

ATTACHMENT 1:

Historic Reports

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Palmer Avenue Property
Palmer Avenue
Larchmont, New York 10538

Prepared for:

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FIGURE – 1 Site Location Map

FIGURE – 2 Aerial Photograph

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1.0 SUMMARY

TIM MILLER ASSOCIATES, Inc. (TMA) completed a Phase I Environmental Site Assessment (ESA) of the Palmer Avenue Property (Property) at the request of Esposito Builders, Inc., during the month of May 2006. The Property consists of two (2) tax map parcels of land totaling approximately 1.519 acres. The site can be accessed from Palmer Avenue in the Village of Larchmont, Town of Mamaroneck, New York. The parcels are listed as Tax Map number: Section 6, Block 601, Parcel 486.1 and Section 6, Block 602, Parcel 494. The subject property is shown in Figure 1 – Site Location Map.

This Phase I Environmental Assessment was prepared for Esposito Builders, Inc. in accordance with the standard Phase I Environmental Assessment protocol promulgated by the American Society for Testing and Materials (ASTM E-1527-05).

The key elements of this Phase I assessment involved an investigation into the history and physical setting of the Property and adjacent areas including: current and past land uses and activities, disposal practices, available utilities, and a review of available historic and contemporary mapping to determine past or current land uses which may impact the Property. In addition, regulatory agency documents are reviewed to determine spills, petroleum bulk storage, hazardous waste generators, and hazardous waste remediation sites in the vicinity of the Property.

Review of potential subsurface contamination focused primarily upon past and present residential and commercial activities associated with the storage and handling of bulk quantities of chemicals, petroleum products, and waste products. Specifically, the presence of underground or aboveground tanks is investigated, as well as Property and area disposal practices.

The investigation revealed no recognized environmental conditions on or near the subject Property that are known to have adversely affected the subject Property.

2.0 INTRODUCTION

2.1 PURPOSE

The purpose of this investigation was to provide a preliminary evaluation of the potential environmental risks associated with the Property. The investigation was performed in general accordance with ASTM E 1527-05 "Environmental Site Assessments", in order to provide "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice."

2.2 SCOPE

TMA performed the following tasks within the scope of this investigation:

1. Reviewed available maps, aerial photographs, and property deeds to establish the land use history of the Property as well as the environmental and hydrogeological setting of the property.
2. Reviewed information regarding the environmental condition and history of the Property and abutting properties from federal, state, and local sources.

3. Performed a site reconnaissance for observable evidence, indicating the possible use, storage or dumping of hazardous materials or wastes on the Property or adjacent properties.
4. Interview Mr. Frank Webbers, current Property owner, regarding any environmental issues that he may have known about associated with the Property.
5. Prepared a Phase I Environmental Site Assessment Report summarizing the findings and conclusions of this investigation.

2.3 SIGNIFICANT ASSUMPTIONS

The conclusions found in this report are based, in part, on studies, data, and background information provided by others. TMA makes no guarantees as to the accuracy or completeness of this information.

In order to determine whether certain environmental conditions may impact the subject Property, TMA makes reasonable assumptions regarding the probable (inferred) groundwater flow direction. These assumptions are based on information provided by standard United States Geologic Survey Topographic maps, other topographic surveys and on-site drainage conditions. These sources do not include groundwater elevations or gradients. In order to determine actual groundwater elevations and flow directions, site specific hydrogeologic testing is required, such as the installation of monitoring wells and groundwater gradient mapping. Such activities are beyond the scope of a Phase 1 ESA performed in accordance with ASTM E 1527-05. Groundwater conditions may also vary due to seasonal changes, precipitation, well influences, and variations in soil and bedrock geology.

2.4 LIMITATIONS & EXCEPTIONS

This report has been prepared for the exclusive use of Esposito Builders, Inc. for specific application to the listed Property with the sole purpose of providing a preliminary evaluation of the potential environmental risks associated with the property. No other warranty, expressed or implied, is made as to the professional advice included in this report. This investigation is intended to provide the user with a preliminary evaluation of the Property's environmental conditions.

The scope of services associated with this Phase I Environmental Site Assessment did not include items such as the performance of environmental soil and water sampling and testing, asbestos sampling or testing, wetland delineation, or the investigation of environmental issues regarding radon.

2.5 SPECIAL TERMS & CONDITIONS

Our professional services have been performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable geologists and environmental scientists practicing in this or similar situations.

2.6 USER RELIANCE

Reasonable care has been taken by TMA in checking information arrived at through interviews and any other secondary sources of data. However, TMA disclaims any and all liability for errors, omissions, or inaccuracies in such information and for any consequences arising therefrom or from errors, omissions, or inaccuracies arising from circumstances

connected with the subject project that cannot be ascertained through standard visual reconnaissance techniques.

Any and all liability on the part of TMA shall be limited solely to the cost of this survey report. TMA shall have no liability for any other damages, whether consequential, compensatory, punitive, or special, arising out of, incidental to, or as a result of, this survey and report. TMA assumes no liability for the use of this survey or report by any person or entity other than the individual or institution for whom it has been prepared.

We represent that observations made in this report are accurate to the best of our knowledge, and that no findings or observations concerning the potential presence of hazardous substances have been withheld or amended. The research and inspections have been carried to a level that meets accepted industry and professional standards. Nevertheless, TMA shall have no liability or obligation to any party other than to Esposito Builders, Inc. and TMA's obligations and liabilities are limited to fraudulent statements made, or negligent or willful acts or omissions.

3.0 SITE DESCRIPTION

3.1 LOCATION & LEGAL DESCRIPTION

The Property consists of two (2) tax parcels located in Westchester County in the Village of Larchmont in the Town of Mamaroneck, New York and is designated as Tax Map Section 6, Block 601, Parcel 486.1 and Section 6, Block 602, Parcel 494. The Property can be accessed from Palmer Avenue and is approximately 1.519 acres, as shown in Figure 2.

The Property is located northwest of Palmer Avenue with only a small portion of the Property adjacent to Palmer Avenue. The majority of the Property is located behind commercial development, which is adjacent to Palmer Avenue. The property owner is listed in the Town tax records as: Collins Brothers Industries, Inc. and Collins Brothers Moving Corp. for each respective tax parcel.

3.2 PROPERTY & VICINITY GENERAL CHARACTERISTICS

The current topographic map [MOUNT VERNON, NY, 1979 (Scale: 1:24,000)] shows the Property as located in a generally developed area. The site is located just southeast of the New England Thruway (Interstate 95) and New York/New Haven Railroad Line. Commercial properties abut the site to the southwest, southeast, and northeast. The Property is generally flat with a large rock outcrop located on the southeastern portion of the site. A current topographic map is provided in Figure 1.

The Property has approximately 48 feet of frontage along Palmer Avenue. The remaining area of the site is located behind commercial businesses that line Palmer Avenue. An aerial photograph is provided as Figure 2. According to the Village of Larchmont Zoning Map, the subject Property is zoned RB (Retail Business).

3.3 CURRENT USE OF PROPERTY

The Property is presently an open partially asphalted lot that currently is used to park several Collins Brothers Movers trucks and trailers. The Property was not identified as a hazardous materials generator or storage site in the environmental regulatory database review.

3.4 CURRENT USES OF ADJOINING PROPERTIES

The properties adjoining the Property are a primarily commercial. During the site reconnaissance, TMA noted the following adjacent property uses:

- **North:** The Property is bordered to the north by the New York/New Haven Railroad and interstate 95. To the northeast along North Avenue commercial development was observed.
- **South:** The Property is bordered to the south a nail and beauty salon and to the southwest by a shopping center with a laundromat.
- **East:** The Property is bordered to the east by commercial businesses that are adjacent to Palmer Avenue.
- **West:** The Property is bordered to the west by the New York//New Haven Railroad and Interstate 95.

The surrounding developments appear consistent with existing zoning.

4.0 CLIENT PROVIDED INFORMATION

4.1 ENVIRONMENTAL LIENS OR ACTIVITY & USE LIMITATIONS

The client did not provide any deed information to assist in the evaluation of possible environmental liens or restrictions on the Property. In addition, no documentation was found during this investigation that any such conditions exist.

4.2 SPECIALIZED KNOWLEDGE

The client did not provide any specialized knowledge about the Property. At this time, there is no reason to believe any relevant information exists.

4.3 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The client did not provide any information regarding any valuation reduction of the Property for environmental reasons.

4.4 REASON FOR PERFORMING PHASE 1 ESA

The investigation was performed in accordance with ASTM E 1527-05 "Environmental Site Assessments", in order to provide "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice."

5.0 RECORDS REVIEW

5.1 TITLE RECORDS

A title search was not requested or performed for this Environmental Assessment. The information listed here was gathered from the Town of Mamaroneck's Assessor's Office. The Property is designated as two parcels with the tax designation: Section 6, Block 601, Parcel 486.1 and Section 6, Block 602, Parcel 494. The current owners are listed below for each parcel.

Section 6, Block 601, Parcel 486.1

<u>Owner</u>	<u>Date</u>
• Daitch Cystal Dairies, Inc.	March 1972
• Martin Deitch	October 2000
• Collins Brothers Moving Corp.	January 2001
• Collins Brothers Industries, Inc.	January 2001

Section 6, Block 602, Parcel 494

<u>Owner</u>	<u>Date</u>
• Don Rae Holding Corp.	May 1973
• Pyne Corporation	July 1983
• Norcorp Associates	January 1985
• Warner Pyne Jr. & Charles Leslie	January 1985
• Frank Webers	February 1988
• Collins Brothers Moving Corp.	December 1988

5.2 ENVIRONMENTAL DATABASE REPORT

Environmental Data Resources, Inc. (EDR) conducted a search of available environmental records for the Property and ASTM specified areas surrounding the property. The search met the specific requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-05. The report containing the findings of this search is attached to this report (see Appendix A).

The following types of databases were plotted within the ASTM E 1257-05 search radii:

National Priorities List (NPL) and Proposed NPL Sites

The NPL List, also known as the Superfund List, is a USEPA listing of uncontrolled or abandoned hazardous waste sites. The list is primarily based on a score that the Property receives from the EPA's Hazardous Ranking System. These sites are targeted for possible long-term remedial action under the Superfund Act. *According to the ASTM standard, the minimum search distance is one-mile from the subject property.*

No NPL sites were identified within the 1.0-mile search radius from the Property.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

The CERCLIS list is a compilation of known and suspected uncontrolled or abandoned hazardous waste sites. These sites have been investigated, or are currently under investigation by the EPA, for the release, or threatened release of hazardous substances. Once a site is placed on the CERCLIS report, it may be subjected to several levels of review and evaluation, and ultimately placed on the National Priorities List. *According to the ASTM standard, the minimum search distance is 0.5-mile from the subject property.*

No CERCLIS sites were identified within the 0.5-mile search radius from the Property.

NYS Hazardous Waste Disposal Site Registry (SHWS)

State hazardous waste lists are the state's equivalent to CERCLIS described above. This is a state listing of sites that can pose environmental or public health hazards requiring investigation or cleanup. *According to the ASTM standard, the minimum search distance is one-mile from the subject property.*

No NYS Hazardous Waste Disposal sites were identified within the 1.0-mile search radius from the Property.

Emergency Response Notification System (ERNS)

ERNS is a national computer database system that is used to store information on the release of hazardous substances into the environment. The ERNS reporting system contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party. *According to the ASTM standard, the minimum search distance is the subject property.*

The subject Property is not listed on the ERNS reporting system.

NYS Solid Waste Facility/Landfill Sites Register (SWF/LF)

The NYS Solid Waste Facility Register is a comprehensive listing of all permitted solid waste landfills and processing facilities currently operating within New York State. *According to the ASTM standard, the minimum search distance is 0.5-mile from the subject property.*

No NYS Solid Waste Facility sites were identified within the 0.5-mile search radius from the Property.

Resource Conservation and Recovery Information System (RCRIS)
RCRA Hazardous Waste Data Management System

The USEPA's Resource Conservation and Recovery Information System (RCRIS) report of large and small quantity generators (LQG and SQG); treatment, storage, and disposal (TSD) facilities; and transporters contains information pertaining to those facilities that are required to register their hazardous waste activity under the Resource Conservation and Recovery Act. Such facilities are of concern when they are *not* RCRA-compliant. *According to the ASTM standard, the minimum search distance for transporters, storers and disposal of hazardous wastes is one-mile from the subject property. For generators, the minimum search distance is the property and adjoining properties.*

No RCRA hazardous waste treatment storage disposal facility (TSD) or large quantity generators (LQG) were identified within the ASTM search radius from the Property. However, eight (10) small quantity generators (SQG) were identified within the ASTM search radius from the Property and are listed below.

Wonder Cleaners, 2053 Palmer Avenue – This facility is located approximately 325 feet east, northeast of the Property. The EPA ID number is NYD982278038 and currently does not have any violations reported.

Larchmont Village Cleaners, 2125 Palmer Avenue – This facility is located approximately 414 feet south, southwest of the Property. The EPA ID number is NYD982274524 and currently does not have any violations reported.

Acura of Westchester, 2151 Palmer Avenue – This facility is located approximately 760 feet southwest of the Property. The EPA ID number is NY0000926469 and currently does not have any violations reported.

Sanborn Map Co., 629 5th Avenue – This facility is located approximately 1,055 feet northwest of the Property. The EPA ID number is NYD001336858 and currently does not have any violations reported.

NYS Thruway Authority, 629 Fifth Avenue – This facility is located approximately 1,055 feet northwest of the Property. The EPA ID number is NYD986913838 and currently has one (1) violation associated with compliance evaluation inspection. This violation is not expected to have had an environmental impact on the Property because of the date the violation occurred and the nature of the violation. An evaluation inspection does not affect the environment, and an inspection occurred within several months of the reported violation.

Citipark Service Station Inc., 613 5th Avenue – This facility is located approximately 1,088 feet northwest of the Property. The EPA ID number is NYD986964906 and currently does not have any violations reported.

East Coast Auto Body Inc., 1 5th Avenue – This facility is located approximately 1,117 feet north, northwest of the Property. The EPA ID number is NYD159028711 and currently does not have any violations reported.

Sunoco Service Station, 636 Fifth Avenue – This facility is located approximately 1,144 feet north, northwest of the Property. The EPA ID number is NYD000704437 and currently does not have any violations reported.

One Day Cleaners, 604 5th Avenue – This facility is located approximately 1,149 feet northwest of the Property. The EPA ID number is NYD112792031 and currently does not have any violations reported.

Larchmont Village Water Department, 20 Byron Place – This facility is located approximately 1,151 feet north, northeast of the Property. The EPA ID number is NYR000049023 and currently does not have any violations reported.

NYS Registered Storage Tanks

Underground storage tanks (USTs) are regulated under RCRA and must be registered with the state department responsible for administering the UST program. *According to the ASTM standard, the minimum search distance for registered USTs is the subject property and adjoining properties.*

Nine (9) locations with NYSDEC registered underground storage tanks (USTs) and two (2) locations with registered aboveground storage tanks (ASTs) were identified within a 0.5-mile radius from the Property. The locations were reviewed and are not expected to have had an environmental impact to the subject Property. The records show that each of the facilities has been registered and monitored correctly.

New York Chemical Bulk Storage Tanks

The New York Chemical Bulk Storage Report contains information pertaining to facilities that store regulated substances in aboveground storage tanks (ASTs) with capacities of 185 gallons or greater, and/or underground storage tanks of any size. *According to the ASTM standard, the minimum search distance for bulk storage tanks is 0.25-mile from the subject property.*

No Chemical Bulk Storage tanks were listed within 0.125-mile of the subject Property.

New York Leaking Storage Tanks /New York Spills List

The New York State Leaking Storage Report is a comprehensive listing of all leaking storage tanks reported to the New York State Department of Environmental Conservation. In New York State, spills are also listed on Leaking Underground Storage Tank list. *According to the ASTM standard, the minimum search distance for leaking underground tanks is 0.5-mile and the minimum search distance for New York State Spills is 0.125-miles.*

Eighty (80) leaking tank locations with associated spill case numbers were reported within a 0.5-mile radius from the Property and six (6) NYSDEC spill cases, which are reported within a 0.125-mile radius of the Property. The leaking tanks within a 0.25-mile radius are described below, the remaining cases beyond the 0.25-mile radius were reviewed by TMA and were not observed to have the potential to have an environmental impact to the Property. The six (6) NYSDEC spill cases are all described below in Table 1.

Table 1 – Leaking Tanks and Spill Number List						
Address	Spill Number	Distance-Direction/Elevation	Material Reported to be Spilled	Resource Affected	Date of Release	Cause/Closure Date
Larchmont Palmer/Pinebrook	8700916	58 feet-South, Southeast/Lower	Gasoline	Sewer	05/01/1987	Unknown/04/06/1988
PineBrook Palmer Ave/Pinebrook Drive	8700847	150 feet-East/Higher	Gasoline	Sewer	04/29/1987	Unknown/12/28/1988
Jack's Automotive 2067 Palmer Avenue	9812450	150 feet-East/Higher	Gasoline	Soil	01/08/1999	Unknown/07/08/2004
Webers Home 76 Pinebrook Drive	0505197	490 feet-East, Southeast/Higher	#2 Fuel Oil	Groundwater	07/29/2005	Tank Failure/09/26/2005
A&P Super Market 2135 Palmer Avenue	9510815	502 feet-Southwest/Lower	Diesel	Sewer	11/28/1995	Unknown/11/28/1995

Tucker Resident 94 Stuyvesant Avenue	0300528	587 feet- East, Southeast/ Higher	#2 Fuel Oil	Soil	04/15/2003	Unknown/ 06/13/2003
Residence 4 Shadow Lane	9908548	629 feet- Southeast/ Lower	#2 Fuel Oil	Soil	10/14/1999	Tank Test Failure/ 04/04/2003
Larchmont 2001 Palmer Avenue	8708935	653 feet- Northeast/ Higher	Unknown Petroleum	Surface Water	01/20/1988	Unknown/ 01/28/1988
Acura Dealership 2151 Palmer Avenue	9403664	760 feet- Southwest/ Lower	Gasoline	Soil	06/15/1994	Tank Failure/ 03/05/05
Barry Goodman Residence 10 Rockwood Drive	9804934	894 feet- Southeast/ Lower	#2 Fuel Oil	Soil	07/21/1998	Tank Failure/ 08/05/1998
United Artist Theater 1975 Palmer Avenue	9401111	932 feet- Northeast/ Higher	#2 Fuel Oil	Groundwater	04/22/1994	Tank Test Failure/ 03/12/2001
Presidential Management Co. Apt. Bld. 2200 Palmer Ave	8708988	1,035 feet- South, Southwest/ Higher	#2 Fuel Oil	Groundwater	01/21/1988	Tank Test Failure/ 01/21/1988
Not Reported 74 Stuyvesant Avenue	0206796	1,046 feet- East/ Higher	#2 Fuel Oil	Soil	10/01/2002	Tank Overfill/ 10/01/2002
Apartment 629 5 th Avenue	9513915	1,055 feet- Northwest/ Lower	#4 Fuel Oil	Soil	02/01/1996	Tank Overfill/ 02/07/1996
NYS Thruway Authority 629 Fifth Avenue	9301450	1,055 feet- Northwest/ Lower	Gasoline	Groundwater	04/30/1993	Tank Overfill/ Not Closed
Vacant Building 615 5 th Avenue	0106935	1,073 feet- Northwest/ Lower	Gasoline	Soil	10/04/2001	Tank Test Failure/ 12/18/2001
Bus Company 24 Valley Place	9801559	1,108 feet- West, Northwest/ Lower	#2 Fuel Oil	Soil	05/06/1998	Tank Failure/ 12/01/2003
Blondie's Treehouse 21 North Avenue	0000712	1,150 feet- Northeast/ Higher	#2 Fuel Oil	Soil	04/18/2000	Tank Failure/ 08/08/2000
Not Reported 21 North Avenue	9914491	1,150 feet- Northeast/ Higher	Not Reported	Not Reported	03/23/2000	Tank Test Failure/ 06/29/2002
Wolfson Residence 20 Iselin Terrace	0400480	1,267 feet- Southeast/ Lower	#2 Fuel Oil	Soil	04/15/2004	Tank Failure/ 08/30/2004
Allen Residence 8 Dawes Place	0303270	1,313 feet- South, Southeast/ Lower	#2 Fuel Oil	Soil	06/27/2003	Tank Failure/ 08/13/2003

The majority of the listed NYSDEC spill case numbers listed above have been closed, indicating that the spill cases no longer has clean-up requirements or regulatory involvement with the NYSDEC. TMA has reviewed the location and circumstances of the leaking tanks and spill cases, as reported in the database. Due to the distance of the reported spill locations from the site, and their closed status it is highly unlikely that the listed spills have environmentally impacted the subject Property. One (1) listed leaking tank with an

associated spill case number that is not closed. Due to the distance of the spill from the subject property and the downgradient location, it is unlikely that it has resulted in any environmental impact to the site.

Unplottable Sites

The regulatory agency database review includes a listing of sites, which cannot be plotted on a map due to limited information on their geographic location. As part of this review, we have reviewed this list to determine whether any of these sites represent a potential hazard to the subject Property. Following the review, it is highly unlikely that the listed unplottable sites have impacted the subject Property.

5.3 PHYSICAL SETTING SOURCES

Historic Topographic Maps

Historic and current topographic maps were obtained from Environmental Data Resources Inc. (EDR). Each map that shows the property is summarized as follows, and copies are provided in Appendix B.

1947 The topographic map from 1947, the Mount Vernon Quadrangle Map, shows the Property to have several structures related to the Henigson's Building Material Business. The local area surrounding the Property appears to be highly developed. The New Haven and Hartford Railroad tracks are directly adjacent to the Property to the northwest.

1956, 1966 The topographic maps from 1956 and 1966, the Mount Vernon Quadrangle Map, shows the Property to be developed but does not show individual buildings on the Property. The surrounding area has remained developed however, since 1947 the New England Thruway was constructed and is shown adjacent and northwest of the Property. The Railroad track lies between the Property and the New England Thruway adjacent to the Property. There is not much difference between the 1956 map and the 1966 map.

1979, 1995 The topographic maps from 1979 and 1995, the Mount Vernon Quadrangle Map, shows the Property in the same condition as the previous map. This map resembles the previous 1956 and 1966 maps except there is further proposed development shown to the southwest and west of the Property (shown as the magenta buildings).

Historic Aerial Photographs

Historic aerial photographs were available for the property from EDR. Each photograph is summarized as follows, and copies are provided in Appendix C.

1954 The aerial photograph from 1954 shows the site with several buildings located on the northern portion of the Property. The remainder of the Property is shown to be vacant and open or partially wooded, near the southeastern boundary. The surrounding area is observed to be developed with residences to the northeast and southeast. Much of the land to the southwest along Palmer

Avenue is vacant. The Railroad is observed adjacent to the site and to the northwest.

- 1966 The aerial photograph from 1966 shows the site in the same fashion as the previous photograph. The surrounding area is also similar except development is shown southwest of the Property adjacent to Palmer Avenue. Also the New England thruway was developed to the northwest of the site adjacent to the railroad.
- 1974 The aerial photograph from 1974 shows the site and the surrounding area in a similar fashion as the previous photograph. However, there is even more development along Palmer Avenue to the southwest of the site since the previous photograph.
- 1989 The aerial photograph from 1989 shows the site without the buildings that had been present since at least 1954. Building records researched at the Village of Larchmont Building Department indicate the buildings were demolished in 1983. The surrounding area is shown to be similarly developed as compared to the previous photograph.
- 1994 The aerial photograph from 1994 shows the site and the surrounding area in a similar fashion as the previous photograph.

Sanborn Maps

Sanborn Maps were available for the subject Property. A copy of this report is provided in Appendix D.

- 1919 The sanborn map representing the year 1919 depicts the Property having railroad tracks running through the center of the site, one (1) structure is present directly adjacent to the Property towards the railroad tracks, a concrete platform (Freight Depot). The subject Property is listed as part of the Chatsworth Coal and Supply Company.
- 1934 The sanborn map representing the year 1934 shows the Property adjacent to the concrete platform and being part of the Chatsworth Coal and Supply Company, similar to the previous map.
- 1942 The sanborn map representing the year 1942 depicts the Property similar to the previous map.
- 1950 The sanborn map representing the year 1950 depicts the Property similar to the previous map with the addition of the Henigson's Building Materials buildings on the northeastern corner of the Property.
- 1963 The sanborn map representing the year 1963 depicts the Property with the Henigson's Building Materials buildings on the northeastern corner of the Property and the concrete platform, adjacent to the Property, is now a storage building.

1974 The sanborn map representing the year 1974 depicts the Property in a similar fashion as the previous map with the addition of the designated parking area in the southern portion of the site.

Local Setting

The Property contains generally flat topography with only one distinct topographic feature on the Property located in the southeast portion of the Property. This distinct feature is a rock outcrop with slopes, upward from the northeast to the southeast. Other than this outcrop, the Property does not significantly change in elevation.

The site was observed as primarily vacant with few trucks parked in various places on the Property. Old railroad track beds, which run through the center of the Property, were also observed on the site. A fenced area was located in the northern section of the site. Several areas of debris were observed on the site and these are described in Section 6.0, below.

Regional bedrock geology in the area that includes the Property is identified as the Hartland Formation. The bedrock is generally composed of basal amphibolite overlain by pelitic schists (Geologic Map of New York, Lower Hudson Sheet, Fisher, 1970).

Regional surficial geology on the Property is identified on the State Surficial Geology map as glacially deposited till material of variable texture (e.g. clay, silt-clay, boulder-clay) (Surficial Geologic Map of New York, Lower Hudson Sheet, Cadwell, 1989).

6.0 SITE RECONNAISSANCE

May 9, 2006 Site Visit

The subject Property and environs were inspected on May 9, 2006, by Maureen Sacchetti of TMA. The purpose of the site visit was to review the physical use and appearance of the Property and neighboring properties as well as activities on and adjacent to the Property. Photos taken during the site visit are contained in Appendix E.

The Property currently contains no structures or development. The subject site is mostly open and paved. The property contains several areas where trucks are parked by the current owner, Collins Brothers Moving.

Several large trucks (eighteen wheelers) associated with the current owners business, Collins Brothers Moving, were located on the Property. Several smaller vehicles and trucks were located along the northwestern property boundary adjacent to the railroad tracks. Some of the cars did not have license plates, indicating that they may have been abandoned, and other cars looked as though they were parked there for the day.

Debris was observed in the northern section of the Property, within a fenced in area, which measures approximately 100 feet by 150 feet. Approximately five (5) 55-gallon drums holding unknown material or hydraulic oil were observed in the northeastern corner of the fenced area. The bungholes for the 55-gallon drums were observed to be open, allowing the drums to be open to the elements. The drums were observed in poor condition. Several were dented and rusted. Three (3) 275-gallon aboveground storage tanks (ASTs) were also observed as debris in this area of the site. The tanks were observed to have open

bungholes allowing the tanks to collect rainwater. The tanks contained fluid but the type of fluid was undetermined.

Three (3) storage containers were also observed on the Property. One (1) was observed along the bedrock outcrop on the southeastern boundary and two (2) were observed in the northern fenced area. TMA was unable to inspect the contents of the storage containers.

Several debris piles were observed along the northwestern boundary of the site, adjacent to the railroad tracks. Several piles were small and contained trash or building materials. Another debris pile was located in the northern fenced area, near the ASTs, and contained larger pieces of furniture and boxes.

The area on top of the bedrock outcrop was undeveloped and partially wooded with trees and brush (see Figure 2).

June 29, 2006 Site Visit

The site was revisited on June 29, 2006 to inspect the area where the abandoned aboveground storage tanks (ASTs) and the 55-gallon drums had been observed. After the first site visit, the current property owner was made aware that drums, unused tanks and debris had been observed on the Property. The owner responded by removing the material. The purpose of the June 29th site visit was to confirm that the ASTs and 55-gallon drums were removed and determine if the tanks and drums had environmentally impacted the site before they were properly removed.

The area where the 55-gallon drums had been observed had a thin layer of soil covering asphalt. This soil did not appear stained or have a petroleum odor. The soil in the area where three (3) ASTs had been observed also was not stained and did not have a petroleum odor. Based upon inspection and the fact that the 55-gallon drums were placed on asphalt, the 55-gallon drums and unused tanks do not appear to have impacted the Property.

While onsite on June 29, 2006 a new pile of construction debris was observed on the southeastern side of the Property adjacent to the rock outcrop. The debris included bricks, concrete, and wood. It was also observed that the two (2) storage bins and debris pile located in the northern fenced area had been removed. A small dumpster with office material remained in the fenced area.

Utilities

Public utilities are available to the subject Property including electric, gas and telephone along Palmer Avenue. Currently, water and sewer utilities have an easement through the site.

Petroleum/Chemical Bulk Storage

The NYSDEC tank registry indicates that no petroleum or chemical bulk storage tanks are located on the Property or adjoining the Property (see Section 5.0 Environmental Records Review). There are no historical records of structures or development on the property that would utilize petroleum storage tanks.

Septic Systems, Leach Beds, or Other Subsurface Structures

No septic systems, leach beds or other subsurface structures were observed on the Property.

Drums or Containers

As described above, five (5) 55-gallon drums were observed on the property during the May 9, 2006 site visit, and appeared unused and abandoned. Four of the drums were metal and one was plastic and the drums were in generally poor condition, rusted and/or dented. Three (3) unused 275-gallon ASTs were observed on the Property. There were no indications of leaks or spills in the vicinity of the drums or tanks, such as soil staining or stressed vegetation.

All drums and tanks were removed properly by the current owner at the request of Esposito Builders, Inc. A review of the site was conducted on June 29, 2006 and no drums or tanks were observed.

Waste Disposal Practices

There is currently no waste collection conducted at the Property due to the site being vacant.

Polychlorinated Biphenyl (PCB) Survey

The inspector conducted a visual survey for the presence of PCB's or PCB-containing equipment, e.g., transformers, capacitors, and hydraulic equipment. PCBs were widely used in such equipment until 1979 when U.S. EPA banned such use. Many utilities have since acted to replace PCB containing transformers and capacitors with other substances.

No suspect PCBs or PCB-containing equipment was observed during the site walk-through.

Surface Water, Impoundments, and Other Land Uses

No evidence of surface water or ponds were present on the site.

Dumping

No evidence of organized illicit dumping was observed on the Property during the site visit. As described above, several piles of construction/building debris (plaster and concrete) were observed along the northwestern site boundary and large furniture debris and boxes were observed in the north section of the site. Due to their limited content, these piles did not appear to be an issue of environmental concern.

The furniture debris and boxes originally observed in the northern section of the site was observed to be removed on the June 29, 2006 site visit. However, another construction debris pile with bricks, concrete and wood was observed in the southeastern portion of the Property adjacent to the rock outcrop. This pile does not appear to be an issue of environmental concern, due to it's content.

7.0 INTERVIEWS

7.1 PROPERTY OWNER

Collins Brothers Moving, Corp. and Collins Brothers Industries, Inc. are listed as the current owners of the Property. Mr. Frank Webber a property owner representative was interviewed for the report. Mr. Webber was unaware of any environmental issues of concern regarding the project site. He was notified about the 55-gallon drums and 275-gallon ASTs that appeared to have been dumped on the Property. He stated that he would have the unused drums and tanks removed. A site visit on June 29, 2006 confirmed that he did remove the unused drums and tanks.

7.2 GOVERNMENT OFFICIALS

The records review was conducted at the Town of Mamaroneck Tax Assessors Office and Village of Larchmont Building Department. These records provided no indication of environmental concerns associated with the Property.

8.0 FINDINGS

This Environmental Site Assessment (ESA) involved a multi-task investigation to establish current and historic environmental conditions on the Property. The specific findings of this Environmental Site Assessment are, as follows:

1. The subject Property reviewed for this assessment consists of two (2) tax parcels, consisting of approximately 1.519 acres. The Property is listed as Tax Map numbers Section 6, Block 601, Lot 486.1 and Section 6, Block 602, Lot 494. The Property can be accessed by Palmer Avenue in the Town of Mamaroneck, Village of Larchmont, New York.
2. The subject site is currently vacant and mostly paved. The topography on the Property generally flat with a bedrock outcrop located in the southeastern section of the Property. The bedrock outcrop slopes up from the northeast to the southeast.
3. According to Town Assessor's records Collins Brothers Moving Corp. and Collins Brothers Industries, Inc. are the current owners of the Property.
4. The subject Property and environs were inspected on May 9, 2006, by Maureen Sacchetti of TMA. The purpose of the site visit was to review the physical use and appearance of the Property and neighboring properties as well as activities on and adjacent to the Property. The Property currently contains no structures. The site is nearly completely paved with the exception of the bedrock outcrop area along the southeastern boundary.
5. The subject Property contains no evidence of underground storage tanks. Three (3) unused aboveground storage tanks (ASTs) were observed as debris in the northeastern portion of the site. The ASTs were observed to have open bugholes allowing rainwater to enter the tanks. Fluid was observed in the tanks, but TMA was unable to determine if the fluid was rainwater or residual fuel oil, or a mixture of both. There were no indications of leaks or spills in the vicinity of the drums, such as soil staining or stressed vegetation. On June 29, 2006 a site visit was conducted to confirm the removal of the ASTs. It was observed that they had been removed and the soil under the tanks did not appear stained or have an odor of petroleum.

6. Five unused 55-gallon drums were observed on the property as well. These drums were in poor condition, either rusted or dented or both. The bungholes were also uncovered on the drums. Some drums seemed to be full with liquid while others seemed to be empty. Tim Miller Associates were unable to determine the contents of the drums. There were no indications of leaks or spills in the vicinity of the drums, such as soil staining or stressed vegetation. June 29, 2006 TMA conducted a site visit to confirm the drums had been removed. They had been removed and it was observed that the drums had been placed on a thin layer of soil covering asphalt. The thin layer of soil was not observed to be stained or have a petroleum odor.
7. No evidence of organized illicit dumping was observed on the Property during the site visit. As described above, several piles of construction debris was observed along the northwestern boundary of the property, adjacent to the railroad tracks. Another debris pile containing furniture and boxes was located on the northern section of the site, in the fenced area. The property also contained three (3) storage containers. Tim Miller Associates was unable to determine the contents of the containers or the dumpster. On June 29, 2006 it was observed that the two (2) storage containers located in the northern fenced area had been removed along with the furniture and box debris pile that surrounded it. A small dumpster had been placed in this location. However, a new debris pile containing concrete, brick and wood was observed on the southeastern side of the Property adjacent to the rock outcrop.
8. A search of regulatory agency databases was performed as part of this environmental review. The subject Property is not listed on the National Priorities List or the Emergency Response Notification System. The Property does not appear to be subject to any current regulatory enforcement actions by Federal, State, or local regulatory agency.
9. No sites that store, transport or dispose of hazardous waste materials were identified on the subject Property or adjoining properties.

Eighty (80) leaking tanks with associated NYS spill case numbers as well as one (6) NYS Spill number was located within the ASTM search radius of the Property and is described in Section 5.2. The listed spill locations are not expected to have had an environmental impact on the subject Property due their distance from the site and closed status of the majority of the cases.

9.0 OPINIONS

No recognized environmental conditions were identified on the subject Property during this Phase 1 assessment, that have the potential to impact the Property. This opinion is based on the information collected and reviewed for this report.

10.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 for the Property identified as Tax Map numbers Section 6, Block 601, Lot 486.1 and Section 6, Block 602, Lot 494 in the Town of Mamaroneck, Village of Larchmont, New York. Any exceptions to, or deletions from, this practice are described in Section 12.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject Property.

11.0 RECOMMENDATIONS

Based on the findings of this Phase 1 ESA, no further environmental investigation activities for the subject Property are recommended.

As a best management practice, we recommend that:

- the surface debris observed along the northwestern boundary of the Property, adjacent to the railroad track, and the debris observed along the southeastern portion of the Property adjacent to the bedrock outcrop should be removed from the property.

These recommendations are not regulatory requirements, but may serve to prevent or mitigate future environmental concerns.

12.0 DEVIATIONS & ADDITIONAL SERVICES

There were no deviations from ASTM E 1527-05 included in this report, and no additional services were provided for this Phase I Assessment.

PREPARED BY:



Maureen Sacchetti
Environmental Scientist



Jon P. Dahlgren
Vice President/Senior Environmental Geologist

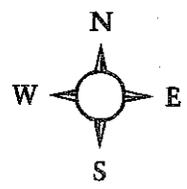
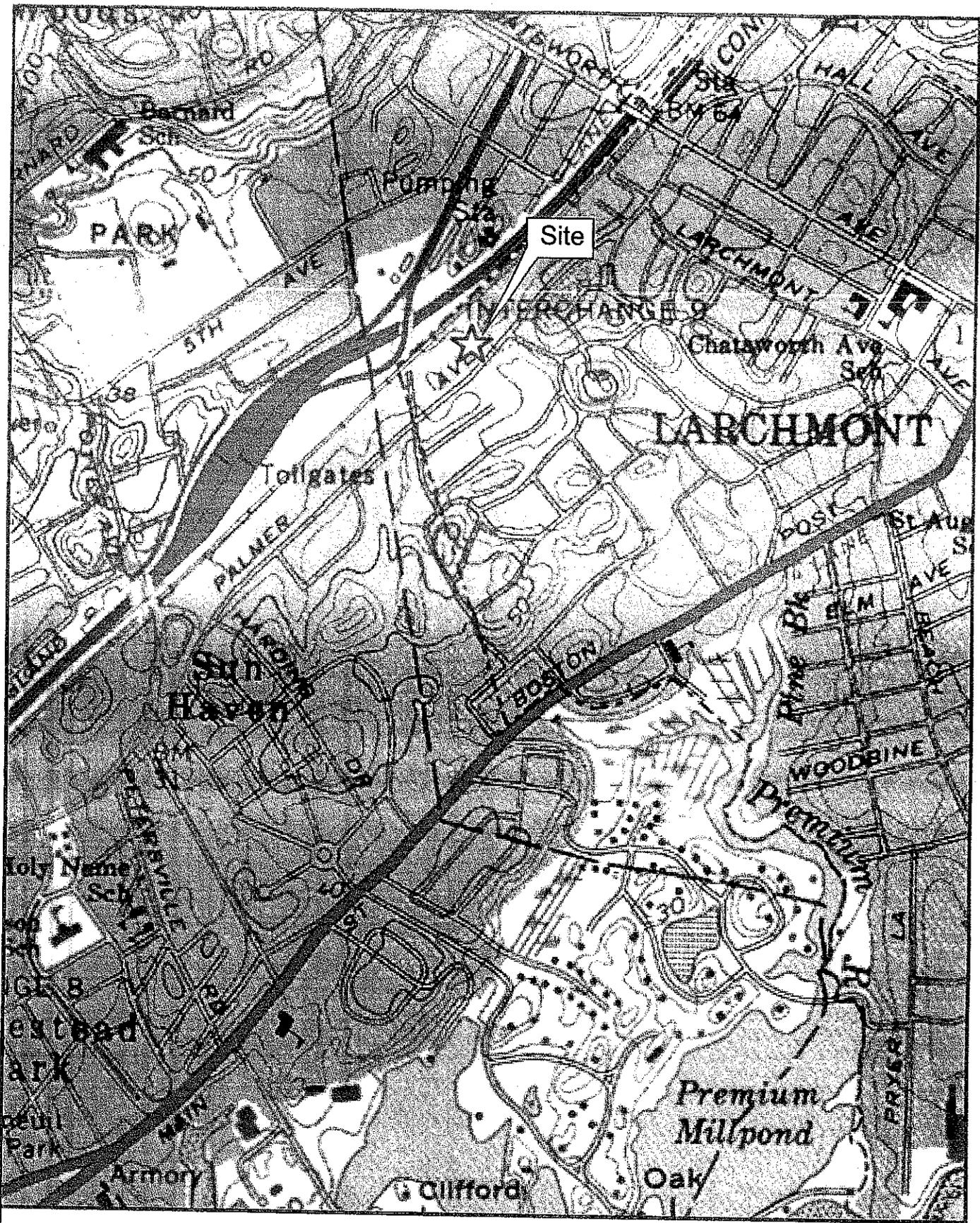
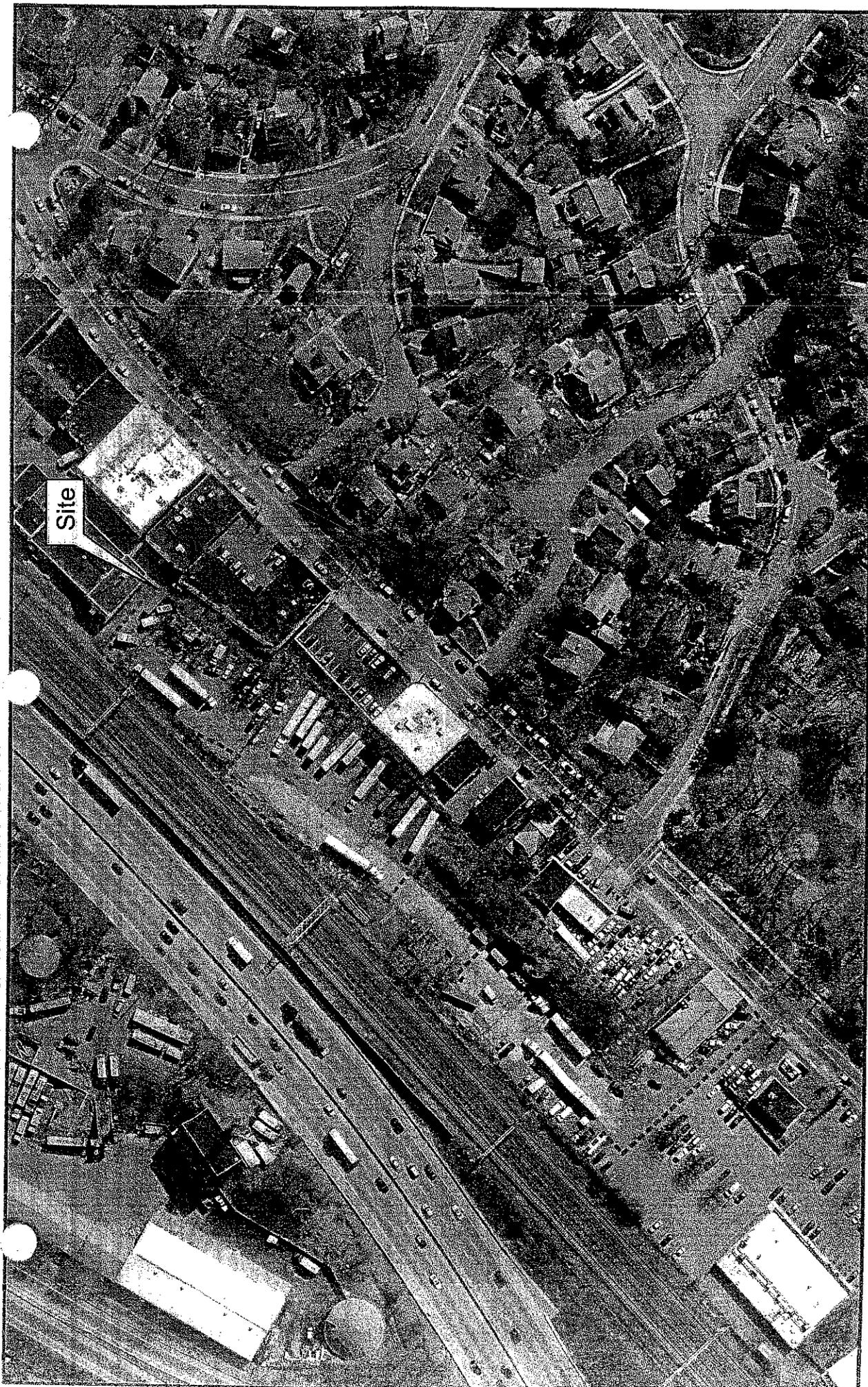
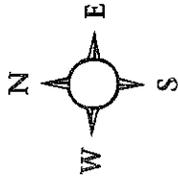


Figure 1: Site Location Map
 Palmer Avenue/Larchmont Property
 Town of Mamaroneck, Village of Larchmont
 Westchester County, New York
 Base Map: Terrain Navigator
 Approx. Scale: 1 inch = 2,000 feet



Site



File 06062 Fig. 2. 06/06/06

Figure 2: Aerial Photograph
Palmer Avenue/Larcmont Property
Town of Mamaroneck, Village of Larchmont
Westchester County, NY
Source: NY State GIS Clearing House
Date: 2004

Appendix A
Environmental Database Report



EDR® Environmental
Data Resources Inc

The EDR Radius Map with GeoCheck®

**Palmer Avenue
2014-2155 Palmer Avenue
Larchmont, NY 10538**

Inquiry Number: 1669964.2s

May 05, 2006

The Standard in Environmental Risk Management Information

**440 Wheelers Farms Road
Milford, Connecticut 06461**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com**

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

2014-2155 PALMER AVENUE
LARCHMONT, NY 10538

COORDINATES

Latitude (North): 40.929400 - 40° 55' 45.8"
Longitude (West): 73.763700 - 73° 45' 49.3"
Universal Transverse Mercator: Zone 18
UTM X (Meters): 604089.6
UTM Y (Meters): 4531444.0
Elevation: 31 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 40073-H7 MOUNT VERNON, NY
Most Recent Revision: 1995

East Map: 40073-H6 MAMARONECK, NY
Most Recent Revision: 1995

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL National Priority List
Proposed NPL Proposed National Priority List Sites
Delisted NPL National Priority List Deletions
NPL RECOVERY Federal Superfund Liens
CERCLIS Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP CERCLIS No Further Remedial Action Planned

EXECUTIVE SUMMARY

CORRACTS	Corrective Action Report
RCRA-TSDF	Resource Conservation and Recovery Act Information
RCRA-LQG	Resource Conservation and Recovery Act Information
ERNS	Emergency Response Notification System
HMIRS	Hazardous Materials Information Reporting System
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
US BROWNFIELDS	A Listing of Brownfields Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
UMTRA	Uranium Mill Tailings Sites
ODI	Open Dump Inventory
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
SSTS	Section 7 Tracking Systems
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System

STATE AND LOCAL RECORDS

HSWDS	Hazardous Substance Waste Disposal Site Inventory
SHWS	Inactive Hazardous Waste Disposal Sites in New York State
DEL SHWS	Delisted Registry Sites
SWF/LF	Facility Register
SWRCY	Registered Recycling Facility List
SWTIRE	Registered Waste Tire Storage & Facility List
CBS UST	Chemical Bulk Storage Database
MOSF UST	Major Oil Storage Facilities Database
CBS AST	Chemical Bulk Storage Database
MOSF AST	Major Oil Storage Facilities Database
MANIFEST	Facility and Manifest Data
ENG CONTROLS	Registry of Engineering Controls
INST CONTROL	Registry of Institutional Controls
VCP	Voluntary Cleanup Agreements
BROWNFIELDS	Brownfields Site List
SPDES	State Pollutant Discharge Elimination System
AIRS	Air Emissions Data

TRIBAL RECORDS

INDIAN RESERV	Indian Reservations
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EDR PROPRIETARY RECORDS

Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants
EDR Historical Auto Stations	EDR Proprietary Historic Gas Stations
EDR Historical Cleaners	EDR Proprietary Historic Dry Cleaners

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

FEDERAL RECORDS

RCRAInfo: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-SQG list, as provided by EDR, and dated 02/24/2006 has revealed that there are 10 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>WONDER CLEANERS</i>	<i>2053 PALMER AVE</i>	<i>0 - 1/8 ENE</i>	<i>B6</i>	<i>26</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>LARCHMONT VILLAGE CLEANERS</i>	<i>2125 PALMER AVENUE</i>	<i>0 - 1/8 SSW</i>	<i>C8</i>	<i>36</i>
<i>ACURA OF WESTCHESTER</i>	<i>2151 PALMER AVE</i>	<i>1/8 - 1/4 SW</i>	<i>F18</i>	<i>63</i>
<i>SANBORN MAP CO</i>	<i>629 5TH AVE</i>	<i>1/8 - 1/4 NW</i>	<i>H25</i>	<i>78</i>
<i>NYS THRUWAY AUTH</i>	<i>629 FIFTH AVE</i>	<i>1/8 - 1/4 NW</i>	<i>H27</i>	<i>87</i>
<i>CITIPARK SERVICE STATION INC</i>	<i>613 5TH AVE</i>	<i>1/8 - 1/4 NW</i>	<i>H29</i>	<i>99</i>
<i>EAST COAST AUTO BODY INC</i>	<i>1 5TH AVE</i>	<i>1/8 - 1/4 NNW</i>	<i>J32</i>	<i>113</i>
<i>SUNOCO SERVICE STATION</i>	<i>636 FIFTH AVE</i>	<i>1/8 - 1/4 NNW</i>	<i>J34</i>	<i>128</i>
<i>ONE DAY CLEANERS</i>	<i>604 5TH AVE</i>	<i>1/8 - 1/4 NW</i>	<i>35</i>	<i>128</i>
<i>LARCHMONT VILLAGE OF WATER DEP</i>	<i>20 BYRON PL</i>	<i>1/8 - 1/4 NNE</i>	<i>38</i>	<i>140</i>

STATE AND LOCAL RECORDS

LTANKS: Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills

A review of the LTANKS list, as provided by EDR, and dated 02/13/2006 has revealed that there are 80

EXECUTIVE SUMMARY

LTANKS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
WEBERS HOME Date Closed: 09/26/05	76 PINEBROOK DRIVE	0 - 1/8 ESE	D11	51
UNITED ARTISTS THEATER Date Closed: 03/12/01	1975 PALMER AVE.	1/8 - 1/4 NE	G21	69
PESIDENTIAL MANAGEMENT CO Date Closed: 01/21/88	APT. BLD. 2200 PALMER A	1/8 - 1/4 SSW	23	75
Not reported Date Closed: 10/01/02	74 STUYVESANT AVE	1/8 - 1/4 E	24	77
BLONDIE'S TREEHOUSE Date Closed: 08/08/00	21 NORTH AVE	1/8 - 1/4 NE	K36	135
Not reported Date Closed: 06/29/02	21 NORTH AVE	1/8 - 1/4 NE	K37	138
WACHOVIA BANK Date Closed: 11/18/04	1940 PALMER AVE	1/4 - 1/2 NE	45	153
GLASS RESIDENCE Date Closed: 05/29/02	5 IDEN AVE	1/4 - 1/2 E	48	158
LARCH REALTY CORP PROPERT Date Closed: 12/01/97	1925 PALMER AVE	1/4 - 1/2 NE	52	165
PALMER AVE. CORP. Date Closed: 11/25/88	2221 PALMER AVE	1/4 - 1/2 SW	P54	169
2221 PALMER AVE COOP Date Closed: 05/10/93	2221 PALMER AVE.	1/4 - 1/2 SW	P55	171
Not reported Date Closed: 11/29/89	4 WAKEMAN PLACE	1/4 - 1/2 E	56	174
ORLOFSKY APT. BLDG. Date Closed: 07/30/92	132 CHATSWORTH AVE	1/4 - 1/2 NE	Q60	182
Not reported Date Closed: 07/30/92	132 CHATSWORTH AVE	1/4 - 1/2 NE	Q61	184
BANK OF NEW YORK Date Closed: 02/23/93	124 CHATSWORTH AVE.	1/4 - 1/2 NE	R62	186
SPRINGER RESIDENCE Date Closed: 10/28/04	200 LARCHMONT AVE	1/4 - 1/2 E	63	189
BELL ATLANTIC Date Closed: 11/09/98	5 FRANKLIN AVE	1/4 - 1/2 NE	65	192
BANK OF NY Date Closed: 12/01/97	124 CHASWORTH AVE.	1/4 - 1/2 NE	R66	196
CO-OP BUILDING Date Closed: 01/07/00	2241 PALMER AVENUE	1/4 - 1/2 SW	S68	200
RESIDENCE Date Closed: 11/14/00	37 KILMER RD	1/4 - 1/2 SE	69	202
EAST RIVER SAVINGS BANK Date Closed: 03/09/00	1890 PALMER AVE.	1/4 - 1/2 NE	70	204
APARTMENT BLDG. Date Closed: 06/18/90	2254 PALMER AVE.	1/4 - 1/2 SW	S71	207
CO OP BUILDING Date Closed: 01/07/00	2261 PALMER AVENUE	1/4 - 1/2 SW	T74	212

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
RESIDENCE WRG MGT. Date Closed: 12/13/02 Date Closed: 09/30/94	2261 PALMER AVE.	1/4 - 1/2 SW	T75	214
PRESIDENTIAL MGT CORP Date Closed: 01/06/89	2262 PALMER AVE	1/4 - 1/2 SW	T76	217
APT.BLDG. Date Closed: 04/15/91	2262 PALMER AVE.	1/4 - 1/2 SW	T77	220
BROMPTON APTS. Date Closed: 03/17/92	1880 PALMER AVE.	1/4 - 1/2 NE	U78	222
GLOBE RESTAURANT Date Closed: / /	1879 PALMER AVE	1/4 - 1/2 NE	U79	224
Not reported Date Closed: 07/27/99	26 SUMMITT AVE	1/4 - 1/2 ENE	82	231
RAWL PLUMBING CO. Date Closed: 06/11/98	29 PORTMAN ROAD	1/4 - 1/2 WSW	V83	234
RAWL PLUG CO. Date Closed: 11/24/92	29 PORTMAN ROAD	1/4 - 1/2 WSW	V84	236
Not reported Date Closed: 03/13/02	260 BARNARD RD	1/4 - 1/2 NNW	85	240
153 COOPER DR. Date Closed: 12/13/02 Date Closed: 11/29/89	153 COOPER DRIVE	1/4 - 1/2 SSW	W86	242
Not reported Date Closed: 06/30/03	117 COOPER DR	1/4 - 1/2 SSW	W87	246
REAR OF 1880 PALMER AVE Date Closed: 05/29/96	FRANKLYN AVE	1/4 - 1/2 NE	X88	247
APARTMENT BLDG Date Closed: / /	95 COOPER DR	1/4 - 1/2 SSW	Y89	249
Not reported Date Closed: 06/30/03	118 COOPER DR	1/4 - 1/2 SSW	Y90	251
DURON RESIDENCE Date Closed: 04/11/00	174 LARGEMONT AVE	1/4 - 1/2 E	93	260
PBS Date Closed: 10/08/04	2291 PALMER AVE	1/4 - 1/2 SW	94	262
SPENCER MANAGEMENT Date Closed: 06/30/03	45 COOPER DR	1/4 - 1/2 SSW	Y97	268
HOFFMANS Date Closed: 01/21/93	1850 PALMER AVE.	1/4 - 1/2 NE	X98	269
Not reported Date Closed: 10/17/00	10 ROCHELLE RD	1/4 - 1/2 NNW	AB99	271
Not reported Date Closed: 10/17/00	10 ROCHELLE RD	1/4 - 1/2 NNW	AB100	274
SPENCER MANAGEMENT Date Closed: 11/29/89	BUILD 117; 117 COOPER D	1/4 - 1/2 S	AC101	276
RESIDENCE Date Closed: 01/13/00	1 FRANCE PLACE	1/4 - 1/2 NNW	AB102	278
Not reported Date Closed: 07/27/00	20 LINCOLN ST	1/4 - 1/2 ESE	103	281

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SPENCER MANAGEMENT Date Closed: 11/29/89	APT BLDG. 118 COPPER DR	1/4 - 1/2 SSW	AC104	283
Not reported Date Closed: 09/11/02	60 CHATSWORTH AVE	1/4 - 1/2 ENE	105	285
M+G GAS STATION Date Closed: 08/01/90	445 5TH. AVE.	1/4 - 1/2 W	AA106	287
MARISIERO INC. Date Closed: 11/14/97	1-5 VINE STREET	1/4 - 1/2 NE	107	289

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
RESIDENCE Date Closed: 04/04/03	4 SHADOW LN	0 - 1/8 SE	14	55
ACURA DEALERSHIP Date Closed: 03/05/05	2151 PALMER AVE.	1/8 - 1/4 SW	F19	65
BARRY GOODMAN RES Date Closed: 08/05/98	10 ROCKWOOD DR	1/8 - 1/4 SE	20	67
APARTMENT Date Closed: 02/07/96	629 5TH AVE.	1/8 - 1/4 NW	H26	83
NYS THRUWAY AUTH Date Closed: / /	629 FIFTH AVE	1/8 - 1/4 NW	H27	87
VACANT BUILDING Date Closed: 12/18/01	615 5TH AVE	1/8 - 1/4 NW	H28	96
BUS COMPANY Date Closed: 12/01/03	24 VALLEY PL	1/8 - 1/4 WNW	I30	106
WOLFSON RESIDENCE Date Closed: 08/30/04	20 ISELIN TERRACE	1/8 - 1/4 SE	41	146
ALLEN RESIDENCE Date Closed: 08/13/03	8 DAWES PL	1/8 - 1/4 SSE	M42	147
FLOWER RESIDENCE Date Closed: 10/29/04	38 ISELIN TERRACE	1/4 - 1/2 SSE	M43	149
LARCHMONT AUTO GARAGE Date Closed: 12/23/96	5TH AV / MADISON	1/4 - 1/2 N	44	150
LEVINSON RESIDENCE Date Closed: 06/07/04	35 MAYHEW AVE	1/4 - 1/2 ESE	46	154
WYKAGYL BUS SERVICE Date Closed: 11/10/05	549 5TH AVE	1/4 - 1/2 W	47	156
MONTESANO BROTHER CONSTR Date Closed: 08/29/96	76 PLAIN AVE	1/4 - 1/2 W	N49	159
MONTESANO BROS Date Closed: 08/29/96	76 PLAIN AVE	1/4 - 1/2 W	N50	162
MONTESANO BROS INC Date Closed: 08/17/04	76 PLAIN AVE	1/4 - 1/2 W	N51	164
NICHOLSON RESIDENCE Date Closed: 12/12/03	28 MAYHEW AVE	1/4 - 1/2 ESE	O53	168
Not reported Date Closed: 09/26/02	26 MAYHEW AVE	1/4 - 1/2 ESE	O57	176

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
IKEA Date Closed: / /	525 5TH AV	1/4 - 1/2W	58	177
Not reported Date Closed: 10/26/99	23 PINEBROOK DRIVE	1/4 - 1/2ESE	59	179
OTTO HOME Date Closed: 07/17/05	35 SHERWOOD DRIVE	1/4 - 1/2 SSE	64	190
Not reported Date Closed: 08/30/04	15 PINE BROOK DRIVE	1/4 - 1/2ESE	67	198
IKEA Date Closed: 07/17/03	493 5TH AV	1/4 - 1/2W	72	209
Not reported Date Closed: 10/25/02	52 SHERWOOD DR	1/4 - 1/2 S	73	210
A&S GARAGE Date Closed: 01/11/89	479 5TH AVE	1/4 - 1/2W	80	226
2362 BOSTON POST ROAD Date Closed: / /	2362 BOSTON POST ROAD	1/4 - 1/2 SSE	81	229
GETTY PETROLEUM CORP Date Closed: / /	2385 BOSTON POST RD	1/4 - 1/2 SSE	Z91	252
PREMIUM RIVER Date Closed: 02/03/03	2285 BOSTON POST RD	1/4 - 1/2 SE	92	257
ATI Date Closed: / /	2396 BOSTON POST RD	1/4 - 1/2 SSE	Z95	264
CARUSO Date Closed: 06/11/02	453 5TH AVE	1/4 - 1/2W	AA96	266

HIST LTANKS: A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database.

A review of the HIST LTANKS list, as provided by EDR, and dated 01/01/2002 has revealed that there are 53 HIST LTANKS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
UNITED ARTISTS THEATER	1975 PALMER AVE.	1/8 - 1/4 NE	G21	69
PRESIDENTIAL MANAGEMENT CO	APT. BLD. 2200 PALMER A	1/8 - 1/4 SSW	23	75
BLONDIE'S TREEHOUSE	21 NORTH AVE	1/8 - 1/4 NE	K36	135
Not reported	21 NORTH AVE	1/8 - 1/4 NE	K37	138
LARCH REALTY CORP PROPRT	1925 PALMER AVE	1/4 - 1/2 NE	52	165
PALMER AVE. CORP.	2221 PALMER AVE	1/4 - 1/2 SW	P54	169
2221 PALMER AVE COOP	2221 PALMER AVE.	1/4 - 1/2 SW	P55	171
Not reported	4 WAKEMAN PLACE	1/4 - 1/2 E	56	174
ORLOFSKY APT. BLDG.	132 CHATSWORTH AVE	1/4 - 1/2 NE	Q60	182
Not reported	132 CHATSWORTH AVE	1/4 - 1/2 NE	Q61	184
BANK OF NEW YORK	124 CHATSWORTH AVE.	1/4 - 1/2 NE	R62	186
BELL ATLANTIC	5 FRANKLIN AVE	1/4 - 1/2 NE	65	192
BANK OF NY	124 CHASWORTH AVE.	1/4 - 1/2 NE	R66	196
CO-OP BUILDING	2241 PALMER AVENUE	1/4 - 1/2 SW	S68	200

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
RESIDENCE	37 KILMER RD	1/4 - 1/2 SE	69	202
EAST RIVER SAVINGS BANK	1890 PALMER AVE.	1/4 - 1/2 NE	70	204
APARTMENT BLDG.	2254 PALMER AVE.	1/4 - 1/2 SW	S71	207
CO OP BUILDING	2261 PALMER AVENUE	1/4 - 1/2 SW	T74	212
RESIDENCE WRG MGT.	2261 PALMER AVE.	1/4 - 1/2 SW	T75	214
PRESIDENTIAL MGT CORP	2262 PALMER AVE	1/4 - 1/2 SW	T76	217
APT.BLDG.	2262 PALMER AVE.	1/4 - 1/2 SW	T77	220
BROMPTON APTS.	1880 PALMER AVE.	1/4 - 1/2 NE	U78	222
Not reported	26 SUMMITT AVE	1/4 - 1/2 ENE	82	231
RAWL PLUMBING CO.	29 PORTMAN ROAD	1/4 - 1/2 WSW	V83	234
RAWL PLUG CO.	29 PORTMAN ROAD	1/4 - 1/2 WSW	V84	236
Not reported	260 BARNARD RD	1/4 - 1/2 NNW	85	240
153 COOPER DR.	153 COOPER DRIVE	1/4 - 1/2 SSW	W86	242
REAR OF 1880 PALMER AVE	FRANKLYN AVE	1/4 - 1/2 NE	X88	247
DURON RESIDENCE	174 LARGEMONT AVE	1/4 - 1/2 E	93	260
HOFFMANS	1850 PALMER AVE.	1/4 - 1/2 NE	X98	269
Not reported	10 ROCHELLE RD	1/4 - 1/2 NNW	AB99	271
Not reported	10 ROCHELLE RD	1/4 - 1/2 NNW	AB100	274
SPENCER MANAGEMENT	BUILD 117; 117 COOPER D	1/4 - 1/2 S	AC101	276
RESIDENCE	1 FRANCE PLACE	1/4 - 1/2 NNW	AB102	278
Not reported	20 LINCOLN ST	1/4 - 1/2 ESE	103	281
SPENCER MANAGEMENT	APT BLDG. 118 COPPER DR	1/4 - 1/2 SSW	AC104	283
M+G GAS STATION	445 5TH. AVE.	1/4 - 1/2 W	AA106	287
MARISIERO INC.	1-5 VINE STREET	1/4 - 1/2 NE	107	289
Lower Elevation				
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
RESIDENCE	4 SHADOW LN	0 - 1/8 SE	14	55
ACURA DEALERSHIP	2151 PALMER AVE.	1/8 - 1/4 SW	F19	65
BARRY GOODMAN RES	10 ROCKWOOD DR	1/8 - 1/4 SE	20	67
APARTMENT	629 5TH AVE.	1/8 - 1/4 NW	H26	83
NYS THRUWAY AUTH	629 FIFTH AVE	1/8 - 1/4 NW	H27	87
VACANT BUILDING	615 5TH AVE	1/8 - 1/4 NW	H28	96
BUS COMPANY	24 VALLEY PL	1/8 - 1/4 WNW	I30	106
LARCHMONT AUTO GARAGE	5TH AV / MADISON	1/4 - 1/2 N	44	150
WYKAGYL BUS SERVICE	549 5TH AVE	1/4 - 1/2 W	47	156
MONTESANO BROTHER CONSTR	76 PLAIN AVE	1/4 - 1/2 W	N49	159
MONTESANO BROS	76 PLAIN AVE	1/4 - 1/2 W	N50	162
Not reported	23 PINEBROOK DRIVE	1/4 - 1/2 ESE	59	179
A&S GARAGE	479 5TH AVE	1/4 - 1/2 W	80	226
2362 BOSTON POST ROAD	2362 BOSTON POST ROAD	1/4 - 1/2 SSE	81	229
ATI	2396 BOSTON POST RD	1/4 - 1/2 SSE	Z95	264

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

A review of the UST list, as provided by EDR, and dated 01/01/2002 has revealed that there are 9 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
JACKS AUTOMOTIVE LARCHMONT, IN	2067 PALMER AVENUE	0 - 1/8 E	A4	11
PALMER REALTY ASSOCIATION	2039 PALMER AVENUE	0 - 1/8 ENE	B10	47
2001 PALMER AVE. CO.	2001 PALMER AVENUE	0 - 1/8 NE	E16	59

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LARCHMONT PLAYHOUSE 6 WEST OWNERS CORP.	1975 PALMER AVENUE 6 WEST AVENUE	1/8 - 1/4 NE 1/8 - 1/4 NE	G22 L40	74 145
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
GIACOMO SERVICE II INC PALMER AVE. B. P., INC. BEECHMONT BUS SERVICE INC. LARCHMONT AUTO GARAGE	2107 PALMER AVENUE 2151 PALMER AVENUE 24 VALLEY PLACE 5 5TH AVENUE	0 - 1/8 SSW 1/8 - 1/4 SW 1/8 - 1/4 WNW I31 1/8 - 1/4 NNW	5 F17 I31 J33	21 60 108 123

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

A review of the AST list, as provided by EDR, and dated 01/01/2002 has revealed that there are 2 AST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
6 WEST OWNERS CORP.	6 WEST AVENUE	1/8 - 1/4 NE	L39	144
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
BEECHMONT BUS SERVICE INC.	24 VALLEY PLACE	1/8 - 1/4 WNW I31	I31	108

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

A review of the NY Spills list, as provided by EDR, and dated 02/13/2006 has revealed that there are 6 NY Spills sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
PINE BROOK Date Closed: 12/28/88	PALMER / PINE BROOK D	0 - 1/8 E	A2	7
JACK'S AUTOMOTIVE Date Closed: 07/08/04	2067 PALMER AVE	0 - 1/8 E	A3	9
TUCKER RESIDENT Date Closed: 06/13/03	94 STUYVESANT AVE	0 - 1/8 ESE	D13	54
LARCHMONT Date Closed: 01/28/88	2001 PALMER AVE.	0 - 1/8 NE	E15	58
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LARCHMONT Date Closed: 04/06/88	PALMER / PINE BROOK L	0 - 1/8 SSE	1	6
A&P SUPER MARKET Date Closed: 11/28/95	2135 PALMER AVE	0 - 1/8 SW	C12	52

EXECUTIVE SUMMARY

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

A review of the NY Hist Spills list, as provided by EDR, and dated 01/01/2002 has revealed that there are 4 NY Hist Spills sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>PINE BROOK</i>	<i>PALMER / PINE BROOK D</i>	<i>0 - 1/8 E</i>	<i>A2</i>	<i>7</i>
<i>JACK'S AUTOMOTIVE</i>	<i>2067 PALMER AVE</i>	<i>0 - 1/8 E</i>	<i>A3</i>	<i>9</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>LARCHMONT</i>	<i>PALMER / PINE BROOK L</i>	<i>0 - 1/8 SSE</i>	<i>1</i>	<i>6</i>
<i>A&P SUPER MARKET</i>	<i>2135 PALMER AVE</i>	<i>0 - 1/8 SW</i>	<i>C12</i>	<i>52</i>

DRYCLEANERS: A listing of all registered drycleaning facilities.

A review of the DRYCLEANERS list, as provided by EDR, and dated 06/15/2004 has revealed that there are 2 DRYCLEANERS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
WONEDER/FRANKLIN CLEANERS	2053 PALMER AVENUE	0 - 1/8 ENE	B7	36
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LARCHMONT VILLAGE CLNRS	2125 PALMER AVE.	0 - 1/8 SSW	C9	47

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
NYS THRUWAY BRIDGE MP NE 5.09	FINDS, RCRA-LQG, MANIFEST
NYS THRUWAY AUTH BRIDGE NE 6.74	FINDS, RCRA-LQG, MANIFEST
CON EDISON - MH 5463	RCRA-LQG, MANIFEST
LARCHMONT LEAF T.S.	SWF/LF
WESTCHESTER CO THRUWAY MATERIALS RECOVER	SWF/LF, SWRCY
REES RESIDENCE	LTANKS
CENTRAL SCHOOL	LTANKS, HIST LTANKS
CENTRAL SCHOOL	UST
PALMER TERRACE OWNERS CORP.	UST
AVALON ON THE SOUND	UST
WEYMAN AVENUE URBAN RENEWAL SITE	UST
PALMER TERRACE OWNERS CORP.	AST
MAMARONECK TOWN OF HIGHWAY DEPT	RCRA-SQG, FINDS
NY SEVEN UP BOTTLING PLANT	RCRA-SQG, FINDS
MILE SQUARE BUS GARAGE	NY Spills
WEST AVE OFF PALMER AV	NY Spills, NY Hist Spills
FLINT AVENUE REGULATOR	NY Spills
CHERRY AVENUE AT	NY Spills
PALMER AV NORTH OF	NY Spills, NY Hist Spills
TRAFFIC ACCIDENT	NY Spills, NY Hist Spills
ACROSS CHATSWORTH AVENUE	NY Spills, NY Hist Spills
PINE BROOK SHADOW LANE	NY Spills, NY Hist Spills
OUT FALL	NY Spills, NY Hist Spills
US RT 1 LARCHMONT/CHATSWO	NY Spills

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEDERAL RECORDS								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
NPL RECOVERY	TP		NR	NR	NR	NR	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.500	0	0	0	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRA Sm. Quan. Gen.		0.250	2	8	NR	NR	NR	10
ERNS	TP		NR	NR	NR	NR	NR	0
HMIRS	TP		NR	NR	NR	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
STATE AND LOCAL RECORDS								
HSWDS		0.500	0	0	0	NR	NR	0
State Haz. Waste		1.000	0	0	0	0	NR	0
DEL SHWS		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
SWRCY		0.500	0	0	0	NR	NR	0
SWTIRE		0.500	0	0	0	NR	NR	0
LTANKS		0.500	2	13	65	NR	NR	80
HIST LTANKS		0.500	1	10	42	NR	NR	53
UST		0.250	4	5	NR	NR	NR	9
CBS UST		0.250	0	0	NR	NR	NR	0
MOSF UST		0.500	0	0	0	NR	NR	0
AST		0.250	0	2	NR	NR	NR	2
CBS AST		0.250	0	0	NR	NR	NR	0
MOSF AST		0.500	0	0	0	NR	NR	0
MANIFEST	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	Search Distance					Total Plotted
			< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	
NY Spills		0.125	6	NR	NR	NR	NR	6
NY Hist Spills		0.125	4	NR	NR	NR	NR	4
ENG CONTROLS		0.500	0	0	0	NR	NR	0
INST CONTROL		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
DRYCLEANERS		0.250	2	0	NR	NR	NR	2
BROWNFIELDS		0.500	0	0	0	NR	NR	0
SPDES	TP		NR	NR	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
<u>TRIBAL RECORDS</u>								
INDIAN RESERV		1.000	0	0	0	0	NR	0
<u>EDR PROPRIETARY RECORDS</u>								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0
EDR Historical Auto Stations		0.250	0	0	NR	NR	NR	0
EDR Historical Cleaners		0.250	0	0	NR	NR	NR	0

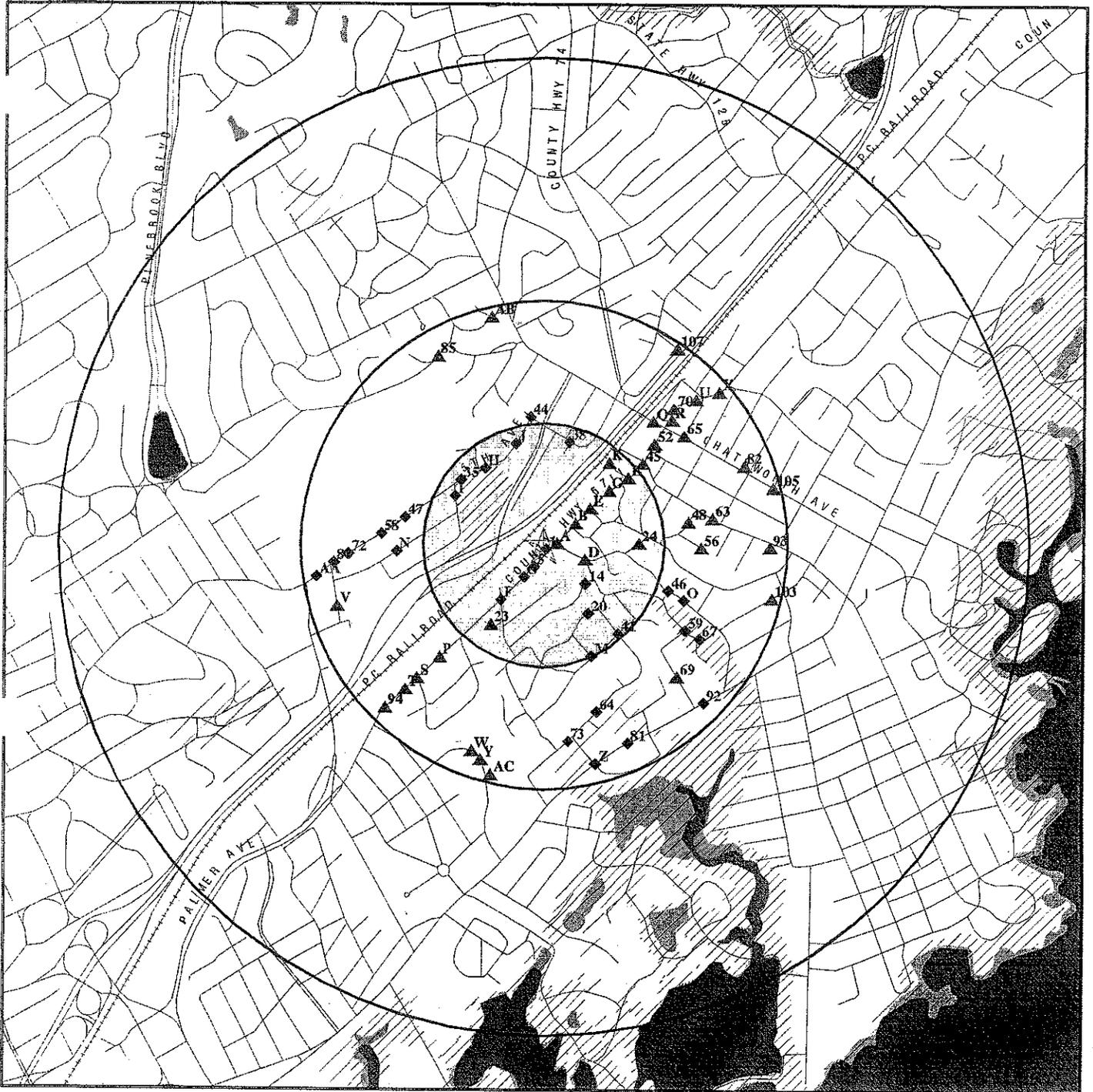
NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

OVERVIEW MAP - 1669964.2s

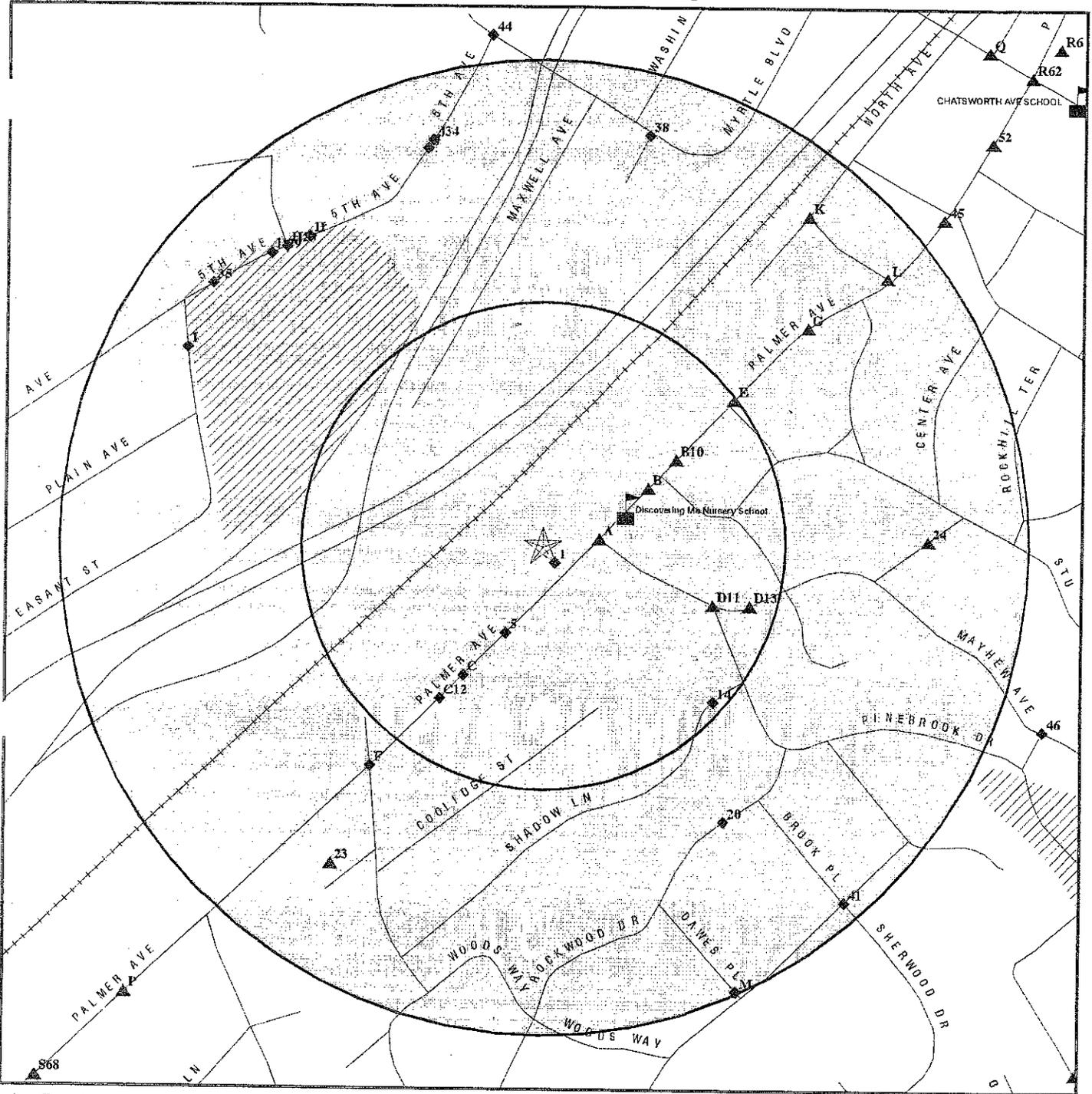


- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ▨ National Priority List Sites
- ▨ Landfill Sites
- ▨ Dept. Defense Sites
- ▨ Indian Reservations BIA
- ▨ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- ▨ National Wetland Inventory
- ▨ State Wetlands

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

<p>SITE NAME: Palmer Avenue ADDRESS: 2014-2155 Palmer Avenue Larchmont NY 10538 LAT/LONG: 40.9294 / 73.7637</p>	<p>CLIENT: Tim Miller Associates CONTACT: Maureen Sacchetti INQUIRY #: 1669964.2s DATE: May 05, 2006</p>
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DETAIL MAP - 1669964.2s



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

- Indian Reservations BIA
- Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone



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

SITE NAME: Palmer Avenue
 ADDRESS: 2014-2155 Palmer Avenue
 Larchmont NY 10538
 LAT/LONG: 40.9294 / 73.7637

CLIENT: Tim Miller Associates
 CONTACT: Maureen Sacchetti
 INQUIRY #: 1669964.2s
 DATE: May 05, 2006

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

FEDERAL RECORDS

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 02/24/2006	Source: EPA
Date Data Arrived at EDR: 03/01/2006	Telephone: N/A
Date Made Active in Reports: 03/31/2006	Last EDR Contact: 05/05/2006
Number of Days to Update: 30	Next Scheduled EDR Contact: 07/31/2006
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 8
Telephone: 303-312-6774

EPA Region 4
Telephone 404-562-8033

Proposed NPL: Proposed National Priority List Sites

Date of Government Version: 02/24/2006	Source: EPA
Date Data Arrived at EDR: 03/01/2006	Telephone: N/A
Date Made Active in Reports: 03/31/2006	Last EDR Contact: 05/05/2006
Number of Days to Update: 30	Next Scheduled EDR Contact: 07/31/2006
	Data Release Frequency: Quarterly

DELISTED NPL: National Priority List Deletions

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.

Date of Government Version: 02/24/2006	Source: EPA
Date Data Arrived at EDR: 03/01/2006	Telephone: N/A
Date Made Active in Reports: 03/31/2006	Last EDR Contact: 05/05/2006
Number of Days to Update: 30	Next Scheduled EDR Contact: 07/31/2006
	Data Release Frequency: Quarterly

NPL RECOVERY: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 03/06/2006
Number of Days to Update: 56	Next Scheduled EDR Contact: 05/22/2006
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

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

Date of Government Version: 02/01/2006	Source: EPA
Date Data Arrived at EDR: 03/21/2006	Telephone: 703-413-0223
Date Made Active in Reports: 04/13/2006	Last EDR Contact: 03/21/2006
Number of Days to Update: 23	Next Scheduled EDR Contact: 06/19/2006
	Data Release Frequency: Quarterly

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 02/01/2006	Source: EPA
Date Data Arrived at EDR: 03/21/2006	Telephone: 703-413-0223
Date Made Active in Reports: 04/13/2006	Last EDR Contact: 03/21/2006
Number of Days to Update: 23	Next Scheduled EDR Contact: 06/19/2006
	Data Release Frequency: Quarterly

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/15/2006	Source: EPA
Date Data Arrived at EDR: 03/17/2006	Telephone: 800-424-9346
Date Made Active in Reports: 04/13/2006	Last EDR Contact: 03/06/2006
Number of Days to Update: 27	Next Scheduled EDR Contact: 06/05/2006
	Data Release Frequency: Quarterly

RCRA: Resource Conservation and Recovery Act Information

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 02/21/2006	Source: EPA
Date Data Arrived at EDR: 03/01/2006	Telephone: 800-424-9346
Date Made Active in Reports: 03/31/2006	Last EDR Contact: 04/27/2006
Number of Days to Update: 30	Next Scheduled EDR Contact: 06/26/2006
	Data Release Frequency: Quarterly

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2005	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 01/12/2006	Telephone: 202-260-2342
Date Made Active in Reports: 02/21/2006	Last EDR Contact: 04/26/2006
Number of Days to Update: 40	Next Scheduled EDR Contact: 07/24/2006
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 01/16/2006
Date Made Active in Reports: 02/21/2006
Number of Days to Update: 36

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 04/14/2006
Next Scheduled EDR Contact: 07/17/2006
Data Release Frequency: Annually

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 08/02/2005
Date Data Arrived at EDR: 08/12/2005
Date Made Active in Reports: 10/06/2005
Number of Days to Update: 55

Source: Environmental Protection Agency
Telephone: 703-603-8905
Last EDR Contact: 03/03/2006
Next Scheduled EDR Contact: 07/03/2006
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/10/2005
Date Data Arrived at EDR: 02/11/2005
Date Made Active in Reports: 04/06/2005
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 703-603-8905
Last EDR Contact: 03/03/2006
Next Scheduled EDR Contact: 07/03/2006
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 02/08/2005
Date Made Active in Reports: 08/04/2005
Number of Days to Update: 177

Source: USGS
Telephone: 703-692-8801
Last EDR Contact: 02/06/2006
Next Scheduled EDR Contact: 05/08/2006
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 01/19/2006
Date Made Active in Reports: 02/21/2006
Number of Days to Update: 33

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 04/03/2006
Next Scheduled EDR Contact: 07/03/2006
Data Release Frequency: Varies

US BROWNFIELDS: A Listing of Brownfields Sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 11/29/2005 Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/05/2005 Telephone: 202-566-2777
Date Made Active in Reports: 01/30/2006 Last EDR Contact: 03/13/2006
Number of Days to Update: 56 Next Scheduled EDR Contact: 06/12/2006
Data Release Frequency: Semi-Annually

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/14/2004 Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 02/15/2005 Telephone: Varies
Date Made Active in Reports: 04/25/2005 Last EDR Contact: 03/13/2006
Number of Days to Update: 69 Next Scheduled EDR Contact: 07/24/2006
Data Release Frequency: Varies

ROD: Records Of Decision

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

Date of Government Version: 12/07/2005 Source: EPA
Date Data Arrived at EDR: 01/06/2006 Telephone: 703-416-0223
Date Made Active in Reports: 02/21/2006 Last EDR Contact: 04/05/2006
Number of Days to Update: 46 Next Scheduled EDR Contact: 07/03/2006
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 11/04/2005 Source: Department of Energy
Date Data Arrived at EDR: 11/28/2005 Telephone: 505-845-0011
Date Made Active in Reports: 01/30/2006 Last EDR Contact: 03/20/2006
Number of Days to Update: 63 Next Scheduled EDR Contact: 06/19/2006
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985 Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004 Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004 Last EDR Contact: 06/09/2004
Number of Days to Update: 39 Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2003
Date Data Arrived at EDR: 07/13/2005
Date Made Active in Reports: 08/17/2005
Number of Days to Update: 35

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 03/21/2006
Next Scheduled EDR Contact: 06/19/2006
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2002
Date Data Arrived at EDR: 04/27/2004
Date Made Active in Reports: 05/21/2004
Number of Days to Update: 24

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 04/12/2006
Next Scheduled EDR Contact: 07/17/2006
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/17/2006
Date Data Arrived at EDR: 01/24/2006
Date Made Active in Reports: 02/27/2006
Number of Days to Update: 34

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 03/20/2006
Next Scheduled EDR Contact: 06/19/2006
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Date of Government Version: 01/17/2006
Date Data Arrived at EDR: 01/24/2006
Date Made Active in Reports: 02/27/2006
Number of Days to Update: 34

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 03/20/2006
Next Scheduled EDR Contact: 06/19/2006
Data Release Frequency: Quarterly

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2003
Date Data Arrived at EDR: 01/03/2005
Date Made Active in Reports: 01/25/2005
Number of Days to Update: 22

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 03/06/2006
Next Scheduled EDR Contact: 07/17/2006
Data Release Frequency: Annually

PADS: PCB Activity Database System

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 12/27/2005
Date Data Arrived at EDR: 02/08/2006
Date Made Active in Reports: 02/27/2006
Number of Days to Update: 19

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 02/08/2006
Next Scheduled EDR Contact: 05/08/2006
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 02/10/2006	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 02/16/2006	Telephone: 301-415-7169
Date Made Active in Reports: 03/31/2006	Last EDR Contact: 04/03/2006
Number of Days to Update: 43	Next Scheduled EDR Contact: 07/03/2006
	Data Release Frequency: Quarterly

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/08/2005	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 12/27/2005	Telephone: 303-231-5959
Date Made Active in Reports: 01/30/2006	Last EDR Contact: 03/29/2006
Number of Days to Update: 34	Next Scheduled EDR Contact: 06/26/2006
	Data Release Frequency: Semi-Annually

FINDS: Facility Index System/Facility Registry System

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).

Date of Government Version: 01/09/2006	Source: EPA
Date Data Arrived at EDR: 01/16/2006	Telephone: N/A
Date Made Active in Reports: 02/21/2006	Last EDR Contact: 04/03/2006
Number of Days to Update: 36	Next Scheduled EDR Contact: 07/03/2006
	Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 03/06/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 06/05/2006
	Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2003	Source: EPA/NTIS
Date Data Arrived at EDR: 06/17/2005	Telephone: 800-424-9346
Date Made Active in Reports: 08/04/2005	Last EDR Contact: 03/17/2006
Number of Days to Update: 48	Next Scheduled EDR Contact: 06/12/2006
	Data Release Frequency: Biennially

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STATE AND LOCAL RECORDS

HSWDS: Hazardous Substance Waste Disposal Site Inventory

The list 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 that U.S. EPA Preliminary Assessment (PA) reports or Site Investigation (SI) reports were prepared. Hazardous Substance Waste Disposal Sites are eligible to be Superfund sites now that the New York State Superfund has been refinanced and changed. This means that the study inventory has served its purpose and will no longer be maintained as a separate entity. The last version of the study inventory is frozen in time. The sites on the study will not automatically be made Superfund sites, rather each site will be further evaluated for listing on the Registry. So overtime they will be added to the registry or not.

Date of Government Version: 09/01/2002	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 10/15/2002	Telephone: 518-402-9564
Date Made Active in Reports: 10/30/2002	Last EDR Contact: 02/27/2006
Number of Days to Update: 15	Next Scheduled EDR Contact: 05/29/2006
	Data Release Frequency: No Update Planned

SHWS: Inactive Hazardous Waste Disposal Sites in New York State

Referred to as the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites and now includes hazardous substance sites

Date of Government Version: 12/30/2005	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 01/23/2006	Telephone: 518-402-9622
Date Made Active in Reports: 02/07/2006	Last EDR Contact: 03/17/2006
Number of Days to Update: 15	Next Scheduled EDR Contact: 06/12/2006
	Data Release Frequency: Annually

DEL SHWS: Delisted Registry Sites

A database listing of sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites.

Date of Government Version: 12/30/2005	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 01/23/2006	Telephone: 518-402-9622
Date Made Active in Reports: 02/07/2006	Last EDR Contact: 03/17/2006
Number of Days to Update: 15	Next Scheduled EDR Contact: 06/12/2006
	Data Release Frequency: Annually

SWF/LF: Facility Register

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, 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.

Date of Government Version: 01/31/2006	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 01/31/2006	Telephone: 518-457-2051
Date Made Active in Reports: 03/03/2006	Last EDR Contact: 05/01/2006
Number of Days to Update: 31	Next Scheduled EDR Contact: 07/31/2006
	Data Release Frequency: Semi-Annually

SWRCY: Registered Recycling Facility List

A listing of recycling facilities.

Date of Government Version: 01/31/2006	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 01/31/2006	Telephone: 518-402-8705
Date Made Active in Reports: 03/03/2006	Last EDR Contact: 05/01/2006
Number of Days to Update: 31	Next Scheduled EDR Contact: 07/31/2006
	Data Release Frequency: Semi-Annually

SWTIRE: Registered Waste Tire Storage & Facility List

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/01/2004
Date Data Arrived at EDR: 05/19/2004
Date Made Active in Reports: 06/25/2004
Number of Days to Update: 37

Source: Department of Environmental Conservation
Telephone: 518-402-8694
Last EDR Contact: 02/17/2006
Next Scheduled EDR Contact: 05/15/2006
Data Release Frequency: Annually

LTANKS: Spills Information Database

Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.

Date of Government Version: 02/13/2006
Date Data Arrived at EDR: 02/22/2006
Date Made Active in Reports: 03/03/2006
Number of Days to Update: 9

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 04/06/2006
Next Scheduled EDR Contact: 06/19/2006
Data Release Frequency: Varies

HIST LTANKS: Listing of Leaking Storage Tanks

A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database. Department of Environmental Conservation.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 07/08/2005
Date Made Active in Reports: 07/14/2005
Number of Days to Update: 6

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 07/07/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST: Petroleum Bulk Storage (PBS) Database

Facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 04/26/2006
Next Scheduled EDR Contact: 07/24/2006
Data Release Frequency: No Update Planned

CBS UST: Chemical Bulk Storage Database

Facilities that store regulated hazardous substances in underground tanks of any size

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 10/24/2005
Next Scheduled EDR Contact: 01/23/2006
Data Release Frequency: No Update Planned

MOSF UST: Major Oil Storage Facilities Database

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

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: Varies

AST: Petroleum Bulk Storage

Registered Aboveground Storage Tanks.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 04/26/2006
Next Scheduled EDR Contact: 07/24/2006
Data Release Frequency: No Update Planned

CBS AST: Chemical Bulk Storage Database

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

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

MOSF AST: Major Oil Storage Facilities Database

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

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

NY MANIFEST: Facility and Manifest Data

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

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 03/01/2006
Date Made Active in Reports: 04/20/2006
Number of Days to Update: 50

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 03/01/2006
Next Scheduled EDR Contact: 05/29/2006
Data Release Frequency: Annually

SPILLS: Spills Information Database

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

Date of Government Version: 02/13/2006
Date Data Arrived at EDR: 02/22/2006
Date Made Active in Reports: 03/03/2006
Number of Days to Update: 9

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 04/06/2006
Next Scheduled EDR Contact: 06/19/2006
Data Release Frequency: Varies

HIST SPILLS: SPILLS Database

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

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 07/08/2005
Date Made Active in Reports: 07/14/2005
Number of Days to Update: 6

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 07/07/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ENG CONTROLS: Registry of Engineering Controls

Environmental Remediation sites that have engineering controls in place.

Date of Government Version: 12/30/2005
Date Data Arrived at EDR: 01/23/2006
Date Made Active in Reports: 02/07/2006
Number of Days to Update: 15

Source: Department of Environmental Conservation
Telephone: 518-402-9553
Last EDR Contact: 03/17/2006
Next Scheduled EDR Contact: 06/12/2006
Data Release Frequency: Quarterly

INST CONTROL: Registry of Institutional Controls

Environmental Remediation sites that have institutional controls in place.

Date of Government Version: 12/30/2005
Date Data Arrived at EDR: 01/23/2006
Date Made Active in Reports: 02/07/2006
Number of Days to Update: 15

Source: Department of Environmental Conservation
Telephone: 518-402-9553
Last EDR Contact: 03/17/2006
Next Scheduled EDR Contact: 06/12/2006
Data Release Frequency: Quarterly

VCP: Voluntary Cleanup Agreements

New York established its Voluntary Cleanup Program (VCP) to address the environmental, legal and financial barriers that often hinder the redevelopment and reuse of contaminated properties. The Voluntary Cleanup Program was developed to enhance private sector cleanup of brownfields by enabling parties to remediate sites using private rather than public funds and to reduce the development pressures on "greenfield" sites.

Date of Government Version: 12/30/2005
Date Data Arrived at EDR: 01/05/2006
Date Made Active in Reports: 02/07/2006
Number of Days to Update: 33

Source: Department of Environmental Conservation
Telephone: 518-402-9711
Last EDR Contact: 03/12/2006
Next Scheduled EDR Contact: 06/12/2006
Data Release Frequency: Semi-Annually

DRYCLEANERS: Registered Drycleaners

A listing of all registered drycleaning facilities.

Date of Government Version: 06/15/2004
Date Data Arrived at EDR: 06/15/2004
Date Made Active in Reports: 07/29/2004
Number of Days to Update: 44

Source: Department of Environmental Conservation
Telephone: 518-402-8403
Last EDR Contact: 05/21/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

BROWNFIELDS: Brownfields Site List

A Brownfield is any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, pollutant, or contaminant.

Date of Government Version: 12/30/2005
Date Data Arrived at EDR: 01/23/2006
Date Made Active in Reports: 02/07/2006
Number of Days to Update: 15

Source: Department of Environmental Conservation
Telephone: 518-402-9764
Last EDR Contact: 03/12/2006
Next Scheduled EDR Contact: 06/12/2006
Data Release Frequency: Semi-Annually

SPDES: State Pollutant Discharge Elimination System

New York State has a state program which has been approved by the United States Environmental Protection Agency for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Under New York State law the program is known as the State Pollutant Discharge Elimination System (SPDES) and is broader in scope than that required by the Clean Water Act in that it controls point source discharges to groundwaters as well as surface waters.

Date of Government Version: 03/22/2006
Date Data Arrived at EDR: 03/22/2006
Date Made Active in Reports: 04/20/2006
Number of Days to Update: 29

Source: Department of Environmental Conservation
Telephone: 518-402-8233
Last EDR Contact: 03/17/2006
Next Scheduled EDR Contact: 05/08/2006
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AIRS: Air Emissions Data

Date of Government Version: 12/31/2002
Date Data Arrived at EDR: 09/13/2004
Date Made Active in Reports: 10/18/2004
Number of Days to Update: 35

Source: Department of Environmental Conservation
Telephone: 518-402-8452
Last EDR Contact: 03/20/2006
Next Scheduled EDR Contact: 05/22/2006
Data Release Frequency: Annually

TRIBAL RECORDS

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 02/08/2005
Date Made Active in Reports: 08/04/2005
Number of Days to Update: 177

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 02/06/2006
Next Scheduled EDR Contact: 05/08/2006
Data Release Frequency: Semi-Annually

EDR PROPRIETARY RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Historical Auto Stations: EDR Proprietary Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Historical Cleaners: EDR Proprietary Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

CORTLAND COUNTY:

Cortland County Storage Tank Listing

Date of Government Version: 03/28/2006
Date Data Arrived at EDR: 04/03/2006
Date Made Active in Reports: 04/27/2006
Number of Days to Update: 24

Source: Cortland County Health Department
Telephone: 607-753-5035
Last EDR Contact: 02/27/2006
Next Scheduled EDR Contact: 05/29/2006
Data Release Frequency: Quarterly

Cortland County Storage Tank Listing

Date of Government Version: 03/28/2006
Date Data Arrived at EDR: 04/03/2006
Date Made Active in Reports: 04/27/2006
Number of Days to Update: 24

Source: Cortland County Health Department
Telephone: 607-753-5035
Last EDR Contact: 02/27/2006
Next Scheduled EDR Contact: 05/29/2006
Data Release Frequency: Quarterly

NASSAU COUNTY:

Registered Tank Database

Date of Government Version: 05/21/2003
Date Data Arrived at EDR: 05/27/2003
Date Made Active in Reports: 06/09/2003
Number of Days to Update: 13

Source: Nassau County Health Department
Telephone: 516-571-3314
Last EDR Contact: 05/01/2006
Next Scheduled EDR Contact: 07/31/2006
Data Release Frequency: No Update Planned

Storage Tank Database

Date of Government Version: 05/25/2004
Date Data Arrived at EDR: 06/08/2004
Date Made Active in Reports: 07/29/2004
Number of Days to Update: 51

Source: Nassau County Office of the Fire Marshal
Telephone: 516-572-1000
Last EDR Contact: 03/20/2006
Next Scheduled EDR Contact: 05/08/2006
Data Release Frequency: Varies

Storage Tank Database

Date of Government Version: 05/25/2004
Date Data Arrived at EDR: 06/08/2004
Date Made Active in Reports: 07/29/2004
Number of Days to Update: 51

Source: Nassau County Office of the Fire Marshal
Telephone: 516-572-1000
Last EDR Contact: 03/20/2006
Next Scheduled EDR Contact: 05/08/2006
Data Release Frequency: Varies

Registered Tank Database

Date of Government Version: 05/21/2003
Date Data Arrived at EDR: 05/27/2003
Date Made Active in Reports: 06/09/2003
Number of Days to Update: 13

Source: Nassau County Health Department
Telephone: 516-571-3314
Last EDR Contact: 05/01/2006
Next Scheduled EDR Contact: 07/31/2006
Data Release Frequency: No Update Planned

ROCKLAND COUNTY:

Petroleum Bulk Storage Database

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/30/2006
Date Data Arrived at EDR: 01/31/2006
Date Made Active in Reports: 02/17/2006
Number of Days to Update: 17

Source: Rockland County Health Department
Telephone: 914-364-2605
Last EDR Contact: 04/03/2006
Next Scheduled EDR Contact: 07/03/2006
Data Release Frequency: Quarterly

Petroleum Bulk Storage Database

Date of Government Version: 01/30/2006
Date Data Arrived at EDR: 01/31/2006
Date Made Active in Reports: 02/16/2006
Number of Days to Update: 16

Source: Rockland County Health Department
Telephone: 914-364-2605
Last EDR Contact: 04/03/2006
Next Scheduled EDR Contact: 07/03/2006
Data Release Frequency: Quarterly

SUFFOLK COUNTY:

Storage Tank Database

Date of Government Version: 06/21/2005
Date Data Arrived at EDR: 09/19/2005
Date Made Active in Reports: 11/03/2005
Number of Days to Update: 45

Source: Suffolk County Department of Health Services
Telephone: 631-854-2521
Last EDR Contact: 03/08/2006
Next Scheduled EDR Contact: 05/29/2006
Data Release Frequency: Annually

Storage Tank Database

Date of Government Version: 06/21/2005
Date Data Arrived at EDR: 09/19/2005
Date Made Active in Reports: 11/03/2005
Number of Days to Update: 45

Source: Suffolk County Department of Health Services
Telephone: 631-854-2521
Last EDR Contact: 03/08/2006
Next Scheduled EDR Contact: 05/29/2006
Data Release Frequency: Annually

WESTCHESTER COUNTY:

Listing of Storage Tanks

Listing of aboveground storage tanks in Westchester County.

Date of Government Version: 05/05/2005
Date Data Arrived at EDR: 05/31/2005
Date Made Active in Reports: 06/30/2005
Number of Days to Update: 30

Source: Westchester County Department of Health
Telephone: 914-813-5161
Last EDR Contact: 11/28/2005
Next Scheduled EDR Contact: 02/27/2006
Data Release Frequency: Varies

Listing of Storage Tanks

Listing of underground storage tanks in Westchester County.

Date of Government Version: 05/05/2005
Date Data Arrived at EDR: 05/31/2005
Date Made Active in Reports: 06/30/2005
Number of Days to Update: 30

Source: Westchester County Department of Health
Telephone: 914-813-5161
Last EDR Contact: 03/03/2006
Next Scheduled EDR Contact: 05/29/2006
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CT MANIFEST:: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 02/17/2006
Date Made Active in Reports: 04/07/2006
Number of Days to Update: 49

Source: Department of Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 03/13/2006
Next Scheduled EDR Contact: 06/12/2006
Data Release Frequency: Annually

NJ MANIFEST:: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 04/24/2006
Date Made Active in Reports: 05/02/2006
Number of Days to Update: 8

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 03/17/2006
Next Scheduled EDR Contact: 07/03/2006
Data Release Frequency: Annually

WI MANIFEST:: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 03/17/2006
Date Made Active in Reports: 05/02/2006
Number of Days to Update: 46

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/17/2006
Next Scheduled EDR Contact: 07/10/2006
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation
Telephone: (800) 823-6277

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health
Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Day Care Providers

Source: Department of Health

Telephone: 212-676-2444

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Freshwater Wetlands

Source: Department of Environmental Conservation

Telephone: 518-402-8961

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

PALMER AVENUE
2014-2155 PALMER AVENUE
LARCHMONT, NY 10538

TARGET PROPERTY COORDINATES

Latitude (North):	40.92940 - 40° 55' 45.8"
Longitude (West):	73.7637 - 73° 45' 49.3"
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	604089.6
UTM Y (Meters):	4531444.0
Elevation:	31 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	40073-H7 MOUNT VERNON, NY
Most Recent Revision:	1995
East Map:	40073-H6 MAMARONECK, NY
Most Recent Revision:	1995

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

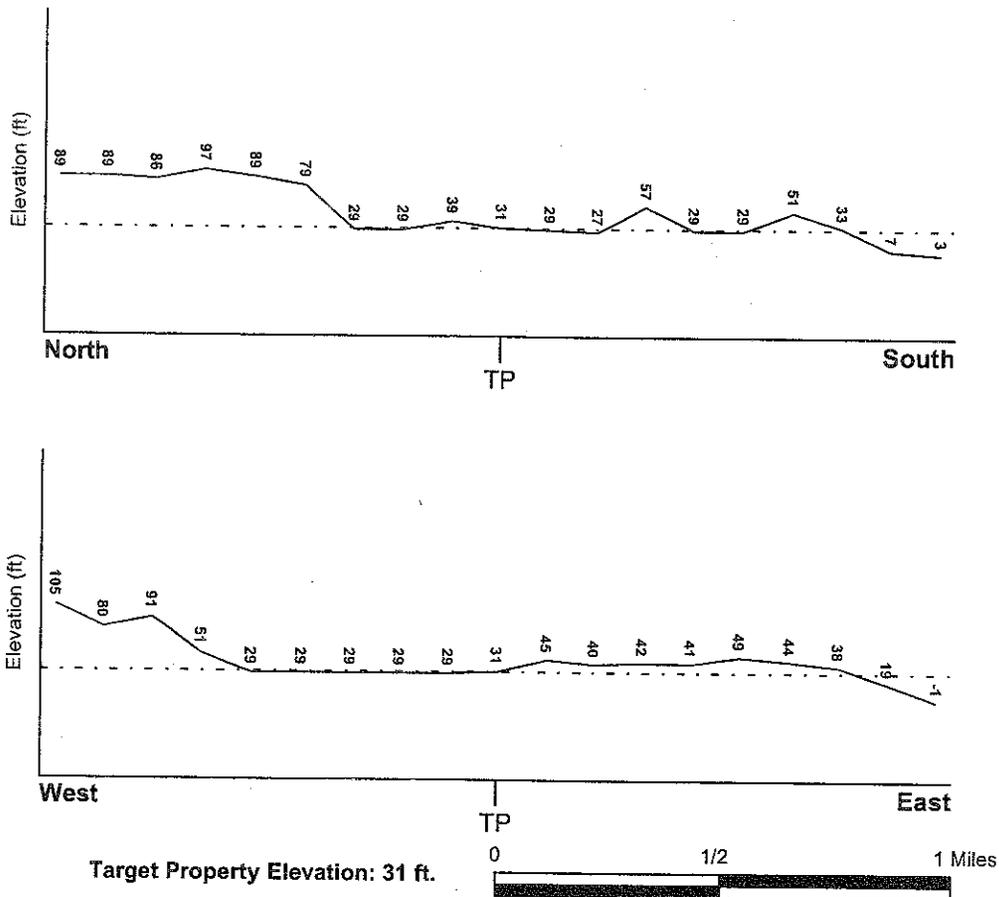
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County
WESTCHESTER, NY

FEMA Flood
Electronic Data

YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 3609150001B

Additional Panels in search area:
3609220005B
3609170005B
3609170003B
3609220006C
3609220007C

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
MOUNT VERNON

NWI Electronic
Data Coverage

YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data:*

Search Radius: 1.25 miles
Status: Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION</u> <u>FROM TP</u>	<u>GENERAL DIRECTION</u> <u>GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era: Paleozoic
System: Ordovician
Series: Middle Ordovician (Mohawkian)
Code: O2 (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: fine sandy loam

Surficial Soil Types: fine sandy loam

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: unweathered bedrock
stratified
gravelly - fine sandy loam
fine sandy loam

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	USGS2112901	1/4 - 1/2 Mile SE
2	USGS2112866	1/2 - 1 Mile SSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
---------------	----------------	-------------------------

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

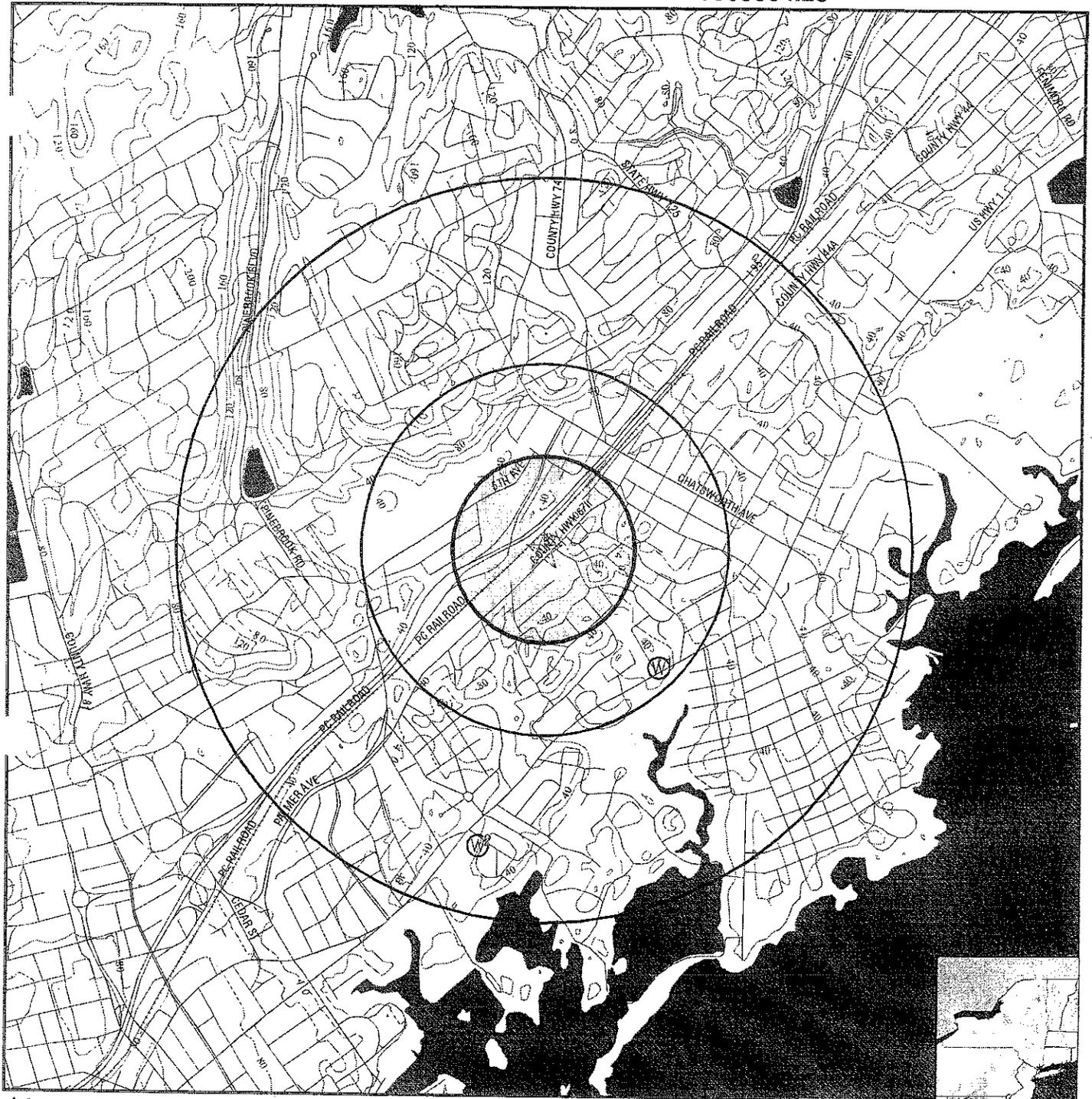
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

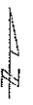
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 1669964.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data



SITE NAME: Palmer Avenue
 ADDRESS: 2014-2155 Palmer Avenue
 Larchmont NY 10538
 LAT/LONG: 40.9294 / 73.7637

CLIENT: Tim Miller Associates
 CONTACT: Maureen Sacchetti
 INQUIRY #: 1669964.2s
 DATE: May 05, 2006

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1
SE
1/4 - 1/2 Mile
Lower

FED USGS USGS2112901

Agency cd:	USGS	Site no:	405529073452901
Site name:	WE 282		
Latitude:	405529		
Longitude:	0734529	Dec lat:	40.92482132
Dec lon:	-73.75763188	Coor meth:	M
Coor accr:	F	Latlong datum:	NAD27
Dec latlong datum:	NAD83	District:	36
State:	36	County:	119
Country:	US	Land net:	Not Reported
Location map:	BULL GW-35	Map scale:	Not Reported
Altitude:	30.00	Altitude method:	M
Altitude accuracy:	5	Altitude datum:	NGVD29
Hydrologic:	Bronx. New York. Area = 190 sq.mi.		
Topographic:	Not Reported		
Site type:	Ground-water other than Spring	Date construction:	Not Reported
Date inventoried:	Not Reported	Mean greenwich time offset:	EST
Local standard time flag:	N		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	BEDROCK		
Well depth:	72.0	Hole depth:	Not Reported
Source of depth data:	Not Reported		
Real time data flag:	0	Project number:	BULLGW-35
Daily flow data end date:	0000-00-00	Daily flow data begin date:	0000-00-00
Peak flow data begin date:	0000-00-00	Daily flow data count:	0
Peak flow data count:	0	Peak flow data end date:	0000-00-00
Water quality data end date:	0000-00-00	Water quality data begin date:	0000-00-00
Ground water data begin date:	1955-00-00	Water quality data count:	0
Ground water data count:	1	Ground water data end date:	1955-00-00

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1955	40.00	

2
SSW
1/2 - 1 Mile
Higher

FED USGS USGS2112866

Agency cd:	USGS	Site no:	405504073460301
Site name:	WE1055		
Latitude:	405504		
Longitude:	0734603	Dec lat:	40.91787699
Dec lon:	-73.76707661	Coor meth:	M
Coor accr:	F	Latlong datum:	NAD27
Dec latlong datum:	NAD83	District:	36
State:	36	County:	119
Country:	US	Land net:	Not Reported
Location map:	BULL GW-35	Map scale:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Altitude:	Not Reported	Altitude method:	Not Reported
Altitude accuracy:	Not Reported	Altitude datum:	Not Reported
Hydrologic:	Bronx, New York, Area = 190 sq.mi.		
Topographic:	Not Reported		
Site type:	Ground-water other than Spring	Date construction:	Not Reported
Date inventoried:	Not Reported	Mean greenwich time offset:	EST
Local standard time flag:	N		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	TILL		
Well depth:	17.0	Hole depth:	Not Reported
Source of depth data:	Not Reported	Project number:	BULLGW-35
Real time data flag:	0	Daily flow data begin date:	0000-00-00
Daily flow data end date:	0000-00-00	Daily flow data count:	0
Peak flow data begin date:	0000-00-00	Peak flow data end date:	0000-00-00
Peak flow data count:	0	Water quality data begin date:	0000-00-00
Water quality data end date:	0000-00-00	Water quality data count:	0
Ground water data begin date:	1955-00-00	Ground water data end date:	1955-00-00
Ground water data count:	1		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1955	3.00	

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: NY Radon

Radon Test Results

Zip	Num Sites	< 4 Pci/L	>= 4 Pci/L	>= 20 Pci/L	Avg > 4 Pci/L	Max Pci/L
10538	55	35 (63.6%)	19 (34.5%)	1 (1.8%)	3.88	24.4

Federal EPA Radon Zone for WESTCHESTER County: 3

- Note: Zone 1 indoor average level > 4 pCi/L.
- : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
- : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for WESTCHESTER COUNTY, NY

Number of sites tested: 650

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	0.930 pCi/L	97%	3%	0%
Basement	1.730 pCi/L	84%	13%	2%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Freshwater Wetlands

Source: Department of Environmental Conservation

Telephone: 518-402-8961

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water
Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water
Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

New York Public Water Wells

Source: New York Department of Health
Telephone: 518-458-6731

OTHER STATE DATABASE INFORMATION

RADON

State Database: NY Radon

Source: Department of Health
Telephone: 518-402-7556
Radon Test Results

Area Radon Information

Source: USGS
Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA
Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

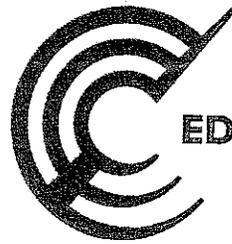
Source: Department of Commerce, National Oceanic and Atmospheric Administration

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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Appendix B
Historic Topographic Maps



**EDR™ Environmental
Data Resources Inc**

**EDR Historical
Topographic Map
Report**

**Palmer Avenue
2014-2155 Palmer Avenue
Larchmont, NY 10538**

Inquiry Number: 1669964.4

May 08, 2006

**The Standard in
Environmental Risk
Management Information**

**440 Wheelers Farms Road
Milford, Connecticut 06460**

Nationwide Customer Service

Telephone: 1-800-352-0050

Fax: 1-800-231-6802

Internet: www.edrnet.com

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property, and its surrounding area, resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable is defined as information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.* To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, city directories, fire insurance maps, topographic maps, property tax files, land title records (although these cannot be the sole historical source consulted), building department records, or zoning/and use records. ASTM E 1527-00 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-00, Section 7.3.2 page 12.)

EDR's Historical Topographic Map Report includes a search of available public and private color historical topographic map collections.

Topographic Maps

A topographic map (topo) is a color coded line-and-symbol representation of natural and selected artificial features plotted to a scale. Topos show the shape, elevation, and development of the terrain in precise detail by using contour lines and color coded symbols. Many features are shown by lines that may be straight, curved, solid, dashed, dotted, or in any combination. The colors of the lines usually indicate similar classes of information. For example, topographic contours (brown); lakes, streams, irrigation ditches, etc. (blue); land grids and important roads (red); secondary roads and trails, railroads, boundaries, etc. (black); and features that have been updated using aerial photography, but not field verified, such as disturbed land areas (e.g., gravel pits) and newly developed water bodies (purple).

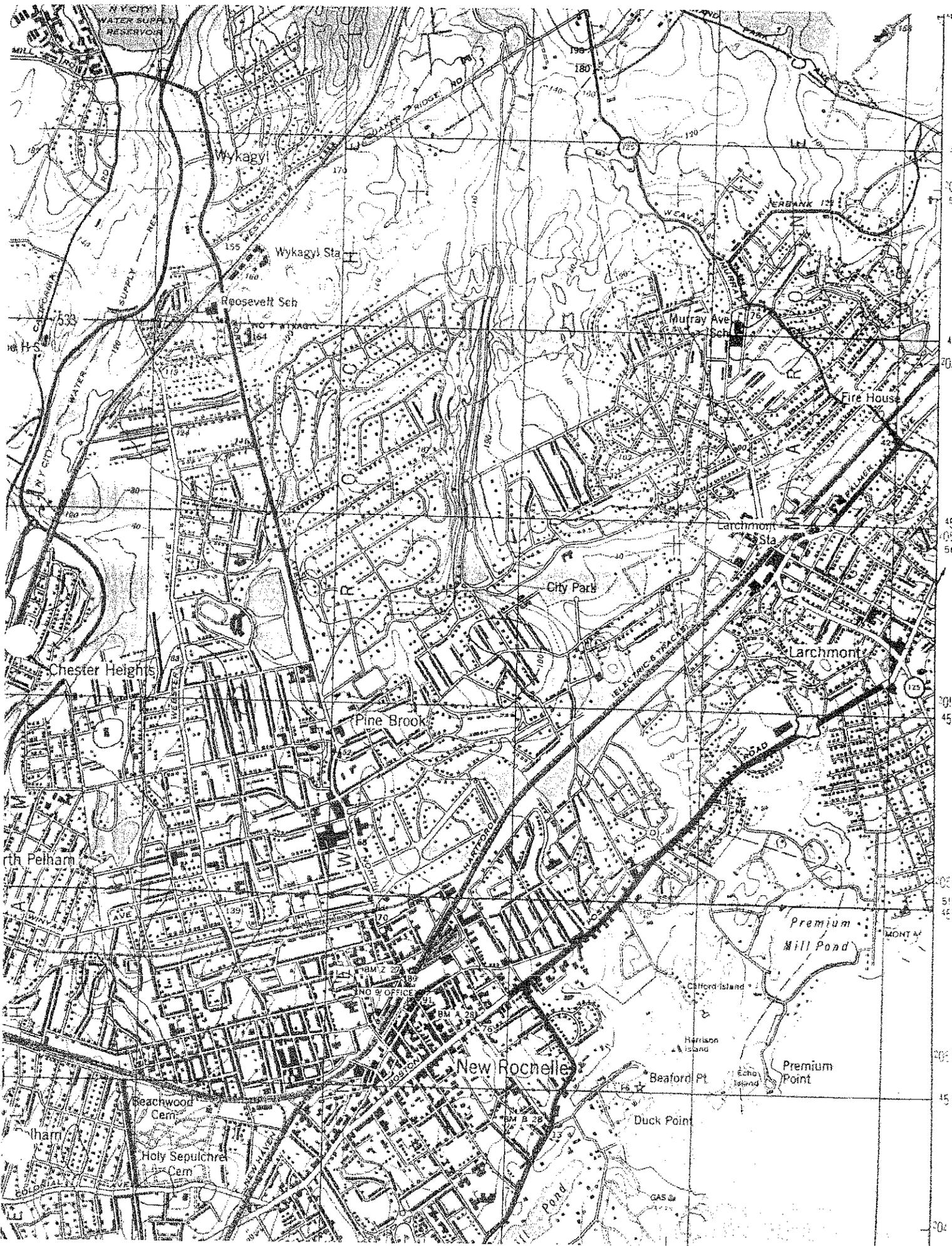
For more than a century, the USGS has been creating and revising topographic maps for the entire country at a variety of scales. There are about 60,000 U.S. Geological Survey (USGS) produced topo maps covering the United States. Each map covers a specific quadrangle (quad) defined as a four-sided area bounded by latitude and longitude. Historical topographic maps are a valuable historical resource for documenting the prior use of a property and its surrounding area, and due to their frequent availability can be particularly helpful when other standard historical sources (such as city directories, fire insurance maps, or aerial photographs) are not reasonably ascertainable.

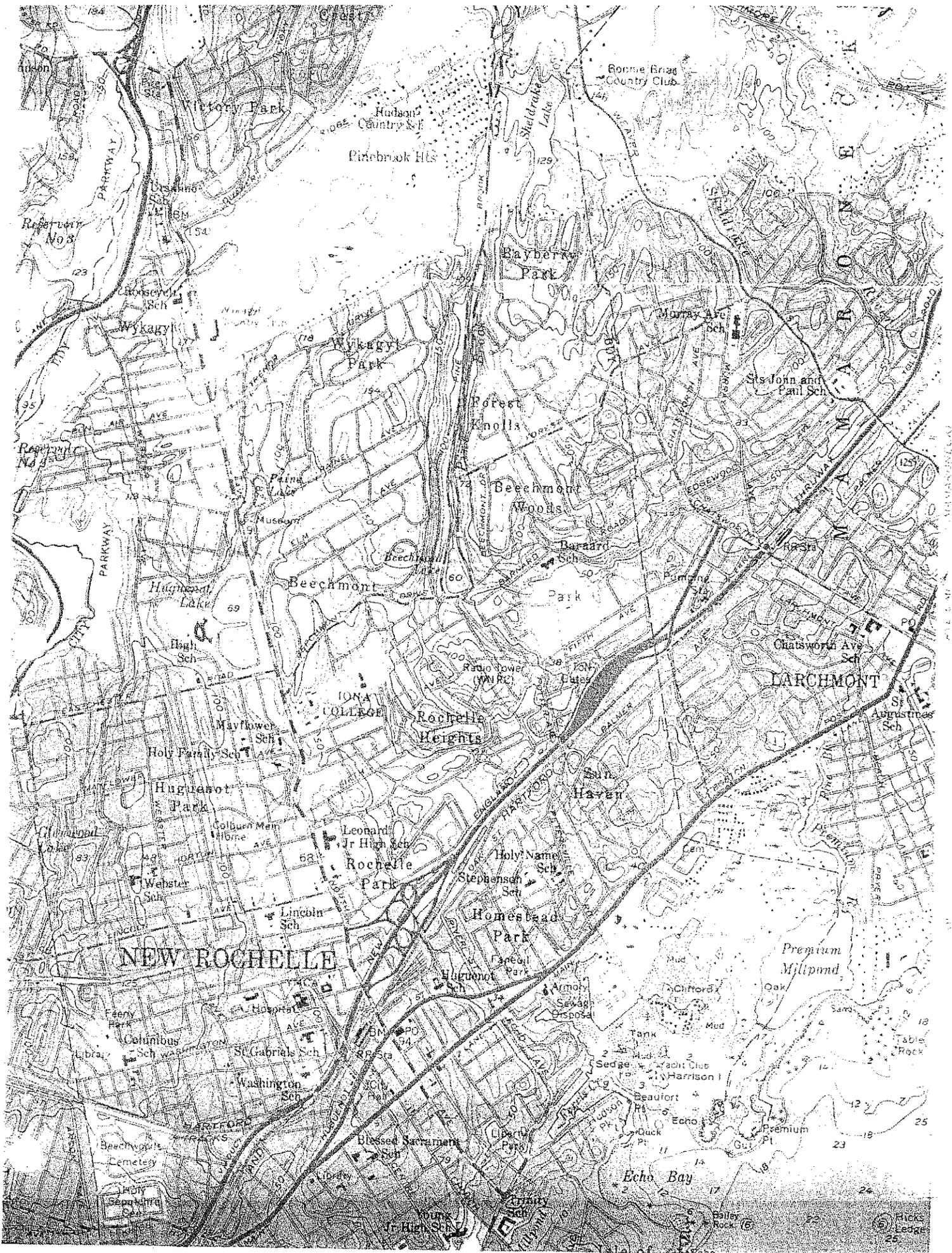
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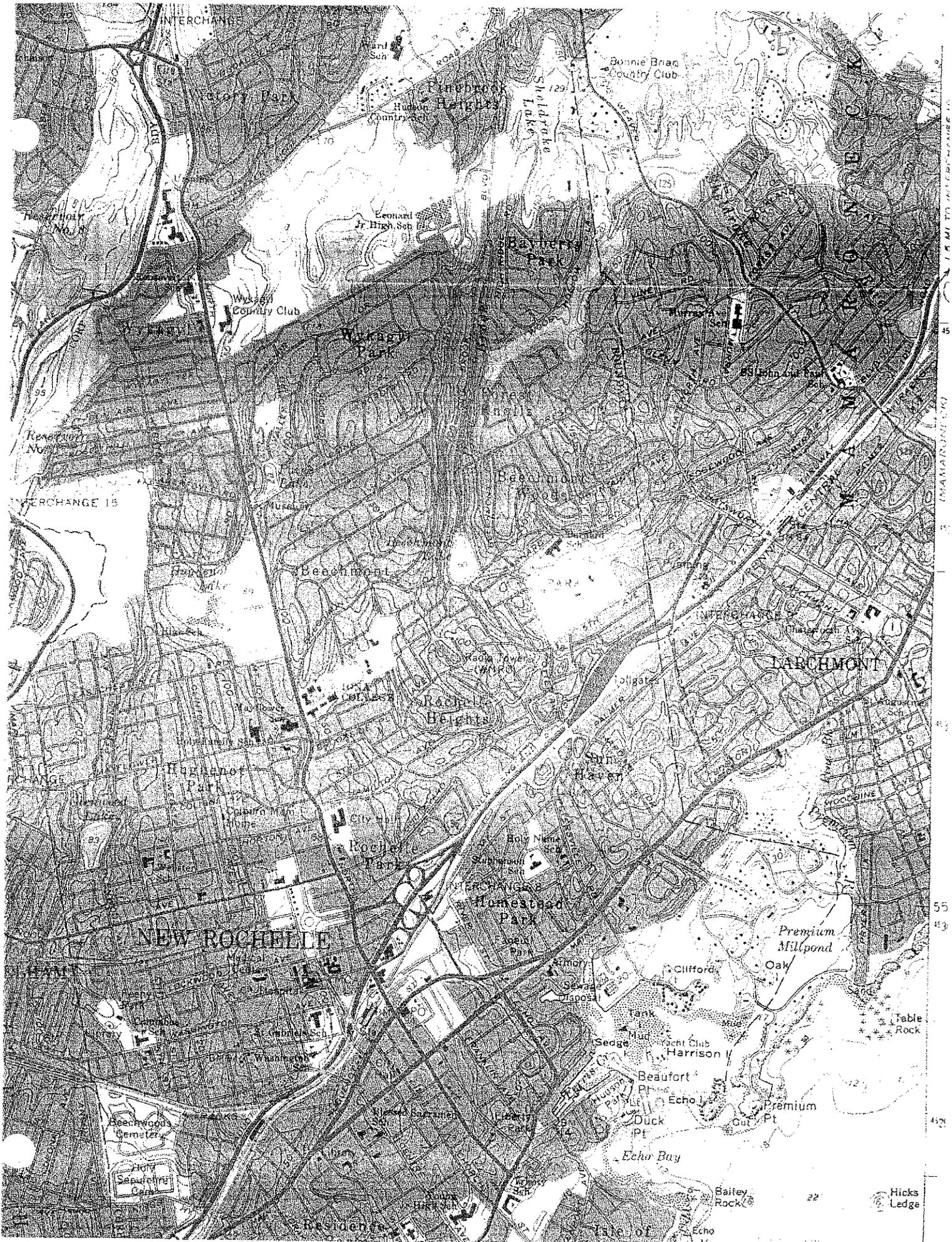
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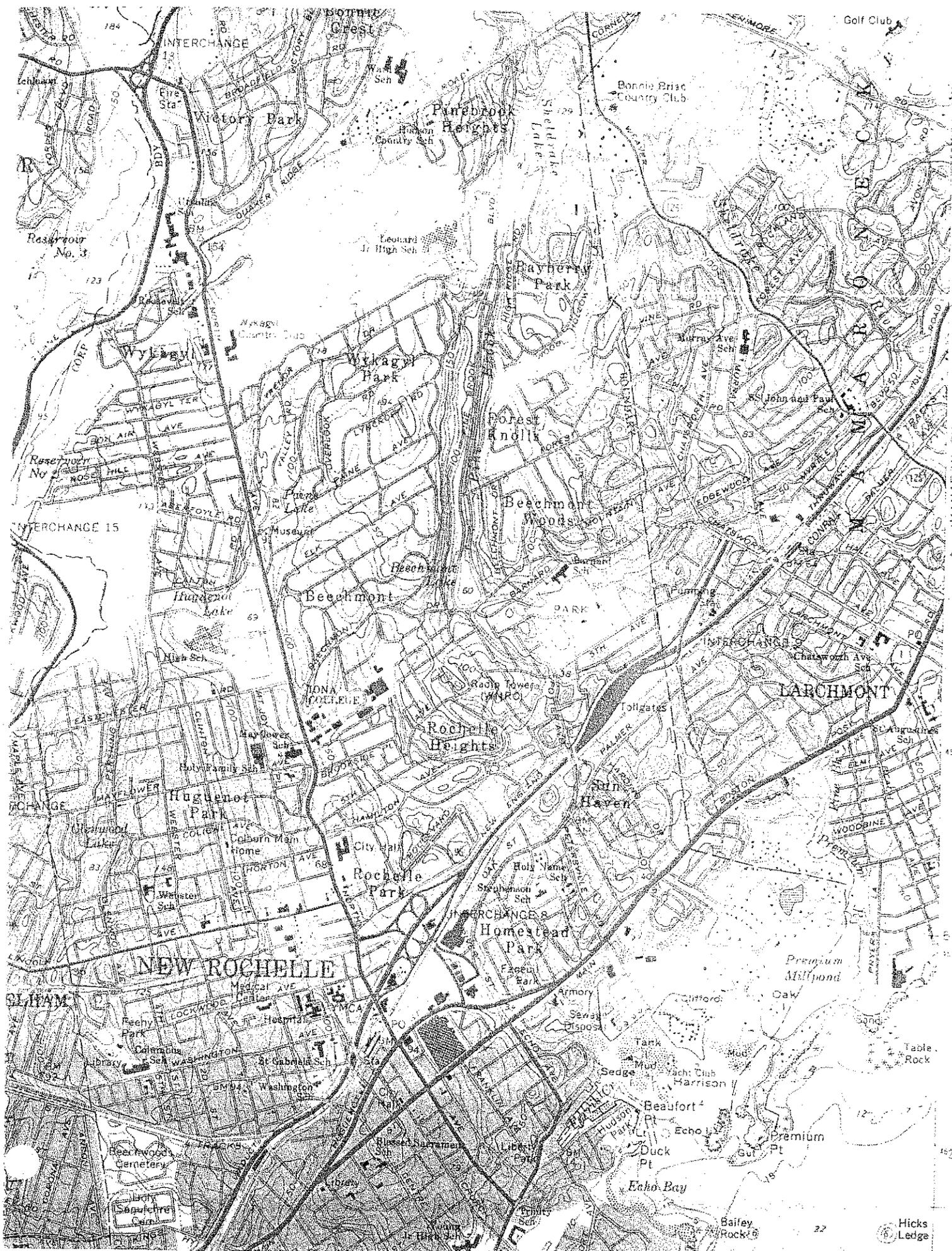
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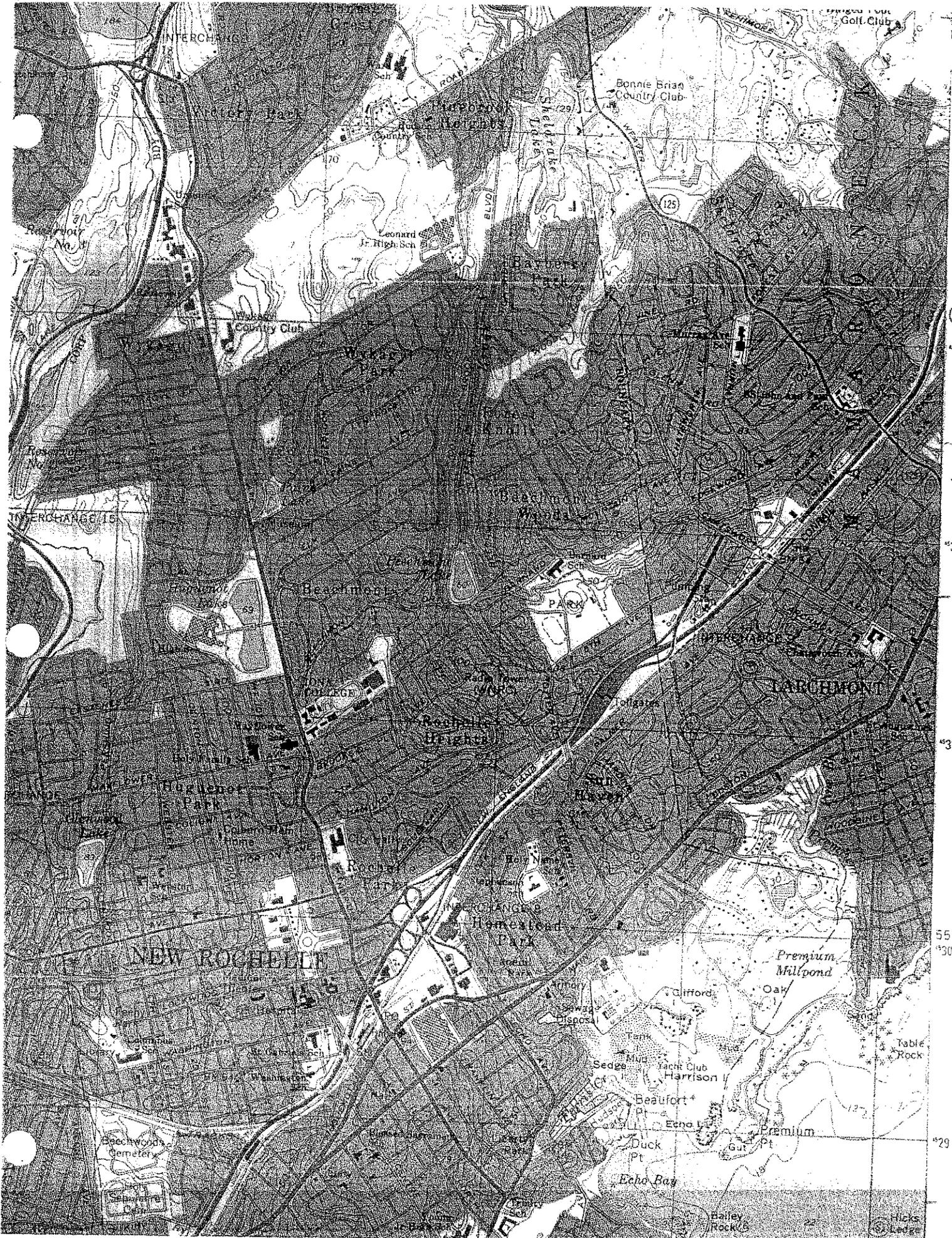
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Appendix C
Historic Aerial Photographs



The EDR Aerial Photo Decade Package

**Palmer Avenue
2014-2155 Palmer Avenue
Larchmont, NY 10538**

Inquiry Number: 1669964.5

May 08, 2006

The Standard in Environmental Risk Management Information

**440 Wheelers Farms Road
Milford, Connecticut 06461**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com**

EDR Aerial Photo Decade Package

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

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

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Date EDR Searched Historical Sources:

Aerial Photography May 08, 2006

Target Property:

2014-2155 Palmer Avenue

Larchmont, NY 10538

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1954	Aerial Photograph. Scale: 1"=750'	Panel #: 2440073-H7/Flight Date: March 07, 1954	EDR
1966	Aerial Photograph. Scale: 1"=750'	Panel #: 2440073-H7/Flight Date: January 12, 1966	EDR
1974	Aerial Photograph. Scale: 1"=750'	Panel #: 2440073-H7/Flight Date: October 24, 1974	EDR
1989	Aerial Photograph. Scale: 1"=833'	Panel #: 2440073-H7/Flight Date: April 20, 1989	EDR
1994	Aerial Photograph. Scale: 1"=833'	Panel #: 2440073-H7/Flight Date: April 08, 1994	EDR



INQUIRY #: 1669964.5

YEAR: 1954

— = 750'





12-66

INQUIRY #: 1669964.5

YEAR: 1966

— = 750'



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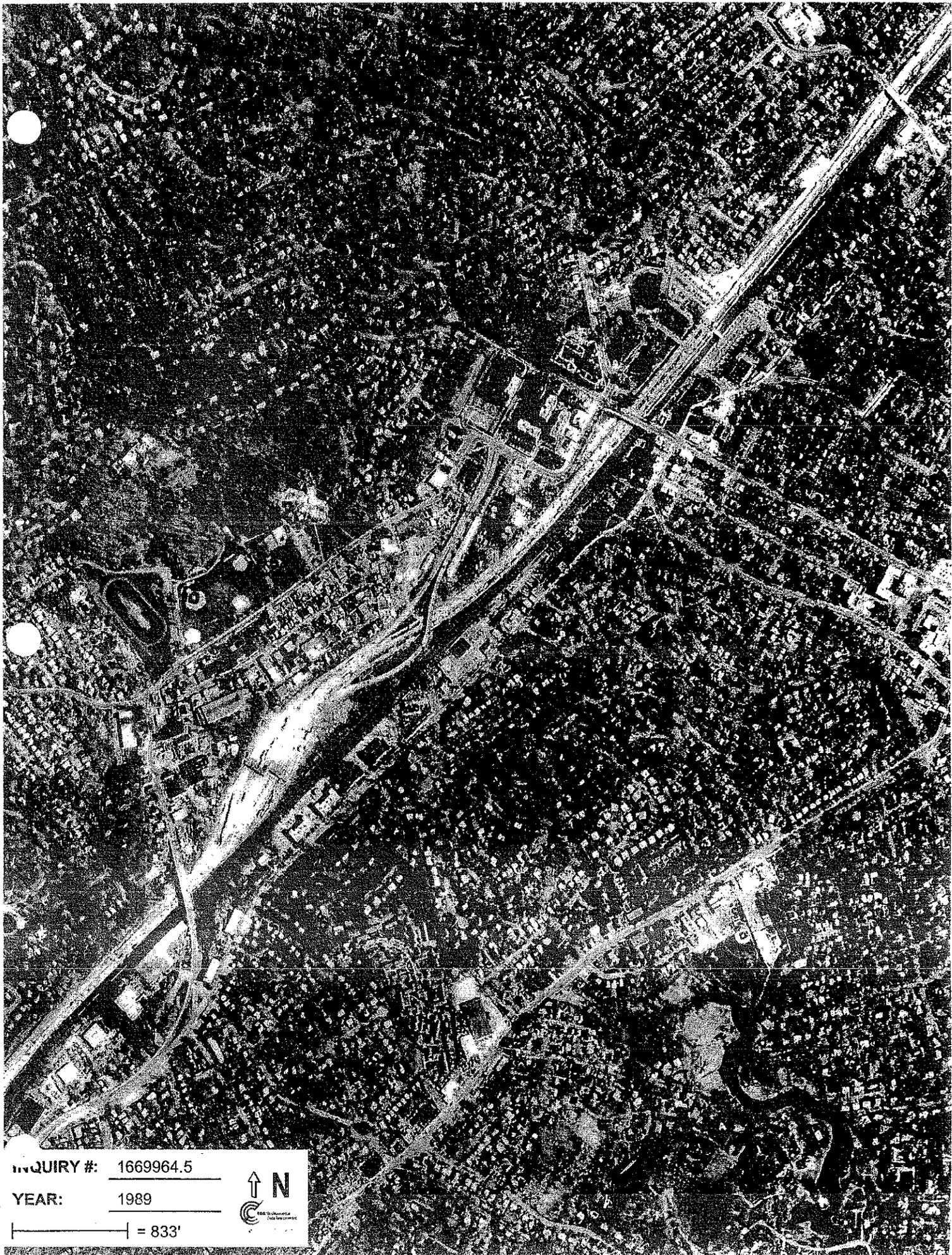


INQUIRY #: 1669964.5

YEAR: 1974

| = 750'





INQUIRY #: 1669964.5

YEAR: 1989

— = 833'





INQUIRY #: 1669964.5

YEAR: 1994

| = 833'



Appendix D
Sanborn Maps



EDR® Environmental
Data Resources Inc

"Linking Technology with Tradition"®

Sanborn® Map Report

Ship To: Maureen Sacchetti
Tim Miller Associates
10 North Street
Cold Spring, NY 10516

Order Date: 5/5/2006 **Completion Date:** 5/8/2006

Inquiry #: 1669964.3s

P.O. #: 06062

Site Name: Palmer Avenue

Address: 2014-2155 Palmer Avenue

City/State: Larchmont, NY 10538

Cross Streets:

Customer Project: Palmer Avenue/L
1011929ERK 845-265-4400

Based on client-supplied information, fire insurance maps for the following years were identified

- 1919 - 2 Maps
- 1934 - 2 Maps
- 1942 - 1 Map
- 1950 - 2 Maps
- 1963 - 2 Maps
- 1974 - 2 Maps

Limited Permission to Photocopy

Total Maps: 11

Tim Miller Associates (the client) is permitted to make up to THREE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

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USER'S GUIDE

This User's Guide provides guidelines for accessing Sanborn Map® images and for transferring them to your Word Processor.

Reading Sanborn Maps

- Sanborn Maps document historical property use by displaying property information through words, abbreviations, and map symbols. The Sanborn Map Key provides information to help interpret the symbols and abbreviations used on Sanborn Maps. The Key is available from EDR's Web Site at: <http://www.edrnet.com/reports/samples/key.pdf>

Organization of Electronic Sanborn Image File

- Sanborn Map Report, listing years of coverage
- User's Guide
- Oldest Sanborn Map Image
- Most recent Sanborn Map Image

Navigating the Electronic Sanborn Image File

1. Open file on screen.
2. Identify TP (Target Property) on the most recent map.
3. Find TP on older printed images.
4. Using Acrobat® Reader®, zoom to 250% in order to view more clearly. (200-250% is the approximate equivalent scale of hardcopy Sanborn Maps.)
 - A. On the menu bar, click "View" and then "Zoom to..."
 - B. Or, use the magnifying tool and drag a box around the TP



Printing a Sanborn Map From the Electronic File

- EDR recommends printing images at 300 dpi (300 dpi prints faster than 600 dpi)
- To print only the TP area, cut and paste from Acrobat to your word processor application.

Acrobat Versions 6 and 7

1. Go to the menu bar
2. Click the "Select Tool"
3. Draw a box around the area selected
4. "Right click" on your mouse
5. Select "Copy Image to Clipboard"
6. Go to Word Processor such as Microsoft Word, paste and print.



Acrobat Version 5

1. Go to the menu bar
2. Click the "Graphics Select Tool"
3. Draw a box around the area selected
4. Go to "Menu"
5. Highlight "Edit"
6. Highlight "Copy"
7. Go to Word Processor such as Microsoft Word, paste and print.



Important Information about Email Delivery of Electronic Sanborn Map Images

- Images are grouped into one file, up to 2MB.
- In cases where in excess of 6-7 map years are available, the file size typically exceeds 2MB. In these cases, you will receive multiple files, labeled as "1 of 3", "2 of 3", etc. including all available map years.
- Due to file size limitations, certain ISPs, including AOL, may occasionally delay or decline to deliver files. Please contact your ISP to identify their specific file size limitations.

Mamaronck-Parr District, N.Y.

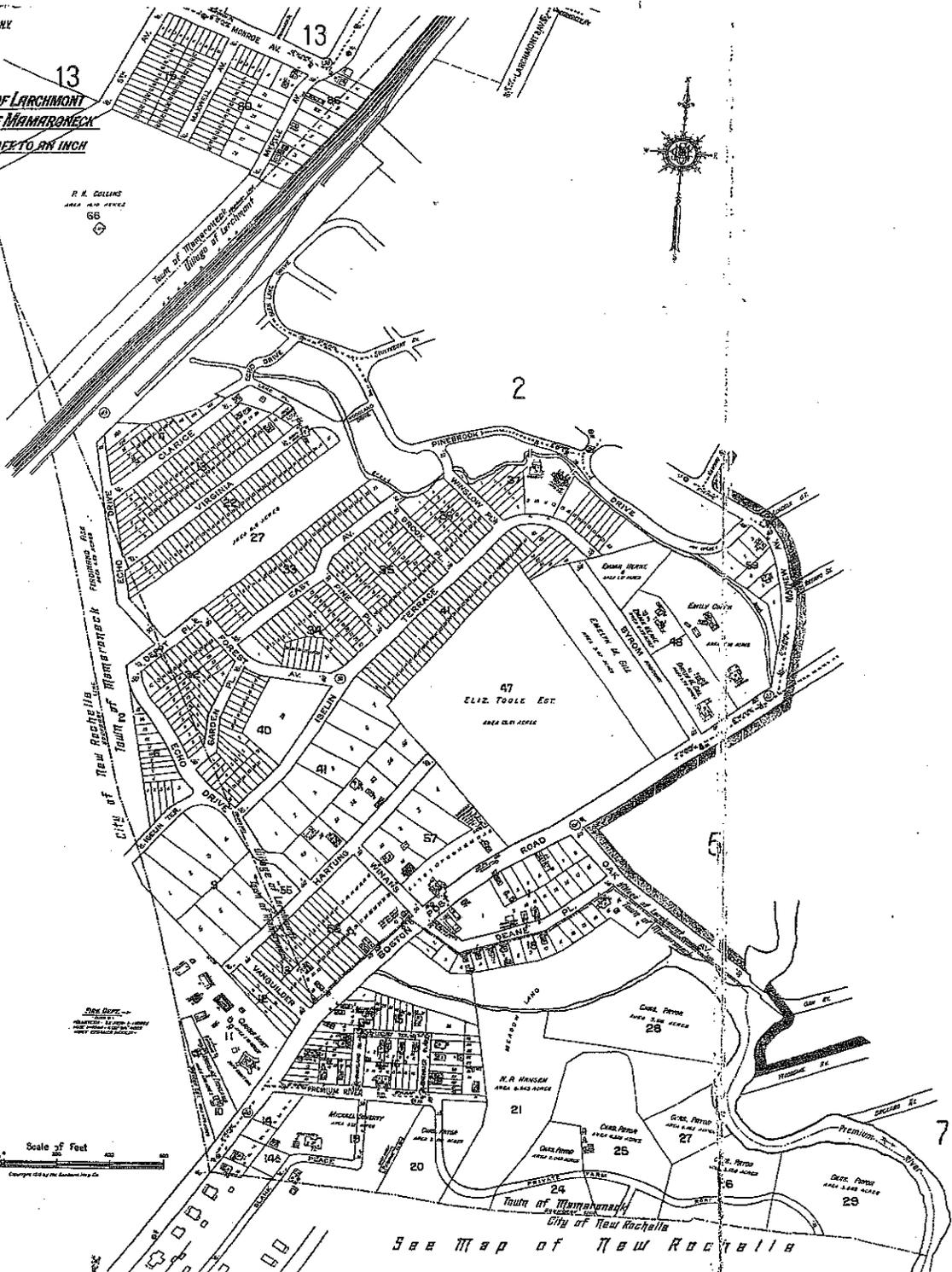
1

VILLAGE OF LARCHMONT
& TOWN OF MAMARONECK
SCALE 200 FEET TO AN INCH

See Map of New Rochelle

See Note
Reference to other maps
and other information
may be obtained
from the
Sanborn Library

Scale of Feet
0 100 200 300 400 500
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2

See Map of New Rochelle



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Mamaronck-Port Jervis NY

VILLAGE OF LARCHMONT
TOWN OF MAMARONECK
SCALE 100 FT TO AN INCH

2

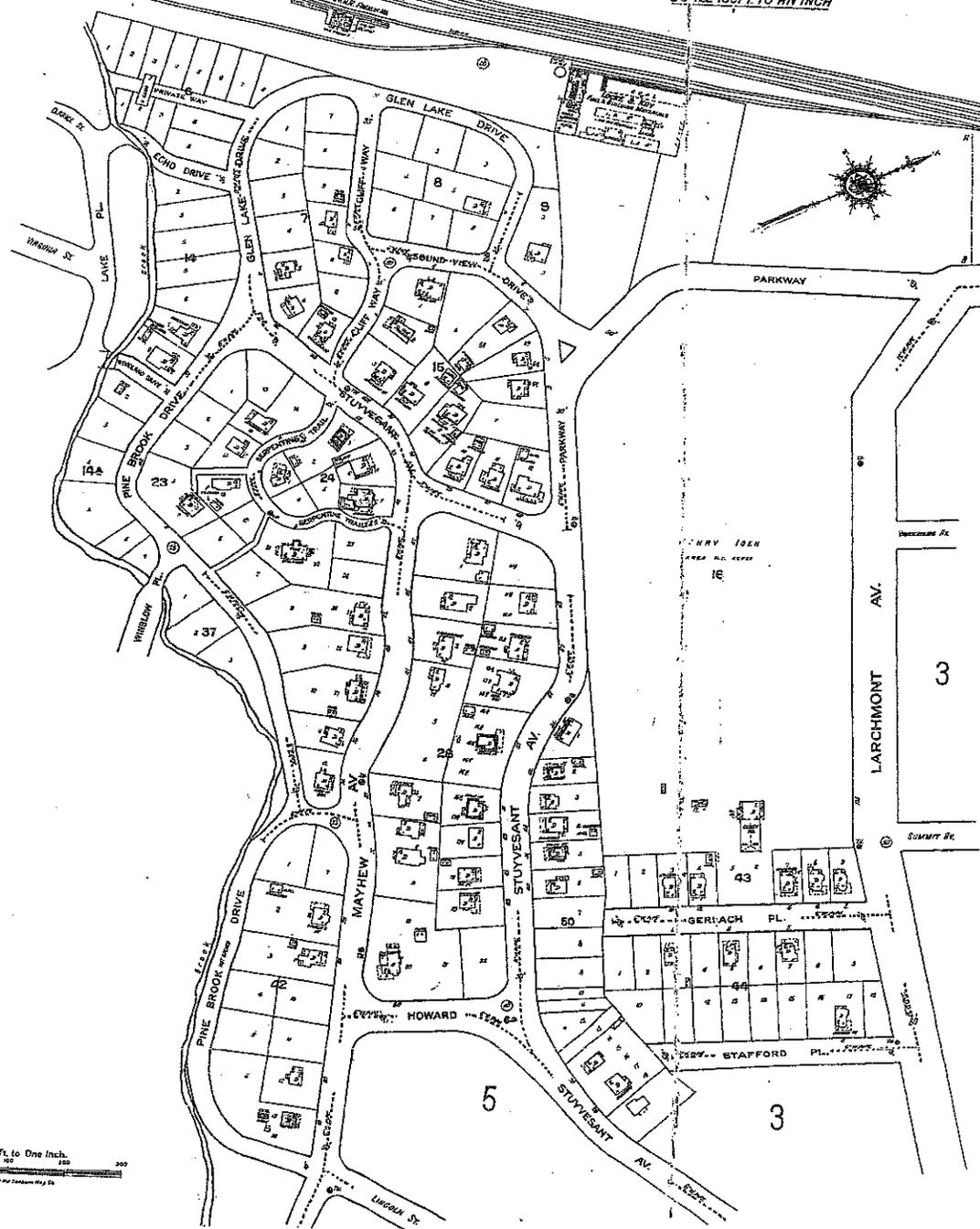
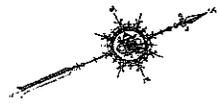
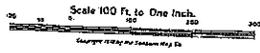
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5

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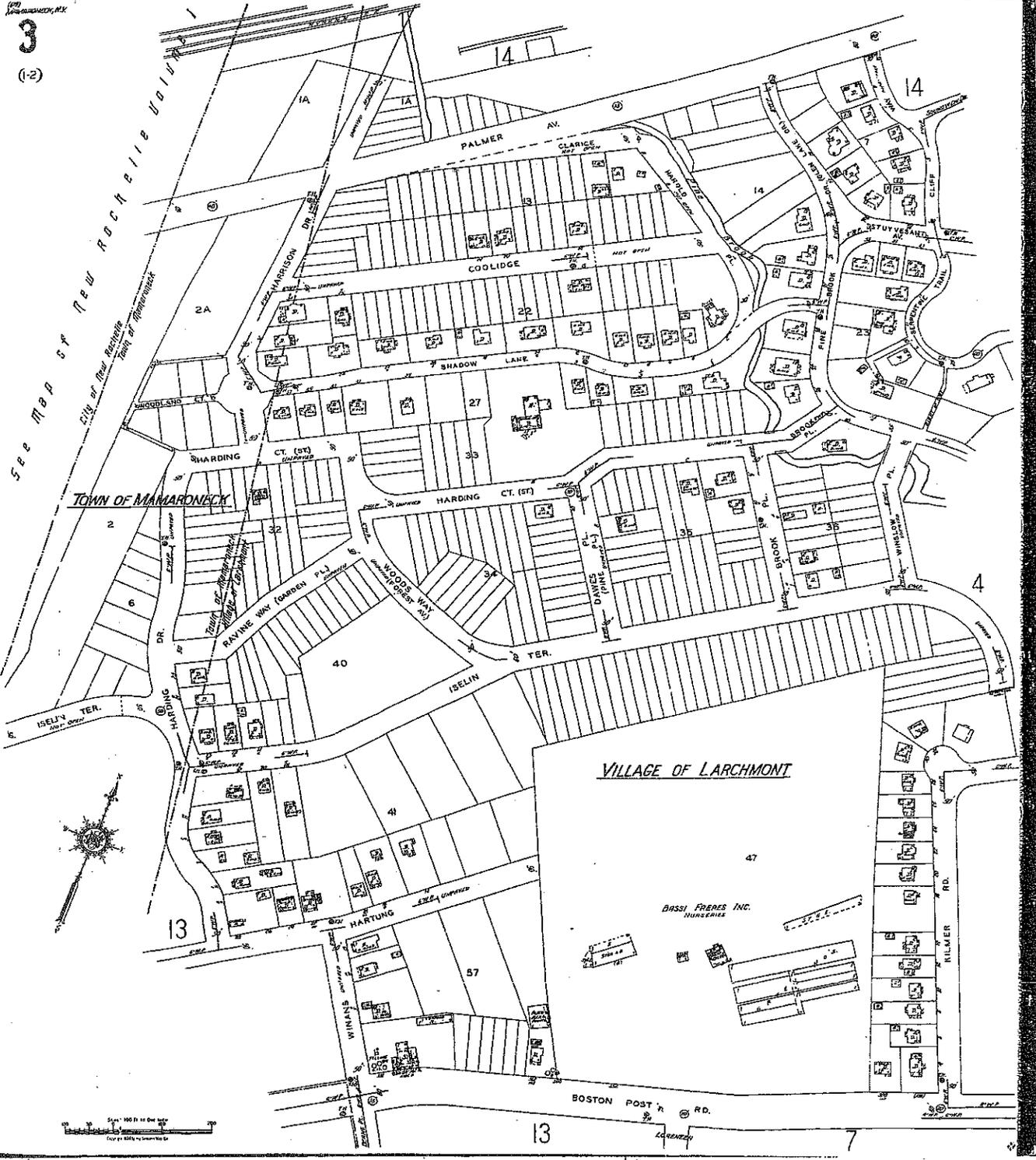


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3
(1-2)



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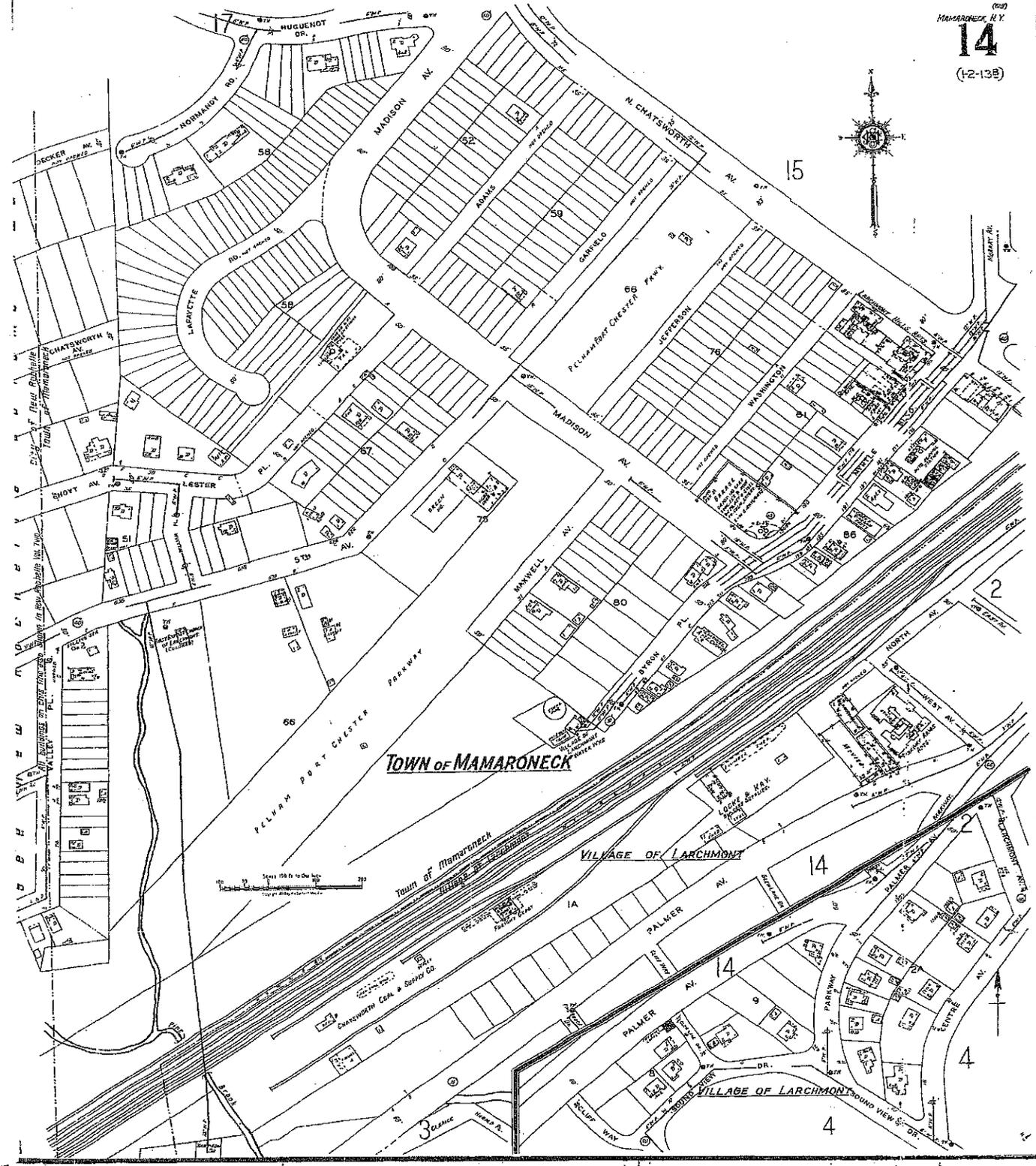


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MAMARONECK, N.Y.
14
(1-2-139)



TOWN OF MAMARONECK

VILLAGE OF LARCHMONT

Town of Mamaroneck
Village of Larchmont

Chatsworth Coal & Supply Co.

Village of Larchmont



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NY 042
MAMARONECK, NY

3
(1-2)

4

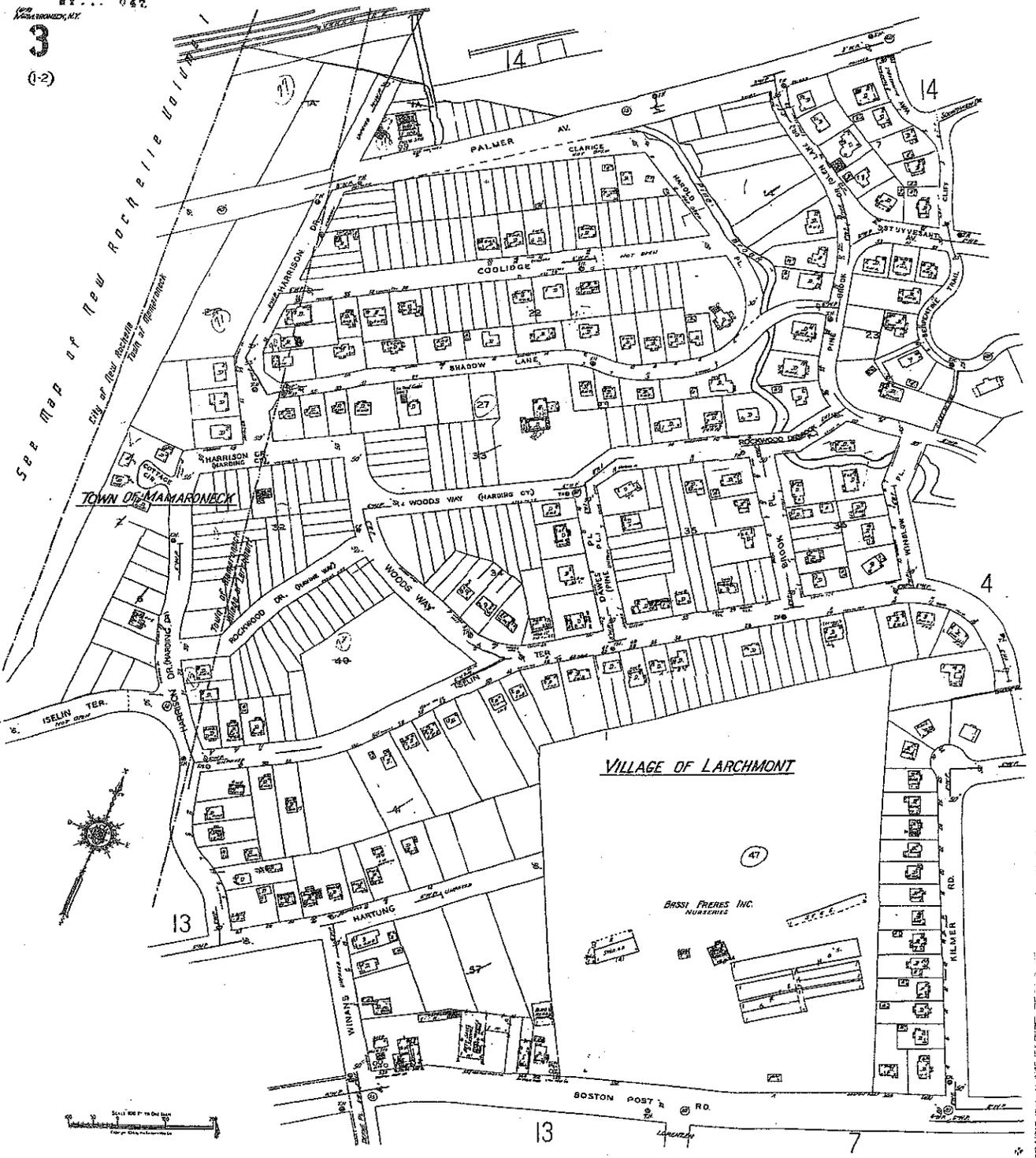
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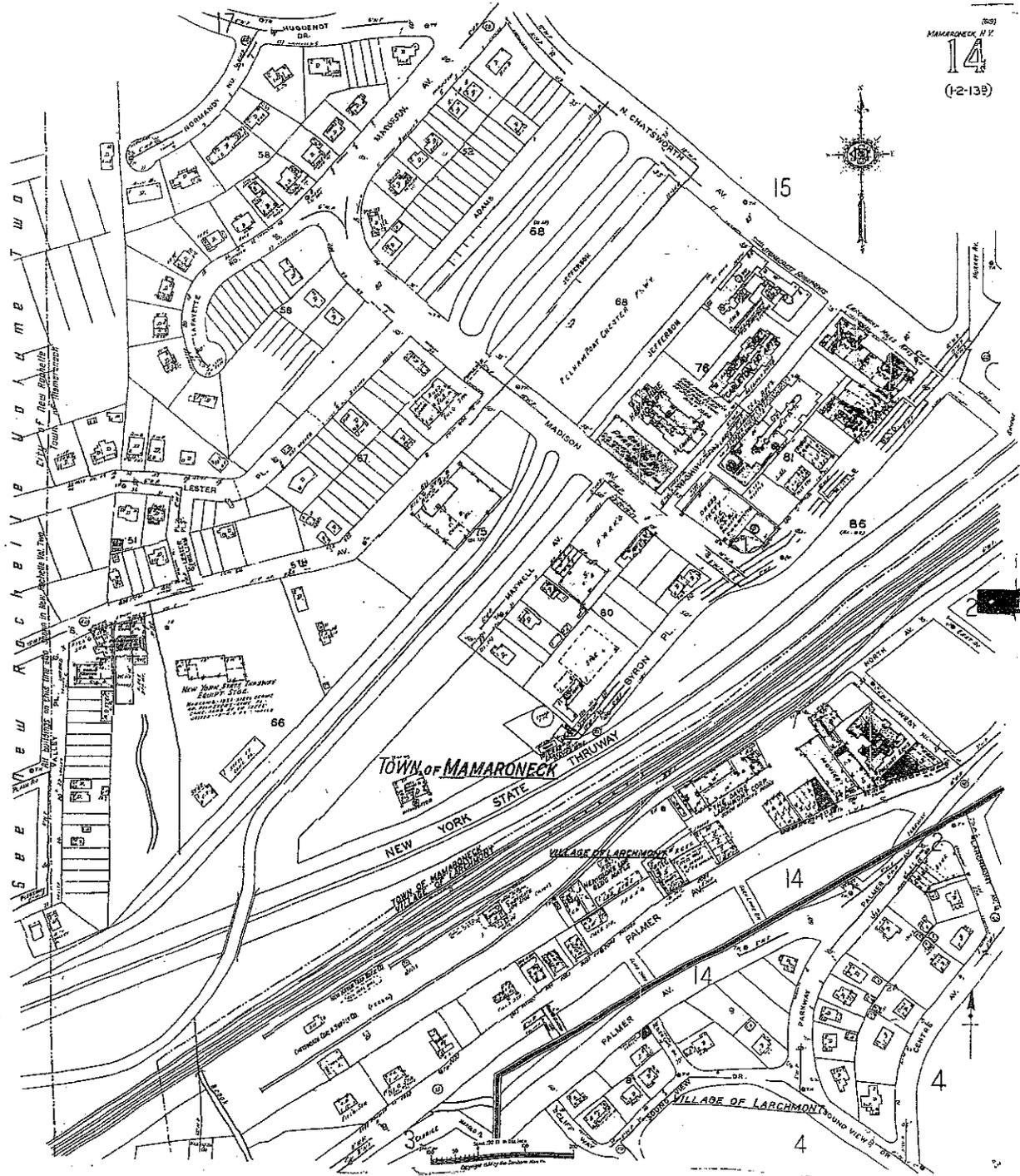


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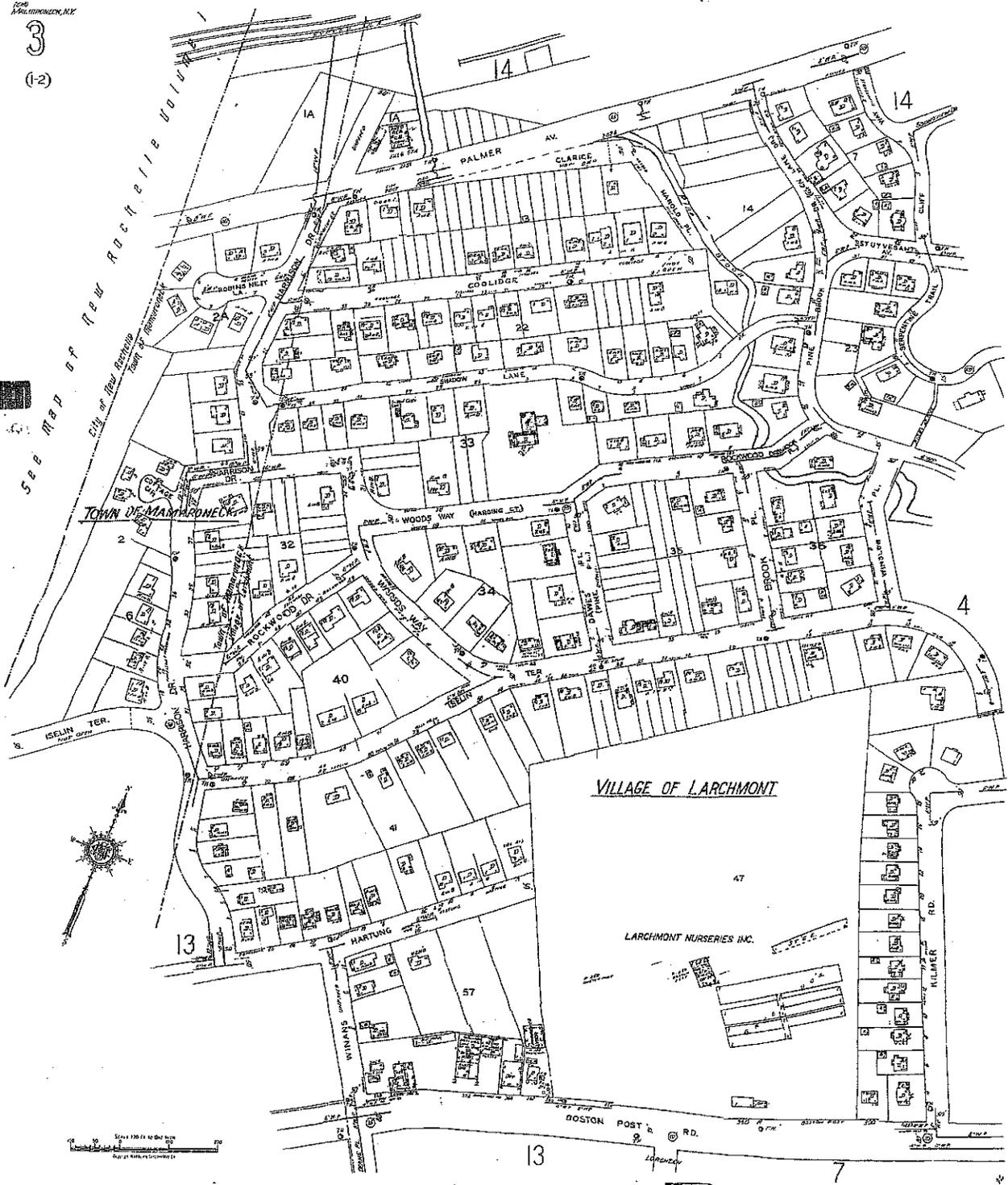
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1963
MAMARONECK, N.Y.
14
(1-2-13B)

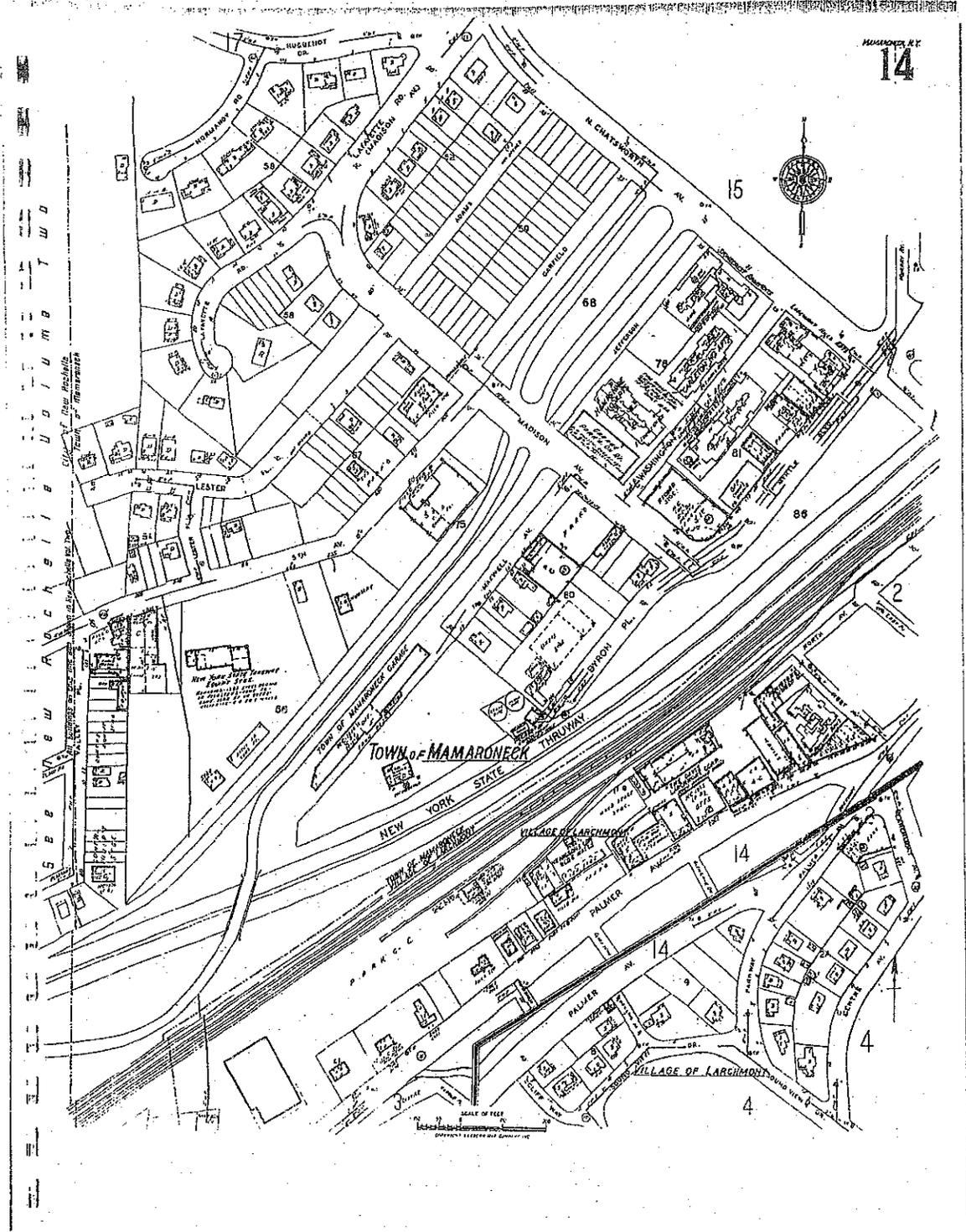


3
(1-2)



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Year: 1963
SES
EDR Research Associate



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 Village of Mamaroneck

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 Town of Mamaroneck & Village of Larchmont



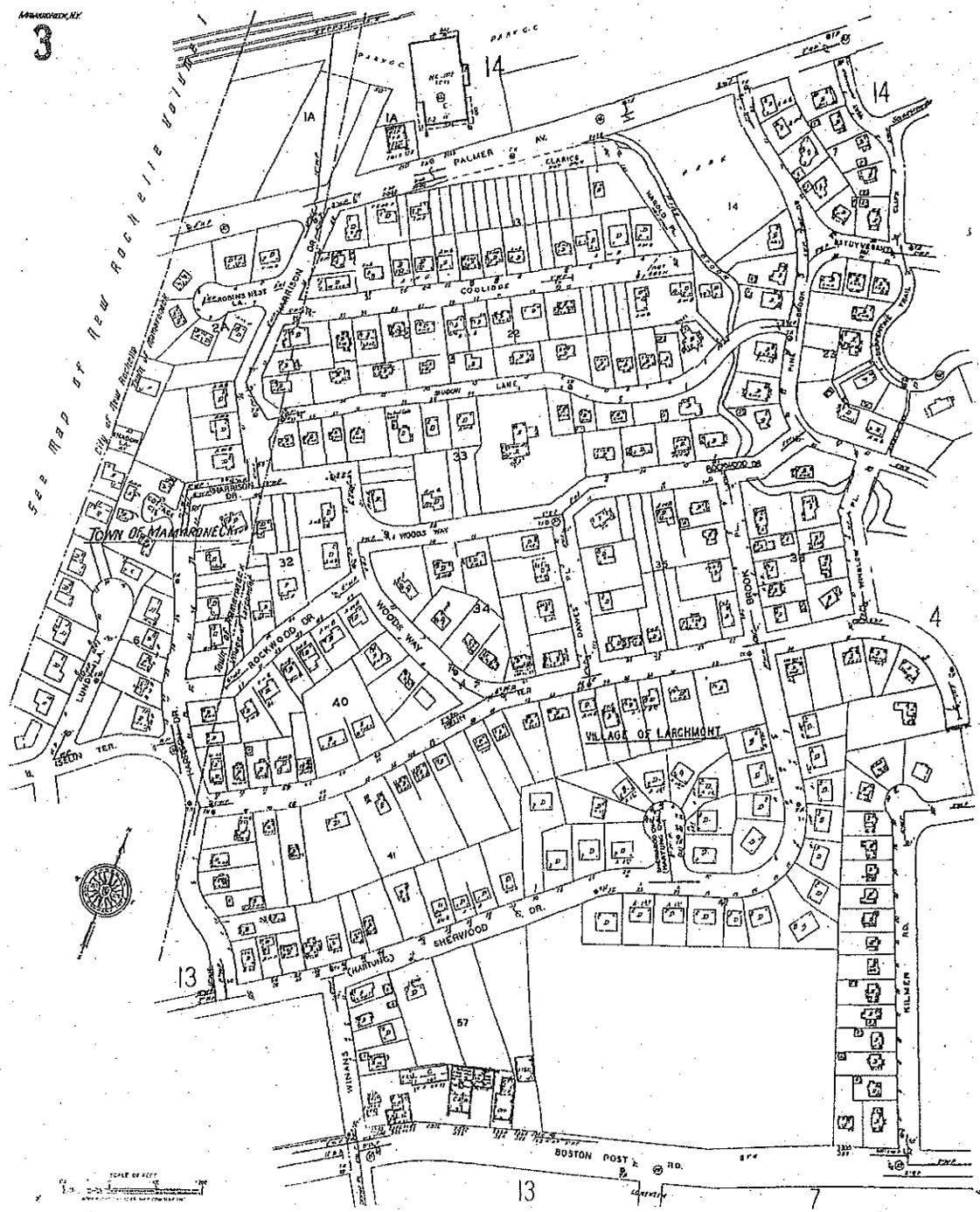
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MAMARONECK, NY

3



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 Village of Mamaroneck

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 Town of Mamaroneck & Village of Larchmont



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Appendix E
Site Photographs

Palmer Avenue/Larchmont Property – Mamaroneck, New York



1) View of the site entrance to the Property (May 9, 2006).

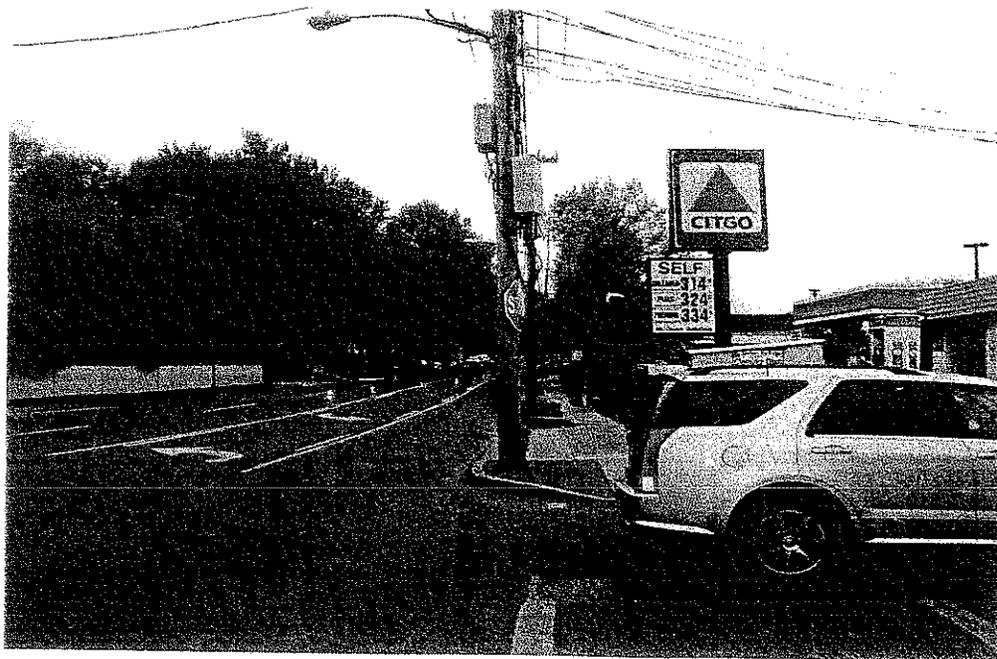


2) View of the length of the Property (May 9, 2006).

Palmer Avenue/Larchmont Property – Mamaroneck, New York

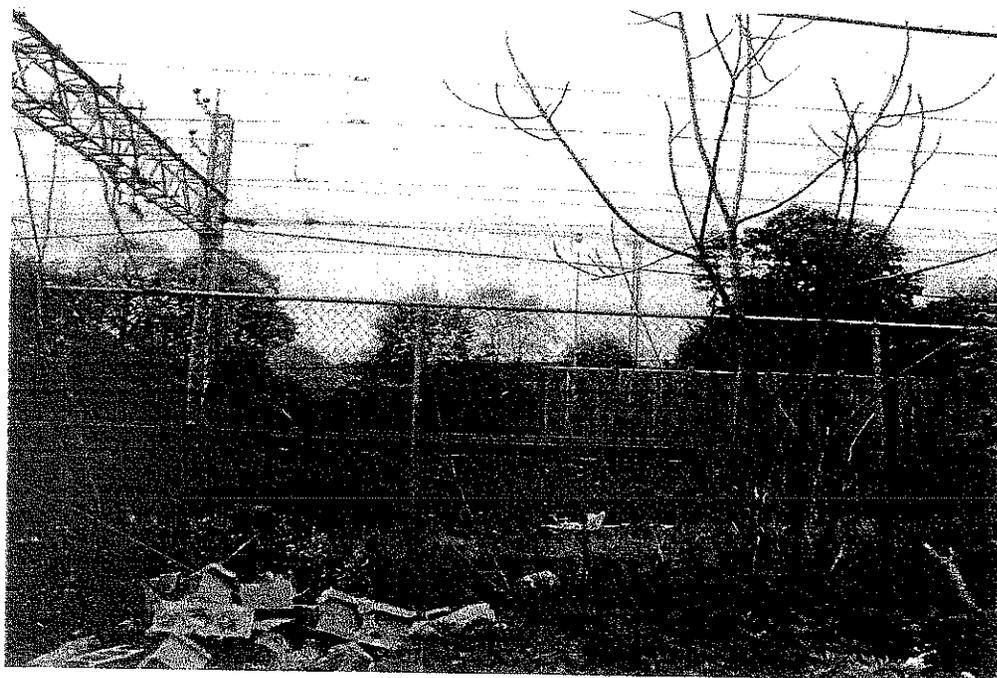


3) View northeast up Palmer Avenue in front of the Property (May 9, 2006)



4) View southwest down Palmer Avenue adjacent to the site (May 9, 2006).

Palmer Avenue/Larchmont Property – Mamaroneck, New York



5) View of the Railroad property adjacent to the site (May 9, 2006).

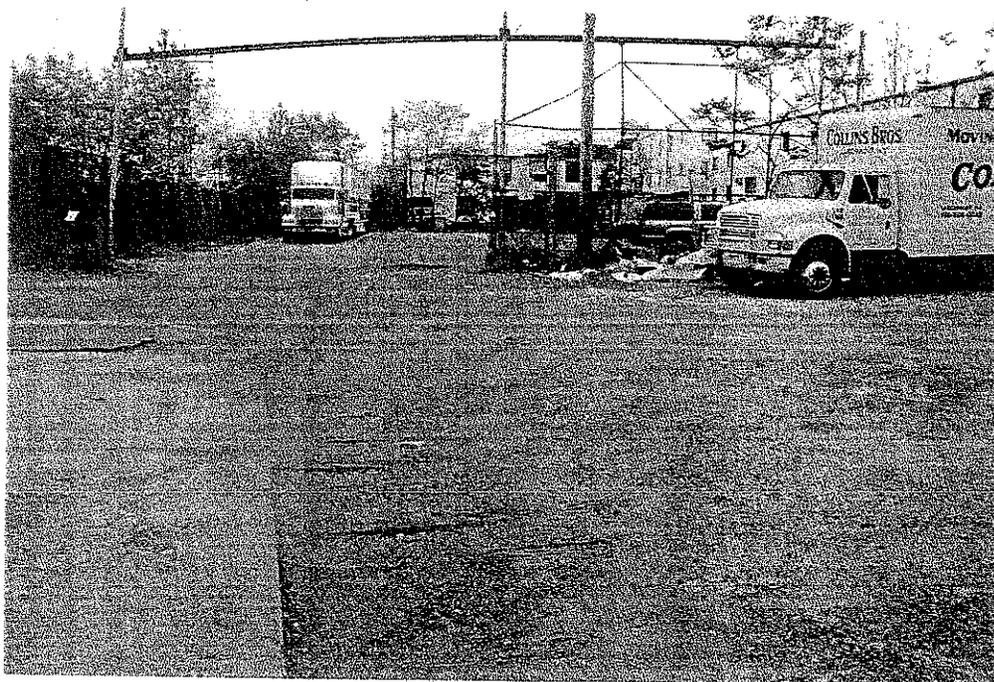


6) View of the bedrock outcrop/ledge located on the southeastern portion of the Property (May 9, 2006).

Palmer Avenue/Larchmont Property – Mamaroneck, New York



7) View several trucks that are parked on the Property (May 9, 2006).



8) View the fenced in area on the northern portion of the Property as well as several trucks parked on the site (May 9, 2006).

Palmer Avenue/Larchmont Property – Mamaroneck, New York



9) View of the two (2) bins and the furniture/box debris pile located within the fenced area on the northern portion of the Property (May 9, 2006).

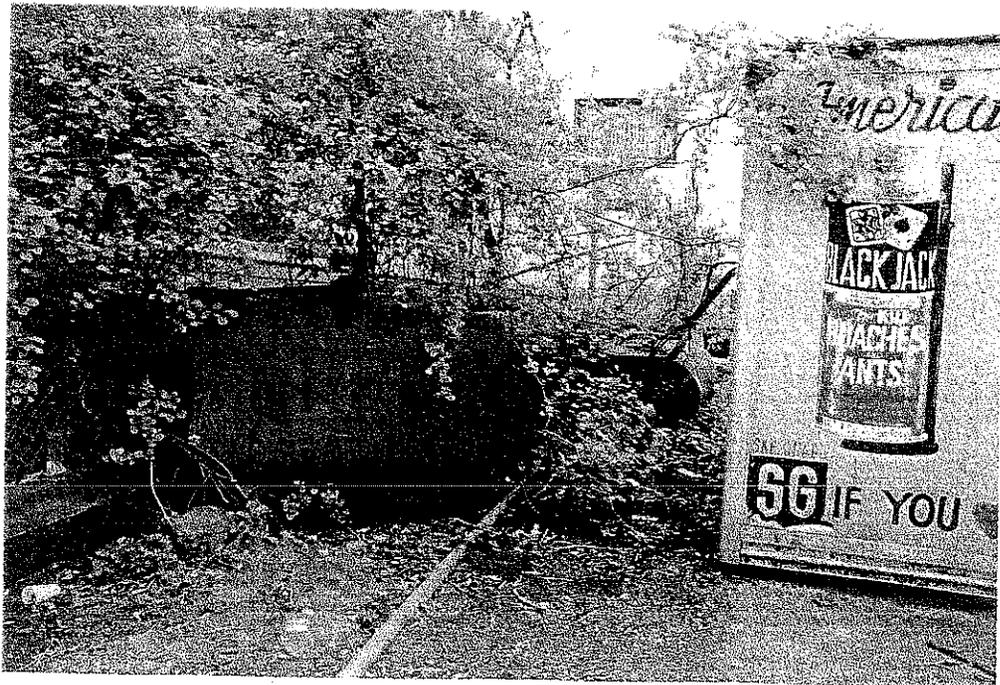


10) View two (2) of the 55-gallon drums observed on the Property (May 9, 2006).

Palmer Avenue/Larchmont Property – Mamaroneck, New York



11) View of two (2) of the 275-gallon fuel oil ASTs left as debris on the Property (May 9, 2006).



12) View of the third 275-gallon fuel oil ASTs left as debris on the Property (May 9, 2006).

Palmer Avenue/Larchmont Property – Mamaroneck, New York



13) View of the area where the ASTs and 55-gallon drums had been located (June 29, 2006).



14) View of the area where the ASTs had been located (June 29, 2006).

Palmer Avenue/Larchmont Property – Mamaroneck, New York



15) View of the area where the 55-gallon drums had been located (June 29, 2006).



16) View of the new construction pile observed adjacent to the bedrock outcrop on the southeastern portion of the Property (June 29, 2006).

APPENDIX F

Sources Searched

SOURCES SEARCHED:

The following sources were used in the research and preparation for this report:

1. Environmental Data Resources, Inc
2. NYS Clearinghouse GIS
3. Tim Miller Associates, Inc.
4. Town of Mamaroneck, Tax Assessors Office
5. Village of Larchmont, Building Department
6. Terrain Navigator

APPENDIX G

Professional Qualifications

MAUREEN P. SACCHETTI
Environmental Scientist

EDUCATION

Marist College, Poughkeepsie

Bachelor of Science - Major: Environmental Science with an emphasis in Biology

EXPERIENCE

2004 - Present

Environmental Scientist, Environmental Division, TIM MILLER ASSOCIATES, INC.

- ♦ Phase I Site Assessment, Albert project, Town of Cortlandt, New York. Conducted assessment of a 2.7 acre site of residential property for site divestment and report preparation for the client.
- ♦ Phase I Site Assessment, Town of Lloyd, New York. Conducted soil surface sampling for a former apple orchard for possible property divestment and sampling report preparation for the client.
- ♦ Phase I Site Assessment, Town of Pelham Manor, New York. Conducted an environmental assessment of a shopping plaza located on 91,000 square feet of land.
- ♦ Phase I Site Assessment, Town of Wawayanda, New York. Conducted an assessment of a 77 acre parcel of agricultural land and report preparation for the client.
- ♦ Hillcrest, Draft Environmental Impact Statement, Town of Carmel, New York. Prepared a soil section for a DEIS to propose redevelopment of land in Carmel.
- ♦ Lower Road, Draft Environmental Impact Statement, Town of Wawayanda, New York. Prepared a soils section for a DEIS to propose redevelopment of Wawayanda.
- ♦ Phase II Site Assessment, Blood Brothers project, Town of Mamaroneck, New York. Conducted boring investigation and collected soils samples for a auto wrecking property for site divestment and report preparation.
- ♦ Phase I Site Assessment, Clinton project, Town of Clinton, New York. Conducted an environmental assessment of an approximate 114 acre garlic farm and report preparation for the client.
- ♦ Phase II Site Assessment, Morgan Drive project, Town of Mount Kisco, New York. Conducted a boring investigation and collected soils samples for former sewage disposal facility property for property divestment and report preparation.
- ♦ Phase I Site Assessment, Willow Inn project, Town of Armonk, New York. Conducted environmental assessment of a restaurant property and report preparation for the client.
- ♦ Phase I Site Assessment, Monteverdi Restuarant, Town of Cortlandt, New York. Coducted an environmental assessment of a restaurant and the surrounding property and report preparation for the client.
- ♦ Phase I Site Assessment, Grape Hollow Road Property, Town of Beekman and Town of Pawling. Conducted an environmental assessment of a 300 acre piece of property and prepared a phase I report for the client.
- ♦ Minisink School District, Draft Environmental Impact Statement (DEIS), Town of Mount Hope, New York. Prepared a geology, soils and topography section for the DEIS to develop vacant land for the Minisink School District.

2001 - 2004

Geologic Services Corporation, Newburgh, New York. Duties and responsibilities include but are not limited to:

- ♦ case management for 18 Shell Oil and 15 Hess Oil retail gasoline stations with NYSDEC spill numbers
- ♦ UST removals
- ♦ site assessments
- ♦ remediation system permitting and installations
- ♦ permitting, installation, and monitoring potable well treatment system located in Westchester, Putnam and Dutchess Counties
- ♦ emergency response

MAUREEN P. SACCHETTI
Environmental Scientist

- ♦ waste management
- ♦ litigation support
- ♦ monitoring well installations
- ♦ pilot tests for the design of soil vapor extraction / air sparge remediation system

2000 - 2001

Texaco Research and Development, Beacon, New York. Worked as a Chemical Technical:

- ♦ analytical chemistry work involving coolant fluids
- ♦ tests include Karl Fisher, ICP, pH, and RA

Summer 1999

R3 Energy Management ; Internship. Worked as an energy auditor for Marist College.

- ♦ evaluating equipment
- ♦ creating a database for inventory of equipment on campus

HONORS AND ACTIVITIES

Assistant Chapter Advisor of the Marist College chapter of the Alpha Sigma Tau national sorority
Who's Who in American College Students
Marist College Academic Scholarship

JON P. DAHLGREN
Senior Environmental Geologist

EDUCATION

Beloit College, B.S. Geology, 1984

EXPERIENCE

1998 to Present

Senior Environmental Geologist, Environmental Division, TIM MILLER ASSOCIATES, INC.
Responsible for environmental impact analysis, Phase I and II Environmental Site Assessments, soil, groundwater, and surface water sampling programs, geotechnical reviews, zoning and land use impact analysis. Active or recent projects include the following:

- ◆ Phase I and 2 Site Assessment, IKEA project, City of New Rochelle, New York. Manage the assessment of a 15.9 acre site of mixed commercial and residential uses for a City redevelopment proposal, including project coordination, data analysis, and report preparation.
- ◆ Phase I and 2 Site Assessment for 10.2 acre commercial site in South Salem, New York. Project included the installation and sampling of groundwater monitoring wells and the preparation of a detailed alternatives analysis and cost estimate for site clean-up.
- ◆ Phase I and 2 Site Assessment at a former Putnam County Landfill and adjacent properties, including test pits, soil, groundwater sampling, project coordination, and report preparation.
- ◆ Phase I Environmental Baseline Surveys for nine (9) Midwest U.S. Army Reserve Centers, including, site visits, interviews, data collection and report preparation.
- ◆ Phase 2 Site Assessments for four sites on three city blocks, including test pits, soil sampling, and the coordination of the removal, testing and closure of eight (8) abandoned UST's at a former gasoline station, Brooklyn, New York. Project resulted in construction recommendations to minimize future exposure to on-site soils.
- ◆ Harriman Commons, Town of Woodbury and Town of Monroe. Project Manager in the production of a draft and final Environmental Impact Statement for a major retail development on 79 acres, located in two municipalities.
- ◆ Port Chester Redevelopment Project, Port Chester, New York. Prepared sections of DEIS for proposed redevelopment of downtown Port Chester, including summary of Phase 1 Site Assessment findings.
- ◆ Phase 1 Site Assessments for multiple properties located in the Bronx, Manhattan, and Brooklyn, New York.
- ◆ Phase 2 Site Assessment of property in Brooklyn, New York for Loewen Development, affordable housing project. Project resulted in construction recommendations to minimize future exposure to on-site soils.
- ◆ Phase 2 Site Assessment, UJA Federation Camps, Town of Patterson, New York.
- ◆ Phase 1 and 2 Site Assessment for undeveloped property, Town of Newburgh, New York, including the sampling of sediment and surface water samples.
- ◆ Chapel Farm, Riverdale, The Bronx, New York. Project Manager, Prepared subdivision application, and supporting CEQR documents for the Department of City Planning for a fourteen lot subdivision.
- ◆ Trump National Golf Club, Briarcliff Manor, New York. Manage on-going water quality sampling program of surface water and groundwater.
- ◆ Cortlandt Town Center, Cortlandt, New York. Manage on-going groundwater monitoring program at the retail development including: collection of samples, data analysis and reporting.
- ◆ Dutchess County Bed & Breakfast property. Completed the testing and removal of contaminated soils and waste oil drums.
- ◆ Phase 1 Site Assessment of two commercial laundry facilities, City of Peekskill, New York.

JON P. DAHLGREN
Senior Environmental Geologist

Other Phase 1 site assessments in accordance with ASTM criteria including:

- ◆ Westchester National Golf, Greenburgh, New York
- ◆ Trump National Golf Club, Briarcliff Manor, New York
- ◆ Princewood Office Building, Princeton, New Jersey
- ◆ Former NIKE missile site, Ramapo, New York
- ◆ Commercial/Manufacturing property, Newtown, Connecticut
- ◆ Mount Kisco office buildings, soil and groundwater sampling, Mount Kisco, New York
- ◆ Union State Bank, Santucci, Yorktown, New York
- ◆ Shopping Center Site, Assessment and testing, Carmel, New York
- ◆ Ferncliff Cemetery, Greenburgh, New York

1994 - 1997

Environmental Analyst, Vermont Agency of Transportation, Montpelier, Vermont. Project review and analysis of proposed transportation projects throughout the State of Vermont. Included the review and preparation of Environmental Impact Statements, Vermont Act 250 Land Use Permit applications, U.S. Army Corps of Engineers Nationwide Permit applications, Stream Alteration permits. Coordinate with Town Planning Boards, Town Boards, State and Federal regulatory officers, and the public. Represent VAOT at public hearings, interagency meetings.

1991 - 1994

Technical Environmental Analyst, Massachusetts Port Authority, Boston, Massachusetts. Provide technical support to Port Authority staff and ensure that Port Authority projects and activities remain in compliance with State and Federal regulatory requirements. Conduct Phase I and II Environmental Site Assessments of Port Authority property including portions of Hanscom Field, Concord, MA and port properties in Boston, MA. Manage a soil and contaminated media disposal contract for the rapid treatment or disposal of soil and water from Port Authority property. Conduct environmental audits of Port Authority and tenant managed facilities.

1990 - 1991

Environmental Geologist, Roux Associates, East Granby, CT. Consulting geologist and project manager for environmental engineering firm specializing in environmental site assessments, groundwater studies, and waste management. Participated in site assessments, and regulatory project review.

1986 - 1989

Environmental Geologist, Mittelhauser Corporation, Naperville, IL. Consulting geologist and project manager for environmental firm specializing in groundwater studies, environmental site assessments, and waste management. Participated in site assessments for major manufacturing firms, groundwater monitoring programs and regulatory project review.

PROFESSIONAL AFFILIATIONS

Member: National Water Well Association