

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Palmer Avenue Property
Palmer Avenue
Larchmont, New York 10538

Prepared for:

WILDER BALTER PARTNERS, INC.

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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 Wilder Balter Partners, Inc., during the month of August 2010. 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 Wilder Balter Partners, 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 records 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. Richard Esposito, 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. Tim Miller Associates 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 Wilder Balter Partners, 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. Tim Miller Associates 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 Wilder Balter Partners, 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: Esposito Builders Inc./Palmer Development LLC. and Esposito Builders, Inc./Larchmont Realty LLC. 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 and concreted lot. The northern portion of the Property is fenced and rented to store trailers and trucks. The remainder of the Property is vacant with several small areas of debris observed. 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 by a retail stores, Jacks Auto service station, and to the southwest by a shopping center with a laundromat.
- **East:** The Property is bordered to the east by commercial businesses, including an animal hospital, nursery school, and medical offices, 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
• Esposito Builders Inc./ Palmer Development, LLC.	December 2006

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
• Esposito Builders Inc./ Larchmont Realty, LLC.	December 2006

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, small quantity generators and conditionally exempt small quantity generators (LQG, SQG and CESQG); 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, two (2) small quantity generators (SQG) and three (3) conditionally exempt small quantity generators (CESQG) were identified within the ASTM search radius from the Property and are listed below.

Wonder Cleaners, 2053 Palmer Avenue – This facility is listed as a CESQG and within the target property address list. The range of addresses listed for this EDR report was approximate and during the site investigation this property was observed to be located 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 listed as a SQG and within the target property address list. The range of addresses listed for this EDR report was approximate and during the site investigation this property was observed to be located south, southwest of the Property. The EPA ID number is NYD982274524 and currently does not have any violations reported.

Giacomo Service II Inc., 2107 Palmer Avenue – This facility is listed as a SQG and within the target property address list. The range of addresses listed for this EDR report was approximate and during the site investigation this property was observed to be located east of the Property. The EPA ID number is NYR000149401 and currently does not have any violations reported.

NYS Thruway Authority, 629 Fifth Avenue – This facility is listed as a CESQG and is located approximately 1,034 feet northwest of the Property. The EPA ID number is NYD986913838 and currently does not have any violations reported.

Citipark Service Station Inc., 613 5th Avenue – This facility is located approximately 1,067 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 1,102 feet north, northwest of the Property. The EPA ID number is NYD159028711 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.*

Thirteen (13) locations with NYSDEC registered underground storage tanks (USTs) and four (4) locations with registered aboveground storage tanks (ASTs) were identified within a 0.25-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-nine (89) leaking tank locations with associated spill case numbers were reported within a 0.5-mile radius from the Property and nine (9) 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 nine (9) 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
Acura Dealership 2151 Palmer Avenue	9403664	Southwest/ Lower	Gasoline	Soil	06-15-1994	Tank Failure/ 03-05-2005
	0911656		Unknown Petroleum	Groundwater	02-01-2010	Unknown/ 08-11-2010
A&P Super Market 2135 Palmer Avenue	9510815	Southwest/ Lower	Diesel	Sewer	11-28-1995	Unknown/ 11-28-1995
Giacomo's Service II, Inc. 2107 Palmer Avenue	0612114	South/ Lower	Gasoline	Soil	02-02-2007	Tank Test Failure/ Not Closed
	0701634		Gasoline	Not Reported	05-09-2007	Other/ 09-08-2008
The Discover me Nursery School 2053 Palmer Avenue	9905895	East/ Higher	#2 Fuel Oil	Not Reported	08-02-2009	Other/ 01-17-2006
Jack's Automotive 2067 Palmer Avenue	9812450	East/ Higher	Gasoline	Soil	01/08/1999	Unknown/ 07/08/2004
Larchmont Palmer / Pine Brook Lane	8700916	191 feet-South, Southwest/ Lower	Gasoline	Sewer	05/01/1987	Unknown/ 04/06/1988

Pine Brook Palmer Ave / Pinebrook Drive	8700847	198 feet- East/ Higher	Gasoline	Sewer	04/29/1987	Unknown/ 12/28/1988
Dale Residence 6 Coolidge Street	0805599	484 feet – South, Southeast/ Lower	#2 Fuel Oil	Soil	08-14-2008	Equipment Failure/ 09-23-2008
Webers Home 76 Pinebrook Drive	0505197	550 feet- East, Southeast/ Higher	#2 Fuel Oil	Soil	07/29/2005	Tank Failure/ 09/26/2005
Tucker Resident 94 Stuyvesant Avenue	0300528	625 feet- East, Southeast/ Lower	#2 Fuel Oil	Soil	04/15/2003	Unknown/ 06/13/2003
Residence 4 Shadow Lane	9908548	655 feet- Southeast/ Lower	#2 Fuel Oil	Soil	10/13/1999	Tank Test Failure/ 04/04/2003
Barry Goodman Residence 10 Rockwood Drive	9804934	907 feet- Southeast/ Lower	#2 Fuel Oil	Soil	07/21/1998	Tank Failure/ 08/05/1998
Bus Company 24 Valley Place	9801559	963 feet- West, Northwest/ Lower	#2 Fuel Oil	Soil	05/06/1998	Tank Failure/ 12/01/2003
United Artists Theater 1975 Palmer Ave,	9401111	975 feet- Northeast/ Higher	#2 Fuel Oil	Groundwater	04/22/1994	Tank Test Failure/ 03/12/2001
Vacant Building 615 5 th Avenue	0106935	1,054 feet- Northwest/ Lower	Gasoline	Soil	08-10-2001	Tank Test Failure/ 12/18/2001
IKEA 10 Valley Place	0303396	1,065 feet - West, Northwest/ Lower	#2 Fuel Oil	Groundwater	07-01-2003	Tank Failure/ 07-05-2005
Atlas Party Rentals 4 Valley Place	0210744	1,138 feet - West, Northwest/ Lower	#2 Fuel Oil	Soil	01-27-2003	Tank Failure/ 01-30-2006
Blondie's Treehouse 21 North Avenue	0000712	1,142 feet- Northeast/ Lower	#2 Fuel Oil	Soil	04/18/2000	Tank Failure/ 08/08/2000
Not Reported 21 North Avenue	9914491	1,142 feet- Northeast/ Lower	Not Reported	Not Reported	03/23/2000	Tank Test Failure/ 06/29/2002
Societe Generala 11 Woods Ave.	0600404	1,302 feet – South/ Lower	#2 Fuel Oil	Not Reported	04-11-2006	Tank Failure/ 06-26-2006
Palmer Ave. Corp. 2221 Palmer Ave.	8709726	1,315 feet - Southwest/ Lower	#2 Fuel Oil	Not Reported	11-25-1988	Tank Test Failure/ 02-27-1988
	9214041		Unknown Petroleum	Not Reported	03-22-1993	Tank Test Failure/ 05-10-1993
Allen Residence 8 Dawes Place	0303270	1,383 feet- South, Southeast/ Lower	#2 Fuel Oil	Soil	06/27/2003	Tank Failure/ 08/13/2003

Notes: The first 5 locations above do not have a distance listed from the subject Property. The EDR report listed them as part of the target property. However, through the site visit these properties were not observed on the Project Site.

The majority of the listed NYSDEC spill case numbers listed above have been closed, indicating that the spill cases no longer have clean-up requirements or regulatory involvement with the NYSDEC. Tim Miller Associates 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 a few trailers, trucks, and an old boat located 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 trailers were observed parked in this fenced in area. Another fenced area was observed on the southwestern portion of the Property. This area housed utility trucks. 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

The subject Property and environs were inspected on August 26, 2010, by Maureen Fisher 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 the 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 open and covered with asphalt or concrete. The Property has a fenced area where several truck trailers are located. Within this fenced area an RV was observed and a box truck. This area was locked but TMA was allowed access to this area for purposes of this report. Another locked fenced area was observed on the southwestern portion of the property, adjacent to the railroad line. This area was observed to house utility trucks.

Several piles of wood and plastic and miscellaneous debris were observed within the tall grass and weeds on the eastern boundary of the property just south of the fenced in area. A boat was observed just south of the northern fenced in area as well. Several truck trailers and trucks were observed throughout the site.

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

No drums or containers were observed on the Property during the site visit.

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 wood, plastic and miscellaneous debris were observed along the northeastern site boundary.

7.0 INTERVIEWS

7.1 PROPERTY OWNER

Esposito Builders Inc., Palmer Development LLC., and Larchmont Realty LLC. are listed as the current owners of the Property. Mr. Richard Esposito the property owner was

interviewed for the report. Mr. Esposito was unaware of any environmental issues of concern regarding the project site.

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. A freedom of information request was also sent to both the New York State Department of Environmental Conservation (NYSDEC) and the Westchester County Department of Health (WCDOH). Information was received from the NYSDEC and is a duplication of information observed in the Environmental Database Report already discussed in this report. All correspondence can be found in Appendix F.

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 Esposito Builders, Inc., Palmer Development LLC., and Larchmont Realty LLC. are the current owners of the Property.
4. The subject Property and environs were inspected on August 26, 2010, by Maureen Fisher 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 or aboveground storage tanks.
6. No evidence of organized illicit dumping was observed on the Property during the site visit. As described above, several piles of wood, plastic, and miscellaneous debris was observed along the northeastern boundary of the property. Several truck trailers were located throughout the site. Locked fenced in areas on the northern portion of the Property and the southwestern portion of the Property contain many truck trailers, an RV, and a box truck, and utility trucks.
7. 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.

8. No sites that store, transport or dispose of hazardous waste materials were identified on the subject Property or adjoining properties.

Eighty nine (89) leaking tanks with associated NYS spill case numbers as well as nine (9) NYS Spill number are located within the ASTM search radius of the Property and are 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

As with similar urban infill sites and due to the distance to current railroad lines and old railroad lines located within the site, subsurface soil samples are recommended to characterize the soil on the Property. It is also recommended that any miscellaneous vehicles and debris piles be removed from the site.

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 S. Fisher
Environmental Scientist

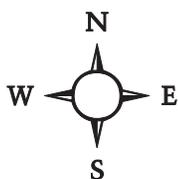
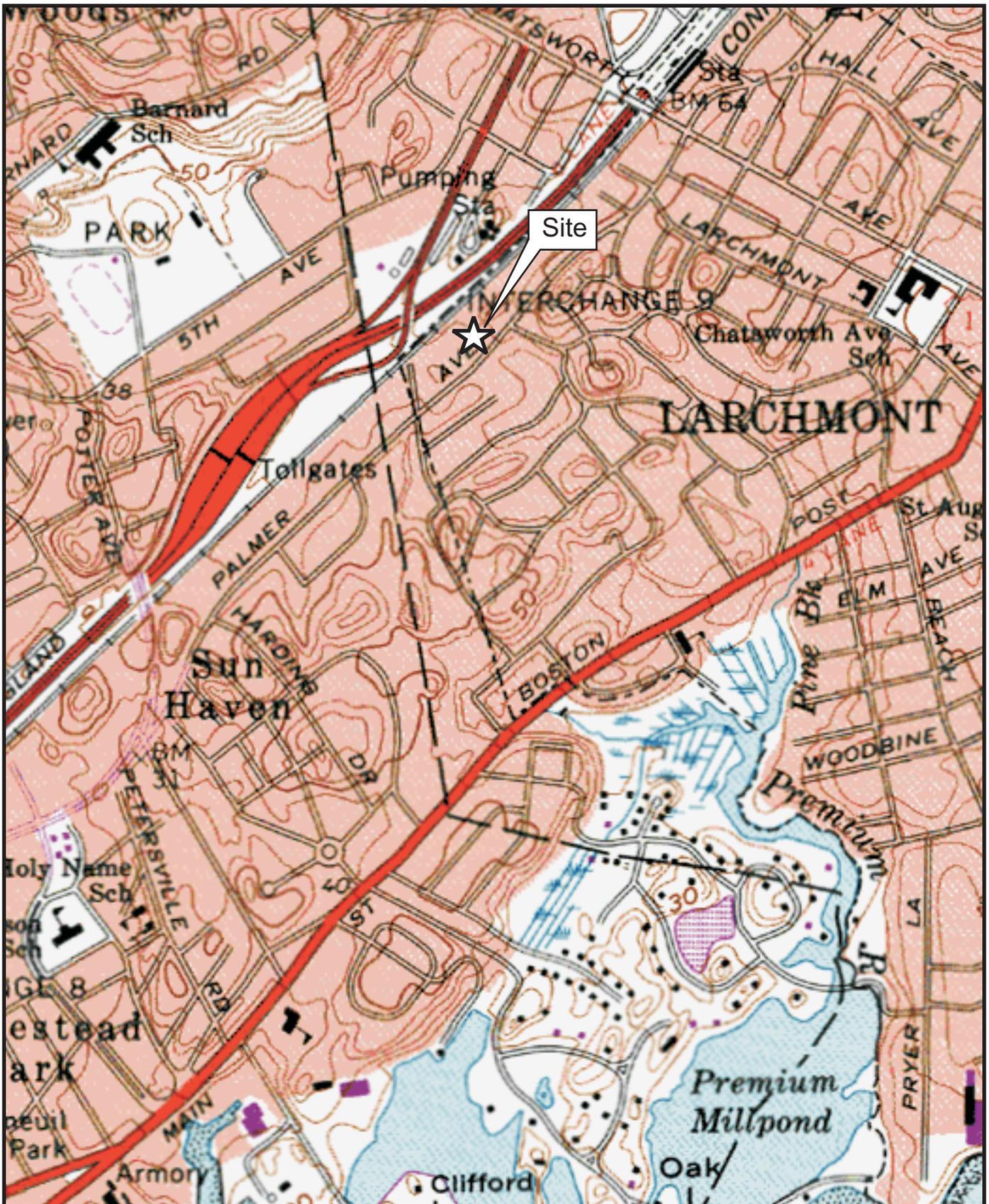


Figure 1: Site Location Map
 Palmer Avenue Property
 Town of Mamaroneck, Village of Larchmont
 Westchester County, New York
 Base Map: USGS 7.5-minute Topographic Map
 1 inch = 1,000 feet



Site

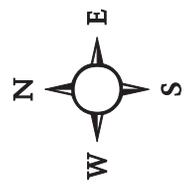


Figure 2: Aerial Photograph
Palmer Avenue Property
Town of Mamaroneck, Village of Larchmont
Westchester County, NY
Source: NY State GIS Clearing House
Date: 2009

Appendix A

Environmental Database Report

Palmer Ave-Larchmont Property

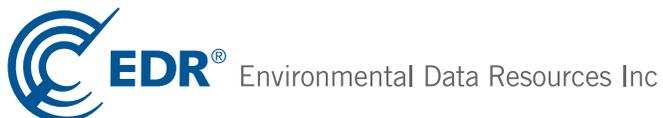
2014-2155 Palmer Ave.

Larchmont, NY 10538

Inquiry Number: 2853270.1s

August 24, 2010

The EDR Radius Map™ Report with GeoCheck®



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
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 AVE.
LARCHMONT, NY 10538

COORDINATES

Latitude (North): 40.929400 - 40° 55' 45.8"
Longitude (West): 73.763800 - 73° 45' 49.7"
Universal Transverse Mercator: Zone 18
UTM X (Meters): 604081.1
UTM Y (Meters): 4531443.5
Elevation: 44 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: 1975

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 7 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
WONDER CLNRS 2053 PALMER AVE LARCHMONT, NY 10538	MANIFEST	N/A
PALMER REALTY ASSOCIATION 2039 PALMER AVENUE LARCHMONT, NY 10538	UST	N/A
LARCHMONT VILLAGE CLNRS 2125 PALMER AVE LARCHMONT, NY 10538	MANIFEST	N/A
LARCHMONT VILLEAGE CLNRS 2125 PALMER AVE LARCHMONT, NY 10538	MANIFEST	N/A
ID NOT IN TRANSPORTER FILE 2125 PALMER AVE LARCHMONT, NY 10538	MANIFEST	N/A

EXECUTIVE SUMMARY

JACKS AUTOMOTIVE LARCHMONT, INC. 2067 PALMER AVENUE LARCHMONT, NY 10538	UST	N/A
ACURA DEALERSHIP 2151 PALMER AVE. LARCHMONT, NY	LTANKS Date Closed: 3/5/2005 HIST LTANKS Date Closed: / /	N/A
A&P SUPER MARKET 2135 PALMER AVE LARCHMONT, NY	NY Spills Date Closed: 11/28/1995 NY Hist Spills	N/A
ACURA OF WESTCHESTER 2151 PALMER AVE LARCHMONT, NY 10538	RCRA-NonGen FINDS MANIFEST NY Spills	NY0000926469
PALMER AVE. B. P., INC. 2151 PALMER AVENUE LARCHMONT, NY 10538	UST	N/A
GIACOMO SERVICE II INC 2107 PALMER AVENUE LARCHMONT, NY 10538	UST	N/A
GIACOMO'S SERVICE II INC 2107 PALMER AVE LARCHMONT, NY	LTANKS NY Spills Date Closed: 9/8/2008	N/A
THE DISCOVER ME NURSERY SCHOOL 2053 PALMER AVE LARCHMONT, NY	NY Spills	N/A
WONDER CLEANERS 2053 PALMER AVE LARCHMONT, NY 10538	RCRA-CESQG FINDS MANIFEST	NYD982278038
JACK'S AUTOMOTIVE 2067 PALMER AVE LARCHMONT, NY	NY Spills Date Closed: 7/8/2004 NY Hist Spills	N/A
LARCHMONT VILLAGE CLEANERS 2125 PALMER AVENUE LARCHMONT, NY 10538	RCRA-SQG FINDS MANIFEST	NYD982274524
WONEDER/FRANKLIN CLEANERS 2053 PALMER AVENUE LARCHMONT, NY 10538	DRYCLEANERS	N/A

EXECUTIVE SUMMARY

WONDER CLEANERS 2053 PALMER AVE LARCHMONT, NY 10538	MANIFEST	N/A
JACK S AUTOMOTIVE LARCHMONT INC 2067 PALMER AVE MAMARONECK, NY 10543	FINDS	N/A
GIACOMO SERVICE II INC 2107 PALMER AVE LARCHMONT, NY 10538	FINDS	N/A
LARCHMONT VILLAGE CLNRS 2125 PALMER AVE. LARCHMONT, NY 10538	DRYCLEANERS	N/A
GIACOMO SERVICE II INC 2107 PALMER AVE LARCHMONT, NY 10538	RCRA-SQG	NYR000149401

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:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
 Proposed NPL..... Proposed National Priority List Sites
 NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
 FEDERAL FACILITY..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

EXECUTIVE SUMMARY

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List

US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

SHWS..... Inactive Hazardous Waste Disposal Sites in New York State

VAPOR REOPENED..... Vapor Intrusion Legacy Site List

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Facility Register

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

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

MOSF..... Major Oil Storage Facility Site Listing

CBS..... Chemical Bulk Storage Site Listing

INDIAN UST..... Underground Storage Tanks on Indian Land

FEMA UST..... Underground Storage Tank Listing

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Registry of Engineering Controls

INST CONTROL..... Registry of Institutional Controls

RES DECL..... Restrictive Declarations Listing

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

EXECUTIVE SUMMARY

VCP..... Voluntary Cleanup Agreements

State and tribal Brownfields sites

ERP..... Environmental Restoration Program Listing
BROWNFIELDS..... Brownfields Site List

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
SWTIRE..... Registered Waste Tire Storage & Facility List
SWRCY..... Registered Recycling Facility List
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
DEL SHWS..... Delisted Registry Sites
US HIST CDL..... National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

HIST UST..... Historical Petroleum Bulk Storage Database
HIST AST..... Historical Petroleum Bulk Storage Database

Local Land Records

LIENS 2..... CERCLA Lien Information
LUCIS..... Land Use Control Information System

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System

Other Ascertainable Records

DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
UMTRA..... Uranium Mill Tailings Sites
MINES..... Mines Master Index File
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)

EXECUTIVE SUMMARY

HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
RAATS.....	RCRA Administrative Action Tracking System
HSWDS.....	Hazardous Substance Waste Disposal Site Inventory
NPDES.....	State Pollutant Discharge Elimination System
AIRS.....	Air Emissions Data
E DESIGNATION.....	E DESIGNATION SITE LISTING
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
COAL ASH DOE.....	Sleam-Electric Plan Operation Data
PCB TRANSFORMER.....	PCB Transformer Registration Database
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
COAL ASH.....	Coal Ash Disposal Site Listing
FINANCIAL ASSURANCE.....	Financial Assurance Information Listing

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants..... EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-CESQG: 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. 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.

A review of the RCRA-CESQG list, as provided by EDR, and dated 02/17/2010 has revealed that there are

EXECUTIVE SUMMARY

3 RCRA-CESQG sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NYS THRUWAY AUTH	629 FIFTH AVE	NW 1/8 - 1/4 (0.196 mi.)	F41	114
CITIPARK SERVICE STATION INC	613 5TH AVE	NW 1/8 - 1/4 (0.202 mi.)	F46	138
EAST COAST AUTO BODY INC	1 5TH AVE	NNW 1/8 - 1/4 (0.209 mi.)	H47	146

State and tribal leaking storage tank lists

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 05/24/2010 has revealed that there are 87 LTANKS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
UNITED ARTISTS THEATER Date Closed: 3/12/2001	1975 PALMER AVE.	NE 1/8 - 1/4 (0.185 mi.)	E37	105
WACHOVIA BANK Date Closed: 11/18/2004	1940 PALMER AVE	NE 1/4 - 1/2 (0.269 mi.)	73	217
YOUNG HOME	6 ROCKHILL TERRACE	ENE 1/4 - 1/2 (0.286 mi.)	76	221
GLASS RESIDENCE Date Closed: 5/29/2002	5 IDEN AVE	E 1/4 - 1/2 (0.308 mi.)	82	232
LARCH REALTY CORP PROPRT Date Closed: 12/1/1997	1925 PALMER AVE	NE 1/4 - 1/2 (0.320 mi.)	85	238
Not reported Date Closed: 11/29/1989	4 WAKEMAN PLACE	E 1/4 - 1/2 (0.331 mi.)	87	243
Not reported Date Closed: 7/30/1992	132 CHATSWORTH AVE	NE 1/4 - 1/2 (0.342 mi.)	Q89	247
ORLOFSKY APT. BLDG. Date Closed: 7/30/1992	132 CHATSWORTH AVE	NE 1/4 - 1/2 (0.342 mi.)	Q90	249
APARTMENT Date Closed: 11/27/2005	16 NORTH CHATSWORTH AVENUE	1/4 - 1/2 (0.349 mi.)	92	254
BANK OF NEW YORK Date Closed: 2/23/1993	124 CHATSWORTH AVE.	NE 1/4 - 1/2 (0.351 mi.)	93	256
SPRINGER RESIDENCE Date Closed: 10/28/2004	200 LARCHMONT AVE	E 1/4 - 1/2 (0.356 mi.)	94	258
BELL ATLANTIC Date Closed: 11/9/1998	5 FRANKLIN AVE	NE 1/4 - 1/2 (0.371 mi.)	98	265
EAST RIVER SAVINGS BANK Date Closed: 3/9/2000	1890 PALMER AVE.	NE 1/4 - 1/2 (0.382 mi.)	S104	283
BANK OF NY Date Closed: 12/1/1997	124 CHASWORTH AVE.	NE 1/4 - 1/2 (0.383 mi.)	S105	286
BROMPTON APTS. Date Closed: 3/17/1992	1880 PALMER AVE.	NE 1/4 - 1/2 (0.414 mi.)	T109	294
GLOBE RESTAURANT Date Closed: 2/21/2006	1879 PALMER AVE	NE 1/4 - 1/2 (0.432 mi.)	T112	304

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RAWL PLUG CO. Date Closed: 11/24/1992	29 PORTMAN ROAD	WSW 1/4 - 1/2 (0.440 mi.)	U114	306
RAWL PLUMBING CO. Date Closed: 6/11/1998	29 PORTMAN ROAD	WSW 1/4 - 1/2 (0.440 mi.)	U115	311
PRIVATE HOME Date Closed: 6/30/2008	259 BARNARD RD	NNW 1/4 - 1/2 (0.441 mi.)	V116	314
Not reported Date Closed: 3/13/2002	260 BARNARD RD	NNW 1/4 - 1/2 (0.444 mi.)	V117	315
153 COOPER DR. Date Closed: 11/29/1989 Date Closed: 12/13/2002	153 COOPER DRIVE	SSW 1/4 - 1/2 (0.444 mi.)	W119	320
Not reported Date Closed: 6/30/2003	117 COOPER DR	SSW 1/4 - 1/2 (0.451 mi.)	W122	327
SPENCER MANAGEMENT Date Closed: 11/29/1989	BUILD 117; 117 COOPER D	SSW 1/4 - 1/2 (0.451 mi.)	W123	328
Not reported Date Closed: 7/27/1999	26 SUMMITT AVE	ENE 1/4 - 1/2 (0.456 mi.)	125	332
SPENCER MANAGEMENT Date Closed: 11/29/1989	BUILD # 95; 95 COOPER D	SSW 1/4 - 1/2 (0.457 mi.)	Y126	335
APARTMENT BLDG Date Closed: 3/3/2006	95 COOPER DR	SSW 1/4 - 1/2 (0.457 mi.)	Y127	337
Not reported Date Closed: 6/30/2003	118 COOPER DR	SSW 1/4 - 1/2 (0.458 mi.)	W129	340
REAR OF 1880 PALMER AVE Date Closed: 5/29/1996	FRANKLYN AVE	NE 1/4 - 1/2 (0.463 mi.)	130	341
SPENCER MANAGEMENT Date Closed: 6/30/2003	45 COOPER DR	SSW 1/4 - 1/2 (0.475 mi.)	Y133	348
KIKIS HOME Date Closed: 12/12/2007	76 COOPER DRIVE	SSW 1/4 - 1/2 (0.478 mi.)	Y134	349
Not reported Date Closed: 10/17/2000	10 ROCHELLE RD	NNW 1/4 - 1/2 (0.478 mi.)	AA136	357
Not reported Date Closed: 10/17/2000	10 ROCHELLE RD	NNW 1/4 - 1/2 (0.478 mi.)	AA137	359
RESIDENCE Date Closed: 1/13/2000	1 FRANCE PLACE	NNW 1/4 - 1/2 (0.482 mi.)	AA139	365
SPENCER MANAGEMENT Date Closed: 11/29/1989	APT BLDG. 118 COPPER DR	SSW 1/4 - 1/2 (0.482 mi.)	140	367
Not reported Date Closed: 9/11/2002	60 CHATSWORTH AVE	ENE 1/4 - 1/2 (0.491 mi.)	142	372
Lower Elevation	Address	Direction / Distance	Map ID	Page
WEBERS HOME Date Closed: 9/26/2005	76 PINEBROOK DRIVE	ESE 0 - 1/8 (0.104 mi.)	B26	85
RESIDENCE Date Closed: 4/4/2003	4 SHADOW LN	SE 0 - 1/8 (0.124 mi.)	29	89
BARRY GOODMAN RES Date Closed: 8/5/1998	10 ROCKWOOD DR	SE 1/8 - 1/4 (0.172 mi.)	33	96

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BUS COMPANY Date Closed: 12/1/2003	24 VALLEY PL	WNW 1/8 - 1/4 (0.182 mi.)	D35	99
VACANT BUILDING Date Closed: 12/18/2001	615 5TH AVE	NW 1/8 - 1/4 (0.200 mi.)	F43	133
IKEA Date Closed: 7/5/2005	10 VALLEY PL	WNW 1/8 - 1/4 (0.202 mi.)	G44	135
ATLAS PARTY RENTALS Date Closed: 1/30/2006	4 VALLEY PLACE	WNW 1/8 - 1/4 (0.216 mi.)	G53	178
BLONDIE'S TREEHOUSE Date Closed: 8/8/2000	21 NORTH AVE	NE 1/8 - 1/4 (0.216 mi.)	I54	179
Not reported Date Closed: 6/29/2002	21 NORTH AVE	NE 1/8 - 1/4 (0.216 mi.)	I55	182
SOCIETE GENERALA Date Closed: 6/26/2006	11 WOODS WAY	S 1/8 - 1/4 (0.247 mi.)	62	197
PALMER AVE. CORP. Date Closed: 11/25/1988	2221 PALMER AVE	SW 1/8 - 1/4 (0.249 mi.)	K66	203
2221 PALMER AVE COOP Date Closed: 5/10/1993	2221 PALMER AVE.	SW 1/8 - 1/4 (0.249 mi.)	K67	206
ALLEN RESIDENCE Date Closed: 8/13/2003	8 DAWES PL	SSE 1/8 - 1/4 (0.250 mi.)	L68	208
WOLFSON RESIDENCE Date Closed: 8/30/2004	20 ISELIN TERRACE	SE 1/4 - 1/2 (0.253 mi.)	69	210
FLOWER RESIDENCE Date Closed: 10/29/2004	38 ISELIN TERRACE	SSE 1/4 - 1/2 (0.255 mi.)	L70	211
LARCHMONT AUTO GARAGE Date Closed: 12/23/1996	5TH AV / MADISON	N 1/4 - 1/2 (0.258 mi.)	71	212
PRIVATE HOME Date Closed: 7/24/2008	41 PLEASANT STREET	W 1/4 - 1/2 (0.259 mi.)	M72	215
WAGER REALTY LLC Date Closed: 2/4/2009	31 PLEASANT ST	W 1/4 - 1/2 (0.276 mi.)	M74	218
LEVINSON RESIDENCE Date Closed: 6/7/2004	35 MAYHEW AVE	ESE 1/4 - 1/2 (0.284 mi.)	N75	219
WYKAGYL BUS SERVICE Date Closed: 11/10/2005	549 5TH AVE	W 1/4 - 1/2 (0.288 mi.)	77	222
PRIVATE HOME Date Closed: 3/23/2007	30 MAYHEW AVE	ESE 1/4 - 1/2 (0.304 mi.)	N78	224
MONTESANO BROS INC Date Closed: 8/17/2004	76 PLAIN AVE	W 1/4 - 1/2 (0.305 mi.)	O79	226
MONTESANO BROTHER CONSTR Date Closed: 8/29/1996	76 PLAIN AVE	W 1/4 - 1/2 (0.308 mi.)	O80	227
MONTESANO BROS Date Closed: 8/29/1996	76 PLAIN AVE	W 1/4 - 1/2 (0.308 mi.)	O81	230
CO-OP BUILDING Date Closed: 1/7/2000	2241 PALMER AVENUE	SW 1/4 - 1/2 (0.313 mi.)	83	234
NICHOLSON RESIDENCE Date Closed: 12/12/2003	28 MAYHEW AVE	ESE 1/4 - 1/2 (0.319 mi.)	P84	236

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
IKEA Date Closed: 8/29/2007	525 5TH AVE	W 1/4 - 1/2 (0.329 mi.)	86	240
Not reported Date Closed: 9/26/2002	26 MAYHEW AVE	ESE 1/4 - 1/2 (0.334 mi.)	P88	245
Not reported Date Closed: 10/26/1999	23 PINEBROOK DRIVE	ESE 1/4 - 1/2 (0.344 mi.)	91	252
APARTMENT BLDG. Date Closed: 6/18/1990	2254 PALMER AVE.	SW 1/4 - 1/2 (0.360 mi.)	R95	260
OTTO HOME Date Closed: 7/17/2005	35 SHERWOOD DRIVE	SSE 1/4 - 1/2 (0.361 mi.)	96	262
UNKNOWN RESIDENCE Date Closed: 7/30/2006	35 NORTH CHATSWORTH AVEN	1/4 - 1/2 (0.368 mi.)	97	264
Not reported Date Closed: 8/30/2004	15 PINE BROOK DRIVE	ESE 1/4 - 1/2 (0.377 mi.)	99	270
RESIDENCE WRG MGT. Date Closed: 12/13/2002 Date Closed: 9/30/1994	2261 PALMER AVE.	SW 1/4 - 1/2 (0.379 mi.)	R100	272
CO OP BUILDING Date Closed: 1/7/2000	2261 PALMER AVENUE	SW 1/4 - 1/2 (0.379 mi.)	R101	276
PRESIDENTIAL MGT CORP Date Closed: 1/6/1989	2262 PALMER AVE	SW 1/4 - 1/2 (0.379 mi.)	R102	278
APT. BLDG. Date Closed: 4/15/1991	2262 PALMER AVE.	SW 1/4 - 1/2 (0.379 mi.)	R103	281
RESIDENCE Date Closed: 11/14/2000	37 KILMER RD	SE 1/4 - 1/2 (0.388 mi.)	106	289
IKEA Date Closed: 7/17/2003	493 5TH AV	W 1/4 - 1/2 (0.390 mi.)	107	291
Not reported Date Closed: 10/25/2002	52 SHERWOOD DR	S 1/4 - 1/2 (0.402 mi.)	108	293
A&S GARAGE Date Closed: 1/11/1989	479 5TH AVE	W 1/4 - 1/2 (0.418 mi.)	110	297
PATTERSON RESIDENCE Date Closed: 11/23/2009	64 SHERWOOD DR	S 1/4 - 1/2 (0.423 mi.)	111	302
PBS Date Closed: 10/8/2004	2291 PALMER AVE	SW 1/4 - 1/2 (0.439 mi.)	113	305
ANTIQUA STORE Date Closed: 10/23/2009	2372 BOSTON POST RD	SSE 1/4 - 1/2 (0.445 mi.)	X120	324
FORMER GAS STATION LARCHMONT NURSERY Date Closed: 12/12/2007	2382 BOSTON POST ROAD 2315 BOSTON POST ROAD	SSE 1/4 - 1/2 (0.448 mi.) SE 1/4 - 1/2 (0.453 mi.)	X121 124	325 331
CARUSO Date Closed: 6/11/2002	453 5TH AVE	W 1/4 - 1/2 (0.468 mi.)	Z131	344
DURON RESIDENCE Date Closed: 4/11/2000	174 LARGEMONT AVE	E 1/4 - 1/2 (0.470 mi.)	132	345
PREMIUM RIVER Date Closed: 2/3/2003	2285 BOSTON POST RD	SE 1/4 - 1/2 (0.478 mi.)	135	350
M+G GAS STATION Date Closed: 8/1/1990	445 5TH. AVE.	W 1/4 - 1/2 (0.479 mi.)	Z138	362

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported Date Closed: 7/27/2000	20 LINCOLN ST	ESE 1/4 - 1/2 (0.483 mi.)	141	370
MARISIERO INC. Date Closed: 11/14/1997	1-5 VINE STREET	NE 1/4 - 1/2 (0.491 mi.)	143	374

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 50 HIST LTANKS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
UNITED ARTISTS THEATER Date Closed: 03/12/01	1975 PALMER AVE.	NE 1/8 - 1/4 (0.185 mi.)	E37	105
LARCH REALTY CORP PROPERT Date Closed: 12/01/97	1925 PALMER AVE	NE 1/4 - 1/2 (0.320 mi.)	85	238
Not reported Date Closed: 11/29/89	4 WAKEMAN PLACE	E 1/4 - 1/2 (0.331 mi.)	87	243
Not reported Date Closed: 07/30/92	132 CHATSWORTH AVE	NE 1/4 - 1/2 (0.342 mi.)	Q89	247
ORLOFSKY APT. BLDG. Date Closed: 07/30/92	132 CHATSWORTH AVE	NE 1/4 - 1/2 (0.342 mi.)	Q90	249
BANK OF NEW YORK Date Closed: 02/23/93	124 CHATSWORTH AVE.	NE 1/4 - 1/2 (0.351 mi.)	93	256
BELL ATLANTIC Date Closed: 11/09/98	5 FRANKLIN AVE	NE 1/4 - 1/2 (0.371 mi.)	98	265
EAST RIVER SAVINGS BANK Date Closed: 03/09/00	1890 PALMER AVE.	NE 1/4 - 1/2 (0.382 mi.)	S104	283
BANK OF NY Date Closed: 12/01/97	124 CHASWORTH AVE.	NE 1/4 - 1/2 (0.383 mi.)	S105	286
BROMPTON APTS. Date Closed: 03/17/92	1880 PALMER AVE.	NE 1/4 - 1/2 (0.414 mi.)	T109	294
RAWL PLUG CO. Date Closed: 11/24/92	29 PORTMAN ROAD	WSW 1/4 - 1/2 (0.440 mi.)	U114	306
RAWL PLUMBING CO. Date Closed: 06/11/98	29 PORTMAN ROAD	WSW 1/4 - 1/2 (0.440 mi.)	U115	311
Not reported Date Closed: / /	260 BARNARD RD	NNW 1/4 - 1/2 (0.444 mi.)	V117	315
153 COOPER DR. Date Closed: 11/29/89	153 COOPER DRIVE	SSW 1/4 - 1/2 (0.444 mi.)	W119	320
SPENCER MANAGEMENT Date Closed: 11/29/89	BUILD 117; 117 COOPER D	SSW 1/4 - 1/2 (0.451 mi.)	W123	328
Not reported Date Closed: 07/27/99	26 SUMMITT AVE	ENE 1/4 - 1/2 (0.456 mi.)	125	332

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SPENCER MANAGEMENT Date Closed: 11/29/89	BUILD # 95; 95 COOPER D	SSW 1/4 - 1/2 (0.457 mi.)	Y126	335
REAR OF 1880 PALMER AVE Date Closed: 05/29/96	FRANKLYN AVE	NE 1/4 - 1/2 (0.463 mi.)	130	341
Not reported Date Closed: 10/17/00	10 ROCHELLE RD	NNW 1/4 - 1/2 (0.478 mi.)	AA136	357
Not reported Date Closed: 10/17/00	10 ROCHELLE RD	NNW 1/4 - 1/2 (0.478 mi.)	AA137	359
RESIDENCE Date Closed: 01/13/00	1 FRANCE PLACE	NNW 1/4 - 1/2 (0.482 mi.)	AA139	365
SPENCER MANAGEMENT Date Closed: 11/29/89	APT BLDG. 118 COPPER DR	SSW 1/4 - 1/2 (0.482 mi.)	140	367
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RESIDENCE Date Closed: / /	4 SHADOW LN	SE 0 - 1/8 (0.124 mi.)	29	89
BARRY GOODMAN RES Date Closed: 08/05/98	10 ROCKWOOD DR	SE 1/8 - 1/4 (0.172 mi.)	33	96
BUS COMPANY Date Closed: / /	24 VALLEY PL	WNW 1/8 - 1/4 (0.182 mi.)	D35	99
NYS THRUWAY AUTH Date Closed: / /	629 FIFTH AVE	NW 1/8 - 1/4 (0.196 mi.)	F41	114
VACANT BUILDING Date Closed: 12/18/01	615 5TH AVE	NW 1/8 - 1/4 (0.200 mi.)	F43	133
BLONDIE'S TREEHOUSE Date Closed: 08/08/00	21 NORTH AVE	NE 1/8 - 1/4 (0.216 mi.)	I54	179
Not reported Date Closed: / /	21 NORTH AVE	NE 1/8 - 1/4 (0.216 mi.)	I55	182
PALMER AVE. CORP. Date Closed: 11/25/88	2221 PALMER AVE	SW 1/8 - 1/4 (0.249 mi.)	K66	203
2221 PALMER AVE COOP Date Closed: 05/10/93	2221 PALMER AVE.	SW 1/8 - 1/4 (0.249 mi.)	K67	206
LARCHMONT AUTO GARAGE Date Closed: 12/23/96	5TH AV / MADISON	N 1/4 - 1/2 (0.258 mi.)	71	212
WYKAGYL BUS SERVICE Date Closed: / /	549 5TH AVE	W 1/4 - 1/2 (0.288 mi.)	77	222
MONTESANO BROTHER CONSTR Date Closed: 08/29/96	76 PLAIN AVE	W 1/4 - 1/2 (0.308 mi.)	O80	227
MONTESANO BROS Date Closed: 08/29/96	76 PLAIN AVE	W 1/4 - 1/2 (0.308 mi.)	O81	230
CO-OP BUILDING Date Closed: / /	2241 PALMER AVENUE	SW 1/4 - 1/2 (0.313 mi.)	83	234
Not reported Date Closed: 10/26/99	23 PINEBROOK DRIVE	ESE 1/4 - 1/2 (0.344 mi.)	91	252
APARTMENT BLDG. Date Closed: 06/18/90	2254 PALMER AVE.	SW 1/4 - 1/2 (0.360 mi.)	R95	260

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RESIDENCE WRG MGT. Date Closed: 09/30/94	2261 PALMER AVE.	SW 1/4 - 1/2 (0.379 mi.)	R100	272
CO OP BUILDING Date Closed: 01/07/00	2261 PALMER AVENUE	SW 1/4 - 1/2 (0.379 mi.)	R101	276
PRESIDENTIAL MGT CORP Date Closed: 01/06/89	2262 PALMER AVE	SW 1/4 - 1/2 (0.379 mi.)	R102	278
APT.BLDG. Date Closed: 04/15/91	2262 PALMER AVE.	SW 1/4 - 1/2 (0.379 mi.)	R103	281
RESIDENCE Date Closed: 11/14/00	37 KILMER RD	SE 1/4 - 1/2 (0.388 mi.)	106	289
A&S GARAGE Date Closed: 01/11/89	479 5TH AVE	W 1/4 - 1/2 (0.418 mi.)	110	297
2362 BOSTON POST ROAD Date Closed: / /	2362 BOSTON POST ROAD	SSE 1/4 - 1/2 (0.444 mi.)	118	318
ATI Date Closed: / /	2396 BOSTON POST RD	SSE 1/4 - 1/2 (0.458 mi.)	128	339
DURON RESIDENCE Date Closed: 04/11/00	174 LARGEMONT AVE	E 1/4 - 1/2 (0.470 mi.)	132	345
M+G GAS STATION Date Closed: 08/01/90	445 5TH. AVE.	W 1/4 - 1/2 (0.479 mi.)	Z138	362
Not reported Date Closed: 07/27/00	20 LINCOLN ST	ESE 1/4 - 1/2 (0.483 mi.)	141	370
MARISIERO INC. Date Closed: 11/14/97	1-5 VINE STREET	NE 1/4 - 1/2 (0.491 mi.)	143	374

State and tribal registered storage tank lists

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 06/17/2010 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>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
2001 PALMER AVE. CO.	2001 PALMER AVENUE	NE 1/8 - 1/4 (0.146 mi.)	32	95
LARCHMONT PLAYHOUSE	1975 PALMER AVENUE	NE 1/8 - 1/4 (0.185 mi.)	E38	110
6 WEST OWNERS CORP.	6 WEST AVENUE	NE 1/8 - 1/4 (0.228 mi.)	J57	190
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BEECHMONT BUS SERVICE INC.	24 VALLEY PLACE	WNW 1/8 - 1/4 (0.182 mi.)	D36	102
COLLINS BROTHERS MOVING CORP.	620 FIFTH AVENUE	NW 1/8 - 1/4 (0.198 mi.)	F42	132
OLD IKEA	10 VALLEY PLACE	WNW 1/8 - 1/4 (0.202 mi.)	G45	137
LARCHMONT AUTO GARAGE	5 5TH AVENUE	NNW 1/8 - 1/4 (0.211 mi.)	H51	162
2221 PALMER AVE CO-OP	2201-2221 PALMER AVENUE	SW 1/8 - 1/4 (0.242 mi.)	K60	194
PALMER TERRACE OWNERS CORP.	2192 - 2280 PALMER AVE	SW 1/8 - 1/4 (0.247 mi.)	K63	198

EXECUTIVE SUMMARY

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 06/17/2010 has revealed that there are 4 AST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
6 WEST OWNERS CORP.	6 WEST AVENUE	NE 1/8 - 1/4 (0.228 mi.)	J58	191
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BEECHMONT BUS SERVICE INC.	24 VALLEY PLACE	WNW 1/8 - 1/4 (0.182 mi.)	D36	102
2221 PALMER AVE CO-OP	2201-2221 PALMER AVENUE	SW 1/8 - 1/4 (0.242 mi.)	K61	195
PALMER TERRACE OWNERS CORP.	2192 - 2280 PALMER AVE	SW 1/8 - 1/4 (0.247 mi.)	K64	199

ADDITIONAL ENVIRONMENTAL RECORDS

Records of Emergency Release Reports

NY 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 05/24/2010 has revealed that there are 4 NY Spills sites within approximately 0.125 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LARCHMONT Date Closed: 4/6/1988	PALMER / PINE BROOK L	SSW 0 - 1/8 (0.036 mi.)	23	79
PINE BROOK Date Closed: 12/28/1988	PALMER / PINE BROOK D	E 0 - 1/8 (0.037 mi.)	24	81
DALE RESIDENCE Date Closed: 9/23/2008	6 COOLIDGE ST	SSE 0 - 1/8 (0.092 mi.)	25	84
TUCKER RESIDENT Date Closed: 6/13/2003	94 STUYVESANT AVE	ESE 0 - 1/8 (0.118 mi.)	B28	87

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

A review of the NY Hist Spills list, as provided by EDR, and dated 01/01/2002 has revealed that there are 2 NY Hist Spills sites within approximately 0.125 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LARCHMONT	PALMER / PINE BROOK L	SSW 0 - 1/8 (0.036 mi.)	23	79
PINE BROOK	PALMER / PINE BROOK D	E 0 - 1/8 (0.037 mi.)	24	81

EXECUTIVE SUMMARY

Other Ascertainable Records

RCRA-NonGen: 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. 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). Non-Generators do not presently generate hazardous waste.

A review of the RCRA-NonGen list, as provided by EDR, and dated 02/17/2010 has revealed that there are 5 RCRA-NonGen sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CON EDISON	PALMER AVE & HARRISON D	SW 1/8 - 1/4 (0.144 mi.)	C31	93
ONE DAY CLEANERS	604 5TH AVE	NW 1/8 - 1/4 (0.212 mi.)	52	165
LARCHMONT VILLAGE OF WATER DEP	20 BYRON PL	NNE 1/8 - 1/4 (0.218 mi.)	56	184
MAMARONECK TOWN OF HIGHWAY DEP	MAXWELL AVE	N 1/8 - 1/4 (0.231 mi.)	59	192
CON EDISON	10 DAWES PL	SSE 1/8 - 1/4 (0.248 mi.)	L65	202

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

A review of the MANIFEST list, as provided by EDR, and dated 04/30/2010 has revealed that there are 9 MANIFEST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CONSOLIDATED EDISON	25 COOLIDGE ST	S 0 - 1/8 (0.111 mi.)	27	86
GIACOMO SUNOCO SERVICE	2107 PALMM AVE	SW 1/8 - 1/4 (0.142 mi.)	C30	91
CON EDISON	PALMER AVE & HARRISON D	SW 1/8 - 1/4 (0.144 mi.)	C31	93
CONSOLIDATED EDISON	14 SERPENTINE DR	ESE 1/8 - 1/4 (0.179 mi.)	34	98
NYS THRUWAY AUTH	629 FIFTH AVE	NW 1/8 - 1/4 (0.196 mi.)	F41	114
CITIPARK SERVICE STATION INC	613 5TH AVE	NW 1/8 - 1/4 (0.202 mi.)	F46	138
EAST COAST AUTO BODY INC	1 5TH AVE	NNW 1/8 - 1/4 (0.209 mi.)	H47	146
ONE DAY CLEANERS	604 5TH AVE	NW 1/8 - 1/4 (0.212 mi.)	52	165
LARCHMONT VILLAGE OF WATER DEP	20 BYRON PL	NNE 1/8 - 1/4 (0.218 mi.)	56	184

EXECUTIVE SUMMARY

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

<u>Site Name</u>	<u>Database(s)</u>
DAVIDS ISLAND	ERP, NY Spills
I 95 MILEPOST 509	RCRA-NonGen, FINDS, MANIFEST
PINEBROOK S & S	RCRA-NonGen, MANIFEST
WOW ONE PRICE DRY CLEANING	DRYCLEANERS
CENTRAL SCHOOL	LTANKS, HIST LTANKS
CENTRAL SCHOOL	UST
AVALON ON THE SOUND	UST
CON EDISON	RCRA-NonGen
CON EDISON - EXCAVATION EXCAVATION	RCRA-NonGen
MILE SQUARE BUS GARAGE	NY Spills
TRAFFIC ACCIDENT	NY Spills, NY Hist Spills
W AVENUE OFF PALMER AVE	NY Spills, NY Hist Spills
NEW ENGLAND THRUWAY	NY Spills, NY Hist Spills
PALMER AV NORTH OF	NY Spills, NY Hist Spills
ACROSS CHATSWORTH AVENUE	NY Spills, NY Hist Spills
PINE BROOK SHADOW LN	NY Spills, NY Hist Spills
206967; PALMER RD WALNUT AV CENTRA	NY Spills