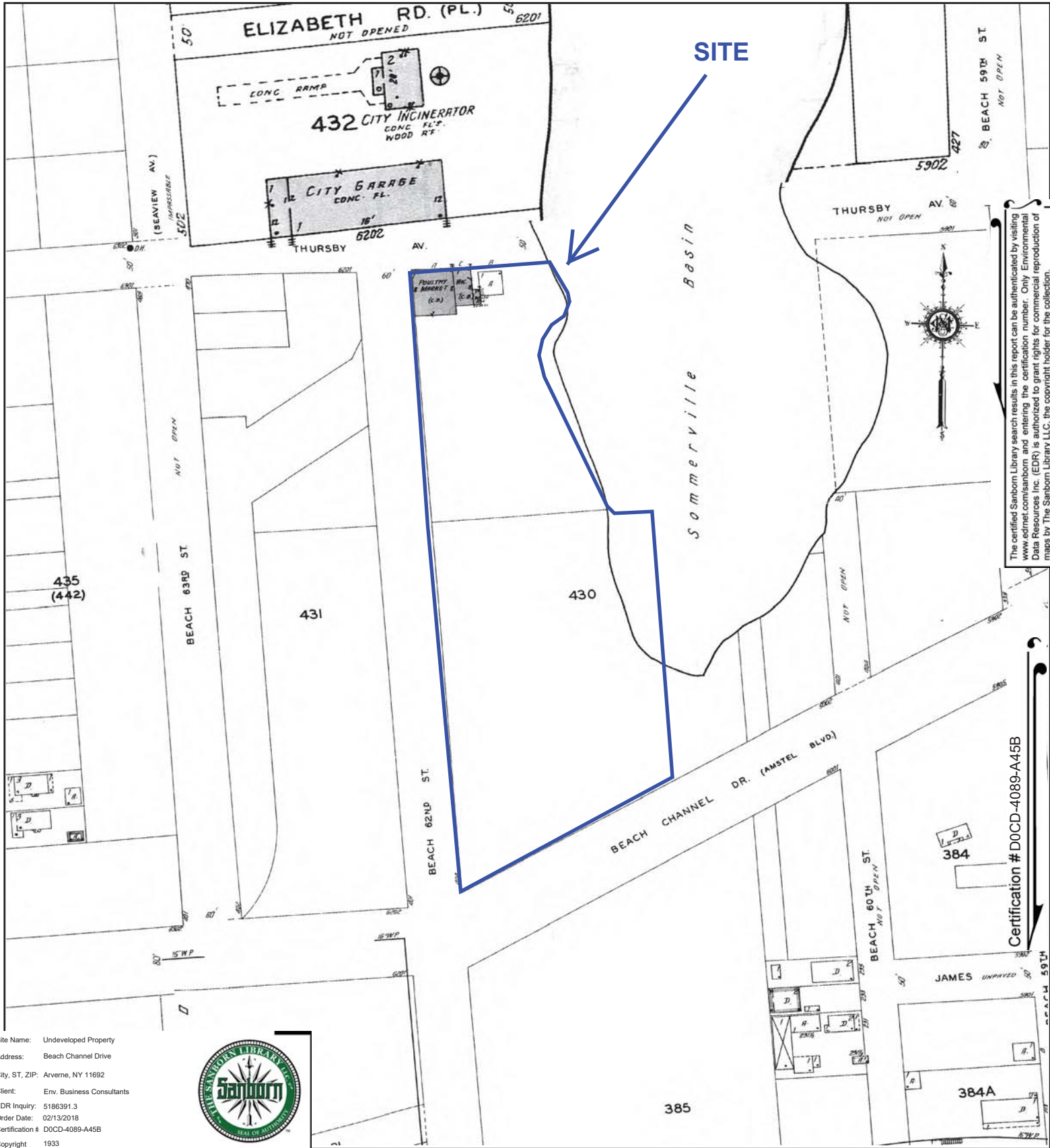


This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



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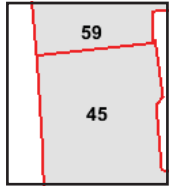
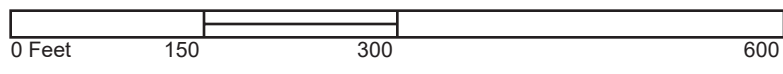
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 Order Date: 02/13/2018  
 Certification # D0CD-4089-A45B  
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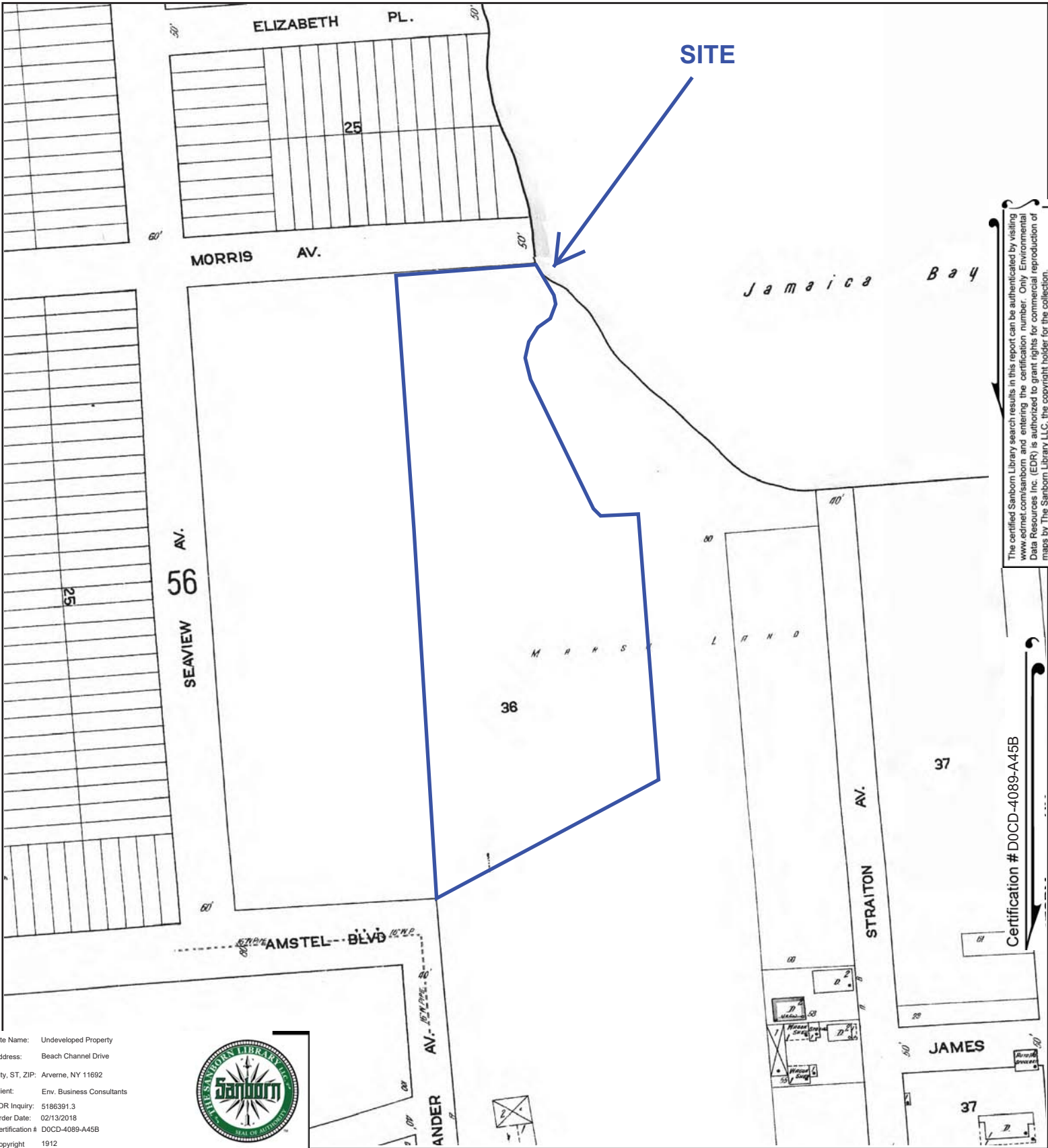
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Volume 8, Sheet 59  
 Volume 8, Sheet 45







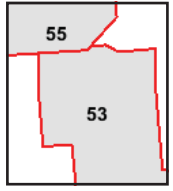
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 EDR Inquiry: 5186391.3  
 Order Date: 02/13/2018  
 Certification # D0CD-4089-A45B  
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 Volume 8, Sheet 53





*ENVIRONMENTAL BUSINESS CONSULTANTS*

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# CITY DIRECTORIES



*ENVIRONMENTAL BUSINESS CONSULTANTS*

1808 Middle Country Road  
Ridge, NY 11961

Phone 631.924.0870  
Fax 631.924.2870

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**Undeveloped Property**

Beach Channel Drive  
Arverne, NY 11692

Inquiry Number: 5186391.5  
February 13, 2018

# The EDR-City Directory Abstract

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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 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 200 feet of the target property.

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

### RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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### 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>
2014	EDR Digital Archive	-	-	-	-
2010	EDR Digital Archive	-	-	-	-
2005	Hill-Donnelly Information Services	-	-	-	-
2000	Cole Information Services	-	-	-	-
1996	NYNEX	-	X	X	-
1991	NYNEX Information Resource Company	-	-	-	-
1983	New York Telephone	-	-	-	-
1976	New York Telephone	-	-	-	-
1970	New York Telephone	-	-	-	-
1967	New York Telephone	-	-	-	-
1962	New York Telephone Directory	-	-	-	-
1950	New York Telephone	-	-	-	-

## EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1945	New York Telephone	-	-	-	-
1939	New York Telephone Company	-	-	-	-
1934	R. L. Polk & Co.	-	-	-	-
1922	H.C. Morris	-	-	-	-

## FINDINGS

### TARGET PROPERTY INFORMATION

#### ADDRESS

Beach Channel Drive  
Arverne, NY 11692

#### FINDINGS DETAIL

Target Property research detail.

## FINDINGS

### ADJOINING PROPERTY DETAIL

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

#### BEACH 62ND ST

##### 461 BEACH 62ND ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1996	AHENKORA Daniel M	NYNEX



## 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

Beach Channel Drive

#### Address Not Identified in Research Source

2014, 2010, 2005, 2000, 1996, 1991, 1983, 1976, 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

461 BEACH 62ND ST

#### Address Not Identified in Research Source

2014, 2010, 2005, 2000, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922