NB ENVIRONMENTAL SERVICES,LLC. 188 Flax Hill Rd, Unit A-8, Norwalk,CT 06854 (203)857-4652

August 8, 2019

BCPP Holdings, LLC. c/o Pat Magee P.O. Box 54 Stony Point, NY 10980

Re: Phase I Environmental Site Assessment

214-256 East Route 59 and 39 Smith Street, Nanuet, NY

Dear Mr. Magee,

Enclosed is our Phase I Environmental Site Assessment report for the above mentioned property.

Should you have any questions with regard to the above-mentioned project, please don't hesitate to call me at (203) 857-4652.

Sincerely,

Brent Fitteron

NB Environmental Services, LLC.

encl\

NB ENVIRONMENTAL SERVICES

188 FLAX HILL RD. UNIT A-8 NORWALK. CT 06854 (203) 857-4652

ENVIRONMENTAL SITE ASSESSMENT PHASE I - INVESTIGATION

Prepared for:

BCPP Holdings, LLC. P.O. Box 54 Stony Point, New York 10980

Site Location:

214-256 East Route 59 and 39 Smith Street Nanuet, New York

August 8, 2019

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EXECUTIVE SUMMARY:

The subject property consists of two taxable parcels which encompass approximately 15.80 acres. The property has a slight slope toward the south, rectangular in shape. The parcel located on 214-220 East Route 59 and 39 Smith Street is improved with three single story commercial structures. The three structures have a slab on grade construction, flat roofs, brick or stucco exterior walls. The Site is located in the Town of Nanuet, Rockland County, State of New York. The Site is officially designated as Map 32, Block B, Lot 12 by the Town's Tax Assessor's office. The second parcel is located on 256 East Route 59 and is improved with one single story commercial structure. The structure has a slab on grade construction, flat roof, stucco exterior walls. The Site is located in the Town of Nanuet, Rockland County, State of New York. The Site is officially designated as Map 32, Block B, Lot 12.1 by the Town's Tax Assessor's office.

The current owner of both parcels is GEJ Nanuet, LLC. According to information from the tax assessor, the current structure located on 220-250 East Route 59 was built in or about 1974, the current structure located 214 East Route 59 and 39 Smith street were both built in the early 1980's, the current structure located on 256 East Route 59 was built in or about 1985.

All of the Site structures are serviced by natural gas, city water and sewer system. There is record of one waste oil release that had occurred on Kohl's portion of the Site and has been cleaned up. There are no tell-tale signs of contamination on the Subject Property.

NBES staff has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E 1527-13 including the All Appropriate Inquiry requirements of the property located at 214-256 East Route 59 and 39 Smith Street in Nanuet, NY. This assessment included a request of environmental agency records, interviews with the potential purchaser, and a site inspection. On the basis of our review, NBES identified Historic Recognized Environmental Conditions (HRECs) and Recognized Environmental Conditions (RECs), also known as Areas of Concern.

The following recognized environmental conditions (areas of concern) have been identified:

1.) The former dry cleaning facility which had been previously located on 228 East Route 59.

On the basis of the above area of concern on the property, NBES recommends a subsurface investigation be conducted in order to determine whether or not a release has occurred in the area of the former dry cleaners. The potential contaminants of concern include: halogenated volatile organic compounds.

I. INTRODUCTION

NB Environmental Services, LLC. (NBES) was contracted by BCPP Holdings, LLC., the perspective purchaser of the property, to conduct a Phase I Environmental Site Assessment (ESA) of a commercial property located at 214-256 East Route 59 in Nanuet, New York (a.k.a the Site, Property or Subject Property). The purpose of this assessment is to identify either any known or potential Recognized Environmental Conditions on the Site. It is our understanding that the Site will be potentially purchased and this report acts as part of the due diligence prior to the purchase of the property by the User.

The Site consists of two taxable parcels improved with three single-story commercial structures and a single story urgent care facility. The purpose of this assessment is to undertake a review of past and current uses of the property and identify any known or suspected Recognized Environmental Conditions (RECs) that may either impair or affect the property. This Phase I ESA was conducted in general conformance with the American Society for Testing Materials (ASTM) Standard E 1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment".

a. <u>Purpose</u>

The goal of an environmental site assessment is to identify the presence, release or threat of a release of hazardous substances or petroleum products which might limit the use of a property, reduce its value, or require remediation, including the identification of Recognized Environmental Conditions¹ (RECs), as defined in ASTM E1527-13. Information concerning any discharges or releases of hazardous materials on, or adjacent to, the property is essential for determining any potential environmental impact on the parcel. A Phase I ESA is a preliminary evaluation consisting of three elements. The first element is a detailed review of the files of local, state and federal environmental agencies to note any grievance, complaint, or incident having a potentially adverse effect on the subject property as well as any filing or record keeping requirements. Second, interviews are conducted with the current property owner or other persons familiar with the property to gain a historical perspective of the building and parcel. Last, a site inspection is performed to confirm the information collected through the record review/interview process and to further identify any potential environmental issues. This assessment was conducted in accordance with recent ASTM Phase I Standard (E 1527-13) for performing a Phase I Assessment. This assessment follows the United State Environmental Protection Agency's (EPA) recent All Appropriate Inquiry requirements to identify any Recognized Environmental Conditions. The following pages contain the findings of the various elements of the investigation.

¹The primary purpose of a Phase I ESA is to identify Areas of Concern (AOCs) that have resulted from current or historical uses of the site. AOCs are similar to RECs in that they are locations or areas at a site where hazardous waste and/or hazardous substances have been or may have been used, stored, treated, handled, disposed, spilled and/or released into the environment.

b. Scope of Services

The scope of work included: a Site inspection, identification of the current land uses on the Site and adjacent properties, a search of federal and state regulatory databases, a request of records at the NYSDEC Region 3 and the Rockland County Department of Health offices and a review of aerial photographs and Sanborn Fire Insurance Maps; and inquiries of persons knowledgeable of the property and local agencies, including the Town of Clarkstown Assessors Office, Clerks Office, Building Department, Planning and Zoning, and Environmental Department. Future land uses or situations on either the Site or adjacent properties are outside the scope of work.

c. Significant Assumptions

It is assumed information provided by others is fair and accurate.

d. User Reliance, Limitations and Exceptions of Assessment

This Phase I ESA was conducted for the use and reliance of BCPP Holdings, LLC. No use of the information contained herein by others is permissible without receiving prior written consent to do so from NB Environmental Services, LLC.

II. SITE DESCRIPTION

a. Site Description

The Site has a general gradient toward the south and is improved with two single story commercial structures which are currently occupied and cover approximately 40 percent of the total available land area. The total size of both parcels is approximately 15.80 acres. The remainder of the Site contains small grass areas and large paved areas for parking and access to and egress from the Site via Route 59 and Smith Street.

b. <u>Location and Legal Description</u>

The Site consists of two taxable parcels and is officially referenced as 214-256 East Route 59. The Site is situated on the north side of East Route 59. The Site is located in the Town of Nanuet, Rockland County, State of New York and is officially designated on Tax Assessor Map Number 32 as Block B, Lots 12 and 12.1 by the Town's Tax Assessor's office.

According to information on the tax assessor data base records, the current site structure located at 214-250 East Route 59 was built in or about 1974 and the structure located at 256 East Route 59 was built in or about 1980. See the attached appendix for a street map detailing the location of the Site and a tax assessor's map detailing the Site and neighboring properties.

c. Site and Vicinity General Characteristics

Information obtained from the Town's Planning and Zoning Office indicates the Site is zoned Regional Shopping (RS). The Site is located in an area that is primarily commercial.

d. Current Use of the Properties

The Site is currently occupied by a total of four commercial structures.

e. Description of Structures, Roads, Other Improvements on the Site

214-259 East Route 59

The Site contains single story commercial structure currently occupied with a total of ten store fronts, a restaurant, ATM building, and a medical building, all with slab on grade construction. The exterior of the buildings have brick or stucco/concrete style siding and with flat roofs. There are large asphalt parking areas located along the central and southern portions of the property. The Site has road frontage along East Route 59 and Smith Street.

256 East Route 59

The Site contains a single story commercial structure currently occupied by a urgent care facility. The exterior of the building has a stucco style siding. The Site has road frontage along East route 59.

f. Description of Site Utilities

The Site is serviced by natural gas, electricity, public water and the municipal sanitary sewer system.

g. Current Uses of the Adjoining Properties

The immediate area surrounding the Site consists of commercial structures. The Site is bordered to the north by Freihofer Baking Company. Bordering the Site to the south is East Route 59. Beyond East Route 59 are commercial properties. Bordering the Site to the southwest is Lites Plus. Bordering the Site to the east are commercial properties including a stereo installation shop, restaurant, and nail salon, tile store, doctors office, and office building.

h. Waste Handling, Storage and Disposal

No hazardous waste is currently generated at the Site.

i. Water Supply

The Site and surrounding area are serviced by city water and sanitary sewer systems.

j. Possible Sources of a Release

No significant areas of surfical staining was observed at the property.

k. Potential Receptors

i. <u>Domestic Wells/Public Water Supplies</u>

The surrounding area is connected to public water and the municipal sanitary sewer system. No well receptor survey was conducted to identify other properties that may possibly be serviced by private wells within the surrounding area.

ii. Surface Water

The closest surface water body, a small unnamed pond, located approximately 3,000 feet to the northeast of the Site.

iii. Nature and Conservation Areas

There are no nature or conservation areas on the subject property.

iv. Wetland Areas and Flood Plains

According to the Inland Wetlands and Watercourses Map for Nanuet, New York, there are no recorded inland wetlands on the subject property. According to a Flood Insurance Rate Map, 36087C-0156G dated March 3, 2014 the Site is located within zone X – areas minimal flooding.

III. USER PROVIDED INFORMATION

Pat Magee, representative of BCPP Holdings, LLC., the potential purchaser, provided some background information of the Site. Additional ownership information is included in Sections IV and V.

a. Title Records

Title Records were not provided to NBES by the User.

b. Environmental Liens or Activity and Use Limitations

No information was provided that identified the presence of environmental liens or activity and use limitations.

c. <u>Specialized Knowledge</u>

Representative of the property owner, was not available to provide general background information about the Site.

d. Commonly Known or Reasonably Ascertainable Information

None was available.

e. Valuation Reduction for Environmental Issues

Mr. Magee was not aware of any known environmental issues that would either affect the Site or reduce its value. However, according to the EDR report, between approximately 1985 and 2007 a dry cleaning facility had been previously located at #228 East Route 59.

f. Reason for Performing Phase I ESA

NBES was contracted by Pat Magee with BCPP Holdings, LLC. to conduct a Phase I Environmental Site Assessment (ESA) of the above-mentioned property in Nanuet, NY. It is our understanding that the Site is under consideration for purchase and that this report serves as part of the due diligence prior to the purchase of the property by the User.

IV. SITE HISTORY OF PROPERTY

a. Present Use and Ownership

The Site is currently occupied by multiple commercial tenants. The owner of the Site as noted on the deed recorded on August 25, 2005 is GEJ Nanuet, LLC. who acquired the property from Gary Juster. For a further understanding of the change in ownership of the Site, a title search was completed by others.

b. Former Use and Surrounding Area

According to the "parcel view" information in tax assessor's office, the current structure located on 214-256 East Route 59 was built in or about 1974 for commercial purposes. The current structure located on 256 East Route 59 was built on or about 1980 also for commercial purposes. Both tax assessor's cards are attached.

V. INTERVIEW AND SITE RECONNAISSANCE

a. Interview(s) with Owner and/or Knowledgeable Individuals

Pat Magee, representative of the potential purchaser of the Site, was not aware of any current environmental issues associated with the Site. He indicated that to his knowledge, there were no underground storage tanks on the property.

b. Methodology and Limiting Conditions

On July 24th, 2019, Brent Fitteron of NBES conducted an inspection of the Site. A representative of the property owner was not available to accompany NBES on

the site inspection. The inspection took place on a clear day. Site photographs are enclosed in the Appendix Section. Access to the Pizza Hut/Wing Street Restaurant (#214 East Route 59), City MD Urgent Care (#256 East Route 59), and the Chase Bank ATM (#39 Smith Street) was not obtained.

c. Observed Activities

214-259 East Route 59

The property is currently contains a commercial structure consisting of a strip mall, a restaurant building (#214 E. Route 59), and a small building containing an ATM (#39 Smith Street). There are a total of ten (10) store fronts located in the building. Each store front is listed below:

#220 - Kohl's Department store

#224 - Avenue, women's clothes

#228 - The UPS Store

#230 - Game Stop

#234 - Music

#236 - Kerry Nail Spa

#240 - Palisades Federal

#244 - Sally Beauty

#246 - Mattress Firm

#250 – Bob's Furniture

#214 - Pizza Hut/Wing Street restaurant

#39 Smith Street - Chase Bank (drive up ATM)

256 East Route 59

The property is currently contains a commercial structure consisting of City MD urgent care medical office.

d. Exterior and Interior Observations/Features

214-259 East Route 59

An inspection of the exterior areas of the property was performed during the site walkover. The property is accessed from East Route 59 to the south and Smith Street to the east. There are asphalt driveways on both the south and east sides of the property. Large asphalt parking areas are located to the south of the building. There are also asphalt parking areas surrounding the Pizza Hut/Wing Street restaurant.

The exterior of the Site strip mall structure consists of stucco siding and a flat roof. Each store front is accessed through a front door that is located on the south side of the structure. There are also doors located on the north side (rear) of each store front. There are two (2) pad mounted transformers located on the eastern rear portion of the building and the central western portion of the

building. According to the labeling on the transformer, both contain non PBC oil. No staining was observed in the area of either transformer. An electrical box is located on the northwestern portion of the property. There are catch basins located throughout the parking areas at the Site. The interior of the structure generally consists of either vinyl tile, composite, or carpeted floors, and sheetrock walls and are in very good condition. The Kohl's portion of the building contains clothing racks in the majority of the store. The rear portion of the store contains miscellaneous dry storage areas and multiple bathrooms. A small generator was also observed on the northwestern portion of this area. The generator uses natural gas. No floor drains were observed in these areas. A trash compactor is also located on the northwestern side of this area. A cardboard box compactor is located on the northeast side of this area. In general, the other store fronts of the building contain a bathroom and a small mechanical room located on the north side (rear) of the store front. However, the Bob's Furniture portion of the building contains two bathrooms located on the northwest side of the unit, each with a floor drain. Each store front also contained one or two small dry type transformers.

The exterior of the building located at 214 East Route 59 (Pizza Hut/Wing Street restaurant) consists of brick/stucco siding with a flat roof. The interior of this building was not available for viewing.

The exterior of the building located at 39 Smith Street (Chase Bank ATM) consists of brick/stucco siding with a flat roof. The interior of this building was not available for viewing as it appeared to be an unmanned ATM.

256 East Route 59

The exterior of this building consists of stucco siding with a flat roof. The interior of this building was not available for viewing.

e. Hazardous Substances or Petroleum Products

No hazardous waste was observed at the Site.

f. Indications of PCB Containing Equipment/Materials

None identified.

g. Aboveground Storage Tanks

No aboveground storage tanks were observed.

h. <u>Underground Storage Tanks</u>

No vent or fill ports to underground storage tanks (USTs) were observed. A Freedom of Information Law (FOIL) request was submitted to the NYSDEC Region 3 office (Formerly Rockland County Health Department) for a PBS file

search. No information has been provided from the NYSDEC at the writing of this report. In addition, the EDR database is attached in the Appendix.

i. Potential On-Site Contaminant Pathways

According the EDR report, a dry cleaning facility had been previously located at #228 East Route 59. The UPS Store is currently located in this space. Youngs Gentle Touch Cleaners had been a RCRA Large Quantity (RCRA LQG) generator of hazardous waste (dry cleaning solvents) from approximately 1985-2001. Later, during 2006-2007, Youngs was listed as a "non handler" of hazardous waste. According to an inspection report dated March 3, 2015, Youngs had not been operating at this time. However, it is unclear at this time, the date Youngs ceased operation. No additional information is available at this time.

In addition, the EDR report stated that Kiddie Kandids which had been previously located at #250 East Route 59 had generated silver waste. Bob's Furniture is currently located in this space. Kiddie Kandids is listed as a RCRA Conditionally Except Small Quantity generator (RCRA CESQG) of silver in 2003, 2006-2007, and 2011-2012.

Kohl's is also listed as a RCRA CESSQG in the EDR report during 2009.

j. Potential Off-Site Contaminant Pathways

There are numerous commercial properties in the vicinity of the Site, including multiple gas stations to the south of the Site along east Route 59.

k. Preliminary Conceptual Site Model

The past use of a portion of the Site, namely the former dry cleaners (#228) has historically posed potential for environmental impact.

I. Vapor Intrusion Screening and Radon Gas

With the exception of the former dry cleaning facility (#228), there does not appear to exist any potential for vapor intrusion, based upon current usage of the Site. In brief, although vapor intrusion can't be ruled out, it is not expected to be an issue.

Generally, ASTM soil vapor intrusion guidelines address environmental contamination. Volatile chemicals include volatile organic compounds, some semi-volatile organic compounds, and some inorganic compounds such as elemental mercury. Subsurface sources for volatile chemicals can include the following:

- a.) groundwater or soil that contain volatile chemicals;
- b.) non-aqueous phase liquid (NAPL)
- c.) buried wastes: and
- d.) underground tanks or drums

There are currently no known groundwater plumes of volatile chemicals, and no known immediate sources for volatile chemicals within the vicinity of the Site.

Naturally-occurring subsurface gases can also include radon, methane and hydrogen sulfide, but are not directly intended to be addressed under ASTM guidelines for soil vapor intrusion. A radon survey was not part of our assessment.

m. Historic Recognized Environmental Condition

The former use as a dry cleaners in unit #228, the former dry cleaning machine and associated equipment are considered Historic Recognized Environmental Conditions (HRECs) at the Site.

n. Recognized Environmental Condition

NBES identified Recognized Environmental Conditions (RECs) at the Site during this investigation. Based upon the historic use of a dry cleaners previously located at 228 East Route 59.

o. <u>Controlled Recognized Environmental Condition</u>

NBES has not identified any Controlled Recognized Environmental Conditions (CRECs). CRECs apply to areas where a release has occurred and been remediated to a non-residential standard subject to an institutional control.

VI. REGULATORY RECORD REVIEW

a. **Physical Setting Sources**

i. Regional Physiology

Attached as an Appendix is a copy of a USGS map (Nyack, NY Quadrangle 7.5 minute). The Site location is marked with an arrow. The Site is located approximately 275 feet above sea level.

The Site coordinates are:

Longitude: 74.0015010 ° Latitude: 41.0949760 °

The Site generally has a general gradient toward the south, with the overall drainage appears to move in a easterly direction towards the Hudson River and is influenced by topography and local drainage basins.

ii. Geologic Conditions

According to a soil survey of Rockland County conducted by the U.S. Department of Agriculture, the Site is in an Wethersfield gravelly silty loam classification (WeB). This classification consist of areas where structures are generally 0-3% slope, well drained, organic and loamy soils; farmland classification.

According to a Bedrock Geologic Map of New York State (1989), the subject property is located within the Rowe Schist (OCr) formation consisting of light-gray to silvery, fine to medium-grained schist.

iii. Hydrologic Conditions and Known Uses

The closest surface water body is a small unnamed pond located approximately 3,000 feet to the northeast of the Site.

The Site and surrounding area is serviced by public water and the municipal sanitary sewer. No well receptor survey was conducted to identify any properties that may possibly be serviced by private wells within the surrounding area.

The groundwater flow can be assumed to flow in a southerly direction due to local topography.

b. Historical Use Information

Records and information researched included: Aerial Photographs from 1940 to 2017 and Sanborn Insurance Maps. A FOIL request was submitted to the NYSDEC Region 3 Office and the Rockland County Department of Health. Records for Nanuet were also reviewed in the Building Department and Town Clerk Land Records Office located at the Town Hall in Clarkstown, NY.

i. Land Ownership Records

Currently, the Site is owned by GEJ Nanuet, LLC. who acquired the property from Gary Juster on August 25th, 2005.

A list of the chain of ownership records for the Site has been provided by others.

ii. Aerial Photographs

Aerial photographs were obtained from EDR for the years 1940, 1951, 1953, 1961, 1964, 1974, 1976, 1984, 1991, 1994, 2002, 2006, 2010, 2013, and 2017. The 1940, 1951, 1953, 1961, and 1964 aerial photographs show the property as undeveloped land with a small structure

located on the eastern portion of the property. The 1974 and 1976 aerial photographs show the current site structure located at 220-256 East Route 59. The 1984, 1994, 2002, 2006, 2008, 2009, 2010, and 2011 show the current site structure located at 220-256 East Route 59 and the addition of the building (214 East Route 59) located on the southwestern portion of the property, the building (256 East Route 59) located on the southeastern portion of the property and a small building (39 Smith Street) appears to be located on the eastern portion of the property. The immediate surrounding area, appear to have been developed with farmland and residential properties until the mid 1960's. Later, the immediate surrounding area has been developed with commercial with some residential properties. Copies of the select aerial photographs are enclosed in Appendix A.

iii. City Directories

City directories were not available for review at the writing of this report.

iv. <u>Historical Topographical Maps</u>

Typically, NBES does not review historic topographic maps unless there is reason to suspect changes in the topography such as filling or cutting. Based upon a review of historical records neither activity is indicated.

v. <u>Sanborn Fire Insurance Maps and Other Historic Maps</u>

According to the EDR report, there was no Sanborn map coverage for the Site.

c. Standard Environmental Record Sources

i. Federal, State, and Tribal Environmental Record Sources

1. State and Federal Superfund List

A CERCLA site is a potentially hazardous waste site under investigation and review for clean-up. The CERCLIS list contains sites which are either proposed for consideration for clean-up under the National Priorities List (NPL) or on the National Priorities List, more commonly known as Superfund. A regulatory database search was conducted by EDR. There are no NPL sites within a 0.5 mile radius of the Site.

There are <u>no</u> Federal RCRA CORRACTS facilities within a one-mile radius of the Site.

There are four (4) sites listed by EDR under the State Hazardous Waste Sites (state's equivalent to CERCLA) within a 1.0 mile radius of the Site. The summary of these sites are included in the attached EDR report.

Additionally, there are no sites listed under the Site Discovery and Assessment Database (SDADB) within 0.5 miles of the site. The SDADB sites are eligible for listings under the State's Hazardous Wastes Sites that are suspect of having a release of hazardous materials.

2. Resource Conservation and Recovery Act

The federal Resource Conservation and Recovery Act (RCRA) requires the states to track the generation, transportation, and disposal of hazardous wastes. The subject property <u>is</u> listed as a RCRA notifiergenerator. With the exception of Kohl's, neither of the other businesses are currently located on the property.

- Youngs Gentle Touch Cleaners/Joons Best Cleaners, 228 East Route 59 – RCRA LQG from 1985-2001, non handler during 2006-2007.
- Kiddie Kandids, 250 East Route 59 RCRA CESQG during 2003,2006-2007.
- Kohl's, 220 East Route 59 RCRA CESQG during 2009.

Small quantity generators (SQG) are facilities which generate 100 to 1000 kg of hazardous waste per month. Large quantity generators (LQG) are facilities which generate more than 1000 kg of hazardous waste per month. A Conditionally Exempt Small Quantity Generator (CESQG) generates less than 100 kg per month. There are five (5) active RCRA generators within 0.25 mile of the Site.

3. Underground Storage Tanks

A FOIL request was made to the NYSDEC Region 3 office (Formerly Rockland County Department of Health) for information to pertaining to underground storage tanks (USTs) at the Site. No information has been provided at the writing of this report. The EDR report stated that there are ten (10) underground tank sites within 1/4 mile of the Site.

The <u>Leaking Underground Storage Tank (LUST)</u> Files contained <u>no</u> records of leaking underground tanks on the subject property. Database information for properties having leaking underground tanks within ½ mile radius of the Site are as follows: There are forty-three (43) leaking underground tank (sites) within ½ mile of the Site.

For additional information on nearby LUSTs, please, refer to the attached EDR database report. None of the listed leaking underground storage tanks would be expected to have any direct impact on the review Site given either the distance and/or gradient from the Site.

4. Solid Waste

The Solid Waste Files contained \underline{no} records pertaining to the Site or the surrounding properties.

ii. Additional Environmental Record Sources

1. Water Compliance and Air Compliance

The Water and Air Compliance files documented <u>no</u> discharges or violations for the Site.

2. NY Spills

There is one (1) record of an incident on file for the subject property. Spill No. 9913553 is listed for the Site. Additionally, a FOIL request was made to the NYSDEC Region 3 office in New Paltz, NY. However, no information has been provided at the writing of this report. The EDR report included the incident on the subject property which was a leaking drum containing waste oil behind the Kohl's portion of the building (dated 1/3/2000). Approximately 20-gallons of oil was cleaned up and the spill number was closed. See attached for a copy of the spill report.

3. Waste Manifests

There are waste manifest records on file for the Site. See attached for a summary of the waste manifests by EDR for Youngs Gentle Touch Cleaners previously located at 228 East Route 59.

d. Regulatory Agency File Review

Records maintained by the Town Clerk, Building Department, Planning and Zoning, and Health Department were reviewed during our investigation. A FOIL requested had also been submitted to the Town Clerks office in Clarkstown, however, there has been no response at the writing of this report.

i. Tax Assessor's Office

According to the current tax cards, 214-256 East Route 59 and 39 Smith Street are owned by GEJ Nanuet, LLC. and was acquired on August 25, 2005. The size of the lot located on 214-250 East Route 59 is 14.3 acres and the size of the lot located on 256 East Route 59 is 1.50 acres, and all of the structures are heated by natural gas.

ii. Local Fire Inspector's Office

The Fire Inspector's office did not have any records on file pertaining to the Site.

iii. Local Health Department

The Health Department did not have any information pertaining to the Site.

iv. Municipal Building Department

A FOIL request was also made to the Building Department, however, there has been no response at the writing of this report.

e. <u>Previous Environmental Investigations/Reports</u>

There were no known reports available for the Site.

VIII. EVALUATION

a. Findings, Opinions, Conclusions, and Recommendations

The subject property consists of two taxable parcels which encompass approximately 15.80 acres. The property has a slight slope toward the south, rectangular in shape. The parcel located on 214-220 East Route 59 and 39 Smith Street is improved with three single story commercial structures. The three structures have a slab on grade construction, flat roofs, brick or stucco exterior walls. The Site is located in the Town of Nanuet, Rockland County, State of New York. The Site is officially designated as Map 32, Block B, Lot 12 by the Town's Tax Assessor's office. The second parcel is located on 256 East Route 59 and is improved with one single story commercial structure. The structure has a slab on grade construction, flat roof, stucco exterior walls. The Site is located in the Town of Nanuet, Rockland County, State of New York. The Site is officially designated as Map 32, Block B, Lot 12.1 by the Town's Tax Assessor's office.

The current owner of both parcels is GEJ Nanuet, LLC. According to information from the tax assessor, the current structure located on 220-250 East Route 59 was built in or about 1974, the current structure located 214 East Route 59 and 39 Smith street were both built in the early 1980's, the current structure located on 256 East Route 59 was built in or about 1985.

All of the Site structures are serviced by natural gas, city water and sewer system. There is record of one waste oil release that had occurred on the Site. There are no tell-tale signs of contamination on the Subject Property.

NBES staff has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E 1527-13 including the All Appropriate Inquiry requirements of the property located at 214-256 East Route 59 and 39 Smith Street in Nanuet, NY. This assessment included a request of environmental agency records, interviews with the potential purchaser, and a site inspection. On the basis of our review, NBES identified Historic Recognized Environmental Conditions (HRECs), also known as Areas of Concern.

Therefore, based upon a presence of a former dry cleaning facility located at 228 East Route 59, NBES recommends the following:

In order to evaluate the underlying conditions of the site, and to evaluate areas on the property where a release(s) of dry cleaning agents may have occurred. The focus of this assessment is a thorough investigation of the portion of the site where the dry cleaners previously operated. Additional research will be necessary in order to determine where the former dry cleaning machine had been located in the unit. The scope of our investigation includes the following areas and/or potential areas of concern: interior of the unit where dry cleaning had taken place.

The investigation calls for a soil gas survey, installation of soil borings and the installation and development of groundwater monitoring wells on the exterior of the building, gauging of the wells, determining groundwater flow, and low flow sampling of the wells.

The scope of work for our Phase II Subsurface Investigation consists of the following:

- Perform a soil gas survey of soils under the concrete flooring of the areas inside the former dry cleaners, in and about areas for dry cleaning operation, and exterior soil sampling outside the rear door of the former dry cleaners;
- Installation of interior soil borings to evaluate subsurface soils:
- Installation of exterior soil borings and groundwater monitoring wells to evaluate soil and groundwater conditions associated with the historical dry cleaning operations;
- Installation of hand borings in less accessible areas if needed.

b. Data Gaps

There are no significant data gaps.

c. Qualifications of Environmental Professional

Resumes of NBES personnel involved in this Phase I ESA are attached as Appendices.

d. Limitations

NB Environmental Services, LLC. has performed our services, within the limits prescribed by our client, with the usual thoroughness and competence of the environmental-engineering profession. The findings in this report are based upon visual observation of the Site and documents reviewed, as described in this report, and applied to Site conditions existing at the time of investigation and those reasonably foreseeable. Our findings cannot necessarily apply to Site changes of which this office is not aware and has not had the opportunity to evaluate. The conclusions in this report are professional opinions based solely upon these findings and are intended exclusively for the purpose outlined herein and at the Site location and project indicated.

This report is for the sole use of our client. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and reuse of this document or the findings, conclusions, or recommendations presented herein is at the sole risk of said user.

It should be recognized that this study is not intended to be a definitive investigation of possible contamination at the subject property. This is a Phase I Environmental Site Assessment. This report is not intended to address, assert or otherwise determine if any environmental contamination exists in or outside of buildings or structures, in surface or groundwater, or above or below the ground. Contamination data is obtained only by sampling and chemical analyses in and around the property. Further if any renovation and/or demolition within or about the structure are planned, one should perform sampling for potential contaminants of concern including but not limited to: asbestos containing building materials, lead based paint (pre-1978 buildings), caulking in windows (possibly containing PCBs), electrical ballasts possibly containing PCBs, mercury containing fluorescent bulbs, thermometers for mercury, etc. If these contaminants are present, the materials containing the contaminants should be removed and/or abated in accordance with applicable regulations prior to the work.

e. Environmental Professional (EP) Statement and Signature

NB Environmental Services has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of 214-256 East Route 59 and 39 Smith Street in Nanuet, NY, the subject property. There are no exceptions to, or deletions from this practice. Further, I declare that, based upon my years of experience in the environmental field and state license as an environmental professional, that I meet or exceed the definition of an Environmental Professional as defined in Section 312.10 of CFR Part-321 and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Principal: Brent J. Fitteron

Date: August 8, 2019

IX. NON SCOPE SERVICES

This review did <u>not</u> include an assessment of the following:

- an investigation of asbestos-containing building materials
- an investigation for radon
- an investigation of lead-based paint
- an investigation for lead in drinking water
- an investigation of wetlands
- does not include review for regulatory compliance with OSHA, RCRA, Toxic Substance Control act, Emergency Planning & Community Right to Know Act, the Clean Air Act, etc.
- an investigation for endangered species
- an investigation for indoor air quality
- an investigation for mold and/or fungi

References/Bibliography (resources)

ASTM – E 1527-13 Phase I Environmental Site Assessment Standard

New York State Department of Environmental Conservation Guidance Documents, TAGM #4046 and DER 10

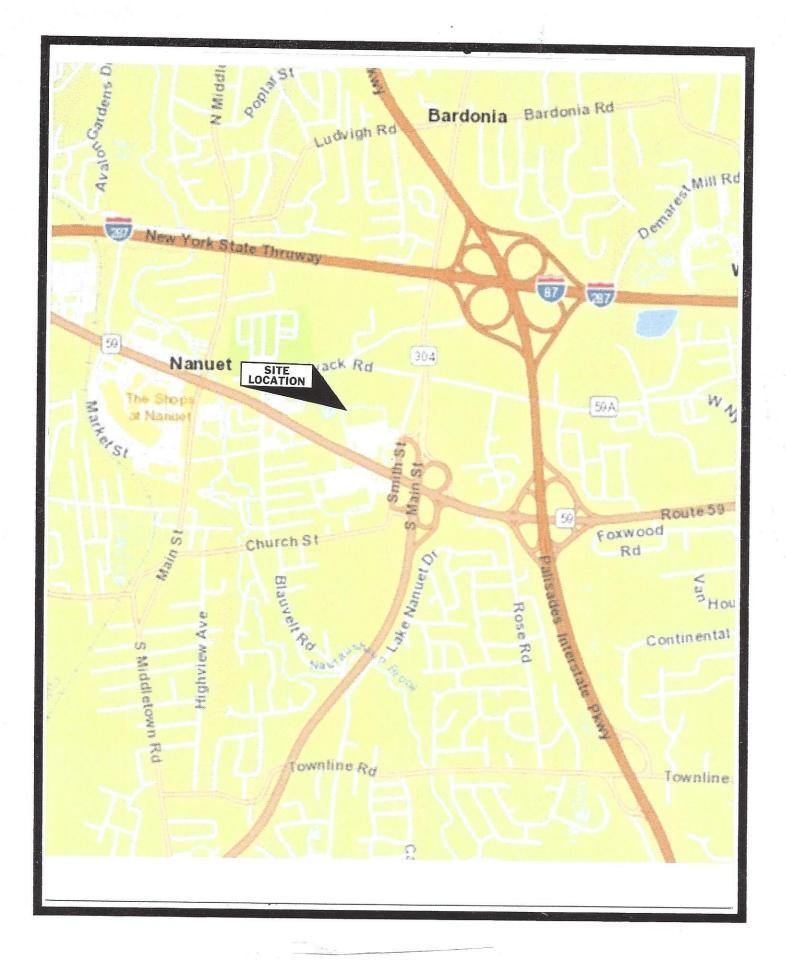
Soil Survey of Rockland County, CT, US department of Agriculture, February 1981

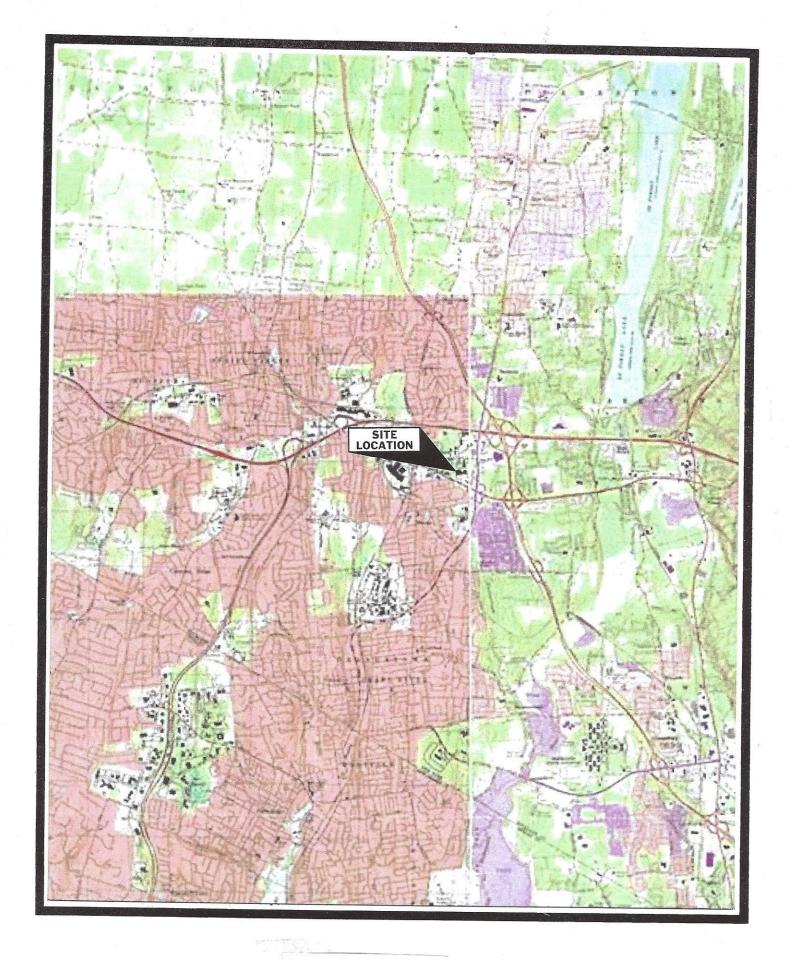
Bedrock Geology Map of New York, John Rogers-Yale University 1985

Environmental Data Resources, Inc. EDR Radius Report with Geocheck; Inquiry Number 5721445.2s, Dated July 19, 2019

SITE MAPS

- o Street Map w/Site Location
- o USGS Map w/Site Location
- o Photographs of Site
- o Tax Map o Aerial Photographs o Sanborn Maps





Topographic Map



View of the strip mall building located on 220-250 East Route 59, facing northwest.



North central side (rear) of the building located on 220-250 East Route 59, facing south.



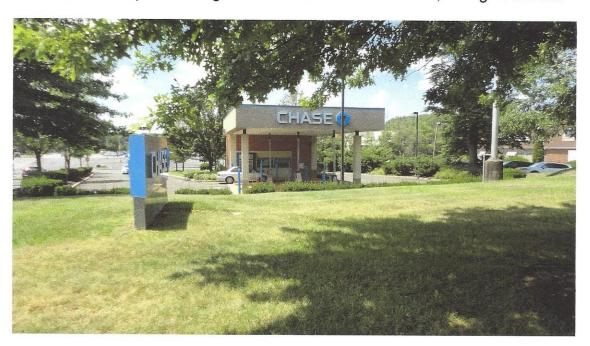
View of the parking lot located on the central portion of the property, facing east.



View of the subject building located on 214 East Route 59, facing west.



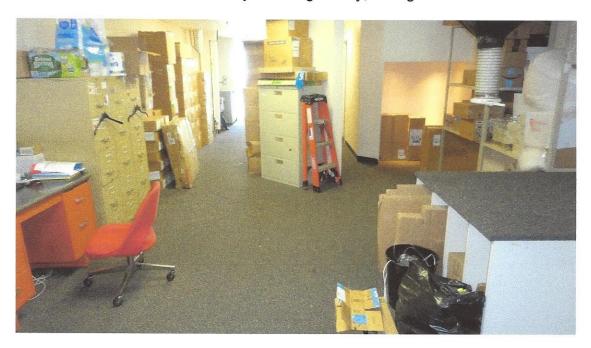
View of the subject building located on 256 East Route 59, facing northeast.



View of the subject building located on 39 Smith Street, facing west.



Interior southern (front) portion of The UPS Store (#228 East Route 59) and the location of the former dry cleaning facility, facing north.



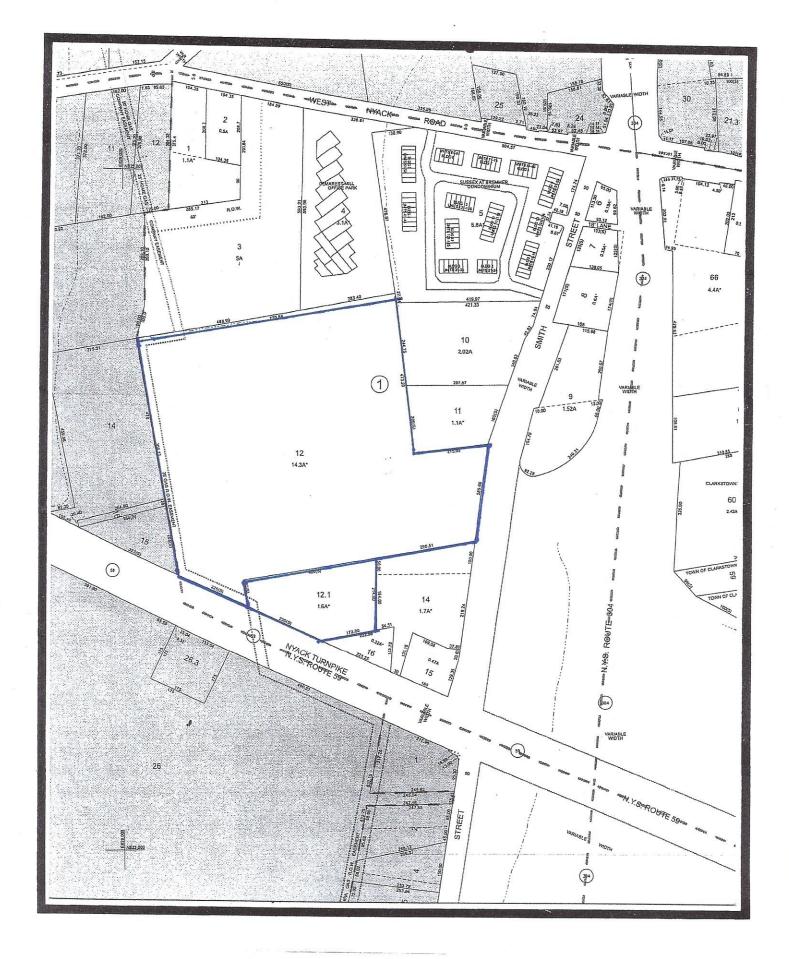
Interior northern (rear) portion of The UPS Store (#228 East Route 59) and the location of the former dry cleaning facility, facing north.



Example of a dry type transformer located on the interior rear of 224 East Route 59, facing north.



A pad mounted transformer located on the northeastern portion (rear) of the building located on 220-250 East Route 59, facing southwest.



Kohls Plaza

214-256 E Route 59 Nanuet, NY 10954

Inquiry Number: 5721445.5

July 19, 2019

The EDR Aerial Photo Decade Package



EDR Aerial Photo Decade Package

07/19/19

Site Name:

Client Name:

Kohls Plaza 214-256 E Route 59 Nanuet, NY 10954 EDR Inquiry # 5721445.5 NB Environmental Services 188 Flax Hill Road Unit A-8

Norwalk, CT 06854 Contact: Brent Fitteron



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.

Search Results:

Year	Scale	<u>Details</u>	Source
2017	1"=500'	Flight Year: 2017	USDA/NAIP
2013	1"=500'	Flight Year: 2013	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
2002	1"=500'	Flight Date: March 14, 2002	USGS
1994	1"=500'	Acquisition Date: April 04, 1994	USGS/DOQQ
1991	1"=750'	Flight Date: March 09, 1991	USGS
1984	1"=500'	Flight Date: March 26, 1984	USDA
1976	1"=500'	Flight Date: October 29, 1976	USGS
1974	1"=500'	Flight Date: March 25, 1974	EDR Proprietary Aerial Viewpoint
1964	1"=500"	Flight Date: March 23, 1964	USGS
1961	1"=500'	Flight Date: April 12, 1961	EDR Proprietary Aerial Viewpoint
1953	1"=500"	Flight Date: December 05, 1953	USDA
1951	1"=500"	Flight Date: April 07, 1951	EDR Proprietary Aerial Viewpoint
1940	1"=500'	Flight Date: April 06, 1940	EDR Proprietary Aerial Viewpoint

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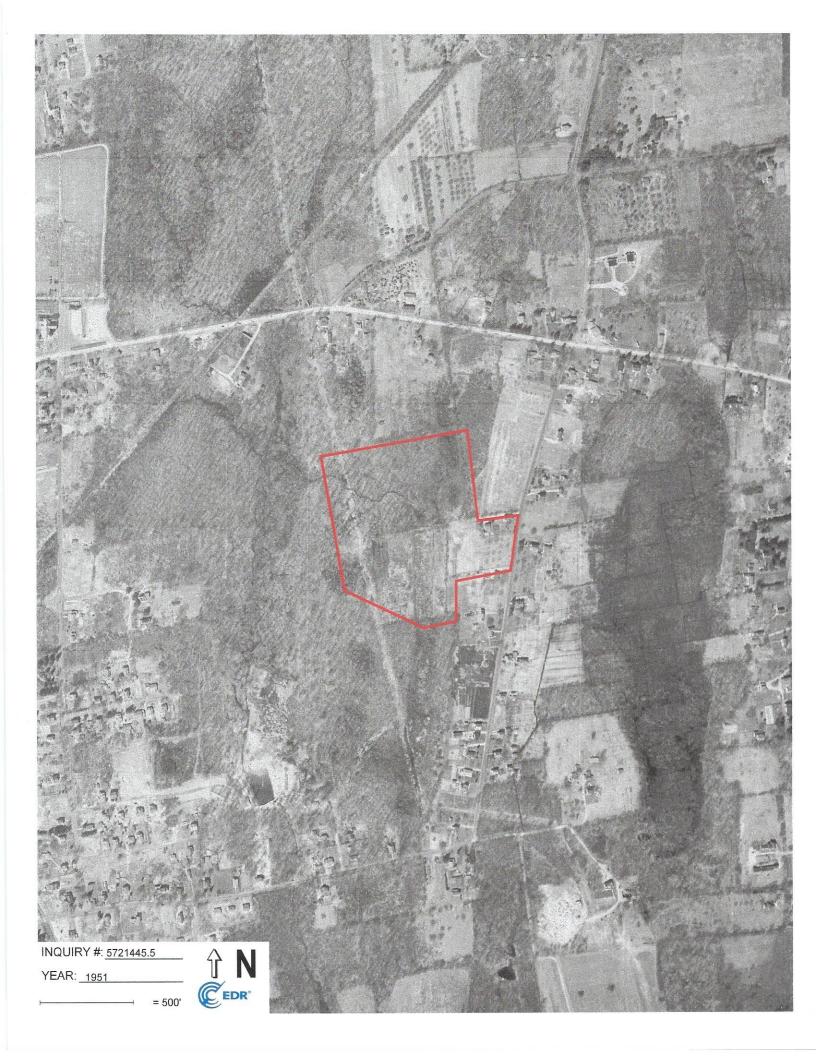
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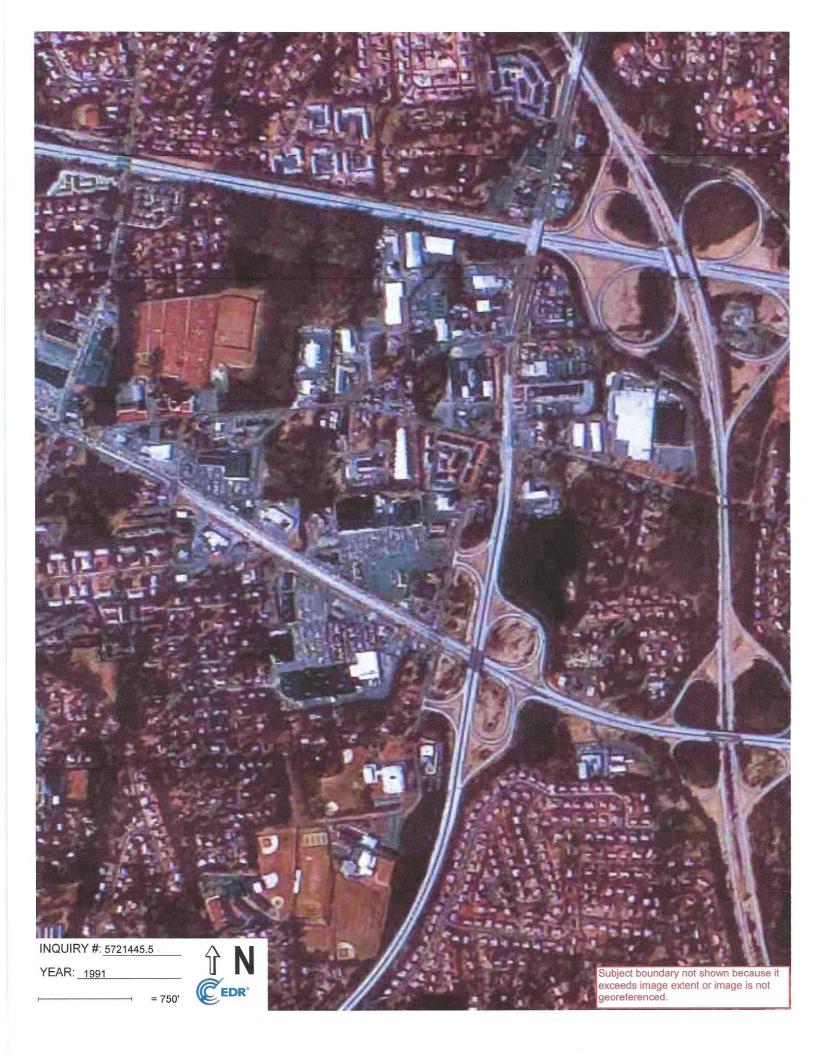


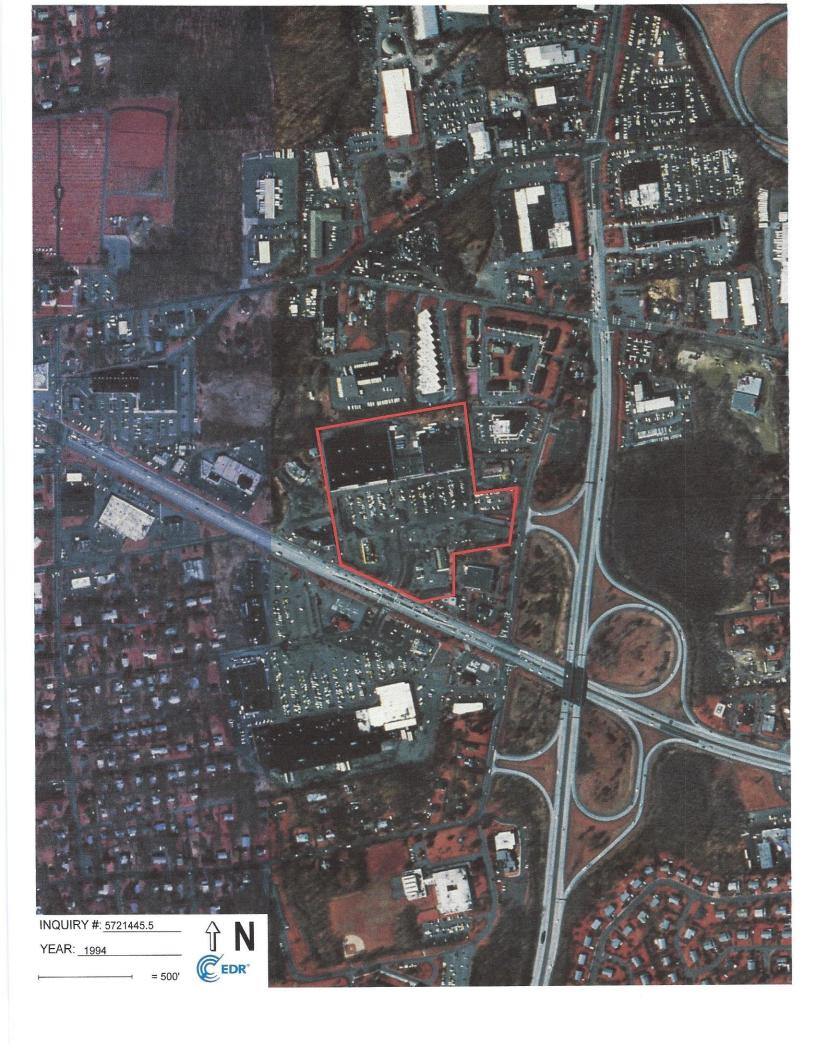


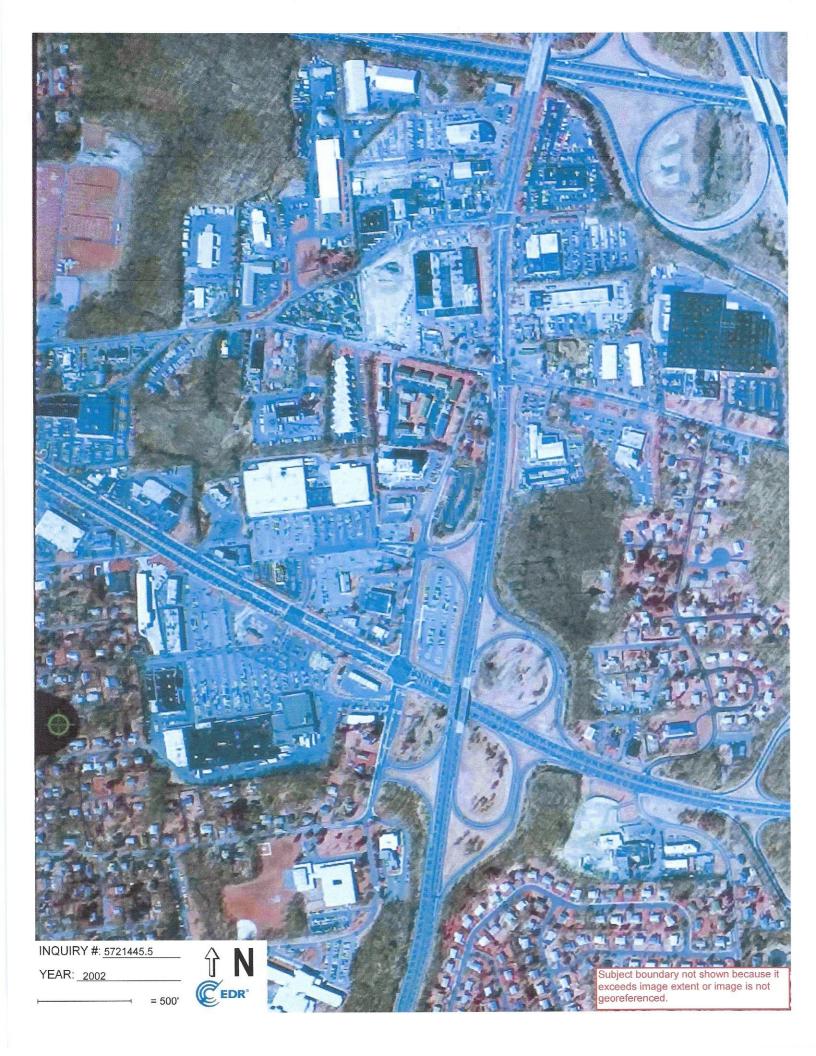




















Kohls Plaza 214-256 E Route 59 Nanuet, NY 10954

Inquiry Number: 5721445.3

July 19, 2019

Certified Sanborn® Map Report



Certified Sanborn® Map Report

07/19/19

Site Name:

Client Name:

Kohls Plaza 214-256 E Route 59 Nanuet, NY 10954 EDR Inquiry # 5721445.3 **NB Environmental Services** 188 Flax Hill Road Unit A-8 Norwalk, CT 06854 Contact: Brent Fitteron



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by NB Environmental Services were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification #

EBA5-4E33-AD34

PO#

Project

Kohl s Plaza

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanhorn® Library search results

Certification #: EBA5-4E33-AD34

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✓ Library of Congress

✓ University Publications of America

✔ EDR Private Collection

The Sanborn Library LLC Since 1866™

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