

ALEX II WEST, LLC
Brownfield Cleanup Program Application
PolyChrome Manufacturing Site
137-145 Alexander Street, Yonkers, NY



Environmental Consulting Team: Knauf Shaw LLP

May 16, 2012



NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION



BROWNFIELD CLEANUP PROGRAM (BCP)

ECL ARTICLE 27 / TITLE 14

DEPARTMENT USE ONLY
BCP SITE #:

07/2010

Section I. Requestor Information

NAME Alex II West, LLC

ADDRESS 159 Alexander Street

CITY/TOWN Yonkers, NY

ZIP CODE 10701

PHONE 914-309-3544

FAX 914-968-6567

E-MAIL rshemesh@excelsiorpkg.com

Is the requestor authorized to conduct business in New York State (NYS)?

☒ Yes ☐ No

-If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.

NAME OF REQUESTOR'S REPRESENTATIVE Ronnie Shemesh, President

ADDRESS 159 Alexander Street

CITY/TOWN Yonkers, NY

ZIP CODE 10701

PHONE 914-309-3544

FAX

E-MAIL rshemesh@excelsiorpkg.com

NAME OF REQUESTOR'S CONSULTANT Paulus Sokolowski & Sartor - Project Manager: Hal H. Newell, P.G.

ADDRESS 55 Main Street

CITY/TOWN Yonkers, NY

ZIP CODE 10701

PHONE 914-509-8602

FAX 914-407-1679

E-MAIL hnewell@psands.com

NAME OF REQUESTOR'S ATTORNEY Linda R. Shaw, Esq., Knauf Shaw LLP

ADDRESS 1125 Crossroads Building, 2 State Street

CITY/TOWN Rochester, New York

ZIP CODE 14614

PHONE 585-546-8430

FAX 585-546-4324

E-MAIL lshaw@nyenvlaw.com

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ **PARTICIPANT**

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☒ **VOLUNTEER**

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

Requestor Relationship to Property (check one):

☐ Previous Owner ☐ Current Owner ☒ Potential /Future Purchaser ☐ Other _____

If requestor is not the site owner, requestor will have access to the property throughout the BCP project. ☒ Yes ☐ No
-Proof of site access must be submitted for non-owners

Section II. Property InformationCheck here if this application is to request significant changes to property set forth in an existing BCA: ☐

Existing BCP site number: _____

PROPERTY NAME **Polychrome R&D Lab Site**ADDRESS/LOCATION **137-145 Alexander Street** CITY/TOWN **Yonkers, NY** ZIP CODE **10701**MUNICIPALITY(IF MORE THAN ONE, LIST ALL): **City of Yonkers**COUNTY **Westchester County**SITE SIZE (ACRES) **3.08 acres**LATITUDE (degrees/minutes/seconds) **40 ° 56 ' 21 24N "**LONGITUDE (degrees/minutes/seconds) **73 ° 54 ' 04 47W "**HORIZONTAL COLLECTION METHOD: ☐ SURVEY ☐ GPS ☒ MAPHORIZONTAL REFERENCE DATUM: **NAD 87**

COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address Parcel No. Section No. Block No. Lot No. Acreage

137-145 Alexander Street**2****2615****29****1.019****23****1.930****1****0.131**1. Do the property boundaries correspond to tax map metes and bounds? ☒ Yes ☐ No
If no, please attach a metes and bounds description of the property.2. Is the required property map attached to the application? (application will not be processed without map) ☒ Yes ☐ No3. Is the property part of a designated En-zone pursuant to Tax Law § 21(b)(6)? ☒ Yes ☐ NoFor more information please see Empire State Development's [website](#).

If yes, identify area (name) _____

Percentage of property in En-zone (check one): ☐ 0-49% ☐ 50-99% ☒ 100%4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? If yes, identify name of properties in related BCP applications: ☐ Yes ☒ No

5. Property Description Narrative:

See Property Description in Support Document Section

6. List of Existing Easements (type here or attach information)

Easement Holder Description**None Recorded**

7. List of Permits issued by the NYSDEC or USEPA Relating to the Proposed Site (type here or attach information)

Type Issuing Agency Description

Former Air

Water

Haz. Waste Large Quantity Generator

Chemical Bulk Storage AST

Petroleum Bulk Storage UST

NYS Dept. of Env. Cons.

SPDES

RCIS-LQG

NYS Dept. of Env. Cons.

NYS Dept. of Env. Cons.

Not known

Not reported expired 7/18/1995

#NYD001833847 (Admin/R&D Site)

3-000181 (CBS No.) S102153798 (CBS AST #)

3-412252 (PBS No.) U003646943 (UST No.)

If any changes to Section II are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____

Section III. Current Property Owner/Operator InformationOWNER'S NAME **Sun Chemical Corporation, Warren W. Faure, Esq.**ADDRESS **35 Waterview Boulevard**CITY/TOWN **Parsippany, New Jersey**ZIP CODE **07054-1285**PHONE **973-404-6560**FAX **973-404-6439**E-MAIL **warren.faure@sunchemical.com**OPERATOR'S NAME **vacant**

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

Section IV. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

- | | | |
|--|------------------------------|--|
| 1. Are any enforcement actions pending against the requestor regarding this site? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. Is the requestor subject to an existing order relating to contamination at the site? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. Has the requestor been determined to have violated any provision of ECL Article 27? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 5. Has the requestor previously been denied entry to the BCP? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 8. Has the requestor knowingly falsified or concealed material facts or knowingly submitted or made use of a false statement in a matter before the Department? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.8(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Section V. Property Eligibility Information (Please refer to ECL § 27-1405)

- | | | |
|--|------------------------------|--|
| 1. Is the property, or was any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. Is the property, or was any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites?
If yes, please provide: Site # _____ Class # _____ | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Is the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility?
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____ | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. Is the property subject to a cleanup order under navigation law Article 12 or ECL Article 17 Title 10?
If yes, please provide: Order # _____ | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 5. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
If yes, please provide explanation as an attachment. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Section VI. Project Description

What stage is the project starting at?

☒ Investigation☐ Remediation

Please attach a description of the project which includes the following components:

- Purpose and scope of the project
- Estimated project schedule

Section VII. Property's Environmental History

To the extent that existing information/studies/reports are available to the requestor, please attach the following:

1. Environmental Reports

A Phase I environmental site assessment report prepared in accordance with ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), and all environmental reports related to contaminants on or emanating from the site.

If a final investigation report is included, indicate whether it meets the requirements of ECL Article 27-1415(2): ☐ Yes ☒ No

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	x	x		x	x
Chlorinated Solvents	x	x			x
Other VOCs	x			x	x
SVOCs	x	x		x	
Metals	x	x		x	
Pesticides	x				
PCBs	x				
Other*					

*Please describe: _____

3. SUSPECTED CONTAMINANTS: INDICATE SUSPECTED CONTAMINANTS AND THE MEDIA WHICH MAY HAVE BEEN AFFECTED. PROVIDE BASIS FOR ANSWER AS AN ATTACHMENT.

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	x	x		x	x
Chlorinated Solvents	x	x			x
Other VOCs	x			x	x
SVOCs	x	x		x	
Metals	x	x		x	
Pesticides	x				
PCBs	x				
Other*					

*Please describe: _____

4. INDICATE KNOWN OR SUSPECTED SOURCES OF CONTAMINANTS (CHECK ALL THAT APPLY). PROVIDE BASIS FOR ANSWER AS AN ATTACHMENT.

☒ Above Ground Pipeline or Tank ☐ Lagoons or Ponds ☐ Underground Pipeline or Tank ☒ Surface Spill or Discharge
☒ Routine Industrial Operations ☐ Dumping or Burial of Wastes ☐ Septic tank/lateral field ☒ Adjacent Property
☒ Drums or Storage Containers ☐ Seepage Pit or Dry Well ☐ Foundry Sand ☐ Electroplating
☒ Coal Gas Manufacture ☐ Industrial Accident ☐ Unknown

Other: Lithography - Silver and Chromium contamination

5. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

☒ Coal Gas Manufacturing ☒ Manufacturing ☐ Agricultural Co-op ☐ Dry Cleaner ☐ Salvage Yard ☐ Bulk Plant
☐ Pipeline ☐ Service Station ☐ Landfill ☐ Tannery ☐ Electroplating ☐ Unknown

Other: PolyChrome Laboratory - Chemical blending

6. PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".

Section VIII. Contact List Information

Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of a letter sent to the repository acknowledging that it agrees to act as the document repository for the property.

Section IX. Land Use Factors (Please refer to ECL § 27-1415(3))

1. Current Use: ☐ Residential ☐ Commercial ☐ Industrial ☒ Vacant ☐ Recreational (check all that apply)
Provide summary of business operations as an attachment.

2. Intended Use Post Remediation: ☐ Unrestricted ☒ Residential ☒ Commercial ☐ Industrial (check all that apply)
Provide specifics as an attachment.

3. Do current historical and/or recent development patterns support the proposed use? (See #14 below re: discussion of area land uses)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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4. Is the proposed use consistent with applicable zoning laws/maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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5. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, other adopted land use plans?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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6. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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7. Are there any federal or state land use designations relating to this site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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8. Do the population growth patterns and projections support the proposed use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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9. Is the property accessible to existing infrastructure?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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10. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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11. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species within ½ mile?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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12. Are there floodplains within ½ mile?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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13. Are there any institutional controls currently applicable to the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

14. Describe the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas in an attachment.

15. Describe the potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas in an attachment.

16. Describe the geography and geology of the site in an attachment.

Section X. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: N/A Signature: _____ Print Name: N/A

(By an requestor other than an individual)

I hereby affirm that I am Member (title) of Alex II West, LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 4/4/12 Signature:  Print Name: Ronnie Shemesh
5-16-12

SUBMITTAL INFORMATION:

Three (3) complete copies are required.

- Two (2) copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD, must be sent to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

- One (1) paper copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our [website](#) for the address of our regional offices.

FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: _____ LEAD OFFICE: _____

BCP APPLICATION SUPPORT INFORMATION

BCP APPLICATION SUPPORT

Exhibit List

- Exhibit A - DOS Form for Requestor's LLC**
- Exhibit B - Site Access Letter Agreement from Owner**
- Exhibit C - Site Location Map/ Address, Tax Block and Lot and Former Tenant Map/ Survey/ BCP Site Maps showing line drawn boundary**
- Exhibit D - Tax Map**
- Exhibit E - Title Report and Deed**
- Exhibit F - Adjacent Use Site Map**
- Exhibit G - Soil Exceedances and Recognized Environmental Conditions (REC) Map**
- Exhibit H - Previous Owners and Operators**
- Exhibit I - Site Contact List**
- Exhibit J - Library Letter**
- Exhibit K - Summary Data Tables**

Phase Is, February 2007 Letter Report attaching November 2006 Phase II Data, November and December 2007 Supplemental Phase II Data (No Report), and May 2012 Phase II Letter Report and Data Attached Separately

SECTION I - REQUESTOR INFORMATION

The Requestor Alex II West, LLC is a New York limited liability company doing business in New York. *See Exhibit A.* Alex II West, LLC's relationship to the property is that of a prospective purchaser. The remediation and redevelopment of this property on Alexander Street in Yonkers, New York will further enhance the revitalization of the Yonkers waterfront and improve adjacent property values. The neighborhood remains industrial, now largely vacant, and completely underutilized given its valuable and aesthetically pleasing location along the Hudson River between two commuter Metro North train stations.

The site is owned by Sun Chemical Corporation, which formerly operated its PolyChrome Corporation Research and Development Laboratory at the Site. The owner has provided written access approval to Alex II West, LLC, to perform any required environmental investigation and remediation work pursuant to the Brownfield Cleanup Program if approved for the program. *See Exhibit B.*

SECTION II - PROPERTY INFORMATION

II.5: PROPERTY DESCRIPTION NARRATIVE:

The 3.08 acre "Site", which is the subject of this application, consists of one of two former PolyChrome Corporation ("PolyChrome") Yonkers properties on Alexander Street, but which are not adjacent parcels. This Site has property addresses of 137-145 Alexander Street, Yonkers, New York. This Site is referred to as the "West" Site in the attached Phase I report, and is formerly known as the PolyChrome Research and Development Lab Site (the "R&D Lab Site"). Sun Chemical, the current owner, and predecessor companies conducted R&D chemical experiments in the on-site laboratory through its PolyChrome division until 1994. Thereafter, the Westchester County Department of Social Services occupied the office portion of the Site until approximately two years ago. The Site has been vacant since the departure of the County offices. Historically, the Site housed other industrial uses, including Westchester Lighting, a coal yard and an asphalt plant, which will be described in this application, and which can be linked to the contamination found on the Site to date.

The R&D Lab Site is located at the northwest corner of the intersection of Alexander and Ashburton Avenues with an official mailing address of 137 Alexander Street, Yonkers, NY 10701 (Tax Map No. Section 2 Block 2615 Lots 1, 23 and 29 excluding the underwater land). The location of the Site is depicted on a United States Geological Survey (USGS) Topographic Map – Yonkers, New York Quadrangle. *See Exhibits C* including Site Location Map, Address, Tax Block and Lot and Former Tenant Map and Survey with BCP Site Boundary, Exhibit D Tax Map, and Exhibits E Title Report and Deed.

The R&D Lab Site, along with all the other brownfield sites on Alexander Street, were studied in the February 2001 Area-Wide Phase I Study of the Alexander Street Corridor through one of the earliest brownfield grants provided by the Environmental Protection Agency to the City of

Yonkers. Excerpts of this report, relevant only to the Site, have been attached. According to the February 2001 and more recent Phase I environmental reports, PolyChrome performed research and development at this Site, to support its manufacturing operations at the Manufacturing Site across the Street, at which it coated photosensitive aluminum printing plates potentially starting as early as the 1950's until 1994. The R&D operations involved use of hazardous substances. PolyChrome was a large quantity generator of hazardous waste, which primarily consisted of ignitable and corrosive solvents.

Prior to PolyChrome, the Site was operated as a former asphalt, coal, and lumber yard. Recent investigation results show evidence of environmental impact from potentially each of the former MGP utility, asphalt, coal, lumber yard and lithographic plate coating research and development operations at the Site. In addition, the flow of manufactured gas plant (MGP) related contamination onto the Site from a former upgradient MGP site was also recently discovered and a spill was reported in relation to this discovery. Contaminated soil, groundwater and vapor above applicable cleanup standards has been discovered.

A second former PolyChrome property, known as the PolyChrome Manufacturing Site, with the property address of 80-94 Alexander Street, is subject to a separate BCP Application sent to the Department. The PolyChrome Manufacturing Site is not directly adjacent to this Site, but rather is located at the northwest corner of the intersection of Alexander and Ashburton Avenues with an official mailing address of 80 Alexander St. Yonkers, NY 10701 (Tax Map No. Section 2 Block 2608 Lots 29, 35, and 37). In other words, the Sites are caddy corner from one another, but not adjacent. Since the redevelopment on each Site may be different, the owners are different entities and the timing for the projects on each site may not be exactly the same, a separate BCP application was submitted for this Site.

It is important to note a former BCP applicant, SFC Sun, LLC, submitted a BCP application for this Site in 2007. The Department rejected the "West" or "Admin./R&D" Site as it was described in that earlier application due to alleged lack of sufficient data proving the Site was a brownfield. Significant new data has been obtained on the Site, clearly demonstrating the Site is a brownfield located in the center of the Upper West Side (Alexander Street) Brownfield Opportunity Area. A summary of this new data is provided in this application.

Predominant land uses within a quarter-mile of the Site include industrial, vacant buildings and lots along the waterfront. The entire surrounding area consists of brownfield sites, and is in the Alexander Street BOA. Several sites are in the BCP, including the ATI Tank Farm Site immediately to the west and the BICC Cables Site to the north west. The only viable businesses that remain present on 153 acres of Alexander Street brownfield land include Excelsior Packaging to the north west, Greyston Bakery to the north and Altman Lighting to the south west. See Exhibit F, Adjacent Use Site Map.

SECTION III - CURRENT PROPERTY OWNER/OPERATOR INFORMATION

The Site is currently owned by Sun Chemical Corporation. The legal description for the Site is present on the survey map in Exhibit C and in the deed in Exhibit E. All three lots that make up the Site are owned by Sun Chemical Corporation, and all of the lots were historically operated as one Site.

The on-Site structures, which occupy approximately 50% of the Site, are now completely vacant. The last occupant in the office building was the County Department of Social Services.

SECTION IV – REQUESTOR ELIGIBILITY INFORMATION

The information provided in the application confirms the Requestor is an eligible requestor in compliance with ECL§27-1407. The Requestor is a prospective purchaser with no former liability for contamination on the Site.

SECTION V – PROPERTY ELIGIBILITY INFORMATION

In addition to the responses on the application form, which clarify the property is not an ineligible site pursuant to the brownfield site exceptions in ECL§27-1405, the following information further demonstrates this Site's eligibility for the BCP. First, the Site meets the definition of an eligible "brownfield site", defined by statute as "real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant" by the Department. Recent investigation results show evidence of impact from the former asphalt, coal, lumber yard and lithographic plate coating research and development operations at the Site and from the flow of MGP related contamination onto the Site from a former upgradient MGP site.

Contamination, which has been linked to the past, long term industrial use of this Site, has been documented to be present on-Site pursuant to several limited Phase II investigations performed. *See Exhibit G Soil Exceedances and Recognized Environmental Conditions Map.* Since such documented Site soil, groundwater and vapor contamination will complicate the Site's redevelopment, and given the Site's location in a BOA, the Site meets the brownfield site statutory definition in Environmental Conservation Law §27-1405(2), and the regulatory eligibility definition in 6 NYCRR §375-3.3(a)(1), as collectively demonstrated by:

- Property Description Section II above, including the BOA Plan for the area, which demonstrates the entire Alexander Street waterfront corridor consists of contaminated, industrial real estate, and must be remediated for the planned new residential neighborhood;
- Property's Environmental History Section VII below, and the Phase I and II reports separately attached, which summarize the environmental history of each parcel; and
- Actual Site contamination data documented in the Phase II investigation report, which has been linked to the former uses on the Site, and which data is summarized herein.

While the City of Yonkers, in conjunction with its local partner, the Yonkers Industrial Development Agency (YIDA), and with help from the State of York, have made great progress attempting to facilitate the development of the Yonkers Alexander Street brownfield waterfront, including the adoption of a Master Plan, Urban Renewal Plan and BOA Plan, and facilitating redevelopment of the least contaminated properties to the south, the most challenging sites remain in the north section of Alexander Street. Almost all of the Sites on the northern portion of Alexander Street are now vacant industrial properties.

The purpose of this project is to continue Yonkers ongoing waterfront development efforts by remediating and redeveloping this centerpiece brownfield Site on the Hudson River, which is adjacent to the other centerpiece site, the ATI Site. While Alex II West, LLC has not yet fully designed the reuse for the Site, it plans to work on a PUR special use permit plan soon after it is accepted into the BCP, and this plan is intended to be largely consistent with the adopted Master Plan, which calls for mixed use residential and commercial development.

Overall, the State of New York and City of Yonkers stand to substantially gain from the remediation and redevelopment of the Alexander Street Waterfront, including this Site, by the applicant Alex II West, LLC. However, the Site is severely challenged and needs to be deemed an eligible brownfield in order to proceed with any planned reuse.

Since the Site soils and groundwater contain hazardous substances in excess of the unrestricted and or restricted residential cleanup standards promulgated in 6 NYCRR Part 375-6.8(a) and (b), the Site is a brownfield, particularly given that the intended use of the Site is residential, and such use is consistent with the City's development plans for the community.

The current data documenting actual contamination discovered to date, coupled with the long history of industrial use, make it reasonable to believe additional contamination is present, and will be further uncovered throughout the entire Site requiring remediation. Therefore, the Site meets the first contamination element:

(i) there must be confirmed contamination on the property or a reasonable basis to believe that contamination is likely to be present on the property;

See 6 NYCRR §375-3.3(a)(1)(i).

In addition to confirmed and suspect contamination:

(ii) there must be a reasonable basis to believe that the contamination or potential presence of contamination may be complicating the development, use or re-use of the property.

See 6 NYCRR §375-3.3(a)(1)(ii).

According to the Department's March 3, 2005 Revised Eligibility Guidance document:

3. In determining whether there is a reasonable basis to believe that the contamination or potential presence of contamination may be complicating the development, use or re-use of the property, the Department will consider the following factors, to the extent such factors are relevant to the proposed site:

(A) whether the proposed site is idled, abandoned or underutilized;

(B) whether the proposed site is unattractive for redevelopment or reuse due to the presence or reasonable perception of contamination;

(C) whether properties in the immediate vicinity of the proposed site show indicators of economic distress such as high commercial vacancy rates or depressed property values; and/or

(D) whether the estimated cost of any necessary remedial program is likely to be significant in comparison to the anticipated value of the proposed site as redeveloped or reused.

The Site at issue is:

(A) Idled, abandoned and underutilized – The Site has been completely vacant for approximately two years and is in an area of former industrial properties, most of which are currently vacant. Since the highest and best use of this land is not being realized, the Site meets the first brownfield site complication eligibility factor as it is underutilized.

(B) Unattractive for redevelopment or reuse due to the presence or reasonable perception of contamination – The Site has been occupied by not one, but a number of heavy industrial users for many years, and appears to have various types of contamination from the different historic uses, which will not only complicate the cleanup, but the redevelopment. For example, the Requestor has held an initial meeting with Consolidated Edison regarding the MGP related DNAPL contamination migrating onto the Site from what appears to be an upgrading source. A significant negotiation or litigation process will likely be required to address this contamination since the source is off-site but still has a direct impact on this Site.

(C) Properties in the immediate vicinity of the proposed site show indicators of economic distress such as high commercial vacancy rates or depressed property values – The Site is in a federal Empowerment Zone, a State En-Zone and the Alexander Street Brownfield Opportunity Area (BOA). This Site is in a former industrial area in economic distress with numerous brownfield sites. Despite significant efforts by the State and City of Yonkers to facilitate development in this area, the neighborhood has actually deteriorated, with more vacant industrial properties than just two years ago on Alexander Street.

(D) Estimated cost of any necessary remedial program is likely to be significant in comparison to the anticipated value of the proposed site as redeveloped or reused - With respect to the fourth cost factor, while final costs are not yet available since Site investigation will continue under the BCP, the cost of remediation will likely be significant, and at least proportional to the cost of redevelopment. For example, the adjacent ATI Site was valued at \$3 million in its past sale and the cost of cleanup is estimated between \$2-3 million. Therefore, the cleanup costs are almost as much as the value of the Site. This Site is more complicated given the different types of contaminants found. The planned use for the Site is a mixed-use development, and will likely

require extensive Site work and remediation since Site-wide contamination has been found and this Site is adjacent to the Hudson River. Any contamination potentially migrating into the River will have to be contained at the Site boundary.

No one can accurately anticipate the future value of the land, particularly before the remaining remediation work is accomplished. However, the cost of remediation is likely to be close to the current value of the Site as explained above. To date, deep contamination has been discovered, which will likely make the investigation and remediation more expensive. The Requestor will perform a comprehensive remediation with the goal of achieving the highest level of residential standards feasible in order to assure the safety of future residential users. However, at this time, the Requestor can only predict that the remedial cost will be significant, and is an upfront cost that will have to be expended in order to even minimally enhance the future value of the Site.

In sum, there is a reasonable basis to believe that the currently known contamination and suspect potential contamination is complicating development, and as such the fourth complication element of the State's current eligibility test in its Eligibility Guidance document has been met.

SECTION VI: PROJECT DESCRIPTION

A. PURPOSE AND SCOPE OF THE PROJECT

A proposed mixed use, residential and commercial use is planned for the Site. Project details have not yet been designed. However, the applicant will work with the State, City of Yonkers, and the County on the development of PUR Plan to further the Master Plan goals of creating a new green, transit-oriented, vibrant neighborhood on this portion of the Yonkers downtown waterfront area. The Master Plan currently calls for a one six story base structure with two 12 story corner residential towers. There will be approximately 180 residential units in the building structures, 40,000 square feet of commercial space, and 313 parking spaces. One parking space per apartment (i.e. 180 parking spaces) are planned for the residents, and the remaining spaces on this Site are planned for the public to access the planned esplanade. The Requestor will include in its PUR application a building structure that is substantially consistent with this Master Plan conceptual plan.

B. ESTIMATED PROJECT SCHEDULE

The proposed project should begin soon after the Brownfield Cleanup Program Application for the Site is approved. This process is estimated to take approximately 2 ½ -3 months. Therefore, remedial investigation work on the Site should begin in approximately August-September 2012.

The remedial investigation is expected to commence this fall after development of a Remedial Investigation Work Plan is approved. The former engineering firm of record, PS&S, is continuing on as the engineer of record for this Site. However, construction work will not proceed until the Site investigation and Remedial Action Work Plan tasks are complete likely to be sometime in early 2014. The goal is certainly to complete the remediation no later than summer of 2014.

Construction of the proposed project is anticipated to take approximately 20 month or slightly under 2 years after the remediation is complete. The construction tasks and schedule would be as follows:

1. Mobilize for Construction	~1 day – Start August 1, 2014
2. Miscellaneous Site Preparation	~10 days – August 10, 2014
3. Pile Construction	~60 days – October 10, 2014
4. Form, Pour & Strip Foundations	~20 days – October 30, 2014
5. Subgrade Utilities	~40 days – December 10, 2014
6. Garage Structure	~40 days – January 20, 2015
7. Framing and Insulation	~60 days – March 20, 2015
8. Roofing	~30 days – April 20, 2015
9. Exterior Facade	~60 days – June 20, 2015
10. Windows	~30days – July 20, 2015
11. Rough-In Building MEP Systems	~50 days – September 10, 2015
12. Hang, Tape & Finish Drywall	~30 days – October 10, 2015
13. Install Door Frames	~20 days – October 31, 2015
14. Painting, Prime	~20 days – November 20, 2015
15. Flooring	~30 days – December 20, 2015
16. Painting, Finish	~15 days – January 5, 2016
17. Inside Finishes	~ 90 days – April 5, 2016

SECTION VII - PROPERTY ENVIRONMENTAL HISTORY

1. SUMMARY OF ENVIRONMENTAL REPORTS

Copies of two Phase I Environmental Site Assessments are attached. The first ASTM Practice E1527-00 Phase I Report was prepared by Edwards and Kelcey, Inc. for the City of Yonkers in February 2001, and included all of the sites along Alexander Street. An ASTM Practice E1527-05 Phase I Environmental Site Assessment Report was prepared in January 2006-2007 for SFC Sun, LLC by PS&S. These two Phase I Reports are separately attached to this application, and are summarized below.

In addition, two rounds of supplemental Phase II investigation sampling data was developed by PS&S for SFC Sun, LLC and a more recent round of supplemental Phase II investigation sampling data was developed by PS&S for the current applicant.

A. February 2001 Edwards and Kelcey, Inc. Area-wide Phase I Investigation Report (“February 2001 Phase I Report”)

The following Site use history was obtained from the February 2001 area-wide Phase I investigation of the entire waterfront prepared by Edwards and Kelcey, Inc. for the City of Yonkers subsequent to receipt of the initial round of EPA brownfield grants (February 2001 Phase I Report). Excerpts from this Report related to this Site have been attached. Among all of

the sites on Alexander Street, it was listed as a moderately contaminated site, when compared to the BICC and Patclin chemical sites, which were Superfund caliber sites.

This initial area-wide Phase I report provides an excellent overview of all the brownfield sites on Alexander Street, and includes an adjacent use map, which has been separately attached as Exhibit F. The purpose of the report was to rank the brownfields in the area from the worst to least contaminated. Specifically, in relation to this Site, there is a conclusion that there is a “moderate concern with past spill history” and notes that the Site is listed in a number of environmental databases including RCRIS-LQG, NY SPILLS, UST, ERNS, FINDS, AIRS/AFS, DOCKET, NCDB, and FINDS.

According to Sanborn maps and other historic references, this Phase I report concludes that in 1886, Yonkers Gas Light Company occupied the site. In 1898, Yonkers Gas appears to have consolidated its operations to the north and east of the Site and it was now developed by Barber Asphalt Co. By 1917, it was fully developed and included the following operations: Yerks & Co. Lumber and Coal facility, with a lumber yard and coal pockets shown on the Sanborn map, and Gwineburger & Wiell Fat & Bone Collecting Station buildings and storage. [NOTE: A closer read of the Sanborn map in 1917 actually shows the Westchester Lighting, f/n/a Yonkers Gas, did still occupy the southern portion of the Site, but this is not pointed out in this Phase I report]. By 1942, the R&D Lab Site was occupied by J.A. Malstedt Lumber Co. and Westchester Lighting Company. In 1951, Arthur B. Blair Inc. operated a machine shop and boat building operation including a boat yard, fabrication, construction, and storage buildings. From approximately 1886 through 1917, Yonkers Gas Light operated a manufactured gas plant (MGP) to the north and east of the Site at 101 Woodworth Avenue and 485 Nepperhan Avenue. Yonkers Gas Light became Westchester Lighting Company and most recently Consolidated Edison. Operation of this Site in relation to the MGP plant appears to have related to use of a pier for coal delivery.

The available documentation indicates that PolyChrome operated a lithographic plate coating research and development facility at the Site, affiliated with its manufacturing operations across the street, from possibly 1964 when it acquired the Site until 1994. Sanborn maps indicate that PolyChrome operations were still present in 1978 and 1991. According to FOIL record accumulated from EPA and DEC, PolyChrome used large quantities of flammable and/or corrosive solvents, sodium hydroxide and sulfuric acid at this Site and had a separate EPA ID generator number as compared to the Manufacturing Site across the street. While underground chemical and petroleum storage tanks were not present on this Site to store the chemical and petroleum products used at the Manufacturing Site across Alexander Street, a print shop, equipment storage area, truck loading area and the R&D operations were all located at this Site. In addition, there is documentation above ground tanks were present. Hazardous Waste Activity Notification forms filed with the EPA indicate that PolyChrome was a hazardous waste generator at the R&D Lab site at least as early as 1980 until at least as late as 1992-94. PolyChrome installed above ground hazardous substance storage tanks at the R&D Lab Site in 1986 and closed such tanks in 1994.

This Phase I Report states that a 1983 NYS Department of Environmental Conservation inspection report discusses hazardous waste generating activities at the Site. Correspondence

from a U.S. Environmental Protection Agency compliance section indicates that hazardous waste activities ceased in 1994. The Site was listed as a RCRA SQG ID NYD001833847. According to historic environmental records, during at least some of the time it operated at the Site, PolyChrome used flammable and/or corrosive solvents, sodium hydroxide and sulfuric acid. The Site was registered under the NY Chemical Bulk Storage program for above ground tanks. Materials handled essentially included:

- Halogenated and ignitable solvent
- Solvent solutions including the following solvents: methyl cellosolve (a/k/a methoxyethanol), MEK, methanol, MIBK, dioxalane
- Sulfuric acid (one 3,000 gallon AST and one 4,000 gallon AST)
- Sodium Hydroxide (two 4,500 gallon ASTs)
- Caustic for neutralization of waste water

The ASTs noted above were reported as closed in this Phase I in approximately 1994.

A number of spill files are summarized in this Report in relation this Site and Sun's Manufacturing Site during PolyChrome's ownership and operation. Since it could not always be distinguished which site each spill related to, all spill files are listed:

- Spill No. 8700879 (sulfuric acid discharge to municipal sewer on Manufacturing Site);
- Spill No. 8807603 (#2 fuel oil seeping into hole while pulling underground tanks on Manufacturing Site);
- Spill No. 8905053 (white milky substance discharged to Hudson River storm drain potentially related to the R&D Lab Site);
- Spill No. 8905788 (diesel surface spill, which impacted Hudson River; county sewer line corroded from sulfuric acid discharged by PolyChrome. Resulted in replacement of portion of sewer pipe);
- Spill No. 9704871 (caller noted sheen on Hudson River emanating from area near R&D Lab Site. No source found);
- Spill No. 9809331, 9809335, 9903690, 9909857, 9909858 (all at location of Ashburton and Alexander Streets, no further information available);

In addition to the spill files, the City of Yonkers Fire Department responded to a Hazardous Material incident (Incident #11471), which involved an oil sheen in an excavation hole at R&D Lab site in August 2000.

There were several historic EPA enforcement actions with respect to drum management at the Site. These actions involved improper labeling, storage, and packaging of drums of hazardous waste. The potential for harm to the environment from the violations was considered "major" for some of the violations and the penalty was increased due to repeat enforcement findings. However, none of the EPA orders required subsurface investigation or remediation. Above ground compliance actions were required, which included the construction of an acceptable hazardous waste storage area and improved procedures and training. All orders appeared to be

satisfied as there are no EPA liens recorded on the Site. *See* EPA Consent Orders in Phase I Report.

**B. January 2006-7 Phase I Report prepared by
Paulus Sokolowski & Sartor (PS&S)**

An updated ASTM E-1527-05 site-specific January 2006-07 Phase I Report was prepared by Paulus Sokolowski & Sartor (PS&S) for SFC Sun, LLC before this former Volunteer submitted applications for the BCP for both Sun Chemical Properties - 137-145 Alexander Street (West Site or R&D Laboratory Building) and 80-94 Alexander Street (East Site or Manufacturing Site). This updated Phase I ESA reported five Recognized Environmental Conditions (RECs) for the R&D Lab Site, and provided recommendations for addressing each REC. The RECs and associated recommendations are listed below.

1. Potential On and Off-Site Spills: Subsurface testing was also recommended to be performed on the Site in accordance with all applicable regulations to address the following soil and groundwater contamination issues:

- Former operations at the Site related to PolyChrome's storage and handling of hazardous material created an increased potential for impacts to underlying soils and groundwater from prior Site activities.
- Research and development work at the R&D facility located at 137-145 Alexander Street likely involved use of chemicals typically associated in the lithographic printing business. In addition, according to the WCDSS personnel, the floor pit located in the southeastern corner of the first floor of this building was reported to lead to stormwater drywells. These floor pits also require further investigation. In the event contamination is found within these floor drains and pits, proper removal of contaminated materials should be performed. Significant fines were also levied against PolyChrome due to waste handling practices that were not in compliance, which could have resulted in spills.
- Due to the proximity of documented and suspected contaminated facilities that are located upgradient and cross-gradient of the Site in respect to groundwater flow, the migration of off-site contamination via groundwater to beneath the Site is possible. A subsurface investigation at the property boundary is recommended to determine the condition of the underlying soil and to evaluate the potential presence of contamination from off-site sources. If evidence of impacts to the subsurface environment is identified at the property boundaries, then a supplemental sampling program is recommended to include the installation of groundwater monitoring wells.

2. Lead Paint: Because the Site buildings were constructed prior to 1978, it is suspected these buildings may contain lead based paint. PS&S recommended that a Lead Based Paint (LBP) Survey be conducted prior to any demolition/construction activity to determine the presence or absence of LBP.

3. Asbestos: It is likely that asbestos containing asbestos containing building materials (ACBM) are located within the buildings since the structures were constructed prior to 1978.

PS&S recommended that an ACBM Survey be conducted to determine the presence or absence of ACBM. If it is asbestos-containing (greater than one percent), then abatement (repair, enclosure, encapsulation, or removal and disposal) should be supervised by a licensed asbestos contractor in compliance with state and federal regulations.

4. Universal Waste: Fluorescent light ballasts were observed at the time of the site reconnaissance of the subject buildings. Based upon the fact that the buildings were constructed prior to 1979, it is likely that some fluorescent light ballasts that are currently in place were manufactured with PCBs. It is recommended that in accordance with NYSDEC and appropriate state and federal regulations, replacement and proper disposal of these ballasts be conducted in order to minimize potential concern with their contents.

5. Mold: Prior to demolition, PS&S recommended that an environmental mold survey with potential sampling should be conducted by a certified Mold Inspector. Typical analytical parameters associated with mold sampling include, but are not limited to, the following: mold, bacteria, mycotoxins, endotoxins, volatile organic compounds, temperature, and relative humidity moisture.

This Phase I also provided some additional detail on the former ownership and operation of the Site, which is summarized in Exhibit H, Previous Owners and Operation Chart.

Therefore, further Remedial Investigation of the Site was recommended.

C. February 2007 Limited Phase II Investigation Report

Based on the significant Phase I history related to the Site, PS&S conducted an initial limited subsurface environmental site investigation (ESI) in November 2006 to determine if the RECs identified during Phase I ESA activities resulted in soil, sediment, vapor and/or groundwater impacts that require additional investigation to provide for characterization and delineation of the identified impacts and support potential remedial decisions for the redevelopment of the property.

The ESI program involved the following activities:

- Surface and Subsurface soil sampling
- Trench and Floor Drain Sediment sampling
- Groundwater sampling
- Soil vapor sampling
- Lead Based Paint (LBP) inspection and Survey for Asbestos Containing Building Material (ACBM).

Soil Samples

A total of 9 soil borings were advanced to depths from 5-8.5 feet. Groundwater was encountered at approximately 6 feet. Two of the borings were collected as groundwater wells (SCGW1-2). A total of 13 soil samples were collected with a Geoprobe rig. The soil investigation determined site-wide soil impacts as compared to New York State Department of Environmental

Conservation (NYSDEC) Unrestricted Use Criteria (Track 1). Target Compound List Volatile Organic Compounds (TCL VOCs), were detected in 6 of the 13 soil borings. BTEX compounds were detected in two of the 6 borings that detected VOCs, including TCE, TCA and Methylene Chloride, were detected in exceedance of Track 1 unrestricted standards in one boring. A large number of TCL Semi-volatile Organic Compounds (SVOCs) were detected in all soil samples in exceedance of the Track 1 criteria. Target Analyte List (TAL) Metals, including silver, chromium (likely related to the former printing operations), zinc, lead, mercury, iron and nickel were detected above the NYSDEC Criteria in a number of soil samples. The source of the impacts identified was linked to historic solvent, ink, dyes, petroleum and metals, which were stored in drums and ASTs.

Based on these test results, PS&S concluded that approximately 66% of the Site area would required remediation including all of the top 2 feet and four hot spots down to a depth of 5 feet.

Groundwater Samples

Groundwater samples were collected at 3 probe locations - SCGW1-2 and SCB-5. TCL VOCs were detected in one sample. TCL SVOCs were detected in all groundwater samples, and 2 samples exceeded NYSDEC Class GA Criteria, TOGS 1.1.1. TAL Metals were detected in exceedance of NYSDEC Criteria in all groundwater samples.

PS&S concluded additional groundwater investigation is recommended, and would include the installation of groundwater monitoring wells near former areas of chemical storage, handling and processing.

Sediment Samples

A total of 2 Sediment samples were collected from storm catch basins located in the site parking area. Visual observations of contamination were made in relation to the sediment samples. Laboratory analysis of the sediment samples indicated that metals were detected at concentrations greater than their respective NYSDEC sediment standards, criteria and guidance (SCG). The source of the impacts identified was linked to historic solvent, ink, dyes, petroleum and metals, which were stored in drums and ASTs.

TCL BTEX (benzene, toluene, ethylbenzene and xylene) VOCs were detected in one sediment sample, but the levels did not exceed applicable SCGs. TCL SVOCs were detected in both sediment samples. TAL Metals were detected in exceedance of NYSDEC Criteria in all sediment samples including cadmium, chromium, iron, arsenic, copper, lead, mercury, silver, nickel, and zinc. PS&S recommended additional remedial investigation, which would include tracing suspect piping, drains, vaults and catch basins, as well as, soil and groundwater investigation in the area of suspect features. However, this initial Phase II concluded that all sediment in the drains was contaminated, and would require remediation based on the investigation performed to date. Geophysical mapping and test pitting was suggested in a future remedial investigation in order better determine the location of catch basins, piping, drains and vaults.

Soil Gas Samples

A total of three soil gas samples were taken – SCSV1-3. Sample location SCSV-1, located in the parking lot behind 137 Alexander Street, detected methane at 58%. The source of methane is undetermined. Further study was deemed to be warranted prior to any demolition or intrusive construction activity.

VOC compounds were also found above the method detection limit at all three sample locations include acetone, hexane, heptane and toluene.

Data was screened for exceedances of the greater of the NYS indoor, NYS outdoor and ambient background concentrations. Compounds that exceed the greater of these “background” concentrations at one or more locations included acetone, carbon disulfide, methylene chloride, hexane, 2-butanone, cyclohexane, chloroform, benzene, heptane, trichloroethene, toluene, m,p-xylene, and styrene.

Two compounds were detected at the Site above the NYS Ambient Air Values, including methylene chloride (NYS ambient air value is 60 ug/m³) and trichloroethene (NYS ambient air value is 5 ug/m³). Methylene chloride was detected at location SCSV-1 at a concentration of 1500 ug/m³ and trichloroethene (TCE) was detected at location SCSV-2 at a concentration of 5.4 ug/m³.

D. Supplemental Phase II Data, November and December 2007

PS&S conducted a Supplemental Phase II ESI (SESI) at the Site in November and December 2007 to further investigate the impacts documented during the Initial Phase II. No report was prepared in relation to this data investigation. The goal of the SESI was to further delineate the documented soil and groundwater impacts and support remedial decisions for the redevelopment of the property.

The SESI program included the following activities:

- Surface and Subsurface soil sampling and
- Groundwater sampling.

Soil Investigation

TCL VOCs were detected in 58 of the 66 soil samples, and at least one VOC concentration exceeded NYSDEC SCGs in 27 of the soil samples. Individual VOCs detected in the soil samples above NYSDEC SCGs included the following: acetone, benzene, ethyl benzene, methylene chloride, n-propylbenzene, m,p-xylene and o-xylene. Benzene, toluene, ethylbenzene and xylenes (BTEX) concentrations were detected in 27 soil samples. BTEX concentrations were detected above NYSDEC SCGs in 3 soil samples, SWSB-1B(9-10’), SWSB-21B(6.5-7.5’), and SWSB-22B(9-10’).

Four soil samples exceeded the SCG of 10 mg/kg for total VOCs. Three of these soil samples, SWSB-1B (9-10'), SWSB-2B (9-10'), and SWSB-22B (9-10'), were collected in the southwestern portion of the property, and the individual VOCs detected in these three soil samples include the following: benzene, 1,2,4-trimethylbenzene, n-butylbenzene, tert-butylbenzene, sec-butylbenzene, cumene, ethyl benzene, n-propylbenzene, toluene, m,p-xylene and o-xylene. The soil sample SWSB-21B (6.5-7.5') was collected in the northeastern portion of the property, and the individual VOCs detected in the sample include the following: 1,2,4-trimethylbenzene, 1,2,5-trimethylbenzene, n-butylbenzene, sec-butylbenzene, chloromethane, trans-1-dichloropropene, ethyl benzene, n-propylbenzene, m,p-xylene and o-xylene.

TCL SVOCs were detected in 65 of the 66 soil samples. At least one SVOC was detected at concentrations above NYSDEC SCGs in 37 soil samples. The general locations of these borings were under the southern, western and northern sub-slabs of the site building; north of the site building; south of the site building; west of the site buildings; and in the northern and eastern portions of the parking lot. Three soil samples exceeded the NYSDEC SCG of 500 mg/kg for total SVOCs, including the sample SWSB-20B (9-10') with the concentration of 519.3 mg/kg, SWSB-21B (6.5-7.5') with the concentration of 943.2 mg/kg, and SWSB-24B (9-10') with the concentration of 3,720 mg/kg. These samples were collected from the northern portion of the property adjacent to or west of the site building. Individual SVOCs detected above NYSDEC SCGs included the following: acenaphthene, acenaphthylene, anthracene, benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[g,h,i]perylene, benzo[k]fluoranthene, carbazole, chrysene, dibenzo[a,h]anthracene, dibenzofuran, fluoranthene, fluorine, indeno[1,2,3-cd]pyrene, 2-methylnaphthalene, naphthalene, phenanthrene, and pyrene.

TAL Metals were detected in all 66 soil samples at concentrations above NYSDEC SCGs. The following metals were detected at concentrations exceeding their respective NYSDEC SCGs in one or more of the samples: arsenic, barium, cobalt, chromium, cadmium, copper, iron, lead, mercury, nickel, selenium, silver, vanadium, and zinc.

Pesticides were detected in 31 of the 66 samples, and at least one pesticide concentration exceeded NYSDEC SCGs in 27 of the 66 soil samples. The pesticides exceeding NYSDEC SCGs included 4,4-DDT; 4, 4-DDE; and 4,4-DDD.

PCBs were also detected in 22 of the 66 soil samples. No soil samples exceeded NYSDEC SCGs for PCBs.

Groundwater Investigation

LNAPL (light-non aqueous phase liquid) petroleum floating on the water table with a measured thickness of 0.73 feet was observed in monitoring well location MW-5 during the groundwater investigation. A fingerprint analysis of the product determined the source material is consistent with No. 4 fuel-oil. In addition, TCL VOCs were detected in three of the eight groundwater samples, in exceedance of their respective AWQS, including benzene, cis-1,3 dichloropropene, trans-1 dichloropropene, 1,2,4-trimethylbenzene, ethyl benzene, m,p-xylene and o-xylene. SVOC and metals were also detected in exceedance of their respective AWQS.

SESI Findings

The Supplemental Phase II ESI documented numerous VOC, SVOCs, pesticides and metals exceedances of NYSDEC SCGs in soil. PCBs were also detected in a significant portion of the soil samples. In addition, a LNAPL source was observed impacting the shallow groundwater table. The NYSDEC was notified of the observed petroleum and NYSDEC spill number 0709858 was assigned. The site-wide impacts require further investigation and delineate to develop appropriate remedial strategies.

E. May 2012 Limited Environmental Site Investigation

PS&S conducted a Limited ESI in January and February of 2012, the results of which have been summarized in a May 2012 Letter Report. The Limited ESI program involved the following activities:

- Monitoring well installation and monitoring;
- Subsurface soil sampling; and
- Groundwater sampling;

Sample collection was performed in accordance with NYSDEC guidelines. The work was performed in accordance with United States Department of Labor Occupational Safety and Health Administration (OSHA) regulations and a site-specific Health and Safety Plan (HASP). The soil and groundwater samples were analyzed by York Analytical Laboratories of Stratford, Connecticut. The collected analytical samples were submitted to the laboratory for analysis for the presence of Target Compound List Volatile Organic Compounds (TCL VOC), TCL Semi-Volatile Organic Compounds (TCL SVOC), Target Analyte List (TAL) Metals, PCBs and Cyanide.

Soil Investigation

The soil boring location SW-MW-10 was installed along the northern boundary of the Site. Cores from the soil boring were recovered continuously from the surface to a depth of approximately 120 feet. Petroleum and chemical odors were noted during the soil boring installation. Dense Non-aqueous phase liquid (DNAPL) was observed in a soil core recovered at the depth of 110 to 115 feet (ft.). Based on this field observation a petroleum release of unknown type and quantity was reported to NYSDEC on January 20, 2012. NYSDEC spill number 1112252 was assigned to the event.

Soil samples were submitted for laboratory analysis from three depth intervals (10 to 15 ft., 15 to 16 ft., and 110 to 115 ft.). VOCs, SVOCs and Metals were detected in all of the samples. PCBs were not detected. VOCs, SVOCs and Metals were detected in exceedance of NYSDEC standards, criteria and guidance values (SCGs) in two soil samples collected from 15 to 16 ft. and 110 to 115 feet at location SW-MW-10.

Groundwater Investigation

A monitoring well was installed at sample location SW-MW-10. A two-inch diameter PVC well was installed with a well screen interval across the depth of 110 to 120 feet with a two-foot sump from 120 to 122 feet.

The new and existing monitoring wells on the Site were monitoring for light and dense NAPL. At the existing well location MW-5 in the southern driveway of the Sun West Site 0.15 feet of LNAPL was measured on February 2, 2012. Although NAPL was observed in the recovered soil boring, no LNAPL or DNAPL was detected in the new monitoring well SW-MW-10. DNAPL is often difficult to measure and recover in deep monitoring wells.

A groundwater sample was collected from the new monitoring well location SW-MW-10. VOCs, SVOCs and Metals were detected; and PCBs were not detected. VOCs and SVOCs exceedances of NYSDEC Ambient Water Quality Standards (AWQS) were documented in the groundwater sample.

2012 Limited ESI Findings

The R&D Lab Site was developed prior to 1898 as an industrial waterfront property. Historical site uses included an asphalt plant, lumber and coal yard, fat rendering operations, Westchester Lighting Company yard, boat building, machine shop and photochemical R&D facility. These historical uses apparently resulted in the site-wide environmental impacts observed and documented during the environmental site investigations.

The soil, soil vapor and groundwater environmental impacts included VOCs, SVOCs, pesticides and metals detected above NYSDEC SCGs. LNAPL and DNAPL source materials have been identified in two portions of the Site. These environmental impacts require additional delineation as part of a BCP Remedial Investigation. Subsequently, implementation of a Remediation Action Plan prior to site redevelopment will be required.

2. **Sampling Data – See Exhibit G Soil Exceedances and Recognized Environmental Conditions Map and Summary Charts in Exhibit K.**
3. **Suspected Contaminants – See Chart in the Application and summary of contaminants above in Section VII.1.**
4. **Suspect Sources – See Chart in application and summary of past uses throughout this application**
5. **Past Land Uses – See Application and Narrative Section II above**
6. **Previous Owners and Operators - See Exhibit H for a complete list of past owners and operators.**

The requestor has no relationship with these past owners and/or operators.

SECTION VIII: CONTACT LIST INFORMATION

1. **The Chief Executive Officer:**

Mayor Michael Spano
City Hall
40 South Broadway
Yonkers, New York 10701

2. a. The City Zoning Bureau:

Jeffrey Williams, Director of Planning and Development
Bureau of Housing and Buildings
87 Nepperhan Ave.
Yonkers, New York 10701

b. The County Zoning Bureau:

Susan Konig, Chair
Westchester County Department of Planning
148 Martine Ave. Room 432
White Plains, NY 10601

3. Residents, owners, and occupants of the Site and properties adjacent to the Site:

See Brownfield Site Contact List attached hereto in Exhibit I.

4. Local news media from which the community typically obtains information:

The Journal News
One Gannet Drive
White Plains, New York 10604
(914) 694-9300

5. The public water supplier that services the area where the Site is located:

City of Yonkers Bureau of Water
Thomas G. Meier, Commissioner
Department of Public Works
City Hall
40 South Broadway, Room 311
Yonkers, New York 10701
(914) 377-6270

6. Any person who has requested to be placed on the Site contact list:

No one has requested to be put on the list to date. However, we intend to voluntarily send information regarding this project to the adjacent property owners listed in Exhibit I.

7. The administrator of any school or day care facility located on or near the Site:

There are no schools or day care centers near the Site.

8. The location of a document repository for the project (e.g., local library) (See Exhibit J):

Yonkers Public Library
One Larkin Center
Yonkers, New York 10701

SUPPORT FOR APPLICATION SECTION IX: LAND USE FACTORS

1. Current Use: The site is still zoned industrial and is vacant.

2. Intended Use Post Remediation: The intended use is residential and commercial substantially consistent with the Yonkers Master Plan.

3. Do current historical and/or recent development patterns support the proposed use?

Yes. The City of Yonkers supports this project and the City Council has designated the applicant to be the designated Master Developer for this area. Enhancement of the downtown and waterfront area is specifically being encouraged by the City. Cost projections have been calculated, and the applicant and its investors believe the current historical and/or recent development patterns in the City of Yonkers support the proposed project. However, increased remedial costs outside the context of the BCP may diminish or eliminate the ability of the developer to obtain financing for the project. Therefore, the liability relief afforded by the program is critical for financing. As a result, program acceptance is essential for this project to move forward and continue the recent development patterns of growth in Yonkers.

4. Is the proposed use consistent with applicable zoning laws/maps?

No. The Site, and all other sites along Alexander Street are presently zoned industrial, which does not allow for the residential or commercial reuse of the Site. However, the City of Yonkers engaged in a Master Plan, Urban Renewal Plan, and BOA Plan process to establish what is known as PUR zoning. This flexible form of zoning under the Urban Renewal Law will allow for the proposed reuse. The applicant shall apply for a PUR special use permit, which will allow for the proposed mixed-use residential and commercial development planned for the Site in the various approved plans.

5. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, or other adopted land use plans?

Yes. The proposed use is consistent with the applicable brownfield opportunity area ("BOA") Plan designated pursuant to General Municipal Law §970-r because the Site is located in an area of former industrial and petroleum-related commercial properties, is located in an Environmental Zone, and is part of the Upper West Side BOA Plan adopted by the City in May 2009. The Department of State has not yet approved the Alexander Street BOA Plan but the new administration is going to recommence a dialogue with DOS to respond to the comments this agency had in relation to the BOA Plan.

6. Are there any Environmental Justice Concerns (See §27-1415(3)(p))?

There are no Environmental Justice Concerns pursuant to §27-1415(3)(p) in the immediate vicinity of the Site because the entire Alexander Street waterfront is located west of the Metro North railroad track and essentially separate from the adjacent neighborhood. Nevertheless, the adjacent neighborhood on the other side of the tracks would likely qualify as an environmental justice community. However, the community fully participated in the Master Plan effort and the projects along Alexander Street will all result in public access to the Hudson River through a new park and esplanade network, which does not currently exist at this time for this community.

7-8. Are answered as "yes" or "no" on the application form itself.

9. Is the property accessible to existing infrastructure?

The answer is yes but with the caveat that all of the existing road, water, sewer and electrical infrastructure is extremely old, and needs to be repaired or replaced.

10. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile?

No. However, the Hudson River Museum is located several miles north.

11. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands or critical habitats of endangered or threatened species proximate to the Site?

Yes. The Hudson River is adjacent to the property.

12. Are there floodplains proximate to the Site?

Yes, as a result of the adjacent Hudson River.

13. Are there any institutional controls currently applicable to the Site?

No, but there may be a need for a future environmental easement for the Site. In addition, a vapor mitigation system may need to be installed and maintained unless a future vapor investigation reveals such a system is not necessary subsequent to the remediation of the Site.

14. Describe on attachment the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas.

There are vacant or still active industrial uses in close proximity to the Site as it is still situated in an industrially zoned area. The adjacent properties include the Halstead-Quinn/ATI Petroleum Tank Farm to the south, which is no longer a tank farm but is being used as a bus parking facility. The Polychrome Manufacturing Site subject to a separate BCP application is located to the southeast. In addition, the Greyston Bakery Site, which went through a remedial effort, is located to the east of this Site. The Patclin Chemical Company CERCLIS Site is located approximately 100 feet to the southeast of the Manufacturing Site. The still operating Excelsior Packaging site is located immediately to the north of this Site. Essentially, the entire area is industrial and is an area-wide brownfield.

There are no proximate agricultural, recreational or residential uses immediately adjacent to the Site. Beczack Environmental Center is located several sites south of this Site.

15. Describe on attachment the potential vulnerability of groundwater to contamination that might migrate from the Site, including proximity to wellhead protection and groundwater recharge areas.

There is groundwater contamination on the Site that may be migrating from the property. However, there is no vulnerability of groundwater contamination to be impacting a wellhead protection area or groundwater recharge area. No active municipal water supply wells are located on or near the subject property. There is little potential that groundwater from the Site could affect either municipal water supply wells or recharge areas. Off-Site ground water issues are outside the scope of this volunteer's responsibility pursuant to the BCP.

16. Describe on attachment the geography and geology of the Site.

Site soils consist of fill materials, sand, gravel, and clay. Site lithology consists of historic fill underlain by flood plain sediments. Groundwater under the site is tidally influenced and flows to the Hudson River, which is a tidal estuary, on the western side of the site. Based on the preliminary investigation performed, the depth to groundwater varies from approximately 4.5 feet to 7.5 feet below ground surface across the site.

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through March 12, 2012.

Selected Entity Name: ALEX II WEST, LLC

Selected Entity Status Information

Current Entity Name: ALEX II WEST, LLC

Initial DOS Filing Date: DECEMBER 09, 2011

County: WESTCHESTER

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

ALEX II WEST, LLC
159 ALEXANDER STREET
YONKERS, NEW YORK, 10701

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate](#).

*Stock Information

# of Shares	Type of Stock	\$ Value per Share
-------------	---------------	--------------------

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
DEC 09, 2011	Actual	ALEX II WEST, LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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ALEX II WEST, LLC

**159 Alexander Street
Yonkers, New York 10701**

March 16, 2012

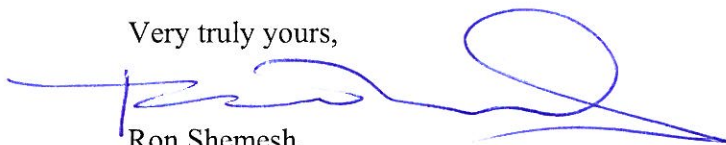
Sun Chemical Corporation
35 Waterview Boulevard
Parsippany, New Jersey

**Re: Site Access to Perform Brownfield Cleanup Program Work at
137 Alexander Street (Block 2615 part of Lot 29), 145 Alexander Street (Block 2615
Lot 23) and 35 Water Grant (Block 2615 Lot 1 and part of Lot 29), Yonkers, New
York**

Dear Site Owner:

As you know, Alex II West, LLC is interested in acquiring your site, and will be submitting an application to the New York State Brownfield Cleanup Program ("BCP") prior to site acquisition. Alex II West LLC, as the BCP applicant, as the BCP applicant, is required to provide proof from the current owner of access to the tax parcels that make up the "brownfield site" (i.e., those tax parcels as set forth above) throughout the BCP project. As a result, we respectfully request your execution of this site access letter agreement below.

Very truly yours,



Ron Shemesh,
Sole Member of Alex II West, LLC

On behalf of Sun Chemical Corporation as site owner of the brownfield site described above, site owner agrees to allow Alex II West, LLC, the BCP Applicant and/or its contractors, agents or representatives to access the site throughout the BCP project.

Sun Chemical Corporation

By: 

Name: Eric R. Finkelman

Title: Vice President, General Counsel
And Secretary



Lot 1
Uplands = 0.131 acres
Water = 0.744 acres

*Certification added Dec. 20, 2011.
Revised and additional information added Jan. 31, 2012, Feb. 10, 2012 and Mar. 8, 2012.
Revised and additional information added April 6, 2012.
Additional information added April 26, 2012.*

Certified to Fidelity Title Insurance Company, Alex H West, LLC, a New York limited liability company and to Ron Shemesh.

Note:
Upstream Area is computed to Mean High Water ($E=1.85'$) NAVD 88 from property line.

Water Area is computed from property line to Mean High Water ($E=1.85'$) NAVD 88.

Subsurface structures and their encroachments, if any exist, are not shown hereon.

Unauthorized alterations or additions to a survey map is a violation of section 7209, sub-division 2, of the New York State Education Law.

Only copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy.

Certifications indicated hereon signify that this survey was prepared in accordance with existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run to the person for whom the survey was prepared only, and on his behalf to the Title Commission, governmental agency or institution listed hereon, and to the assignees of the lending institution. CERTIFICATION shall not be made for any other person or persons.

Copyright (c) 2011-2012 Ward Carpenter Engineers, Inc. All Rights Reserved.

Composite Description

All that certain plot, piece or parcel of land, situate, lying and being in the city of Yonkers, County of Westchester and State of New York;

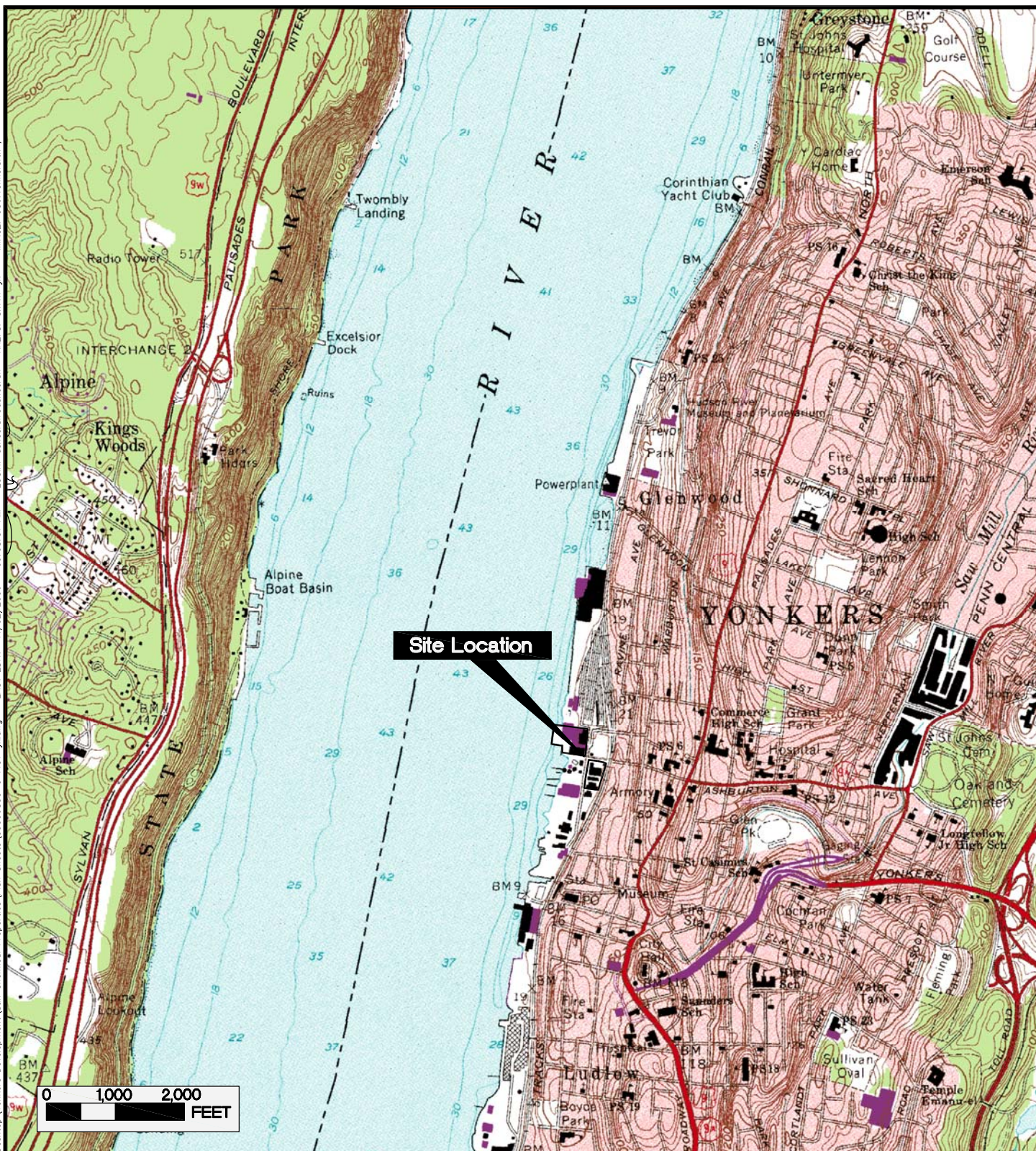
beginning at the southeast corner of the intersection of the westerly side of Alexander Street and the northerly side of Ashburton Avenue and

RUNNING Thence North 81 degrees 29 minutes 30 seconds West 661.20 feet to the westerly side of grants and pier line as established by the Common Council of the City of Yonkers as of April 12, 1908;

THENCE along said line North 09 degrees 50 minutes 30 seconds East 302.06 feet;

THENCE South 81 degrees 29 minutes 30 seconds east 654.17 feet to the westerly side of Alexander Street;

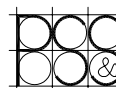
THENCE along the westerly side of Alexander Street North 09 degrees 30 minutes 30 seconds West 101.58 feet to the point and place of BEGINNING.



 SITE LOCATION

USGS TOPOGRAPHIC MAP
7.5 MINUTE SERIES
YONKERS QUADRANGLE
UTM NAD 83 ZONE 18N COORDINATES

VICINITY LOCATION MAP
ALEXANDER STREET
YONKERS, NEW YORK



PAULUS
SOKOLOWSKI
and SARTOR
CONSULTING ENGINEERS

DATE: 11/1/06

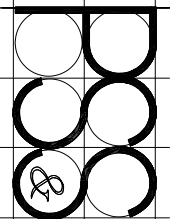
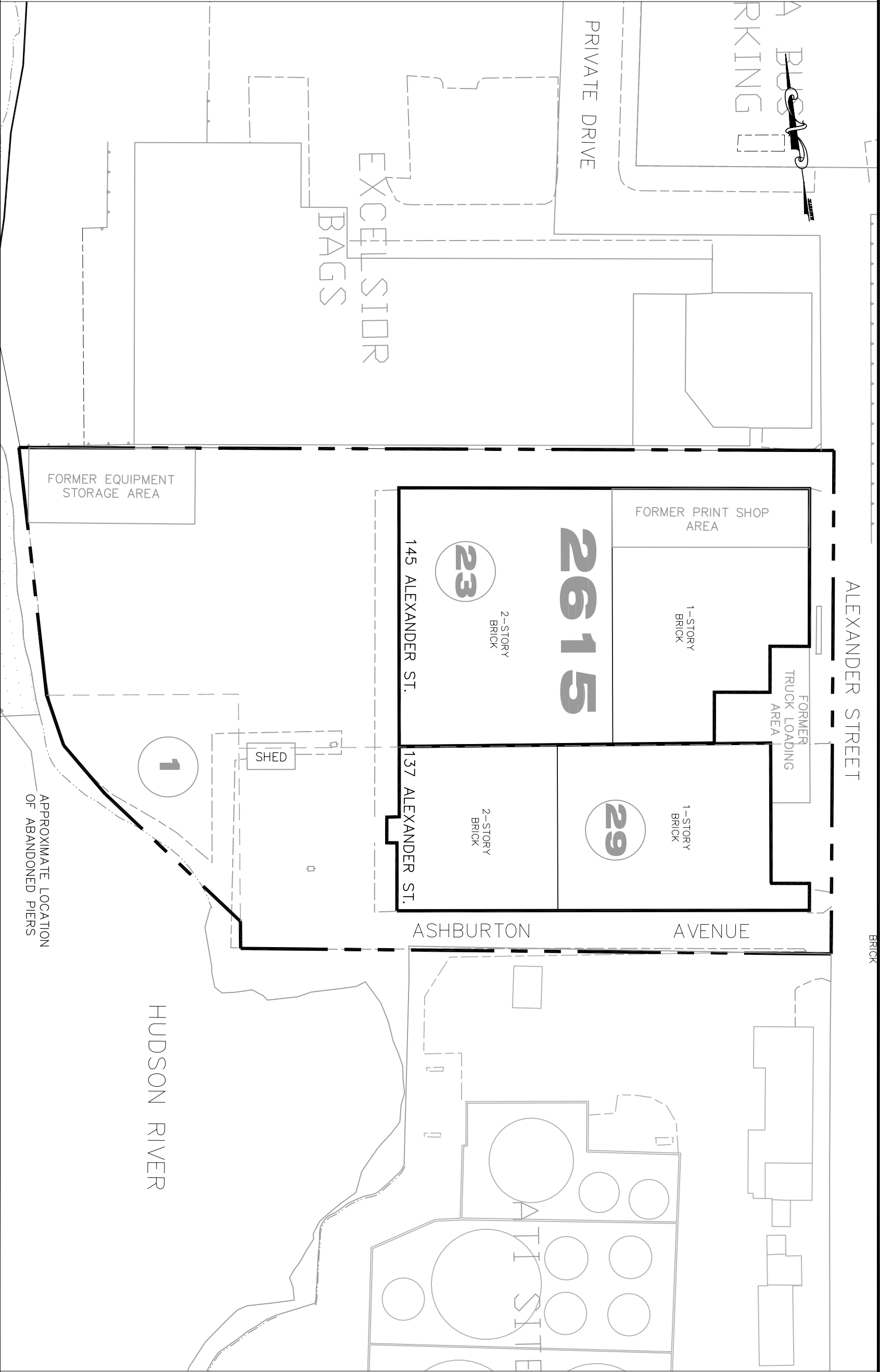
DRN. BY: DS

PROJ. NO.: 03113.007

SCALE: 1" = 2,000'

CK'D BY: HN

FIGURE 1



PAULUS
SOKOLOWSKI
and SARTOR
CONSULTING ENGINEERS

Project

SUN CHEMICAL PROPERTIES

Yonkers, Westchester County, New York

Sheet Title

FIGURE 2 - SITE PLAN
WEST SITE
137-145 ALEXANDER STREET

Dwn. By: DJS

Ck'd By: HN

Scale: 1" = 60'

Date: 1-3-06

Figure:

2



CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

LIBER 7102 PAGE 503

THIS INDENTURE, made the 4th day of JANUARY, nineteen hundred and seventy-three
BETWEEN HAROLD T. GARRITY, residing at No. 1 Ivy Hill Road, Chappaqua,
New York,

party of the first part, and POLYCHROME REALTY CORP., a domestic corporation
having its principal office and place of business at No. 137 Alexander Street,
Yonkers, New York,

party of the second part,
WITNESSETH, that the party of the first part, in consideration of

TEN (\$10.) ----- dollars,

lawful money of the United States, and other good and valuable consideration paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs, or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the City of Yonkers, County of Westchester and State of New York,
bounded and described as follows:

BEGINNING at a point on the southeasterly side of Alexander Street distant
southerly 223.25 feet measured along the southeasterly side of Alexander Street
from the corner formed by the intersections of the southeasterly side of Alex-
ander Street with the southwesterly side of Ashburton Avenue; running thence,
in an easterly direction on a line with an interior angle of 88° 09' 00" with the
southeasterly side of Alexander Street, a distance of 254.82 feet to lands now
or formerly of the New York Central Railroad-Hudson Division; thence, along
said lands now or formerly of the New York Central Railroad-Hudson Division
in a southerly direction and on a curve to the right with a radius of 2707.48 feet
a distance of 86.18 feet to the northerly line of lands conveyed by Edna Schwarz-
stein to Otto Brehm Inc. by deed dated 9/1/49 recorded 9/2/49 in Liber 4776
cp 194; thence, along said northerly line of lands of Otto Brehm, Inc. in a west-
erly direction a distance of 242.25 feet to the southeasterly side of Alexander
Street; thence in a northerly direction along the southeasterly side of Alexander
Street on a line forming an interior angle of 92° 38' 00" with the last mentioned
course, a distance of 82.33 feet to the point and place of beginning.

SAID premises are designated as Lot 32 in Block 2608 on the Official Tax
Map of the City of Yonkers.

SUBJECT to reservations and conditions in Letters Patent recorded in
Liber 742 cp 47, Liber 1125 cp 120 and Liber 1120 cp 221.

SUBJECT to existing lease dated March 19, 1957 between Vangar Realty
Corp. and the United States of America, recorded in Office of the Clerk of the
County of Westchester (Division of Land Records) on April 15, 1957 in Liber
5690, page 139 of deeds and any and all extensions thereof, of record, if any.

SUBJECT to any state of facts which an accurate survey might show.

SUBJECT to rights of the Federal Government and the State of New York
to regulate the use of the premises in question for purposes of promoting
commerce and navigation.



005173005

LIBER 4219 PAGE 88

THIS INDENTURE, made the 19th day of December nineteen hundred and forty-four, between SOCONY-VACUUM OIL COMPANY, INCORPORATED, a New York corporation, having its principal place of business and office at 26 Broadway, in the Borough of Manhattan, City, County and State of New York, originally named Standard Oil Company of New York, that name a corporation organized under the laws of the State of New York, having been duly changed on July 30th, 1931 to Socony-Vacuum Corporation, and thereafter on May 31st, 1934, duly changed to Socony-Vacuum Oil Company, Incorporated,

party of the first part, and RESIN REALTY CORPORATION, a New York corporation, having its principal office and place of business at 551 Fifth Avenue, in the Borough of Manhattan, City, County and State of New York,

part y of the second part:

WITNESSETH, that the party of the first part, in consideration of ONE HUNDRED DOLLARS (\$100.00)

lawful money of the United States, and other good and valuable considerations paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever,

ALL the right, title and interest of the party of the first part in and to ALL those certain seven pieces or parcels of land, together with the buildings and improvements thereon, except such buildings and improvements which are hereinafter specifically reserved by the party of the first part and expressly excluded from this conveyance, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Ashburton Avenue with the prolongation southerly of the easterly side of Alexander Street, and running thence easterly along the said southerly side of Ashburton Avenue, sixty-six (66) feet more or less to land formerly owned by Mary F. Devitt; thence southerly at right angles to Ashburton Avenue and along said land formerly owned by Mary F. Devitt, one hundred and twenty-five (125) feet more or less; thence westerly and parallel with Ashburton Avenue sixty-six (66) feet more or less to the said easterly side of Alexander Street; and thence northerly and along said easterly side of Alexander Street one hundred and twenty-five (125) feet more or less to the point or place of beginning.

~~the first described premises conveyed to the party of the first part, its then name, Socony-Vacuum Oil Company of New York, by deed of conveyance, from Frank Leonard, recorded in the Office of the Division of Land Records, (former City Clerk's Office) Westchester County, New York, on May 1, 1925 in Liber 2559 of Deeds, page 201.~~

AND

BEGINNING at a point on the southerly side of Ashburton Avenue distant one hundred and fifteen (115) feet and ten and three-quarter (10 3/4) inches, more or less, easterly from the point formed by the intersection of the prolongation southerly of the easterly side of Alexander Street with the southerly side of Ashburton Avenue; running thence southerly at right angles to Ashburton Avenue one hundred and twenty-five (125) feet, more or less; thence westerly and parallel with Ashburton Avenue fifty (50) feet more or less; thence northerly and parallel with the first described boundary line one hundred and twenty-five (125) feet, more or less, to the southerly side of Ashburton Avenue; and thence easterly along the said southerly side of Ashburton Avenue fifty (50) feet more or less to the point or place of beginning.

BEING the first described premises conveyed to the party of the

Revenue stamps attached 55

first part under its then name of Standard Oil Company of New York by deed dated June 14, 1910 from Mary E. Devitt, recorded in said County Clerk's Office on June 15, 1910 in Liber 1916 of Deeds, page 149.

AND

BEGINNING at a point on the southerly side of Ashburton Avenue distant two hundred and fifteen (215) feet and ten and three-quarter (10 3/4) inches, more or less, easterly from the point formed by the intersection of the prolongation southerly of the easterly side of Alexander Street with the southerly side of Ashburton Avenue; running thence southerly at right angles to Ashburton Avenue one hundred and twenty-five (125) feet, more or less; thence westerly and parallel with Ashburton Avenue one hundred (100) feet, more or less; thence northerly and parallel with the first described boundary line one hundred and twenty-five (125) feet, more or less, to Ashburton Avenue; thence easterly along the said southerly line of Ashburton Avenue one hundred (100) feet, more or less, to the point or place of beginning.

BEING the same premises conveyed to the party of the first part under its then name of Standard Oil Company of New York by deed dated August 23, 1893 from Mary H. Archibald, recorded in said County Clerk's Office on August 26, 1893 in Liber 1328 of Deeds page 88.

AND

BEGINNING at a point on the southerly side of Ashburton Avenue at the northeasterly corner of Parcel III hereinabove described, and running thence southerly along said Parcel III one hundred (100) feet, more or less; thence easterly parallel with Ashburton Avenue, or nearly so, thirty-six (36) feet and nine (9) inches, more or less, to the westerly line of land formerly owned by Mary H. Archibald; thence northerly and parallel or nearly so to the westerly boundary line of land now or formerly owned by New York Central & Hudson River Railroad Company; and along said other land of Mary H. Archibald, one hundred (100) feet, more or less, to the southerly side of Ashburton Avenue; and thence westerly along the southerly side of Ashburton Avenue forty-seven (47) feet, more or less, to the point or place of beginning.

BEING the same premises conveyed to the party of the first part under its then name of Standard Oil Company of New York by deed dated December 31, 1923 from Carleton W. Kendall, recorded in said County Clerk's Office on April 14, 1924 in Liber 2494 of Deeds, page 54.

AND

BEGINNING at a point on the prolongation southerly of the easterly side of Alexander Street distant one hundred and twenty-five (125) feet, more or less, southerly, measuring along said easterly side of Alexander Street from the southerly side of Ashburton Avenue; and running thence easterly parallel, or nearly so, with Ashburton Avenue two hundred and fifteen (215) feet and ten and three-quarter (10 3/4) inches, more or less; to the southeast corner of Parcel III hereinabove described; thence northerly along said Parcel III twenty-five (25) feet, more or less, to the southwest corner of Parcel IV hereinabove described; thence easterly along said Parcel IV thirty-six (36) feet and nine (9) inches, more or less, to land now or formerly of the New York Central & Hudson River Railroad Company; thence southerly along said land now or formerly of the New York Central & Hudson River Railroad Company forty-five (45) feet and six (6) inches, more or less, to land formerly owned by Westchester Trust Company; thence westerly along said land formerly owned by Westchester Trust Company two hundred and fifty-nine (259) feet, more or less, to the said easterly

side of Alexander Street; thence northerly along the said easterly side of Alexander Street, fifteen (15) feet, six (6) inches, more or less, to the point or place of beginning.

BEING the first described premises conveyed to the party of the first part under its then name of Standard Oil Company of New York by deed dated January 31, 1924 from Carleton W. Kendall, recorded in said County Clerk's Office on April 14, 1924 in Liber 2494 of Deeds, page 51.

AND

BEGINNING at a point on the northerly line of property formerly owned by Westchester Trust Company where the same is intersected by the prolongation southerly of the easterly line of Alexander Street; thence southerly along said easterly line of Alexander Street sixty-three (63) feet, more or less; thence easterly and parallel with the northerly line of said property formerly owned by Westchester Trust Company one hundred and twenty-six (126) feet and six (6) inches, more or less; thence northerly and parallel with the said easterly line of Alexander Street sixty-three (63) feet, more or less, to the northerly line of land formerly owned by Westchester Trust Company; thence westerly along said northerly line of land formerly owned by Westchester Trust Company one hundred and twenty-six (126) feet, six (6) inches, more or less, to the point or place of beginning.

19

AND

BEGINNING at a point on the prolongation southerly of the easterly side of Alexander Street distant two hundred and three (203) feet and six (6) inches, more or less, southerly from the point formed by the intersection of the southerly side of Ashburton Avenue with the said easterly side of Alexander Street, and which point of beginning is also at the intersection of the said easterly side of Alexander Street with the southerly boundary line of land formerly owned by Westchester Trust Company; and running thence easterly along the land formerly owned by Westchester Trust Company one hundred and twenty-six (126) feet and six (6) inches, more or less; thence northerly parallel with Alexander Street and along the easterly boundary line of land formerly owned by Westchester Trust Company sixty-three (63) feet, more or less, to the southerly line of land formerly owned by First National Bank of Yonkers; thence easterly along the southerly line of said land formerly owned by First National Bank of Yonkers one hundred and thirty-nine (139) feet and nine (9) inches, more or less, to the westerly line of land now or formerly of New York Central & Hudson River Railroad Company; thence southerly along the westerly line of said land now or formerly of New York Central & Hudson River Railroad Company, eighty-five (85) feet and nine (9) inches, more or less, to land now or formerly owned by William F. Harrigan; thence westerly along said land now or formerly of William F. Harrigan, two hundred and fifty-five (255) feet, more or less, to the easterly side of Alexander Street; thence northerly along the said easterly side of Alexander Street nineteen (19) feet and nine (9) inches, more or less, to the point or place of beginning.

BEING the premises described as Parcel 2 conveyed to the party of the first part under its then name of Standard Oil

END

Company of New York by deed dated March 1, 1924 from Lawrence Brothers, Incorporated, recorded in said County Clerk's Office on March 3, 1924 in Liber 2485 of Deeds, page 423.

TOGETHER with the appurtenances, and all the right, title and interest of the party of the first part in and to land lying in Ashburton Avenue and Alexander Street, and all unopened and unaccepted ways and roads abutting on the aforesaid premises to the center lines thereof, and all the estate and rights of the party of the first part in and to said premises.

Said premises are conveyed subject to a mortgage in the sum of Forty Thousand Dollars (\$40,000.00), made by the party of the second part herein, as mortgagor, to the party of the first part herein, as mortgagee, and delivered simultaneously herewith; said mortgage being a purchase money mortgage given to secure a portion of the consideration for such conveyance.

Title to the following articles of personal property now located on the premises is reserved by the party of the first part together with the right to enter upon the premises, use, remove and/or at the election of the party of the first part abandon any or all of the same at any time on or before April 26th, 1945:

- One (1) Metal building measuring approximately 14' x 20'
- Four (4) Special Blackmere pumps
- One (1) new style 7 Bay loading rack with fuel oil tank
- All pipes, fittings and castings appurtenant to or used in connection with the aforesaid loading rack and fuel oil tank
- One (1) Fairbanks Morse 6 H.P. Engine
- One (1) Blackmere rotary pump
- One (1) M. & S. Pump
- Six (6) 3" bowser meters
- One (1) Chevrolet fire truck with special body equipped with foam generator
- One (1) 10 H.P. F. & M. Engine
- Nine (9) static cables for loading rack
- Nine (9) sub-surface loading sleeves with all pipes and fittings appurtenant to or used in connection therewith
- Several lifts stored in the garage on the aforesaid premises
- 7450 empty 14 gallon drums, more or less, stored in the office above the garage on the aforesaid premises
- Several empty motor oil bottles and racks stored in the warehouse on the aforesaid premises
- Approximately 40 - 30 gallon Hiboys stored in the warehouse on the aforesaid premises
- Approximately 12 - 60 gallon Hiboys stored in the warehouse on the aforesaid premises
- Bulk petroleum products which may be contained in any or all of the storage tanks on said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

SATISFIED
11/20/08

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

LIBER 6438 PAGE 75

THIS INDENTURE, made the 31st day of August, nineteen hundred and sixty-four
BETWEEN CHARLES E. PEARSALL & SON, INC., a corporation organized
under the laws of the State of New York, having its principal place
of business at No. 137 Alexander Street, Yonkers, Westchester County,
New York,

party of the first part, and POLYCHROME CORP., a corporation organized under the
laws of the State of New York, having its principal place of business
at No. 12 Ashburton Avenue, Yonkers, Westchester County, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs
or successors and assigns, of the party of the second part, land and water

ALL that certain plot, piece, or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the City of Yonkers, County of Westchester and State of
New York, and more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the center line
of Ashburton Avenue, if extended, with the westerly line of Alexander
Street; thence northerly along the westerly side of Alexander Street,
125 feet, more or less, to lands now or formerly of George J. Roberts;
thence westerly parallel with the said center line of Ashburton Avenue,
extended 660 feet 2 inches, more or less, to the Exterior Pier Line,
as fixed by the Municipal Authorities of the City of Yonkers under the
Charter of said City; thence southerly along said Exterior Pier Line,
125 feet, more or less, to the said center line of Ashburton Avenue,
extended; thence easterly along said center line of Ashburton Avenue,
extended 659 feet 8 inches, more or less, to the corner formed by the
intersection of the center line of Ashburton Avenue extended with the
westerly line of Alexander Street, the point or place of beginning.

SAID PREMISES being known as and by the street no. 137 Alexander Street,
Yonkers, Westchester County, New York.

TOGETHER WITH all of Seller's right, title and interest in and to all
riparian rights.

This conveyance is made with the consent, in writing, of the sole
stockholder of the grantor herein.

SAID PREMISES also known as lots 1 and 29, Section 2 on the Tax Map
of the City of Yonkers.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and
roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances
and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO
HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of
the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything
whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of
the first part will receive the consideration for this conveyance and will hold the right to receive such consid-
eration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply
the same first to the payment of the cost of the improvement before using any part of the total of the same for
any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above
written.

IN PRESENCE OF:

CHARLES E. PEARSALL & SON, INC.

By Arthur K. Pearson
President



Existing Indenture so much as has been conveyed
by deed 1964-6902 pg 146

USIR STAMP
ATTACHED 11/27/SEP-4 1964



006869357

PP 81 1/68 Standard N.Y.S.T.L. Form 9001 Mortgage and Sale Deed, without Covenant against Grantee's Acts Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT — THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

LIBER 6902 OF 146

THIS INDENTURE, made the 17th day of December, nineteen hundred and sixty-nine,
BETWEEN POLYCHROME CORPORATION, a New York corporation, having
its office at 145 Alexander Street, Yonkers, New York,

party of the first part, and RESIN REALTY CORPORATION, a New York corporation,
having its office at 145 Alexander Street, Yonkers, New York,

party of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party for the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon, erected, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Alexander Street where the same is intersected by the southerly boundary line of land conveyed by Polychrome Realty Corporation to Resin Realty Corporation by deed dated May 22, 1968 and recorded in the Westchester County Clerk's Office, Division of Land Records, on June 12, 1968 in Liber 6785 of conveyances at page 137; running thence along the last mentioned boundary line North 81° 27' 00" West 255.00 feet to an angle point; running thence through land conveyed by Charles E. Pearsall & Son, Inc., to Polychrome Corporation by deed dated August 3, 1964 and recorded in said County Clerk's Office on September 4, 1964 in Liber 6438 of conveyances at page 75, the following two courses and distances: South 8° 32' 40" West 2.54 feet to an angle point and South 81° 27' 20" East 255.00 feet to a point on the westerly side of Alexander Street which point is distant northerly as measured along the same 122.46 feet from a point where said westerly side of Alexander Street would be intersected by the prolongation westerly of the center line of Ashburton Avenue; running thence along the westerly side of Alexander Street North 8° 32' 40" East 2.54 feet to the point or place of beginning. X

SAID premises are shown and designated on the Official Tax Map of the City of Yonkers as Section 2, Block 2615, part of Lot No. 29.

THIS conveyance is of premises which do not constitute all or substantially all of the assets of the party of the first part. The certificate of incorporation of the party of the first part does not require any consent of stockholders to the sale of property.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

POLYCHROME CORPORATION

By Gregory Halpern
Gregory Halpern, President

19810

DEC 23 1969

TAX STAMPS
ATTACHED

INITIAL HERE



THIS INDENTURE, made the 22 day of May, nineteen hundred and sixty-eight
BETWEEN POLYCHROME REALTY CORPORATION, a domestic corporation,
organized and existing under the Laws of the State of New York, with
its principal place of business at 137 Alexander Street, Yonkers,
New York,

party of the first part, and RESIN REALTY CORPORATION, a New York corporation,
with its principal offices located at 2 Ashburton Avenue, Yonkers,
New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs
or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the City of Yonkers, County of Westchester and State of
New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Alexander Street distant
as measured along said westerly side of Alexander Street, 125 feet
northerly from a point where said westerly side of Alexander Street
would be intersected by the prolongation westerly of the center line
of Ashburton Avenue;

thence running along said westerly side of Alexander Street, North
8° 32' 40" East 176.98 feet to the northeast corner of premises hereby
described;

thence running North 81° 27' 20" West 660 feet more or less to the
approximate location of pier line fixed by City of Yonkers in 1886;
thence along same a distance of 176.98 feet more or less to the
southwest corner of premises hereby described and the northerly line
of lands now or formerly of Polychrome Corporation;
thence running along said northerly line South 81° 27' 20" East 660
feet more or less to the point of beginning.

TOGETHER with all of Seller's right, title and interest in and to
all riparian rights.

SAID PREMISES BEING KNOWN as Block 2615, Lot 23 on the Tax Map of
the City of Yonkers, New York, and formerly designated as Block 2615,
Lots 6, 18 and 23, AS APPORTIONED.

TOGETHER with all easements and rights in favor of the party of
the first part.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and
roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances
and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO
HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of
the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of
the first part will receive the consideration for this conveyance and will hold the right to receive such consid-
eration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply
the same first to the payment of the cost of the improvement before using any part of the total of the same for
any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above
written.

IN PRESENCE OF:



POLYCHROME REALTY CORPORATION

By Bernard L. Gold
Vice President



006868164

JUN 12 1968

8596

**Fidelity National Title Insurance Services, LLC****ESTIMATED**

Application Date: March 14, 2012

Report Date: March 26, 2012

Title No. 12-7405-62008WEST

APPLICANT:	AMOUNT OF INSURANCE:
Cuddy & Feder, LLP Attention: Eon Nichols 445 Hamilton Avenue, 14th Floor White Plains, NY 10601 Phone: (914) 761-1300 Fax: (914) 761-5372 Email: enichols@cuddyfeder.com	FEE: \$ 2,250,000.00 MORTGAGE: \$ TBD
	INSURED MORTGAGE:
	Please advise
Sales Rep: BL	
LENDER ATTORNEY:	PURCHASER:
	Alex II West, LLC
	OWNER:
	Sun Chemical Corporation
OWNER ATTORNEY:	SURVEY INSTRUCTIONS:
Manatta, Phelps & Phillips, LLP Attention: Matthew Dombroski, Esq. 7 Tmes Square NEW YORK, NY 10036 Phone: (212) 790-4556 Fax: (212) 536-1853 Ref#: mdombroski@manatt.com	
	COMPANY CHARGES:
	Fee Premium \$ 9,083.00 Mortgage Premium \$ TBD Municipal Search \$ No Charge Examination of Title \$ No Charge Sub-Total \$ 9,083.00
PREMISES:	RECORDING CHARGES:
35 Water Grant, Yonkers, NY County of Westchester Municipality of Yonkers Filed Map: No.: Phase/Block: Unit/Lot: Dist: Sect: 2 Block: 2615 Lot: 1	Sub Total: \$ 0.00
SPECIAL INSTRUCTIONS:	TOTAL CHARGES: 9,083.00
tnatsoulis@cuddyfeder.com	

Please be advised that FNTIC has implemented a rate calculator for your convenience to enable you to calculate your title insurance rates. The website can be accessed at <http://nyrates.fntic.com>

1415 Kellum Pl. Suite 202, Garden City, NY 11530 Phone (516) 741-5050 Fax (516) 741-5363

Date:	March 14, 2012	Report Date:	March 26, 2012
Title No:	12-7405-62008WEST	Closer:	
Applicant:	Cuddy & Feder, LLP	Bank:	Please advise
Purchaser:	Alex II West, LLC	Bank Attorney:	
Owner:	Sun Chemical Corporation	Seller Attorney:	Manatta, Phelps & Phillips, LLP
Premises:	35 Water Grant, Yonkers, NY	Salesperson:	Brett LaRocque
County of Westchester		County:	Westchester
Municipality of Yonkers			
Filed Map:			
No.:	Phase/Block:	Unit/Lot:	
Dist:	Sect: 2	Block: 2615	Lot: 1
Type of Insurance:			
Simultaneous Mortgage with Fee or Leasehold 1	\$0.00	Owner's (Fee) 5	\$2,250,000.00

MUNICIPAL SEARCH DETAIL:

Tax Search	\$	No Charge
Total Search	\$	0.00

ADDITIONAL PARCELS

137 Alexander Street, Yonkers, NY
County of Westchester
Municipality of Yonkers

Filed Map:

No.: Phase/Block: Unit/Lot:

Dist: Sect: 2 Block: 2615 Lot: 29

145 Alexander Street, Yonkers, NY
County of Westchester
Municipality of Yonkers

Filed Map:

No.: Phase/Block: Unit/Lot:

Dist: Sect: 2 Block: 2615 Lot: 23

Directory of Fidelity National Title, Garden City Staff
DIRECT DIVISION

General Telephone Number 516 741-5050

Fax Number 516 741-5363

Peter Molloy, Branch Manager and VP

Direct Dial 516 394-5101

Title Officer

Robert Samuels, Title Officer and VP (516) 394-5133
rsamuels@fnf.com

Production/Customer Service:

Jean Post (516) 394-5109
jpost@fnf.com

Terri Burtner (516) 394-5119
tburtner@fnf.com

Closing Department

General Number (516) 394-5127
Fax Number (516) 394-5121

Sarah Hancock (516) 394-5107
sarah.hancock@fnf.com

Monique Curtis-Franklin (516) 203-3407
monique.curtis-franklin@fnf.com

ACRIS Requests

Margaret Buonsignore (516) 203-3409
margaret.buonsignore@fnf.com

Thank you for using Fidelity National Title
Your patronage is the key to our success!!



Fidelity National Title Insurance Company

Commitment for Title Insurance

Fidelity National Title Insurance Company

A Stock Company

COMMITMENT FOR TITLE INSURANCE

Fidelity National Title Insurance Company, a California corporation, herein called the Company, for valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligation hereunder shall cease and terminate within six (6) months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Fidelity National Title Insurance Company has caused its corporate name and seal to be hereunto affixed and these presents to be signed in facsimile under authority of its by-laws on the date shown in Schedule A.

Issued by:
Fidelity National Title Insurance Services, LLC
1415 Kellum Pl., Suite 202
Garden City, NY 11530

Dated: _____

Certified by: _____

Redated

By: _____

Fidelity National Title Insurance Company



BY

[Signature]

President

ATTEST

[Signature]

Secretary

CONDITIONS AND STIPULATIONS

1. The term "mortgage", when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the Proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the Proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named Proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Conditions and Stipulations, and the Exclusions from Coverage of the form of policy or policies committed for in favor of the Proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the Proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

Fidelity National Title Insurance Company

TITLE NO. 12-7405-62008

Prepared For: Eon Nichols
Cuddy & Feder, LLP
445 Hamilton Avenue, 14th Floor
White Plains, NY 10601

Premises: 35 Water Grant, Section 2 Block 2615 Lot 1,
137 Alexander Street, Section 2, Block 2615 Lot 29,
145 Alexander Street, Section 2, Block 2615 Lot 23

County: Westchester

**Locality/
Municipality:** Yonkers

SCHEDULE A

1. **Effective 9:00AM** October 20, 2011 **Redated 9:00AM** _____ **Closer's Signature** _____
2. **Policy or policies to be issued:**

(A) ALTA Owner's 2006 (With NY Endorsement)	Amount of Insurance	\$ 2,250,000.00
Proposed Insured: Alex II West, LLC		
(B) ALTA Loan 2006 (With NY Endorsement)	Amount of Insurance	TBD
Proposed Insured: Please advise		
3. **The estate or interest in the land described or referred to in this commitment and covered herein is:**

Fee Simple
4. **Title to the estate or interest in said land described or referred to in this commitment is at the effective date hereof vested in:**

Sun Chemical Corporation, a Delaware Corporation, as successor by merger to Polychrome Corporation as successor by merger to Polychrome Realty Corp., as successor by merger to Resin Realty Corp.,

Source of title by the following deeds:

As to Section 2 Block 2615 Lot 1: By deed from Charles E. Pearsall & Son, Inc., dated August 31, 1964 and recorded September 4, 1964 in Liber 6438 page 75.

As to Section 2 Block 2615 Lot 29: By deed from Polychrome Corporation, a New York corporation, dated December 17, 1969 and recorded December 23, 1969 in Liber 6902 page 146.

As to Section 2 Block 2615 Lot 23: By deed from Polychrome Realty Corporation, dated May 22, 1968 and recorded June 12, 1968 in Liber 6785 page 137.
5. **The land referred to in this commitment is described as follows:**

See Schedule A-1 (Description), following.

Fidelity National Title Insurance Company

TITLE NO. 12-7405-62008

SCHEDULE A-1 (Description)

As to Section 2 Block 2615 Lot 1

ALL that certain plot, piece or parcel of land, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the center line of Ashburton Avenue, if extended, with the westerly line of Alexander Street;

THENCE northerly along the westerly side of Alexander Street, 125 feet, more or less, to lands now or formerly of George J. Roberts;

THENCE westerly parallel with the said center line of Ashburton Avenue extended 660 feet 2 inches, more or less, to the Exterior Pier Line as fixed by the Municipal Authorities of the City of Yonkers under the Charter of said City;

THENCE southerly along said Exterior Pier Line, 125 feet, more or less, to the said center line of Ashburton Avenue 125 feet, more or less, to the said center line of Ashburton Avenue extended;

THENCE easterly along said center line of Ashburton Avenue extended 659 feet 8 inches, more or less, to the corner formed by the intersection of the center line of Ashburton Avenue extended with the westerly line of Alexander Street, the point or place of BEGINNING.

For Information Only: Property address known as 35 Water Grant, Yonkers, New York.

THE POLICY TO BE ISSUED under this commitment will insure the title to such buildings and improvements on the premises which by law constitute real property.

FOR CONVEYANCING ONLY: Together with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.

SCHEDULE A-1 (Description)

Fidelity National Title Insurance Company

TITLE NO. 12-7405-62008

SCHEDULE A-1 (Description)
(Continued)

As to Section 2 Block 2615 Lot 29

ALL that certain plot, piece or parcel of land, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Alexander Street where the same is intersected by the southerly boundary line of land conveyed by Polychrome Realty Corporation to Resin Realty Corporation by deed dated May 22, 1968 and recorded in the Westchester County Clerk's Office, Division of Land Records, on June 12, 1968 in Liber 6785 page 137;

RUNNING THENCE along the last mentioned boundary line of north 81 degrees 27 minutes 00 seconds west 255.00 feet to an angle point;

RUNNING THENCE through land conveyed by Charles E. Pearsall & Son, Inc., to Polychrome Corporation by deed dated august 3, 1964 and recorded in said County Clerk's Office on September 4, 1964 in Liber 6438 page 75, the following two courses and distances:

South 8 degrees 32 minutes 40 seconds west 2.54 feet to an angle point and

South 81 degrees 27 minutes 20 seconds east 255.00 feet to a point on the westerly side of Alexander Street which point is distant northerly as measured along the same 122.46 feet from a point where said westerly side of Alexander Street would be intersected by the prolongation westerly of the center line of Ashburton Avenue;

RUNNING THENCE along the westerly side of Alexander Street north 8 degrees 32 minutes 40 seconds east 2.54 feet to the point or place of BEGINNING.

For Information Only: Property address known as 137 Alexander Street, Yonkers, New York.

THE POLICY TO BE ISSUED under this commitment will insure the title to such buildings and improvements on the premises which by law constitute real property.

FOR CONVEYANCING ONLY: Together with all the right, title and interest of the part of the first part, of in and to the land lying in the street in front of and adjoining said premises.

SCHEDULE A-1 (Description)

Fidelity National Title Insurance Company

TITLE NO. 12-7405-62008

SCHEDULE A-1 (Description)
(Continued)

Section 2 Block 2615 Lot 23

ALL that certain plot, piece or parcel of land, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Alexander Street distant as measured along said westerly side of Alexander Street, 125 feet northerly from a point where said westerly side of Alexander Street would be intersected by the prolongation westerly of the center line of Ashburton Avenue;

THENCE RUNNING along said westerly side of Alexander Street north 8 degrees 32 minutes 40 seconds east 176.98 feet to the northeast corner of premises hereby described;

THENCE RUNNING north 81 degrees 27 minutes 20 seconds west 660 feet more or less to the approximate location of pier line fixed by City of Yonkers in 1886;

THENCE along said a distance of 176.98 feet more or less to the southwest corner of premises hereby described and the northerly line of lands now or formerly of Polychrome Corporation;

THENCE RUNNING along said northerly line of south 81 degrees 27 minutes 20 seconds east 660 feet more or less to the point or place of BEGINNING.

For Information Only: Property address known as 145 Alexander Street, Yonkers, New York.

THE POLICY TO BE ISSUED under this commitment will insure the title to such buildings and improvements on the premises which by law constitute real property.

FOR CONVEYANCING ONLY: Together with all the right, title and interest of the part of the first part, of in and to the land lying in the street in front of and adjoining said premises.

SCHEDULE A-1 (Description)

Fidelity National Title Insurance Company

TITLE NO. 12-7405-62008

SCHEDULE A-1 (Description) (Continued)

Composite Description

ALL that certain plot, piece or parcel of land, situate, lying and being in the City of Yonkers, County of Westchester and State of New York;

BEGINNING at the corner formed by the intersection of the westerly side of Alexander Street and the northerly side of Ashburton Avenue and;

RUNNING THENCE north 81 degrees 29 minutes 30 seconds west 661.20 feet to the westerly line of grants and pier line as established by the Common Council of the City of Yonkers as of April 12, 1886;

THENCE along said line north 09 degrees 50 minutes 30 seconds east 302.06 feet;

THENCE south 81 degrees 29 minutes 30 seconds east 654.17 feet to the westerly side of Alexander Street;

THENCE along the westerly side of Alexander Street south 08 degrees 30 minutes 30 seconds west 301.98 feet to the point or place of BEGINNING.

THE POLICY TO BE ISSUED under this commitment will insure the title to such buildings and improvements on the premises which by law constitute real property.

FOR CONVEYANCING ONLY: Together with all the right, title and interest of the part of the first part, of in and to the land lying in the street in front of and adjoining said premises.

SCHEDULE A-1 (Description)

Fidelity National Title Insurance Company

TITLE NO. 12-7405-62008WEST

SCHEDULE B (Exceptions)

The policy to be issued under this commitment will not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of the following exceptions unless they are disposed of to our satisfaction:

DISPOSITION

1. Taxes, tax liens, tax sales, water rents, sewer rents and assessments set forth on separate schedule herein.
2. Rights of tenants and persons in possession. (As tenants only)
3. There are no open mortgages of record.

4. Survey made by Ward Carpenter Engineering dated November 29, 2011 shows the following: fence varies with portion of southerly line; fence varies with easterly line.

Property is improved by one (1) and two (2) story buildings.

Property is improved by a one (1) to two (2) story building and one (1) story out building.

Policy affirmatively insures against loss to the insured by reason of the encroachment and variations stated above and, further, policy affirmatively insures that neither the existence of any encroachments or variations nor the forced removal of any encroachments or variations will result in loss to the insured.

- Amended
5. Possible Rights of Hudson Fuel Company and Habirshaw Athletic Association for the use of the premises for storage and docking rights.
Policy insures that there is no condition or right of re-entry or other provisions for forfeiture, under which the insured can be cut-off, subordinated or otherwise disturbed.
 6. Sewer Easement recorded in Liber 6463 page 89.
 7. No title is insured to any land lying below the high water line of Hudson River, its arms, branches and tributaries by whatever name called, as the same now exists or formerly existed.
 8. Rights of the United States Government to establish harbor, bulkhead or pierhead lines or to change or alter any such existing lines and to remove or compel the removal of fill and improvements thereon including buildings or other structures, from land now or formerly lying below the high water mark of Hudson River without compensation to the insured.
 9. Riparian rights and easements of others over the Hudson River, however, the policy does not insure any riparian rights or easements in favor of the owner of the premises herein.

Questions Concerning This
Title Should Be Referred To:

Robert Samuels, Title Officer and VP

(516) 394-5133
Facsimile (516) 741-5363

Fidelity National Title Insurance Company

TITLE NO. 12-7405-62008WEST

SCHEDULE B (Exceptions)

- Continued -

DISPOSITION

10. Rights of the United States Government, the State of New York and local municipalities , or any of their departments or agencies to regulate and control the use of the piers, bulkheads, land under water and land adjacent thereto.
11. With respect to Sun Chemical Corporation, a foreign corporation incorporated in the State of Delaware, the following must be submitted to the company at or prior to closing:
 - a) A certified copy of the certificate of its incorporation in said jurisdiction with proof of its due incorporation prior to October 20, 2011.
 - b) Proof that said corporation is in good standing in the state of its incorporation;
 - c) Proof that said corporation is authorized to do business in the State of New York;
 - d) Proof that all New York State license fees and franchise taxes, and where applicable, New York City corporation taxes, have been paid.
12. If the present transaction consists in whole or in part of the making of a conveyance or lease by a corporate grantor or lessor, a certified copy of the resolution of the board of directors of the corporation is required. Proof must also be submitted that the consent of the stockholders of the corporation is not required either by its certificate of incorporation or any amendments thereto for the making of said conveyance or lease. The conveyance or lease must contain a recital, that the property described therein does not constitute all or substantially all of the assets of the corporation, or that the disposition of such property was made in the usual or regular course of business, or that the shareholders of the corporation have duly authorized such disposition.
13. Proof of due formation of Alex II West, LLC by production of the Secretary of State filing receipt together with proof of publication and an affidavit that it is a valid and subsisting limited liability company which has not been terminated or dissolved by the bankruptcy, death, dissolution, expulsion, incapacity or withdrawal of any member or classes of members specified in the articles of organization, sometimes referred to as the operating agreement, or any other event that, under the terms of the operating agreement, terminates the LLC, including the entry of a decree of judicial dissolution under Section 702 of the Limited Liability Company Law.
14. The articles of organization or operating agreement of Alex II West, LLC, together with all amendments thereto, must be submitted to this company for review prior to closing of title to determine:
 - a) the identity of the member or members of the LLC authorized to acquire, sell, mortgage or lease its real property as appropriate to the transaction to be insured;
 - b) whether the articles of organization or operating agreement require the express consent, approval or affirmative vote of the members thereof at a meeting duly called or otherwise;
 - c) any limitations imposed under the terms of the articles of organization or operating agreement on the power of the LLC to acquire, sell, mortgage or lease its real property.

If the articles of organization or operating agreement call for the consent of the members, an instrument duly executed by the managing member, financial or recording officer of member

Questions Concerning This
Title Should Be Referred To:

Robert Samuels, Title Officer and VP

(516) 394-5133

Facsimile (516) 741-5363

SCHEDULE B (EXCEPTIONS)

Rev. (03/04)

Fidelity National Title Insurance Company

TITLE NO. 12-7405-62008WEST

SCHEDULE B (Exceptions)

- Continued -

DISPOSITION

evidencing that such consent was duly obtained will be required and must be submitted to this company prior to closing.

15. Water charges accruing since date of the last reading, and building purpose or unfixed water frontage charges subsequently entered.
16. Please Note: All checks made payable to **Fidelity National Title Insurance Services, LLC** must be certified or attorney's escrow checks.

NOTE: Searches for Judgments and Federal Tax Liens made against Alex II West LLC disclosed no returns.

NOTE: Searches for Judgments and Federal Tax Liens made against Sun Chemical Corporation disclosed no returns.

**Questions Concerning This
Title Should Be Referred To:**

Robert Samuels, Title Officer and VP

(516) 394-5133

Facsimile (516) 741-5363

SCHEDULE B (EXCEPTIONS)

Rev. (03/04)

EXCEPTION 6

INSTRUMENT RECORDED IN CONVEYANCESPolychrome CorporationwC/o YorkersKIND OF INST: AgmtDATED: 11-24-64ACK.: 11-24-64REC'D.: 12-1-64RECORD LIBER 6463 P 89CONTROL #CONS.: R & R TO: Sewer esmt thru flo" Ashburton, owned by Polychrome

JTF/ts

THIS AGREEMENT, made the 27th day of November, 1964, by and between POLYCHROME CORPORATION, a domestic corporation duly organized and existing under the Laws of the State of New York, and having its principal place of business at 2 Ashburton Avenue, Yonkers 2, New York, the Party of the First Part, and THE CITY OF YONKERS, a municipal corporation duly organized and existing under the Laws of the State of New York, the Party of the Second Part.

WHEREAS, POLYCHROME CORPORATION is the owner in fee of the following described real property, located in the City of Yonkers, being a portion of a private street known as Ashburton Avenue, running parallel to Lots Nos. 1 and 29 in Block 2615, as shown on the Official Tax Map of the City of Yonkers, which portion is more particularly bounded and described as follows:

BEGINNING at the point of intersection of the centerline of Ashburton Avenue with the westerly property line of Alexander Street; thence westerly along the said centerline of Ashburton Avenue, a distance of 358-feet 6-inches; thence northerly along a line making an interior angle of 89° 59' 00" with the last described course, a distance of 10.00 feet; thence easterly along a line parallel with and distant always 10.00 feet northerly from the centerline of Ashburton Avenue, a distance of 358 feet 6 inches, more or less, to the westerly property line of Alexander Street; thence southerly along the said westerly property line of Alexander Street, a distance of 10.00 feet to the point or place of beginning.

WHEREAS, THE CITY OF YONKERS is desirous of constructing and/or maintaining a sewer extending through the parcel of land belonging to the Party of the First Part hereinabove set forth,

NOW, THEREFORE,

. 1 .

WITNESSETH:

That the Party of the First Part, in consideration of the sum of One (\$1.00) Dollar, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and release unto the Party of the Second Part, its successors and assigns, forever, a free and perpetual right, privilege and easement to enter in and upon the above described premises for the purpose of constructing and/or maintaining a sewer therein;

TOGETHER with the right to enter in and upon the said above described premises at any time to construct and re-construct, enlarge, duplicate, and repair and keep in repair said sewer to be laid therein, or which is presently existing therein, without molestation or hindrance from the Party of the First Part, its successors and assigns.

This grant, however, is made to the Party of the Second Part upon the express condition that anything herein contained shall be in no wise construed to vest in the Party of the Second Part the right or privilege of fencing the said strip of land or building thereon any building or structures other than those that may be necessary for temporary use in constructing and re-constructing, enlarging, duplicating, repairing or keeping in repair the said sewer to be laid therein or which is presently existing therein, and upon the further condition that the Party of the Second Part, after the completion of the construction, re-construction, enlargement, duplication, repair or keeping in repair the said sewer through the said premises, shall and will restore the surface of the ground as nearly as possible to its former condition.

It is further provided that the Party of the First Part,

its successors and assigns, shall in no manner disturb the use and enjoyment of said easement by making excavation in or near said easement, exposing the sewer connections, or depriving such sewer of its normal support, in connection with the above easement.

IT IS FURTHER UNDERSTOOD AND AGREED that the Party of the Second Part will fill in any and all excavations, will restore and replace any hedges, grass, shrubs, macadam, pavement, etc. removed and damaged along the line of said easement, and will substantially restore the surface of the land to its original condition immediately following any construction, reconstruction, enlargement, duplication, repair or keeping in repair the said sewer line.

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be duly signed, sealed and executed the day and year first above written.



ATTEST:

Dorothy E. Gotten
CITY CLERK

POLYCHROME CORPORATION

by:

THE CITY OF YONKERS

by:

William A. Walsh
CITY MANAGER

Fidelity National Title Insurance Company

TITLE NO. 12-7405-62008

SCHEDULE OF MORTGAGES

NO OPEN MORTGAGES OF RECORD

UNLESS INSURED UNDER THE POLICY TO BE ISSUED, *the mortgages returned herein will appear as exceptions in the policy to be issued. The information set forth herein is obtained from the recorded instruments and does not reflect unrecorded instruments that may affect the insured premises nor does it purport to reflect all recitals, terms and conditions contained in any instrument of record. Upon request, the Company can provide full copies of the recorded instruments.*

SCHEDULE OF MORTGAGES

SUPERIOR DATA SERVICES, INC.

WWW.SUPERIOR-DATA.COM

188 Montague Street 10th Floor
Brooklyn, NY 11201
718-625-9949 Fax: 718-625-9609

3 West Main Street Suite 202
Elmsford, NY 10523
914-347-1636 Fax: 914-347-3163

950 New Loudon Road Suite 250
Latham, NY 12110
518-785-4892 Fax: 518-785-5086

COUNTY: WESTCHESTER

TITLE: FNT-N 60845WEST/1

PAGE 1 OF 2

The unpaid taxes, water rates, assessments and other matters relating to taxes which are properly filed and indexed liens at the date of this search are set forth below. Our policy does not insure against such items which have not become a lien up to the date of the policy or installments due after the date of the policy. Neither our tax search nor our policy covers any part of streets on which the premises to be insured abut. If the tax lots reported cover more or less than the premises under examination, this fact will be noted herein. In such cases, the interested parties should take the necessary steps to make the tax map conform to the description to be insured.

Ass'd To: **SUN CHEMICAL CORP**

Search Date: 11/22/2011

Premises: **137 ALEXANDER ST**

Tax Class: **700**

School Dis: **YONKERS**

Town/City: **CITY OF YONKERS**

Village:

District:

Acct. No.: **204106144**

District:

Section: **2**

Acreage: **1.02**

Section:

Block: **2615**

Land: **\$30,000.00**

Block:

Land:

Lot(s): **29**

Total: **\$101,000.00**

Lot(s):

Total:

Exemp:

Exemp:

2011/2012 City TAX

\$72,508.15

Year: 7/1-6/30

1st Payment

\$24,169.39 Paid

Lien: 6/23

2nd Payment

\$24,169.38 Paid

Due: 8/1,10/6,

3rd Payment

\$24,169.38 Open

1/6

CITY TAX INCLUDES \$5752.37 SUNDRY ITEM

2011 State/County/Sewer TAX

\$15,888.60 Paid

Year: 1/1-12/31

Lien: 3/8

Due: 4/7

STATE/COUNTY/SEWER TAX \$375.00 SAFETY INSPECTION FEE

WATER ACCOUNT# 204106144 WATER TO: 8/2011 ACTUAL \$26322.66 PAID

NOTE: \$18467.38 CREDIT BALANCE

SUBJECT TO FINAL READING

WATER ACCOUNT# 204106146 WATER TO: 8/2011 \$5874.77 OPEN+PENALTY

SUBJECT TO FINAL READING

FIRE LINE ACCOUNT# 999920740 WATER TO: 7/2011 ACTUAL \$60.00 PAID

SUBJECT TO FINAL READING

TAXES SUBJECT TO CONTINUATION PRIOR TO CLOSING

Recent payments of any open items returned on this tax search may not be reflected on the public records. Therefore please request the seller or borrower to have the receipted bills available at closing.

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COUNTY: WESTCHESTER

TITLE: FNT-N 60845WEST/1

PAGE 2 OF 2

TAX CLASSIFICATION: 700 - INDUSTRIAL

*****TAX PAYMENTS*****

CITY OF YONKERS TAX OFFICE/WATER DEPARTMENT

CITY HALL

40 SOUTH BROADWAY - ROOM 210

YONKERS, NY 10701

TAXES SUBJECT TO CONTINUATION PRIOR TO CLOSING

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COUNTY: WESTCHESTER

TITLE: FNT-N 60845WEST/3

PAGE 1 OF 2

The unpaid taxes, water rates, assessments and other matters relating to taxes which are properly filed and indexed liens at the date of this search are set forth below. Our policy does not insure against such items which have not become a lien up to the date of the policy or installments due after the date of the policy. Neither our tax search nor our policy covers any part of streets on which the premises to be insured abut. If the tax lots reported cover more or less than the premises under examination, this fact will be noted herein. In such cases, the interested parties should take the necessary steps to make the tax map conform to the description to be insured.

Ass'd To: **SUN CHEMICAL CORP**

Search Date: **12/8/2011**

Premises: **145 ALEXANDER ST**

Tax Class: **700**

School Dis: **YONKERS**

Town/City: **CITY OF YONKERS**

Village:

District: Acct. No.: **204106152**

District:

Section: **2** Acreage: **2.67**

Section:

Block: **2615** Land: **\$35,000.00**

Block: Land:

Lot(s): **23** Total: **\$56,000.00**

Lot(s): Total:

Exemp:

Exemp:

2011/2012 City TAX	\$37,625.28
1st Payment	\$12,541.76 Paid
2nd Payment	\$12,541.76 Paid
3rd Payment	\$12,541.76 Open

Year: 7/1-6/30
Lien: 6/23
Due: 8/1,10/6,
1/6

2011 State/County/Sewer TAX \$8,976.60 Paid

Year: 1/1-12/31
Lien: 3/8
Due: 4/7

STATE/COUNTY/SEWER TAX \$375.00 SAFETY INSPECTION FEE

WATER ACCOUNT# 204106152 WATER TO: 8/2011 EST \$58.50 PAID
SUBJECT TO FINAL READING

FIRE LINE ACCOUNT# 999920734 WATER TO: 7/2011 ACTUAL \$60.00 OPEN+PENALTY
SUBJECT TO FINAL READING

TAX CLASSIFICATION: 700 - INDUSTRIAL

*****TAX PAYMENTS*****

TAXES SUBJECT TO CONTINUATION PRIOR TO CLOSING

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COUNTY: WESTCHESTER

TITLE: FNT-N 60845WEST/3

PAGE 2 OF 2

CITY OF YONKERS TAX OFFICE/WATER DEPARTMENT
CITY HALL
40 SOUTH BROADWAY - ROOM 210
YONKERS, NY 10701

TAXES SUBJECT TO CONTINUATION PRIOR TO CLOSING

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Latham, NY 12110
518-785-4892 Fax: 518-785-5086

COUNTY: WESTCHESTER

TITLE: FNT-N 60845WEST/4

PAGE 1 OF 2

The unpaid taxes, water rates, assessments and other matters relating to taxes which are properly filed and indexed liens at the date of this search are set forth below. Our policy does not insure against such items which have not become a lien up to the date of the policy or installments due after the date of the policy. Neither our tax search nor our policy covers any part of streets on which the premises to be insured abut. If the tax lots reported cover more or less than the premises under examination, this fact will be noted herein. In such cases, the interested parties should take the necessary steps to make the tax map conform to the description to be insured.

Search Date: 12/8/2011

Ass'd To: SUN CHEMICAL CORP

Premises: 35 WATER GRANT

Tax Class: 340

School Dis: YONKERS

Town/City: CITY OF YONKERS

Village:

District: Acct. No.: 000000*2615

District:

Section: 2 Acreage: 0.90

Section:

Block: 2615 Land: \$4,200.00

Block:

Land:

Lot(s): 1 Total: \$4,200.00

Lot(s):

Total:

Exemp:

Exemp:

2011/2012 City TAX

\$2,750.07

Year: 7/1-6/30

1st Payment

\$916.69 Paid

Lien: 6/23

2nd Payment

\$916.69 Paid

Due: 8/1, 10/6,

3rd Payment

\$916.69 Open

1/6

2011 State/County/Sewer TAX

\$645.12 Paid

Year: 1/1-12/31

Lien: 3/8

Due: 4/7

NO WATER ACCOUNT LISTED. OWNER SHOULD PRESENT
BILL/RECEIPT AT CLOSING.

TAX CLASSIFICATION: 340 - VACANT LAND LOCATED IN INDUSTRIAL AREAS

*****TAX PAYMENTS*****

CITY OF YONKERS TAX OFFICE/WATER DEPARTMENT

CITY HALL

40 SOUTH BROADWAY - ROOM 210

YONKERS, NY 10701

TAXES SUBJECT TO CONTINUATION PRIOR TO CLOSING

Recent payments of any open items returned on this tax search may not be reflected on the public records. Therefore please request the seller or borrower to have the receipted bills available at closing.

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COUNTY: WESTCHESTER

TITLE: FNT-N 60845WEST/4

PAGE 2 OF 2

TAXES SUBJECT TO CONTINUATION PRIOR TO CLOSING

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Fidelity National Title

INSURANCE SERVICES, LLC

1415 Kellum Pl. Suite 202, Garden City, NY 11530
Phone: (516) 741-5050 Fax: (516) 741-5363

DEPARTMENTAL SEARCH

Order No.: 12-7405-62008WEST

Any searches or returns reported herein are furnished FOR INFORMATION ONLY. They will not be insured and the Company assumes no liability for the accuracy thereof. They will not be continued to the date of closing.

BANKRUPTCY AND PATRIOT SEARCHES - HEREIN

NOTE: In New York City, if there is a STREET VAULT, it is suggested that the applicant investigate possible unpaid license fees by the City of New York for the use of such vault. Because the right to maintain IS NOT INSURED, nor does the Company insure that the vault charges have been paid.

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950 New Loudon Road Suite 250
Latham, NY 12110
518-785-4892 Fax: 518-785-5086

Title: FNT-N 60845W

Date: 3/15/2012

Name of individual:

Alex II West LLC

County: WESTCHESTER

BANKRUPTCY SEARCH

A Search of the records of the United States Bankruptcy Court has been made with the following results:

- ☒ There is no record of a bankruptcy filing for the above-mentioned individual, corporation or business. The following office(s) have been checked:
- ☐ The following information is on file:

U.S. BANKRUPTCY COURT
SOUTHERN DISTRICT
101 EAST POST ROAD
WHITE PLAINS, N.Y. 10601

IMPORTANT NOTICE ABOUT SEARCH INFORMATION ABOVE

SUPERIOR DATA SERVICES, INC. DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENT AGENCY WERE EXAMINED AND THAT THE INFORMATION RECORD ABOVE IS A TRUE AND ACCURATE ABSTRACTION OF THE INFORMATION CONTAINED THEREIN. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY. LIABILITY IS LIMITED TO ERRORS AND OMISSIONS OF INFORMATION PROPERLY INDEXED, FILED AND RECORDED WITH THE ABOVE GOVERNMENTAL AGENCY. THE LIABILITY UNDER THIS SEARCH SHALL NOT EXCEED \$1,000 AND SHALL BE CONFINED TO THE APPLICANT FOR WHOM THE SEARCH WAS MADE. THIS SEARCH DOES NOT INCLUDE FILINGS IN AREAS OTHER THAN THE MICROFICHE OR INDEX SECTIONS OF THE UNITED STATES BANKRUPTCY CLERK'S OFFICE.

THIS SEARCH PREPARED FOR EXCLUSIVE USE BY FIDELITY NATIONAL TITLE NASSAU.

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Latham, NY 12110
518-785-4892 Fax: 518-785-5086

Title: FNT-N 60845WEST/1

Date: 11/21/2011

Name of company or business: SUN CHEMICAL CORPORATION

County: WESTCHESTER

BANKRUPTCY SEARCH

A Search of the records of the United States Bankruptcy Court has been made with the following results:

- ☒ There is no record of a bankruptcy filing for the above-mentioned individual, corporation or business. The following office(s) have been checked:
- ☐ The following information is on file:

U.S. BANKRUPTCY COURT
SOUTHERN DISTRICT
101 EAST POST ROAD
WHITE PLAINS, N.Y. 10601

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950 New Loudon Road Suite 250
Latham, NY 12110
518-785-4892 Fax: 518-785-5086

Title: FNT-N 60845W

Date: 3/15/2012

PATRIOT SEARCH

A SEARCH OF THE LIST OF SPECIALLY DESIGNATED NATIONALS AND BLOCKED PERSONS MAINTAINED BY THE OFFICE OF FOREIGN ASSETS CONTROL, U.S. DEPARTMENT OF THE TREASURY, PURSUANT TO EXECUTIVE ORDER 13224 AS AMENDED BY EXECUTIVE ORDER 13268, REPORTS THE FOLLOWING HAS BEEN FOUND FOR THE ABOVE CAPTIONED COMPANY OR INDIVIDUAL WITH RESPECT TO THE NAME OF ENTITY OR INDIVIDUAL LISTED BELOW:

- ☒ No Entities/Individuals were found matching the name listed below.
- ☐ The following Entities/Individuals were found matching the name listed below.

Name: Alex II West LLC

FEDERAL REGULATIONS REQUIRE BLOCKING TRANSACTIONS WITH PARTIES WHO'S NAMES APPEAR ON THE BLOCKED PERSONS LIST. A SUSPICIOUS ACTIVITY REPORT MUST ALSO BE FILED WITHIN 10 DAYS WITH THE OFFICE OF FOREIGN ASSETS CONTROL (OFAC). NAME MATCHES, WHETHER EXACT, SIMILAR OR A VARIATION SHOULD BE REVIEWED TO DETERMINE WHETHER THE PARTY TO THE TRANSACTION IS THE ACTUAL PARTY APPEARING ON THE OFAC BLOCKED PERSONS LIST. YOU MAY CONTACT OFAC ON THEIR HOTLINE TELEPHONE NUMBER BELOW FOR ASSISTANCE IN MAKING THE DECISION TO BLOCK AND REPORT ANY TRANSACTION.

U. S. DEPARTMENT OF THE TREASURY • WASHINGTON, DC 20220 • **HOTLINE:** 800-540-6322 • **WEBSITE:** WWW.USTREAS.GOV/OFFICES/ENFORCEMENT/OFAC

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Title: FNT-N 60845WEST/1

Date: 11/21/2011

PATRIOT SEARCH

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- ☐ No Entities/Individuals were found matching the name listed below.
- ☒ The following Entities/Individuals were found matching the name listed below.

Name: SUN CHEMICAL CORPORATION

EXACT MATCH:

None

VARIATION MATCH:

CHOSON INTERNATIONAL **CHEMICALS** JOINT OPERATION COMPANY (a.k.a. CHOSUN INTERNATIONAL **CHEMICALS** JOINT OPERATION COMPANY; a.k.a. INTERNATIONAL **CHEMICAL** JOINT VENTURE **CORPORATION**; a.k.a. KOREA INTERNATIONAL **CHEMICAL** JOINT VENTURE COMPANY), Hamhung, South Hamgyong Province, Korea, North; Man gyongdae-kuyok, Pyongyang, Korea, North; Mangyungdae-gu, Pyongyang, Korea, North [NPWMD]

CHOSUN INTERNATIONAL **CHEMICALS** JOINT OPERATION COMPANY (a.k.a. CHOSON INTERNATIONAL **CHEMICALS** JOINT OPERATION COMPANY; a.k.a. INTERNATIONAL **CHEMICAL** JOINT VENTURE **CORPORATION**; a.k.a. KOREA INTERNATIONAL **CHEMICAL** JOINT VENTURE COMPANY), Hamhung, South Hamgyong Province, Korea, North; Man gyongdae-kuyok, Pyongyang, Korea, North; Mangyungdae-gu, Pyongyang, Korea, North [NPWMD]

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INTERNATIONAL **CHEMICAL** JOINT VENTURE **CORPORATION** (a.k.a. CHOSON INTERNATIONAL **CHEMICALS** JOINT OPERATION COMPANY; a.k.a. CHOSUN INTERNATIONAL **CHEMICALS** JOINT OPERATION COMPANY; a.k.a. KOREA INTERNATIONAL **CHEMICAL** JOINT VENTURE COMPANY), Hamhung, South Hamgyong Province, Korea, North; Man gyongdae-kuyok, Pyongyang, Korea, North; Mangyungdae-gu, Pyongyang, Korea, North [NPWMD]

KOREA INTERNATIONAL **CHEMICAL** JOINT VENTURE COMPANY (a.k.a. CHOSON INTERNATIONAL **CHEMICALS** JOINT OPERATION COMPANY; a.k.a. CHOSUN INTERNATIONAL **CHEMICALS** JOINT OPERATION COMPANY; a.k.a. INTERNATIONAL **CHEMICAL** JOINT VENTURE **CORPORATION**), Hamhung, South Hamgyong Province, Korea, North; Man gyongdae-kuyok, Pyongyang, Korea, North; Mangyungdae-gu, Pyongyang, Korea, North [NPWMD]

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Fidelity National Title INSURANCE COMPANY

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Phone: (516) 741-5050 Fax: (516) 741-5363

DEPARTMENTAL SEARCH

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As to Block 2615 Lot 1:

VACANT LAND

NOTE: In New York City, if there is a STREET VAULT, it is suggested that the applicant investigate possible unpaid license fees by the City of New York for the use of such vault. Because the right to maintain IS NOT INSURED, nor does the Company insure that the vault charges have been paid.



Fidelity National Title INSURANCE COMPANY

1415 Kellum Pl. Suite 202, Garden City, NY 11530
Phone: (516) 741-5050 Fax: (516) 741-5363

DEPARTMENTAL SEARCH

Any searches or returns reported herein are furnished FOR INFORMATION ONLY. They will not be insured and the Company assumes no liability for the accuracy thereof. They will not be continued to the date of closing.

As to Block 2615 Lot 29:

Certificate of Occupancy	Herein
Street Report	Herein
Housing & Building	Herein
Fire Department Search	Herein
Emergency Repairs	Herein
Fuel	Herein
Air	Herein
Health	Herein

NOTE: In New York City, if there is a STREET VAULT, it is suggested that the applicant investigate possible unpaid license fees by the City of New York for the use of such vault. Because the right to maintain IS NOT INSURED, nor does the Company insure that the vault charges have been paid.

SUPERIOR DATA SERVICES, INC.

WWW.SUPERIOR-DATA.COM

188 Montague Street 10th Floor
Brooklyn, NY 11201
718-625-9949 Fax: 718-625-9609

3 West Main Street Suite 202
Elmsford, NY 10523
914-347-1636 Fax: 914-347-3163

950 New Loudon Road Suite 250
Latham, NY 12110
518-785-4892 Fax: 518-785-5086

Title: FNT-N 60845WEST/1

Date: 12/1/2011

Premises: 137 Alexander St

County: WESTCHESTER

Town/City: City of Yonkers

Village:

District:

Section: 2

Block: 2615

Lot(s): 29

CERTIFICATE OF OCCUPANCY SEARCH

Attached find a copy of Certificate of Occupancy # N/A issued on 10/2/1987 FOR A ONE STORY OFFICE BUILDING.

Attached find a copy of Certificate of Occupancy # N/A issued on 10/28/1993 FOR TWO STORY OFFICE BUILDING.

(NOTE: CERTIFICATE OF OCCUPANCY COVERS REAR SECTION OF BUILDING ON LOT 23)

Attached find a copy of Certificate of Completion # N/A issued 11/1/1993 TO RELOCATE SPRINKLER HEADS ON FIRST AND SECOND FLOOR.

Attached find a copy of Certificate of Completion # N/A issued 10/29/1993 FOR ONE ELEVATOR.
(CERTIFICATE COVERS LOTS 23 AND 29)

Attached find a copy of Certificate of Completion # N/A issued 5/16/1996 TO REHAB FREIGHT ELEVATOR.

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE NASSAU. THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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BUREAU OF HOUSING AND BUILDINGS
City of Yonkers, New York 10701

CERTIFICATE OF OCCUPANCY

Date October 28, 1993

Application No. 75975

Issued to: Sun Chemical Corp. Address 222 Bridge Plaza
S. Fort Lee, N.J. 07024

Location 145 Alexander Street Block No. 2615 Lot No. 23

- ☐ Newly constructed building
☒ Alteration and/or Addition to Existing Building
☐ Existing Building or Premises
☐ Other _____

This is to certify that the building and/or premises identified above may be legally occupied for the intent, purpose, use and capacities as specified below, in accordance with approved plans and documents as filed with the City of Yonkers, and conditioned that the owner and occupant thereof comply with all applicable provisions of the Yonkers Zoning Ordinance, New York State and local building and fire prevention codes, all applicable regulatory ordinances, and any special conditions listed hereon:

DISTRICT ZONE	DISTRICT ZONE USE	Parking			CLASSIFICATION OF BUILDING		
		Outdoor	Garage	Total	2-STORY MASONRY OFFICE BUILDING		
I	CONFORMING	162	-	162			
FLOOR	Occupancy and/or Use of each floor	Stand Pipes	Sprinkler System	CONSTRUCTION	Live Load pounds per square foot	No. of persons permitted each floor	
1st fl.	General Office Area,		Yes	Masonry			
	17 Offices, 5 Conference Rms,		"	"			
	2 Lobbys, 6 File Rms,						
	4 Copy Rms, 3 Security Rms,						
	3 Storage Rms, 2 Lounges,						
	Kitchen, 4 Visitation Rms,						
	2 Service & Review Rms,						
	Vestibule, Switchboard Rm,						
	Computer Rm, Maintenance Rm,						
	Mechanical Rm, Changing Rm,						
	Electric Rm, Camera Rm,						
	Program Administration Rm,						
	Telephone Rm, 8 Lavatories.						
2nd fl.	18 Offices, 3 Conference Rms,		Yes	Masonry			
	Auditorium, Open Office Area,		"	"			
	2 File Rms, 4 Storage Rms,						
	2 Telephone Rms, Copy Rm,						
	Fax Rm, Mail Rm, Data Entry Rm,						
	Lunch Rm, 4 Lavatories.						
*	SMOKE DETECTORS INSTALLED.						
	(NOTHING BELOW THIS LINE)						

1. (a) Description of Building Zone Ordinance variances granted _____

(b) Does variance constitute a non-conforming use? Yes ☐ No ☐

2. Description of Building Code Requirements variances granted _____

William E. Pisani

BHR 8/88-5M WEP/PJ/ml

William E. Pisani,
Director

APPROVED COPY

BUREAU OF HOUSING AND BUILDINGS
CITY OF YONKERS, N. Y. 10701

CERTIFICATE OF COMPLETION

DATE November 1, 1993
APPLICATION NO. 93286B0010/76526
ISSUED TO: Alfred Weissman ADDRESS 137 Alexander Street
LOCATION: 137-145 Alexander Street BLOCK: 2615 LOT 29

DISTRICT
ZONE

I

DISTRICT
ZONE USE

Description of Work Completed: Relocated existing sprinkler heads on 1st and 2nd floor
as per plans filed.

(NOTHING BELOW THIS LINE)

This is to certify that the building or premises identified above may be used and / or occupied in accordance with all applicable provisions of the Zoning Ordinance, Building Code, Electrical Code and all other applicable laws, rules and regulations.

WEP/PJ/ml

Signed: William E. Pisani
William E. Pisani,

DIRECTOR

OWNER COPY

BUREAU OF HOUSING AND BUILDINGS
CITY OF YONKERS, N. Y. 10701

CERTIFICATE OF COMPLETION

OK

DATE October 29, 1993

APPLICATION NO. 76280

ISSUED TO: Alfred Wiessman Real Estate ADDRESS 1 Larkin Plaza

LOCATION: 145 Alexander Street BLOCK: 2615 LOT 23 & 29

DISTRICT ZONE I DISTRICT ZONE USE

Description of Work Completed: Installed one (1) hydraulic elevator.
(NOTHING BELOW THIS LINE)

This is to certify that the building or premises identified above may be used and / or occupied in accordance with all applicable provisions of the Zoning Ordinance, Building Code, Electrical Code and all other applicable laws, rules and regulations.

WEP/BL/ml

Signed: William E. Pisani
DIRECTOR

ASSESSORS OFFICE COPY

BUREAU OF HOUSING AND BUILDINGS
CITY OF YONKERS, N. Y. 10701

CERTIFICATE OF COMPLETION

DATE May 16, 1996

APPLICATION NO. 77826

ISSUED TO: County of Westchester

ADDRESS 19 Bradhurst Avenue
Hawthorne, NY 10532

LOCATION: 137 Alexander Street

BLOCK: 2615 LOT 29

DISTRICT
ZONE

"I"

DISTRICT
ZONE USE

Description of Work Completed: Rehabilitated one hydraulic freight elevator.

(NOTHING BELOW THIS LINE)

This is to certify that the building or premises identified above may be used and / or occupied in accordance with all applicable provisions of the Zoning Ordinance, Building Code, Electrical Code and all other applicable laws, rules and regulations.

JPM/LG/ml

Signed:

John P. Mayer,

DIRECTOR

ASSESSORS OFFICE COPY

SUPERIOR DATA SERVICES, INC.

WWW.SUPERIOR-DATA.COM

188 Montague Street 10th Floor
Brooklyn, NY 11201
718-625-9949 Fax: 718-625-9609

3 West Main Street Suite 202
Elmsford, NY 10523
914-347-1636 Fax: 914-347-3163

950 New Loudon Road Suite 250
Latham, NY 12110
518-785-4892 Fax: 518-785-5086

Title: FNT-N 60845WEST/1

Date: 12/1/2011

Premises: 137 Alexander St

County: WESTCHESTER

Town/City: City of Yonkers

Village:

District: **Section:** 2

Block: 2615

Lot(s): 29

BUILDING DEPARTMENT VIOLATION SEARCH

We have been advised by the Building Department that a search of their records has been conducted for the above captioned premises. The following information has been found:

THE FOLLOWING VIOLATION(S) WERE FOUND:

SEE ATTACHED

NOTE: VIOLATIONS COVER LOTS 23-29

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE NASSAU. THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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PHILIP A. AMICONE
MAYOR

JOHN P. MEYER
COMMISSIONER



87 Nepperhan Avenue, 5th Floor
Yonkers, New York 10701
Building Tel.: (914) 377-6500
Fax: (914) 377-6545
Housing Tel.: (914) 377-6536
Fax (914) 377-6496

DEPARTMENT OF HOUSING AND BUILDINGS
CITY OF YONKERS

Jan. 5, 2010

1ST VIOLATION NOTICE

SUN CHEMICAL CORP.
110 PLEASANT AVE.
UPPER SADDLE RIVER, NJ 07458

RE: 145 ALEXANDER STREET, YONKERS, NEW YORK 10701
Block 2615, Lot 23

Dear Sirs:

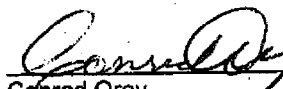
An inspection of the above mentioned premises made on Jan. 4, 2010 by Conrad Orey, Building Inspector Supervisor reveals the following conditions existing thereat: On the above date observed water running through the ceiling in the lobby entrance to the vacant building. Immediate repairs required to insure that all fire protection equipment is operational.

19 NYCRR PMR 301.3 Vacant structures and land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

You are hereby directed to correct the above violation by Jan. 8, 2010. A reinspection is scheduled to be made on that date, at which time we trust these violations will be removed. Should the violations be removed prior to the indicated date, please advise this Division so that the violations may be removed from our records.

Should you have any questions, feel free to contact **Jamal Marji, Building Inspector** by calling **914-377-6524** during the hours of 9-10 A.M. and 4-4:30 P.M., Monday thru Friday.

Very truly yours,



Conrad Orey
Building Inspector Supervisor

cc: C. Orey
J. Marji
Plan File
Building File

PHILIP A. AMICONE
MAYOR

JOHN P. MEYER
COMMISSIONER



87 Nepperhan Avenue, 5th Floor
Yonkers, New York 10701
Building Tel.: (914) 377-6500
Fax: (914) 377-6545
Housing Tel.: (914) 377-6536
Fax (914) 377-6496

DEPARTMENT OF HOUSING AND BUILDINGS
CITY OF YONKERS

September 7, 2010

1ST VIOLATION NOTICE

FIDELCO CO.
Att. PETER KLEIN
225 MILLBURN AVENUE
MILLBURN NJ 07041

RE: 137 ALEXANDER STREET, YONKERS, NEW YORK 10701
Block 2615, Lot 29

Dear Sir/Madam:

An inspection of the above mentioned premises made on September 7, 2010 at 10:00am by Manuel Obalde, Senior Building Inspector reveals the following conditions existing thereat:

ON THE ABOVE DATE AND TIME, INSPECTOR OBSERVED THE BUILDING IN DISREPAIR, BRICKS FALLING DOWN, CREATING A DANGEROUS CONDITION.

Y.F&B.C 56-78 Any building or part of a building, staging or other structure which is a danger to life and safety as a result of structural instability, fire, explosion or other hazardous situation; or that, from any cause, may now be or shall at any time hereafter become dangerous or unsafe, in the judgment of the Department, shall be taken down, demolished, or removed, or made safe and secure.

PERMITS WILL BE REQUIRED TO DEMOLISH THIS BUILDING AND FILING MUST BE ACCOMPLISHED BEFORE THE DATE BELOW.

You are hereby directed to correct the above violation by **SEPTEMBER 28, 2010**. A reinspection is scheduled to be made on that date, at which time we trust these violations will be removed. Should the violations be removed prior to the indicated date, please advise this Division so that the violations may be removed from our records.

Should you have any questions, feel free to contact **Manuel Obalde, Senior Building Inspector** by calling **914-377-6551** during the hours of 9-10 A.M. and 4-4:30 P.M., Monday thru Friday.

PHILIP A. AMICONE
MAYOR

JOHN P. MEYER
COMMISSIONER



87 Nepperhan Avenue, 5th Floor
Yonkers, New York 10701
Building Tel.: (914) 377-6500
Fax: (914) 377-6545
Housing Tel.: (914) 377-6536
Fax (914) 377-6496

DEPARTMENT OF HOUSING AND BUILDINGS
CITY OF YONKERS

November 16, 2010

SUN CHEMICAL CORP
110 PLEASANT AVE
UPPER SADDLE RIVER, NJ 07458

RE: 137 ALEXANDER STREET, YONKERS, NEW YORK 10701
Block 2615, Lot 29
ZONE: I

Dear Sir / Madam:

An inspection of the above mentioned premises made on 11/15/2010 by Inspector Jamal Marji reveals the following condition, which is in violation of G.O # 4-1996, Section 72.5 of the Code of the City of Yonkers. On the above date observed graffiti on the exterior front wall.

You are hereby directed to correct the above violation on or before November 23, 2010, to clean said lot or parcel of land and remove there from any items not indigenous to said lot or parcel of land and to cut down or remove any overgrowth of weeds, brush and other baneful plants.

If any owner of any lot or parcel of land in the City of Yonkers neglects or refuses to clean the same within the time limited thereof, the Commissioner of Public Works shall clean such lot or parcel of land in such manner, as he shall deem proper and suitable.

The Commissioner of Public Works shall file a certificate of the expenses for cleaning as set forth in Sec. 69-13 of the Yonkers City Code, together with a description of the refuse removed from said lot or parcel of land, with the comptroller and with the city Assessor of the City of Yonkers and shall deliver either personally or by certified mail to the owner and/or the person who pays the taxes on said lot or parcel of land a bill for the expenses incurred. The aforesaid charges, if unpaid, shall become a lien upon said property, subject to collection as a tax thereon, after due notice to the owner and a hearing, if required by said owner, as to the justness of the cost or the city may proceed with further appropriate legal action as deemed necessary and proper.

Should you have any questions, feel free to contact Jamal Marji, Building Inspector, by calling 377-6524 during the hours of 9-10 A.M. and 4-4:30 P.M., Monday thru Friday.

Very truly yours,


BUILDING INSPECTOR

Jm

cc: L. Donohue
M. Foley
J. Marji
Plan File
John Liszewski, DPW

Visit us at: www.yonkersny.gov

SUPERIOR DATA SERVICES, INC.

WWW.SUPERIOR-DATA.COM

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Brooklyn, NY 11201
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Elmsford, NY 10523
914-347-1636 Fax: 914-347-3163

950 New Loudon Road Suite 250
Latham, NY 12110
518-785-4892 Fax: 518-785-5086

Title: FNT-N 60845WEST/1

Date: 12/1/2011

Premises: 137 Alexander St

County: WESTCHESTER

Town/City: City of Yonkers

Village:

District:

Section: 2

Block: 2615

Lot(s): 29

FIRE VIOLATION SEARCH

We have been advised by the Fire Department that a search of their records has been conducted for the above captioned premises. The following information has been found:

NO VIOLATIONS WERE FOUND.

NO PHYSICAL INSPECTION

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE NASSAU. THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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950 New Loudon Road Suite 250
Latham, NY 12110
518-785-4892 Fax: 518-785-5086

Title: FNT-N 60845WEST/1

Date: 12/1/2011

Premises: 137 Alexander St

County: WESTCHESTER

Town/City: City of Yonkers

Village:

District:

Section: 2

Block: 2615

Lot(s): 29

EMERGENCY REPAIR SEARCH

We have been advised by the above captioned municipality that a search of the Municipal Records indicate:

NO EMERGENCY REPAIRS ON RECORD.

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE NASSAU. THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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950 New Loudon Road Suite 250
Latham, NY 12110
518-785-4892 Fax: 518-785-5086

Title: FNT-N 60845WEST/1

Date: 12/1/2011

Premises: 137 Alexander St

County: WESTCHESTER

Town/City: City of Yonkers

Village:

District: **Section:** 2

Block: 2615

Lot(s): 29

FUEL OIL SEARCH

THERE ARE NO RECORDS OF FUEL OIL BURNER PERMIT FOR THIS PROPERTY

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE NASSAU. THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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950 New Loudon Road Suite 250
Latham, NY 12110
518-785-4892 Fax: 518-785-5086

Title: FNT-N 60845WEST/1

Date: 12/30/2011

Premises: 137 Alexander St

County: WESTCHESTER

Town/City: City of Yonkers

Village:

District: **Section:** 2

Block: 2615

Lot(s): 29

AIR RESOURCES SEARCH

A search has been made on the above captioned premises and the following has been found:

☒ NO VIOLATIONS FOUND.

☐ VIOLATIONS FOUND. SEE ATTACHED.

Sincerely yours,

SUPERIOR DATA SERVICES

IMPORTANT NOTICE ABOUT THE VIOLATION SEARCH ABOVE

THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY AND FOR THE EXCLUSIVE USE BY FIDELITY NATIONAL TITLE NASSAU. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE ATTACHED INFORMATION.

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SUPERIOR DATA SERVICES, INC.

WWW.SUPERIOR-DATA.COM

188 Montague Street 10th Floor
Brooklyn, NY 11201
718-625-9949 Fax: 718-625-9609

3 West Main Street Suite 202
Elmsford, NY 10523
914-347-1636 Fax: 914-347-3163

950 New Loudon Road Suite 250
Latham, NY 12110
518-785-4892 Fax: 518-785-5086

Title: FNT-N 60845WEST/1

Date: 12/30/2011

Premises: 137 Alexander St

County: WESTCHESTER

Town/City: City of Yonkers

Village:

District: **Section:** 2

Block: 2615 **Lot(s):** 29

HEALTH DEPARTMENT VIOLATION SEARCH

Kindly conduct a search in your department for any violations against the above premises.

☒ NO VIOLATIONS FOUND

☐ SEE VIOLATIONS ATTACHED

Sincerely yours,

SUPERIOR DATA SERVICES

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE NASSAU. THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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Fidelity National Title INSURANCE COMPANY

1415 Kellum Pl. Suite 202, Garden City, NY 11530
Phone: (516) 741-5050 Fax: (516) 741-5363

DEPARTMENTAL SEARCH

Any searches or returns reported herein are furnished FOR INFORMATION ONLY. They will not be insured and the Company assumes no liability for the accuracy thereof. They will not be continued to the date of closing.

As to Block 2615 Lot 23:

Certificate of Occupancy	Herein
Street Report	Herein
Housing & Building	Herein
Fire Department Search	Herein
Emergency Repairs	Herein
Fuel	Herein
Air	Herein
Health	Herein

NOTE: In New York City, if there is a STREET VAULT, it is suggested that the applicant investigate possible unpaid license fees by the City of New York for the use of such vault. Because the right to maintain IS NOT INSURED, nor does the Company insure that the vault charges have been paid.

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914-347-1636 Fax: 914-347-3163

950 New Loudon Road Suite 250
Latham, NY 12110
518-785-4892 Fax: 518-785-5086

Title: FNT-N 60845WEST/3

Date: 12/19/2011

Premises: 145 Alexander St

County: WESTCHESTER

Town/City: City of Yonkers

Village:

District: **Section:** 2

Block: 2615

Lot(s): 23

CERTIFICATE OF OCCUPANCY SEARCH

Attached find a copy of Certificate of Occupancy # N/A issued on 11/12/1969 FOR INDUSTRIAL BUILDING.

Attached find a copy of Certificate of Completion # N/A issued 7/28/1989 FOR A WOOD DECK.

The attached Certificates are correct by description.

Attached find a copy of Certificate of Occupancy # N/A issued on 10/28/1993 FOR ALTERATION/ADDITION. (NOTE: CERTIFICATE OF OCCUPANCY COVERS PART OF LOT: 29)

Attached find a copy of Certificate of Completion # N/A issued 10/29/1993 FOR HYDRAULIC ELEVATOR.

Attached find a copy of Certificate of Completion # N/A issued 1/4/2006 FOR INTERIOR ALTERATIONS.

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE NASSAU. THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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City of Yonkers, New York 10701

Date 12 Nov. 1969

Application No. **59846**

Address 137 Alexander St.

Block No. **2618**

Lot No. 1

- ☒ Newly constructed building
☐ Alteration and/or Addition to Existing Building
☐ Existing Building or Premises
☐ Other _____

This is to certify that the building or premises identified above has been completed and conforms substantially to the approved plans and specifications as filed with the Department of Buildings and in accordance with the permit issued therefor, and all laws applicable thereto. Should this be issued for an existing building or premises and not in connection with an Alteration or Addition thereto, this is to certify that upon inspection the premises have been found to be in substantial compliance. PERMISSION is hereby granted for its occupancy for the intent, purpose, use and capacities as specified below.

[illegible]

1. (a) Description of Building Zone Ordinance variances granted

(b) Does variance constitute a non-conforming use? Yes ☐ No ☐

2. Description of Building Code Requirements variances granted

3. Description of Occupancy of Public Property

Acting

Superintendent of Buildings

M

BUREAU OF HOUSING AND BUILDINGS
CITY OF YONKERS, N. Y. 10701

CERTIFICATE OF COMPLETION

DATE July 28, 1989

APPLICATION NO. 72194

ISSUED TO: United Const. & Design Corp. ADDRESS 132 Hackensack Street

LOCATION: 137-145 Alexander Street BLOCK: 2615 LOT 29

DISTRICT ZONE "I"

DISTRICT ZONE USE

Description of Work Completed: Constructed a wood deck 12 ft. x 40 ft., 4 ft. railing
around deck.

NOTE: NO ROOF PERMITTED OVER OPEN DECK.

(NOTHING BELOW THIS LINE)

This is to certify that the building or premises identified above has been completed in accordance with requirements as filed with the Division of Buildings, City of Yonkers, N.Y. All applicable provisions of the Zoning Ordinance, Building Code, Electrical Code, and all other laws, rules and regulations have been complied with.

P VLP/BW/mp


Signed: Vincent L. Pici, P.E.
DIRECTOR

OWNER COPY

BUREAU OF HOUSING AND BUILDINGS
City of Yonkers, New York 10701

CERTIFICATE OF OCCUPANCY

Date October 28, 1993

Application No. 75975

Issued to: Sun Chemical Corp. Address 222 Bridge Plaza
S. Fort Lee, N.J. 07024

Location 145 Alexander Street Block No. 2615 Lot No. 23

- ☐ Newly constructed building
☒ Alteration and/or Addition to Existing Building
☐ Existing Building or Premises
☐ Other _____

This is to certify that the building and/or premises identified above may be legally occupied for the intent, purpose, use and capacities as specified below, in accordance with approved plans and documents as filed with the City of Yonkers, and conditioned that the owner and occupant thereof comply with all applicable provisions of the Yonkers Zoning Ordinance, New York State and local building and fire prevention codes, all applicable regulatory ordinances, and any special conditions listed hereon:

DISTRICT ZONE	DISTRICT ZONE USE	Parking			CLASSIFICATION OF BUILDING	
		Outdoor	Garage	Total	2-STORY MASONRY OFFICE BUILDING	
I	CONFORMING	162	-	162		
FLOOR	Occupancy and/or Use of each floor	Stand Pipes	Sprinkler System	CONSTRUCTION	Live Load pounds per square foot	No. of persons permitted each floor
1st fl.	General Office Area,		Yes	Masonry		
	17 Offices, 5 Conference Rms,		"	"		
	2 Lobbys, 6 File Rms,					
	4 Copy Rms, 3 Security Rms,					
	3 Storage Rms, 2 Lounges,					
	Kitchen, 4 Visitation Rms,					
	2 Service & Review Rms,					
	Vestibule, Switchboard Rm,					
	Computer Rm, Maintenance Rm,					
	Mechanical Rm, Changing Rm,					
	Electric Rm, Camera Rm,					
	Program Administration Rm,					
	Telephone Rm, 8 Lavatories.					
2nd fl.	18 Offices, 3 Conference Rms.		Yes	Masonry		
	Auditorium, Open Office Area,		"	"		
	2 File Rms, 4 Storage Rms,					
	2 Telephone Rms, Copy Rm,					
	Fax Rm, Mail Rm, Data Entry Rm,					
	Lunch Rm, 4 Lavatories.					
*	SMOKE DETECTORS INSTALLED.					
	(NOTHING BELOW THIS LINE)					

BUREAU OF HOUSING AND BUILDINGS
CITY OF YONKERS, N. Y. 10701

CERTIFICATE OF COMPLETION

DATE October 29, 1993
APPLICATION NO. 76280
ISSUED TO: Alfred Wiessman Real Estate ADDRESS 1 Larkin Plaza
LOCATION: 145 Alexander Street BLOCK: 2615 LOT 23 & 29

DISTRICT
ZONE

I

DISTRICT
ZONE USE

Description of Work Completed: Installed one (1) hydraulic elevator.

(NOTHING BELOW THIS LINE)

This is to certify that the building or premises identified above may be used and / or occupied in accordance with all applicable provisions of the Zoning Ordinance, Building Code, Electrical Code and all other applicable laws, rules and regulations.

WEP/BL/ml

William E. Pisani
Signed: William E. Pisani,
DIRECTOR

OWNER COPY

DEPARTMENT OF HOUSING & BUILDINGS

87 Nepperhan Avenue
City of Yonkers, New York 10701

BUILDING CERTIFICATE OF COMPLETION

DISTRICT ZONE: I

DATE: January 4, 2006

ISSUED TO: ALFRED WEISSMAN REAL ESTATE

APPLICATION NO: B0000698

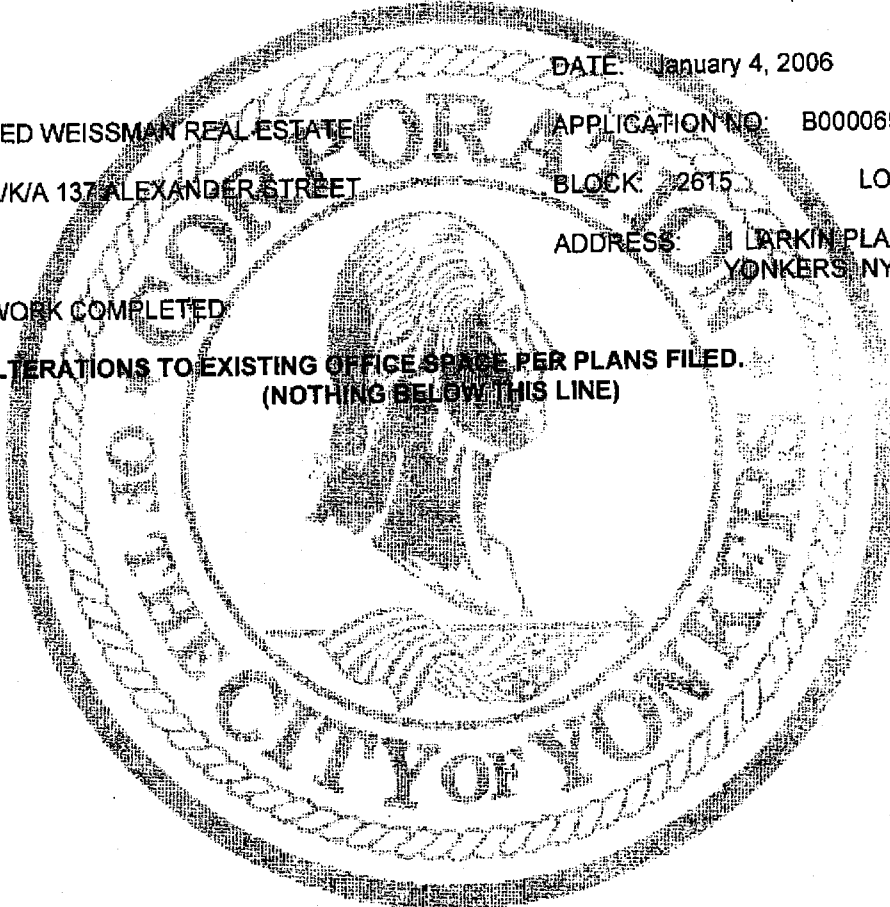
LOCATION: 145 A/K/A 137 ALEXANDER STREET

BLOCK: 2615 LOT: 23

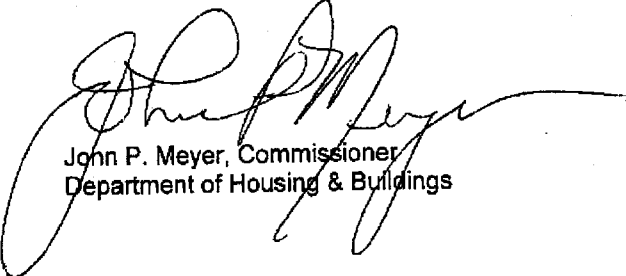
ADDRESS: 1 LARKIN PLAZA
YONKERS NY 10701

DESCRIPTION OF WORK COMPLETED:

MADE INTERIOR ALTERATIONS TO EXISTING OFFICE SPACE PER PLANS FILED.
(NOTHING BELOW THIS LINE)



This is to certify that the building or premises identified above may be used and/or occupied in accordance with all applicable provisions of the Zoning Ordinance, Building Code, Electrical Code and all other applicable laws, rules and regulations.


John P. Meyer, Commissioner
Department of Housing & Buildings

SUPERIOR DATA SERVICES, INC.

WWW.SUPERIOR-DATA.COM

188 Montague Street 10th Floor
Brooklyn, NY 11201
718-625-9949 Fax: 718-625-9609

3 West Main Street Suite 202
Elmsford, NY 10523
914-347-1636 Fax: 914-347-3163

950 New Loudon Road Suite 250
Latham, NY 12110
518-785-4892 Fax: 518-785-5086

Title: FNT-N 60845WEST/3

Date: 12/19/2011

Premises: 145 Alexander St

County: WESTCHESTER

Town/City: City of Yonkers

Village:

District:

Section: 2

Block: 2615

Lot(s): 23

STREET REPORT

We have been advised by the Department of Highways that the above captioned street is a
PUBLIC STREET.

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE
EXAMINED FOR FIDELITY NATIONAL TITLE NASSAU. THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE
ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR
INFORMATION PURPOSES ONLY.

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Title: FNT-N 60845WEST/3

Date: 12/19/2011

Premises: 145 Alexander St

County: WESTCHESTER

Town/City: City of Yonkers

Village:

District: **Section:** 2

Block: 2615

Lot(s): 23

BUILDING DEPARTMENT VIOLATION SEARCH

We have been advised by the Building Department that a search of their records has been conducted for the above captioned premises. The following information has been found:

THE FOLLOWING VIOLATION(S) WERE FOUND:

SEE ATTACHED VIOLATION NOTICE

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE NASSAU. THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

0000000.00 0000.00 0000000.00

PHILIP A. AMICONE
MAYOR

JOHN P. MEYER
COMMISSIONER



87 Nepperhan Avenue, 5th Floor
Yonkers, New York 10701
Building Tel.: (914) 377-6500
Fax: (914) 377-6545
Housing Tel.: (914) 377-6536
Fax (914) 377-6496

DEPARTMENT OF HOUSING AND BUILDINGS
CITY OF YONKERS

Jan. 5, 2010

1ST VIOLATION NOTICE

SUN CHEMICAL CORP.
110 PLEASANT AVE.
UPPER SADDLE RIVER, NJ 07458

RE: 145 ALEXANDER STREET, YONKERS, NEW YORK 10701
Block 2615, Lot 23

Dear Sirs:

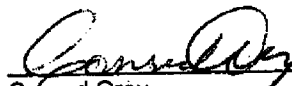
An inspection of the above mentioned premises made on Jan. 4, 2010 by Conrad Orey, Building Inspector Supervisor reveals the following conditions existing thereat: On the above date observed water running through the ceiling in the lobby entrance to the vacant building. Immediate repairs required to insure that all fire protection equipment is operational.

19 NYCRR PMR 301.3 Vacant structures and land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

You are hereby directed to correct the above violation by Jan. 8, 2010. A reinspection is scheduled to be made on that date, at which time we trust these violations will be removed. Should the violations be removed prior to the indicated date, please advise this Division so that the violations may be removed from our records.

Should you have any questions, feel free to contact **Jamal Marji, Building Inspector by calling 914-377-6524** during the hours of 9-10 A.M. and 4-4:30 P.M., Monday thru Friday.

Very truly yours,


Conrad Orey
Building Inspector Supervisor

cc: C. Orey
J. Marji
Plan File
Building File

SUPERIOR DATA SERVICES, INC.

WWW.SUPERIOR-DATA.COM

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914-347-1636 Fax: 914-347-3163

950 New Loudon Road Suite 250
Latham, NY 12110
518-785-4892 Fax: 518-785-5086

Title: FNT-N 60845WEST/3

Date: 12/19/2011

Premises: 145 Alexander St

County: WESTCHESTER

Town/City: City of Yonkers

Village:

District:

Section: 2

Block: 2615

Lot(s): 23

FIRE VIOLATION SEARCH

We have been advised by the Fire Department that a search of their records has been conducted for the above captioned premises. The following information has been found:

NO VIOLATIONS WERE FOUND.

NO PHYSICAL INSPECTION

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE NASSAU. THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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950 New Loudon Road Suite 250
Latham, NY 12110
518-785-4892 Fax: 518-785-5086

Title: FNT-N 60845WEST/3

Date: 12/19/2011

Premises: 145 Alexander St

County: WESTCHESTER

Town/City: City of Yonkers

Village:

District:

Section: 2

Block: 2615

Lot(s): 23

EMERGENCY REPAIR SEARCH

We have been advised by the above captioned municipality that a search of the Municipal Records indicate:

NO EMERGENCY REPAIRS ON RECORD.

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE NASSAU. THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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Elmsford, NY 10523
914-347-1636 Fax: 914-347-3163

950 New Loudon Road Suite 250
Latham, NY 12110
518-785-4892 Fax: 518-785-5086

Title: FNT-N 60845WEST/3

Date: 1/5/2012

Premises: 145 Alexander St

County: WESTCHESTER

Town/City: City of Yonkers

District: **Section:** 2 **Village:** **Block:** 2615 **Lot(s):** 23

FUEL OIL SEARCH

THERE IS NO RECORD OF OIL BURNER PERMITS FOR THIS PARCEL

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE NASSAU. THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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Latham, NY 12110
518-785-4892 Fax: 518-785-5086

Title: FNT-N 60845WEST/3

Date: 12/30/2011

Premises: 145 Alexander St

County: WESTCHESTER

Town/City: City of Yonkers

Village:

District: **Section:** 2

Block: 2615

Lot(s): 23

AIR RESOURCES SEARCH

A search has been made on the above captioned premises and the following has been found:

☒ NO VIOLATIONS FOUND.

☐ VIOLATIONS FOUND. SEE ATTACHED.

Sincerely yours,

SUPERIOR DATA SERVICES

IMPORTANT NOTICE ABOUT THE VIOLATION SEARCH ABOVE

THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY AND FOR THE EXCLUSIVE USE BY FIDELITY NATIONAL TITLE NASSAU. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE ATTACHED INFORMATION.

0000000.00 0038.00 0000038.00

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Latham, NY 12110
518-785-4892 Fax: 518-785-5086

Title: FNT-N 60845WEST/3

Date: 12/30/2011

Premises: 145 Alexander St

County: WESTCHESTER

Town/City: City of Yonkers

Village:

District: **Section:** 2

Block: 2615

Lot(s): 23

HEALTH DEPARTMENT VIOLATION SEARCH

Kindly conduct a search in your department for any violations against the above premises.

☒ NO VIOLATIONS FOUND

☐ SEE VIOLATIONS ATTACHED

Sincerely yours,

SUPERIOR DATA SERVICES

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE NASSAU. THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

0000000.00 0012.00 0000012.00

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

LIBER 6438 PAGE 75

THIS INDENTURE, made the 31st day of August, nineteen hundred and sixty-four
BETWEEN CHARLES E. PEARSALL & SON, INC., a corporation organized
under the laws of the State of New York, having its principal place
of business at No. 137 Alexander Street, Yonkers, Westchester County,
New York,

party of the first part, and POLYCHROME CORP., a corporation organized under the
laws of the State of New York, having its principal place of business
at No. 12 Ashburton Avenue, Yonkers, Westchester County, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs
or successors and assigns of the party of the second part, ^{under water}
ALL that certain plot, piece, or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the City of Yonkers, County of Westchester and State of
New York, and more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the center line
of Ashburton Avenue, if extended, with the westerly line of Alexander
Street; thence northerly along the westerly side of Alexander Street,
125 feet, more or less, to lands now or formerly of George J. Roberts;
thence westerly parallel with the said center line of Ashburton Avenue,
extended 660 feet 2 inches, more or less, to the Exterior Pier Line,
as fixed by the Municipal Authorities of the City of Yonkers under the
Charter of said City; thence southerly along said Exterior Pier Line,
125 feet, more or less, to the said center line of Ashburton Avenue,
extended; thence easterly along said center line of Ashburton Avenue,
extended 659 feet 8 inches, more or less, to the corner formed by the
intersection of the center line of Ashburton Avenue extended with the
westerly line of Alexander Street, the point or place of beginning.

SAID PREMISES being known as and by the street no. 137 Alexander Street,
Yonkers, Westchester County, New York.

TOGETHER WITH all of seller's right, title and interest in and to all
riparian rights.

This conveyance is made with the consent, in writing, of the sole
stockholder of the grantor herein.

SAID PREMISES also known as lots 1 and 29, Section 2 on the Tax Map
of the City of Yonkers.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and
roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances
and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO
HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of
the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything
whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of
the first part will receive the consideration for this conveyance and will hold the right to receive such consid-
eration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply
the same first to the payment of the cost of the improvement before using any part of the total of the same for
any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above
written.

IN WITNESS OF:

CHARLES E. PEARSALL & SON, INC.

By Arthur Pearsall
President



Creating Yonkers So much as has been conveyed
by deed in L-6802 of 1964

USIR STAMP 11/27/SEP-41964
ATTACHED 1



006869357

FP IN 1968 Standard N.Y.S.T.S. Form 6001 Single and Sale Deed, without Consent against Grantor's Acts Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT — THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

LIBER 6902 pg 146

THIS INSTRUMENT, made the 17th day of December, nineteen hundred and sixty-nine, BETWEEN POLYCHROME CORPORATION, a New York corporation, having its office at 145 Alexander Street, Yonkers, New York,

party of the first part, and RESIN REALTY CORPORATION, a New York corporation, having its office at 145 Alexander Street, Yonkers, New York,

party of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party for the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Alexander Street where the same is intersected by the southerly boundary line of land conveyed by Polychrome Realty Corporation to Resin Realty Corporation by deed dated May 22, 1968 and recorded in the Westchester County Clerk's Office, Division of Land Records, on June 12, 1968 in Liber 6785 of conveyances at page 137; running thence along the last mentioned boundary line North 81° 27' 00" West 255.00 feet to an angle point; running thence through land conveyed by Charles E. Pearsall & Son, Inc., to Polychrome Corporation by deed dated August 3, 1964 and recorded in said County Clerk's Office on September 4, 1964 in Liber 6438 of conveyances at page 75, the following two courses and distances: South 8° 32' 40" West 2.54 feet to an angle point and South 81° 27' 20" East 255.00 feet to a point on the westerly side of Alexander Street which point is distant northerly as measured along the same 122.46 feet from a point where said westerly side of Alexander Street would be intersected by the prolongation westerly of the center line of Ashburton Avenue; running thence along the westerly side of Alexander Street North 8° 32' 40" East 2.54 feet to the point or place of beginning. X

SAID premises are shown and designated on the Official Tax Map of the City of Yonkers as Section 2, Block 2615, part of Lot No. 29.

THIS conveyance is of premises which do not constitute all or

substantially all of the assets of the party of the first part.

The certificate of incorporation of the party of the first part does not require any consent of stockholders to the sale of property.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this instrument so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

POLYCHROME CORPORATION

By Gregory Halpern
Gregory Halpern, President

19810

DEC 23 1969

TAX MAP
ATTACHED

ENTER HERE



USE 6785 REG 137

THIS INDENTURE, made the 22nd day of May, nineteen hundred and sixty-eight
BETWEEN POLYCHROME REALTY CORPORATION, a domestic corporation,
organized and existing under the laws of the State of New York, with
its principal place of business at 137 Alexander Street, Yonkers,
New York,

party of the first part, and KESIN REALTY CORPORATION, a New York corporation,
with its principal offices located at 2 Ashburton Avenue, Yonkers,
New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs
or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the City of Yonkers, County of Westchester and State of
New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Alexander Street distant
as measured along said westerly side of Alexander Street, 125 feet
northerly from a point where said westerly side of Alexander Street
would be intersected by the prolongation westerly of the center line
of Ashburton Avenue;

thence running along said westerly side of Alexander Street, North
8° 32' 40" East 176.98 feet to the northeast corner of premises hereby
described;

thence running North 81° 27' 20" West 660 feet more or less to the
approximate location of pier line fixed by City of Yonkers in 1886;
thence along same a distance of 176.98 feet more or less to the
southwest corner of premises hereby described and the northerly line
of lands now or formerly of Polychrome Corporation;

thence running along said northerly line South 81° 27' 20" East 660
feet more or less to the point of beginning.

TOGETHER with all of Seller's right, title and interest in and to
all riparian rights.

SAID PREMISES BEING KNOWN as Block 2615, Lot 23 on the Tax Map of
the City of Yonkers, New York, and formerly designated as Block 2615,
Lots 6, 18 and 23, AS APPORTIONED.

TOGETHER with all easements and rights in favor of the party of
the first part.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and
roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances
and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO
HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of
the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of
the first part will receive the consideration for this conveyance and will hold the right to receive such consid-
eration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply
the same first to the payment of the cost of the improvement before using any part of the total of the same for
any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above
written.

IN WITNESS WHEREOF:



POLYCHROME REALTY CORPORATION

By Baruch Gold
Vice President



00668164

JUN 12 1968

CS596

Fidelity National Financial, Inc. Privacy Statement

Fidelity National Financial, Inc. and its subsidiaries ("FNF") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explains FNF's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. FNF follows the privacy practices described in this Privacy Statement and, depending on the business performed, FNF companies may share information as described herein.

Personal Information Collected

We may collect Personal Information about you from the following sources:

1. Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
2. Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;
3. Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
4. Information we receive from consumer or other reporting agencies and publicly recorded documents.

Disclosure of Personal Information

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

5. To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
6. To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
7. To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
8. To companies that perform marketing services on our behalf or to other financial institutions with which we have joint marketing agreements and/or
9. To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

Disclosure to Affiliated Companies – We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties – We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

Confidentiality and Security of Personal Information

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

Access to Personal Information/

Requests for Correction, Amendment, or Deletion of Personal Information

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information. However, FNF's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity. Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer
Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, FL 32204

Branded or Co-Sponsored Websites

If you provide Personal Information to us through a co-branded or co-sponsored website, you may be providing such information to the co-sponsor as well. In that event, we will make reasonable efforts to provide notice to you at the time you provide the information and you can decide whether you wish to do so. If you do submit such information, we will not be responsible for the use of the information you submit by the co-sponsor.

Links to Other Websites

Our websites may contain links to websites that are provided and maintained by third parties and that are not subject to this Privacy Statement. Please review the privacy statements on those websites. We make no representations concerning and are not responsible for any such third party websites or their privacy policies or practices.

Cookies

Our websites may use "cookies" or similar technologies to improve our service to you. Our cookies do not collect your Personal Information. Your browser can most likely be configured to notify you when cookies will be received and offer you the option of refusing cookies. If you reject cookies, you may still use our websites, but your ability to use some areas may be limited.

Changes to this Privacy Statement

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.

Fidelity National Financial, Inc. Privacy Statement

Fidelity National Financial, Inc. and its subsidiaries ("FNF") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explains FNF's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. FNF follows the privacy practices described in this Privacy Statement and, depending on the business performed, FNF companies may share information as described herein.

Personal Information Collected

We may collect Personal Information about you from the following sources:

1. Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
2. Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;
3. Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
4. Information we receive from consumer or other reporting agencies and publicly recorded documents.

Disclosure of Personal Information

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

5. To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
6. To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
7. To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
8. To companies that perform marketing services on our behalf or to other financial institutions with which we have joint marketing agreements and/or
9. To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

Disclosure to Affiliated Companies – We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties – We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

Confidentiality and Security of Personal Information

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

Access to Personal Information/

Requests for Correction, Amendment, or Deletion of Personal Information

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information. However, FNF's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity. Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer
Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, FL 32204

Branded or Co-Sponsored Websites

If you provide Personal Information to us through a co-branded or co-sponsored website, you may be providing such information to the co-sponsor as well. In that event, we will make reasonable efforts to provide notice to you at the time you provide the information and you can decide whether you wish to do so. If you do submit such information, we will not be responsible for the use of the information you submit by the co-sponsor.

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Cookies

Our websites may use "cookies" or similar technologies to improve our service to you. Our cookies do not collect your Personal Information. Your browser can most likely be configured to notify you when cookies will be received and offer you the option of refusing cookies. If you reject cookies, you may still use our websites, but your ability to use some areas may be limited.

Changes to this Privacy Statement

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.



RE: OPTIONAL MARKET VALUE RIDER:

Insurance Law Section 6409, subdivision C, requires that title companies offer, at or prior to closing, an optional policy rider to cover the homeowner for the future market value of his/her home. The insured may, therefore, elect to obtain protection in excess of the purchase price for an additional premium.

- BY: _____

- BY: _____

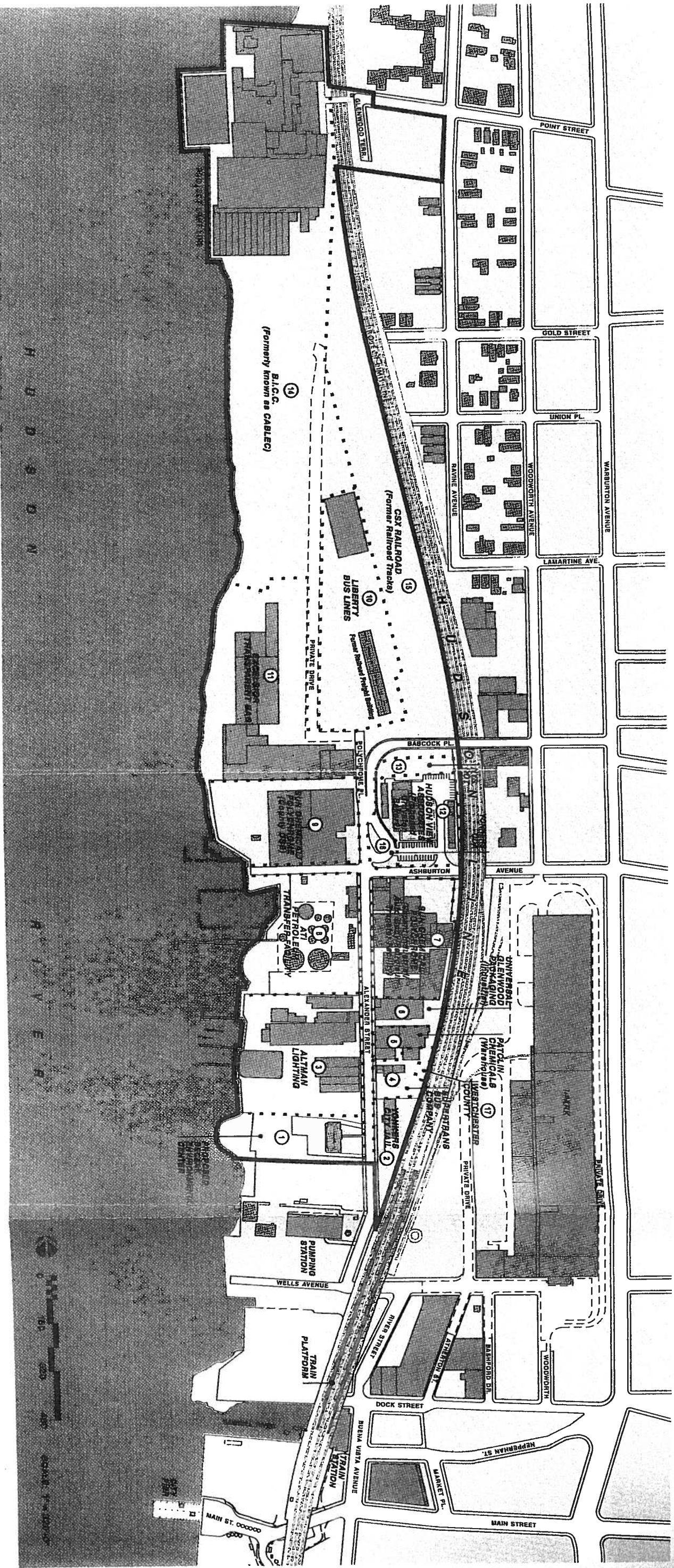
- BY: _____

Company Closer



Fidelity National Title Insurance Services, LLC

**1415 Kellum Pl. Suite 202
Garden City, NY 11530**



Alexander Street Waterfront Brownfields Project

Office of Downtown and Waterfront Development Yonkers, New York

DATE: November 1, 2000

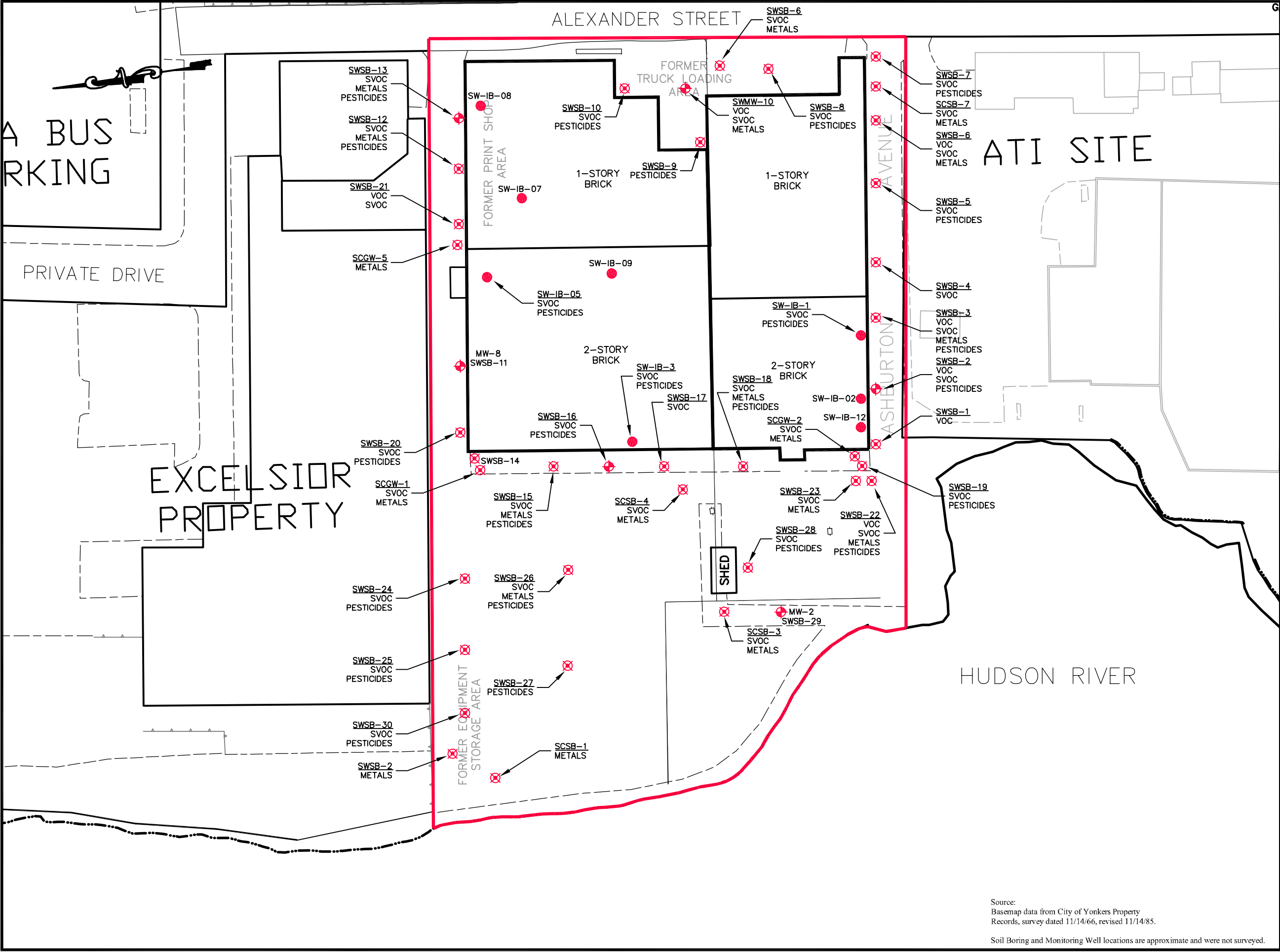
STUDY AREA

Saccardi & Schiff, Inc.
EDAV
& Y Kenneth Leventhal

Beyer Blinder Belle
Edwards and Kelcey, Inc.
Eng-Wong, Taub & Associates

Existing Buildings

FILE NAME: P:\Q3113\007\03113007-0-SupPhase-II-fig3-yk.dwg LAST EDIT: 04/04/2012 10:10:34 AM LOGIN: rpaullus@ XREFS: Q3113007-0-b600-yk; 11x17v-yk-new; 11x17v-yk IMAGE: PS&S Basic LOGO_BLUE-30dpi.jpg; e_06570766_06_03600_col_2004.sld ;



DRAFT

- Legend**
- Monitoring Well Location
 - Soil Boring Locations
 - Interior Boring Location
 - Approximate Site Boundary

Soil Sample Results

VOC - Volatile Organic Compound Exceedance

SVOC - Semi-Volatile Organic Compound Exceedance

Metals - Target Analyte List Metals Exceedance

Pesticides - Pesticide Exceedance

It is a violation of NYS Education Law, Article 145 Section 7209.2, for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY PAULUS, SOKOLOWSKI AND SARTOR OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.

THESE CONTRACT DRAWINGS CONTAIN DATA INTENDED SPECIFICALLY FOR THE NOTED PROJECT AND CLIENT. THEY ARE NOT INTENDED FOR USE ON EXTENSIONS OF THIS PROJECT OR FOR REUSE ON ANY OTHER PROJECT.

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PS&S
integrating design & engineering

55 MAIN STREET
3RD FLOOR
YONKERS, NEW YORK 10701
PHONE: (914) 509-8600
FAX: (914) 407-1679

PROJECT TITLE

SUN WEST SITE

YONKERS, WESTCHESTER COUNTY, NEW YORK

SHEET TITLE

SOIL SAMPLE RESULTS SUMMARY

LIMITED PHASE II ENVIRONMENTAL SITE INVESTIGATION

DATE	04/02/2012	PROJ. NO.	K47850001
SCALE	1"=60'	SHT. NO.	FIG. 3
DRN. BY	RP		
CHK. BY	HN		

Source:
Basemap data from City of Yonkers Property Records, survey dated 11/14/66, revised 11/14/85.

Soil Boring and Monitoring Well locations are approximate and were not surveyed.

PREVIOUS OWNERS

Lot	Year	Owner	Address/Number	Relationship to current owner
Block 2615 Lots 1,23,29	1886	Undeveloped, vacant land Owner unknown	n/a	None
Block 2615 Lots 1,23,29	1898	Single Family Dwelling – unknown owner Owner unknown	unknown	None
Block 2615 Lots 1	1964	Polychrome Corporation acquired title from Charles E. Pearsall & Sons, Inc.	Charles E. Pearssall & Sons, Inc. (address unknown) Sun Chemical Corporation** 35 Waterview Boulevard Parsippany, NJ 07054-1285 Attention: Warren Faure, Corporation Counsel (973) 404-6590	None [SEE SUN CHEMICAL CORPORATE HISTORY BELOW]
Block 2615 Lots 29	1964	Polychrome Corporation acquired title	Sun Chemical Corporation** 35 Waterview Boulevard Parsippany, NJ 07054-1285 Attention: Warren Faure, Corporation Counsel (973) 404-6590	[SEE SUN CHEMICAL CORPORATE HISTORY BELOW]
Block 2615 Lot 23	1968	Resin Realty Corporation acquired title from Polychrome Corporation	Sun Chemical Corporation** 35 Waterview Boulevard Parsippany, NJ 07054-1285 Attention: Warren Faure, Corporation Counsel (973) 404-6590	[SEE SUN CHEMICAL CORPORATE HISTORY BELOW]
Block 2615	1969	Resin Realty Corporation acquired title from Polychrome Corporation	Sun Chemical Corporation** 35 Waterview Boulevard	[SEE SUN CHEMICAL CORPORATE

Lots 29			Parsippany, NJ 07054-1285 Attention: Warren Faure, Corporation Counsel (973) 404-6590	HISTORY BELOW]
Block 2615 Lots 1,23,29	1978	Polychrome Corp. became Sun Chemical Corporation in 1987	Sun Chemical Corporation** 35 Waterview Boulevard Parsippany, NJ 07054-1285 Attention: Warren Faure, Corporation Counsel (973) 404-6590	[SEE SUN CHEMICAL CORPORATE HISTORY BELOW]
Block 2615 Lots 1,23,29	1987- present	Polychrome Corp. became Sun Chemical Corporation	Sun Chemical Corporation** 35 Waterview Boulevard Parsippany, NJ 07054-1285 Attention: Warren Faure, Corporation Counsel (973) 404-6590	[SEE SUN CHEMICAL CORPORATE HISTORY BELOW]

** History of Sun Chemical Corporation:

APR 22, 1936 Actual NIAGARA DUPLICATOR SALES AND SERVICE, INC.

FEB 23, 1939 Actual THE POLYCHROME CORP.

FEB 16, 1950 Actual POLYCHROME CORPORATION

MAY 31, 1972 RESIN REALTY CORP. merged into POLYCHROME CORPORATION

DEC 18, 1989 POLYCHROME CORPORATION merged into SUN/DIC ACQUISITION
CORP. which was formed on DEC 24, 1986 and became SUN CHEMICAL CORPORATION

PREVIOUS OPERATORS

Lot	Year	Owner/Operator	Address/Number	Relationship to current owner
Block 2615 Lots 1,23,29	1886	Undeveloped, vacant land	n/a	None
Block 2615 Lots 1,23,29	1898	Single Family Dwelling Barber Asphalt Company	unknown unknown	None None
Block 2615 Lots 1,23,29	1917	Gwinzburger & Wiell Fat & Bone Collecting Station Yerks & Company Lumber and Coal Facility	unknown unknown	None None
Block 2615 Lots 1,23,29	1942	Westchester Lighting Company (acquired by Consolidated Edison) J.A. Mahlstedt Lumber Company	Consolidated Edison 4 Irving Place New York, NY 10003 (718) 222-6893 unknown	None None
Block 2615 Lots 1,23,29	1951	Machine Shop, Storage Bldg. & Associated Structure (owner unknown) Arthur G. Blair. Inc. Boat Building (boat construction and repair)	unknown unknown	None None
Block 2615 Lots 1, 23, 29	1964	Polychrome Corporation	Charles E. Pearssall & Sons, Inc. (address unknown) Sun Chemical Corporation** 35 Waterview Boulevard Parsippany, NJ 07054-1285 Attention: Warren Faure, Corporation Counsel (973) 404-6590	[SEE SUN CHEMICAL CORPORATE HISTORY BELOW]

Block 2615 Lots 1,23,29	1978	Polychrome Corporation Lithographic Supplies	Sun Chemical Corporation** 35 Waterview Boulevard Parsippany, NJ 07054-1285 Attention: Warren Faure, Corporation Counsel (973) 404-6590	[SEE SUN CHEMICAL CORPORA TE HISTORY BELOW]
Block 2615 Lots 1,23,29	1987	PolyChrome Operations continued until 1992 when records suggest operations ceased	Sun Chemical Corporation** 35 Waterview Boulevard Parsippany, NJ 07054-1285 Attention: Warren Faure, Corporation Counsel (973) 404-6590	[SEE SUN CHEMICAL CORPORA TE HISTORY BELOW]
Block 2615 Lots 1,23,29	1992- 2006	County of Westchester leased site	County Department of Social Services 131 Warburton Avenue Yonkers, NY 10701 (914) 995-5000 (973) 404-6590	None
Block 2615 Lots 1,23,29	2006- present	Vacant	Sun Chemical Corporation** 35 Waterview Boulevard Parsippany, NJ 07054-1285 Attention: Warren Faure, Corporation Counsel (973) 404-6590	[SEE SUN CHEMICAL CORPORA TE HISTORY BELOW]

** History of Sun Chemical Corporation:

APR 22, 1936 Actual NIAGARA DUPLICATOR SALES AND SERVICE, INC.

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DEC 18, 1989 POLYCHROME CORPORATION merged into SUN/DIC ACQUISITION
CORP. which was formed on DEC 24, 1986 and became SUN CHEMICAL CORPORATION

Site Name: PolyChrome Manufacturing Site

Last Updated: March 29, 2012

Current Occupant	Name, Title	Address 1	Address 2	Address 3	Street Address	City	State	Zip
	Mayor Michael Spano	City Hall			40 South Broadway	Yonkers	NY	10701
	Jeffrey Williams, Commissioner	Planning and Development	Bureau of Housing and Buildings		87 Nepperhan Ave.	Yonkers	NY	10701
	Susan Konig, Chair	Westchester County Department of Planning			148 Martine Ave. Room 432	White Plains	NY	10601
	The Journal News				One Gannet Drive	White Plains	NY	10604
	City of Yonkers Bureau of Water	Thomas G. Meier, Commissioner	Department of Public Works	City Hall	40 South Broadway, Room 311	Yonkers	NY	10701
	Yonkers Public Library	One Larkin Center				Yonkers	NY	10701
	CFS-ATI, LLC				71-91 Alexander Street	Yonkers	NY	10701
	Robert Altman	Altman Stage Lighting Co.			57 Alexander Street	Yonkers	NY	10701
	Excelsior Packaging Group	B J 96 Corp.			159 Alezander Street	Yonkers	NY	10701
	Greyston Bakery	104 Ashburn Avenue, LLC			21 Park Avenue	Yonkers	NY	10701
	Jug Handle/Roadway	Yonkers CDA			87 Nepperhan Avenue	Yonkers	NY	10701
	NYS Department of Transportation				4 Burnett Blvd.	Poughkeepsie	NY	12603
	City of Yonkers	City Hall				Yonkers	NY	10701
	Supertrans	c/o Edward Muto			60 Alexander Street	Yonkers	NY	10701
	Patclin Chemical	Yonkers Water Front Inc.			62-66 Alexander Street	Yonkers	NY	10701
	Westchester County	6th Floor			270 North Avenue	New Rochelle	NY	10801
	MTA Bus Depot	Metro-North Railroad			347 Madison Avenue	New York	NY	10017
	CSX Real Property Inc.				6737 Southpoint Drive South	Jacksonville	FL	32216
	Sun Chemical Corporation	Warren W. Faure, Esq.			35 Waterview Boulevard	Parsippany	NY	07054
	BJH Properties LLC	c/o Michael Getman, Esq.	Suite 1102		445 Hamilton Avenue	White Plains	NY	10601
	Wrambleek LLC	c/o P. Christopher Cotronei, Esq	Suite 205		81 Main Street	White Plains	NY	10601



K N A U F

S H A W

L L P

March 26, 2012

Stephen E. Force, Director
Yonkers Public Library
One Larkin Center
Yonkers, New York 10701

Re: Brownfield Cleanup Program Application
Applicant: Alex II West, LLC
Site Name: PolyChrome Manufacturing Site
Site Address: 137-145 Alexander Street, Yonkers, NY 10701 (Tax Map No. Section 2 Block 2615 Lots 1, 23 and 29 excluding the underwater land)

Dear Ms. Force:

We represent Alex II West, LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 137-145 Alexander St. Yonkers, NY 10701. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below if you are able to certify that your library would be willing and able to act as the temporary public repository for this Brownfield Cleanup Program project.

Thank You.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW

Yes, the Yonkers Public Library is willing and able to act as a public repository for documents related to the cleanup of the PolyChrome Manufacturing Site as referenced above under the NYS Brownfield Cleanup Program.

Edward M. Talcott
(name) Deputy Director

(title)

March 23, 2012
(date)



PAULUS
SOKOLOWSKI and
SARTOR Engineering, PC
Engineers • Architects
Environmental Scientists

Summary Of Results

TABLE1

Sun Chemical Western Property- DRAFT TABLE

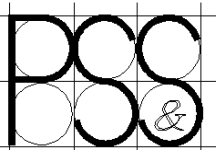
Volatile Organic Compounds in Groundwater

TOGS 1.1.1, Class GA

Sample No.	NYSDEC	SCBGW-5(7-11)		SCGW-1(6-10)		SCGW-2(7-11)	
Lab Sample ID	GW-Drinking Source	AC26975-028		AC26975-023		AC26975-017	
Sample Depth		7	11	6	10	7	11
Sample Matrix		Ground Water		Ground Water		Ground Water	
Sample Date		11/17/2006		11/17/2006		11/16/2006	
Units		ug/L		ug/L		ug/L	
TCL VOC							
Analytical Parameters							
1,1,1-Trichloroethane	5	0.53	U	0.53	U	0.33	U
1,1,2,2-Tetrachloroethane	5	0.2	U	0.2	U	0.21	U
1,1,2-Trichloroethane	1	0.44	U	0.44	U	0.25	U
1,1-Dichloroethane	5	0.38	U	0.38	U	0.34	U
1,1-Dichloroethene	5	0.29	U	0.29	U	0.53	U
1,2-Dichloroethane	0.6	0.37	U	0.37	U	0.21	U
1,2-Dichloropropane	NC	0.56	U	0.56	U	0.46	U
2-Butanone	50	0.84	U	0.84	U	0.38	U
2-Hexanone	NC	0.66	U	0.66	U	0.36	U
4-Methyl-2-pentanone	NC	0.24	U	0.24	U	0.17	U
Acetone	50	2.8	U	2.8	U	2.7	U
Acrolein (propenal)	NC	2.1	U	2.1	U	1.5	U
Acrylonitrile	NC	1.1	U	1.1	U	0.54	U
Benzene	1	0.2	U	0.2	U	0.25	U
Bromodichloromethane	50	0.46	U	0.46	U	0.33	U
Bromoform	NC	0.39	U	0.39	U	0.29	U
Bromomethane	5	0.43	U	0.43	U	0.23	U
Carbon disulfide	NC	0.18	U	0.18	U	0.23	U
Carbon tetrachloride	5	0.3	U	0.3	U	0.44	U
Chlorobenzene	5	0.089	U	0.089	U	0.21	U
Chloroethane	5	0.66	U	0.66	U	0.22	U
Chloroethylvinylether,2-	NC	0.52	U	0.52	U	0.26	U
Chloroform	7	0.93	U	0.93	U	0.42	U
Chloromethane	5	0.74	U	0.74	U	0.51	U
cis-1,2-Dichloroethene	5	0.47	U	0.47	U	0.31	U
Dibromochloromethane	50	0.34	U	0.34	U	0.2	U
Dichloropropene, cis-1,3	NC	0.26	U	0.26	U	0.2	U
Dichloropropene, trans-1,	NC	0.24	U	0.24	U	0.15	U
Ethyl Benzene	5	0.53	U	0.53	U	0.4	U
Methylene chloride	5	0.97	U	1.2		0.47	U
Styrene	5	0.27	U	0.27	U	0.18	U
Tetrachloroethene	5	0.5	U	0.5	U	0.24	U
Toluene	5	0.32	U	0.32	U	0.18	U
trans-1,2-Dichloroethene	5	0.38	U	0.38	U	0.4	U
Trichloroethene	5	0.38	U	0.38	U	0.28	U
Vinyl Chloride	2	0.54	U	0.54	U	0.65	U
Xylene, m,p-	5	0.5	U	0.5	U	0.36	U
Xylene, o-	5	0.11	U	0.11	U	0.16	U
Total BTEX	NC	0		0		0	
Total TCL VOC	NC	0		1.2		0	

Notes:

U- Indicates Sample Was Not Detected At The Reported Method Detection Limit
D- Indicates Compound Analyzed At Secondary Dilution Factor
J- Indicates Sample Concentration Is Estimated
B- Indicates Sample Was Reported In Quality Assurance/Quality Control Blanks
Shading Indicates Detected Concentration Above Regulatory Standard
Lab Method Used: E624
Class GA Source of Drinking Water Criteria from TOGS 1.1.1 June 1998 in (µg/l)
NA- Indicates Sample Was Not Analyzed For That Parameter
Sample Depth Units- ft
NC- Indicates No Criteria Available



PAULUS
SOKOLOWSKI and
SARTOR Engineering, PC
Engineers • Architects
Environmental Scientists

Summary Of Results

TABLE1

Sun Chemical Western Property- DRAFT TABLE

Volatile Organic Compounds (Blanks)

TOGS 1.1.1, Class GA

Sample No.	NYSDEC	FB111506(GW)		FB111506(SED)		SCTB111606		SCTB111706		TB111506	
Lab Sample ID	GW-Drinking Source	AC26938-009		AC26938-008		AC26975-007		AC26975-030		AC26938-007	
Sample Depth											
Sample Matrix		Water		Water		Water		Water		Water	
Sample Date		11/15/2006		11/15/2006		11/16/2006		11/17/2006		11/15/2006	
Units		ug/L		ug/L		ug/L		ug/L		ug/L	
TCL VOC											
Analytical Parameters											
1,1,1-Trichloroethane	5	0.53	U	5	U	0.4	U	0.4	U	0.53	U
1,1,2,2-Tetrachloroethane	5	0.2	U	5	U	0.25	U	0.25	U	0.2	U
1,1,2-Trichloroethane	1	0.44	U	5	U	0.34	U	0.34	U	0.44	U
1,1-Dichloroethane	5	0.38	U	5	U	0.39	U	0.39	U	0.38	U
1,1-Dichloroethene	5	0.29	U	5	U	0.39	U	0.39	U	0.29	U
1,2-Dichloroethane	0.6	0.37	U	5	U	0.49	U	0.49	U	0.37	U
1,2-Dichloropropane	NC	0.56	U	5	U	0.5	U	0.5	U	0.56	U
2-Butanone	50	0.84	U	5	U	1.7	U	1.7	U	0.84	U
2-Hexanone	NC	0.66	U	5	U	1.4	U	1.4	U	0.66	U
4-Methyl-2-pentanone	NC	0.24	U	5	U	0.21	U	0.21	U	0.24	U
Acetone	50	2.8	U	25	U	5.6	U	5.6	U	2.8	U
Acrolein (propenal)	NC	2.1	U	25	U	6	U	6	U	2.1	U
Acrylonitrile	NC	1.1	U	5	U	1.6	U	1.6	U	1.1	U
Benzene	1	0.2	U	1	U	0.14	U	0.14	U	0.2	U
Bromodichloromethane	50	0.46	U	5	U	0.33	U	0.33	U	0.46	U
Bromoform	NC	0.39	U	5	U	0.62	U	0.62	U	0.39	U
Bromomethane	5	0.43	U	5	U	0.87	U	0.87	U	0.43	U
Carbon disulfide	NC	0.18	U	5	U	0.2	U	0.2	U	0.18	U
Carbon tetrachloride	5	0.3	U	5	U	0.53	U	0.53	U	0.3	U
Chlorobenzene	5	0.089	U	5	U	0.17	U	0.17	U	0.089	U
Chloroethane	5	0.66	U	5	U	0.42	U	0.42	U	0.66	U
Chloroethylvinylether, 2-	NC	0.52	U	5	U	0.44	U	0.44	U	0.52	U
Chloroform	7	0.93	U	5	U	0.4	U	0.4	U	0.93	U
Chloromethane	5	0.74	U	5	U	0.65	U	0.65	U	0.74	U
cis-1,2-Dichloroethene	5	0.47	U	5	U	0.34	U	0.34	U	0.47	U
Dibromochloromethane	50	0.34	U	5	U	0.49	U	0.49	U	0.34	U
Dichloropropene, cis-1,3	NC	0.26	U	5	U	0.34	U	0.34	U	0.26	U
Dichloropropene, trans-1,	NC	0.24	U	5	U	0.51	U	0.51	U	0.24	U
Ethyl Benzene	5	0.53	U	1	U	0.31	U	0.31	U	0.53	U
Methylene chloride	5	1.7		2.7	J	2		1.6		1.9	
Styrene	5	0.27	U	5	U	0.21	U	0.21	U	0.27	U
Tetrachloroethene	5	0.5	U	5	U	0.46	U	0.46	U	0.5	U
Toluene	5	0.32	U	1	U	0.21	U	0.21	U	0.32	U
trans-1,2-Dichloroethene	5	0.38	U	5	U	1.4	U	1.4	U	0.38	U
Trichloroethene	5	0.38	U	5	U	0.76	U	0.76	U	0.38	U
Vinyl Chloride	2	0.54	U	5	U	0.48	U	0.48	U	0.54	U
Xylene, m,p-	5	0.5	U	2	U	0.49	U	0.49	U	0.5	U
Xylene, o-	5	0.11	U	1	U	0.21	U	0.21	U	0.11	U
Total BTEX	NC	0		0		0		0		0	
Total TCL VOC	NC	1.7		2.7		2		1.6		1.9	

Notes:

U- Indicates Sample Was Not Detected At The Reported Method Detection Limit
D- Indicates Compound Analyzed At Secondary Dilution Factor
J- Indicates Sample Concentration Is Estimated
B- Indicates Sample Was Reported In Quality Assurance/Quality Control Blanks
Shading Indicates Detected Concentration Above Regulatory Standard
Lab Method Used: E624, SW8260
Class GA Source of Drinking Water Criteria from TOGS 1.1.1 June 1998 in (µg/l)
NA- Indicates Sample Was Not Analyzed For That Parameter
Sample Depth Units- ft
NC- Indicates No Criteria Available



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Summary Of Results

TABLE2

Sun Chemical Western Property- DRAFT TABLE
SemiVolatile Organic Compounds in Groundwater
TOGS 1.1.1, Class GA

Sample No.	NYSDEC	SCBGW-5(7-11)		SCGW-1(6-10)		SCGW-2(7-11)	
Lab Sample ID	GW-Drinking Source	AC26975-028		AC26975-023		AC26975-017	
Sample Depth		7	11	6	10	7	11
Sample Matrix		Ground Water		Ground Water		Ground Water	
Sample Date		11/17/2006		11/17/2006		11/16/2006	
Units		ug/L		ug/L		ug/L	
TCL SVOC							
Analytical Parameters							
1,2,4-Trichlorobenzene	5	0.51	U	0.53	U	0.66	U
1,2-Dichlorobenzene	3	0.61	U	0.63	U	0.78	U
1,3-Dichlorobenzene	3	0.74	U	0.77	U	0.96	U
1,4-Dichlorobenzene	3	0.8	U	0.83	U	1	U
2,4-Dimethylphenol	50	2.1	U	33		2.7	U
4-Chloroaniline	5	3.2	U	3.3	U	4.1	U
4-Methylphenol	NC	4.4	U	13		5.6	U
Acenaphthene	NC	1.4		2		15	
Acenaphthylene	NC	0.26	U	0.27	U	2.8	
Anthracene	50	0.2	U	0.2	U	4.5	
Benzo[a]anthracene	0.002	0.24	U	0.25	U	4.2	
Benzo[a]pyrene	NC	0.17	U	0.18	U	3.2	
Benzo[b]fluoranthene	0.002	0.23	U	0.23	U	3.1	
Benzo[g,h,i]perylene	NC	0.31	U	0.32	U	1.7	
Benzo[k]fluoranthene	0.002	0.34	U	0.35	U	0.43	U
bis(2-ethylhexyl)phthalate	5	0.4	U	0.41	U	0.51	U
Butyl benzyl phthalate	50	0.25	U	0.25	U	0.32	U
Carbazole	NC	0.17	U	7.1		0.22	U
Chloro-3-methylphenol,4-	NC	1.2	U	1.2	U	1.5	U
Chlorophenyl phenyl ethe	NC	0.4	U	0.42	U	0.52	U
Chrysene	0.002	0.2	U	0.21	U	4.3	
Dibenzo[a,h]anthracene	NC	0.26	U	0.27	U	0.34	U
Dibenzofuran	NC	1.7	U	2.4		2.1	U
Dichlorophenol,2,4-	5	1.3	U	1.4	U	1.7	U
Diethyl phthalate	50	0.3	U	0.31	U	0.39	U
Dimethyl phthalate	50	0.19	U	0.19	U	0.24	U
Di-n-butyl phthalate	50	0.34	U	0.35	U	0.44	U
Dinitrophenol,2,4-	10	0.67	U	0.7	U	0.87	U
Dinitrotoluene,2,6-	5	0.35	U	0.37	U	0.46	U
Di-n-octyl phthalate	50	0.2	U	0.21	U	0.26	U
Fluoranthene	50	0.16	U	0.17	U	7.5	
Fluorene	50	0.16	U	2.3		6.1	
Hexachlorobenzene	0.04	0.29	U	0.3	U	0.37	U
Indeno[1,2,3-cd]pyrene	0.002	0.19	U	0.2	U	0.25	U
Isophorone	50	0.15	U	0.16	U	0.19	U
Methylnaphthalene,2-	NC	3.7	U	4.8		8.8	
Methylphenol,2-	NC	4.1	U	14		5.3	U
Naphthalene	10	0.47	U	86		9.4	
Nitroaniline,2-	5	1.8	U	1.8	U	2.3	U
Nitroaniline,3-	5	2.8	U	2.8	U	3.5	U
Nitrobenzene	0.4	0.25	U	0.26	U	0.32	U
Nitrophenol,2-	NC	0.86	U	0.89	U	1.1	U
Phenanthrene	50	2.2		3.4		11	
Phenol	NC	1.6	U	3.8		2	U
Pyrene	50	0.16	U	0.16	U	10	
Total CaPAHs	NC	0		0		14.8	
Total TCL SVOC	NC	3.6		171.8		91.6	

Notes:

U- Indicates Sample Was Not Detected At The Reported Method Detection Limit
D- Indicates Compound Analyzed At Secondary Dilution Factor
J- Indicates Sample Concentration Is Estimated
B- Indicates Sample Was Reported In Quality Assurance/Quality Control Blanks
Shading Indicates Detected Concentration Above Regulatory Standard
Lab Method Used: E625
Class GA Source of Drinking Water Criteria from TOGS 1.1.1 June 1998 in (µg/l)
NA- Indicates Sample Was Not Analyzed For That Parameter
Sample Depth Units- ft
NC- Indicates No Criteria Available



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Summary Of Results

TABLE2

Sun Chemical Western Property- DRAFT TABLE

SemiVolatile Organic Compounds (Blanks)

TOGS 1.1.1, Class GA

Sample No.	NYSDEC	FB111506(GW)		FB111506(SED)		SCFB111606(soil)	
Lab Sample ID	GW-Drinking Source	AC26938-009		AC26938-008		AC26975-002	
Sample Depth							
Sample Matrix		Water		Water		Water	
Sample Date		11/15/2006		11/15/2006		11/16/2006	
Units		ug/L		ug/L		ug/L	
TCL SVOC							
Analytical Parameters							
1,2,4-Trichlorobenzene	5	0.48	U	11	U	6.9	U
1,2-Dichlorobenzene	3	0.57	U	11	U	6.9	U
1,3-Dichlorobenzene	3	0.7	U	11	U	6.9	U
1,4-Dichlorobenzene	3	0.75	U	11	U	6.9	U
2,4-Dimethylphenol	50	2	U	11	U	6.9	U
4-Chloroaniline	5	3	U	11	U	6.9	U
4-Methylphenol	NC	4.1	U	11	U	6.9	U
Acenaphthene	NC	0.25	U	11	U	6.9	U
Acenaphthylene	NC	0.24	U	11	U	6.9	U
Anthracene	50	0.19	U	11	U	6.9	U
Benzo[a]anthracene	0.002	0.22	U	11	U	6.9	U
Benzo[a]pyrene	NC	0.16	U	11	U	6.9	U
Benzo[b]fluoranthene	0.002	0.21	U	11	U	6.9	U
Benzo[g,h,i]perylene	NC	0.29	U	11	U	6.9	U
Benzo[k]fluoranthene	0.002	0.31	U	11	U	6.9	U
bis(2-ethylhexyl)phthalate	5	0.37	U	11	U	0.71	J
Butyl benzyl phthalate	50	0.23	U	11	U	6.9	U
Carbazole	NC	0.16	U	11	U	6.9	U
Chloro-3-methylphenol,4-	NC	1.1	U	11	U	6.9	U
Chlorophenyl phenyl ethe	NC	0.38	U	11	U	6.9	U
Chrysene	0.002	0.19	U	11	U	6.9	U
Dibenzo[a,h]anthracene	NC	0.25	U	11	U	6.9	U
Dibenzofuran	NC	1.6	U	11	U	6.9	U
Dichlorophenol,2,4-	5	1.3	U	11	U	6.9	U
Diethyl phthalate	50	0.28	U	11	U	6.9	U
Dimethyl phthalate	50	0.18	U	11	U	6.9	U
Di-n-butyl phthalate	50	0.32	U	11	U	6.9	U
Dinitrophenol,2,4-	10	0.63	U	28	U	17	U
Dinitrotoluene,2,6-	5	0.33	U	11	U	6.9	U
Di-n-octyl phthalate	50	0.19	U	11	U	6.9	U
Fluoranthene	50	0.15	U	11	U	6.9	U
Fluorene	50	0.15	U	11	U	6.9	U
Hexachlorobenzene	0.04	0.27	U	11	U	6.9	U
Indeno[1,2,3-cd]pyrene	0.002	0.18	U	11	U	6.9	U
Isophorone	50	0.14	U	11	U	6.9	U
Methylnaphthalene,2-	NC	3.5	U	11	U	6.9	U
Methylphenol,2-	NC	3.9	U	11	U	6.9	U
Naphthalene	10	0.44	U	11	U	6.9	U
Nitroaniline,2-	5	1.7	U	11	U	6.9	U
Nitroaniline,3-	5	2.6	U	11	U	6.9	U
Nitrobenzene	0.4	0.24	U	11	U	6.9	U
Nitrophenol,2-	NC	0.81	U	11	U	6.9	U
Phenanthrene	50	0.23	U	11	U	6.9	U
Phenol	NC	1.5	U	11	U	6.9	U
Pyrene	50	0.15	U	11	U	6.9	U
Total CaPAHs	NC	0		0		0	
Total TCL SVOC	NC	0		0		0.71	

Notes:

U- Indicates Sample Was Not Detected At The Reported Method Detection Limit
D- Indicates Compound Analyzed At Secondary Dilution Factor
J- Indicates Sample Concentration Is Estimated
B- Indicates Sample Was Reported In Quality Assurance/Quality Control Blanks
Shading Indicates Detected Concentration Above Regulatory Standard
Lab Method Used: E625, SW8270
Class GA Source of Drinking Water Criteria from TOGS 1.1.1 June 1998 in (µg/l)
NA- Indicates Sample Was Not Analyzed For That Parameter
Sample Depth Units- ft
NC- Indicates No Criteria Available



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Summary Of Results

TABLE3

Sun Chemical Western Property- DRAFT TABLE

Metals in Groundwater

TOGS 1.1.1, Class GA

Sample No.	NYSDEC	SCBGW-5(7-11)		SCGW-1(6-10)		SCGW-2(7-11)	
Lab Sample ID	GW-Drinking Source	AC26975-028		AC26975-023		AC26975-017	
Sample Depth		7	11	6	10	7	11
Sample Matrix		Ground Water		Ground Water		Ground Water	
Sample Date		11/17/2006		11/17/2006		11/16/2006	
Units		ug/L		ug/L		ug/L	
TAL METALS							
Analytical Parameters							
Aluminum	NC	74000		130000		190000	
Antimony	3	7.5	U	15	U	15	U
Arsenic	25	110		140		180	
Barium	1000	2000		2100		3100	
Beryllium	3	4.4		8	U	8.7	
Cadmium	5	4.7		9.9		8.2	
Calcium	NC	250000		280000		360000	
Chromium	50	260		850		640	
Cobalt	NC	71		170		190	
Copper	200	1100		1700		2200	
Iron	300	160000		590000		770000	
Lead	25	2600		1900		3700	
Magnesium	35000	61000		96000		120000	
Manganese	300	3800		7000		11000	
Mercury	0.7	78		4.6		16	
Nickel	100	170		630		460	
Potassium	NC	36000		50000		43000	
Selenium	10	25	U	50	U	50	U
Silver	50	10	U	20	U	20	U
Sodium	20000	890000		390000		650000	
Thallium	0.5	5	U	10	U	10	U
Vanadium	NC	250		450		650	
Zinc	2000	1600		2700		2500	

Notes:

U- Indicates Sample Was Not Detected At The Reported Method Detection Limit

D- Indicates Compound Analyzed At Secondary Dilution Factor

J- Indicates Sample Concentration Is Estimated

B- Indicates Sample Was Reported In Quality Assurance/Quality Control Blanks

Shading Indicates Detected Concentration Above Regulatory Standard

Lab Method Used: E200.7, E245.2, E335.2, SW9010

Class GA Source of Drinking Water Criteria from TOGS 1.1.1 June 1998 in (µg/l)

NA- Indicates Sample Was Not Analyzed For That Parameter

Sample Depth Units- ft

NC- Indicates No Criteria Available



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Summary Of Results

TABLE3

Sun Chemical Western Property- DRAFT TABLE

Metals (Blanks)

TOGS 1.1.1, Class GA

Sample No.	NYSDEC	FB111506(GW)		FB111506(SED)		SCFB111606(soil)	
Lab Sample ID	GW-Drinking Source	AC26938-009		AC26938-008		AC26975-002	
Sample Depth							
Sample Matrix		Water		Water		Water	
Sample Date		11/15/2006		11/15/2006		11/16/2006	
Units		ug/L		ug/L		ug/L	
TAL METALS							
Analytical Parameters							
Aluminum	NC	600		2000	U	2000	U
Antimony	3	7.5	U	20	U	20	U
Arsenic	25	4	U	20	U	20	U
Barium	1000	25	U	100	U	100	U
Beryllium	3	4	U	6	U	6	U
Cadmium	5	2	U	6	U	6	U
Calcium	NC	1100		10000	U	10000	U
Chromium	50	27		50	U	50	U
Cobalt	NC	10	U	25	U	25	U
Copper	200	25	U	50	U	50	U
Iron	300	5600		2000	U	2000	U
Lead	25	40		50	U	50	U
Magnesium	35000	1000	U	5000	U	5000	U
Manganese	300	46		100	U	100	U
Mercury	0.7	0.95		0.5	U	0.5	U
Nickel	100	10	U	50	U	50	U
Potassium	NC	2500	U	5000	U	5000	U
Selenium	10	25	U	18	U	18	U
Silver	50	10	U	25	U	25	U
Sodium	20000	2500	U	5000	U	5000	U
Thallium	0.5	5	U	12	U	12	U
Vanadium	NC	25	U	100	U	100	U
Zinc	2000	41		100	U	100	U

Notes:

U- Indicates Sample Was Not Detected At The Reported Method Detection Limit

D- Indicates Compound Analyzed At Secondary Dilution Factor

J- Indicates Sample Concentration Is Estimated

B- Indicates Sample Was Reported In Quality Assurance/Quality Control Blanks

Shading Indicates Detected Concentration Above Regulatory Standard

Lab Method Used: E200.7, E245.2, E335.2, SW9010, SW6010, SW7471, SW9010

Class GA Source of Drinking Water Criteria from TOGS 1.1.1 June 1998 in (µg/l)

NA- Indicates Sample Was Not Analyzed For That Parameter

Sample Depth Units- ft

NC- Indicates No Criteria Available



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Summary Of Results

TABLE4

Sun Chemical Western Property- DRAFT TABLE
pH of Groundwater Samples
TOGS 1.1.1, Class GA

Sample No.	NYSDEC	SCBGW-5(7-11)		SCGW-1(6-10)		SCGW-2(7-11)	
Lab Sample ID	GW-Drinking Source	AC26975-028		AC26975-023		AC26975-017	
Sample Depth		7	11	6	10	7	11
Sample Matrix		Ground Water		Ground Water		Ground Water	
Sample Date		11/17/2006		11/17/2006		11/16/2006	
Units		PH UNITS		PH UNITS		PH UNITS	
pH							
Analytical Parameters							
pH	NC	7		6.9		6.8	

Notes:

U- Indicates Sample Was Not Detected At The Reported Method Detection Limit
D- Indicates Compound Analyzed At Secondary Dilution Factor
J- Indicates Sample Concentration Is Estimated
B- Indicates Sample Was Reported In Quality Assurance/Quality Control Blanks
Shading Indicates Detected Concentration Above Regulatory Standard
Lab Method Used: E150.1
Class GA Source of Drinking Water Criteria from TOGS 1.1.1 June 1998 in (µg/l)
NA- Indicates Sample Was Not Analyzed For That Parameter
Sample Depth Units- ft
NC- Indicates No Criteria Available



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Summary Of Results

TABLE4

Sun Chemical Western Property- DRAFT TABLE

pH (Blanks)

TOGS 1.1.1, Class GA

Sample No.	NYSDEC	SCFB111606(soil)	
Lab Sample ID	GW-Drinking Source	AC26975-002	
Sample Depth			
Sample Matrix		Water	
Sample Date		11/16/2006	
Units		PH UNITS	
pH			
Analytical Parameters			
pH	NC	7.1	

Notes:

U- Indicates Sample Was Not Detected At The Reported Method Detection Limit

D- Indicates Compound Analyzed At Secondary Dilution Factor

J- Indicates Sample Concentration Is Estimated

B- Indicates Sample Was Reported In Quality Assurance/Quality Control Blanks

Shading Indicates Detected Concentration Above Regulatory Standard

Lab Method Used: E150.1, SW9045

Class GA Source of Drinking Water Criteria from TOGS 1.1.1 June 1998 in (µg/l)

NA- Indicates Sample Was Not Analyzed For That Parameter

Sample Depth Units- ft

NC- Indicates No Criteria Available



Summary Of Results

TABLE5

Sun Chemical Western Property- DRAFT TABLE

Volatile Organic Compounds in Soil

6 NYCRR 375-6, Soil Cleanup Objectives

Sample No.	NYSDEC	SCB-1(0_5-2_0)		SCB-1(3-5)		SCB-2(4_5-5_5)		SCB-3(4_5-5_5)		SCB-4(5-6)		SCB-5(7_5-8_5)		SCB-6(0_5-2_0)		SCB-6(6-7)		SCB-7(3-4)		SCB-7(7_5-8_5)		SCGW-1(5_0-6_0)		SCGW-2(0_5-2_0)		
Lab Sample ID	Unrestricted Use	AC26975-003		AC26975-004		AC26975-024		AC26975-025		AC26975-026		AC26975-027		AC26975-013		AC26975-014		AC26975-015		AC26975-016		AC26975-022		AC26975-020		
Sample Depth		0.5	2	3	5	4.5	5.5	4.5	5.5	5	6	7.5	8.5	0.5	2	6	7	3	4	7.5	8.5	5	6	0.5	2	
Sample Matrix		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		
Sample Date		11/16/2006		11/16/2006		11/17/2006		11/17/2006		11/17/2006		11/17/2006		11/17/2006		11/16/2006		11/16/2006		11/16/2006		11/16/2006		11/17/2006		11/16/2006
Units	mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg	
TCL VOC																										
Analytical Parameters																										
1,1,1-Trichloroethane	0.68	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
1,1,2,2-Tetrachloroethane	0.6	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
1,1,2-Trichloroethane	NC	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
1,1-Dichloroethane	0.27	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
1,1-Dichloroethene	0.33	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
1,2-Dichloroethane	0.02	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
1,2-Dichloropropane	NC	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
2-Butanone	0.12	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
2-Hexanone	NC	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
4-Methyl-2-pentanone	1	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
Acetone	0.05	0.031		0.029	U	0.025	J	0.033	U	0.03	U	0.035		0.026	U	0.053		0.027	U	0.031	U	0.072		0.03	U	
Acrolein (propenal)	NC	0.027	U	0.029	U	0.034	U	0.033	U	0.03	U	0.031	U	0.026	U	0.032	U	0.027	U	0.031	U	0.032	U	0.03	U	
Acrylonitrile	NC	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
Benzene	0.06	0.0011	U	0.0012	U	0.0014	U	0.0013	U	0.0012	U	0.0013	U	0.0011	U	0.0013	U	0.0011	U	0.0012	U	0.0013	U	0.0012	U	
Bromodichloromethane	NC	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
Bromoform	NC	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
Bromomethane	NC	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
Carbon disulfide	2.7	0.0019	J	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
Carbon tetrachloride	0.76	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
Chlorobenzene	1.1	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
Chloroethane	1.9	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
Chloroethylvinylether,2-	NC	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
Chloroform	0.37	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
Chloromethane	NC	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
cis-1,2-Dichloroethene	0.25	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
Dibromochloromethane	NC	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
Dichloropropene, cis-1,3	NC	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
Dichloropropene, trans-1,	NC	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
Ethyl Benzene	1	0.0011	U	0.0012	U	0.0014	U	0.0013	U	0.0012	U	0.0013	U	0.0011	U	0.0013	U	0.0011	U	0.0012	U	0.0013	U	0.0012	U	
Methylene chloride	0.05	0.02	B	0.017	B	0.061	B	0.06	B	0.063	B	0.059	B	0.017	B	0.017	B	0.016	B	0.084	B	0.061	B	0.068	B	
Styrene	NC	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
Tetrachloroethene	1.3	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
Toluene	0.7	0.016		0.0012	U	0.0014	U	0.0013	U	0.0012	U	0.0013	U	0.0069		0.0013	U	0.0011	U	0.0012	U	0.0013	U	0.0012	U	
trans-1,2-Dichloroethene	0.19	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
Trichloroethene	0.47	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
Vinyl Chloride	0.02	0.0054	U	0.0059	U	0.0068	U	0.0066	U	0.0061	U	0.0063	U	0.0053	U	0.0064	U	0.0055	U	0.0062	U	0.0064	U	0.006	U	
Xylene, m,p-	0.26	0.003		0.0024	U	0.0027	U	0.0026	U	0.0024	U	0.0025	U	0.0021	U	0.0026	U	0.0022	U	0.0025	U	0.0026	U	0.0024	U	
Xylene, o-	0.26	0.0011	U	0.0012	U	0.0014	U	0.0013	U	0.0012	U	0.0013	U	0.0011	U	0.0013	U	0.0011	U	0.0012	U	0.0013	U	0.0012	U	
Total BTEX	NC	0.019		0		0		0		0		0		0.0069		0		0		0		0		0		
Total TCL VOC	NC	0.0519		0		0.025		0		0		0.035		0.0069		0.053		0		0		0.072		0		



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Summary Of Results

TABLE5

Sun Chemical Western Property- DRAFT TABLE
Volatile Organic Compounds in Soil
6 NYCRR 375-6, Soil Cleanup Objectives

Sample No.	NYSDEC	SCGW-2(7_5-8_5)		SCSED 137ALX-4		SCSED 137ALX-5	
Lab Sample ID	Unrestricted Use	AC26975-021		AC26885-004		AC26885-005	
Sample Dept		7.5	8.5				
Sample Matrix		Soil		Soil		Soil	
Sample Date		11/16/2006		11/13/2006		11/13/2006	
Units		mg/Kg		mg/Kg		mg/Kg	
TCL VOC							
Analytical Prameters							
1,1,1-Trichloroethane	0.68	0.8	U	0.0065	U	0.0078	U
1,1,2,2-Tetrachloroethane	0.6	0.8	U	0.0065	U	0.0078	U
1,1,2-Trichloroethane	NC	0.8	U	0.0065	U	0.0078	U
1,1-Dichloroethane	0.27	0.8	U	0.0065	U	0.0078	U
1,1-Dichloroethene	0.33	0.8	U	0.0065	U	0.0078	U
1,2-Dichloroethane	0.02	0.8	U	0.0065	U	0.0078	U
1,2-Dichloropropane	NC	0.8	U	0.0065	U	0.0078	U
2-Butanone	0.12	0.8	U	0.0065	U	0.0078	U
2-Hexanone	NC	0.8	U	0.0065	U	0.0078	U
4-Methyl-2-pentanone	1	0.8	U	0.0065	U	0.0078	U
Acetone	0.05	4	U	0.026	J	0.039	U
Acrolein (propenal)	NC	4	U	0.032	U	0.039	U
Acrylonitrile	NC	0.8	U	0.0065	U	0.0078	U
Benzene	0.06	0.16	U	0.0013	U	0.0016	U
Bromodichloromethane	NC	0.8	U	0.0065	U	0.0078	U
Bromoform	NC	0.8	U	0.0065	U	0.0078	U
Bromomethane	NC	0.8	U	0.0065	U	0.0078	U
Carbon disulfide	2.7	0.8	U	0.0065	U	0.0078	U
Carbon tetrachloride	0.76	0.8	U	0.0065	U	0.0078	U
Chlorobenzene	1.1	0.8	U	0.0065	U	0.0078	U
Chloroethane	1.9	0.8	U	0.0065	U	0.0078	U
Chloroethylvinylether,2-	NC	0.8	U	0.0065	U	0.0078	U
Chloroform	0.37	0.8	U	0.0065	U	0.0078	U
Chloromethane	NC	0.8	U	0.0065	U	0.0078	U
cis-1,2-Dichloroethene	0.25	0.8	U	0.0065	U	0.0078	U
Dibromochloromethane	NC	0.8	U	0.0065	U	0.0078	U
Dichloropropene, cis-1,3	NC	0.8	U	0.0065	U	0.0078	U
Dichloropropene, trans-1,	NC	0.8	U	0.0065	U	0.0078	U
Ethyl Benzene	1	0.16	U	0.0013	U	0.0016	U
Methylene chloride	0.05	0.24	JB	0.018	B	0.02	B
Styrene	NC	0.8	U	0.0065	U	0.0078	U
Tetrachloroethene	1.3	0.8	U	0.0065	U	0.0078	U
Toluene	0.7	0.16	U	0.0013	U	0.0016	U
trans-1,2-Dichloroethene	0.19	0.8	U	0.0065	U	0.0078	U
Trichloroethene	0.47	0.8	U	0.0065	U	0.0078	U
Vinyl Chloride	0.02	0.8	U	0.0065	U	0.0078	U
Xylene, m,p-	0.26	0.32	U	0.0059		0.0031	U
Xylene, o-	0.26	0.16	U	0.012		0.0016	U
Total BTEX	NC	0		0.0179		0	
Total TCL VOC	NC	0.24		0.0439		0	

Notes:

U- Indicates Sample Was Not Detected At The Reported Method Detection Limit
D- Indicates Compound Analyzed At Secondary Dilution Factor
J- Indicates Sample Concentration Is Estimated
B- Indicates Sample Was Reported In Quality Assurance/Quality Control Blanks
Shading Indicates Detected Concentration Above Regulatory Standard
Lab Method Used: SW8260
6 NYCRR 375-6 Unrestricted Use- Soil Cleanup Objectives or TAGM 4046 Recommended Soil Cleanup Objectives in (mg/kg)
Xylenes Criteria Listed 0.26 (mg/kg) for Xylenes Mixture
NA- Indicates Sample Was Not Analyzed For That Parameter
Sample Depth Units- ft
NC- Indicates No Criteria Available



Summary Of Results

TABLE6

Sun Chemical Western Property- DRAFT TABLE

SemiVolatile Organic Compounds in Soil

6 NYCRR 375-6, Soil Cleanup Objectives

Sample No.	NYSDEC	SCB-1(0_5-2_0)		SCB-1(3-5)		SCB-2(4_5-5_5)		SCB-3(4_5-5_5)		SCB-4(5-6)		SCB-5(7_5-8_5)		SCB-6(0_5-2_0)		SCB-6(6-7)		SCB-7(3-4)		SCB-7(7_5-8_5)		SCGW-1(5_0-6_0)		SCGW-2(0_5-2_0)	
Lab Sample ID	Unrestricted Use	AC26975-003		AC26975-004		AC26975-024		AC26975-025		AC26975-026		AC26975-027		AC26975-013		AC26975-014		AC26975-015		AC26975-016		AC26975-022		AC26975-020	
Sample Depth		0.5	2	3	5	4.5	5.5	4.5	5.5	5	6	7.5	8.5	0.5	2	6	7	3	4	7.5	8.5	5	6	0.5	2
Sample Matrix		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil	
Sample Date		11/16/2006		11/16/2006		11/17/2006		11/17/2006		11/17/2006		11/17/2006		11/16/2006		11/16/2006		11/16/2006		11/16/2006		11/17/2006		11/16/2006	
Units	mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		
TCL SVOC																									
Analytical Parameters																									
1,2,4-Trichlorobenzene	3.4	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.4	U
1,2-Dichlorobenzene	1.1	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.4	U
1,3-Dichlorobenzene	2.4	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.4	U
1,4-Dichlorobenzene	1.8	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.4	U
2,4-Dimethylphenol	NC	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.4	U
4-Chloroaniline	0.22	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.4	U
4-Methylphenol	0.33	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.4	U
Acenaphthene	20	1.1	U	0.39	U	0.46	U	2.2	U	0.38	J	0.37	J	0.16	J	0.31	J	2.7		0.28	J	0.43	J	0.4	U
Acenaphthylene	100	1.1	U	0.39	U	0.46	U	3.3		0.84	J	0.42	U	0.53		0.068	J	0.27	J	0.16	J	0.25	J	0.081	J
Anthracene	100	1.1	U	0.39	U	0.46	U	1.4	J	1.3	J	0.081	J	0.4		0.33	J	5		0.5		1.5	J	0.063	J
Benzo[a]anthracene	1	0.11	J	0.052	J	0.13	J	7.2		3.7		0.14	J	1.3		1		13		3.9		6.3		0.23	J
Benzo[a]pyrene	1	0.14	J	0.048	J	0.15	J	7		3.2		0.14	J	1.2		0.99		9		6.4		6.4		0.15	J
Benzo[b]fluoranthene	1	1.1	U	0.055	J	0.2	J	7		3.6		0.16	J	1.8		1.2		12		7		8.9		0.26	J
Benzo[g,h,i]perylene	100	1.1	U	0.39	U	0.12	J	4.4		2.5		0.081	J	0.96		0.55		4.1		4.6		4.8		0.12	J
Benzo[k]fluoranthene	0.8	0.14	J	0.39	U	0.073	J	2.5		1.5	J	0.062	J	0.5		0.46		5		2.2		2.6		0.08	J
bis(2-ethylhexyl)phthalate	50	1.1	U	0.066	J	0.098	J	2.2	U	2	U	0.42	U	0.083	J	0.43	U	1.1	J	0.41	U	2.1	U	0.085	J
Butyl benzyl phthalate	50	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.045	J
Carbazole	NC	1.1	U	0.39	U	0.46	U	2.2	U	0.34	J	0.42	U	0.13	J	0.14	J	2.9		0.16	J	0.52	J	0.4	U
Chloro-3-methylphenol,4-	0.24	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.4	U
Chlorophenyl phenyl ethe	NC	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.4	U
Chrysene	1	0.17	J	0.051	J	0.13	J	7		3.7		0.13	J	1.4		1.2		11		3.6		6.5		0.26	J
Dibenzo[a,h]anthracene	0.33	1.1	U	0.39	U	0.46	U	1.4	J	0.66	J	0.42	U	0.3	J	0.18	J	1.6	J	1.4		1.4	J	0.04	J
Dibenzofuran	7	1.1	U	0.39	U	0.46	U	2.2	U	0.34	J	0.42	U	0.092	J	0.12	J	1.7	J	0.12	J	0.44	J	0.4	U
Dichlorophenol,2,4-	0.4	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.4	U
Diethyl phthalate	7.1	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.4	U
Dimethyl phthalate	2	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.4	U
Di-n-butyl phthalate	8.1	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.046	J	0.079	J	0.068	J	1.8	U	0.41	U	2.1	U	0.4	U
Dinitrophenol,2,4-	0.2	2.7	U	2	U	1.1	U	5.5	U	5.1	U	1	U	1.8	U	2.1	U	9.2	U	2.1	U	5.3	U	2	U
Dinitrotoluene,2,6-	1	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.4	U
Di-n-octyl phthalate	50	1.1	U	0.98	U	0.46	U	2.2	U	2	U	0.42	U	0.88	U	1.1	U	4.6	U	1	U	2.1	U	0.99	U
Fluoranthene	100	0.14	J	0.057	J	0.19	J	7		5.6		0.26	J	2.2		2.5		26		3.3		11		0.29	J
Fluorene	30	1.1	U	0.39	U	0.46	U	0.51	J	0.48	J	0.24	J	0.17	J	0.2	J	2.3		0.17	J	0.47	J	0.4	U
Hexachlorobenzene	0.33	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.4	U
Indeno[1,2,3-cd]pyrene	0.5	1.1	U	0.39	U	0.1	J	3.3		1.8	J	0.071	J	0.76		0.52		4.1		4.2		4.2		0.1	J
Isophorone	4.4	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.4	U
Methylnaphthalene,2-	36.4	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.15	J	0.43	U	0.85	J	0.23	J	2.1	U	0.15	J
Methylphenol,2-	0.33	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.4	U
Naphthalene	12	1.1	U	0.39	U	0.46	U	2.2	U	0.44	J	0.045	J	0.16	J	0.15	J	1.6	J	0.66		0.33	J	0.15	J
Nitroaniline,2-	0.43	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.4	U
Nitroaniline,3-	0.5	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.4	U
Nitrobenzene	0.2	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.4	U
Nitrophenol,2-	0.33	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.4	U
Phenanthrene	100	0.13	J	0.39	U	0.078	J	3.1		3.8		0.44		1.7		1.8		23		1.2		5.2		0.4	
Phenol	0.33	1.1	U	0.39	U	0.46	U	2.2	U	2	U	0.42	U	0.35	U	0.43	U	1.8	U	0.41	U	2.1	U	0.4	U
Pyrene	100	0.2	J	0.073	J	0.2	J	14		8.2		0.25	J	2.5		2.4		23		4.6		10		0.45	
Total CaPAHs	NC	0.56		0.206		0.783		35.4		18.16		0.703		7.26		5.55		55.7		28.7		36.3		1.12	
Total TCL SVOC	NC	1.03		0.402		1.469		69.11		42.38		2.516		16.574		14.186		150.22		44.68		71.24		2.954	



Summary Of Results

TABLE6

Sun Chemical Western Property- DRAFT TABLE

SemiVolatile Organic Compounds in Soil

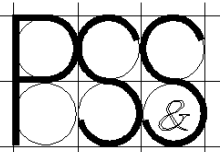
6 NYCRR 375-6, Soil Cleanup Objectives

Sample No.	NYSDEC	SCGW-2(7_5-8_5)	SCSED 137ALX-4	SCSED 137ALX-5
Lab Sample ID	Unrestricted Use	AC26975-021	AC26885-004	AC26885-005
Sample Dept		7.5	8.5	
Sample Matrix		Soil	Soil	Soil
Sample Date		11/16/2006	11/13/2006	11/13/2006
Units		mg/Kg	mg/Kg	mg/Kg
TCL SVOC				

Analytical Prameters							
1,2,4-Trichlorobenzene	3.4	1.3	U	4.3	U	2.6	U
1,2-Dichlorobenzene	1.1	1.3	U	4.3	U	2.6	U
1,3-Dichlorobenzene	2.4	1.3	U	4.3	U	2.6	U
1,4-Dichlorobenzene	1.8	1.3	U	4.3	U	2.6	U
2,4-Dimethylphenol	NC	1.3	U	4.3	U	2.6	U
4-Chloroaniline	0.22	1.3	U	4.3	U	2.6	U
4-Methylphenol	0.33	1.3	U	4.3	U	2.6	U
Acenaphthene	20	15		4.3	U	2.6	U
Acenaphthylene	100	2.1		4.3	U	2.6	U
Anthracene	100	8		4.3	U	2.6	U
Benzo[a]anthracene	1	7.4		0.54	J	0.41	J
Benzo[a]pyrene	1	4.4		0.52	J	0.46	J
Benzo[b]fluoranthene	1	4.1		0.75	J	0.54	J
Benzo[g,h,i]perylene	100	1.9		0.57	J	0.31	J
Benzo[k]fluoranthene	0.8	1.3		4.3	U	2.6	U
bis(2-ethylhexyl)phthalate	50	1.3	U	5		20	
Butyl benzyl phthalate	50	1.3	U	1.8	J	4.8	
Carbazole	NC	1.3	U	4.3	U	2.6	U
Chloro-3-methylphenol,4-	0.24	1.3	U	4.3	U	2.6	U
Chlorophenyl phenyl ethe	NC	1.3	U	4.3	U	2.6	U
Chrysene	1	6.4		0.57	J	0.4	J
Dibenzo[a,h]anthracene	0.33	0.65	J	4.3	U	2.6	U
Dibenzofuran	7	1.3	U	4.3	U	2.6	U
Dichlorophenol,2,4-	0.4	1.3	U	4.3	U	2.6	U
Diethyl phthalate	7.1	1.3	U	4.3	U	2.6	U
Dimethyl phthalate	2	1.3	U	4.3	U	2.6	U
Di-n-butyl phthalate	8.1	1.3	U	0.43	JB	2.6	U
Dinitrophenol,2,4-	0.2	6.4	U	22	U	13	U
Dinitrotoluene,2,6-	1	1.3	U	4.3	U	2.6	U
Di-n-octyl phthalate	50	3.2	U	11	U	6.5	U
Fluoranthene	100	12		0.67	J	0.66	J
Fluorene	30	8.1		4.3	U	2.6	U
Hexachlorobenzene	0.33	1.3	U	4.3	U	2.6	U
Indeno[1,2,3-cd]pyrene	0.5	1.3		4.3	U	0.27	J
Isophorone	4.4	1.3	U	4.3	U	2.6	U
Methylnaphthalene,2-	36.4	4.6		4.3	U	2.6	U
Methylphenol,2-	0.33	1.3	U	4.3	U	2.6	U
Naphthalene	12	3.9		4.3	U	2.6	U
Nitroaniline,2-	0.43	1.3	U	4.3	U	2.6	U
Nitroaniline,3-	0.5	1.3	U	4.3	U	2.6	U
Nitrobenzene	0.2	1.3	U	4.3	U	2.6	U
Nitrophenol,2-	0.33	1.3	U	4.3	U	2.6	U
Phenanthrene	100	15		0.5	J	0.27	J
Phenol	0.33	1.3	U	4.3	U	2.6	U
Pyrene	100	21		1.1	J	0.72	J
Total CaPAHs	NC	25.55		2.38		2.08	
Total TCL SVOC	NC	117.15		12.45		28.84	

Notes:

U- Indicates Sample Was Not Detected At The Reported Method Detection Limit
D- Indicates Compound Analyzed At Secondary Dilution Factor
J- Indicates Sample Concentration Is Estimated
B- Indicates Sample Was Reported In Quality Assurance/Quality Control Blanks
Shading Indicates Detected Concentration Above Regulatory Standard
Lab Method Used: SW8270
6 NYCRR 375-6 Unrestricted Use- Soil Cleanup Objectives or TAGM 4046 Recommended Soil Cleanup Objectives in (mg/kg)
NA- Indicates Sample Was Not Analyzed For That Parameter
Sample Depth Units- ft
NC- Indicates No Criteria Available



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Summary Of Results

TABLE7

Sun Chemical Western Property- DRAFT TABLE

Metals in Soil

6 NYCRR 375-6, Soil Cleanup Objectives

Sample No.	NYSDEC	SCB-1(0_5-2_0)		SCB-1(3-5)		SCB-2(4_5-5_5)		SCB-3(4_5-5_5)		SCB-4(5-6)		SCB-5(7_5-8_5)		SCB-6(0_5-2_0)		SCB-6(6-7)		SCB-7(3-4)		SCB-7(7_5-8_5)		SCGW-1(5_0-6_0)		SCGW-2(0_5-2_0)			
Lab Sample ID	Unrestricted Use	AC26975-003		AC26975-004		AC26975-024		AC26975-025		AC26975-026		AC26975-027		AC26975-013		AC26975-014		AC26975-015		AC26975-016		AC26975-022		AC26975-020			
Sample Depth		0.5	2	3	5	4.5	5.5	4.5	5.5	5	6	7.5	8.5	0.5	2	6	7	3	4	7.5	8.5	5	6	0.5	2		
Sample Matrix		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil			
Sample Date		11/16/2006		11/16/2006		11/17/2006		11/17/2006		11/17/2006		11/17/2006		11/17/2006		11/16/2006		11/16/2006		11/16/2006		11/16/2006		11/17/2006		11/16/2006	
Units		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg	
CN, TAL METALS																											
Analytical Parameters																											
Aluminum	NC	6800		14000		12000		2000		2700		4900		7300		8900		1600		4800		3300		7200			
Antimony	NC	2.2	U	5		3.3		2.6	U	2.4	U	2.5	U	2.1	U	2.6	U	3		2.5	U	5.7		2.4	U		
Arsenic	13	2.2		2.4	U	2.7	U	5.5		2.6		4.8		2.1	U	2.6		2.2	U	2.5	U	24		7			
Barium	350	46		270		160		31		29		100		58		77		43		57		75		70			
Beryllium	7.2	0.65	U	0.71	U	0.82	U	0.79	U	0.73	U	0.75	U	0.63	U	0.77	U	0.66	U	0.74	U	0.77	U	0.71	U		
Cadmium	2.5	0.65	U	0.71	U	0.82	U	0.79	U	0.73	U	0.75	U	0.63	U	0.77	U	0.66	U	0.74	U	0.77	U	0.71	U		
Calcium	NC	53000		4400		3400		1300	U	1200	U	12000		62000		58000		43000		1200	U	5500		1400			
Chromium	10	17		95		76		8.3		6.4		13		14		14		12		11		51		21			
Cobalt	30	6.4		17		13		3.3	U	3.1		5.5		4.8		4.7		2.8		3.9		11		5.8			
Copper	50	25		50		54		49		18		39		30		16		61		13		590		32			
Cyanide, Total	27	0.27	U	0.29	U	0.34	U	1.3		0.3	U	0.31	U	0.38		0.32	U	0.41		0.34		0.32	U	0.3	U		
Iron	2000	13000		23000		19000		10000		6500		8300		13000		16000		19000		12000		40000		13000			
Lead	63	8.2		42		95		140		63		120		70		92		84		38		120		130			
Magnesium	NC	22000		13000		11000		770		1500		6700		38000		31000		23000		1300		830		2600			
Manganese	1600	180		220		140		36		64		130		220		1300		360		90		440		260			
Mercury	0.18	0.091	U	0.098	U	0.27		2.9		0.68		0.1	U	0.49		1.5		1		0.14		0.23		0.15			
Nickel	30	15		57		44		6.6	U	11		13		12		10		13		10		50		16			
Potassium	NC	2300		8100		4300		660	U	730		690		1600		880		550	U	620	U	640	U	750			
Selenium	3.9	2	U	2.1	U	2.5	U	2.4	U	2.2	U	2.2	U	1.9	U	2.3	U	2	U	2.2	U	2.3	U	2.1	U		
Silver	2	2.7	U	2.9	U	3.4	U	3.3	U	3	U	3.1	U	2.6	U	3.2	U	2.7	U	3.1	U	3.2	U	3	U		
Sodium	NC	540	U	810		1200		660	U	610	U	620	U	530	U	640	U	630		620	U	640	U	830			
Thallium	NC	1.3	U	1.4	U	1.6	U	1.6	U	1.5	U	1.5	U	1.3	U	1.5	U	1.3	U	1.5	U	1.5	U	1.4	U		
Vanadium	150	33		45		34		13	U	12	U	23		22		18		12		13		34		22			
Zinc	109	36		110		120		50		130		44		120		36		71		30		86		100			



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Summary Of Results

TABLE7

Sun Chemical Western Property- DRAFT TABLE

Metals in Soil

6 NYCRR 375-6, Soil Cleanup Objectives

Sample No.	NYSDEC	SCGW-2(7_5-8_5)		SCSED 137ALX-4		SCSED 137ALX-5	
Lab Sample ID	Unrestricted Use	AC26975-021		AC26885-004		AC26885-005	
Sample Dept		7.5	8.5				
Sample Matrix		Soil		Soil		Soil	
Sample Date		11/16/2006		11/13/2006		11/13/2006	
Units		mg/Kg		mg/Kg		mg/Kg	
CN, TAL METALS							
Analytical Prameters							
Aluminum	NC	5500		2800		4000	
Antimony	NC	2.6	U	16		3.2	
Arsenic	13	2.9		14		3.1	U
Barium	350	57		25		25	
Beryllium	7.2	0.77	U	0.78	U	0.94	U
Cadmium	2.5	0.77	U	7.8		1.7	
Calcium	NC	2800		12000		7000	
Chromium	10	19		160		22	
Cobalt	30	6.5		16		6.3	
Copper	50	32		540		120	
Cyanide, Total	27	1.1		1.1		2.8	
Iron	2000	17000		180000		28000	
Lead	63	55		530		170	
Magnesium	NC	2400		3100		4000	
Manganese	1600	210		660		160	
Mercury	0.18	0.11	U	0.57		0.54	
Nickel	30	14		110		24	
Potassium	NC	720		650	U	780	U
Selenium	3.9	2.3	U	2.3	U	2.8	U
Silver	2	3.2	U	5.2		3.9	U
Sodium	NC	640	U	650	U	780	U
Thallium	NC	1.5	U	1.6	U	1.9	U
Vanadium	150	18		38		42	
Zinc	109	57		790		940	

Notes:

U- Indicates Sample Was Not Detected At The Reported Method Detection Limit
D- Indicates Compound Analyzed At Secondary Dilution Factor
J- Indicates Sample Concentration Is Estimated
B- Indicates Sample Was Reported In Quality Assurance/Quality Control Blanks
Shading Indicates Detected Concentration Above Regulatory Standard
Lab Method Used: SW6010, SW7471, SW9014
6 NYCRR 375-6 Unrestricted Use- Soil Cleanup Objectives or TAGM 4046 Recommended Soil Cleanup Objectives in (mg/kg)
Aluminum, Antimony, Calcium, Magnesium, Potassium, Sodium, And Thallium- Criteria Is Site Background
As Determined By The NYDEC And The Department of Health Rural Soil Survey
NA- Indicates Sample Was Not Analyzed For That Parameter
Sample Depth Units- ft
NC- Indicates No Criteria Available



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Summary Of Results

TABLE8

Sun Chemical Western Property- DRAFT TABLE

Pesticides and PCBs (Blanks)

TOGS 1.1.1, Class GA

Sample No.	NYSDEC	SCFB111606(soil)	
Lab Sample ID	GW-Drinking Source	AC26975-002	
Sample Depth			
Sample Matrix		Water	
Sample Date		11/16/2006	
Units		ug/L	
PCBs, PP PESTICIDES			
Analytical Parameters			
Aldrin	NC	0.058	U
alpha-BHC	0.01	0.058	U
Aroclor 1016	NC	0.29	U
Aroclor 1221	NC	0.29	U
Aroclor 1232	NC	0.29	U
Aroclor 1242	NC	0.29	U
Aroclor 1248	NC	0.29	U
Aroclor 1254	NC	0.29	U
Aroclor 1260	NC	0.29	U
Aroclor 1262	NC	0.29	U
beta-BHC	0.04	0.058	U
Chlordane	0.05	0.12	U
DDD,4,4-	0.3	0.058	U
DDE,4,4-	0.2	0.058	U
DDT,4,4-	0.2	0.058	U
delta-BHC	0.04	0.058	U
Dieldrin	0.004	0.058	U
Endosulfan I	NC	0.058	U
Endosulfan II	NC	0.058	U
Endosulfan sulfate	NC	0.058	U
Endrin	NC	0.058	U
Endrin Aldehyde	NC	0.058	U
Endrin Ketone	NC	0.058	U
Gamma-BHC	0.05	0.058	U
Heptachlor	0.04	0.058	U
Heptachlor Epoxide	0.03	0.058	U
Methoxychlor	35	0.058	U
Toxaphene	NC	0.29	U

Notes:

U- Indicates Sample Was Not Detected At The Reported Method Detection Limit

D- Indicates Compound Analyzed At Secondary Dilution Factor

J- Indicates Sample Concentration Is Estimated

B- Indicates Sample Was Reported In Quality Assurance/Quality Control Blanks

Shading Indicates Detected Concentration Above Regulatory Standard

Lab Method Used: SW8081, SW8082

Class GA Source of Drinking Water Criteria from TOGS 1.1.1 June 1998 in (µg/l)

NA- Indicates Sample Was Not Analyzed For That Parameter

Sample Depth Units- ft

NC- Indicates No Criteria Available



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Summary Of Results

TABLE9

Sun Chemical Western Property- DRAFT TABLE

pH of Soil Samples

6 NYCRR 375-6, Soil Cleanup Objectives

Sample No.	NYSDEC	SCB-1(0_5-2_0)		SCB-1(3-5)		SCB-2(4_5-5_5)		SCB-3(4_5-5_5)		SCB-4(5-6)		SCB-5(7_5-8_5)		SCB-6(0_5-2_0)		SCB-6(6-7)		SCB-7(3-4)		SCB-7(7_5-8_5)		SCGW-1(5_0-6_0)		SCGW-2(0_5-2_0)				
Lab Sample ID	Unrestricted Use	AC26975-003		AC26975-004		AC26975-024		AC26975-025		AC26975-026		AC26975-027		AC26975-013		AC26975-014		AC26975-015		AC26975-016		AC26975-022		AC26975-020				
Sample Depth		0.5	2	3	5	4.5	5.5	4.5	5.5	5	6	7.5	8.5	0.5	2	6	7	3	4	7.5	8.5	5	6	0.5	2			
Sample Matrix		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil				
Sample Date		11/16/2006		11/16/2006		11/17/2006		11/17/2006		11/17/2006		11/17/2006		11/16/2006		11/16/2006		11/16/2006		11/16/2006		11/17/2006		11/16/2006				
Units		PH UNITS		PH UNITS		PH UNITS		PH UNITS		PH UNITS		PH UNITS		PH UNITS		PH UNITS		PH UNITS		PH UNITS		PH UNITS		PH UNITS				
pH																												
Analytical Parameters																												
pH	NC	12		9.6		7.3		7.3		7.3		7.7		8.1		8.5		8.3		7.5		6.9		8				



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Summary Of Results

TABLE9

Sun Chemical Western Property- DRAFT TABLE

pH of Soil Samples

6 NYCRR 375-6, Soil Cleanup Objectives

Sample No.	NYSDEC	SCGW-2(7_5-8_5)		SCSED 137ALX-4		SCSED 137ALX-5	
Lab Sample ID	Unrestricted Use	AC26975-021		AC26885-004		AC26885-005	
Sample Dept		7.5	8.5				
Sample Matrix		Soil		Soil		Soil	
Sample Date		11/16/2006		11/13/2006		11/13/2006	
Units		PH UNITS		PH UNITS		PH UNITS	
pH							
Analytical Parameters							
pH	NC	7.6		7.7		7.3	

Notes:

U- Indicates Sample Was Not Detected At The Reported Method Detection Limit
D- Indicates Compound Analyzed At Secondary Dilution Factor
J- Indicates Sample Concentration Is Estimated
B- Indicates Sample Was Reported In Quality Assurance/Quality Control Blanks
Shading Indicates Detected Concentration Above Regulatory Standard
Lab Method Used: SW9045
6 NYCRR 375-6 Unrestricted Use- Soil Cleanup Objectives or TAGM 4046 Recommended Soil Cleanup Objectives in (mg/kg)
NA- Indicates Sample Was Not Analyzed For That Parameter
Sample Depth Units- ft
NC- Indicates No Criteria Available

Western Site Soil Gas Data

Table 4-1 Western Site (Sun Chemical)
Summary of Detected Compounds
Natural Gas Analysis by Modified ASTM D-1946

Western Site (137 & 145 Alexander Street)	Background Concentration	Sample Location ID		
Compound List	Ambient	SCSV-1	SCSV-2	SCSV-3
(Detected Compounds)	(%)	(%)	(%)	(%)
Oxygen	22	0.67	22	20
Nitrogen	78	19	77	79
Methane	-	58	0.00057	0.023
Carbon Dioxide	0.045	20	1.1	0.79
Ethane	-	0.0087	-	-
Ethene	-	-	-	-
Note: (-) = Compound not detected above reporting limit				

Table 4-3 Western Site (Sun Chemical)
Summary of Detected Compounds
Modified EPA Method TO-15 GC/MS Full Scan

	Background Concentration				Western Site (137 & 145 Alexander Street)			
Compound List	NYS Indoor Air	NYS Outdoor Air	Ambient	Air Guideline Value*	SCSV-1	SCSV-1 Lab Duplicate	SCSV-2	SCSV-3
(Detected Compounds)	(ug/m3)	(ug/m3)	(ug/m3)	(ug/m3)	(ug/m3)	(ug/m3)	(ug/m3)	(ug/m3)
Freon 12	N/A	N/A	4.1	-	-	-	-	-
1,3 Butadiene	N/A	N/A	2.1	-	-	-	-	-
Ethanol	610	35	12	-	-	-	-	-
Acetone	42	16	19	-	1100	1100	98	50
Carbon Disulfide	N/A	N/A	160	-	2100	1800	48	-
Methylene Chloride	17	0.8	32	60	1500	1100	-	-
Hexane	9.5	1.5	14	-	4700	4500	350	1100
2-Butanone (MEK)	8.4	6.2	-	-	-	330	57	22
Cyclohexane	6	1.5	4.9	-	24000	24000	-	45
2,2,4-Trimethylpentane	N/A	N/A	4.1	-	-	-	-	-
Chloroform	0.9	0.2	-	-	-	-	5.4	-
Benzene	8.3	1.9	5.4	-	-	-	2.8	17
Heptane	9.7	2.2	5.5	-	550	580	75	320
Trichloroethene	0.4	0.2	-	5	-	-	5.4	-
Toluene	26	11	22	-	1800	1900	4	16
m,p-Xylene	5.9	0.8	12	-	-	-	8.2	16
o-Xylene	3.8	0.6	4.2	-	-	-	4	-
Styrene	0.8	0.2	-	-	-	-	3.4	-
4-Ethyltoluene	N/A	N/A	4	-	-	-	-	-

Notes:

N/A - Indoor and Outdoor Air background concentrations not available

(-) = Compound not detected above reporting limit

* The NYDOH guideline is specific to indoor air (Reference: Final NYSDOH CEH BEEI Soil Vapor Intrusion Guidance October 2006).