PHASE I
ENVIRONMENTAL SITE ASSESSMENT

Former Glenwood Power Plant
Yonkers, New York 10701

June 2006

Prepared for:

REMI COMPANIES
5 Marine View Plaza
Suite 401
Hoboken, NJ 07030
Attention: Mr. Erik Kaiser, Principal

Prepared by:

CA RICH CONSULTANTS, INC.
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Plainview, New York 11803
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CA RICH
ENVIRONMENTAL SPECIALISTS

June 16, 2006

REMI Companies
5 Marine View Plaza, Suite 401
Hoboken, NJ 07030

Attention: Mr. Erik Kaiser, Principal

Re: Phase I Environmental Site Assessment
Former Glenwood Power Plant
Yonkers, New York 10701

Dear Mr. Kaiser:

The following report summarizes a Phase I Environmental Site Assessment (ESA) of the above-referenced location (herinafter referred to as the Property or the Site), performed by CA Rich Consultants, Inc. (CA RICH). This Phase I ESA was completed in substantive conformance with the scope and limitations of ASTM Practice E 1527-2005 which sets forth nationally accepted Phase I guidance criteria.

If you have any questions pertaining to this report, please feel free to contact the undersigned. We thank you for the opportunity to provide you with our professional environmental services.

Respectfully submitted,

CA RICH CONSULTANTS, INC.

Jason T. Cooper
Project Environmental Scientist

Reviewed by:

Eric A. Weinstock
Vice President

JC:EAW/sm
Enclosure

cc: Lawrence Schnapf, Esq.

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1.0 EXECUTIVE SUMMARY

1.1 General

CA RICH CONSULTANTS, INC. ("CA RICH") of Plainview, New York has completed this Phase I Environmental Site Assessment (ESA) of the former Glenwood Power Plant located on the eastern shore of the Hudson River and west of the Glenwood Railroad station in Yonkers, Westchester County, New York (hereinafter referred to as the "Property" or "Site"). CA RICH performed this Phase I ESA in substantive conformance with the suggested informational requirements, scope and limitations of the American Society for Testing & Materials (ASTM) prevailing Standard Practice E 1527-05 for environmental site assessments. Any exceptions to, or deletions from, these practices are described in Section 2.3 of this Report. The information and findings presented herein are based upon the data acquired during the property visit, and through pertinent information obtained from regulatory agencies, responsible persons knowledgeable about the Property, and other historical information sources.

The subject Property consists of land located above and below the waters of the Hudson River. This report will document observations made solely for the portions of the Property that lie above the waters of the Hudson River.

The former Glenwood Power Plant is located on the eastern shore of the Hudson River and west of Glenwood Railroad station in Yonkers, New York and contains two, three-story brick buildings connected by a second floor metal grate walkway. A courtyard, currently overgrown with brush, trees and miscellaneous equipment and debris separates the two buildings. A small one-story vacant wooden farmhouse is located on the southeast portion of the Property. Old railroad tracks run north/south along the eastern portion of the Property.

Based upon the information reviewed for this Phase I ESA, we have identified the following "Recognized Environmental Conditions" (RECs) in connection with the subject Property:

REC-1: Two electrical transformers were identified on the ground in the courtyard between the two three-story buildings. As these electrical transformers were rusty and in poor condition, the underlying soils have been impacted.

REC-2: The former coal ovens contained unknown materials, presumably combustion residue from the burning of coal.

REC-3: The floor of the former power generation area is covered with soil and debris of unknown quality.

REC-4: The vacant wooded area located on the south portion of the power plant contains soil of unknown quality.

REC-5: Since future plans for the on-site structures include demolition of the interior of each of the three-story buildings, we recommend a survey for asbestos containing material (ACM) be completed. Based upon the age of the buildings on the Property there is a potential for asbestos to be present in some building materials. Suspect ACM includes, at a minimum, pipe insulation and roofing material.

REC-6: There were eight 55-gallon drums of unknown quantity and material located on the southeast portion of the southern building. These drums were rusty and in poor condition.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this Phase I ESA is to identify the existing, suspected or perceived presence of ASTM-defined recognized environmental conditions (RECs) or historical recognized environmental conditions (HRECs) associated with the subject Property. The RECs and HRECs generated for this Phase I ESA are for the areas of the Property that *do not* lie beneath the waters of the Hudson River. No investigation was made to portions of the Property that lie beneath the waters of the Hudson River.

This assessment was conducted in substantive conformance with ASTM "*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*" E 1527-05 which is the nationally prevailing guidance designed to constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in CERCLA 42 USC 9601 (35)(B). Consequently, this assessment investigates the historical land use and present-day condition of the Property in accordance with accepted standards prevailing within the lending industry and the environmental assessment profession. The term *"recognized environmental conditions" or "historical recognized environmental conditions"* does not include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of a local, State or Federal enforcement action if brought to the attention of appropriate regulatory agencies.

2.2 Detailed Scope of Service

CA RICH, as part of this Phase I ESA, performed the following general activities:

- Visual and physical walkover inspection of representative reasonably accessible areas of the subject Property by experienced CA RICH personnel, including observation and review of apparent present land use practices of adjacent properties and environs. The visual and physical walkover inspection consists of observations made only to areas of the Property located *above* the waters of the Hudson River.

- Investigation of historical land use practices for the previous 60 years including review of aerial photographs, City Directories, historical Sanborn® Maps, and historical topographic maps, discussions with knowledgeable parties associated with the Property, and other readily available records or reports;

- Review and inquiry of relevant Federal and State environmental database records pertaining to the subject Property and properties located within an approximate minimum search distance for the purposes of identifying potential sources of any migrating hazardous substances or petroleum products; and

- Review of the Property's proximity to environmental or ecologically-sensitive areas or media (i.e.: wetlands, ponds, streams, ground water, etc.) using readily available and reasonably accessible records and maps published by the United States Geological Survey (USGS), and neighborhood reconnaissance.

2.3 Certification & Disclaimer

CA RICH performed this Phase I ESA of the subject Property in accordance with good commercial and customary practice and generally accepted protocols prevailing within the consulting industry as set forth in ASTM E 1527-05. CA RICH has also included a review of non-ASTM issue for this assessment (i.e. asbestos, PCBs, radon gas), otherwise there have been no intentional deviations or deletions from the practice in the conductance of this Assessment. The Assessment included a visual inspection of representative areas of the Property, the examination of readily ascertainable and practically reviewable public records concerning the current and prior use of the Property, and discussions with a responsible and knowledgeable party associated with this Property.

The findings and conclusions set forth in this environmental report are based upon limited information available to CA RICH during the assessment period. If new information becomes available concerning environmental impacts upon the Property after the date of this report, the findings and conclusions contained herein may have to be modified. While this initial limited investigation was performed in accordance with good commercial and customary practice and generally accepted protocols within the consulting industry, CA RICH cannot guarantee that the Property, as presented, is completely free of hazardous substances or other materials or conditions that could subject the Owner(s) to potential liability. The presence or absence of any such condition can only be confirmed through the further collection and analysis of any stored waste materials, soils tests and/or groundwater quality tests, or physical investigations of suspect building-related facilities or material samples, or waste removal-related activities, etc., which is beyond the scope of this investigation, with exceptions as reported herein.

This assessment has been performed diligently in consideration of the accepted practices of the environmental assessment profession. CA RICH cannot completely warrant the integrity of property-wide conditions because there may remain unknown or hidden conditions that could not be revealed during the limited inspection performed to date. In addition, the undersigned certifying this Assessment Report cannot be held responsible for either innocent or intentional misrepresentations, inaccurate statements, claims, or information furnished to CA RICH regarding the environmental integrity of this Property.

Due to the limitations to the amount of time and resources that can be expended at this level of initial investigation, CA RICH also cannot guarantee that all existing Property information has been reviewed. As such, there may remain additional information or conditions which has not been discovered through the standard level of appropriate inquiry employed at this time. However, we do acknowledge that to the best of our belief, the information supplied in this Report is true, complete and correct, and that facts or figures that may have an adverse effect upon the validity of the findings developed herein have not purposely been omitted.

CA RICH has no existing or contemplated interest other than professional in this Assessment and neither its performance, nor compensation for same, is contingent upon the findings and/or recommendations represented herein.

3.0 FINDINGS

We have performed this Phase I Environmental Site Assessment in substantive conformance with the scope and limitations set forth in ASTM Practice E 1527-05 for the former Glenwood Power Plant located on the eastern shore of the Hudson River and west of the Glenwood Railroad station in Yonkers, New York.

REC-1: Two electrical transformers were identified on the ground in the courtyard between the two three-story buildings. As these electrical transformers were rusty and in poor condition, the underlying soils have been impacted.

REC-2: The former coal ovens contained unknown materials, presumably combustion residue from the burning of coal.

REC-3: The floor of the former power generation area is covered with soil and debris of unknown quality.

REC-4: The vacant wooded area located on the south portion of the power plant contains soil of unknown quality.

REC-5: Since future plans for the on-site structures include demolition of the interior of each of the three-story buildings, we recommend a survey for asbestos containing material (ACM) be completed. Based upon the age of the buildings on the Property there is a potential for asbestos to be present in some building materials. Suspect ACM includes, at a minimum, pipe insulation and roofing material.

REC-6: There were eight 55-gallon drums of unknown quantity and material located on the southeast portion of the southern building. These drums were rusty and in poor condition.

4.0 PROPERTY DESCRIPTION

4.1 Location and Legal Description

The Property is located on the eastern shore of the Hudson River and is located west of the Glenwood Railroad Station and southwest of Trevor Park. The nearest road is Glenwood Avenue located to the southeast (Figure 1).

4.2 Current Uses of the Property

The Property is currently abandoned and not in use.

4.3 Current Uses of Adjoining Properties

The subject Property is located in a mixed commercial/residential area of Yonkers. Specific neighboring properties are outlined below:

North: Public marina and park
South: Hudson River
East: Apartments
West: Hudson River

4.4 Site Geology

According to maps and reports published by the United States Geological Survey (USGS) and others, the Property is underlain by unconsolidated soils followed by the Fordham Gneiss.

Based upon a review of available information, shallow groundwater underlying the Property is estimated to be at a depth of approximately 1 – 2 feet below land surface and will generally flow to the west into the Hudson River. However, the actual soil type, depth to groundwater and flow direction at the Site can only be obtained through the physical installation of soil borings and groundwater monitoring wells, which is beyond the scope of this Phase I ESA.

5.0 PROPERTY INSPECTION

5.1 General

On May 25, 2006 Jason Cooper and Eric Weinstock inspected the subject Property with the assistance of the owner Mr. Erik Kaiser. The former Glenwood Power Plant property boundaries consist of land located above and below the waters of the Hudson River. The Property inspection consisted of a walkthrough of accessible areas and observations conducted solely on the portions of the Property that were found above the waters of the Hudson River. No investigation was conducted for the portion of the Property located below the waters of the Hudson River.

The former Glenwood Power Plant lies on the eastern shore of the Hudson River and west of the Glenwood Railroad Station. The Property consists of two three-story brick buildings connected by a second-story metal grate walkway. A courtyard, currently overgrown with brush and trees, separates the two buildings and a small one-story vacant wooden farmhouse is located on the southeast portion of the Property. Old railroad tracks run north/south along the eastern portion of the Property.

5.2 Interior Observations

It should be noted that our interior observations were limited due to site conditions. No electricity was available in any of the buildings; therefore the only sources of light were from sunlight and a flashlight. In addition, portions of the buildings were in disrepair and did not allow for access.

Three-Story Building (Northern)

The first floor contained old power generating equipment on the east end of the floor, six old gas cylinders (one labeled as dry nitrogen), a small pile of white powder, and construction and demolition type debris on the west end of the floor.

The second floor contained blower equipment insulated with suspect asbestos containing materials (ACM) located on the west end of the floor. Near the middle of this floor cabinets, workbenches and metal pipes were identified. Empty rooms with metal pipes and cabinets were identified on the east end of the floor.

The third floor was mainly empty of materials and contained only building structures such as the glazed brick floor, metal ducts, and overhead sprinkler lines.

Throughout the building, the walls consisted of concrete and the floors consisted of concrete or glazed brick.

Three-Story Building (Southern)

Coal-Fired Oven Area - The coal-fired oven area was located on the southern portion of this building and contained twenty coal-fired ovens, and a coal cellar. The coal-fired ovens were each constructed of brick and mortar material and contained metal vents. The coal-fired oven dimensions were approximately 10 feet long by 4 feet wide and were found in various stages of disrepair. The burn area of the oven was found to contain ash, brick, small vegetation and debris. An opening for the coal cellar was identified near the center of the oven corridor near the south ovens. A walk-through of the coal cellar was not conducted due to safety concerns. Office space and nine 55-gallon drums were located on the first floor near the eastern end of the building. Only one of the nine 55-gallon drums was labeled and was identified as caustic soda. The remaining eight drums were unlabeled and four contained unknown materials.

Power Generation Area and Office Space - The open area and office space was located on the northern portion of this building and consisted of a large open space from ground level to the roof and extended the length of the building from the east to west end. This open area appears to

have once been occupied for use by power generating equipment. The open area contained wet floors covered with soil and debris, numerous concrete pipes with and without running water, concrete channels for directing water flow, exposed drain pipes of various sizes on the southern wall and numerous old rusty motors.

The northern and eastern walls contained concrete walkways with metal railings. A stairwell was located on the west end and an elevator shaft on the east end. Each floor contained rooms that appeared to resemble office space located north of the concrete walkways.

One-Story Farmhouse - This structure measured about 10 feet by 10 feet square and did not contain any items. The walls, floors and ceilings were in disrepair and were constructed of wood.

5.3 Exterior Observations

The Property is improved with two three-story brick buildings that lie on the eastern shore of the Hudson River. Two large smoke stacks emanate from the southern building. A courtyard with numerous unlabeled 55-gallon drums, rusty paint cans, an abandoned truck, two electrical transformers located on the ground, and miscellaneous scrap metal and debris separates the two buildings. A small one-story farmhouse was found in disrepair in the thickly wooded southeast portion of the Property. Abandoned railroad tracks were identified near the small one-story farmhouse and the eastern portion of the two three-story buildings.

It should be noted that the condition of the courtyard did not permit the investigation of all areas.

5.4 Storage Tanks

Storage tanks, both above ground and underground, are often used for storing fuel, waste oils, solvents, and other waste and/or potentially hazardous materials. The principal concern from storage tanks is leakage of contents due to corrosion of the tank or associated lines. The leakage may result in migration of the stored material onto the subject and/or neighboring properties via soil migration or underlying shallow groundwater flow. Soil and groundwater contaminated by leaks from storage tanks may constitute an environmental or health hazard.

There was one possible storage tank (Photo 1-24) observed in the southern three-story building during our inspection.

5.5 Toxic / Hazardous Materials

There were numerous unlabeled 55-gallon drums and rusted paint cans and two electrical transformers found throughout the courtyard. Based on their age, the transformers are likely to contain PCBs. The courtyard was overgrown with brush and contained large amounts of debris, which prevented a visual inspection of all portions of the courtyard.

The northern most three-story building contained six old gas cylinders on the west end of the first floor. The volume of gas and type is unknown with the exception of one cylinder labeled as dry nitrogen. Near the gas cylinders was a small pile of an unknown white powder.

The southern most three-story building contained ten 55-gallon drums. Of these ten drums, one was labeled as caustic powdered soda. The drum containing the caustic powdered soda was almost full and four of the other drums contained material. The remaining four drums were empty.

5.6 Proximity to Environmentally Hazardous Areas

The Property is situated within a commercial/residential setting. The computerized database records report 70 sites in the categories of government reported sites located in proximity to the Property in accordance with ASTM E 1527-05 approximate minimum search distances (Appendix B). Any locatable sites have been mapped on the radius search maps and are discussed in further detail in Section 7.0 of this report.

5.7 Proximity to Environmentally Sensitive Areas

The Property is located in a residential and commercial area of Yonkers, New York. Environmentally sensitive areas include the Hudson River located immediately to the west of the Property and the underlying groundwater. The underlying groundwater has no known potable or other on-site use. The database map indicates that there are two public water supply wells within 1-mile and south of the Property.

There are National Wetlands mapped within ½ to 1 mile north and south of the Property. In addition the Property is located in a 100-year flood zone area. Current uses on the Property are not expected to have a direct negative impact on these sensitive resources.

6.0 HISTORICAL LAND USE PRACTICES

6.1 General

In order to further determine the past land use and the Property's developed use, aerial photographs, historical topographic maps, Sanborn® maps, and City Directory records were reviewed.

6.2 Aerial Photographs

The following table summarizes the findings of the Topographic Map review for the years 1954, 1966, 1974, 1984, and 1994.

Year	Description and Comments
1954	The subject Property appears with a structure that resembles the present-day size and configuration. The areas to the east appear with residential structures and areas to the north and south appear with commercial type structures line the shore of the Hudson River.
1966	The subject Property appears similar to 1954; however, the area to north that was once water is now land.
1974	The subject Property and surrounding areas appear similar to 1966.
1984	The subject Property and surrounding areas appear similar to 1974.
1994	The subject Property and surrounding areas appear similar to 1984.

Review of the available aerial photographs indicated that the subject Property has contained a structure that resembles the present-day size and configuration since 1954. The surrounding areas have appeared developed with residential and commercial structures since 1954. In addition, the park located north of the Property did not exist in 1954, but appears in1966. A copy of each aerial photograph is attached to this report as Appendix C.

6.3 Topographic Maps

The following table summarizes the findings of our review of aerial photographs for the years 1897, 1947, 1966, 1966-1979 photo revised and 1998.

Year	Description and Comments
1897	The subject Property appears in a developed area denoted as Glenwood. However, it cannot be determined if a structure exists on the Property.
1947	The subject Property appears with a structure denoted as Glenwood Power House. The areas surrounding the Property are denoted with many structures. A gas tank is denoted to the southeast of the Property.
1966	The subject Property appears with a structure denoted as power plant. Trevor Park is denoted adjacent to the north of the Property. The areas surrounding the Property are denoted as densely populated. The gas tank identified in the 1947 map does not appear.
1966-1979 photo revised	The subject Property and surrounding areas appear similar to 1966.
1998	The subject Property and surrounding areas appear similar to the 1966-1979 photo revised map.

According to the available topographic maps, the subject Property appears in a developed area of Glenwood; however, it cannot be determined if a structure exists on the Property in 1897. The surrounding areas were developed in 1897 and appeared to be residential. In 1947 a structure on the subject Property is denoted as Glenwood Power House. In 1966 the subject Property is denoted as power plant and is identified as such through to 1998. The area surrounding the Property has been developed since 1966 has been denoted as densely populated. Copies of the topographic maps are attached to this report as Appendix D.

6.4 Sanborn® Maps

The following table summarizes the findings of our review of aerial photographs for the years 1917, 1942, 1951, 1956 1957, 1971, 1978, 1989, 1990, and 1991.

Year	Description and Comments
1917	The subject Property is denoted as the New York Central Railroad Power House and Substation and Switch House. The Property is denoted as containing four turbines, four – 5,000 KW generators, coalbunkers over boilers, concrete floors, coal house, and four galleries. The Property is bordered to the north, south and west by the Hudson River. East of the Property are residential structures.
1942	The subject Property appears similar to 1917; however, it is denoted as N.Y.C. R.R. Power House and does not contain any other information. The areas to the east are densely developed with residential structures. To the north of the Property, past Trevor Park, is a sewer pipe in the Hudson River.
1951	The subject Property and surrounding areas appear similar to 1942.
1956	The subject Property and surrounding areas appear similar to 1951.
1971	The subject Property and surrounding areas appear similar to 1956.
1978	The subject Property and surrounding areas appear similar to 1971 with the exception of a public marina and park appearing north of the Property where water previously existed. The public marina and park is denoted as filled in.
1989	The subject Property and surrounding areas appear similar to 1978.
1990	The subject Property and surrounding areas appear similar to 1989.
1991	The subject Property and surrounding areas appear similar to 1990 with the exception of the Property changing its name to Penn Central Power.

According to the available topographic maps, the subject Property has contained a power plant since 1917. The power plant appears in a residentially developed area of Glenwood. In the 1942 map a sewer line is identified in the Hudson River and north of the Property. Copies of the topographic maps are attached to this report as Appendix E.

6.5 City Directory Records

An exact address could not be provided for the subject Property; therefore the nearest address, 1 Glenwood Avenue, was used as the target property. The subject Property does not appear in the City Directory Records. The areas surrounding the property are comprised predominantly of residential listings with a few commercial listings. A copy of the City Directory records is attached to this report as Appendix F.

7.0 ENVIRONMENTAL AGENCY REVIEW

This Section discusses database records maintained by Federal, State and local environmental agencies for the Property and for sites located within an approximate minimum search distance. Available information was compiled from computerized database sources of regulatory agency records. The purpose of this database records review is to help assess the likelihood of problems from migrating hazardous substances or petroleum products. The minimum search distances are specified within ASTM Practice E 1527-05.

The database searches were conducted by EDR Sanborn, Inc. at the request of CA RICH on May 19, 2006 (Inquiry Number: 1678526). The existence of an actual toxic hazard at a specific site can be concluded only when government authorities make that determination or when that conclusion is fully documented by the findings of an appropriate site investigation undertaken by licensed professionals.

The resulting database information is briefly summarized below. Complete copies of the database report and radius maps are included in Appendix B. Additional site-specific information was requested by CA RICH under the provisions of the Freedom of Information Law (FOIL).

7.1 Federal Records

The number of ASTM federally listed database sites identified in proximity to the Property is tabulated below. The search categories and database review findings are discussed in greater detail on the following summary table.

Federal ASTM Database Search Category	Approx. Minimum Search Distance	Subject Property	Total Sites Plotted
EPA National Priority List Sites (NPL)	1 mile	Not identified	0
EPA DELISTED NPL	1 mile	Not identified	0
EPA CERCLIS Sites	1/2 mile	Not identified	0
EPA CERCLIS-NFRAP	1/4 mile	Not identified	0
CORRACTS	1 mile	Not identified	1
RCRIS-TSD	1/2 mile	Not identified	0
RCRIS Lg. Quan. Gen.	1/4 mile	Not identified	0
RCRIS Sm. Quan. Gen.	1/4 mile	Not identified	1
ERNS	TP	Not identified	0
FINDS	TP	Not identified	0
CONSENT	1 mile	Not identified	0
ROD	1 mile	Not identified	0

- **EPA Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS), National Priorities List (NPL)**

The CERCLIS list is a compilation by the USEPA of sites that the USEPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), commonly known as the Superfund Act.

Once sites are designated on the CERCLIS list, the USEPA uses its Hazard Ranking System to determine potential risks to human health and the environment. Those CERCLIS sites that present the greatest risk are placed on the National Priority List (NPL), which qualifies the sites to receive remedial funding.

The subject Property is not identified as a CERCLIS or NPL site and there are no CERCLIS or NPL sites located within the approximate search radius from the Property.

- **Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), No Further Remedial Action Planned (NFRAP)**

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was quickly removed without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat these investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities; states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

The subject Property is not identified as a CERCLIS-NFRAP site and there are no CERCLIS-NFRAP sites located within the approximate search radius from the Property.

- **Delisted National Priority List (Delisted NPL)**

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425. (e), sites may be deleted from the NPL where no further response is appropriate.

The subject Property does not appear as a Delisted NPL site, and there are no Delisted NPL sites located within the approximate search radius from the Property.

- **Corrective Action Activity (CORRACTS)**

CORRACTS is a list of handlers with RCRA Corrective Action Activity. It reports which nationally defined corrective action core events have occurred for every handler that has had a corrective action activity.

The subject Property is not identified as a CORRACTS site. There is one CORRACTS sites located within the approximate search radius from the Property identified as Reiter Drum and Barrel Company Incorporated located hydraulically upgradient at 722 Nepperhan Avenue. The site has been assigned a low priority and has been archived.

- **Resource Conservation and Recovery Act (RCRA) (RCRIS-TSD) Large and Small Quantity Generators (LQG/SQG)**

RCRA was enacted to regulate facilities that generate, store, transport, or dispose of hazardous waste. These facilities must file notification forms with the EPA, which maintain the records in the RCRA Information System (RCRIS) Notifiers database. Inclusion on the RCRIS list does not signify contamination or mishandling of hazardous materials by hazardous waste Notifiers. RCRIS-listed sites are not indicative of an environmental concern unless an actual hazard is known to exist.

The subject Property is not identified on the RCRIS list as an SQG or LQG. There is one RCRIS-SQG and zero RCRIS-LQG of hazardous waste listed within the search radius of the Property. The one RCRIS-SQG is identified as Electric Power Research Center located hydraulically upgradient of the Property at Foot of Point Street. Database records indicate that this site does not have outstanding violations and is in compliance with Federal regulations.

- **Emergency Response Notification System (ERNS)**

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. Pursuant to the ASTM Practice E 1527-05, the ERNS database is searched only for the subject Property.

The subject Property is not identified in the U.S. EPA ERNS database.

- **Facility Index System/Facility Identification Initiative Program Summary Report (FINDS)**

The Facility Index System (FINDS) contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

The subject Property does not appear in the U.S. EPA FINDS database.

- **Records of Decision (ROD)**

ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid cleanup.

There have been no RODs documented for the subject Property. There are no RODs documented within the approximate search radius from the subject Property.

- **EPA CERCLIS Consent Order**

A signed Order on Consent signifies major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites.

There have been no Consent Orders signed with respect to the subject Property. There is no documented Consent Orders reported within the approximate search radius from the Property.

7.2 State Records

The number of state-listed database sites identified in proximity to the Property are tabulated below. The search categories and database review findings are discussed in greater detail below the summary table.

State ASTM Database Search Category	Approx. Minimum Search Distance	Subject Property	Total Sites Plotted
NYS Inactive Hazardous Waste Sites (SHWS)	1 mile	Not identified	0
NYS Landfills	1/2 mile	Not identified	0
NYS Leaking Underground Storage Tanks (LTANKS)	1/2 mile	Not identified	29
NYS Registered Storage Tank (UST)	1/4 mile	Not identified	10
NYS Chemical Bulk Storage Facilities (CBS UST)	1/4 mile	Not identified	0
NYS Major Oil Storage Facilities (MOSF UST)	1/2 mile	Not identified	0
NYS Hazardous Substance Waste Disposal Sites (HSWDS)	1/2 mile	Not identified	0
NYS Registered Storage Tank (AST)	TP	Not identified	4
NYS Chemical Bulk Storage Facilities (CBS AST)	1/4 mile	Not identified	0
NYS Major Oil Storage Facilities (MOSF AST)	1/2 mile	Not identified	0
NY Spills (NYSPILLS)	1/4 mile	Not identified	1

- **New York State Inactive Hazardous Waste Sites (SHWS)**

NYSDEC publishes an annual directory of Inactive Hazardous Waste Disposal Sites currently being investigated or requiring investigation. Sites are assigned a Classification number from 1 to 5. Class 1 sites are believed to be an imminent danger to the public health or environment and Class 5 sites have been properly closed and require no further action.

The subject Property is not identified as a SHWS site and there are no SHWS located within the approximate search radius from the Property.

- **New York State Landfills**

State landfill type records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

The subject Property is not identified as a solid waste disposal facility or landfill and there are no solid waste disposal facilities or landfills located within the approximate search radius from the Property.

- **New York State LUST Sites (LTANKS) and Spills (SPILLS)**

The Leaking Storage Tank Incident Reports contain an inventory of reported leaking storage tank reported from 4/1/86 through the most recent update. Causes of the incidents include tank test failures, tank failures and tank overfills or releases determined during the removal of USTs that have leaked.

The subject Property is not an LTANKS site or a SPILLS site. A review of the LTANKS list has identified twenty-nine LTANKS sites and one NY Spills sites within the search distance from the Property. Information contained in Appendix B indicates that corrective action has been taken at these sites and they have been cleaned up to the satisfaction of the NYSDEC. Based upon the information reviewed for this report the presence of these sites are not likely to have a direct negative impact on the subject Property.

- **New York State Registered Storage Tank List (UST/AST)**

New York State requires the registration of all bulk petroleum storage tank facilities with a combined storage capacity that is greater than 1,100 gallons and less than 400,000 gallons.

The subject Property is not identified on the UST/AST list. There are ten UST and four AST sites located within approximately 0.25 miles of the subject Property. Based upon the information reviewed for this report the presence of these sites are not likely to have a direct negative impact on the subject Property.

- **New York State Chemical Bulk Storage Facilities (CBS UST/AST)**

New York State requires the registration of all facilities storing hazardous substances listed in 6 NYCRR Part 597, in aboveground tanks with capacities of 185-gallons or greater, and/or in underground tanks of any size. The presence of Chemical Bulk Storage facilities does not indicate an area of environmental concern unless the tanks have leaked product into the subsurface.

The subject Property is not identified as a CBS UST/AST site. There are no CBS UST/AST sites located within the approximate search radius from the Property.

- **New York State Major Oil Storage Facilities (MOSF UST/AST)**

These are facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

The subject Property is not identified on the MOSF UST/AST list and there are no MOSF UST/AST AST sites located within approximately 0.5 miles of the subject Property.

- **New York State Hazardous Substance Waste Disposal Sites (HSWDS)**

The Hazardous Substance Waste Disposal Site Inventory includes any known or suspected hazardous substance waste disposal sites. Also included are sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites and non-registry sites which the U.S. EPA Preliminary Assessment reports or Site Investigation reports were prepared.

The subject Property is not identified as a HSWDS site and there are no HSWDS sites located within the approximate search radius from the Property.

- **Orphan Sites**

The Federal and State database records search also revealed the presence of twenty-six (26) sites that were not mapped. These sites are listed on page 94 of Appendix B. A general review of these sites indicates records for NJ SHWS, NY SHWS, NY VCP, NY UST's, NY Spills, NY Historical Spills, NY SWF/LF, RCRA-SQG, CT Manifest, and NY Manifest. However, based on the limited information reviewed for this report, there is no indication that these Orphan Sites represent a significant environmental liability to the subject Property.

7.3 Local Records

Westchester County Department of Health (WCDH)

CA RICH requested a site-specific search via the Freedom of Information Law (FOIL) of the WCDH records to determine if there are any records maintained at the Department for the subject Property. As of the date of this report, we have not received a response from WCDH. Any pertinent information that is received at a later time will be forwarded as an addendum to this report. A copy of the FOIL requested is included as Appendix F.

New York State Department of Environmental Conservation (NYSDEC)

CA RICH requested a site-specific search via the Freedom of Information Law (FOIL) of the NYSDEC records to determine if there are any records maintained at the Department for the subject Property. As of the date of this report, we have not received a response from NYSDEC. Any pertinent information that is received at a later time will be forwarded as an addendum to this report. A copy of the FOIL requested is included as Appendix F.

8.0 ADDITIONAL CONSIDERATIONS

8.1 Asbestos

Until the late 1970s, asbestos was used in, but not limited to, insulating materials, fire proofing, roofing, flooring, and decorative building materials. The U.S. EPA defines asbestos material as any material containing greater than 1-% asbestos by weight. Asbestos-containing materials (ACM), in a form which can crumble or be reduced to powder under hand pressure (friable), can release asbestos fibers which are proven to be carcinogenic and cause respiratory illness. The presence of asbestos in a building does not mean that the health of building occupants is necessarily endangered. As long as ACM remains in good condition and is not disturbed, exposure to asbestos fibers is unlikely.

A walkthrough of the subject Property identified suspect ACM in the form of pipe insulation throughout the buildings. In addition, roofing material (i.e. tar, tar paper and felts) should be considered to contain asbestos until laboratory tests indicate otherwise. It should be noted that based upon the age of the structures, other building materials may contain asbestos, however, a complete survey of the buildings for asbestos was beyond the scope of work of this Phase I ESA.

8.2 Polychlorinated Biphenyl's (PCBs)

Polychlorinated biphenyl's (PCBs) have commonly been used as dielectric (insulating) fluids in transformers, capacitors and fluorescent light ballasts up through the 1970's. PCB dielectric fluid, if released or ignited from a leaking or malfunctioning transformer, could present a hazard. Research has shown that short-term exposure to PCBs may induce reactions such as eye irritation, skin swelling, and gastrointestinal disturbances. With chronic exposure, PCBs are believed to be carcinogenic.

There were two electrical transformers located in the courtyard between the two three-story buildings. These transformers appear to have been many years judging the disrepair and weathering that has occurred.

8.3 Radon Gas

Radon is a naturally occurring, invisible, odorless, carcinogenic gas that is generated by the decay of radioactive elements found in certain crystalline rock types or derivatives thereof. Inhalation of radon gas represents the principal exposure pathway. In outdoor air, radon is diluted to such low concentrations that it does not pose a health hazard. However, once inside an enclosed space such as basements, pipe chases, drains and foundation crawl spaces, radon gas may accumulate to dangerous concentrations. Confirmation of the presence or absence of radon gas is possible through testing.

Based upon our review of geologic maps prepared by the United States Geological Survey and the findings of an EPA Residential Radon Survey (Appendix B, page A-11), naturally occurring radon gas contamination at levels that would be a concern in the basement areas at the Property is possible, but not likely. Further investigation should be conducted to determine site-specific radon gas levels.

9.0 SUMMARY OF PROFESSIONAL OPINION AND RECOMMENDATIONS

We have performed this Phase I Environmental Site Assessment in substantive conformance with the scope and limitations of ASTM Practice E 1527-05 for the former Glenwood Power Plant located between the Hudson River (to the east) and the Glenwood Railroad station (to the west) in Yonkers, New York. Any exceptions to, or deletions from, this practice are described in Section 2.3.

Based upon the data acquired during the Site visit and inspection, through information obtained from regulatory agencies, responsible persons knowledgeable about the Property, and other historical information sources we have identified the following "Recognized Environmental Conditions" (RECs) in connection with the subject Property.

REC-1: Two electrical transformers were identified on the ground in the courtyard between the two three-story buildings. As these electrical transformers were rusty and in poor condition, the underlying soils have been impacted.

REC-2: The former coal ovens contained unknown materials, presumably combustion residue from the burning of coal.

REC-3: The floor of the former power generation area is covered with soil and debris of unknown quality.

REC-4: The vacant wooded area located on the south portion of the power plant contains soil of unknown quality.

REC-5: Since future plans for the on-site structures include demolition of the interior of each of the three-story buildings, we recommend a survey for asbestos containing material (ACM) be completed. Based upon the age of the buildings on the Property there is a potential for asbestos to be present in some building materials. Suspect ACM includes, at a minimum, pipe insulation and roofing material.

REC-6: There were eight 55-gallon drums of unknown quantity and material located on the southeast portion of the southern building. These drums were rusty and in poor condition.

A separate Phase II ESA Sampling Plan has been prepared to address the above-mentioned RECs and will be submitted under separate cover.

10.0 ASSESSMENT LIMITATIONS

Subsurface conditions were not field-investigated and was outside the scope of this Phase I ESA and therefore, may differ from the conditions implied by the surficial observations. Soil contamination, waste emplacement, or groundwater contamination would be disclosed to CA RICH only by surficial indications, interviews, or regulatory records. These data are accessible only by subsurface soil and groundwater sampling through the completion of soil borings and the installation of monitoring wells or other subsurface sampling methodology. The scope of work, in accordance with our agreement, did not include these activities.

In addition, our conclusions regarding the potential environmental impact of nearby, off-site facilities on the subject Property are based upon readily available information from the environmental databases and the assumed shallow groundwater flow direction. A detailed file review of each facility was beyond the approved scope of work. Actual groundwater conditions, including direction of flow, can only be determined through the installation of monitoring wells.

This Phase I Report is intended for the sole use of the parties as stated and may not be used or relied upon by any other party without the written consent of CA RICH. The scope of services performed in execution of this evaluation may not be appropriate to satisfy needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations provided is at the risk of said user.

This concludes the discussion of this Phase I ESA for the subject Property. Additional detail and the estimated costs to implement any or all recommendations can be provided upon request.

11.0 APPENDICES

Appendix A - Selected Site Photographs (May 25, 2006)

Appendix B – Regulatory Database Documentation

Appendix C - Aerial Photography

Appendix D - Topographic Maps

Appendix E – Sanborn Maps

Appendix F– City Directory

Appendix G– FOIL Request