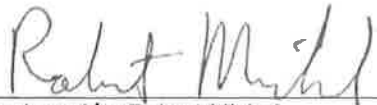


Phase I Environmental Site Assessment for Property located at Beach 54th Street, Far Rockaway, NY
11691



Prepared By Amit Haryani, PE, LSRP



Reviewed by Robert Michel

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Executive Summary

This report presents the results of a Phase I Environmental Site Assessment (ESA) for a property identified by New York City Housing Authority (NYCHA) located at Beach 54th Street, Far Rockaway, NY 11691 (Queens, Block 15890 and Lot # 54, 55, 58, 62,64, 66, and 69). The Phase I ESA was conducted by AECOM in accordance with the scope of work described in the proposal dated November 15, 2011.

As per the tax map, the property is divided into seven individual lots. The lots are occupied by vacant commercial buildings. According to parcel information obtained from the drawings provided by Environmental Data Resources (EDR), the property in question occupies approximately 0.91 acres (39,445 sq. feet).

AECOM has conducted a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 at Beach 54th Street, Far Rockaway, NY 11691. An AECOM personnel conducted inspection of the property on December 29, 2011. Any exceptions to, or deletions from, this practice are described in Section 1.1 of this report. This assessment has revealed the presence of two recognized environmental conditions (RECs) in connection with the property:

- Peninsula Hospital Center (51-15 Beach Channel Drive): A review of the EDR report shows a history of leaks and overfills from this site. Although the EDR report mentions that corrective action was taken to resolve the issue with the leaks, there was no mention of the groundwater and soil impacts to the surrounding area.
- According to the billboards on the buildings on the property, Block 15890, Lot # 54 and Lot # 55 had a Laundromat and Dry Cleaners (coming soon). In order to confirm operations at this facility, AECOM contacted the New York City 311 assistance to find out if and when a permit was issued to the dry cleaning facility. According to the City, Department of Consumer Affairs (DCA) would be able to provide that information. According to DCA, no permits were issued by them but suggested contacting the Dry Cleaning Association for further information. Dry Cleaning Association confirmed that there was no information regarding the address in their database. Additionally, AECOM searched the ARCIS database of New York City Finance Department and found out two work permits issued for installation of the dry cleaners (see Appendix D). Any environmental concerns from operation of dry cleaners at this location might impact the groundwater at the property.

This assessment has revealed the presence of one historic recognized environmental condition in connection with the property:

- The 1933 Sanborn Map shows that a Filling Station (with five gasoline tanks along Beach Channel Drive) was located on Lot #58. No information is available about decommissioning/removal of these USTs.

It should be noted that AECOM encountered material constraints in the performance of this Phase I ESA. Specifically, the following limitations were encountered:

- At the time of the site inspection, none of the buildings on the property lots could be accessed due to concern associated with the structural integrity of the building.
- Several vegetated areas could not be accessed due to dense overgrown vegetation.

1.0 Introduction

This report presents the results of a Phase I Environmental Site Assessment (ESA) for the New York City Housing Authority (NYCHA) of a property located at Beach 54th Street, Far Rockaway, NY 11691 (Queens, Block 15890 and Lot # 54, 55, 58, 62,64, 66, and 69). The Phase I ESA was conducted by AECOM in accordance with the scope of work described in its proposal to NYCHA dated November 15, 2011.

1.1 Scope of work and objectives

The Phase I ESA was conducted in accordance with the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Standard) established by the ASTM (ASTM Designation E 1527-05), which meets the requirements of 40 CFR Part 312 and is intended to constitute *"all appropriate inquiry"* for purposes of the landowner liability protection.

The purpose of this Phase I ESA was to assess the environmental contamination status of the property by identifying existing and potential recognized environmental conditions (RECs), which are defined by the ASTM as *"the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws."* According to the ASTM, *"[the] term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the of an enforcement action if brought to the attention of appropriate governmental agencies."* This assessment is based on a review of existing conditions, reported pre-existing conditions, and observed operations at the site and adjacent properties.

1.2 Study limitations

This report describes the results of AECOM's due diligence assessment to identify the presence of environmental liabilities materially affecting the property. In the conduct of this due diligence evaluation, AECOM assessed the presence of such problems within the limits of the established scope of work as described in our proposal.

In the conduct of this due diligence investigation, AECOM attempted to independently assess the presence of such problems within the limits of the property. As with any due diligence evaluation, there is a certain degree of dependence upon oral information provided by facility or site representatives which is not readily verifiable through visual observations or supported by any available written documentation. AECOM shall not be held responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed by facility or site representatives at the time this assessment was performed. In addition, the findings in this Report are to certain conditions and assumptions. The conditions and assumptions are noted in this report, and any party reviewing the findings of this report must carefully review and consider all such conditions and assumptions.

This report and all field data and notes were gathered and/or prepared by AECOM in accordance with the agreed upon scope of work and generally accepted engineering and scientific practice in effect at the time of AECOM's assessment of the property. The statements, conclusions, and opinions contained in this report are only intended to give approximations of the environmental conditions at the property.

This report is prepared pursuant to an agreement between the client and AECOM and is for the exclusive use of the client. No other party is entitled to rely on the conclusions, observations, specifications, or data contained herein without first obtaining AECOM's written consent and provided any such party signs an AECOM generated Reliance Letter. A third party's signing of the AECOM Reliance Letter and AECOM's written consent is conditions precedent to any additional use or reliance on this report.

The passage of time may result in changes in technology, economic conditions, site variations, or regulatory provisions which would render this report inaccurate. Reliance on this report after the date of issuance as an accurate representation of current site conditions shall be at the user's sole risk.

1.3 Site-specific limitations

It should be noted that AECOM encountered material constraints in the performance of this Phase I ESA. Specifically, the following limitations were encountered:

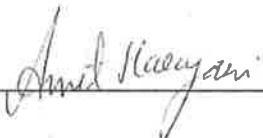
- At the time of the site inspection, none of the buildings on the property lots could be accessed due to concern associated with the structural integrity of the building.
- Several vegetated areas could not be accessed due to dense overgrown vegetation.

1.4 Environmental professional statement

I declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in §312.10 of 40 CFR Part 312, and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Name: Amit Haryani

Title: Senior Project Manager

Signature: 

Date: January 9, 2012

2.0 Site description

2.1 Site location and description

On December 29, 2011 AECOM performed a visual inspection of the NYCHA property located at Beach 54th Street, Far Rockaway, NY 11691. A site location map is provided as Figure 1.

The property located at Beach 54th Street (hereafter referred to as the 'property') is currently vacant and consists of seven separate lots with a total are of about 0.91 acres (39,445 sq. feet). The property is surrounded by residential buildings along the north, and west, Peninsula Hospital Center to the east, and Lawrence Medical Center to the south. Portions of the property are occupied by abandoned buildings and one empty unpaved lot. Representative photographs of the site are provided in Appendix A.

According to Ms. Brenda Wells, Property Manager at Ocean Bay Apartments, the property is owned by NYCHA.

Land uses in the immediate vicinity of the property are as follows:

- North: The property is bordered by Beach Channel Drive with Ocean Bay Apartments located across the street.
- East: The property is bordered by Beach 53rd Street with Peninsula Hospital Center located across the street.
- South: The property is bordered by the Lawrence Medical Center.
- West: The property is bordered by Beach 54th Street with Arverne Houses located across the street.

2.2 Topography, hydrology and geology

AECOM obtained information about the regional topography, hydrogeology, and geology from the Environmental Data Resources (EDR) Geocheck[®] information (EDR report). According to the EDR report, the property is located at approximately six feet above mean sea level. According to the EDR report, the property is located in Queens, NY and is listed under FEMA (100 year or 500 year) Flood Zone and the National Wetland Inventory.

According to soils information provided in the EDR report, the property area is underlain by soils classified as "*Urban Land*" with "variable" soil surface texture. The stratigraphic rock formation in the area is defined by "Cenozoic" era and "Quaternary" system. The EDR report also includes soils information for other locations in the vicinity of the property; surface soils are identified as underlain primarily by outwash sands, a clay unit, sand and gravel, and the Gardiners clay. Shallow soil is identified as sand to loamy sand and deeper soils as stratified, gravelly-coarse sand to sand. According to NYCHA, no environmental or subsurface investigations have been conducted at the property. As such, no site-specific information about the geology of the property is available at this time.

Based on general topographic gradient (general north northwest), regional groundwater is inferred to flow toward and into surrounding surface water bodies.

3.0 User-provided information

Section 6 of the ASTM Standard states that certain tasks, which will help to determine the possibility of RECs associated with the property, are generally conducted by the ESA report user. These tasks include reviewing title records for environmental liens or activity and land use limitations, any specialized knowledge (e.g., information about previous ownership or environmental litigation), experience related to RECs at the property, or significant reduction in the purchase price of the property.

3.1 Title records/environmental liens

Details regarding title records and/or environmental liens for each lot are provided in this section. The information below was obtained from the NYC Department of Finance ACRIS database.

3.1.1 Block 15890, Lot 54

Based on the information obtained from the New York City Department of Finance website, the property is currently owned by The Bank of New York. A summary of property transactions associated with the Property are tabulated below.

Recorded / Filed	Document Type	Party1	Party2
11/30/2011 12:10	ASSIGNMENT OF TAX LIEN	THE BANK OF NEW YORK	THE BANK OF NEW YORK
6/29/2010 12:17	ASSIGNMENT OF TAX LIEN	THE BANK OF NEW YORK MELLON	THE BANK OF NEW YORK MELLON
8/25/2009 11:23	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
4/23/2009 16:48	ASSIGNMENT OF TAX LIEN	THE BANK OF NEW YORK MELLON	THE BANK OF NEW YORK MELLON
9/15/2005 17:19	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
1/12/2005 13:33	SATISFACTION OF MORTGAGE	BEACH CHANNEL PLAZA CORP.	SOLOMON, JUDITH
9/30/2004 17:00	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
9/22/2004 13:25	SATISFACTION OF MORTGAGE	BEACH CHANNEL PLAZA CORP.	BARCLAYS BANK OF NEW YORK, N.A.
8/19/2004 14:37	UCC3 TERMINATION	BEACH CHANNEL PLAZA CORP.	THE BANK OF NEW YORK COMMERCIAL LOAN SERVICING
4/18/2003 9:46	MAPS	NEW YORK CITY HOUSING AUTHORITY	
4/18/2003 9:46	COURT ORDER	NEW YORK CITY HOUSING AUTHORITY	54TH STREET ENTERPRISES, INC
4/18/2003 9:46	COURT ORDER	NEW YORK CITY HOUSING AUTHORITY	54TH STREET ENTERPRISES, INC
3/7/2002	UCC3 CONTINUATION	BEACH CHANNEL PLAZACORP	BANK OF NEW YORK
4/16/1998	ASSIGNMENT, MORTGAGE	BANK OF NEW YORK (BY/ATTY)	BANK OF NEW YORK

4/24/1997	INITIAL UCC1	BEACH CHANNEL PLAZACORP	BANK OF NEW YORK
7/9/1996	MORTGAGE	BEACH CHANNEL PLAZACORP	KRUGER, WENDY SOLOMON
10/28/1993	ASSIGNMENT, MORTGAGE	BARCLAYS BANK & NY	BANK OF NY
10/1/1990	DEED	BEACH CHANNEL PL CP	SOLOMON, BELLE
8/14/1990	UNIFORM COMMERCIAL CODE 1	BEACH CHANNEL PLAZACORP	BARCLAYS BANK OF N.Y.
8/14/1990	SATISFACTION OF MORTGAGE	BEACH CHANNEL PLAZA CORP	SOMERSET INVESTORS/CORP
8/14/1990	ASSIGNMENT, MORTGAGE	BEACH CHANNEL PLAZACORP	BARCLAYS BANK
8/14/1990	MORTGAGE	BEACH CHANNEL PLAZACORP	BARCLAYS BANK/NY
6/12/1990	UNIFORM COMMERCIAL CODE 1	BEACH CHANNEL PLAZACORP	SOMERSET INVESTORS CORP
6/12/1990	ASSIGNMENT, MORTGAGE	BEACH CHANNEL PLAZACP	SOMERSET INVESTORS CP
6/12/1990	MORTGAGE	BEACH CHANNEL PLAZACP	SOMERSET INVESTORS CP
6/12/1990	DEED	KURT, MITCHELL	BEACH CHANNEL PLAZACP
3/12/1990	DEED	CITY OF NEW YORK	KURT, MITCHEL
12/20/1977	DEED	COMMISSIONER OF FINANCE ACTION NO 36	THE CITY OF NEW YORK
11/8/1973	DEED	KURLANDZIK JESSE	JEAN KURLAND
12/1/1971	DEED	DESTRO SEBASTIAN (REF	JESSE KURLANDZIK EXTR OF

3.1.2 Block 15890, Lot 55

Based on the information obtained from the New York City Department of Finance website, the property is currently owned by the City of New York. A summary of property transactions associated with the Property are tabulated below.

Recorded / Filed	Document Type	Party1	Party2
9/15/2005 17:19	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
1/12/2005 13:33	SATISFACTION OF MORTGAGE	BEACH CHANNEL PLAZA CORP.	SOLOMON, JUDITH
9/30/2004 17:00	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
4/18/2003 9:46	MAPS	NEW YORK CITY HOUSING AUTHORITY	
4/18/2003 9:46	COURT ORDER	NEW YORK CITY HOUSING AUTHORITY	54TH STREET ENTERPRISES, INC
4/18/2003 9:46	COURT ORDER	NEW YORK CITY HOUSING AUTHORITY	54TH STREET ENTERPRISES, INC
7/9/1996	MORTGAGE	BEACH CHANNEL PLAZACORP	KRUGER, WENDY SOLOMON
7/9/1996	DEED	SOLOMON, BELLE	BEACH CHANNEL PLAZACORP.

3.1.3 Block 15890, Lot 58

Based on the information obtained from the New York City Department of Finance website, the property is currently owned by the Bank of New York Mellon. A summary of property transactions associated with the Property are tabulated below.

Recorded / Filed	Document Type	Party1	Party2
9/12/2011 12:25	DISCHARGE OF TAX LIEN	BANK OF NEW YORK MELLON	
9/12/2011 12:25	DISCHARGE OF TAX LIEN	BANK OF NEW YORK MELLON	
5/31/2011 15:43	DISCHARGE OF TAX LIEN	THE BANK OF NEW YORK MELLON	
8/25/2009 11:24	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
6/2/2006 16:21	DISCHARGE OF TAX LIEN	THE BANK OF NEW YORK, AS COLLATERAL AGENT AND CUST	
6/2/2006 16:21	DISCHARGE OF TAX LIEN	THE BANK OF NEW YORK, AS COLLATERAL AGENT AND CUST	
6/2/2006 16:21	DISCHARGE OF TAX LIEN	THE BANK OF NEW YORK, AS COLLATERAL AGENT AND CUST	
6/2/2006 16:21	DISCHARGE OF TAX LIEN	THE BANK OF NEW YORK, AS COLLATERAL AGENT AND CUST	
9/15/2005 17:19	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
8/17/2005 15:00	SATISFACTION OF MORTGAGE	54TH STREET ENTERPRISES, INC.	MOHIT ENTERPRISES, INC.
9/30/2004 16:28	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
10/14/2003 13:15	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
4/18/2003 9:46	MAPS	NEW YORK CITY HOUSING AUTHORITY	
4/18/2003 9:46	COURT ORDER	NEW YORK CITY HOUSING AUTHORITY	54TH STREET ENTERPRISES, INC
4/18/2003 9:46	COURT ORDER	NEW YORK CITY HOUSING AUTHORITY	54TH STREET ENTERPRISES, INC
8/8/2002	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
7/27/2000	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
5/12/2000	ASSIGNMENT OF TAX LIEN	NYCTL 1997-1 TRUST	BANK OF NEW YORK
5/12/2000	ASSIGNMENT OF TAX LIEN	NYCTL 1998-1 TRUST	BANK OF NEW YORK
1/20/1999	ASSIGNMENT OF TAX LIEN	NYCTL 1998-1 TRUST	BANK OF NEW YORK
8/10/1998	TAX LIEN SALE CERTIFICATE	NEW YORK CITY DEPARTMENT OF FINANCE	NYCTL 1998-1 TRUST
3/16/1998	AMENDMENT OF TAX LIEN	BANK OF NEW YORK	
8/7/1997	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	NYC DEPT OF FINANCE
6/18/1997	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	NYCTL 1997-1 TRUST
6/12/1996	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK (AGENT
10/8/1992	MORTGAGE	54TH STREET ENTERPRISES	MOHIT ENTERPRISES INC
4/10/1992	SATISFACTION OF MORTGAGE	MOHIT ENTERPRISES, INC.	HARRIS, RUBIN ETAL
4/10/1992	DEED	MOHIT ENTERPRISES INC	54TH ST ENTERPRISESINC
8/28/1987	ASSIGNMENT, MORTGAGE	HARRIS, MILDRED	HARRIS, MILDRED
1/16/1981	MORTGAGE	MOHIT ENTERPRISES INC	RUBIN HARRIS

1/16/1981	DEED	HARRIS RUBIN	MOHIT ENTERPRISES INC
11/23/1979	DEED	5301 HOLDING CO (PTNRSHIP)	RUBIN HARRIS

3.1.4 Block 15890, Lot 62

Based on the information obtained from the New York City Department of Finance website, the property is currently owned by the Bank of New York Mellon. A summary of property transactions associated with the Property are tabulated below.

Recorded / Filed	Document Type	Party1	Party2
9/12/2011 12:24	DISCHARGE OF TAX LIEN	BANK OF NEW YORK MELLON	
9/12/2011 12:23	DISCHARGE OF TAX LIEN	BANK OF NEW YORK MELLON	
5/31/2011 15:43	DISCHARGE OF TAX LIEN	THE BANK OF NEW YORK MELLON	
8/25/2009 11:24	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
7/21/2006 13:06	DISCHARGE OF TAX LIEN	THE BANK OF NEW YORK, AS COLLATERAL AGENT AND CUST	
6/2/2006 16:21	DISCHARGE OF TAX LIEN	THE BANK OF NEW YORK, AS COLLATERAL AGENT AND CUST	
6/2/2006 16:21	DISCHARGE OF TAX LIEN	THE BANK OF NEW YORK, AS COLLATERAL AGENT AND CUST	
9/15/2005 17:19	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
8/17/2005 15:00	SATISFACTION OF MORTGAGE	54TH STREET ENTERPRISES, INC.	MOHIT ENTERPRISES, INC.
9/30/2004 16:28	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
10/14/2003 13:15	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
4/18/2003 9:46	MAPS	NEW YORK CITY HOUSING AUTHORITY	
4/18/2003 9:46	COURT ORDER	NEW YORK CITY HOUSING AUTHORITY	54TH STREET ENTERPRISES, INC
4/18/2003 9:46	COURT ORDER	NEW YORK CITY HOUSING AUTHORITY	54TH STREET ENTERPRISES, INC
8/8/2002	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
7/27/2000	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
5/12/2000	ASSIGNMENT OF TAX LIEN	NYCTL 1998-1 TRUST	BANK OF NEW YORK
1/20/1999	ASSIGNMENT OF TAX LIEN	NYCTL 1998-1 TRUST	BANK OF NEW YORK
7/29/1998	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK DEPARTMENT OF FINANCE	NYCTL 1998-1 TRUST
10/8/1992	MORTGAGE	54TH STREET ENTERPRISES	MOHIT ENTERPRISES INC
4/10/1992	SATISFACTION OF MORTGAGE	MOHIT ENTERPRISES, INC.	HARRIS, RUBIN ETAL
4/10/1992	DEED	MOHIT ENTERPRISES INC	54TH ST ENTERPRISESINC
8/28/1987	ASSIGNMENT, MORTGAGE	HARRIS, MILDRED	HARRIS, MILDRED
1/16/1981	MORTGAGE	MOHIT ENTERPRISES INC	RUBIN HARRIS
1/16/1981	DEED	HARRIS RUBIN	MOHIT ENTERPRISES INC

11/23/1979 DEED 5301 HOLDING CO (PTNRSHIP) RUBIN HARRIS

3.1.5 Block 15890, Lot 64

Based on the information obtained from the New York City Department of Finance website, the property is currently owned by the Bank of New York Mellon. A summary of property transactions associated with the Property are tabulated below.

Recorded / Filed	Document Type	Party1	Party2
10/21/2011 10:53	DISCHARGE OF TAX LIEN	THE BANK OF NEW YORK MELLON	
5/31/2011 15:43	DISCHARGE OF TAX LIEN	THE BANK OF NEW YORK MELLON	
4/21/2011 9:57	DISCHARGE OF TAX LIEN	THE BANK OF NEW YORK MELLON	
6/29/2010 12:17	ASSIGNMENT OF TAX LIEN	THE BANK OF NEW YORK MELLON	THE BANK OF NEW YORK MELLON
8/25/2009 11:23	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
4/23/2009 16:48	ASSIGNMENT OF TAX LIEN	THE BANK OF NEW YORK MELLON	THE BANK OF NEW YORK MELLON
9/15/2005 17:19	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
1/12/2005 13:33	SATISFACTION OF MORTGAGE	BEACH CHANNEL PLAZA CORP.	SOLOMON, JUDITH
9/30/2004 17:00	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
9/22/2004 13:25	SATISFACTION OF MORTGAGE	BEACH CHANNEL PLAZA CORP.	BARCLAYS BANK OF NEW YORK, N.A.
8/19/2004 14:37	UCC3 TERMINATION	BEACH CHANNEL PLAZA CORP.	THE BANK OF NEW YORK COMMERCIAL LOAN SERVICING
4/18/2003 9:46	MAPS	NEW YORK CITY HOUSING AUTHORITY	
4/18/2003 9:46	COURT ORDER	NEW YORK CITY HOUSING AUTHORITY	54TH STREET ENTERPRISES, INC
4/18/2003 9:46	COURT ORDER	NEW YORK CITY HOUSING AUTHORITY	54TH STREET ENTERPRISES, INC
3/7/2002	UCC3 CONTINUATION	BEACH CHANNEL PLAZACORP	BANK OF NEW YORK
4/16/1998	ASSIGNMENT, MORTGAGE	BANK OF NEW YORK (BY/ATTY)	BANK OF NEW YORK
4/24/1997	INITIAL UCC1	BEACH CHANNEL PLAZACORP	BANK OF NEW YORK
7/9/1996	MORTGAGE	BEACH CHANNEL PLAZACORP	KRUGER, WENDY SOLOMON
10/28/1993	ASSIGNMENT, MORTGAGE	BARCLAYS BANK & NY	BANK OF NY
8/14/1990	SATISFACTION OF MORTGAGE	BEACH CHANNEL PLAZA CORP	SOMERSET INVESTORS/CORP
8/14/1990	ASSIGNMENT, MORTGAGE	BEACH CHANNEL PLAZACORP	BARCLAYS BANK
8/14/1990	MORTGAGE	BEACH CHANNEL PLAZACORP	BARCLAYS BANK/NY
6/12/1990	UNIFORM COMMERCIAL CODE 1	BEACH CHANNEL PLAZACORP	SOMERSET INVESTORS CORP
6/12/1990	ASSIGNMENT, MORTGAGE	BEACH CHANNEL PLAZACP	SOMERSET INVESTORS CP
6/12/1990	MORTGAGE	BEACH CHANNEL PLAZACP	SOMERSET INVESTORS CP
6/12/1990	DEED	KURT, MITCHELL	BEACH CHANNEL PLAZACP

5/2/1990	DEED	5301 HOLDING CO	KURT, MITCHELL
5/19/1988	SATISFACTION OF MORTGAGE	KURK, MITCHELL ETAL	LAWRENCE-CED FED S&LASN
7/13/1982	POWER OF ATTORNEY	HARRIS, MILDRED	LESTER, MICHAEL H.
7/13/1982	DEED	HARRIS, MILDRED	KURT, MITCHELL
11/23/1979	DEED	5301 HOLDING CO (PTNRSHIP)	RUBIN HARRIS

3.1.6 Block 15890, Lot 66

Based on the information obtained from the New York City Department of Finance website, the property is currently owned by the Bank of New York Mellon. A summary of property transactions associated with the Property are tabulated below.

Recorded / Filed	Document Type	Party1	Party2
10/21/2011 10:53	DISCHARGE OF TAX LIEN	THE BANK OF NEW YORK MELLON	
5/31/2011 15:43	DISCHARGE OF TAX LIEN	THE BANK OF NEW YORK MELLON	
4/21/2011 9:57	DISCHARGE OF TAX LIEN	THE BANK OF NEW YORK MELLON	
6/29/2010 12:17	ASSIGNMENT OF TAX LIEN	THE BANK OF NEW YORK MELLON	THE BANK OF NEW YORK MELLON
8/25/2009 11:23	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
4/23/2009 16:48	ASSIGNMENT OF TAX LIEN	THE BANK OF NEW YORK MELLON	THE BANK OF NEW YORK MELLON
9/15/2005 17:19	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
1/12/2005 13:33	SATISFACTION OF MORTGAGE	BEACH CHANNEL PLAZA CORP.	SOLOMON, JUDITH
9/30/2004 17:00	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
9/22/2004 13:25	SATISFACTION OF MORTGAGE	BEACH CHANNEL PLAZA CORP.	BARCLAYS BANK OF NEW YORK, N.A.
8/19/2004 14:37	UCC3 TERMINATION	BEACH CHANNEL PLAZA CORP.	THE BANK OF NEW YORK COMMERCIAL LOAN SERVICING
4/18/2003 9:46	MAPS	NEW YORK CITY HOUSING AUTHORITY	
4/18/2003 9:46	COURT ORDER	NEW YORK CITY HOUSING AUTHORITY	54TH STREET ENTERPRISES, INC
4/18/2003 9:46	COURT ORDER	NEW YORK CITY HOUSING AUTHORITY	54TH STREET ENTERPRISES, INC
3/7/2002	UCC3 CONTINUATION	BEACH CHANNEL PLAZACORP	BANK OF NEW YORK
4/16/1998	ASSIGNMENT, MORTGAGE	BANK OF NEW YORK (BY/ATTY)	BANK OF NEW YORK
4/24/1997	INITIAL UCC1	BEACH CHANNEL PLAZACORP	BANK OF NEW YORK
7/9/1996	MORTGAGE	BEACH CHANNEL PLAZACORP	KRUGER, WENDY SOLOMON
10/28/1993	ASSIGNMENT, MORTGAGE	BARCLAYS BANK & NY	BANK OF NY
8/14/1990	UNIFORM COMMERCIAL CODE 1	BEACH CHANNEL PLAZACORP	BARCLAYS BANK OF N.Y.
8/14/1990	SATISFACTION OF MORTGAGE	BEAH CHANNEL PLAZA CORP	SOMERSET INVESTORS/CORP

8/14/1990	ASSIGNMENT, MORTGAGE	BEACH CHANNEL PLAZACORP	BARCLAYS BANK
8/14/1990	MORTGAGE	BEACH CHANNEL PLAZACORP	BARCLAYS BANK/NY
6/12/1990	UNIFORM COMMERCIAL CODE 1	BEACH CHANNEL PLAZACORP	SOMERSET INVESTORS CORP
6/12/1990	ASSIGNMENT, MORTGAGE	BEACH CHANNEL PLAZACP	SOMERSET INVESTORS CP
6/12/1990	MORTGAGE	BEACH CHANNEL PLAZACP	SOMERSET INVESTORS CP
6/12/1990	DEED	KURT, MITCHELL	BEACH CHANNEL PLAZACP
5/2/1990	DEED	5301 HOLDING CO	KURT, MITCHELL
7/13/1982	POWER OF ATTORNEY	HARRIS, MILDRED	LESTER, MICHAEL H.
7/13/1982	DEED	HARRIS, MILDRED	KURT, MITCHELL
11/23/1979	DEED	5301 HOLDING CO (PTNRSHIP)	RUBIN HARRIS

3.1.7 Block 15890, Lot 69

Based on the information obtained from the New York City Department of Finance website, the property is currently owned by the Bank of New York Mellon. A summary of property transactions associated with the Property are tabulated below.

Recorded / Filed	Document Type	Party1	Party2
5/31/2011 15:42	DISCHARGE OF TAX LIEN	THE BANK OF NEW YORK MELLON	
8/25/2009 11:24	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
9/15/2005 17:19	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
10/22/2004 17:43	SATISFACTION OF MORTGAGE	53 BEACH, LLC	SOLOMON, JUDITH SHARON
9/30/2004 17:00	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK
4/18/2003 9:46	MAPS	NEW YORK CITY HOUSING AUTHORITY	
4/18/2003 9:46	COURT ORDER	NEW YORK CITY HOUSING AUTHORITY	54TH STREET ENTERPRISES, INC
4/18/2003 9:46	COURT ORDER	NEW YORK CITY HOUSING AUTHORITY	54TH STREET ENTERPRISES, INC
4/18/2003 9:46	COURT ORDER	NEW YORK CITY HOUSING AUTHORITY	54TH STREET ENTERPRISES, INC
7/23/1996	MORTGAGE	53 BEACH LLC	KURK, MITCHELL
7/23/1996	DEED	KURK, MITCHELL	53 BEACH, LLC
7/23/1996	POWER OF ATTORNEY	KRUGER, WENDY	SOLOMON, BELLE
7/23/1996	DEED	JUDITH SOLOMON REVOCABLE TRUST	SOLOMON, JUDITH SHARON
7/23/1996	DEED	KURK, FRIEDA	SOLOMON, JUDITH SHARON
5/3/1994	DEED	SOLOMON, JUDITH SHARON	KURK, MITCHELL
12/29/1993	DEED	SOLOMON, JUDITH	SOLOMON, JUDITH(TRST/FBO
8/14/1990	SATISFACTION OF MORTGAGE	KURK, FRIEDA ETAL	SOMERSET INVESTORS CORP

6/12/1990	MORTGAGE	KURK, FREIDA	SOMERSET INVESTORS CP
6/11/1980	DEED	KURK FRIEDA	JUDITH SHARON SOLOMON
6/11/1980	DEED	SPAGNA MARGARET	FRIEDA KURK
3/13/1973	DEED	MARINO CALOGERO	CALOGERO MARINO
11/16/1971	DEED	MARINO COLOGERO	MARGARET SPAGNA

3.2 Specialized knowledge/value reduction issues

AECOM has requested NYCHA to provide copies of historic reports, if any, related to environmental investigation or remediation activities at the property. As of this writing (January 9, 2012), AECOM has not received any investigation/remediation reports and is not aware of any historic remediation activities at the property.

3.3 Reason for performing the assessment

NYCHA requested AECOM to conduct a Phase I ESA in anticipation of a potential sale of the property.

4.0 Site reconnaissance

4.1 Methodology

AECOM's representative, Mr. Vipul Mehra, conducted a site reconnaissance of accessible areas on the property on December 29, 2011. AECOM's objectives were to visually inspect the area for potential evidence of contamination and the presence of hazardous or regulated substances, and to assess the property's material environmental compliance via a review of available documents.

4.2 Property operations

At the time of the site visit, the buildings on the property were vacant single-storey commercial buildings. NYCHA employees were able to provide access to parking lot of Block # 1890, Lot # 58, but the inside of the buildings could not be accessed due to safety concerns associated with the structural integrity of the buildings. Most of the area around the buildings was paved except for Block # 15890, Lot # 69. A visual inspection behind the building in Block # 1589, Lot # 58 could not be completed due to thick vegetation.

The history of the property, including historical operations, is discussed in Section 5.1.

4.3 Oil and hazardous materials storage and use

According to Ms. Wells, no chemicals were found or used at the property.

4.4 Principal waste streams

No waste streams were identified for the property during the site visit or during a subsequent interview with Ms. Wells.

4.5 Utilities

Ms. Wells could not confirm the method of heating and cooling in the property. However, during site reconnaissance AECOM noticed gas/water connections behind Block # 15890, Lot # 54, 55, and 58.

4.6 Water and wastewater

No water or waste water streams were identified for the property during the site visit or by Ms. Wells.

4.7 Aboveground storage tanks (ASTs)

A single AST was observed behind the building on Block # 15890, Lot # 58. The tank could not be evaluated further because dense vegetation and debris behind the lot limited access (Appendix A, Photo 12).

4.8 Underground storage tanks (USTs)

Ms. Wells was unable to provide any information regarding the absence or presence of any USTs located at the property.

4.9 Polychlorinated biphenyls (PCBs)

No transformers were observed at the property. Although PCBs have also been found in other common building materials like but not limited to light fixtures, caulk and some paints.

4.10 Surface staining/stressed vegetation/debris

The backyard of the Block 15890, Lot# 58 and Lot# 62 were covered with dense vegetation. As such, AECOM could not verify the absence or presence of surface staining, or debris at the property. No sign of stressed vegetation was observed at the property.

4.11 Adjacent properties

The properties located adjacent to the property are identified in Section 2.1 of this report. During the site reconnaissance, AECOM visually inspected exterior areas adjacent to the property and publicly accessible areas (e.g., public roadways), to the extent possible. The following environmental concerns or de minimis conditions were noted during this inspection:

- The area to the south and east of the property is occupied by commercial buildings. Any environmental issues with these properties may impact the groundwater at the property.
- According to the billboards on the buildings on the property, Block 15890, Lot # 54 and Lot # 55 had a Laundromat and Dry Cleaners (coming soon). Any environmental concerns at these locations might impact the groundwater at the property.

5.0 Facility and surrounding land use history

Information pertaining to historical uses of the property and adjacent sites was obtained from various publicly available and readily reviewable sources including: interviews with a representative of the current property manager (Ms. Brenda Wells); review of local agency records; Sanborn Fire Insurance Maps (obtained from EDR); aerial photographs (obtained from EDR); and historical topographic maps (obtained from EDR). Historical sources reviewed (as obtained from EDR) are included as Appendix B.

5.1 Sanborn Fire Insurance Maps

The Sanborn Fire Insurance Maps were originally created to assist insurance underwriters in understanding the potential fire risk of structures requiring insurance; however, they are also useful for determining the previous uses of a property.

The available years of map coverage for the property include 1933, 1951, 1981, 1982, 1983, 1985, 1986, 1987, 1988, 1990, 1991, 1992, 1993, 1995, 1996, 1999, 2001, 2002, 2003, 2004, 2005, and 2006. The Sanborn Maps are attached in Appendix B. Interpretation of each of the Sanborn Fire Insurance Maps for the property is described in below.

5.1.1 1933 Sanborn Map

The 1933 Sanborn Map depicts a portion of the property (Lot # 58) as a plot of land designated as 'C', for commercial and has a Filling Station (with five gasoline tanks along Beach Channel Drive) along with one building. The remaining Lot # 54, 55, 62, 64, 66, and 69 are seen vacant/empty. The map shows Lot # 54 and 55 as one lot. Areas on the same block to the south of the property are also vacant; dwellings are located in the southwestern corner of the block along Rockaway Beach Blvd. The block to the east of the property is shown completely vacant. Blocks along the north of the property are also vacant. The block to the west of the property shows four buildings marked "S" (store) and "A" (auto stall). In addition, a Filling Station with three gasoline tanks is located on the Block to the west of the property. The rest of the block along the west side is shown vacant.

5.1.2 1951 Sanborn Map

The 1951 Sanborn Map shows that there are two more buildings on Lot# 58 next to the filling station; the remaining blocks have not changed and remain undeveloped. Blocks to the east, south and north do not show any significant changes. The block to the east of the property houses Arverne Houses Apartments – New York City Housing Authority. Beach 55th Street between Beach Channel Drive and Rockaway Beach Blvd, no longer exists. The apartment complex extends from Beach Channel Drive in the north to Rockaway Beach Blvd, in the south and extends from Beach 54th Street in the east to Beach 56th Street in the west. The apartment complex consists of seven apartment buildings. The map also shows the location of a "Coal Bunker" in Building # 4 along Beach Channel Drive.

5.1.3 1981 Sanborn Map

The 1981 Sanborn Map shows that the property has changed since 1951 Sanborn map. The lot formerly occupied by Filling station (Lot # 58) is now designated as Modern Health Center – C while

the remaining lots that constitute the property are still undeveloped. The Arverne Houses Apartments along the west remain mostly unchanged. Beach 55th Street and Beach 53rd Street, north of Beach Channel Drive have been eliminated. Along the north, the map shows ten buildings (assumed residential) not seen in the previous 1951 Sanborn Map. On the adjacent block, to the east of the property is the Peninsula General Hospital – P not seen in the previous 1951 Sanborn Map. Four new buildings (Nursing Home, building marked “C”, Medical and Dental Center, and a Public Library) are located to the south of the property on the same block. The current Block numbers are seen for the first time in this Sanborn Map.

5.1.4 1982 , 1983 Sanborn Map

The 1983 Sanborn Map shows no changes on the property or the surrounding areas.

5.1.5 1985 Sanborn Map

The 1969 Sanborn Map shows that the property has changed slightly since the 1983 Sanborn map. Lots # 54 and 55 are now designated as Parking. The buildings along the north, east and west remain the same. The nursing home to the south of the property on the same block is renamed as Lawrence Nursing Home. The remaining properties along the south remain the same.

5.1.6 1986 Sanborn Map

The 1986 Sanborn Map shows no changes on the property or the surrounding areas, except Lots # 62, 64 and 66 are marked as “Used Autos.”

5.1.7 1987 Sanborn Map

The 1987 Sanborn Map shows no changes on the property or the surrounding areas.

5.1.8 1988 Sanborn Map

The 1988 Sanborn Map shows no changes on the property or the surrounding areas, except the building marked as “C” to the south of the property is now marked as Dental Offices.

5.1.9 1990 Sanborn Map

The 1990 Sanborn Maps show Lot # 58 is now marked as Dental Offices and Lots # 54 and 55 have been consolidated to one lot thus separating it from the parking space. Lots # 64 and 66 have also been consolidated to forms one bigger lot. These new lots are now marked as “6.C (C.B)”. There are no other significant changes in the area surrounding the property since 1988.

5.1.10 1991 Sanborn Map

The 1991 Sanborn Maps shows the Dental Office on Lot # 58 has undergone expansion. The consolidated lots are now marked as “4-C N-C (C.B)” and “5-C N-C (C.B)”. There are no other significant changes in the area surrounding the property since 1990.

5.1.11 1992, 1993, 1995, 1996, 1999, 2001, and 2002, Sanborn Maps

The Sanborn Maps from 1992 through 2002 show no significant changes on or adjacent to the property.

5.1.12 2003 Sanborn Map

The 2003 Sanborn Map shows no changes on the property or the facility since 1992. There has been an addition of a building marked as "Apts" to the south of the property on the same block.

5.1.13 2004 Sanborn Map

The 2004 Sanborn Map shows no significant changes on or adjacent to the property since 2003, except for the addition of a structure marked as "steel fr" along the south of the property on the same block.

5.1.14 2005 Sanborn Map

The 2005 Sanborn Map shows no significant changes on or adjacent to the property since 2004, except for the structure marked as "steel fr" on the 2004 map is now marked as "Apts."

5.1.15 2006 Sanborn Map

The 2006 Sanborn Map shows no significant changes on or adjacent to the property since 2005.

5.2 Historical Aerial Photographs

To meet prior use requirements of ASTM E 1527-05, historical aerial photographs were reviewed, including the oldest available photograph (see Appendix B), AECOM relied on the historical aerial photographs provided by EDR. The available years of aerial photographic coverage for the property include 1954, 1957, 1966, 1974, 1984, 1994, and 2006. The interpretation of each aerial photographic history of the property is described below.

5.2.1 1954 Aerial Photograph

The quality of this photograph is fair; however, the structures on the property are not discernible. The property appears to have a building surrounded by smaller structures and vegetation. Another unidentified structure is visible to the south of the property on the same block. A marina and a bay appear on the west and north-east of the property, respectively. A playground is seen on the block to the west of the property in the middle of Arverne Houses Apartments. Rockaway Park is visible to the south of the property.

5.2.1 1957 Aerial Photograph

The quality of the aerial photograph is poor and features are not discernible.

5.2.2 1966 Aerial Photographs

The quality of this photograph is fair; however, the structures on the property are not discernible. The property appears to have a building surrounded by smaller structures. There are additional structures on the same block south of the property.

5.2.3 1974 Aerial Photograph

No changes are visible on the property or the surrounding since the 1966 aerial photograph.

5.2.4 1984 Aerial Photograph

The quality of this photograph is poor but shows a number of structures around the property.

5.2.5 1994 Aerial Photograph

The aerial photograph of 1994 is poor; therefore no interpretation of this photograph is possible.

5.2.1 2006 Aerial Photograph

The quality of this photograph is fair; there appears to be structures on the property. The area around the property seems unchanged since the 1994 aerial photograph.

5.3 Historical Topographical Maps

To meet prior use requirements of ASTM E 1527-05, AECOM relied on the historical topographical maps (see Appendix B) provided by EDR. The available years of topographic map coverage include 1900, 1947, 1954, and 1969. The interpretation of each topographic map of the property is described below.

5.3.1 1900 Topographical Map

The topographical map is not discernible as the quality of the map is poor. However, the map shows the location of the New York and Rockaway Beach Railroad.

5.3.2 1947 Topographical Map

The topographical map shows the Little Bay, Norton Basin, Arverne Incinerator, and Grass Hassock Channel to the north and Boardwalk and Long Island Railroad (Far Rockaway Branch) to the south of the property.

5.3.3 1954 Topographical Map

The topographical map shows the Sommerville Basin, Little Bay, Norton Basin and Grass Hassock Channel to the north and Boardwalk and Long Island Railroad (Far Rockaway Branch) to the south of the property. The map also shows the location of presumable proposed Rockaway Airport to the north. In addition, a Jr. High School No. 198 is also marked to the west of the property.

5.3.4 1969 Topographical Map

The 1954 topographical map shows additional buildings along the north, south, east and west of the property. A hospital, presumably Peninsula Hospital is shown along the eastern side of the property,

towards north is what can be considered as the present day Ocean Bay Apartments and along the west are the Arverne Apartments. There are smaller undetermined structures along the south side.

6.0 Spills/releases of oil or hazardous materials

6.1 Facility documentation

No prior facility documentation was provided by NYCHA or made available through record search.

The assessment concluded that further investigations could be warranted should potential environmental issues be identified from outstanding FOIL/Information requests submitted to the New York City Department of Environmental Protection and U.S. Environmental Protection Agency (USEPA).

6.2 Federal, state, and local government agencies

Section 8.2.2 of the ASTM standard requires that local, and/or additional state or tribal environmental records sources shall be reviewed to enhance and supplement the ASTM-required federal and state records reviewed and discussed in Section 6.3 of this report.

AECOM contacted the New York State Department of Environmental Conservation (NYSDEC) and the USEPA for information about the property. The purpose of the contacting the agencies was to obtain information related to spills/releases of oil or hazardous materials and other significant incidents. According to Fawzy I. Abdelsadek, Ph.D., P.E., Regional Enforcement Coordinator & FOIL Coordinator, NYSDEC Region 2, there have been are no recorded incidents for the property in question.

AECOM is currently waiting for a response from USEPA. AECOM also reviewed the following databases, in addition to those identified in Section 6.3:

- USEPA Enforcement and Compliance History Online (ECHO): The ECHO database consists of USEPA compliance history at a site. The ECHO database did not identify the property. No additional information was provided in the ECHO database.
- Envirofacts database: Envirofacts is a database search of USEPA databases, including the CERCLIS database, which consists of sites being assessed under the Superfund program (NPL sites), hazardous waste sites, and potential hazardous waste sites. The Envirofacts database did not show any results for the property.

6.3 Environmental Database Review

EDR provided regulatory information for the facility, property, and surrounding properties in its Radius Map with Geocheck[®] database report. The database report is included as part of Appendix B.

6.3.1 Property and/or Facility

The property was not listed in any of the databases searched by EDR.

6.3.2 Surrounding properties and additional ASTM listings

The following table lists the number of sites by database within the prescribed search radius appearing in the EDR report. It should be noted that only the databases which had listed sites within the prescribed search radius are discussed below.

Database Reviewed	Minimum Search Area	Number of Sites Within Area
Federal CERCLIS List (CERCLIS)	0.5 Mile Radius	1
Federal RCRA Generators List – CESQG	0.25 Mile Radius	1
State and Tribal Equivalent CERCLIS - State Hazardous Waste Sites (SHWS)	1 Mile Radius	1
State and Tribal Equivalent CERCLIS – Vapor Reopened	1 Mile Radius	1
State and Tribal Landfill and/or Solid Waste Disposal Site Lists – Solid Waste Facilities/Landfill Sites (SWF/LF)	0.5 Mile Radius	1
State and Tribal Leaking Storage Tanks (LTANKS)	0.5 Mile Radius	13
Historical – State and Tribal Leaking Storage Tanks (HIST LTANKS)	0.5 Mile Radius	12
State and Tribal Registered Storage Tanks List – Underground Storage Tanks (UST)	0.25 Mile Radius	13
State and Tribal Registered Storage Tanks List – Aboveground Storage Tank (AST)	0.25 Mile Radius	3
State and Tribal Registered Storage Tanks List – (CBS)	0.25 Mile Radius	2
State and Tribal Voluntary Cleanup Sites – Voluntary Cleanup Agreements (VCP)	0.5 Mile Radius	1
Local Lists of Registered Storage Tanks (HIST UST)	0.25 Mile Radius	9
Records of Emergency Release Reports (NY Spills)	0.125 Mile Radius	10
Records of Emergency Release Reports (NY Hist Spills)	0.125 Mile Radius	6
RCRA – Non-Generator	0.25 Mile Radius	7
Manifest (MANIFEST)	0.25 Mile Radius	8

An evaluation of sites identified within the prescribed search area is presented below.

6.3.2.1 Federal Databases

Federal CERCLIS List

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

The property was included in the CERCLIS list, but the EDR report identified a site located at lower elevation approximately 0.25-0.5 mile east of the property.

This facility (Edgemere LF) is located east and in close proximity to Little Bay. Therefore, this facility is unlikely to have an environmental impact on the property.

Federal RCRA Generators List – CESQG

RCRAInfo is the USEPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the RCRA. Conditionally exempt small quantity generators (CESQGs) generate less than 100 kilogram (kg) of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR indicates that there is one RCRA-CESQG site (MTA Bus - Far Rockaway Depot) at an equal/higher elevation within approximately 0.25 miles east south-east of the property. This site is also listed under the FINDS and MANIFEST databases. The site is very close to the Far Rockaway Beach and is unlikely to have any environmental impact on the property.

6.3.2.2 State/Tribal Databases

State Hazardous Waste Sites (SHWS)

The SHWS records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the NYSDEC's Inactive Hazardous Waste Disposal Sites in New York State.

A review of the SHWS list, as provided by EDR indicates that there is one SHWS site (Edgemere Landfill) at an equal/higher elevation within approximately 0.5-1 mile radius, north north-east of the property. This property is also listed under the Vapor Reopened List.

The site is located north and surrounded by Grass Haddock Channel and Norton Basin, it is unlikely to have an environmental impact on the property, although groundwater directly beneath the landfill is contaminated with heavy metals and organics. Groundwater in the area is not used as a source of drinking water. Numerous leachate seeps enter Jamaica Bay waters and exposure to contaminants is possible through consumption of finfish and shellfish. No restrictive fish advisories apply to Jamaica Bay, although general marine advisories for some species do apply.

Vapor Reopened

"Vapor intrusion" refers to the process by which volatile chemicals move from a subsurface source into the indoor air of overlying or adjacent buildings. The subsurface source can either be contaminated groundwater or contaminated soil which releases vapors into the pore spaces in the soil. Improvements in analytical techniques and knowledge gained from site investigations in New

York and other states has led to an increased awareness of soil vapor as a medium of concern and of the potential for exposures from the soil vapor intrusion pathway. Based on this additional information, New York is currently re-evaluating previous assumptions and decisions regarding the potential for soil vapor intrusion exposures at sites. As a result, all past, current, and future contaminated sites will be evaluated to determine whether these sites have the potential for exposures related to soil vapor intrusion.

A review of the list, as provided by EDR has revealed that there is one site (Edgemere Landfill) at an equal/higher elevation within approximately 0.5-1 mile radius, north northeast of the property. According to the EDR, the current status of vapor intrusion is complete with no further action, therefore it is unlikely to have any environmental impact to the property.

Solid Waste Facilities/Landfill Sites (SWF/LF)

The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the list.

A review of the list, as provided by EDR indicates that there is one site (Gara's Auto Wreckers Inc.) at an equal/higher elevation within approximately 0.25-0.5 mile radius, west northwest of the property. According to the EDR, the site has been properly closed, but requires continued management. The site is located on the opposite side of Sommerville Basin and therefore is unlikely to have any environmental impact to the property.

State and Tribal Leaking Storage Tanks (LTANKS)

The LTANKS records contain an inventory of reported leaking storage tank incidents reported from April 1, 1986 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures, or tank overfills.

A review of the LTANKS list, as provided by EDR has revealed that there are 13 LTANKS sites within approximately 0.5 miles of the property. Of the 13 sites, 11 sites are also listed under other databases. All 11 of the sites are also listed under the Historical – State and Tribal Leaking Storage Tanks (HIST LTANKS) list (shown in italics in table below) while remaining sites are listed under multiple databases.

Site Name	Address	Direction/Distance
<i>Arverne Houses (Date closed 3/27/1996)</i>	5505 Beach Channel Drive	W 0-0.125 Miles
<i>Arverne Housing (Date closed 4/25/1996)</i>	55-05 Beach Channel Drive	W 0-0.125 Miles
<i>Housing Project - Boiler (Date closed 3/25/2003)</i>	434 Beach 54 th Street	N 0-0.125 Miles
<i>Edgemere Housing Project (Date closed 3/6/2007)</i>	434 Beach 54 th Street	N 0-0.125 Miles
Edgemere Houses	434 Beach 54 th Street	N 0-0.125 Miles
Edgemere (Date closed 4/25/1995)	434 Beach 54 th Street	N 0-0.125 Miles
Edgemere Houses (Date closed 8/5/2008)	444 Beach 54 th Street	N 0-0.125 Miles

Peninsula Hospital Center (Date closed 6/4/1993)	51-15 Beach Channel Drive	E 0-0.125 Miles
Arverne Houses (Date closed 4/25/1995)	5505 Beach Channel Drive	W 0-0.125 Miles
Green Bus Lines - Rockaway	49-19 Rockaway Beach Blvd.	ESE 0.125-0.25 Miles
Not reported (Date closed 7/15/2004)	62-00 Beach Channel Drive	WSW 0.25-0.5 Miles
X (Date closed 4/25/2006)	62-00 Beach Channel Drive	WSW 0.25-0.5 Miles
Gas Station (Date closed 1/3/1990)	6217 Rockaway Beach Blvd	WSW 0.25-0.5 Miles

Most of the cases are closed and do not pose an environmental concern. Edgemere Houses (434 and 444 Beach 54th Street) are listed under the NY Spills and NY Hist Spills list. Peninsula Hospital Center (51-15 Beach Channel Drive) is also listed under the RCRA NonGen, FINDS, LTANKS, HIST LTANKS, UST, HIST UST, AST, MANIFEST, and NY Spills.

As per the EDR, the remarks for Edgemere Houses (444 Beach 54th Street) suggest that soil and water samples were proposed to be taken on Nov 9, 1998. An analysis report from Environmental Testing Labs Inc., gives the sample analysis for one location of the tank and for a GW sample collected from the site. Per the EDR Report, it is unclear where these samples originated. There is no formal report to accompany the data. The results that exist show contamination of the soil and GW but the concentrations do not exceed TAGM RSCOs or GW standards. A site assessment was proposed for Aug 30, 1999 by A.L. Eastmond & Sons as stated in facsimile. There was no indication that a site assessment was received by the agency staff. Of the two tanks on site one tank was replaced while the other remained active. No tank closure report for closed tank was provided to the agency.

Given the distance and direction of the Edgemere Houses from the property, it is unlikely to have impacted the soil and groundwater at the property.

At the Peninsula Hospital Center, there have been spills reported due to overfill which may caused soil impacts. No testing or delineation has been performed. Due to the history of leaks associated with the Peninsula Hospital Center, the site has the potential to impact the property and is considered a REC.

State and Tribal Registered Storage Tanks List – Underground Storage Tanks (UST)

The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of RCRA. The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database.

A review of the UST list, as provided by EDR indicates that there are twelve UST sites within approximately 0.25 miles of the property. Of the fifteen sites, five sites are also listed under the HIST UST database. No leaks, releases or violations are reported for these sites, except Peninsula Hospital Center. Therefore, it is likely that there are environmental impacts to the property from this site.

State and Tribal Registered Storage Tanks List – Aboveground Storage Tank (AST)

The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database.

A review of the AST list, as provided by EDR indicates that there are three AST sites (Peninsula Hospital Center, MTA Bus Company Far Rockaway Depot, and Channel Drive Service Station) within approximately 0.25 miles of the property. Two of the three sites (Peninsula Hospital Center, and Channel Drive Service Station) are also listed under other database. No leaks, releases or violations are reported for these sites, except Peninsula Hospital Center. Therefore, it is likely that there are environmental impacts to the property from these sites.

State and Tribal Voluntary Cleanup Sites – Chemical Bulk Storage (CBS)

These facilities store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size.

A review of the CBS list, as provided by EDR has revealed that there are two CBS sites (MTA Bus Company – Far Rockaway Depot) within approximately 0.25 miles of the property. These sites are also listed under the RCRA-CESQG, FINDS, and MANIFEST lists. Since there are no leaks or spills associated with these sites they are unlikely to have environmental impact on the property.

State and Tribal Voluntary Cleanup Sites – Voluntary Cleanup Agreements (VCP)

The voluntary remedial program uses private monies to get contaminated sites remediated to levels allowing for the sites' productive use. The program covers virtually any kind of site and contamination.

A review of the VCP list, as provided by EDR indicates that there is one VCP site (LILCO –Edgemere Substation) within approximately 0.5 miles southeast of the property. The site contains a new electrical substation, built in 2004. Historically, the site contained an electrical substation (formerly LILCO, now National Grid), which was retired in 1994 and has various types of fill at approximately 4-5 ft bgs. Contaminated soils were removed to the groundwater table and replaced with clean fill. The site has been developed into an electric substation. A Site Management Plan and Deed Restriction are currently being developed.

Since voluntary cleanup was performed and the site is along 62nd Street, it is unlikely that there are any environmental impacts to the property from this site.

6.3.2.3 Local Databases

Local Lists of Registered Storage Tanks (HIST UST)

The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database.

A review of the HIST UST list, as provided by EDR, indicates there are nine HIST UST sites within approximately 0.25 miles of the property. Of the nine sites listed under HIST UST, five are also listed under other databases.

No leaks, releases or violations are reported for these sites, except Peninsula Hospital Center. Therefore, it is likely that there are environmental impacts to the property from this site.

Records of Emergency Release Reports (NY Spills)

Data collected in the NY Spills, as reported to NYSDEC, is required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regulations), or 6 NYCRR Section 595.2 (from CBS regulations). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

A review of the NY Spills list, as provided by EDR indicates that there are ten NY Spills sites within approximately 0.125 miles of the property. Of the ten sites, eight sites are also listed under other databases.

Of the eight sites, two (Ocean Bay Apts. (formerly Edgemere) and Peninsula Hospital Center) site have documented historical spills. Given the distance and direction of the Ocean Bay Apts. from the property, it is unlikely to have impacted the soil and groundwater at the property. However, due to the history of leaks associated with the Peninsula Hospital Center, the site has the potential to impact the property.

Records of Emergency Release Reports (NY Hist Spills)

This database contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the state must be reported by the spiller (and, in some cases, by anyone who has knowledge of the spills). In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY SPILLS database.

A review of the NY Hist Spills list, as provided by EDR, indicates that there are six NY Hist Spills sites within approximately 0.125 miles of the target property. Given the distance, direction and nature of the spills, it is unlikely to have impacted the soil and groundwater at the property.

RCRA – Non-Generator (RCRA-NonGen)

RCRA-NonGen is USEPA's comprehensive information system, providing access to data supporting the RCRA of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the RCRA. Non-Generators do not presently generate hazardous waste.

A review of the RCRA-NonGen list, as provided by EDR indicates that there are seven RCRA-NonGen sites within approximately 0.25 miles of the property.

Of the seven sites, two (Lawrence Nursing Home Inc. and Peninsula Hospital Center) located within 0.125 miles of the property are also listed under various Spills databases. Since these sites are located west and east of the property and their proximity, they are likely to have an environmental impact on the property.

MANIFEST

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

A review of the MANIFEST list, as provided by EDR has revealed that there are eight MANIFEST sites within approximately 0.25 miles of the property.

Of the eight sites, one (Peninsula Hospital Center) located 0.125 miles east of the property is also listed under NY Spills database. Due to the close proximity to the property, this site is likely to have an environmental impact to the property.

7.0 Interviews

7.1 Interviews with current owner

Per ASTM, interviews with past and present owners, operators, and occupants of the property, who are likely to have material information regarding the potential for contamination at the property shall be interviewed to the extent that they can be identified and that the information likely to be obtained is not duplicative of information already obtained from other sources. AECOM interviewed the current Property Manager, Ms. Brenda Wells. Ms. Wells was not aware of any environmental contamination at the property, nor was he aware of any spills or releases of oil or hazardous materials. Additional information obtained during the interview process (e.g., information on site history and operations) has been incorporated, as appropriate, in Sections 4.0 and 5.0.

7.2 Interviews with past owners, operators, and occupants

AECOM requested NYCHA to provide contact information for the former owner(s) and operator(s) of the property. As of this writing, no contact information has been provided; therefore, AECOM was unable to contact the former property owner(s) and operator(s) for the purpose of this assessment.

7.3 Interviews with government agencies

Contact with local and federal government agencies were conducted in conjunction with the review of regulatory records. Information obtained through these interviews is discussed in Section 6.2.

8.0 Findings and conclusions

AECOM performed a Phase I ESA of the property located at Beach 54th Street (property), in conformance with the scope and limitations of ASTM Practice E 1527-05. No physical environmental sampling was performed. Any exceptions to, or deletions from, this practice are described in Section 1.1 of this report.

Per the ASTM Standard, potential findings can include RECs, HRECs, and de minimis conditions. RECs are conditions where the data collected indicates that there is or has been a release or that there is a potential for a release of hazardous substances or petroleum products into the structures at the site, or into the ground, groundwater or surface water of the site. HRECs are generally conditions that in the past have been remediated to the satisfaction of the responsible regulatory agency. De minimis conditions are those situations that do not present a material risk of harm to public health or the environment and generally would not be to enforcement action if brought to the attention of the appropriate governmental agencies.

8.1 RECs

AECOM has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of Beach 54th Street, Queens, NY. Any exceptions to, or deletions from, this practice are described in Section 1.1 of this report. This assessment has revealed the presence of two recognized environmental conditions in connection with the property:

- Peninsula Hospital Center (51-15 Beach Channel Drive): A review of the EDR report shows a history of leaks and overfills from this site. Although the EDR report mentions that corrective action was taken to resolve the issue with the leaks, there was no mention of the groundwater and soil impacts to the surrounding area.
- According to the billboards on the buildings on the property, Block 15890, Lot # 54 and Lot # 55 had a Laundromat and Dry Cleaners (coming soon). In order to confirm operations at this facility, AECOM contacted the New York City 311 assistance to find out if and when a permit was issued to the dry cleaning facility. According to the City, Department of Consumer Affairs (DCA) would be able to provide that information. According to DCA, no permits were issued by them but suggested contacting the Dry Cleaning Association for further information. Dry Cleaning Association confirmed that there was no information regarding the address in their database. Additionally, AECOM searched the ARCIS database of New York City Finance Department and found out two work permits issued for installation of the dry cleaners (see Appendix D). Any environmental concerns from operation of dry cleaners at this location might impact the groundwater at the property.

8.2 HRECs

This assessment has revealed the presence of one historic recognized environmental condition in connection with the property:

- The 1933 Sanborn Map shows that a Filling Station (with five gasoline tanks along Beach Channel Drive) was located on Lot #58. No information is available about

decommissioning/removal of these USTs. Undocumented releases from these gasoline tanks have a potential of impacting soil and groundwater at the property.

8.3 De minimis

No de minimis conditions were identified with respect to the property.

8.4 Data failures/data gaps

Per the ASTM Standard, historical research is complete when either: 1) the objectives in Sections 8.3.1 through 8.3.2.2 of the Standard are achieved; or 2) data failure is encountered. The following data failures/gaps were encountered or identified with respect to the property:

- At the time of the site inspection, none of the buildings on the property lots could be accessed due to concern associated with the structural integrity of the building.
- Several vegetated areas could not be accessed due to dense overgrown vegetation.

9.0 References and contacts

9.1 Persons interviewed

Property Manager, Ms. Brenda Wells, interviewed on December 29, 2011.

9.2 Reports and documents

Environmental Data Resources, Inc., (EDR), Aerial Photos Decade Package, prepared for Far Rockaway Phase 1-1, Beach 54th Street, Far Rockaway, NY 11691, Inquiry Number: 3216338.5. Report prepared by Environmental Data Resources, 440 Wheelers Farms Road, Milford, Connecticut 06460, (800) 353-0050.

EDR, Historical Topographic Map Report, prepared for Far Rockaway Phase 1-1, Beach 54th Street, Far Rockaway, NY 11691, Inquiry Number: 3216338.4. Report prepared by Environmental Data Resources, 440 Wheelers Farms Road, Milford, Connecticut 06460, (800) 353-0050.

EDR, Certified Sanborn Map Report, prepared for Far Rockaway Phase 1-1, Beach 54th Street, Far Rockaway, NY 11691, Inquiry Number: 3216338.3. Report prepared by Environmental Data Resources, 440 Wheelers Farms Road, Milford, Connecticut 06460, (800) 353-0050.

EDR, Radius Map with GeoCheck®, prepared for Far Rockaway Phase 1-1, Beach 54th Street, Far Rockaway, NY 11691, Inquiry Number: 3216338.2s. Report prepared by Environmental Data Resources, 440 Wheelers Farms Road, Milford, Connecticut 06460, (800) 352-0050.

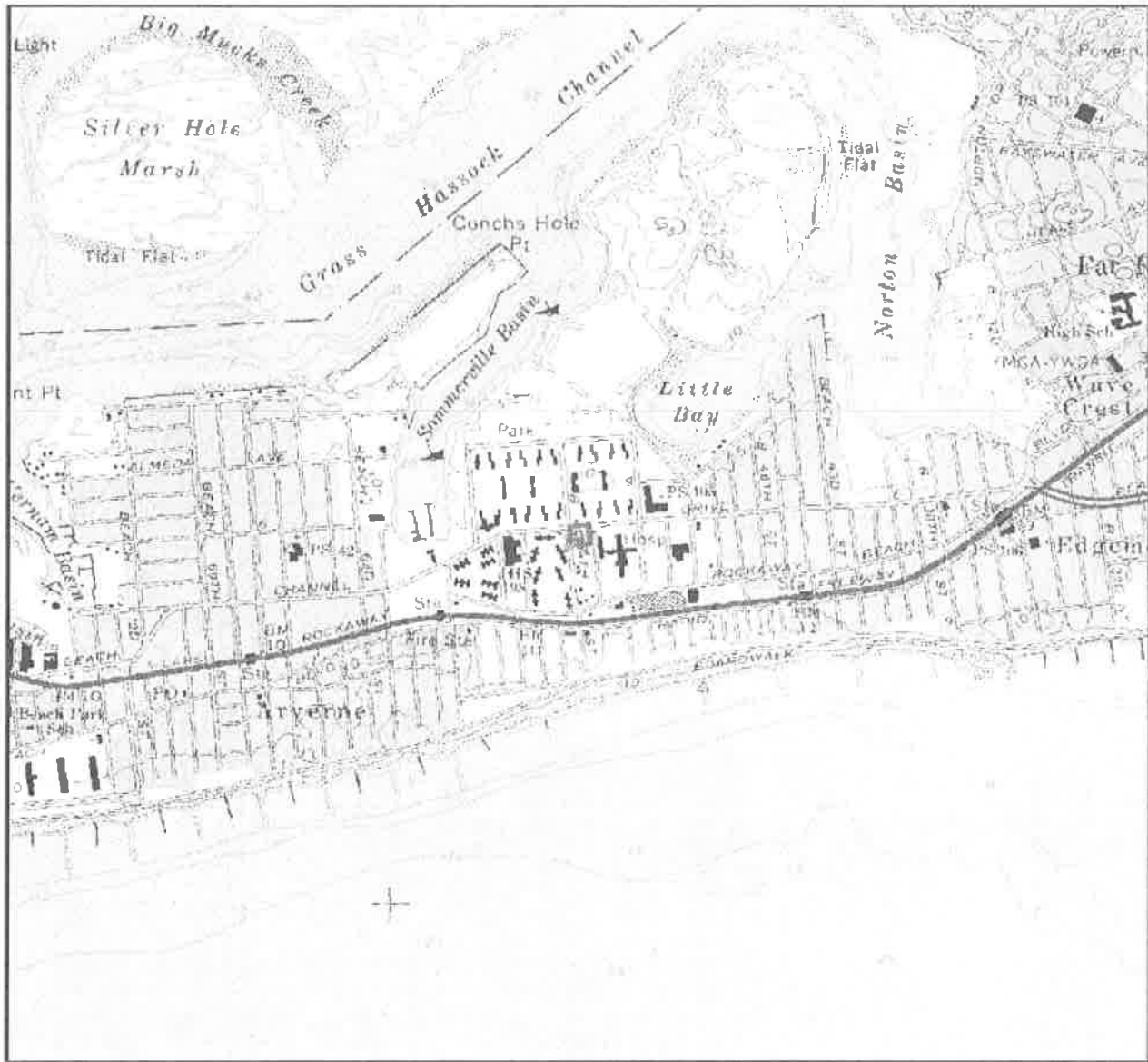
EDR, City Directory Extract, prepared for Far Rockaway Phase 1-1, Beach 54th Street, Far Rockaway, NY 11691, Inquiry Number: 3216338.6. Report prepared by Environmental Data Resources, 440 Wheelers Farms Road, Milford, Connecticut 06460, (800) 352-0050.

New York City Department of Finance ACRIS database,
<http://www.nyc.gov/html/dof/html/jump/acris.shtml>

U.S. Environmental Protection Agency Enforcement and Compliance History Online (ECHO) database, <http://www.epa.gov/echo/>.

United States Environmental Protection Agency, Envirofacts, Multisystem Search <http://www.epa.gov/enviro/facts/multisystem.html>

Figures



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- County Boundary
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

200 Liberty Street
New York, NY 10281

ENVIRONMENTAL/CONSULTING ENGINEERS

	PROJECT: Beach 54th Street Far Rockaway, Queens, NY 11691 Lat.40.5947 Long. 73.7842	SITE LOCATION MAP
		Project No: 60239689 Figure No: 1

Appendix A
Site Photographs

Client Name:
New York City Housing Authority

Site Location: Beach 54th Street, Arverne, NY
11692

Project No.
60239689

Photo No.
1

Date:
12/29/11

Direction Photo Taken:

North corner of 54th Street and Beach Channel Drive facing South.

Description:

View of the subject property.

Photo also shows the fenced in area and abandoned buildings on Block# 15890, Lot# 58.



Photo No.
2

Date:
12/29/11

Direction Photo Taken:

Front of Lot# 58, facing west

Description:

View of the concrete along the front of the lot.



Photo No. 3	Date: 12/29/11
Direction Photo Taken: North corner of 54 th Street and Beach Channel Drive facing west.	
Description: View of the Lot# 62, 64, and 66.	



Photo No. 4	Date: 12/29/11
Direction Photo Taken: North corner of 53 rd Street and Beach Channel Drive facing south.	
Description: View of the Lot# 64, and 66.	



Photo No.
5

Date:
12/29/11

Direction Photo Taken:

South corner of 53rd Street and Beach Channel Drive facing south.

Description:

View of the side wall of the building on Lot# 66.



Photo No.
6

Date:
12/29/11

Direction Photo Taken:

Beach 53rd Street, looking north

Description:

View of Lot# 69.



Photo No.
7

Date:
12/29/11

Direction Photo Taken:

Lot# 69, facing north west

Description:

View of the north west portion of the lot showing overgrown vegetation.



Photo No.
8

Date:
12/29/11

Direction Photo Taken:

Lot# 69, facing west

Description:

View of the back wall of building on Lot# 54, and 55.



Photo No.
9

Date:
12/29/11

Direction Photo Taken:

Lot# 69, facing south west

Description:

View of the south west portion of the lot showing adjacent Lawrence Nursing Center.



Photo No.
10

Date:
12/29/11

Direction Photo Taken:

Lot# 69, facing south

Description:

View of the south west portion of the lot showing unpaved ground and Lawrence Nursing Center.



Photo No.
11

Date:
12/29/11

Direction Photo Taken:

Lot# 62, facing north

Description:

View of the lot showing the soil mound and overgrown vegetation.



Photo No.
12

Date:
12/29/11

Direction Photo Taken:

Lot# 58, facing west

Description:

View of the back of the building on the lot showing the presumed heating tank.

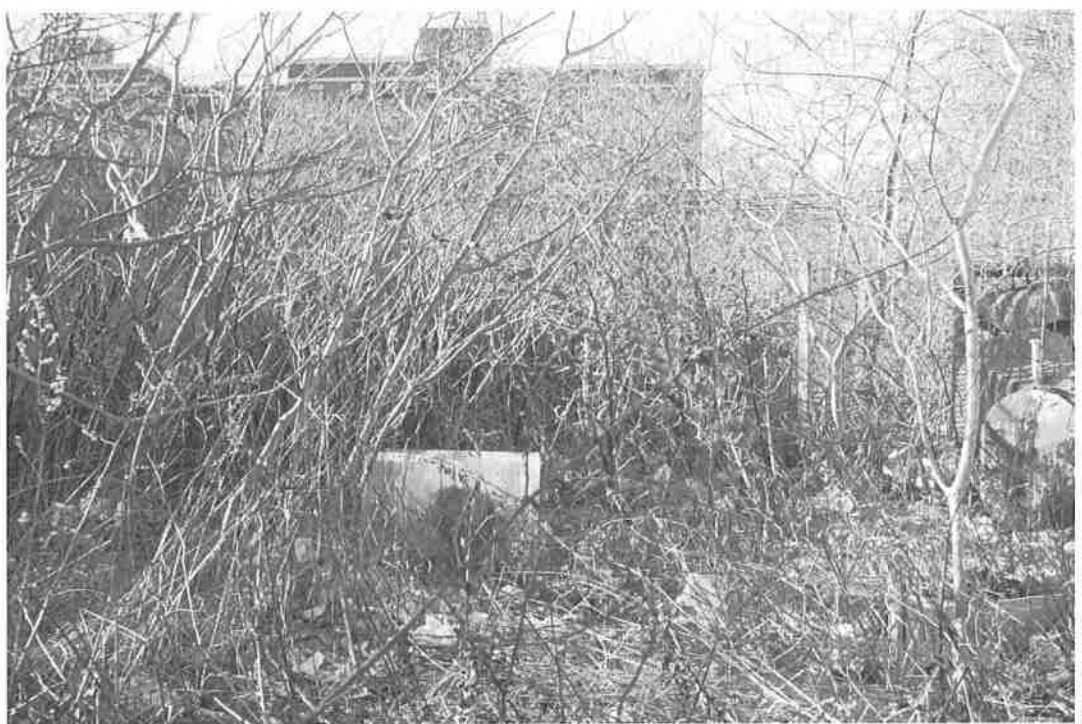


Photo No.
13

Date:
12/29/11

Direction Photo Taken:

Lot# 54 and 55, facing east

Description:

View of the lots showing the former business.



Photo No.
14

Date:
12/29/11

Direction Photo Taken:

Lot# 58, facing east

Description:

View of the area behind the lot, containing trash and thick vegetation behind the metal sheeting.



Appendix B
EDR Database

Far Rockaway Phase 1 - 1

Beach 54th Street

Far Rockaway, NY 11691

Inquiry Number: 3216338.5

December 02, 2011

The EDR Aerial Photo Decade Package



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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Date EDR Searched Historical Sources:

Aerial Photography December 02, 2011

Target Property:

Beach 54th Street

Far Rockaway, NY 11691

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1954	Aerial Photograph. Scale: 1"=500'	Panel #: 40073-E7, Far Rockaway, NY;/Flight Date: February 23, 1954	EDR
1957	Aerial Photograph. Scale: 1"=750'	Panel #: 40073-E7, Far Rockaway, NY;/Flight Date: March 01, 1957	EDR
1966	Aerial Photograph. Scale: 1"=500'	Panel #: 40073-E7, Far Rockaway, NY;/Flight Date: February 22, 1966	EDR
1974	Aerial Photograph. Scale: 1"=500'	Panel #: 40073-E7, Far Rockaway, NY;/Flight Date: April 21, 1974	EDR
1984	Aerial Photograph. Scale: 1"=750'	Panel #: 40073-E7, Far Rockaway, NY;/Flight Date: April 27, 1984	EDR
1994	Aerial Photograph. Scale: 1"=500'	Panel #: 40073-E7, Far Rockaway, NY;/Composite DOQQ \ acquisition dates: April 08, 1994	EDR
2006	Aerial Photograph. Scale: 1"=500'	Panel #: 40073-E7, Far Rockaway, NY;/Flight Year: 2006	EDR



INQUIRY #: 3216338.5

YEAR: 1954

| = 500'





INQUIRY #: 3216338.5

YEAR: 1957

|—————| = 750'





INQUIRY #: 3216338.5

YEAR: 1966

 = 500'





INQUIRY #: 3216338.5

YEAR: 1974

| = 500'



4-27-84

18



INQUIRY #: 3216338.5

YEAR: 1984

| = 750'



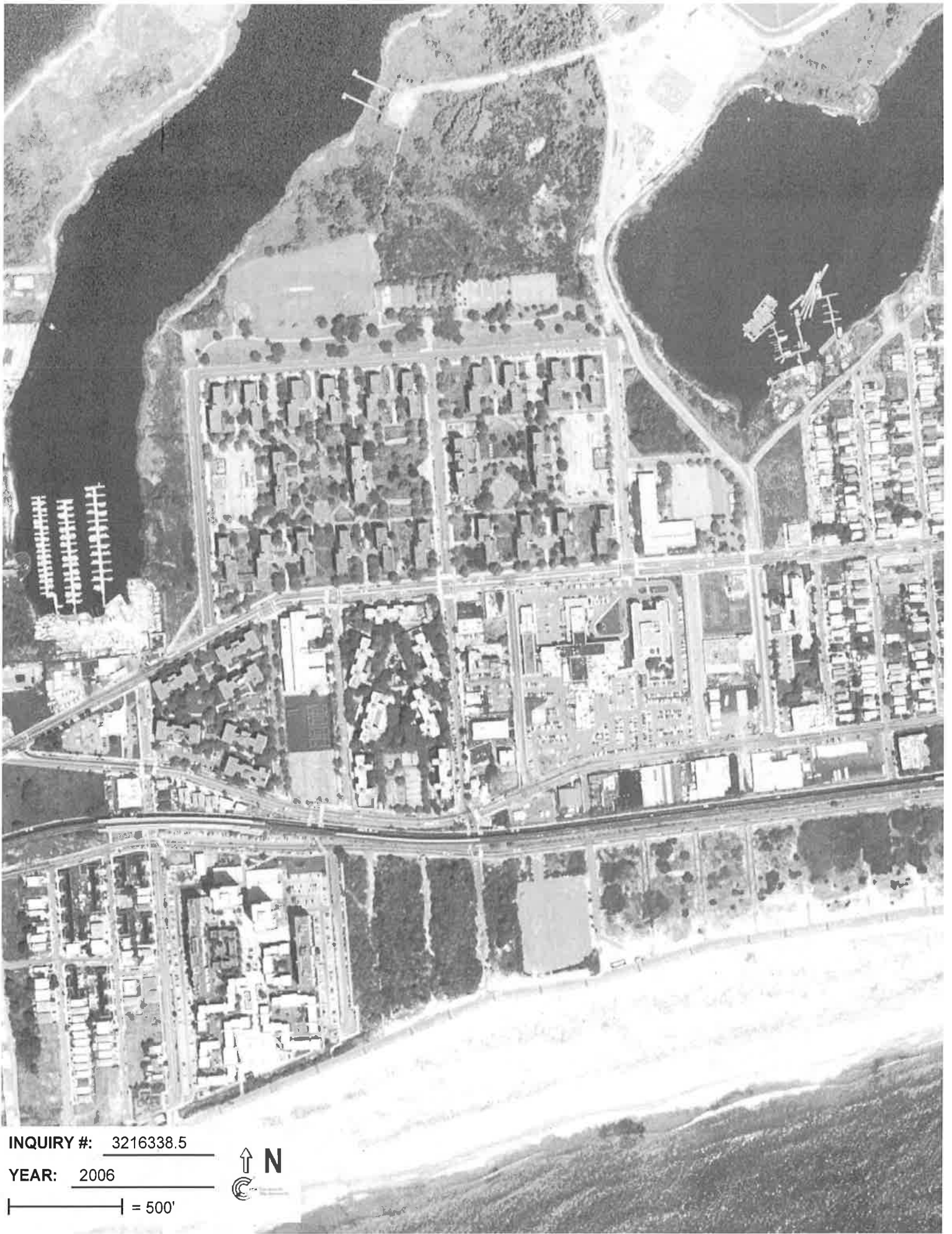


INQUIRY #: 3216338.5

YEAR: 1994

↑ N

— = 500'



INQUIRY #: 3216338.5

YEAR: 2006

| = 500'

