

# ENVIRONMENTAL ASSESSMENT

## NEW YORK UNITED HOSPITAL MEDICAL CENTER

406 Boston Post Road  
Port Chester, New York 10573  
Mr. Mark Hammond



### PHASE I ENVIRONMENTAL SITE ASSESSMENT

of

### UNITED HOSPITAL MEDICAL CENTER

406 Boston Post Road  
Port Chester, New York 10573

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**EMG Project #:** 128989  
**Date of Report:** May 26, 2005  
**On site Date:** April 15 and 20, 2005

## PROJECT SUMMARY

**United Hospital Medical Center**  
**406 Boston Post Road**  
**Port Chester, New York 10573**

Assessment Component	Acceptable	Routine Solution	Phase II	Estimated Cost \$	Reference Section	Page
Historical Review	✓				5	14
Operational Activities	✓				6.1	19
Hazardous Materials	✓				6.2	19
Waste Generation		(1)		N/A	6.3	20
PCBs	✓				6.4	20
Asbestos		(2)		\$125/hr (review) or \$495 (O&M)	6.5	21
Radon	✓				6.6	21
Lead-Based Paint	✓				6.7	22
Tanks/Pipelines		(4) (5)	(3)	\$5,000-\$7,000 \$300 (5-yr fee) \$125/hr	6.8	23
Surface Areas	✓				6.9	24
Mold	✓				6.10	25
Regulatory Database Review		(5)		\$125/hr	7	26
Adjacent Properties	✓				8	31

*Conditions noted in the Project Summary Table are representative of the overall conditions of the property. There may be more detail on specific assessment components in the report text, therefore the Project Summary Table should not be used as a stand alone document.*

§ Costs depicted are for investigation/program development activities. Remediation costs, if required, will be identified as a result of the activities.

(1) EMG recommends that the remaining medical and regulated wastes at the Project be properly disposed of in accordance with regulatory requirements.

(2) EMG recommends that a copy of the Asbestos O&M Program be provided to EMG for review. Additional recommendations concerning ACM at the Project are pending review of the Asbestos O&M Program. If an existing O&M Program cannot be provided or is incomplete, one can be prepared at a cost of \$495.

(3) EMG recommends that a subsurface investigation be conducted in the location of the two 25,000-gallon USTs to further evaluate potential impact to the environmental integrity of the Project.

(4) The temporary 3,000-gallon No. 2 fuel oil AST observed at the apartment building should be registered with Westchester County in accordance with Petroleum Bulk Storage (PBS) Regulations if it is to remain in place.

(5) On site observations/interviews and review of available NYSDEC UST information indicates that one 10,000-gallon fuel oil UST (installed in 1970) was closed-in-place in 1999. Information concerning the tank closure was not provided to EMG for review. EMG recommends that tank closure documentation be provided to EMG for review or that a regulatory file review be conducted at the NYSDEC to further evaluate potential impact to the environmental integrity of the Project from the closed in-place 10,000-gallon No. 2 fuel oil UST.

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## 1. CERTIFICATION

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EMG has completed a Phase I Environmental Site Assessment of the United Hospital Medical Center (the "Project"), located at 406 Boston Post Road in Port Chester, New York 10573. The assessment was performed at the Client's request using the methods and procedures consistent with good commercial and customary practice designed to conform to acceptable industry standards.

This report is exclusively for the use and benefit of the Client identified on the first page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. In expressing the opinions stated in this report, EMG has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that EMG assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the on site visit.

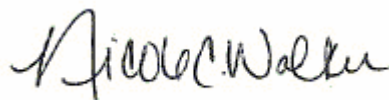
If you have any questions regarding this report, please contact the Technical Relationship Manager listed below at 800.733.0660, Ext. 6538.

**Researched by:** David W. Barton, Project Manager

**Surveyed by:** David W. Barton, Project Manager

**Written by:** David W. Barton, Project Manager

**Reviewed by:**



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## **2. EXECUTIVE SUMMARY**

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EMG performed a Phase I Environmental Site Assessment, that included on site observations of the accessible areas of the United Hospital Medical Center (the “Project”), on April 15 and 20, 2005. The Project is located at 406 Boston Post Road in Port Chester, New York 10573, and consists of approximately 15.69 acres.

The Project, originally constructed between the 1910s and 1980, was renovated in the 1980s and 1990s, and is currently an apartment, office and closed hospital facility. Current facility operations include administrative operations and residential land uses, and routine janitorial and maintenance activities. Prior to construction of the current improvements, the Project was used for residential purposes. Properties in the general vicinity of the Project include recreational, residential and commercial land uses.

The following summarizes the independent conclusions representing EMG’s best professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, owner, or their representative has been assumed to be correct and complete. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

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### **2.1. FINDINGS/CONCLUSIONS**

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#### ***Historical Review (Section 5)***

- The review of the historical data available for the Project and surrounding area revealed no evidence that may have lead to an environmental impact to the Project. No further action or investigation is recommended regarding historical uses.

#### ***Operational Activities (Section 6.1)***

- EMG observed no circumstances of environmental concern associated with the operational activities at the Project. No further action or investigation is recommended regarding operational activities at the Project.

#### ***Hazardous Materials/Petroleum Products (Section 6.2)***

- The Project is involved in the use of hazardous materials and petroleum products in the form of routine janitorial and maintenance supplies, No. 2 and No. 6 fuel oil, and diesel fuel. The identified materials appear to be properly stored. The materials observed do not appear to pose a hazard to the Project, provided they continue to be used as designed, are properly handled, and all regulations regarding their use are followed. No further action or investigation is recommended regarding the use of hazardous materials or petroleum products at the Project.

**Wastes (Section 6.3)**

- The Project is not currently involved in the generation, treatment, or disposal of hazardous, medical, or regulated wastes. Furthermore, the non-hazardous solid and liquid wastes generated at the Project appear to be stored and disposed of properly. However, the Project currently stores medical wastes in a locked cage in the loading dock areas, and regulated wastes in the form of spent x-ray developing solutions are stored in plastic containers in the former x-ray developing areas. No staining or other indications of environmental concern were noted in the vicinity of the medical and regulated waste storage areas. However, EMG recommends that the remaining medical and regulated wastes at the Project be properly disposed of in accordance with regulatory requirements.

**Polychlorinated Biphenyls (PCBs) (Section 6.4)**

- EMG identified utility-owned vaulted transformers at the Project that use dielectric fluid potentially containing levels of polychlorinated biphenyls (PCBs) of at least 50 ppm, but less than 500 ppm. This equipment appeared to be in good condition with no evidence of leaks. These units are within current regulatory guidelines. No further action or investigation is recommended regarding the transformers at the Project.
- The Project contains one trash compactor that uses hydraulic fluid. PCB-containing hydraulic fluid has not been manufactured since 1977. Therefore, based on the date of installation (post-1977), PCB-containing hydraulic fluid is not likely to be found in the compactor operating system. No indication of leakage was observed in the area of this equipment. No further action or investigation is recommended regarding this equipment.

**Asbestos-Containing Materials (ACM) (Section 6.5)**

- Previously identified asbestos-containing materials (ACM) at the Project reportedly consist of boiler insulation and boiler flue insulation, water tank insulation, pipe insulation, and 9" x 9" resilient floor tile. Review of available abatement documentation indicates that approximately 265 linear feet of asbestos-containing pipe insulation has already been removed from the Project. The remaining materials are reportedly maintained under an existing Asbestos Operations and Maintenance (O&M) Program. In addition, suspect ACM in the form of mudded pipe elbows on fiberglass insulated lines, popcorn ceiling texture in the apartment building, 12" x 12" resilient floor tile, and roofing materials were not sampled as a part of this assessment. These materials can also be maintained in the O&M Program. A properly designed O&M Program is sufficient to maintain the Project in accordance with current regulatory standards and sound business practice. ACM maintained with an O&M Program can remain in place, provided the ACM remain intact and undisturbed. A copy of the Asbestos O&M Program was not available on site at the time of this assessment. EMG recommends that a copy of the Asbestos O&M Program be provided to EMG for review. Additional recommendations concerning ACM at the Project are pending review of the Asbestos O&M Program. If an existing O&M Program cannot be provided or is incomplete, one can be prepared at a cost of \$495.

**Radon Gas (Section 6.6)**

- Review of the USEPA's Radon Map for Westchester County, New York indicated that the Project is located in Zone 3, areas with a predicted average indoor radon screening level less than 2 pCi/L (Pico Curies per liter of air). Based on the propensity, radon sampling was not performed as a part of this assessment. No further action or investigation is recommended with regard to radon gas levels at the Project.

***Lead-Based Paint (LBP) (Section 6.7)***

- The in-field screening results from the apartment building are found to be negative for lead content. No further action or investigation is recommended regarding LBP at the Project.

***Storage Tanks/Pipelines (Section 6.8)***

- No evidence of pipelines (above or below ground) was identified; however, two active underground storage tanks (USTs) and two active aboveground storage tanks (ASTs) are located at the Project:
  - Review of available information indicates that the two 25,000-gallon USTs were installed in 1965 and are used to store No. 6 fuel oil for the three boilers located in the central heating plant. Current Westchester County Petroleum Bulk Storage (PBS) Regulations require the registration of these tanks, but do not require periodic tightness testing due to the viscous nature of the product stored. Based on the age of the UST systems (beyond the estimated useful life of 15-20 years for steel tank systems), the potential exists for adverse impact to the Project. EMG recommends that a subsurface investigation be conducted in the location of the two 25,000-gallon USTs to further evaluate potential impact to the environmental integrity of the Project.
  - Review of available information indicates that the 2,000-gallon AST, located behind the central heating plant, was installed in 1999 and is used to store diesel fuel for an emergency generator. Current Westchester PBS Regulations require the registration of this tank. The AST appeared to be in good condition with no evidence of releases such as staining. Secondary containment was observed around the AST in the form of double-wall steel construction. No further action or investigation is recommended regarding this AST.
  - Review of available information indicates that the 3,000-gallon temporary AST, located behind the on site apartment building, was installed in 2005 and is used to store No. 2 fuel oil for the apartment building heating system. Current Westchester PBS Regulations require the registration of this type of tank; however, this AST is not currently registered. The AST appeared to be in good condition with no evidence of releases such as staining. No secondary containment was observed around the tank. EMG recommends that this AST be registered with Westchester County in accordance with PBS Regulations if it is to remain in place.
- EMG also identified a closed-in-place UST behind the apartment building. Based on available information, this UST had a capacity of 10,000 gallons and was used to store No. 2 fuel oil for the on site apartment building. This UST was installed in 1970 and was closed-in-place in 1999. Since 1999, the apartment building has used steam from the central heating plant for heating purposes. However, in anticipation of closing the central heating plant, a temporary 3,000-gallon AST was installed, as discussed above. Information concerning the tank closure was not provided to EMG for review. EMG recommends that the tank closure documentation be provided to EMG for review or that a regulatory file review be conducted at the NYSDEC to further evaluate potential impact to the environmental integrity of the Project.
- Review of available information and on site interviews also revealed the presence of a former 2,000-gallon motor fuel UST at the Project. The 2,000-gallon motor fuel UST was closed-in-place at the Project in 2001. Review of available tank closure documentation indicates that this 2,000-gallon UST appears to have been abandoned in accordance with applicable regulatory guidelines. No further action or investigation is recommended regarding this AST.

***Surface Areas (Section 6.9)***

- No issues associated with surface areas were identified. No further action or investigation is recommended regarding surface areas at the Project.
- Visual observation of the storm water system did not identify any abnormal accumulation of petroleum run-off or foreign material. No unusual blockages of the storm water control system were observed. No unusual ponding of storm waters was observed. No further action or investigation is recommended regarding storm water systems at the Project.

***Mold (Section 6.10)***

- EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible interior areas of the Project. EMG did not note obvious visual indications of the presence of mold, conditions conducive to mold, or evidence of moisture in readily accessible interior areas of the Project. No further action or investigation is recommended regarding mold at the Project.

***Regulatory Review (Section 7)***

- Based on review of the regulatory database report, the Project is listed on the UST and NY Spills (twice) databases, and the RCRIS-Generator and FINDS databases as a Large-Quantity Generator (LQG) of hazardous waste. On site evaluation and review of available information identified the following:
  - Information in the UST database indicates that two active 25,000-gallon USTs, used for the storage of No. 6 fuel oil, were installed at the Project in 1965. These USTs are reportedly of steel construction with no secondary containment. Information in the UST database also identifies one active 2,000-gallon UST (installed in 1999) at the Project that is used for the storage of diesel fuel. However, as indicated in the Storage Tanks/Pipelines discussion, this 2,000-gallon tank is actually an aboveground storage tank (AST) and is used to fuel the emergency generator. More information regarding the active on site USTs and ASTs identified at the Project is included in the Storage Tanks/Pipeline summary above.
  - Information in the UST database also indicates that one 2,000-gallon diesel fuel UST (installed in 1981) was closed-in-place in 2001, and that one 10,000-gallon fuel oil UST (installed in 1970) was closed-in-place in 1999. More information regarding the closed-in-place USTs at the Project is included in the Storage Tanks/Pipelines Summary above.
  - Information in the UST database indicates that one 500-gallon empty UST (installed in 1971) was closed/removed from the Project in 2002. Review of available tank closure documentation indicates that this UST was actually 550-gallon in size, and appears to have been removed from the Project in accordance with applicable regulatory guidelines. No further action or investigation is recommended regarding this AST.

- Information in the NY Spills database indicates that that on August 2, 2001, a 2,000-gallon diesel fuel UST was discovered under a concrete slab. Photoionization Detector (PID) analysis of the soil in the vicinity of the UST revealed soil contamination at 60 parts per million (ppm). The UST was closed-in-place in 2001 (as discussed above) and confirmatory soil samples were collected for laboratory analyses. Based on the results of laboratory analyses of the soil samples, the NYSDEC issued a Case Closed status for this case on August 24, 2001. A second spill was reported for the Project on August 28, 2002 that reportedly impacted only land (not groundwater) at the Project. This spill was reportedly remediated and was issued a Case Closed status from the NYSDEC on October 30, 2002. The regulatory agency awards a case-closed status only when contamination, if any, has been investigated and/or remediated in accordance with currently accepted regulatory standards. Based on the regulatory status, no further action or investigation is recommended regarding the two NY Spills listings.
- Information in the RCRIS-Generator database indicates that the Project is registered as a Large-Quantity Generator (LQG) of hazardous waste under RCRA and FINDS. According to the database report, mercury that was taken off site for recycling. The Project is currently closed and is no longer generating any hazardous wastes. The RCRIS-Generator database is merely a listing of all facilities that, due to the amount of hazardous waste generated, are required to register with the USEPA for tracking purposes and are not necessarily sites with reported contamination incidents. The Project is not reported as being non-compliant with the requirements of the RCRA regulations. Furthermore, the Project is not listed on the NPL, SHWS, CERCLIS, or CORRACTS site. Considering the regulatory status and the absence of reported RCRA-related violations, no further action or investigation is recommended regarding this listing.
- Based on review of the regulatory database report, none of the listed off site facilities are anticipated to adversely impact the Project. No further action or investigation is recommended regarding the off site regulatory review.

#### ***Adjacent Properties (Section 8)***

- EMG identified no current adjacent property uses that are anticipated to have a negative impact on the environmental integrity of the Project. No further action or investigation is recommended regarding the adjacent properties.

## **2.2. RECOMMENDATIONS**

The following additional actions are recommended:

- EMG recommends that the remaining medical and regulated wastes at the Project be properly disposed of in accordance with regulatory requirements.  
Associated cost estimate..... \$N/A
- EMG recommends that a copy of the Asbestos O&M Program be provided to EMG for review. Additional recommendations concerning ACM at the Project are pending review of the Asbestos O&M Program. If an existing O&M Program cannot be provided or is incomplete, one can be prepared at a cost of \$495.  
Associated cost estimate for document review.. \$125/hr (not to exceed \$1,250 without Client approval)

- The temporary 3,000-gallon No. 2 fuel oil AST observed at the apartment building should be registered with Westchester County in accordance with Petroleum Bulk Storage (PBS) Regulations if it is to remain in place.

Associated cost estimate.....\$300 (5-year fee)

- On site observations/interviews and review of available NYSDEC UST information indicates that one 10,000-gallon fuel oil UST (installed in 1970) was closed-in-place in 1999. Information concerning the tank closure was not provided to EMG for review. EMG recommends that tank closure documentation be provided to EMG for review or that a regulatory file review be conducted at the NYSDEC to further evaluate potential impact to the environmental integrity of the Project from the closed in-place 10,000-gallon No. 2 fuel oil UST.

Associated cost estimate for document review.. \$125/hr (not to exceed \$1,250 without Client approval)

A Phase II Environmental Site Assessment is recommended. Activities required to more completely assess the environmental conditions of the Project, including their associated cost estimates, are as follows:

- EMG recommends that a subsurface investigation be conducted in the location of the two 25,000-gallon USTs to further evaluate potential impact to the environmental integrity of the Project.

Associated cost estimate..... \$5,000-\$7,000



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### 3. SURVEY APPROACH/PURPOSE

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EMG conducted an on site Environmental Site Assessment of the Project that consisted of a walk-through observation of the accessible areas and interviews with facility personnel and local agency representatives. On site activities and/or interviews were conducted by Mr. David W. Barton, EMG Project Manager, with:

- Mr. Mark Hammond, On site Point of Contact (POC) and CEO

A Pre-Survey Questionnaire was completed as a part of this assessment which is included in the Appendices (Section 9). The Questionnaire was completed with the POC. Information obtained from the Questionnaire has been used in the preparation of this report.

Areas accessed included apartment units 6E, 11M, and 12M; all common and remaining interior areas; all exterior areas; and the Project boundaries.

Visual observation above the drop ceiling tiles was not performed as a part of this assessment.

Visual observation of pipe chases and behind walls was not performed as a part of this assessment.

According to Mr. Hammond, the areas not assessed were similar in construction and conditions to those similar areas assessed. Mr. Hammond also stated that he is unaware of any practices in the unaccessed areas (such as the improper handling of hazardous materials or the generation of hazardous, medical, or regulated wastes) which would constitute a material threat or release to the environment, or a hazard to human health. Based on a review of tenant activities and interviews with knowledgeable personnel, it is unlikely that the operations in the unaccessed areas have had an adverse impact on the environmental integrity of the Project.

Weather conditions at the time of the Project assessment were clear, with temperatures in the mid 50s (°F) and light winds.

EMG reviewed available federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Project which could have an adverse impact on the Project. In an attempt to determine whether historical uses of the Project and surrounding area have had an environmental impact on the Project, EMG interviewed individuals knowledgeable about the Project and reviewed available pertinent records and documents. This assessment is based on the evaluation of the information gathered, laboratory analysis of samples collected (when required), and accessibility at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report) as they existed at the Project. The assessment was conducted utilizing generally accepted Phase I industry standards using the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00. The scope of work included an evaluation of:

- The Project history in an attempt to identify any possible ownership(s) and/or uses that would suggest an impact to the environmental integrity of the Project as identified through review of reasonably ascertainable standard historical sources.
- Physical characteristics of the Project as identified through review of reasonably ascertainable topographic, wetlands, flood plain, soils, geology, and groundwater data.
- Current Project conditions (as applicable), including compliance with appropriate regulations as they pertain to the presence or absence of:
  - Facility storage tanks, drums, containers (above or below ground), etc.

- Transformers and other electrical equipment which utilize fluid which may potentially contain PCBs
- The use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes
- A screening approach for the potential existence of:
  - Asbestos, including the identification of all suspect materials in accessible areas (interior and exterior) and the collection and analysis of three bulk samples from each homogeneous areas of friable and damaged non-friable suspect ACM. The remaining materials are considered suspect until tested and proven otherwise. Friable materials are those which can be easily crumbled or pulverized by hand pressure.

This screening approach is not a comprehensive (i.e., AHERA-Style) asbestos survey, nor is it intended to fulfill the NESHAP requirements for demolition/renovation purposes, but is intended to identify the potential for an asbestos hazard in accessible areas. This screening is not intended to be used for demolition, abatement, renovation, or repair work.

The basis for “suspect” determination is taken from the materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication *Managing Asbestos in Place* (the “Green Book”). Therefore, all materials listed in the Green Book which were installed prior to 1981 are considered suspect with the exception of resilient floor tile, asbestos-cement board (transite), and roofing felt, which are considered suspect regardless of installation date (these materials continue to be manufactured and installed in the United States).

- Radon gas propensity, through the review of the USEPA’s Map of Radon Zones and radon gas concentrations through the exposure and analysis of canisters, using the charcoal liquid scintillation method for all residential properties in areas of high radon propensity.
- Lead-based paint for all residential properties constructed prior to 1978. The basis for this determination is taken from the Lead Paint Poisoning Act passed by the Congress of the United States that banned the use of lead paint starting January 1, 1978. Therefore, all paint applied prior to 1978 is considered suspect.

A total of 33 LeadCheck™ Swab colorimetric on site tests were collected: 13 inside apartment units, ten outside the apartment building, and ten in common areas of the apartment building. Analysis focused on chewable surfaces (five feet and below) and on protruding surfaces. Since the Project consists of greater than 100 units, the number of inside apartment samples was increased to correspond to a 10 sample per 100 unit ratio.

The paint samples were collected as part of a screening approach only, and the methods and procedures used during the collection of the paint samples do not comply with *Requirements for Disclosure of Known Lead-Based Paint (“Title X”) and/or Lead-Based Paint Hazards in Housing* (40 CFR part 745 and 24 CFR parts 35, 36, and 37); however, the results of this screening should still be disclosed in compliance with the above regulations. This approach does not constitute a pre-occupancy survey or the basis of attainment of “Lead Free” certification.

- Mold, including the identification of visible mold growth, conditions conducive for mold growth, and evidence of moisture in accessible areas of the Project. In addition, EMG interviewed Project personnel regarding any known or suspected mold contamination, water intrusion, or mildew like odor problems. Sampling was not performed as a part of this assessment. EMG notes that this assessment does not constitute a comprehensive mold survey of the Project, and the conclusions made are based solely on observable conditions in readily accessible interior areas of the Project on the assessment date.

- An evaluation of information contained in programs such as the NPL, CERCLIS, SHWS, RCRIS, SWF, LTANKS, and other governmental information systems within specific search distances of the Project. This evaluation was performed to identify any sites that would have the potential to impact the environmental integrity of the Project.

The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report is based on a radius search which focuses on both the Project and neighboring sites that may impact the Project. Neighboring sites listed in governmental environmental records are identified within a specific search distance. The search distance varies depending upon the particular government record being checked. The search is designed to meet the requirements of ASTM Standard E 1527-00. The information provided is assumed to be correct and complete.

- Visual observation of the adjacent properties to identify high-risk neighbors and the potential for known or suspected contamination to migrate onto the Project.

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## 4. PROJECT LOCATION/DESCRIPTION

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The Project is located at 406 Boston Post Road in Port Chester, Westchester County, New York 10573.

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### 4.1. PROJECT DESCRIPTION

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The Project lands consist of approximately 15.69 acres.

The Project is currently an apartment, office and closed hospital facility. The Project was constructed between the 1910s and 1980 in several phases and was renovated in the 1980s and 1990s. Renovations reportedly consisted of general interior upgrades. Project improvements consist of a 12-story, 132-unit apartment building; a five-story hospital building with two mechanical penthouse floors and a basement, containing approximately 380,000 square feet; a six-story office building (Barron Hall) that is joined to the hospital by a pedestrian walkway; a central boiler plant; and four ancillary buildings consisting of a former laundry facility, a carpenter shop, and two small garage structures. Additional Project improvements consist of surface-level asphalt paved parking/drive areas, and landscaping.

The Project is serviced by public water and sanitary sewer systems. The Project is supplied with water from the Village of Port Chester. According to a utility representative, the drinking water supplied to the Project is within federal, state, and local drinking water quality standards.

Hot water is generated by steam-producing heat exchangers from the central heating plant via three fuel oil-fired boilers. The associated piping was observed to be insulated with fiberglass and suspect asbestos-containing materials (ACM). The exhaust flues associated with the fuel oil-fired boilers were observed to be insulated with suspect ACM. Further discussion of ACM is contained in Section 6.5.

HVAC systems observed consisted of the following:

- Heat is supplied to the hospital buildings at the Project via steam, generated in the central heating plant via three fuel oil-fired boilers. Steam is distributed via piping to radiators and fan units throughout the Project. Where observed, piping associated with the heating system was insulated with suspect asbestos-containing pipe insulation and fiberglass. The exhaust flues associated with the boilers were observed to be insulated with suspect ACM. Further discussion of ACM is contained in Section 6.5.
- Air-conditioning is supplied to the hospital buildings at the Project from steam-absorption chillers. Chilled water is distributed via piping to air-handling units. Conditioned air is distributed via thermostatically controlled, ducted supply and return plenum systems. Where observed, duct work associated with the HVAC systems was uninsulated.
- Heat is supplied to the apartment building at the Project via a recirculating steam system. Steam is generated by two fuel oil-fired boilers, and is distributed via piping to radiators throughout the Project. Where observed, piping associated with the heating system was insulated with fiberglass. The exhaust flues associated with the boilers were observed to be insulated with fiberglass.
- Air-conditioning is supplied to the apartment building at the Project via individual electrically-operated window units.

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## **4.2. MISCELLANEOUS SYSTEMS**

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- Trash compactor — One hydraulic trash compactor was identified at the Project (see Section 6.4 for a further discussion).
- Emergency generator — The Project is equipped with a diesel-fired emergency generator located in the central heating plant (see Section 6.8 for a further discussion).
- Elevators — The Project contains numerous traction elevators that do not utilize hydraulic fluids. The presence of this equipment is not anticipated to impact the Project.

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## **4.3. ENVIRONMENTAL SETTING**

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### **4.3.1. Topography**

Review of the Mamaroneck, New York – Connecticut Topographic Quadrangle, published by the United States Geological Survey (USGS) and dated 1967 (photorevised in 1994), indicated the following:

- The Project has an average elevation of approximately 85 feet above mean sea level. Elevations range from approximately 100 feet in the northern and central portions of the Project to approximately 70 feet in the eastern and southern portion of the Project. Slope in the general area of the Project is to the east-southeast.
- The Project is shown to be improved with improvements consistent with the existing hospital facility.
- The slope of the Project is estimated between approximately three and 25 percent in an southeasterly direction. The nearest surface water feature, Port Chester Harbor, is located approximately 0.8 mile east-southeast of the Project.

A copy of the topographic map is appended (Section 9).

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### **4.3.2. Wetlands**

A National Wetlands Inventory (NWI) Map for the area of the Project, published by the United States Fish and Wildlife Service, was not identified at the local agencies visited as a part of this assessment; however, review of the USGS Topographic Map and observations during the on site assessment identified the following:

- No surface water features or vegetation indicative of wetland areas (i.e., cattails and sedges) were identified at the Project or adjacent properties.

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### **4.3.3. Floodplain**

Review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated May 1, 1984, indicated the following:

- The Project is located in Zone C, areas outside the 500-year flood plain with less than 0.2% annual probability of flooding. Annual Probability of Flooding of less than one percent.

A copy of the flood plain map was not available for reproduction.

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**4.3.4. Soils/Geology**

Review of the Soil Survey of Putnam and Westchester Counties, New York, published by the United States Department of Agriculture Soil Conservation Service (USDA SCS) and dated September 1994, indicated the following:

- The Project is located in an area comprised of one soil type known as Udorthents, smoothed (Ub) with estimated slopes between three and 25 percent.
- The Udorthents soil series is considered to be a excessively-drained soil with a depth of at least 20 inches. This soil is located in areas that have been altered by cutting and filling and is mainly in and adjacent to urban areas. The properties and characteristics of the Udorthents soils are so variable that capability sub-classifications are not assigned.

Review of the Geologic Map of Putnam and Westchester Counties, published by the USGS and dated 1994, indicated the following:

- The Project is located within the New England uplands physiographic province of New York, which consists of glacial till materials. The Project is further located over a Precambrian Hartland formation consisting of schist bedrock. Depth to bedrock in the vicinity of the Project ranges from zero (rock outcrops) to 30 feet below ground surface (bgs).

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**4.3.5. Groundwater Hydrology**

Review of the Water Resources Data Report for New York, published by the USGS, indicated the following:

- The Project is located within the surficial aquifer formation with estimated groundwater levels between 20 and 30 feet bgs.

Shallow groundwater flow is expected to follow the ground level slope of surface elevations towards the nearest open body of water or intermittent stream. The direction of this flow at the Project is anticipated to be toward the east-southeast.

Estimated groundwater levels may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.



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## **5. HISTORICAL REVIEW**

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Review of information available from the Village of Port Chester Tax Assessment Office indicated that the Project is shown on Tax Map 141.052 as Block 1 – Lots 2 and 3; and on Tax Map 141.062 as Block 1, Lot 2 and 3. A copy of the tax map is appended (Section 9).

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### **5.1. CHAIN OF TITLE**

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Review of the available deed records indicates that the Project has been owned by United Hospital since the 1920s. Deed records were researched back to the 1920s.

Review of available deed records did not identify any previous environmentally suspect ownership, easements, right of ways, or other environmental entries/restrictions associated with the Project.

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### **5.2. PRIOR USE INTERVIEWS**

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EMG met with Mr. Mark Hammond, the On site Point of Contact (POC) and CEO for the United Hospital Medical Center, who was cooperative, and provided information which appeared to be accurate based upon our subsequent site observations. It is EMG's opinion that Mr. Hammond was somewhat knowledgeable about the Project and questions EMG posed during the interview process. According to Mr. Hammond, the Project was developed in the early 1900s into the current use. Mr. Hammond was unaware of any specific prior uses of the Project. Mr. Hammond indicated that he has been associated with the Project since July 2003.

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### **5.3. LOCAL GOVERNMENT AGENCY RECORD REVIEW**

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EMG contacted the Village of Port Chester Fire Department for file information regarding the Project. According to the Records Clerk, a Freedom of Information Act (FOIA) request must be processed prior to the release of any information. EMG submitted a FOIA request to this department; however, a response had not been received at the time this report was issued. Any environmentally significant information will be forwarded to the client upon receipt.

EMG contacted the Village of Port Chester Building Department for file information regarding the Project. According to the Records Clerk, a FOIA request must be processed prior to reviewing of any information. EMG submitted a FOIA request to this department; however, a response had not been received at the time this report was issued. Any environmentally significant information will be forwarded to the client upon receipt.

Review of the available zoning records from the Village of Port Chester Planning Department indicates that the Project is currently zoned for Two Family Residential (R2F) and Multi-Family Residential (RA3) uses. According to the records, no additional zoning changes were listed for the Project. According to the Records Clerk, previous zoning records have been archived and are not available for review.

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## 5.4. HISTORICAL MAPS

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EMG reviewed available Bromley Maps at the White Plains Public Library, and Sanborn Maps as provided by EDR. Historical maps are detailed scale drawings that show the location and use of buildings and structures that occupied a given area. EMG's map search revealed the following:

Review of the 1911 Bromley Map indicated the following:

- **Project:** The Project is shown as the residential estates of John C. Sheehan and Charles A. Gould, and is developed with two dwellings, five ancillary structures, and surface-level parking/drive areas. Vehicular access is available from South Main Street (Boston Post Road) and High Street.
- **Off site:** The areas northwest and northeast of the Project are shown as part of the lands owned by Charles A. Gould, and is developed with a dwelling and an ancillary structure along South Regent Street. The area southeast of the Project, beyond Boston Post Road, is shown as developed with dwellings and ancillary structures. The area southwest of the Project, beyond High Street, is shown as developed with dwellings and ancillary structures.

The 1919 Sanborn Map differs from the previous historical map in that:

- **Project:** The Project is improved with the Port Chester United Hospital and consists of three structures including the existing three-story administration building. In addition, the Project is also developed with four dwellings and six ancillary structures.

The 1929 Bromley Map differs from the previous historical map in that:

- **Project:** The Project is shown as improved with the expanded United Hospital including the existing six-story Barron Hall, service and laundry buildings, carpenter shop and garage. In addition, the Project also is developed with two dwellings and three ancillary structures.

The 1934, 1942, and 1950 Sanborn Maps differs from the previous historical maps in that:

- **Off site:** The area northwest of the Project is shown as the existing Abendroth Park.

The 1990 Sanborn Map differs from the previous historical maps in that:

- **Project:** The Project is improved with the existing hospital buildings including the existing central heating plant. The dwellings and some of the older hospital structures appear to have been demolished. The existing improvements are shown and noted as being built in 1963, 1965, and 1980. In addition, this map shows the existing 12-story apartment building as having been constructed in 1970. Vehicular access is available from Boston Post Road and High Street.
- **Off site:** The area northwest of the Project is shown developed with the existing interstate highway (I-287). The area northeast of the Project is shown as developed with the existing residential complex and a gasoline station. The area southeast of the Project, beyond Boston Post Road, is shown as developed with the existing shopping center (built between 1950 and 1968) and the existing gasoline service station. The area southwest of the Project, beyond High Street, is shown as developed with the existing nursing home (constructed in 1971).

The 1996 Sanborn Map differs from the previous historical map in that:

- **Project:** The existing passageway between the 3-story administration building and Barron Hall is shown.
- **Off site:** The gasoline service station to the northeast of the Project is shown as occupied as a retail store.

No older historical maps were identified. Copies of the above-referenced historical maps are appended (Section 9).

The gasoline service stations identified on the 1990 and 1996 historical maps are further discussed in Section 7.

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### **5.5. HISTORICAL CITY DIRECTORIES**

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EMG attempted to review city directories at the White Plains Public Library. No historical city directories were identified for the area of the Project.

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### **5.6. AERIAL PHOTOGRAPHY**

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Review of the 1962 aerial photograph, available from the Westchester Planning Department, indicated the following:

- **Project:** The Project is improved with structures similar to the current hospital facility, surface-level parking and landscaped areas. The buildings are situated in the central portion of the Project. Vehicular access is available from Boston Post Road and High Street.
- **Off site:** The areas northwest and northeast of the Project are shown as developed with the existing park, residential buildings, and a commercial building. The area southeast of the Project, beyond Boston Post Road, is shown as developed with dwellings. The area southwest of the Project, beyond High Street, is shown as undeveloped land and the existing interstate highway (I-287).

The 1970 aerial photograph, available from the Westchester Planning Department, differs from the 1962 aerial photograph in that:

- **Project:** The hospital facility at the Project is shown to have been expanded with the addition of the William J. Jennings Pavilion and the existing central power plant. In addition, the existing apartment building located on the southern portion of the Project appears to be under construction.
- **Off site:** The area southeast of the Project, beyond Boston Post Road, is shown as developed with the existing shopping center and commercial buildings. The area southwest of the Project, beyond High Street, is shown as developed with the existing nursing home facility.

The 1980 aerial photograph, available from the Westchester Planning Department, differs from the 1970 aerial photograph in that:

- **Project:** The hospital facility is shown as undergoing another expansion with the existing six-story structure immediately to the south of the previously identified Jennings Pavilion.

The 1990 and 2000 aerial photograph, available from the Westchester Planning Department, do not differ significantly from the 1980 aerial photograph.

Copies of the 1962, 1970, 1980, and 1990 aerial photographs are appended (Section 9). A copy of the 2000 aerial photograph was not available.

## 5.7. PREVIOUS INVESTIGATIONS/ASSESSMENTS

EMG was provided by the Client a copy of a previous Underground Storage Tank Removal report for the Project, prepared by Environmental Management Solutions of New York, Inc. (EMSNY) and dated October 2002. The Scope of Work for this previous assessment consisted of the removal of a 550-gallon gasoline UST from the Project. Pertinent information identified in that report is as follows:

- The objective of this report is to summarize activities of the UST removal, close out the NYDEC Spill #0205617, and to register the 550-gallon UST as removed.
- Upon removal, the tank was found to be structurally intact with no holes or damage.
- Five soil samples were collected from the UST excavation pit. All samples were of fine clay composition and showed no evidence of petroleum staining. In addition, no petroleum odor were identified, and no groundwater was encountered. Sample 1, collected from the underlying soils of the north wall of the excavation pit, indicated the presence of seven SVOCs above Method Detection Limits. Of those, three were above the recommended soil cleanup objective. Based on the results, EMSNY applied Bio-Rems H-10 compound (or equivalent) and an Oxygen Release Compound (ORC) prior to back filling to facilitate remediation. The treatment is a complementary blend to metabolize petroleum hydrocarbons.

EMG was provided by the Client a copy of a previous letter regarding Spill Closure/Completion for the Project (Spill #0205617), prepared by Environmental Management Solutions of New York, Inc. (EMSNY) and dated November 6, 2002. Pertinent information identified in that report is as follows:

- The letter indicates that both the NYDEC and the Westchester County DOH have granted a case closed status for spill #0205617, requiring no further action. In addition, the Port Chester Building Department issued a certificate of completion certifying that all work was done in accordance with applicable regulations.

EMG was also provided by the Client a copy of a previous Underground Storage Tank Abandonment/Spill Case Closure report for the Project (Spill #0104795), prepared by EMSNY and dated August 21, 2001. The Scope of Work for this previous assessment consisted of the abandonment of a 2,000-gallon UST at the Project. Pertinent information identified in that report is as follows:

- The objective of this report is to summarize activities of the UST removal, close out the NYDEC Spill #0104795, and to register the 2,000-gallon UST as abandoned.
- Following tank cleaning activities, the tank was inspected and found to be structurally intact with no holes or damage.
- In order to collect subsurface samples, two holes were cut in the interior of the UST: one on the center of the bottom and one on the lower 1/3 of the center of the eastern side. During sample collection, it was discovered that the UST rests on a concrete slab. As a results, one sample was collected from the east side and no samples were collected from the bottom. An additional sample was collected from the bottom 1/3 of the center of the western side. The samples were sandy in composition and showed no evidence of petroleum staining. However, a petroleum odor was noted. No groundwater was encountered. Laboratory analytical results for the soil samples indicated concentrations of analytes which were undetected.
- Following the sampling activities, the tank was filled with an inert material, and no further action was recommended.

More information concerning the above-referenced USTs is contained in Sections 6.8 and 7.

EMG was provided by the Client a copy of asbestos abatement documentation for the Project, prepared by enviro-watch and dated April 2003. Pertinent information identified in this documentation is as follows:

- The documentation indicates that less than 25 linear feet of asbestos-containing pipe insulation was removed from the mechanical room at the Project.
- The documentation indicates that approximation 240 linear feet of asbestos-containing pipe insulation was removed from the Project. The location is not specified.

More information concerning ACM at the Project is contained in Section 6.5.

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## **5.8. PLANS AND SPECIFICATIONS**

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As-built/renovation site plans, drawings, and specifications were reviewed at the Project. Review of these documents did not identify any unusual or unique systems/equipment installations.

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## **5.9. HISTORICAL SUMMARY**

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Based upon interviews and a review of chain of title information, local agency records, historical maps, and aerial photographs; the Project contained residences (researched back to 1911), prior to the development of the current improvements between the 1910s and 1980 with renovations in the 1980s and 1990s.

## 6. PROJECT RECONNAISSANCE

### 6.1. OPERATIONAL ACTIVITIES/NOTEWORTHY TENANTS

The Project is currently an apartment, office and closed hospital facility. Current facility operations include administrative operations and residential land uses, and routine janitorial and maintenance activities. No noteworthy tenants occupy the Project and no environmentally significant operations are conducted at the Project.

Considering the operations assessed at the Project, the following environmental registrations are required:

- The Project contains two underground storage tanks (USTs) and two aboveground storage tanks (ASTs) that are required to be registered. More information concerning this is contained in Section 6.8.

### 6.2. HAZARDOUS MATERIALS/PETROLEUM PRODUCTS STORAGE AND HANDLING

Visual observation for the use and/or storage of hazardous materials and petroleum products was performed. The following products listed in the Observed Materials Table below were identified:

Observed Materials			
Type of Material	Quantity	Storage Location	Use
Routine janitorial and maintenance supplies	Routine retail sizes	Store rooms	Project maintenance and upkeep
No. 6 fuel oil	Up to 50,000 gallons (capacity)	Two 25,000-gallon underground tanks	Heating fuel for the central heating plant
Diesel fuel	Up to 2,000 gallons (capacity)	Aboveground tank	Fuel for the emergency generator
No. 2 fuel oil	Up to 3,000 gallons (capacity)	Temporary aboveground tank	Heating fuel for the apartment building

The identified chemicals, materials, and products were observed in their sealed containers and in designated storage areas. Materials appeared to be properly stored.

No evidence of spills or staining was observed in the area of product storage/usage. In addition, the concrete floors appeared intact and no cracks were observed in the areas of product storage/usage.



### 6.3. WASTE GENERATION, TREATMENT, STORAGE, AND DISPOSAL

Visual observation for the generation, treatment, storage, and disposal of wastes was performed. EMG identified the following waste generation listed in the Waste Generation Table below.

Waste Generation			
Type of Waste	Generation Process	Pre-Disposal Storage	Disposal Method
<b>+ Medical</b>			
Medical "Red Bag" wastes	Previous medical procedures	Labeled container in loading dock area, awaiting pick up	Licensed waste hauler, BioSystems, Inc.
<b>+ Regulated</b>			
Spent x-ray developing solutions	Previous medical examinations	Various x-ray developing rooms	Licensed waste hauler
<b>+ Non-Hazardous Solid</b>			
Municipal trash	N/A	Dumpsters and one hydraulic trash compactor	Contracted waste hauler
<b>+ Non-Hazardous Liquid</b>			
Sewage	N/A	N/A	Municipal sanitary system

The Project currently stores medical wastes in a locked cage in the loading dock areas, and regulated wastes in the form of spent x-ray developing solutions are stored in plastic containers in the former x-ray developing areas. No staining or other indications of environmental concern were noted in the vicinity of the medical and regulated waste storage areas. However, EMG recommends that the remaining medical and regulated wastes at the Project be properly disposed of in accordance with regulatory requirements.

No evidence of spills or staining was observed in the area of waste generation or pre-disposal storage. In addition, the concrete and asphalt surfaces appeared intact and no cracks were observed in the areas of waste generation or pre-disposal storage.

No excessive odors or overflowing/excessive ground trash were noted in the vicinity of the dumpsters and compactor. No hazardous, regulated, or medical wastes were noted in the dumpsters and compactor.

### 6.4. POLYCHLORINATED BIPHENYLS (PCBs)

The Project is supplied with underground secondary electrical service from vaulted exterior electrical transformers. The transformers are designated as the property of Consolidated Edison (ConEd), the public utility. Contact with a utility representative indicated that the units are classified as potentially PCB-contaminated, defined as containing PCB concentrations of at least 50, but less than 500 ppm (parts per million). To date, PCB-contaminated transformers are not required to be removed from service. PCB-contaminated transformers, like most potential environmental concerns, can be maintained in place by use of a periodic monitoring program. The units should be periodically inspected for leakage. If leakage is visible, the Project owner/manager should contact the public utility, which will remediate the situation. Should the units have to be replaced, the utility is responsible, provided the cause is equipment failure, not customer misuse. No leakage of the transformers was observed at the time of the assessment.

The Project also uses secondary electrical service from several utility and privately owned “dry type” step-down transformers. Dry type transformers do not use oils for cooling purposes, therefore, these transformers are not expected to contain PCBs.

One hydraulic trash compactor is located at the Project. PCB-containing hydraulic fluid has not been manufactured since 1977. Therefore, based on the date of installation (1981), PCB-containing hydraulic fluid is not likely to be found in the compactor operating system. No visual indication of leakage was observed in the area of the equipment.

No additional equipment with the potential to utilize dielectric or hydraulic fluid was observed during the site assessment.

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### **6.5. ASBESTOS-CONTAINING MATERIALS (ACM)**

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As-built/renovation site plans were reviewed at the Project. Review of these documents did not identify building material specifications requiring the use of ACM. However, this does not preclude or prevent the potential use of ACM.

According to Mr. Hammond, previously identified asbestos-containing materials (ACM) at the Project reportedly consist of boiler insulation and boiler flue insulation, water tank insulation, pipe insulation, and 9” x 9” resilient floor tile. As indicated in Section 5.7, approximately 265 linear feet of asbestos-containing pipe insulation has already been removed from the Project. The remaining identified materials are reportedly maintained under an existing Asbestos Operations and Maintenance (O&M) Program. In addition, suspect ACM in the form of mudded pipe elbows on fiberglass insulated lines, popcorn ceiling texture in the apartment building, 12” x 12” resilient floor tile, and roofing materials were not sampled as a part of this assessment. These materials can also be maintained in the O&M Program. A properly designed O&M Program is sufficient to maintain the Project in accordance with current regulatory standards and sound business practice. ACM maintained with an O&M Program can remain in place, provided the ACM remain intact and undisturbed. A copy of the Asbestos O&M Program was not available on site at the time of this assessment. EMG recommends that a copy of the Asbestos O&M Program be provided to EMG for review. Additional recommendations concerning ACM at the Project are pending review of the Asbestos O&M Program.

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### **6.6. RADON GAS**

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Review of the USEPA’s Radon Map for Westchester County, New York indicated that the Project is located in Zone 3, areas with a predicted average indoor radon screening level less than 2 pCi/L (picoCuries per liter of air). Review of the USEPA’s Radon Map for Westchester County, New York, identified that a total of 2,365 radon samples were collected in Westchester County. The highest reading was 95.4 pCi/L, with a total of 13 percent above 4.0 pCi/L.

Consequently, based on the propensity of the Project, radon sampling was not performed as a part of this assessment

## 6.7. LEAD-BASED PAINT (LBP)

The residential apartment building at the Project was originally constructed around 1970. The painted surfaces were observed to be overall good condition, with little chipping, peeling, or cracking paint observed.

Random samples of the painted surfaces were obtained utilizing LeadCheck™ Swabs. The samples collected are listed in the Lead-Based Paint Screening Sampling Table below:

Lead-Based Paint Screening Sampling Table		
Sample No.	Location/Surface	Result
1	Apartment 6E: Entrance door	Negative
2	Apartment 6E: Entrance door frame	Negative
3	Apartment 6E: Living room wall	Negative
4	Apartment 6E: Living room window sill	Negative
5	Apartment 11M: Bathroom door	Negative
6	Apartment 11M: Bathroom door frame	Negative
7	Apartment 11M: Bathroom wall	Negative
8	Apartment 11M: Living room window sill	Negative
9	Apartment 12M: Entrance door	Negative
10	Apartment 12M: Entrance door frame	Negative
11	Apartment 12M: Kitchen wall	Negative
12	Apartment 12M: Living room wall	Negative
13	Apartment 12M: Bathroom door frame	Negative
14	Common hallway: Wall	Negative
15	Common hallway: Elevator door frame	Negative
16	Common hallway: Stairwell door	Negative
17	Common hallway: Stairwell door frame	Negative
18	Common Stairwell: Railing	Negative
19	Laundry room: Door frame	Negative
20	Laundry room: Wall	Negative
21	Apartment 2M: Entrance door	Negative
22	Apartment 2M: Entrance door frame	Negative
23	Common hallway: Stairwell door	Negative
24	Exterior: Main entrance door frame	Negative
25	Exterior: Basement door	Negative
26	Exterior: Basement door frame	Negative
27	Exterior: Side door	Negative
28	Exterior: Side entrance door frame	Negative
29	Exterior: Apartment 6E – Exterior window frame	Negative
30	Exterior: Apartment 11m – Exterior window sill	Negative
31	Exterior: Apartment 12M – Exterior window sill	Negative
32	Exterior: Roof door	Negative

Lead-Based Paint Screening Sampling Table		
Sample No.	Location/Surface	Result
33	Exterior: Roof door frame	Negative

## 6.8. FACILITY STORAGE TANKS AND PIPELINES (ABOVE OR BELOW GROUND)

The Storage Tank Table below describes the underground storage tanks (USTs) and aboveground storage tanks (ASTs) that were identified at the Project:

Storage Tank Table			
	Tank Numbers 1 and 2	Tank Number 3	Tank Number 4
Type: AST/UST	USTs	AST	AST
Location	East side of heating plant	Rear of heating plant	Rear of apartment building
Construction Material	Steel	Double-wall steel	Steel
Year Installed	1965	1999	2005
Tank Size/Capacity	25,000 gallons each	2,000 gallons	3,000 gallons
Contents	No. 6 fuel oil	Diesel fuel	No.2 fuel oil
Use of Contents	Heating fuel	Fuel for emergency generator	Fuel for apartment building boilers
Tank Status (Active, Inactive, Removed, Abandoned)	Active	Active	Active
Registered (Yes/No)	Yes	Yes	No (temporary tank)
LTANKS List (Yes/No)	No	N/A	N/A

N/R = Tank is not required to be registered.

N/A = Not Applicable

Based on review of available information, the two 25,000-gallon USTs were installed on site in 1965 and are used to store No. 6 fuel oil for the three boilers located in the central heating plant. Current Westchester County Petroleum Bulk Storage (PBS) Regulations require the registration of these tanks, but do not require periodic tightness testing due to the viscous nature of the product stored. Mr. Hammond was unaware of any releases from these USTs. Based on the age of the UST systems (beyond the estimated useful life of 15-20 years for steel tank systems), the potential exists for adverse impact to the Project. EMG recommends that a subsurface investigation be conducted in the location of the two 25,000-gallon USTs to further evaluate potential impact to the environmental integrity of the Project.

Based on review of available information, the 2,000-gallon AST, located behind the central heating plant, was installed in 1999 and is used to store diesel fuel for an emergency generator. Current Westchester PBS Regulations require the registration of this tank Mr. Hammond was unaware of any releases from this AST. The AST appeared to be in good condition with no evidence of releases such as staining. Secondary containment was observed around the AST in the form of double-wall steel construction. No further action or investigation is recommended regarding this AST.

Based on review of available information, the 3,000-gallon temporary AST, located behind the on site apartment building, was installed in 2005 and is used to store No. 2 fuel oil for the apartment building heating system. Current Westchester PBS Regulations require the registration of this type of tank; however, this AST is not currently registered. Mr. Hammond was unaware of any releases from the AST. The AST appeared to be in good condition with no evidence of releases such as staining. No secondary containment was observed around the tank. EMG recommends that this AST be registered with Westchester County in accordance with PBS Regulations if it is to remain in place.

EMG also identified a closed-in-place UST behind the apartment building. Based on available information, this UST had a capacity of 10,000 gallons and was used to store No. 2 fuel oil for the on site apartment building. This UST was installed in 1970 and was closed-in-place in 1999. Since 1999, the apartment building has used steam from the central heating plant for heating purposes. However, in anticipation of closing the central heating plant, a temporary 3,000-gallon AST was installed (Tank No. 4, as discussed above). Information concerning the tank closure was not provided to EMG for review. EMG recommends that the tank closure documentation be provided to EMG for review or that a regulatory file review be conducted at the NYSDEC to further evaluate potential impact to the environmental integrity of the Project.

Review of available information and an interview with Mr. Hammond also revealed the presence of a former 2,000-gallon motor fuel UST at the Project. The 2,000-gallon motor fuel UST was closed-in-place at the Project in 2001. Review of available tank closure documentation (Section 5.7) indicates that this 2,000-gallon UST appears to have been abandoned in accordance with applicable regulatory guidelines. No further action or investigation is recommended regarding this AST.

The remaining manways and surface caps observed at the Project were for site services (i.e., domestic water, storm water, and sanitary sewer system).

Visual observations did not identify any surface markings indicating the existence of subsurface product pipelines at the Project.

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## **6.9. SURFACE AREAS**

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Observations during EMG's assessment identified that the Project lands are graded to provide slope and swale to direct storm water away from the on site buildings. The land surface of the Project slopes gently to moderately to the east-southeast.

Visual observation of the Project and adjacent properties did not identify any evidence of distressed vegetation, staining, or surface migration of petroleum releases or hazardous materials onto or off the Project.

Visual observations did not identify any evidence of on site surface impoundment facilities, pits, dry wells, or dumping of apparent hazardous substances at the Project.

Visual observations did not identify any surface water features including lagoons, ponds or other bodies of water at the Project.

Parking facilities consist of surface-level asphalt pavement and concrete areas. Minor oil discharges were observed on the parking areas; however, the discharges are incidental in nature and corrective action is neither practical nor warranted.

Storm water from the roof areas is directed to the municipal storm sewer system via roof drains, gutters and down-spouts. Storm water from drive and parking surfaces is directed to the municipal storm sewer system via catch basins. Storm water from vegetated surface areas naturally infiltrates into the subsurface or is directed to the municipal storm sewer system via catch basins.

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### 6.10. MOLD

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EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible interior areas of the Project. EMG did not note obvious visual indications of the presence of mold, conditions conducive to mold, or evidence of moisture in readily accessible interior areas of the Project.

This assessment does not constitute a comprehensive mold survey of the Project. The reported observations and conclusions are based solely on interviews with Project personnel and conditions as observed in readily accessible interior areas of the Project on the assessment date.



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## 7. REGULATORY DATABASE REVIEW

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Based on review of the regulatory database report, and by cross-referencing name, address, and zip code, EMG concludes that the Project is listed on the UST and NY Spills databases, and the RCRIS-Generator and FINDS databases as a Large-Quantity Generator (LQG) of hazardous wastes. Furthermore, the area search of the Project for sites listed in these databases identified various sites outlined in the Regulatory Agency Data Report Findings included in the Appendices, Section 9. Information about the listed sites is included below.

EMG also reviewed the unmappable sites in the database report, cross-referencing addresses and site names. Unmappable sites are environmental risk sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded because of inaccurate or missing location information in the record provided by the agency. Any identified unmappable site within the specified search radii is included below.

The following databases were reviewed for this assessment:

- **NPL Listing:** The National Priorities (Superfund) List is United States Environmental Protection Agency (USEPA's) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.
- **RCRA-TSD Facilities Listing:** The USEPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA-TSD database is a compilation by the USEPA of reporting facilities that transport, treat, store or dispose of hazardous waste.
- **RCRA-CORRACTS Facilities Listing:** The USEPA's Resource Conservation and Recovery Act (RCRA) Corrective Action sites Listing contains information pertaining to hazardous waste treatment, storage, and disposal facilities (RCRA TSD) which have conducted, or are currently conducting, a corrective action(s) as regulated under RCRA.
- **SHWS Listing:** This database is a comprehensive listing of sites which are considered to be a threat to the public health and welfare by the New York State Department of Environmental Conservation (NYSDEC). Further, this is the ASTM equivalent of a State Hazardous Waste Sites List.
- **CERCLIS Listing:** This database is a compilation of sites which the USEPA has investigated or is currently investigating for a release or threatened release of hazardous substances.
- **NFRAP Listing:** This database contains information regarding sites which have been removed from the USEPA CERCLIS database.
- **SWF Listing:** This database is a comprehensive listing of all State Permitted Solid Waste Landfills.
- **Leaking Underground Storage Tanks (LTANKS)**
- **Underground Storage Tanks (USTs)**
- **RCRIS-Generator Listing:** The USEPA identifies and tracks hazardous waste from the point of generation to the point of disposal through the Resource Conservation and Recovery Information System (RCRIS). The RCRIS-Generators database is a compilation by the USEPA of facilities that report hazardous waste generation.
- **Emergency Response Notification System (ERNS):** The ERNS is a national database used to collect information on reported releases of oil or hazardous substances.
- **FINDS Listing:** The FINDS report is an inventory of all facilities that are regulated or tracked by the USEPA. These facilities are cross-referenced in the other databases searched.

- Aboveground Storage Tanks (ASTs)
- NY Spills

The following table indicates the number of sites identified for each regulatory database within the specified search radii:

Database	On site	Adjacent	Remaining within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile
NPL	0	0	0	0	0	0
RCRA-TSD	0	0	0	0	0	N/A
RCRA-CORRACTS	0	0	0	0	0	0
CERCLIS	0	0	0	0	0	N/A
NFRAP	0	0	0	0	0	N/A
SHWS	0	0	0	0	0	0
SWF	0	0	0	0	0	N/A
LTANKS	0	2	0	9	45	N/A
UST	1	2	N/A	N/A	N/A	N/A
RCRIS-Generators	1	4	N/A	N/A	N/A	N/A
ERNS	0	N/A	N/A	N/A	N/A	N/A
FINDS	1	N/A	N/A	N/A	N/A	N/A
NY Spills	2	1	N/A	N/A	N/A	N/A

**NEW YORK UNITED HOSPITAL**

**406 Boston Post Road**

**Distance: N/A (The Project)**

**Direction: N/A (The Project)**

**Databases listed on: UST, NY Spills, RCRIS-Generator (LQG), and FINDS**

The above site is the Project. Information in the UST database indicates that two active 25,000-gallon USTs, used for the storage of No. 6 fuel oil, were installed at the Project in 1965. These USTs are reportedly of steel construction with no secondary containment. Information in the UST database also identifies one active 2,000-gallon UST (installed in 1999) at the Project that is used for the storage of diesel fuel. However, as indicated in Section 6.8, this 2,000-gallon tank is actually an aboveground storage tank (AST) and is used to fuel the emergency generator. More information regarding the active on site USTs and ASTs identified at the Project is included in Section 6.8.

Information in the UST database also indicates that one 2,000-gallon diesel fuel UST (installed in 1981) was closed-in-place in 2001, and that one 10,000-gallon fuel oil UST (installed in 1970) was closed-in-place in 1999. More information regarding the closed-in-place USTs at the Project is included in Section 6.8.

Information in the UST database indicates that one 500-gallon empty UST (installed in 1971) was closed/removed from the Project in 2002. Review of available tank closure documentation (Section 5.7) indicates that this UST was actually 550 gallons in size, and appears to have been removed from the Project in accordance with applicable regulatory guidelines. No further action or investigation is recommended regarding this AST.

Information in the NY Spills database indicates that that on August 2, 2001, a 2,000-gallon diesel fuel UST was discovered under a concrete slab. Photoionization Detector (PID) analysis of the soil in the vicinity of the UST revealed soil contamination at 60 parts per million (ppm). The UST was closed-in-place in 2001 (as discussed above) and confirmatory soil samples were collected for laboratory analyses. Based on the results of laboratory analyses of the soil samples, the NYSDEC issued a Case Closed status for this case on August 24, 2001. A second spill was reported for the Project on August 28, 2002 that reportedly impacted only land (not groundwater) at the Project. This spill was reportedly remediated and was issued a Case Closed status from the NYSDEC on October 30, 2002. The regulatory agency awards a case-closed status only when contamination, if any, has been investigated and/or remediated in accordance with currently accepted regulatory standards. Based on the regulatory status, no further action or investigation is recommended regarding the two NY Spills listings.

Information in the RCRIS-Generator database indicates that the Project is registered as a Large-Quantity Generator (LQG) of hazardous waste under RCRA and FINDS. According to the database report, mercury that was taken off site for recycling. The Project is currently closed and is no longer generating any hazardous wastes. The RCRIS-Generator database is merely a listing of all facilities that, due to the amount of hazardous waste generated, are required to register with the USEPA for tracking purposes and are not necessarily sites with reported contamination incidents. The Project is not reported as being non-compliant with the requirements of the RCRA regulations. Furthermore, the Project is not listed on the NPL, SHWS, CERCLIS, or CORRACTS site. Considering the regulatory status and the absence of reported RCRA-related violations, no further action or investigation is recommended regarding this listing.

**PORT CHESTER APARTMENTS, INC.**

**330-350 South Regent Street**

**Distance: Adjacent (corrected)**

**Direction: Northeast (corrected)**

**Databases listed on: UST**

Based on review of the USGS Topographic Map, this site is located topographically cross-gradient from the Project and estimated groundwater flow in the area of the site is to the east-southeast and away from the Project. Information in the regulatory report indicates that this site has one 10,000-gallon UST used for the storage of No. 6 fuel oil. Furthermore, this site was not identified on the any database which reports releases or spills such as the NPL, SHWS, CERCLIS, LTANKS, or NY Spills listings. Based on topographic relations, estimated groundwater flow, and the lack of reported releases and current regulatory status, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

**FORMER EXXON SERVICE STATION NO. 31839****330 BOSTON POST ROAD****Distance: Adjacent (corrected))****Direction: East (corrected)****Databases listed on: LTANKS (twice) and RCRIS-Generator (SQG)**

This site is currently occupied as a Dunkin Donuts and is no longer a gasoline service station. Based on review of the USGS Topographic Map, this site is located topographically down-gradient from the Project and estimated groundwater flow in the area of the site is to the east-southeast and away from the Project. Information in the LTANKS database indicates that a tank overfill on April 3, 1992 resulted in the release of an unspecified quantity of gasoline that reportedly impacted groundwater at this site. This LTANKS case was remediated and was issued a Case Closed status from the NYSDEC on February 24, 1994. On August 28, 1990 a tank test failure led to the discovery of a leaking gasoline UST that reportedly impacted only land (not groundwater) at this site. Of note, this LTANKS case was remediated and issued a Case Closed status from the NYSDEC on May 17, 1991. Information in the RCRIS-Generator database indicated that this site was a Small-Quantity Generator (SQG) of hazardous waste with no reported violations. Considering topographic relations, estimated groundwater flow, and current regulatory status, this site are not anticipated to have adversely impacted the environmental integrity of the Project.

**ROADWAY****South Regent Street/Boston Post Road****Distance: Adjacent (corrected)****Direction: South (corrected)****Database listed on: NY Spills**

Based on review of the USGS Topographic Map, this site is located topographically down-gradient from the Project and estimated groundwater flow in the area of the site is to the east-southeast and away from the Project. Information in the regulatory report indicates that in July 2001, a release of 20 gallons of hydraulic oil from a commercial vehicle at this location reportedly impacted only land (not groundwater). This spill was remediated and was issued a Case Closed status from the NYSDEC on the same day. Based on topographic relations, the lack of reported groundwater impact, and its Case Closed status, this spill is not anticipated to have adversely impacted the environmental integrity of the Project.

**PORT CHESTER SERVICE STATION****425 Boston Post Road****Distance: Adjacent (beyond Boston Post Road)(corrected)****Direction: Southeast (corrected)****Databases listed on: UST**

Based on review of the USGS Topographic Map, this site is located topographically down-gradient from the Project and estimated groundwater flow in the area of the site is to the east-southeast and away from the Project. Information in the regulatory report indicates that this site has three 8,000-gallon USTs used for the storage of gasoline, one 1,000-gallon waste oil UST, and one 1,000-gallon fuel oil UST. This site was not identified on the any database which reports releases or spills such as the NPL, SHWS, CERCLIS, LTANKS, or Spills Listings. Based on distance from the Project, topographic relations, estimated groundwater flow, and the lack of reported releases and current regulatory status, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

**MOBIL OIL CORPORATION SERVICE STATION NOS. GC1/GB1****425 Boston Post Road****Distance: Adjacent (beyond Boston Post Road)****Direction: Southeast****Database listed on: RCRIS-Generator (SQG) (twice)**

Based on review of the USGS Topographic Map, this site is located topographically down-gradient from the Project and estimated groundwater flow in the area of the site is to the east-southeast and away from the Project. Information in the RCRIS-Generator indicates that this site is a SQG of hazardous waste. This site is not reported as being non-compliant with the requirements of the RCRA regulations. Furthermore, this site is not listed on the NPL, SHWS, CERCLIS, or CORRACTS site. Considering topographic position, estimated groundwater flow, regulatory status and the absence of reported releases, this site are not anticipated to have adversely impacted the environmental integrity of the Project.

**CALDOR STORE 75****431 Boston Post Road****Distance: Adjacent (beyond Boston Post Road)(corrected)****Direction: Southeast (corrected)****Database listed on: RCRIS-Generator (SQG)**

Based on review of the USGS Topographic Map, this site is located topographically down-gradient from the Project and estimated groundwater flow in the area of the site is to the east-southeast and away from the Project. Information in the regulatory report indicates that this site as a registered SQG of hazardous wastes. This site is not reported as being non-compliant with the requirements of the RCRA regulations. Furthermore, this site is not listed on the NPL, SHWS, CERCLIS, or CORRACTS site. Considering the topographic relations, estimated groundwater flow, current regulatory status and the absence of reported releases, this site are not anticipated to have adversely impacted the environmental integrity of the Project.

The remaining listed off site properties are not anticipated to have adversely impacted the environmental integrity of the Project based on a combination of various factors such as distance from the Project, topographic relations, estimated groundwater flow, and/or current regulatory status.

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## 8. ADJACENT PROPERTIES

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The general vicinity of the Project consists of recreational, residential, and commercial land uses. The following adjacent properties were observed:

**Northwest** — The Project is bordered to the northwest by Abendroth Park.

**Northeast** — The Project is bordered to the northeast by Abendroth Park, dwellings, the Port Chester Apartments, and a Dunkin Donuts restaurant. The Port Chester Apartments were identified in the Regulatory Review on the UST database with no reported releases. The Dunkin Donuts restaurant (formerly a gas station) was identified in the Regulatory Review on the LTANKS database as having two reported incidents with case closed statuses, and the RCRIS-Generator database with no reported violations. See Section 7 for a further discussion of these listings.

**Southeast** — The Project is bordered to the southeast by Boston Post Road. Further southeast is a Mobil Service Station, and Staples Plaza. The Mobile Service Station was identified in the Regulatory Review on the UST database under the name Port Chester Service Station with no reported releases, and on the RCRIS-Generator database with no reported violations. Staples Plaza was identified in the Regulatory Review on the RCRIS-Generator database with no reported violations. See Section 7 for a further discussion of these listings.

**Southwest** — The Project is bordered to the southwest by High Street. Further southwest are the Port Chester Nursing Home and I-287.

Based on observations and available regulatory information, the adjacent property uses are not anticipated to adversely impact the environmental integrity of the Project.

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## **9. APPENDICES**

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APPENDIX A: Photographic Documentation

APPENDIX B: Field Sketch

APPENDIX C: Maps and Aerial Photographs

APPENDIX D: Records of Communication

APPENDIX E: Pre-Survey Questionnaire

APPENDIX F: Regulatory Database Report

APPENDIX G: Supporting Documentation



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**APPENDIX A:**  
**PHOTOGRAPHIC DOCUMENTATION**

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DUE DILIGENCE FOR THE  
LIFE CYCLE OF REAL ESTATE

## EMG PHOTOGRAPHIC RECORD

Project No.: 128989

Project Name: United Hospital Medical Center



Photo #1:	Front (southeast side) of the hospital building at the Project
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Photo #2:	Right side of the hospital building at the Project
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Photo #3:	Right side of the hospital building at the Project
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Photo #4:	Left side of the hospital building at the Project
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Photo #5:	Left side of the hospital building at the Project
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Photo #6:	Hydraulic trash compactor servicing the hospital building at the Project
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DUE DILIGENCE FOR THE  
LIFE CYCLE OF REAL ESTATE

## EMG PHOTOGRAPHIC RECORD

**Project No.: 128989**

**Project Name: United Hospital Medical Center**



Photo #7: Northwest and northeast adjacent properties — public park and residential properties



Photo #8: Southeast adjacent property — shopping center, Mobil service station, and bank



Photo #9: Southwest adjacent property — I-287



Photo #10: Adjacent to the central heating plant — two 20,000-gallon No. 6 fuel oil USTs



Photo #11: Rear of the central heating plant — 2,000-gallon diesel fuel AST



Photo #12: Central heating plant — three No. 6 fuel oil-fired steam boilers





DUE DILIGENCE FOR THE  
LIFE CYCLE OF REAL ESTATE

## EMG PHOTOGRAPHIC RECORD

Project No.: 128989

Project Name: United Hospital Medical Center

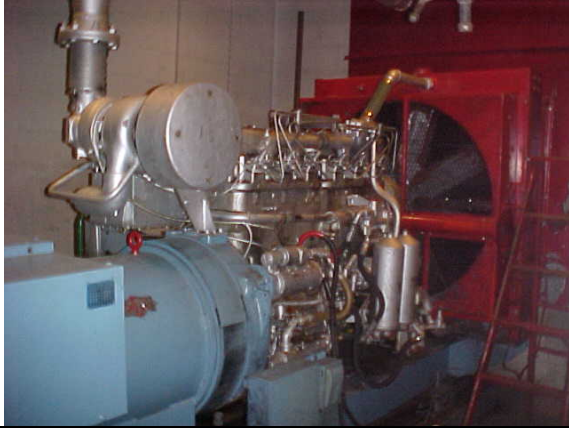


Photo #13: Central heating plant — diesel-fired emergency generator

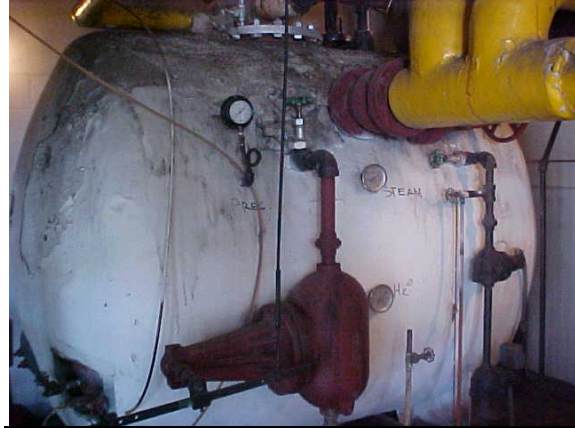


Photo #14: Central heating plant — asbestos-containing water tank insulation

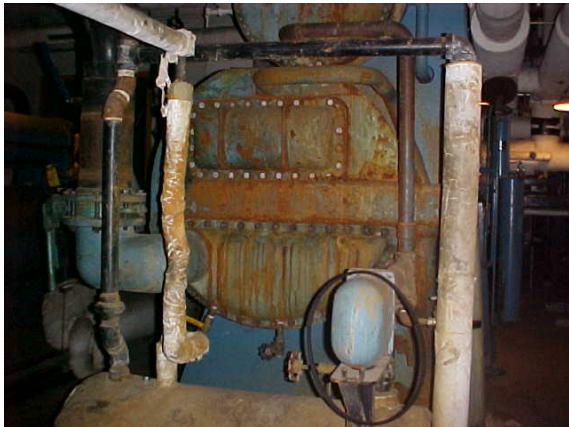


Photo #15: Hospital building — typical chiller unit



Photo #16: Hospital building — typical elevator machine room



Photo #17: Interior of hospital building typical



Photo #18: Hospital building — x-ray department — spent x-ray developing solutions



DUE DILIGENCE FOR THE  
LIFE CYCLE OF REAL ESTATE

## EMG PHOTOGRAPHIC RECORD

Project No.: 128989

Project Name: United Hospital Medical Center



Photo #19:	Loading dock of the hospital building — red bag medical wastes awaiting pick-up
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Photo #20:	Steam tunnel
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Photo #21:	Steam tunnel
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Photo #22:	Roofs of the hospital building
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Photo #23:	Rear of the apartment building — closed 10,000-gallon fuel oil UST
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Photo #24:	Rear of the apartment building — temporary 2,000-gallon fuel oil AST
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DUE DILIGENCE FOR THE  
LIFE CYCLE OF REAL ESTATE

## EMG PHOTOGRAPHIC RECORD

Project No.: 128989

Project Name: United Hospital Medical Center



Photo #25: Apartment building — basement boiler room



Photo #26: Apartment living room — typical popcorn ceiling texture



Photo #27: Apartment living room — typical



Photo #28: Apartment kitchen — typical



Photo #29: Apartment bathroom —typical



Photo #30: Roof of the apartment building

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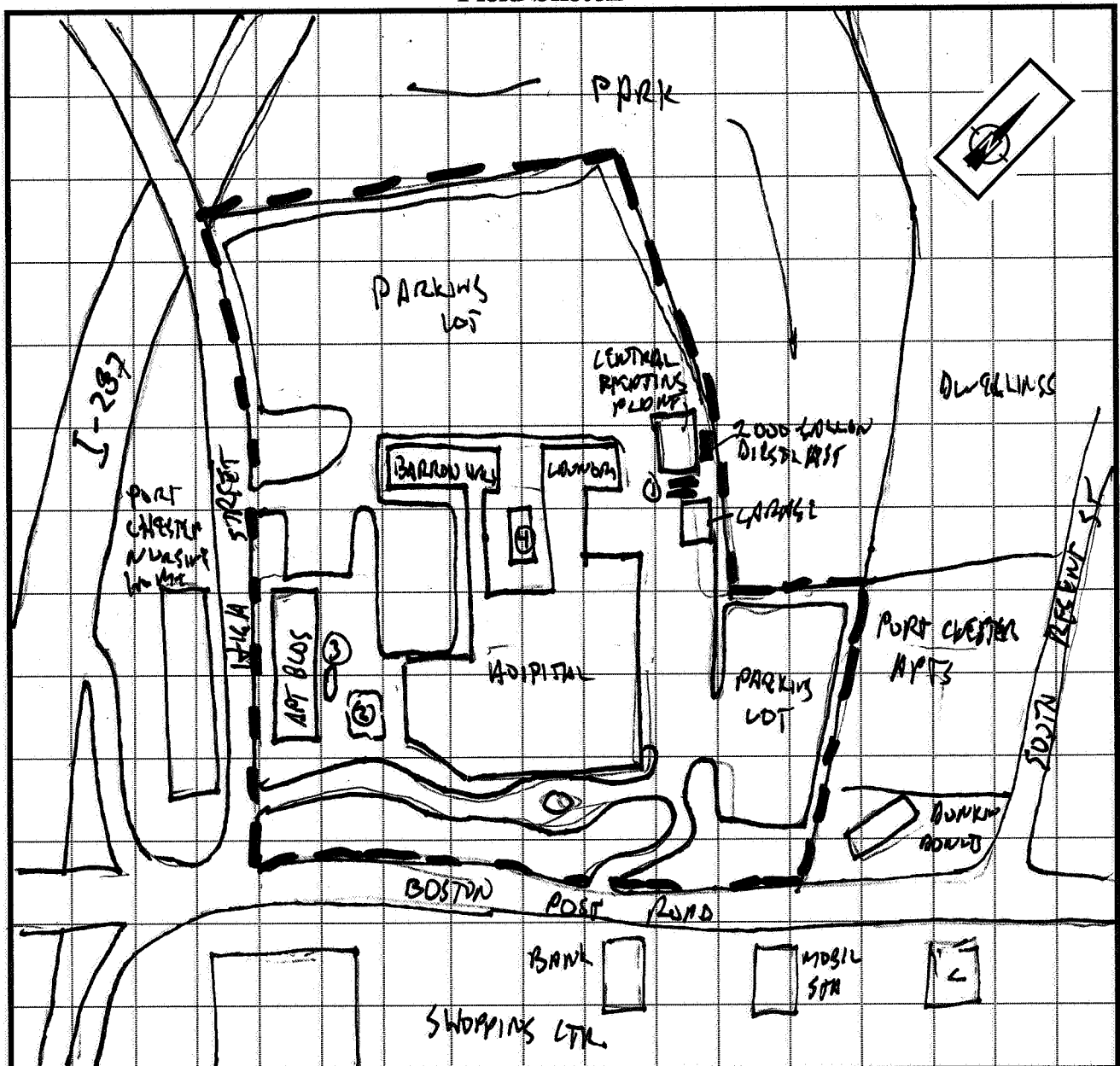
**APPENDIX B:**  
**FIELD SKETCH**

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# Field Sketch



## Key:

- - - PROJECT BOUNDARY
- ① - TWO 25,000-GALLON No. 6 Fuel oil USTs
- [2] 10,000-GALLON No. 2 Fuel oil UST CLOSED-IN-PLACE
- ③ - 2,000-GALLON TEMPORARY FUEL OIL TST
- ④ LOCATION OF 2,000-GALLON GLETS DIESEL UST

Not drawn to scale.

The north arrow indicator is an approximation of 0° North.

## Project Number:

129989

## Project Name:

UNITED HOSPITAL MEDICAL CTR.

## On-Site Date:

APRIL 15/20, 2005

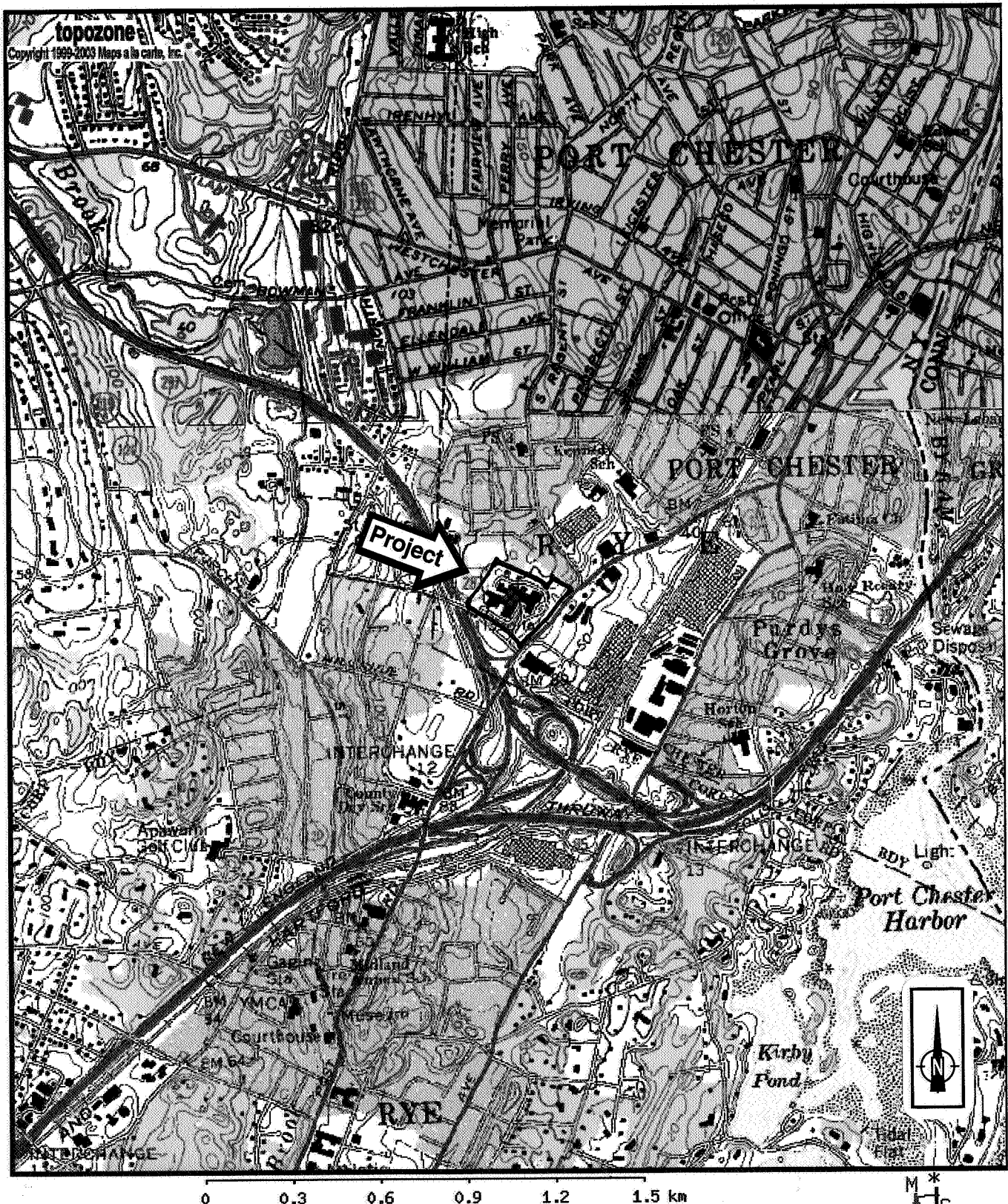
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**APPENDIX C:**  
**MAPS AND AERIAL PHOTOGRAPHS**

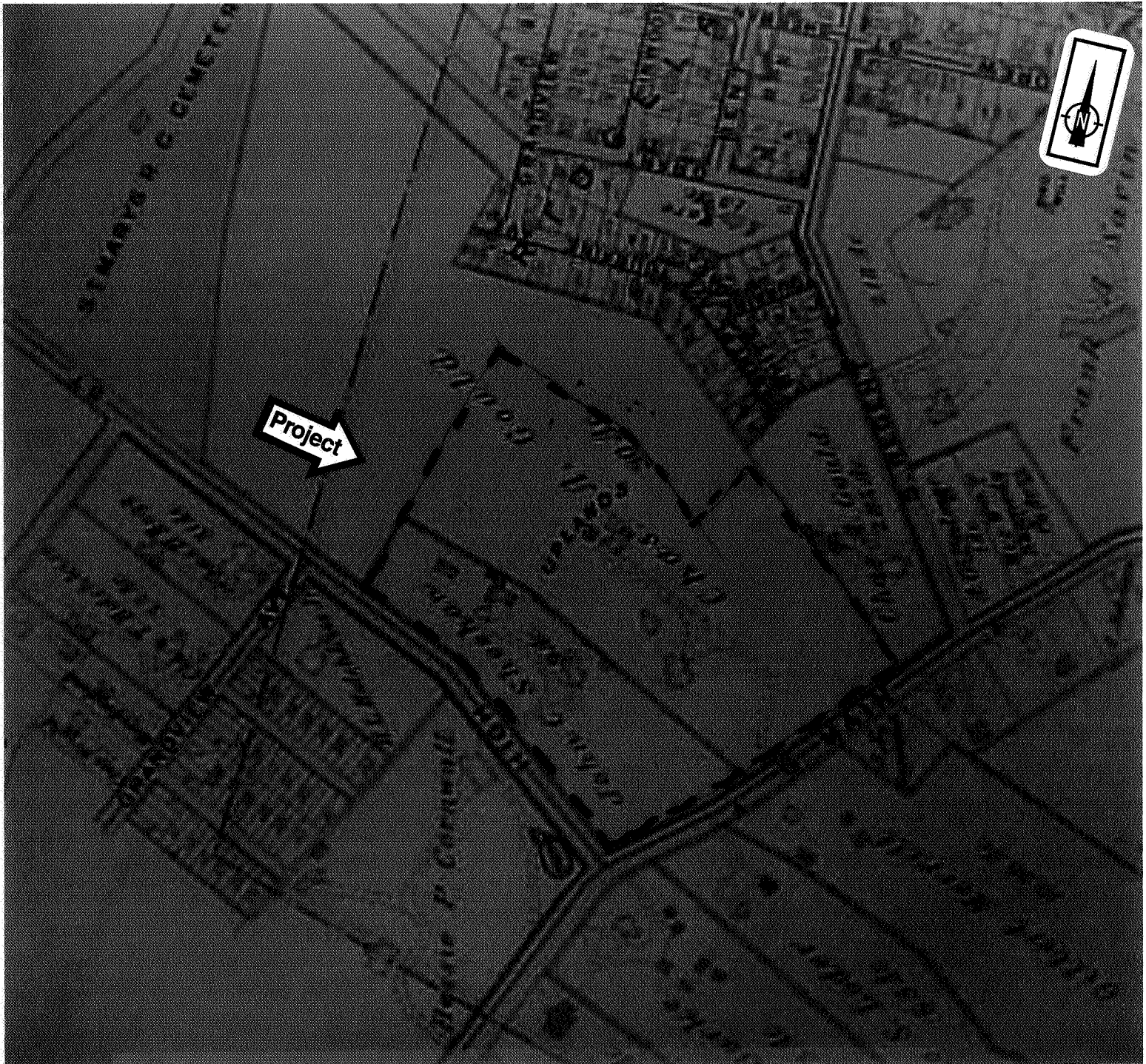
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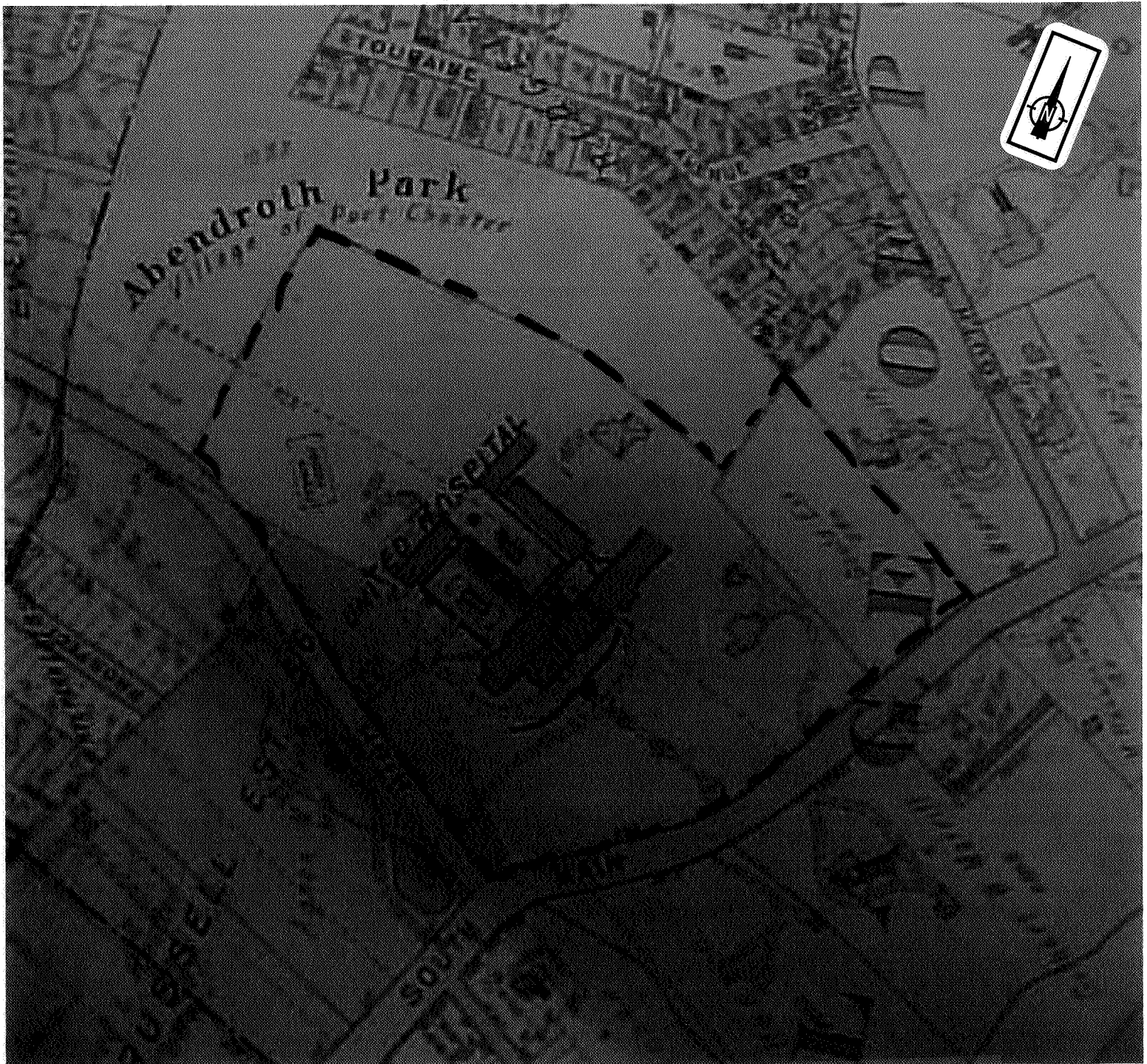






Project Number: 128989  
 Project Name: United Hospital Medical Center  
 Description: 1911 Historical Map  
 The north arrow indicator is an approximation of 0°North

BROMLEY



Project Number: 128989  
Project Name: United Hospital Medical Center  
Description: 1929 Historical Map  
The north arrow indicator is an approximation of 0° North

BROMLEY





Project Number: 128989  
Project Name: United Hospital Medical Center  
Description: 1962 Aerial Photograph  
The north arrow indicator is an approximation of 0°North

1962






Project Number: 128989  
Project Name: United Hospital Medical Center  
Description: 1970 Aerial Photograph  
The north arrow indicator is an approximation of 0° North



Project Number: 128989  
Project Name: United Hospital Medical Center  
Description: 1980 Aerial Photograph  
The north arrow indicator is an approximation of 0°North





	<p>Project Number: 128989 Project Name: United Hospital Medical Center Description: 1990 Aerial Photograph The north arrow indicator is an approximation of 0°North</p>
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1990

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**APPENDIX D:**  
**RECORDS OF COMMUNICATION**

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**RECORD OF COMMUNICATION**

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Date: April 15, 2005 Time: 10:00 AM  
Project Number: 128989 Recorded by: David Barton  
Project Name: United Hospital Medical Center

Communication with: Mr. Mark Hammond – CEO  
of: United Hospital Medical Center  
Phone: (914) 934 – 3857

**Communication via:**

- Telephone Conversation  
☒ Discussions During Site Assessment  
Office Visitation/Meeting at:  
Other:

**Re:** Project

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**Summary of Communication:**

EMG met with Mr. Mark Hammond, the On-site Point of Contact (POC) and CEO for the United Hospital Medical Center, who was cooperative, and provided information which appeared to be accurate based upon our subsequent site observations. It is EMG's opinion that Mr. Hammond was somewhat knowledgeable about the Project and questions EMG posed during the interview process. According to Mr. Hammond, the Project was developed in the early 1900s into the current use. Mr. Hammond was unaware of any specific prior uses of the Project. Mr. Hammond indicated that he has been associated with the Project since July 2003.

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**RECORD OF COMMUNICATION**

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Date: April 20, 2005 Time: 1:00 PM  
Project Number: 128989 Recorded by: David Barton  
Project Name: United Hospital Medical Center

Communication with: Village of Port Chester Water Department  
of: \_\_\_\_\_  
Phone: \_\_\_\_\_

Communication via:  
Telephone Conversation  
Discussions During Site Assessment  
☒ Office Visitation/Meeting at: Village Hall  
Other:

Re: Domestic Water Quality

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**Summary of Communication:**

The Project is supplied with water from the Village of Port Chester. According to a utility representative, the drinking water supplied to the Project is within federal, state, and local drinking water quality standards.

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**APPENDIX E:**  
**PRE-SURVEY QUESTIONNAIRE**

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**PRE-SURVEY QUESTIONNAIRE**

**Person completing form:** Mr. Edgar Colon **Date:** April 12, 2005

**Association with Project:** Former Associated Director of Engineering – United Hospital **Phone Number:** None Given

**Project Name:** United Hospital Medical Center **Project Number:** 128989

**Directions:** Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Note: *U-NR* indicated “Unknown” or “No Response”.

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
1A.	Is the Project used for an industrial use?		X		
1B.	Are any Adjoining Properties used for an industrial use?		X		
2A.	To the best of your knowledge, has the Project been used for an industrial use in the past?			X	
2B.	To the best of your knowledge, has any Adjoining Properties been used for an industrial use in the past?		X		
3A.	Is the Project used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
3B.	Is any Adjoining Property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
4A.	To the best of your knowledge, has the Project been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	X			Former fuel tank for hospital vehicles
4B.	To the best of your knowledge, has any Adjoining Property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
5A.	Are there currently any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?	X			Battery bank in telephone switch room and emergency generator room
5B.	To the best of your knowledge, have there been previously any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?	X			In paint storage room
6A.	Are there currently any industrial Drums (typically 55-gallon) or sacks of chemicals located on the Project?		X		
6B.	To the best of your knowledge, have there been previously any industrial Drums (typically 55-gallon) or sacks of chemicals located on the Project?	X			Boiler and chiller water treatment chemicals
7A.	Are there currently any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?			X	
7B.	To the best of your knowledge, have there been previously any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?			X	
8A.	Has Fill Dirt been brought onto the Project which originated from a contaminated site?			X	
8B.	Has Fill Dirt been brought onto the Project which is of an unknown origin?			X	
9A.	Are there currently any Pits, Ponds or Lagoons located on the Project in connection with waste treatment or waste disposal?		X		
9B.	To the best of your knowledge, have there been previously any Pits, Ponds or Lagoons located on the Project in connection with waste treatment or waste disposal?		X		
10A.	Is there currently, any stained soil on the Project?			X	
10B.	To the best of your knowledge, has there been previously any stained soil on the Project?			X	
11A.	Are there currently any registered or unregistered storage tanks (above or underground) located on the Project?	X			Two 25,000-gallon USTs – No. 6 fuel oil One 2,000-gallon AST – Diesel fuel One 2,000-gallon AST – No. 4 fuel oil

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
11B.	To the best of your knowledge, have there been previously any registered or unregistered storage tanks (above or underground) located on the Project?	X			All other tanks were closed-in-place or removed
12A.	Are there currently any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?	X			
12B.	To the best of your knowledge, have there been previously any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?	X			
13A.	Are there currently any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?			X	
13B.	To the best of your knowledge, have there been previously any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?			X	
14A.	If the Project is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system?				N/A – Public water supply
14B.	If the Project is served by a private well or non-public water system, has the well been designated as contaminated by any government environmental/health agency?				N/A – Public water supply
15.	Are there any Environmental Liens or governmental notification relating to past or current violations of environmental laws with respect to the Project or any facility located on the Project?			X	
16A.	Has the owner or occupant of the Project been informed of the past existence of Hazardous Substances or Petroleum Products with respect to the Project or any facility located on the Project?			X	
16B.	Has the owner or occupant of the Project been informed of the current existence of Hazardous Substances or Petroleum Products with respect to the Project or any facility located on the Project?	X			
16C.	Has the owner or occupant of the Project been informed of the past existence of environmental violations with respect to the Project or any facility located on the Project?			X	

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
17.	Have there been any Environmental Site Assessments of the Project that indicated the presence of Hazardous Substances or Petroleum Products on, or contamination of, the Project or recommended further assessment of the Project?	X			
18.	Are there any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any Hazardous Substance or Petroleum Products involving the Project?			X	
19A.	Does the Project discharge waste water on or adjacent to the project, other than storm water, into a storm water sewer system?			X	
19B.	Does the Project discharge waste water on or adjacent to the project, other than storm water, or into a sanitary system?			X	
20.	Have any Hazardous Substances or Petroleum Products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the Project?			X	
21.	Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs?			X	
22.	Is there now or has there ever been any asbestos-containing materials (ACM), in any application, on the Project?	X			
23.	Has there ever been any ACM testing conducted on the Project?	X			
24.	Is there an Asbestos Operations and Maintenance (O&M) Program in place at the Project?	X			
25.	Is there now or has there ever been any lead-based paint (LBP) applications on the Project?			X	
26.	Has there ever been LBP testing conducted on the Project?			X	
27.	Is there a Lead Paint Operations and Maintenance (O&M) Program in place at the Project?			X	
28.	Has the water at the Project ever been tested for lead?			X	
29.	Has Radon testing ever been conducted at the Project?			X	
30.	Are there any other Operations and Maintenance (O&M) Programs in place that we should be made aware of?			X	

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
31.	Is the Project or any portion of the Project located or involved in any environmentally sensitive areas (i.e., wetlands, coastal barrier resource areas, coastal barrier improvement act areas, flood plains, endangered species, etc.)?			X	
32.	Do you know or suspect that mold was or is present in the building(s) or HVAC system? - If "Yes", proceed to question #33. - If "No", skip question #33 and proceed to question #34.			X	
33.	Are there reliable procedures that specify the actions (i.e. operations and maintenance) to be taken to prevent and/or respond to mold or mold producing problems?			X	
34.	Is there a Mold Operations and Maintenance (O&M) Program in place at the Project?			X	
35.	Is the HVAC system inspected at least annually?	X			
36.	Have identified HVAC problems been corrected in a timely manner?			X	
37.	Is there now, or has there ever been evidence of mold or mildew present at the building(s)? If so, when?	X			
38.	Is there now, or has there ever been any water damage in the building(s), whether from flooding, plumbing, roof leaks, or other sources? If so, when?	X			
39.	Has there ever been any sort of Indoor Air Quality or Mold Testing conducted in the building(s)?			X	
40.	Summarize historical Project use (when was the Project developed with the current improvements, what modifications have taken place, what was the Project used for prior to it's current use)			X	

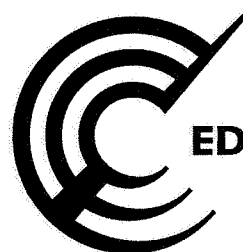
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**APPENDIX F:**  
**REGULATORY DATABASE REPORT**

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**EDR™** Environmental  
Data Resources Inc

## **The EDR Radius Map**

**Prepared for EMG**

**Project #: 128989**

**UNITED HOSPITAL MEDICAL CENTER  
406 Boston Post Road  
Port Chester, NY 10573**

**Inquiry Number: 01406636.1r**

**April 25, 2005**

## **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](http://www.edrnet.com)



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Orphan Summary.....	198
Government Records Searched/Data Currency Tracking.....	GR-1

### GEOCHECK ADDENDUM

GeoCheck - Not Requested

*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 meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

### TARGET PROPERTY INFORMATION

#### ADDRESS

406 BOSTON POST ROAD  
PORT CHESTER, NY 10573

#### COORDINATES

Latitude (North):	40.994600 - 40° 59' 40.6"
Longitude (West):	73.676700 - 73° 40' 36.1"
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	611305.1
UTM Y (Meters):	4538789.0

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	40073-H6 MAMARONECK, NY CT
Source:	USGS 7.5 min quad index

### 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 ASTM E 1527-00 search radius around the target property for the following databases:

### FEDERAL ASTM STANDARD

NPL.....	National Priority List
Proposed NPL.....	Proposed National Priority List Sites
CERCLIS.....	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP.....	CERCLIS No Further Remedial Action Planned
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

### STATE ASTM STANDARD

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

## EXECUTIVE SUMMARY

SWF/LF.....	Facility Register
UST.....	Petroleum Bulk Storage (PBS) Database
CBS UST.....	Chemical Bulk Storage Database
MOSF UST.....	Major Oil Storage Facilities Database
SWTIRE.....	Registered Waste Tire Storage & Facility List
SWRCY.....	Registered Recycling Facility List

### FEDERAL ASTM SUPPLEMENTAL

CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
Delisted NPL.....	National Priority List Deletions
FINDS.....	Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS.....	Hazardous Materials Information Reporting System
MLTS.....	Material Licensing Tracking System
MINES.....	Mines Master Index File
NPL Liens.....	Federal Superfund Liens
PADS.....	PCB Activity Database System
INDIAN RESERV.....	Indian Reservations
FUDS.....	Formerly Used Defense Sites
UMTRA.....	Uranium Mill Tailings Sites
ODI.....	Open Dump Inventory
DOD.....	Department of Defense Sites
RAATS.....	RCRA Administrative Action Tracking System
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
SSTS.....	Section 7 Tracking Systems
FTTS INSP.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

### STATE OR LOCAL ASTM SUPPLEMENTAL

HSWDS.....	Hazardous Substance Waste Disposal Site Inventory
AST.....	Petroleum Bulk Storage
CBS AST.....	Chemical Bulk Storage Database
MOSF AST.....	Major Oil Storage Facilities Database
NY Spills.....	Spills Information Database
DEL SHWS.....	Delisted Registry Sites
AIRS.....	Air Emissions Data
SPDES.....	State Pollutant Discharge Elimination System

### EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas.....	Former Manufactured Gas (Coal Gas) Sites
---------------	--

### BROWNFIELDS DATABASES

US BROWNFIELDS.....	A Listing of Brownfields Sites
US INST CONTROL.....	Sites with Institutional Controls
Brownfields.....	Brownfields Site List

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

## EXECUTIVE SUMMARY

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 ASTM STANDARD**

**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 03/13/2005 has revealed that there are 2 RCRA-SQG sites within approximately 0.125 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ROUTE 1 DRY CLEANERS	519 BOSTON POST ROAD	0 - 1/8 SE	A1	6
NYSDOT BIN 1044880	BRIDGE HIGH ST & I-287	0 - 1/8 W	3	6

### **STATE ASTM STANDARD**

**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 02/10/2005 has revealed that there are 170 LTANKS sites within approximately 1 mile of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
RESIDENTS	164 JULIAN STREET	1/8 - 1/4 WSW4		7
Not reported	87 GRANT ST	1/8 - 1/4 N	B5	8
PROCHILLO	87 GRANT ST	1/8 - 1/4 N	B6	9
CHRISTINANO RESIDENCE	112 GRANDVIEW AVE	1/8 - 1/4 NNW	7	11
CASSONE BAKERY	202 SOUTH REGENT	1/8 - 1/4 NNE	C8	11
JJ CASSONE BAKERY	202 SOUTH REGENT STREET	1/8 - 1/4 NNE	C9	12
SAVAGE RESIDENCE	138 GRANDVIEW AVE	1/8 - 1/4 WSW	D10	16
Not reported	132 GRANDVIEW AV	1/4 - 1/2 SW	D11	17
Not reported	94 INWOOD AVE	1/4 - 1/2 N	12	18
VACANT RESIDENCE	86 HILLSIDE RD	1/4 - 1/2 SW	13	19
GILE RESIDENCE	129 GRANDVIEW AVE	1/4 - 1/2 SW	14	20

## EXECUTIVE SUMMARY

Site	Address	Dist / Dir	Map ID	Page
ACOCCELLA RESIDENCE	10-22 DREW ST	1/4 - 1/2 NNE	15	21
CORPUS CRISTI CHURCH	136 SOUTH REGENT ST	1/4 - 1/2 NNE	16	21
KENNEDY SCHOOL	OLIVA STREET	1/4 - 1/2 NE	17	22
JOHN F KENNEDY HIGH SCH.	OLIVIA STREET	1/4 - 1/2 ENE	E18	23
J.F.K. ELEM. SCHOOL	OLIVIA STREET	1/4 - 1/2 ENE	E19	24
EXXON S/S	330 BOSTON POST ROAD	1/4 - 1/2 ENE	F20	26
FORMER EXXON S/S	330 BOSTON POST ROAD	1/4 - 1/2 ENE	F21	27
AMOCO SERVICE STATION	230 BOST POST ROAD	1/4 - 1/2 ENE	F22	28
COLCHESTER CORP	160 MIDLAND AVE	1/4 - 1/2 ESE	G23	30
GREEFF FABRIC	150 MIDLAND AVE.	1/4 - 1/2 ESE	G24	31
SUNOCO S/S	314 BOSTON POST ROAD	1/4 - 1/2 ENE	25	32
MIDLAND AV ASSOCIATES	329 MIDLAND AV	1/4 - 1/2 SE	26	35
MOBIL	259 PURCHASE STREET	1/4 - 1/2 WSW	27	36
Not reported	312 MIDLAND AV	1/4 - 1/2 SE	28	38
CORPUS CRISTIE	136 SO REGAN ST	1/4 - 1/2 N	29	38
RESIDENCE	27 HIGH VIEW AVE	1/4 - 1/2 NW	30	39
BODAS SVC. STAT.	162 PEARL STREET	1/4 - 1/2 ENE	31	40
CALDOR PARKING LOT	299 BOSTON POST ROAD	1/4 - 1/2 ENE	32	41
RESIDENCE	224 PURCHASE ST	1/4 - 1/2 SW	33	42
APT HOUSE	2 REBER DR	1/4 - 1/2 ESE	34	43
Not reported	351 WILLIAMS ST	1/4 - 1/2 NNE	H35	45
DECREDOCO	351 WILLIAMS ST	1/4 - 1/2 NNE	H36	46
SUBLER	195 EXIT 21	1/4 - 1/2 S	37	47
Not reported	475 WEST WILLIAM ST	1/4 - 1/2 N	38	49
RESIDENCE	12 FAIRVIEW PL	1/4 - 1/2 NNE	H39	50
9 FAIRVIEW PLACE	9 FAIRVIEW PLACE	1/4 - 1/2 NNE	40	51
RYE COUNTRY DAY SCHOOL	CEDAR ST & BOSTON POST	1/4 - 1/2 SSW	41	53
NETHERCOTT RESIDENCE	433 WEST WILLIAM ST.	1/4 - 1/2 N	I42	54
ANNA FEDERICI	432 WEST WILLIAM STREET	1/4 - 1/2 N	I43	55
GENERAL FOODS	40 MERIT ST.	1/4 - 1/2 N	44	55
UNKNOWN	511 WEST WILLISMS STREE	1/4 - 1/2 NNW	J45	56
RESIDENCE	244 WILLIAMS ST	1/4 - 1/2 NE	46	58
RYEBROOK DPW GARAGE	511 WEST WILLIAMS ST.	1/2 - 1 NNW	J47	59
MOBIL	200 PUCHE ST.	1/2 - 1 SW	K48	61
Not reported	17 NEW STREET	1/2 - 1 SW	K49	62
FORMER S/S	279 PURCHASE STREET	1/2 - 1 W	50	64
AMOCO	230 BOSTON POST RD.	1/2 - 1 ENE	51	65
APT BLDG	45 ELLENDAL AVE	1/2 - 1 N	52	66
PETRUCCELLI RESIDENCE	76 SOUNDVIEW STREET	1/2 - 1 NNE	L53	67
BUTLER RESIDENCE	LAKESIDE DRIVE	1/2 - 1 WNW	54	67
Not reported	100 MENDOTA AV	1/2 - 1 WSW	55	68
Not reported	71 SOUNDVIEW ST	1/2 - 1 NNE	L56	70
MASCIA RESIDENCE	62 SOUNDVIEW ST	1/2 - 1 NNE	L57	71
Not reported	36 SMITH ST	1/2 - 1 NE	58	71
O DRISCOLL RESIDENCE	86 MENDOTA AV	1/2 - 1 SW	59	73
PORT CHESTER HOUSING AUTH	184 GRACE CHURCH STREET	1/2 - 1 E	M60	73
COMMERICAL BUILDING	16 GRACE CHURCH ST	1/2 - 1 ENE	61	74
GRACELAND TERRACE APTS	180 GRACE CHURCH ST	1/2 - 1 E	M62	76
Not reported	50 SOUNDVIEW ST	1/2 - 1 NNE	N63	76
DON BOSCO'S PLACE	PARKING LOT	1/2 - 1 ENE	64	77
SUAREZ RESIDENCE	16 CENTRAL AV	1/2 - 1 E	65	79
VILL.PORT CHESTER GARAGE	BOX ISLAND ROAD	1/2 - 1 E	M66	79
BERNARD RESIDENCE	46 SOUNDVIEW ST	1/2 - 1 NNE	N67	80
Not reported	113 SOUTH MAIN ST	1/2 - 1 ENE	68	81
Not reported	19 PARK PLACE	1/2 - 1 N	69	83
DELLAVALLA RESIDENCE	45 PROSPECT ST	1/2 - 1 NNE	O70	83

## EXECUTIVE SUMMARY

Site	Address	Dist / Dir	Map ID	Page
Not reported	45 PROSPECT ST	1/2 - 1 NNE	O71	84
RYE COLONY APTS	TECH AVE	1/2 - 1 S	72	86
RYGAS/ROLLIN TRANSMISSION	296 PURCHASE ST	1/2 - 1 W	73	87
NEILSON ICE CREAM	41 PEARL ST	1/2 - 1 NE	74	88
MARINO RESIDENCE	29 BEECH STREET	1/2 - 1 E	P75	90
Not reported	25 ONONDAGA ST	1/2 - 1 SW	76	91
Not reported	1 ONEIDA ST	1/2 - 1 WSW	Q77	92
ROGERS RES	2 ONEIDA ST	1/2 - 1 WSW	Q78	94
NORTH AMERICAN PROPERTIES	12 BOWMAN AVE	1/2 - 1 N	79	95
RESIDENCE	16 KIRBY LANE NORTH	1/2 - 1 SSE	80	96
Not reported	181 PURCHASE ST	1/2 - 1 SW	81	98
ACCURSO RESIDENCE	40 BEECH ST	1/2 - 1 E	P82	99
PORTCHESTER MIDDLE SCHOOL	BOWMAN AVE	1/2 - 1 NNW	83	99
Not reported	15 CAYUGA ST	1/2 - 1 SW	84	101
PRIVATE RESIDENCE	39 THISTLE LN	1/2 - 1 SSW	85	102
Not reported	370 WESTCHESTER AV	1/2 - 1 NNE	R86	103
Not reported	370 WESTCHESTER AVE	1/2 - 1 NNE	R87	104
PORT CHESTER FAMILY CEN.	400 WESTCHESTER AVE.	1/2 - 1 NNE	S88	105
CARVER CENTER	400 WESTCHESTER AVE	1/2 - 1 NNE	S89	106
CONSTRUCTION SITE	410 WESTCHESTER AVE	1/2 - 1 NNE	S90	108
OFFICE BUILDING	420 WESTCHESTER AVE	1/2 - 1 NNE	91	108
SHELL GAS STATION	1141 BOSTON POST RD	1/2 - 1 SSW	T92	108
OUR LADY OF MERCY	312 WESTCHESTER AVE	1/2 - 1 NE	U93	109
OUR LADY OF MERCY SCHOOL	312 WESTCHESTER AVE	1/2 - 1 NE	U94	110
MCGUIRE RESIDENCE	16 THISTLE RD	1/2 - 1 SSW	T95	111
DRY CLEANERS	45 SOUTH MAIN STREET	1/2 - 1 ENE	V96	113
OUR LADY OF MERCY CHURCH	260 WESTCHESTER AVE.	1/2 - 1 NE	W97	114
LADY OF MERCY	260 WESTCHESTER AVE	1/2 - 1 NE	W98	115
Not reported	225 WESTCHESTER AVE	1/2 - 1 NE	X99	117
Not reported	232 WESTCHESTER AVE	1/2 - 1 NE	X100	117
MRS. EDWARD QUINLAND OFF.	250 WESTCHESTER AVE.	1/2 - 1 NE	W101	118
GETTY S/S	200 WESTCHESTER AVE.	1/2 - 1 NE	Y102	119
GETTY SERVICE STATION	200 WESTCHESTER AVE	1/2 - 1 NE	Y103	122
APT. BUILDING	360 WEST AVE.	1/2 - 1 N	104	124
Not reported	27 SOUTH MAIN ST	1/2 - 1 ENE	V105	125
SINIS RES.	14 SOUTH MAIN ST	1/2 - 1 ENE	V106	125
RYETOWN HILTON	699 WESTCHESTER AVE	1/2 - 1 NNW	107	127
NYNEX	45 RYAN AVE.	1/2 - 1 E	Z108	128
VERIZON GARAGE	45 RYAN AVE	1/2 - 1 E	Z109	129
Not reported	3 HARBOR DRIVE	1/2 - 1 ESE	110	131
G & S PORT CHESTER LLC	13-19 SO MAIN ST	1/2 - 1 ENE	111	132
Not reported	70 PURDY AVE	1/2 - 1 E	AA112	132
PORT CHESTER HOUSING AUTH	70 PURDY AVE.	1/2 - 1 E	AA113	133
Not reported	46 LEICESTER AVE	1/2 - 1 NNE	AB114	134
Not reported	47 LEICESTER ST	1/2 - 1 NNE	AB115	135
FITZHUGH MFG CO	40 TRAVERSE AVE	1/2 - 1 ENE	116	137
RESIDENTS	26 PERRY AVE	1/2 - 1 N	117	138
Not reported	15 N MAIN ST	1/2 - 1 ENE	118	139
ROSCOE LABS INC	155 IRVING AVE	1/2 - 1 NE	119	141
RESIDENCE	8 HOLLY LANE	1/2 - 1 SSW	120	142
NORTH AMERICAN PROPERTIES	16 SCHOOL ST	1/2 - 1 SSW	121	142
RESIDENCE	25 HILLTOP PLACE	1/2 - 1 W	122	143
GAROFOLLO RESIDENCE	2 HAWTHORNE AVE	1/2 - 1 NNW	AC123	144
RESIDENCE	2 HAWTHORNE AVE	1/2 - 1 NNW	AC124	145
Not reported	1091 BOSTON POST RD	1/2 - 1 SSW	AD125	146
RESIDENCE	388 IRVING AVE	1/2 - 1 NNE	126	146



## EXECUTIVE SUMMARY

Site	Address	Dist / Dir	Map ID	Page
Not reported	1085 BOSTON POST RD	1/2 - 1 SSW	AD127	147
COMM. BLDG.	98 FOX ISLAND ROAD	1/2 - 1 E	128	149
Not reported	47 NO MAIN STREET	1/2 - 1 ENE	129	150
PORT CHESTER HARBOR	PURDY AVE.	1/2 - 1 E	130	151
RESIDENCE	50 WESLEY AVE	1/2 - 1 N	131	153
42 PALACE PLACE	42 PALACE PLACE	1/2 - 1 NE	132	154
Not reported	58 WESTCHESTER AVE	1/2 - 1 ENE	133	155
RESI: BROWNE	12 HAWTHORNE AV	1/2 - 1 NNW	134	157
49 EXCHANGE PL	49 EXCHANGE PL	1/2 - 1 NNE	135	158
BYRAM CONCRETE	21 TOWNSEND ST	1/2 - 1 ENE	136	159
BARCLAYS BANK OF N.Y.	100 PURCHASE ST	1/2 - 1 SSW	137	161
RESIDENCE	265 GRACE CHURCH ST	1/2 - 1 SSE	138	162
SERVICE STATION	37 WESTCHESTER AV	1/2 - 1 ENE	139	163
FIELDS RESIDENCE	3 FOREST AVE	1/2 - 1 SSE	140	165
RYE TOWN HALL	1051 BOSTON POST ROAD	1/2 - 1 SSW	141	165
RESIDENCE	64 NORTH REGENT ST	1/2 - 1 N	142	166
RESIDENCE	82 LEICHESTER ST	1/2 - 1 NNE	143	167
LIMAN RESIDENCE	5 KIRBY LN	1/2 - 1 SSE	AE144	168
GEIGER	KIRBY LANE	1/2 - 1 SSE	AE145	168
RESIDENTS	KIRBY LANE NO# ON HOUS	1/2 - 1 SSE	146	170
Not reported	23 HAWTHORNE AV	1/2 - 1 NNW	AF147	171
STETLER RESIDENCE	22 HAWTHORNE AVE	1/2 - 1 NNW	AF148	171
PRIVATE RESIDENCE	24 HAWTHORNE STREET	1/2 - 1 NNW	AF149	172
Not reported	3 WHITTEMORE PLACE	1/2 - 1 N	150	173
IMAGINARIAM	57 PURCHASE ST	1/2 - 1 SSW	AG151	173
EDELMANN RESIDENCE	25 HAWTHORNE AVE	1/2 - 1 NNW	AF152	175
RESIDENCE	214 SEYMOR RD	1/2 - 1 NE	AH153	175
SUBURBAN BINDERY	77 PONINGO ST	1/2 - 1 NE	AH154	176
Not reported	112 N MAIN ST	1/2 - 1 NE	AI155	178
FORMER GAS STATION	118 WILLETT AVE.	1/2 - 1 NE	156	179
CITY OF RYE FIRE HOUSE	LOCUST ST	1/2 - 1 SSW	AG157	180
RESIDENT	131 FAIRVIEW AVE	1/2 - 1 N	AJ158	182
LLANOS RESIDENCE	131 FAIRVIEW AVE	1/2 - 1 N	AJ159	183
PRIVATE RESIDENCE	500 MIDLAND AVE	1/2 - 1 S	161	185
DIFABIO RES	31 WHITTEMORE PL	1/2 - 1 N	162	185
BANK OF N.Y.	122 N. MAIN ST.	1/2 - 1 NE	AI163	185
PRIVATE RES.	84 GRACE CHURCH ST.	1/2 - 1 S	164	187
CALDORS	POST ROAD	1/2 - 1 NE	AI165	187
Not reported	85 PERRY AV	1/2 - 1 N	166	188
RESIDENCE	16-19 PURCHASE STREET	1/2 - 1 SSW	167	190
WESTCHESTER COUNTRY CLUB	POLLY PARK ROAD	1/2 - 1 WNW	AK168	190
WESTCHESTER C. C.		1/2 - 1 WNW	AK169	191
Not reported	10 PARK DR NORTH	1/2 - 1 W	170	192
MOBIL SERVICE	144 KING STREET	1/2 - 1 NE	171	194
GILLESTIE RESIDENCE	112 BRECKENRIDGE AVENUE	1/2 - 1 N	172	194
Not reported	39 IRENHYL HILL AVE	1/2 - 1 N	AL173	194
Not reported	39 IRENHYL AVE	1/2 - 1 N	AL174	196

**NY VCP:** Voluntary Cleanup Agreements. The voluntary remedial program uses private monies to get contaminated sites remediated to levels allowing for the sites' productive use. The program covers virtually any kind of site and contamination.

A review of the VCP list, as provided by EDR, and dated 12/17/2004 has revealed that there is 1 VCP

## EXECUTIVE SUMMARY

site within approximately 1 mile of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
RECKSON (ROYAL) EXECUTIVE PARK	111 KING STREET	1/2 - 1 NE	160	184

### STATE OR LOCAL ASTM SUPPLEMENTAL

**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 is 1 DRYCLEANERS site within approximately 0.125 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ROUTE 1 DRY/DYNASTY CLEANERS	519 BOSTON POST RD.	0 - 1/8 SE	A2	6

### BROWNFIELDS DATABASES

**NY VCP:** Voluntary Cleanup Agreements. The voluntary remedial program uses private monies to get contaminated sites remediated to levels allowing for the sites' productive use. The program covers virtually any kind of site and contamination.

A review of the VCP list, as provided by EDR, and dated 12/17/2004 has revealed that there is 1 VCP site within approximately 1 mile of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
RECKSON (ROYAL) EXECUTIVE PARK	111 KING STREET	1/2 - 1 NE	160	184

## EXECUTIVE SUMMARY

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

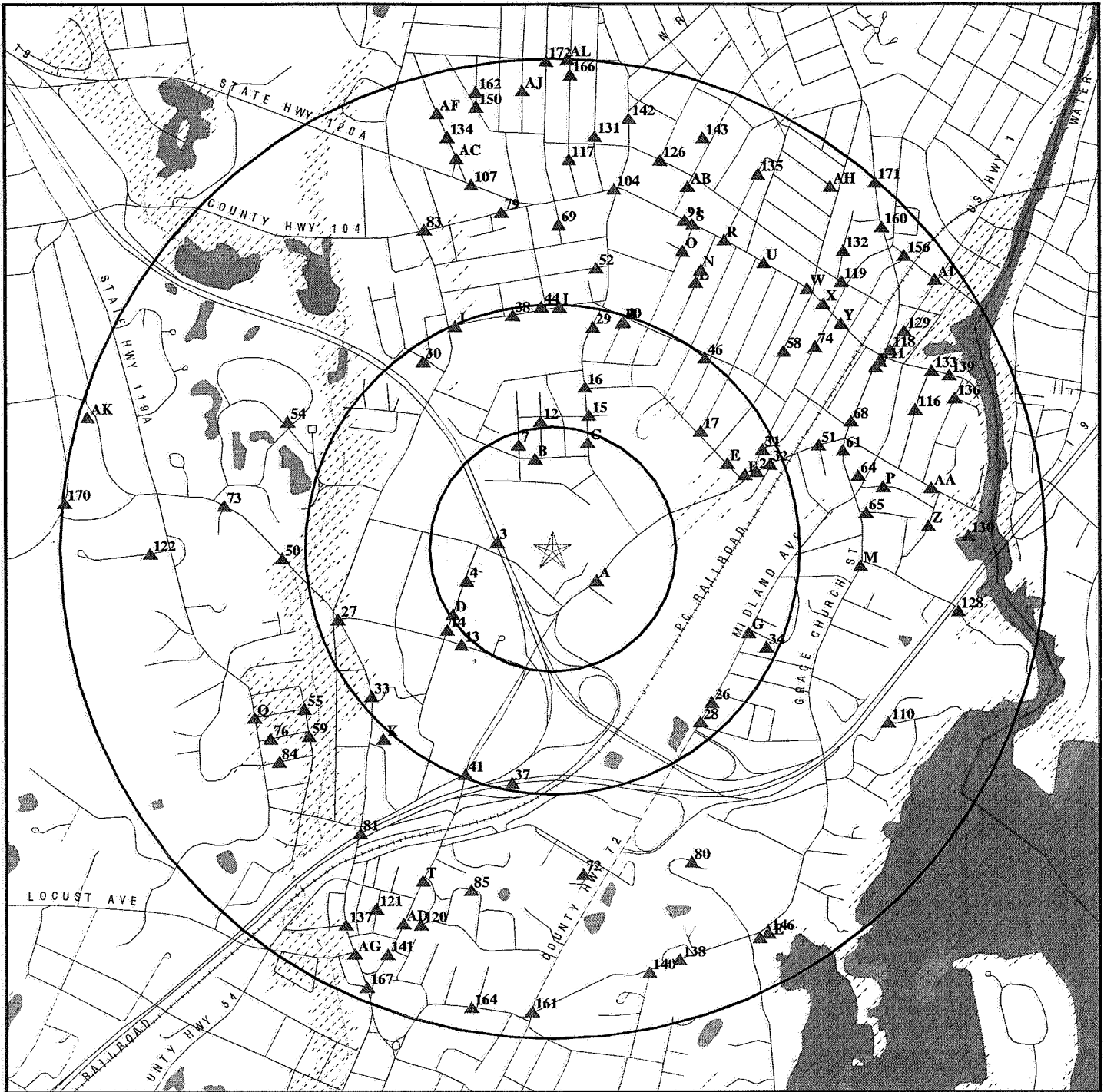
Site Name

ANDERSON HILL ASBESTOS SITE  
WESTCHESTER CO THRUWAY MATERIALS R  
HIGH POINT HOSPITAL  
DON BOSCO COMMUNITY CENTER  
CON ED - V 20  
HIGH POINT HOSPITAL  
TARGET CENTER

Database(s)

CERCLIS, FINDS  
SWF/LF  
LTANKS  
AST  
RCRA-SQG  
RCRA-SQG, FINDS  
FINDS

# OVERVIEW MAP - 01406636.1r - EMG



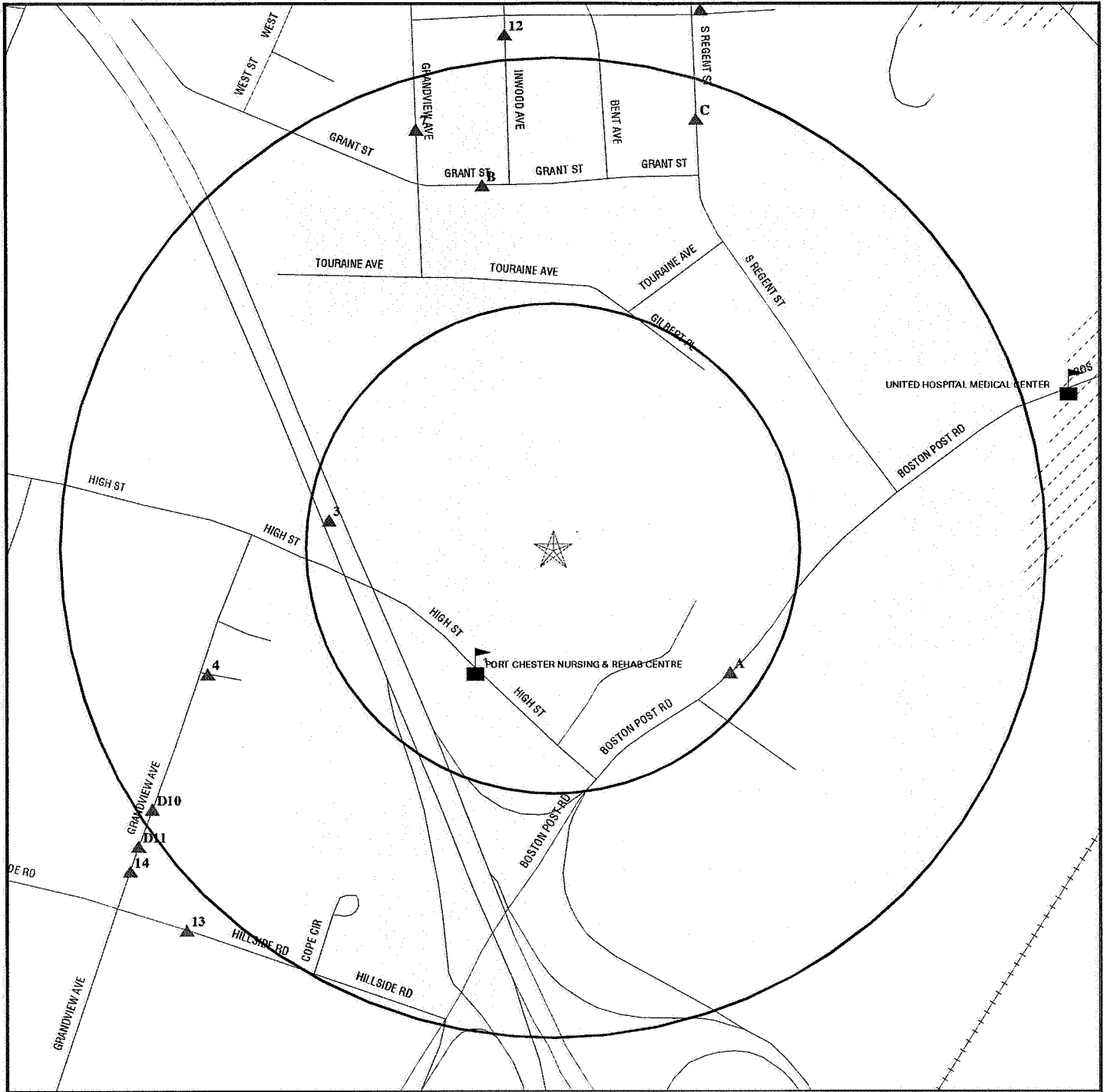
- ★ Target Property
- ▲ Toxic Sites
- ▲ Coal Gasification Sites
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

- Indian Reservations BIA
- County Boundary
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Federal Wetlands
- State Wetlands

TARGET PROPERTY: UNITED HOSPITAL MEDICAL CENTER  
 ADDRESS: 406 Boston Post Road  
 CITY/STATE/ZIP: Port Chester NY 10573  
 LAT/LONG: 40.9946 / 73.6767

CUSTOMER: EMG  
 CONTACT: Laura Burton  
 INQUIRY #: 01406636.1r  
 DATE: April 25, 2005 10:19 am

# DETAIL MAP - 01406636.1r - EMG



- ★ Target Property
- ▲ Toxic Sites
- ▲ Coal Gasification Sites
- ▲ Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

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

TARGET PROPERTY: UNITED HOSPITAL MEDICAL CENTER  
 ADDRESS: 406 Boston Post Road  
 CITY/STATE/ZIP: Port Chester NY 10573  
 LAT/LONG: 40.9946 / 73.6767

CUSTOMER: EMG  
 CONTACT: Laura Burton  
 INQUIRY #: 01406636.1r  
 DATE: April 25, 2005 10:19 am

# 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
<b><u>FEDERAL ASTM STANDARD</u></b>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	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.		0.125	0	NR	NR	NR	NR	0
RCRA Sm. Quan. Gen.		0.125	2	NR	NR	NR	NR	2
ERNS		TP	NR	NR	NR	NR	NR	0
<b><u>STATE ASTM STANDARD</u></b>								
State Haz. Waste		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LTANKS		1.000	0	7	36	127	NR	170
UST		0.125	0	NR	NR	NR	NR	0
CBS UST		0.125	0	NR	NR	NR	NR	0
MOSF UST		0.125	0	NR	NR	NR	NR	0
VCP		1.000	0	0	0	1	NR	1
SWTIRE		TP	NR	NR	NR	NR	NR	0
SWRCY		TP	NR	NR	NR	NR	NR	0
<b><u>FEDERAL ASTM SUPPLEMENTAL</u></b>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.125	0	NR	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
FUDS		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
DOD		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<b><u>STATE OR LOCAL ASTM SUPPLEMENTAL</u></b>								
HSWDS		1.000	0	0	0	0	NR	0



# 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
AST		TP	NR	NR	NR	NR	NR	0
CBS AST		TP	NR	NR	NR	NR	NR	0
MOSF AST		TP	NR	NR	NR	NR	NR	0
NY Spills		TP	NR	NR	NR	NR	NR	0
DEL SHWS		1.000	0	0	0	0	NR	0
DRYCLEANERS		0.125	1	NR	NR	NR	NR	1
AIRS		TP	NR	NR	NR	NR	NR	0
SPDES		TP	NR	NR	NR	NR	NR	0

## EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas		0.125	0	NR	NR	NR	NR	0
----------	--	-------	---	----	----	----	----	---

## BROWNFIELDS DATABASES

US BROWNFIELDS		TP	NR	NR	NR	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
Brownfields		TP	NR	NR	NR	NR	NR	0
VCP		1.000	0	0	0	1	NR	1

## NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

---

---

**APPENDIX G:**  
**SUPPORTING DOCUMENTATION**

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65

VILLAGE OF PORT CHESTER  
TOWN OF RYE.  
SCALE 100 FT. TO AN INCH

Project

60

61

139

ERRA. R. GOULD

TOURANE AV.  
GILBERT PL.  
S. MAIN  
63

New York & Stamford R.R.  
Car Barn & Shops  
This building was constructed in 1904 and was used for the storage of cars and for the repair of cars. It was destroyed by fire in 1914 and was rebuilt in 1915. It is now used for the storage of cars and for the repair of cars.

BOSTON POST RD

58

Town of Rye  
Village of Port Chester

Carl E. Linsbury & Others

Gen. S. Linder

137  
Road of Mrs. Gilbert McHenry

FRANK W. SOYIN

67

Scale 100 Ft. to One Inch.

66

AV.

MIDLAND

NEW YORK & STAMFORD R.R. CAR BARN & SHOPS.



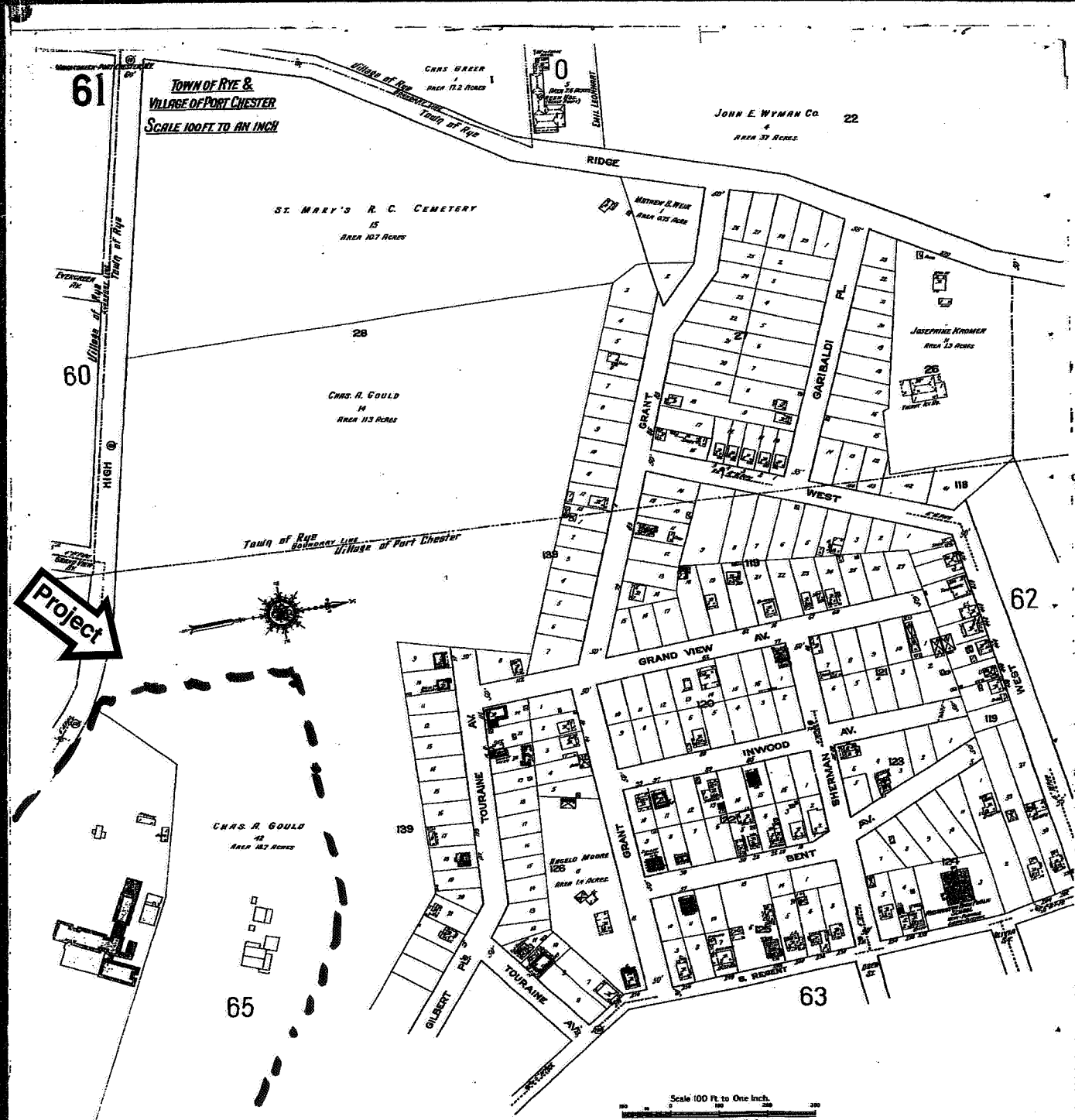
The Sanborn Library, LLC

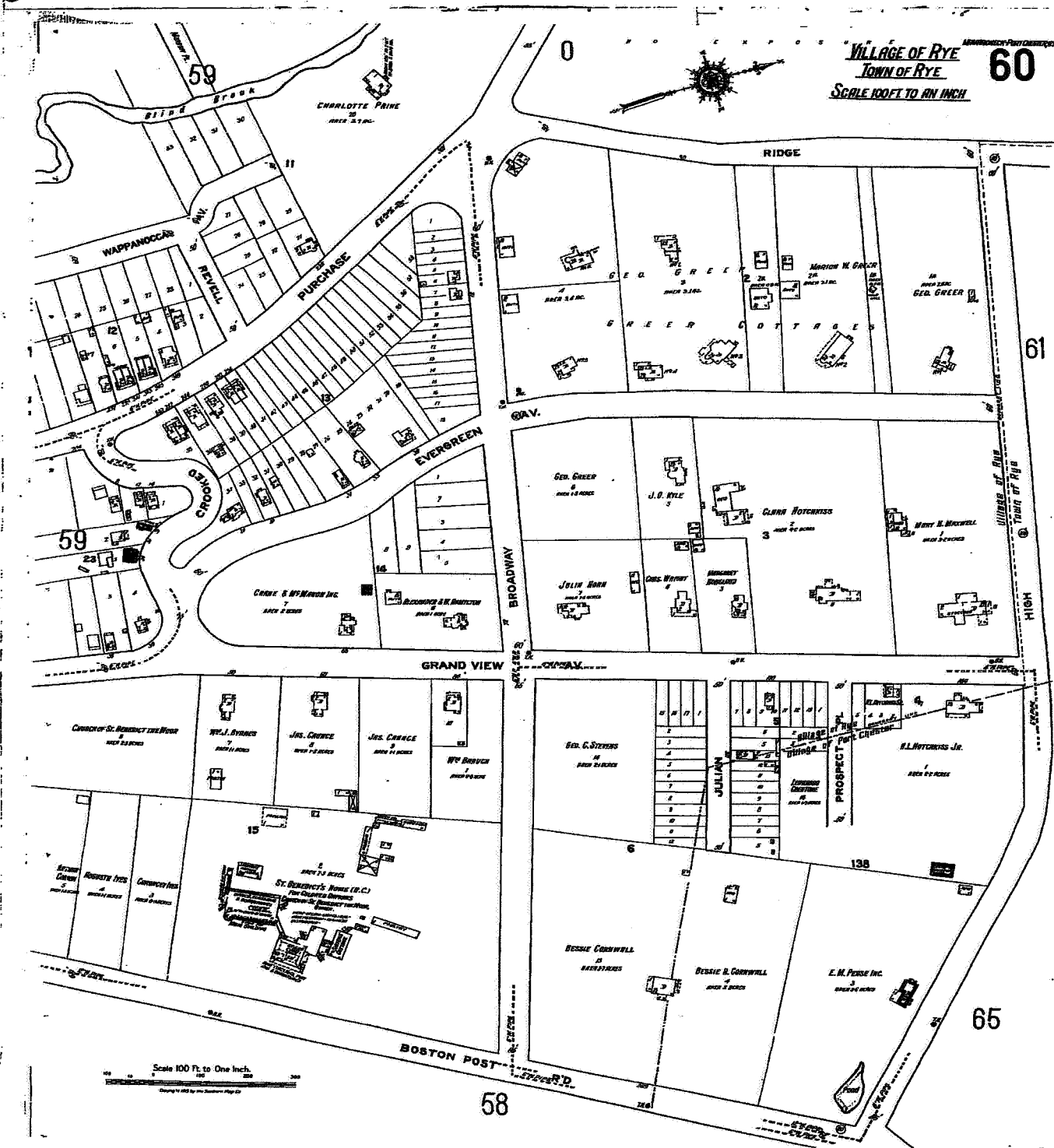
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Year

EDR Research Associate

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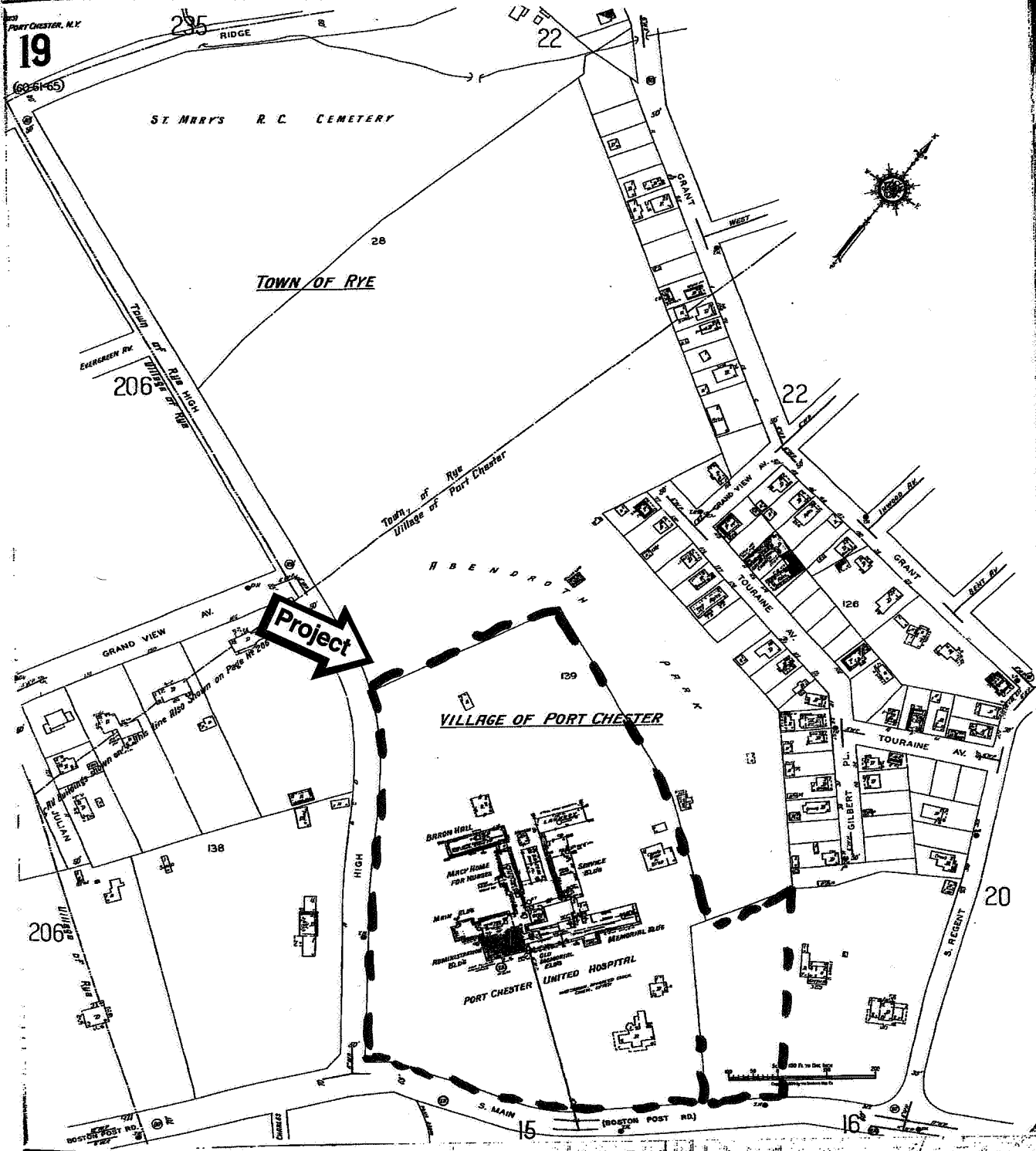


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 Year J.T.  
 ECR Research Associate

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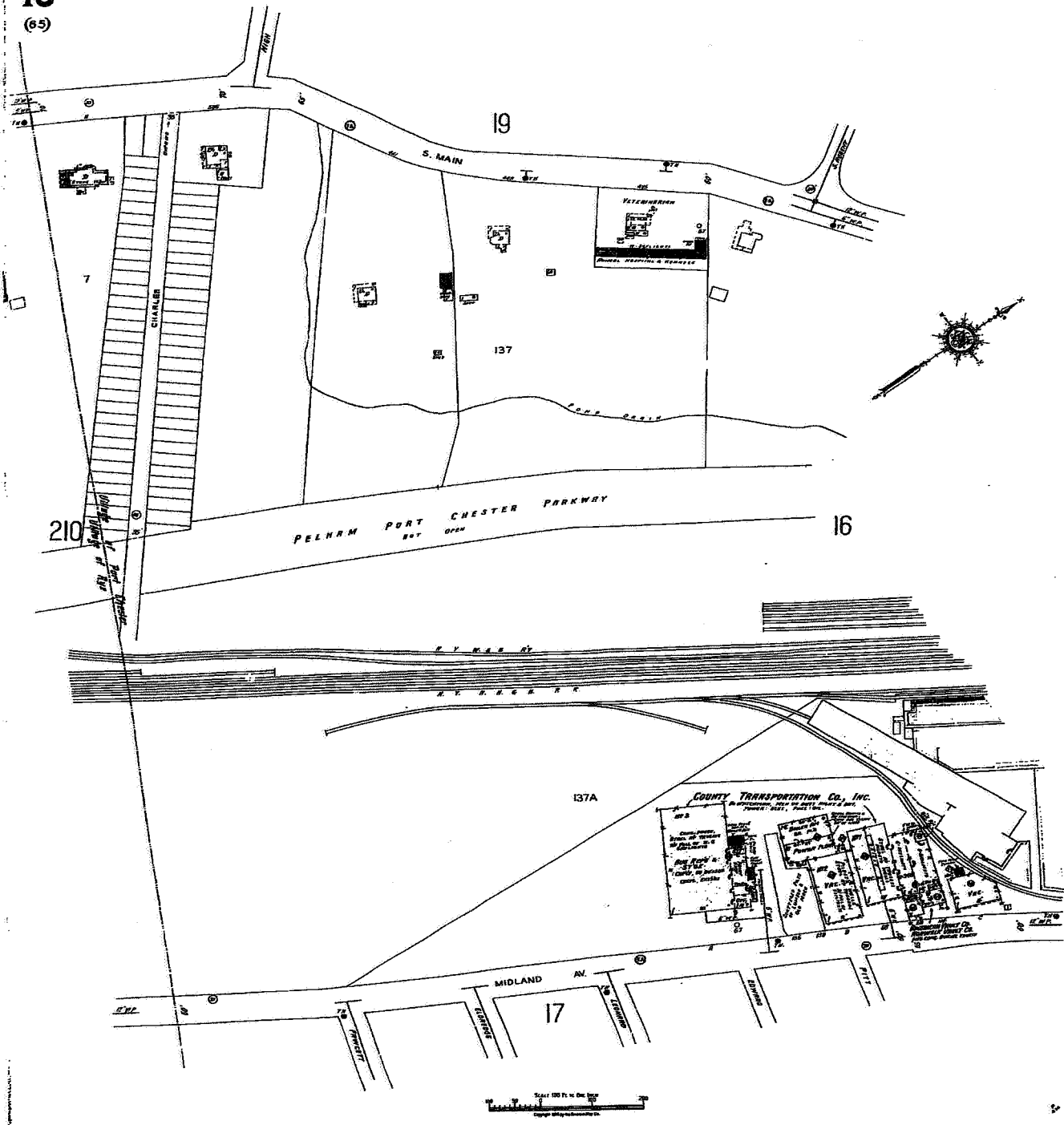
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EDR Research Associates

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PORT CHESTER, N.Y.

15

(65)



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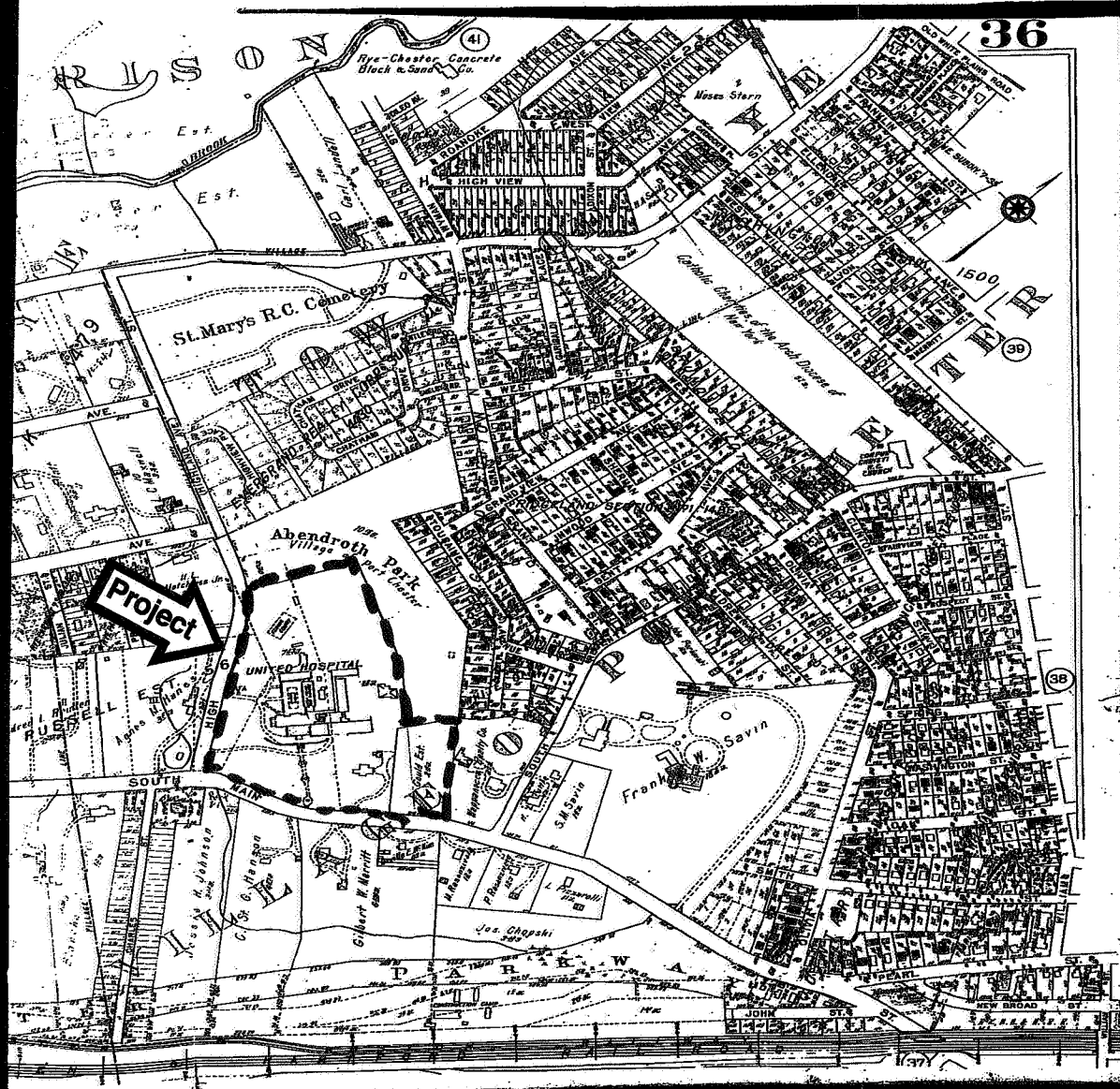
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NY 119  
Port Chester, N.Y.

19

ST MARY'S R. C. CEMETERY

TOWN OF RYE

Project

VILLAGE OF PORT CHESTER

PORT CHESTER  
UNITED HOSPITAL

206

20



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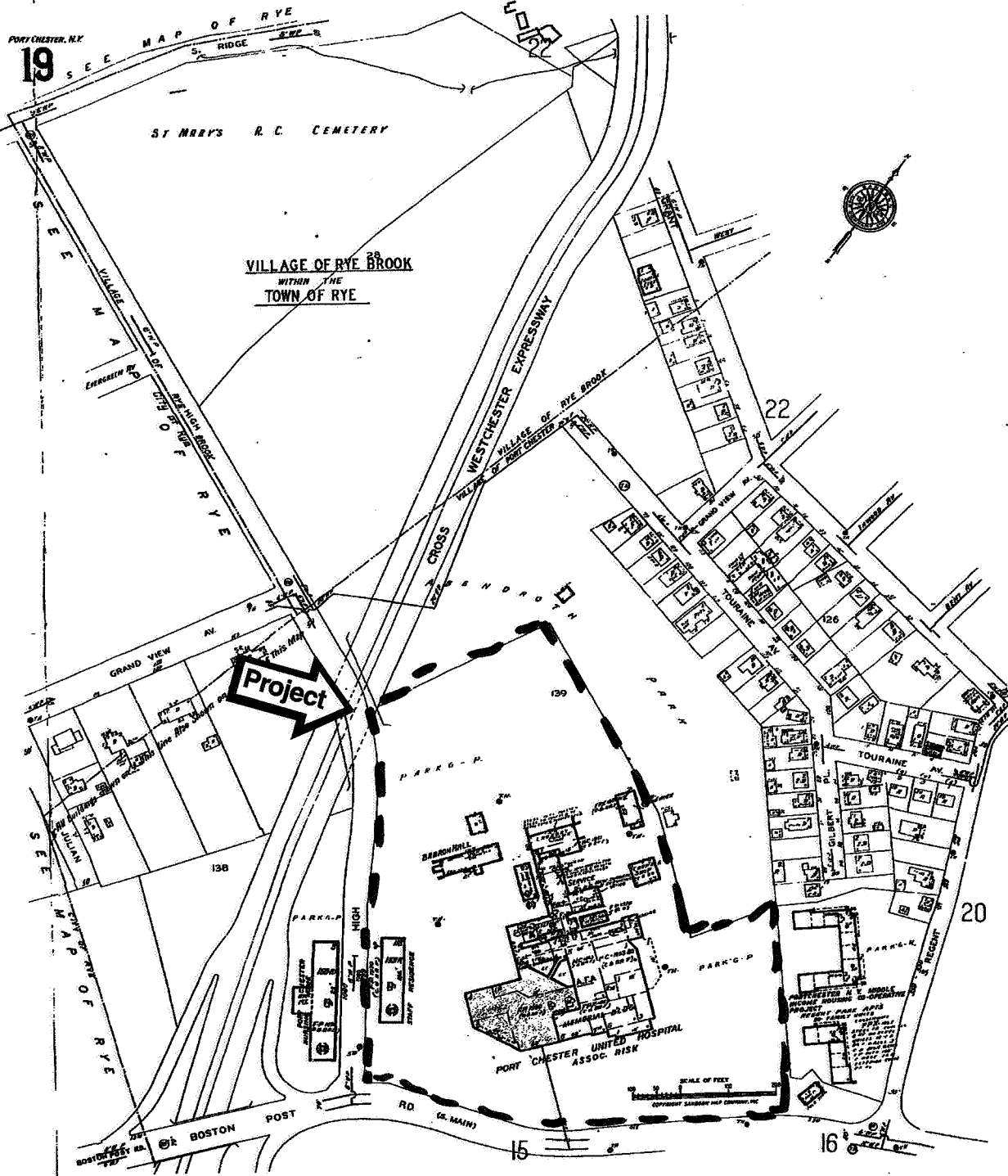
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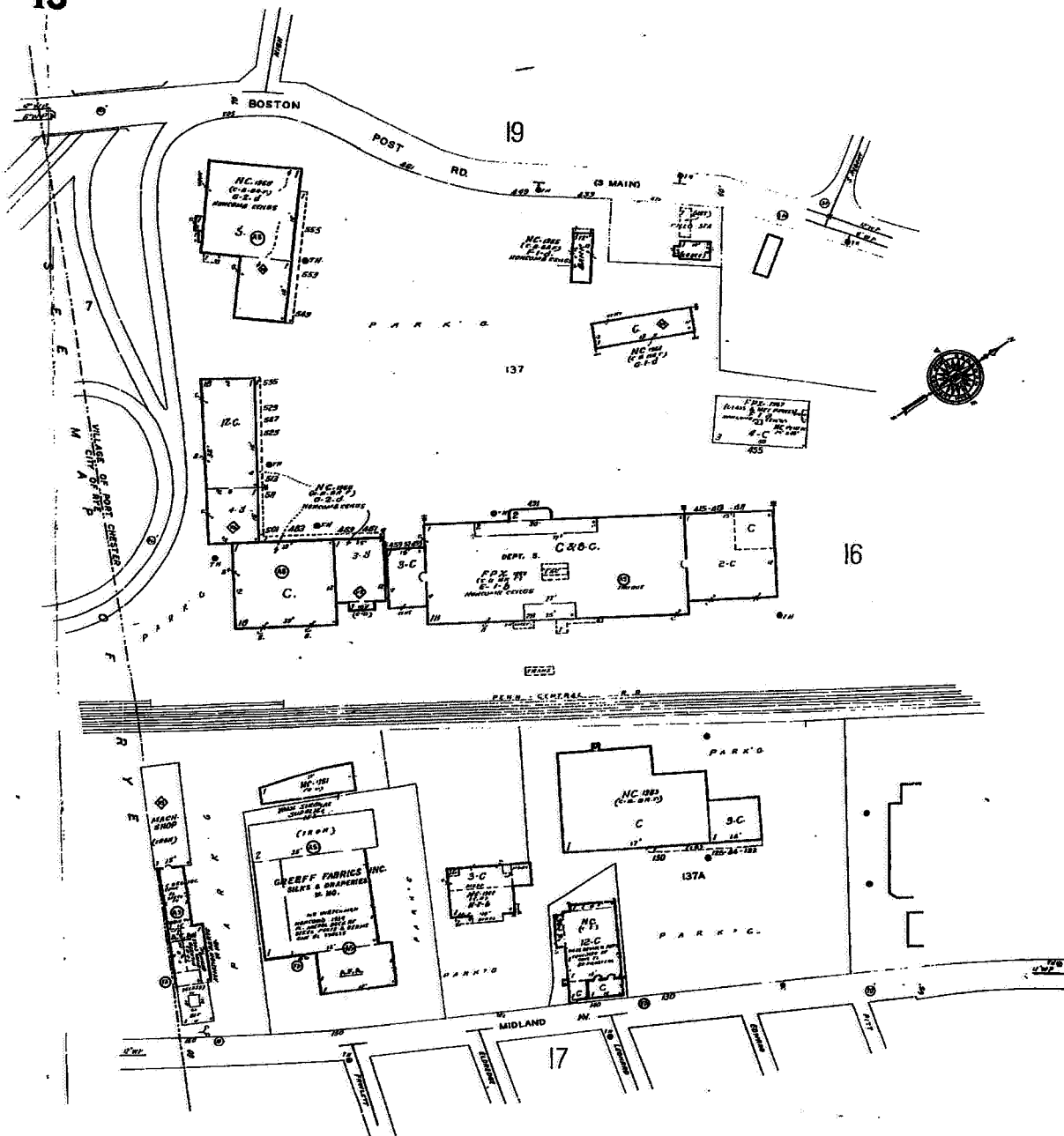
Year

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FORT CHESTER, N.Y.

15



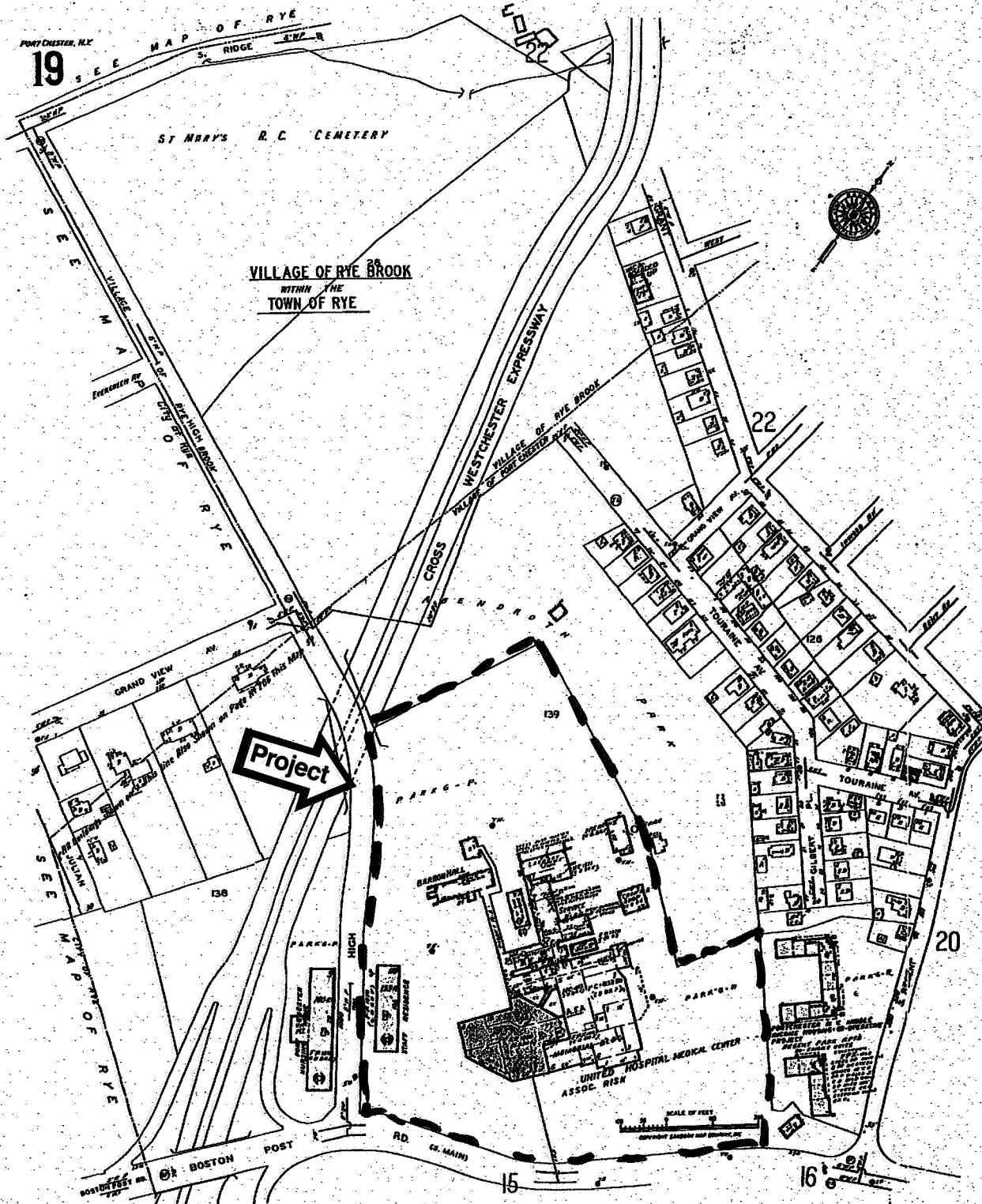
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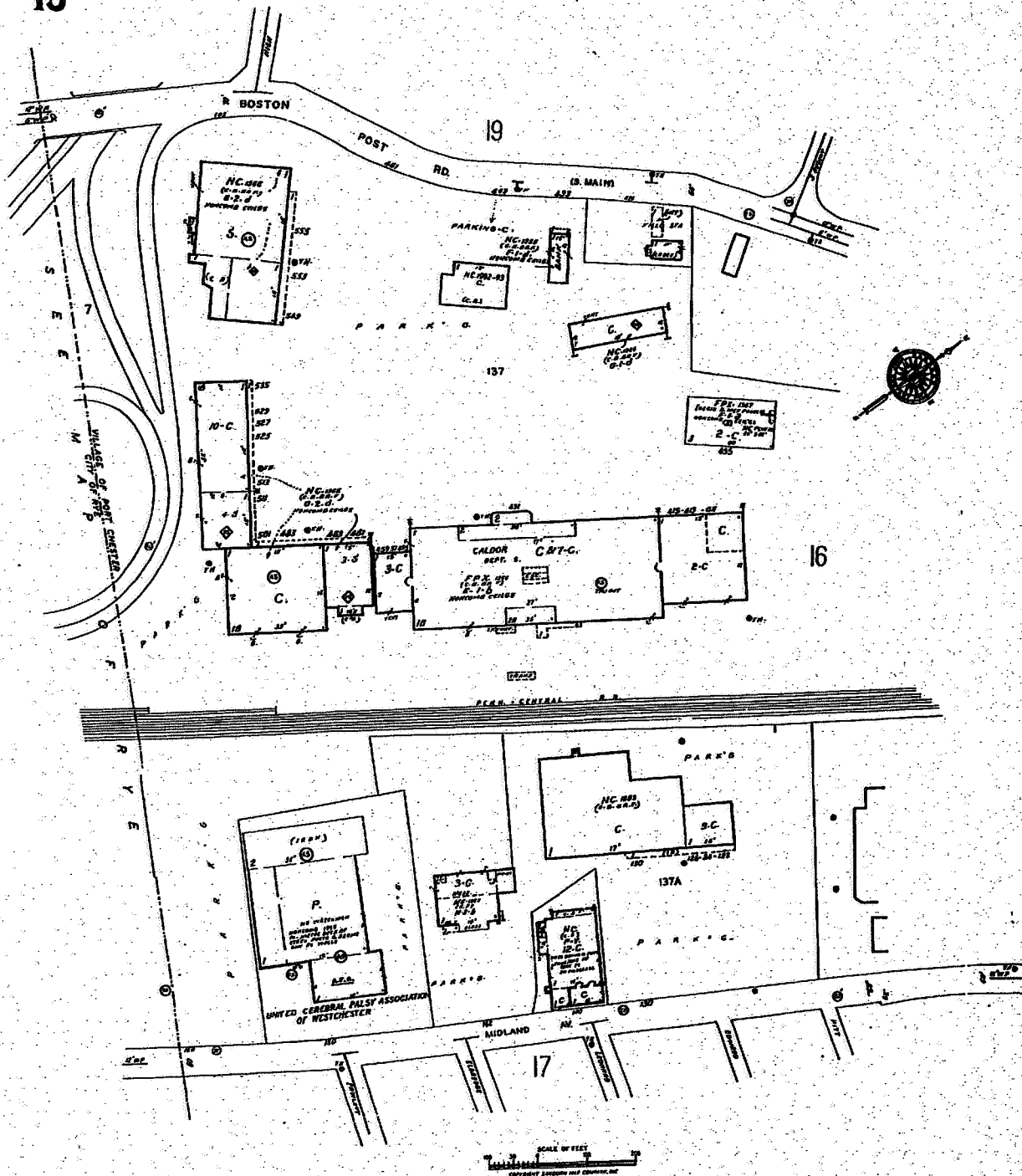
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PORT CHESTER, NY

15



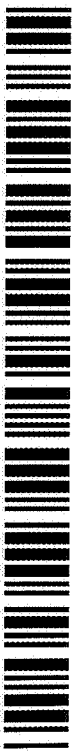
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**SBL** **141** **62** **1** **2** **4**



4/20/2005  
12:02:10PM

Property Class 836  
School District 554804  
Homestead N  
Roll Section 1

Assessment 2004  
Land 0  
Total 1649500

Valuation Date  
Inspection Date  
**COMMERCIAL**

Owner United Hospital,  
Address 406 Boston Post

Neighborhood Code  
Neighborhood Rating Average  
Neighborhood Type Suburban

Utilities Electric and Ga  
Water Public Water  
Sewer Public Sewer  
Zoning R1 Residential  
Street Public-Asphalt  
Sidewalk Public-Concrete

Acreage 0  
Depth 0  
Frontage 0  
Year Built  
Style 20 Antenna U  
Stories

Condition Normal for Age  
Grade Average  
Exterior Wall Finish  
Industrial Exposure  
Commercial Exposure  
Railroad Exposure  
Traffic Exposure

**Inventory** **Income** **Expenses** **% EGI**

Anchor Tenant Area  
Residential Area  
Retail Area  
Office Area  
Garage Area  
Warehouse Area 20000  
Apartment Units  
Apartment Rooms  
Studio Units  
1 Bedroom Units  
2 Bedroom Units  
3 Bedroom Units  
4 Bedroom Units

Real Estate Tax  
Insurance  
Water & Sewer  
Ground Lease  
Management  
Heating  
Electric  
General Repairs  
Elevator Maint.  
Security  
Payroll  
Painting  
Capital Repairs  
Professional Fees  
Leasing Expense  
Tenant Workletter  
Supplies  
Snow Removal  
Landscaping  
Trash Removal  
Miscellaneous  
Total Expenses

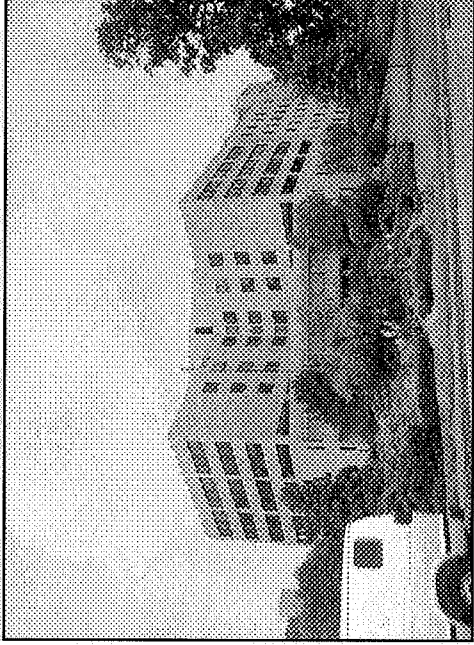
**Vacancy Rates**

Residential  
Office  
Retail  
Warehouse  
Effective Gross

**Market Rents**

1 Bedroom  
2 Bedroom  
3 Bedroom  
4 Bedroom  
Studio  
Retail  
Office  
Parking  
Warehouse  
Anchor

**Income Approach**



Notes.

Permit # Date Purpose

Cost

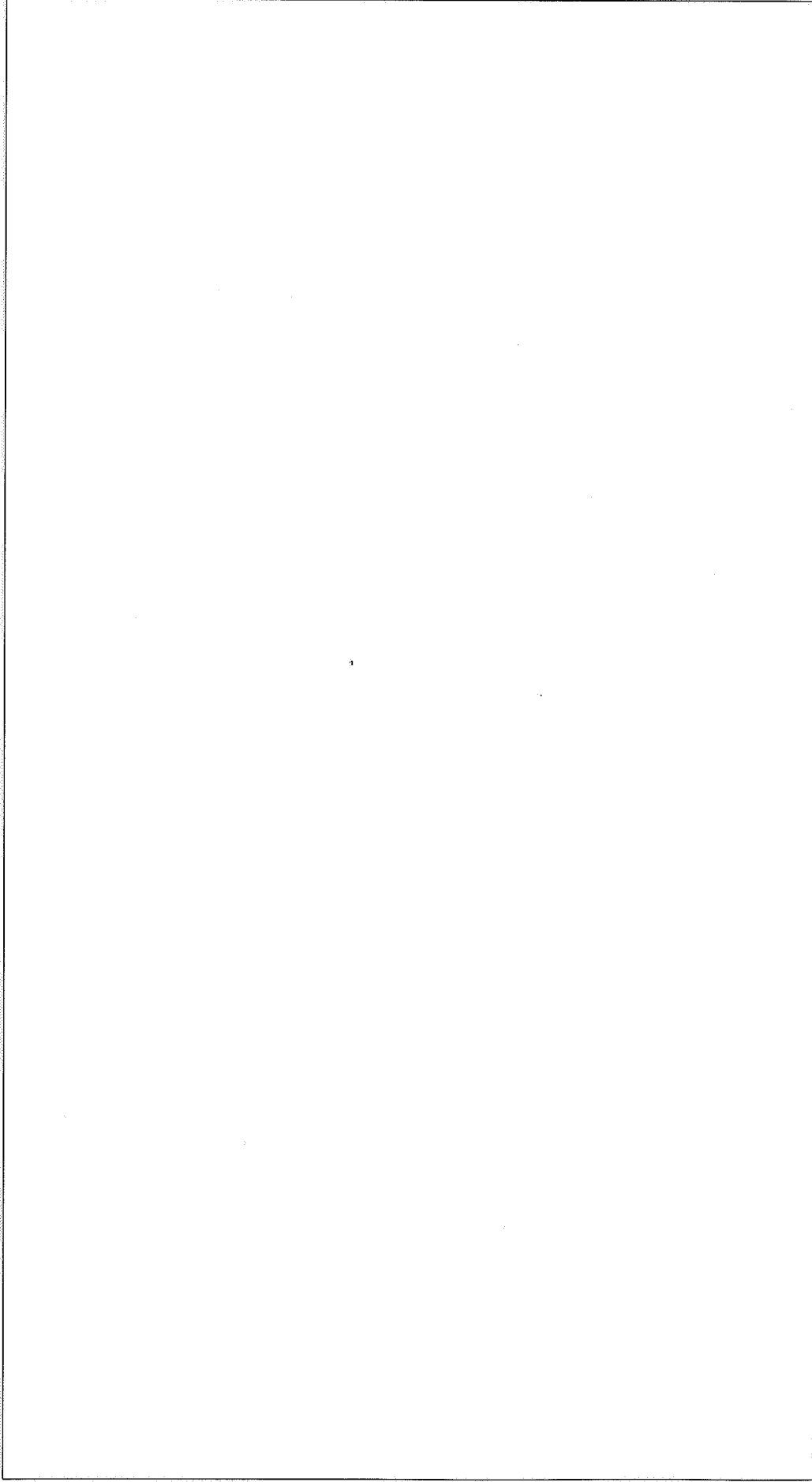
Sales History

Book - Page

**Property Record Card, Sketch detail.**

Section: 141 Sub Section: 62 Block: 1 Lot: 2 Sub Lot: 4  
Address: 406 Boston Post

Card #: 2-139-42E



Area #	Description	# Floors	Area [sf]	Vector String
--------	-------------	----------	-----------	---------------



SBL

141

62

1

2

3

Owner United Hospital Medical ,  
Address 406 Boston Post

4/20/2005  
12:02:55PM

Property Class 642  
School District 554804  
Homestead N  
Roll Section 1

Assessment 2004  
Land 616265  
Total 948100

Valuation Date  
Inspection Date  
**COMMERCIAL**

Utilities Electric and Ga  
Water Public Water  
Sewer Public Sewer  
Zoning R1 Residential  
Street Public-Asphalt  
Sidewalk Public-Concrete

Industrial Exposure  
Commercial Exposure  
Railroad Exposure  
Traffic Exposure

Condition Normal for Age  
Grade Average  
Exterior Wall Finish

Acreage 0  
Depth 0  
Frontage 0  
Year Built  
Style  
Stories

Inventory	Income	Expenses	% EGI
-----------	--------	----------	-------

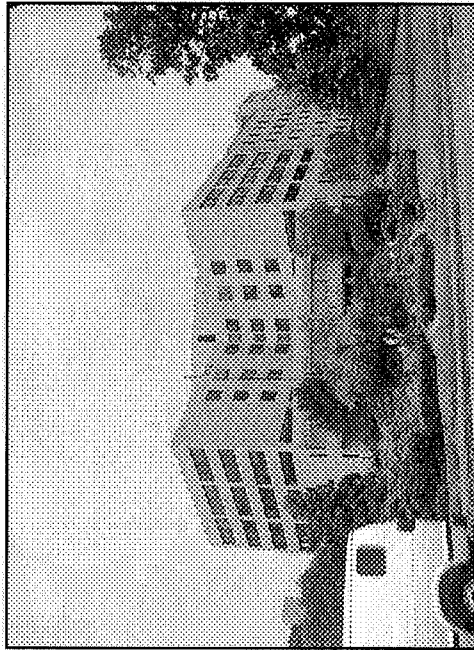
AnchorTenant Area	Residential	Real Estate Tax	
Residential Area	Office	Insurance	
Retail Area	Retail	Water & Sewer	
Office Area	Parking	Ground Lease	
Garage Area	Warehouse	Management	
Warehouse Area	Potential Gross	Heating	
Apartment Units		Electric	
Apartment Rooms		General Repairs	
Studio Units		Elevator Maint.	
1 Bedroom Units	Residential	Security	
2 Bedroom Units	Office	Payroll	
3 Bedroom Units	Retail	Painting	
4 Bedroom Units	Warehouse	Capital Repairs	
	Effective Gross	Professional Fees	

Market Rents

1 Bedroom	Retail
2 Bedroom	Office
3 Bedroom	Parking
4 Bedroom	Warehouse
Studio	Anchor

Income Approach

Total Expenses



Notes.

Permit # Date Purpose

Cost

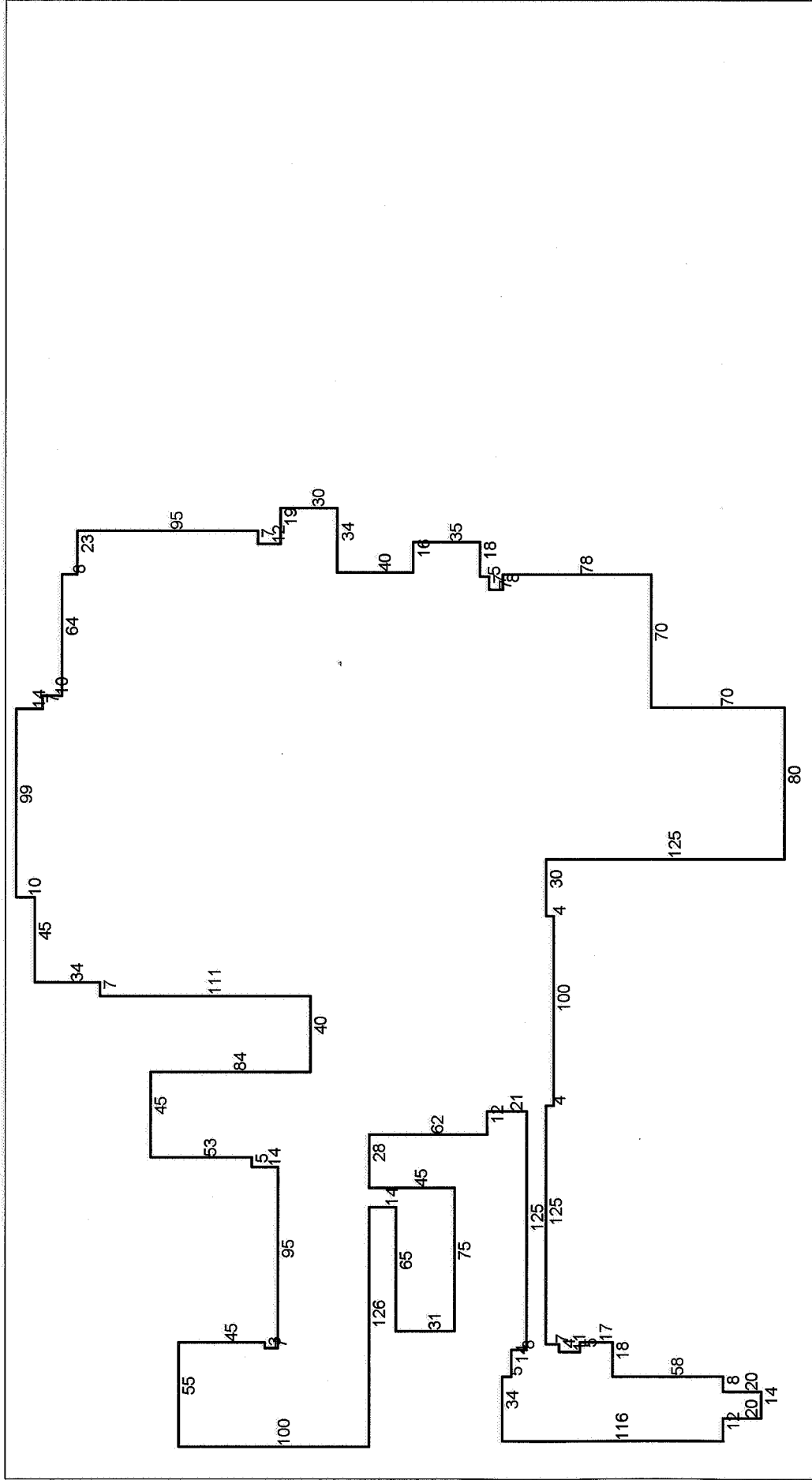
Sales History

Book - Page

# Property Record Card, Sketch detail.

Section: 141 Sub Section: 62 Block: 1 Lot: 2 Sub Lot: 3  
Address: 406 Boston Post

Card #: 2-139-42D



Area #	Description	# Floors	Area [sf]	Vector String
1	Main building	6	109,593.	A0CU116R34D5R14D8R125U21L12U62L28D45L75U31R65U14L126U100R55D45L3D7R95U14R5U53R45D84R40U111R7U34R45U10I

SBL 141 62 1 3 0



4/20/2005  
12:03:07PM

Property Class 642  
School District 554804  
Homestead N  
Roll Section 1

Assessment 2004  
Land 284635  
Total 437900

Valuation Date  
Inspection Date  
**COMMERCIAL**

Owner United Hospital Medical,  
Address 406 Boston Post

Neighborhood Code  
Neighborhood Rating Average  
Neighborhood Type Suburban

Utilities Electric and Gas  
Water Public Water  
Sewer Public Sewer  
Zoning R1 Residential  
Street Public-Asphalt  
Sidewalk Public-Concrete

Acreage 2.13  
Depth 0  
Frontage 0  
Year Built  
Style  
Stories

Condition Normal for Age  
Grade Average  
Exterior Wall Finish  
Industrial Exposure  
Commercial Exposure  
Railroad Exposure  
Traffic Exposure

**Inventory Income Expenses % EGI**

Anchor/Tenant Area  
Residential Area  
Retail Area  
Office Area  
Garage Area  
Warehouse Area  
Apartment Units  
Apartment Rooms  
Studio Units  
1 Bedroom Units  
2 Bedroom Units  
3 Bedroom Units  
4 Bedroom Units

Real Estate Tax  
Insurance  
Water & Sewer  
Ground Lease  
Management  
Heating  
Electric  
General Repairs  
Elevator Maint.

**Vacancy Rates**

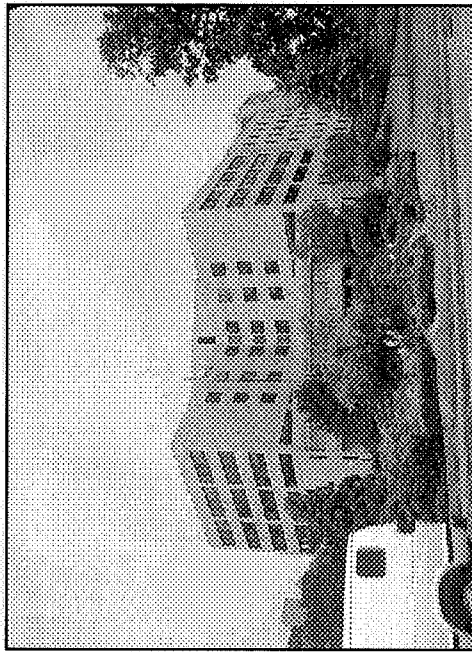
Residential  
Office  
Retail  
Warehouse  
Effective Gross

**Market Rents**

1 Bedroom  
2 Bedroom  
3 Bedroom  
4 Bedroom  
Studio  
Retail  
Office  
Parking  
Warehouse  
Anchor

**Income Approach**

Total Expenses



Notes.

Permit # Date Purpose

Cost

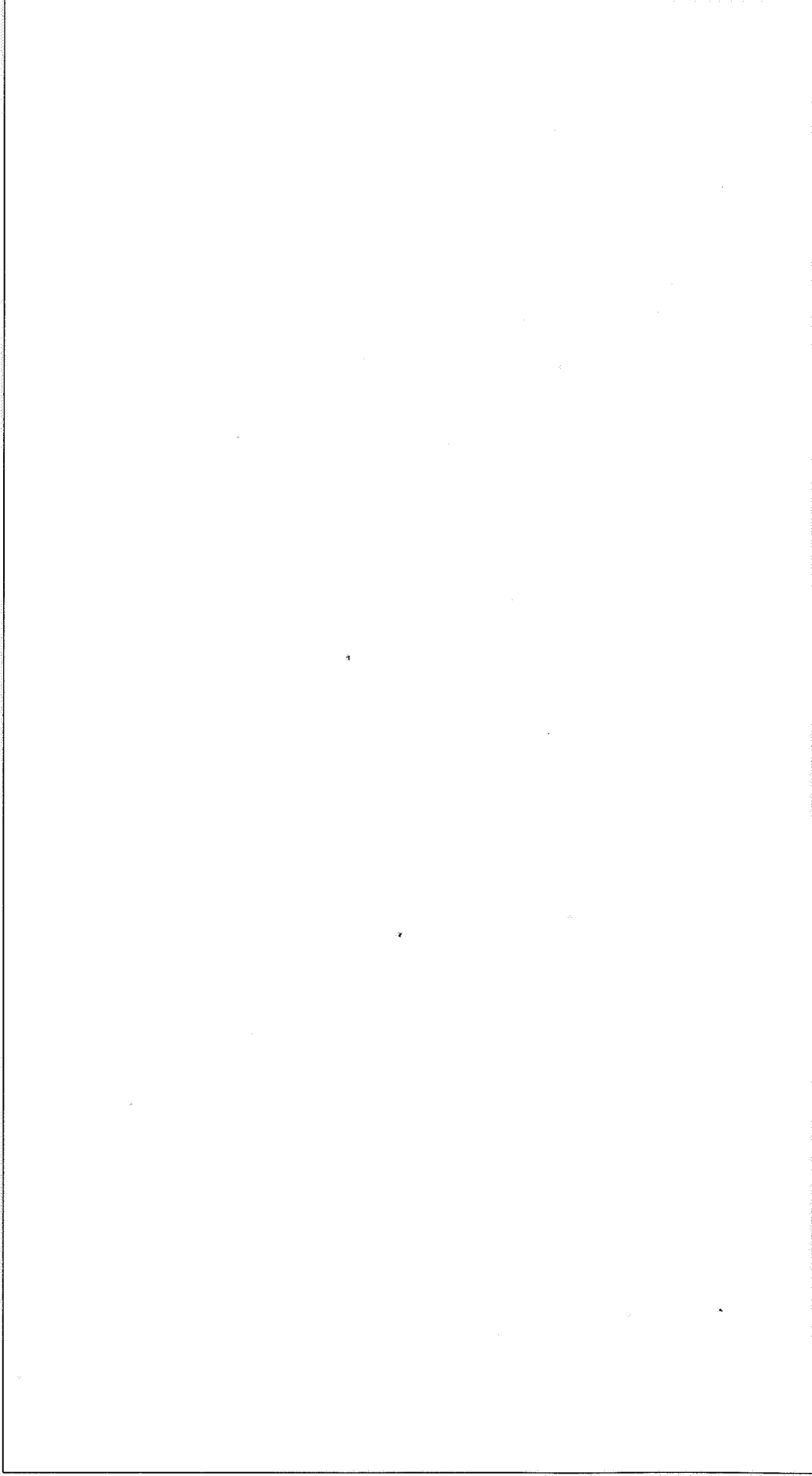
Sales History

Book - Page

**Property Record Card, Sketch detail.**

Section: 141 Sub Section: 62 Block: 1 Lot: 3 Sub Lot: 0  
Address: 406 Boston Post

Card #: 2-139-42C



Area #	Description	# Floors	Area [sf]	Vector String
--------	-------------	----------	-----------	---------------

SBL

141

62

1

2

0

4/20/2005

12:03:18PM

Property Class

School District

Homestead

Roll Section

641

554804

N

8

Assessment

Land

Total

2004

9574500

109873100

Valuation Date

Inspection Date

COMMERCIAL

Owner		Medical Center, United Hospital		Neighborhood Code		Utilities		Electric and Ga		Zoning		C-Commercial	
Address		406 Boston Post		Neighborhood Rating		Water		Public Water		Street		Public-Asphalt	
				Neighborhood Type		Sewer		Public Sewer		Sidewalk		Public-Concrete	
Acreage		6.28		Year Built		Condition		Normal for Age		Industrial Exposure			
Depth		0		Style		Grade		Average		Commercial Exposure			
Frontage		0		Stories		Exterior Wall Finish		Brick		Railroad Exposure			
										Traffic Exposure			

Inventory

Income

Expenses

% EGI

AnchorTenant Area		Residential		Real Estate Tax	
Residential Area		Office		Insurance	
Retail Area		Retail		Water & Sewer	
Office Area		657558		Ground Lease	
Garage Area		Warehouse		Management	
Warehouse Area		Potential Gross		Heating	
				Electric	
Apartment Units		Vacancy Rates		General Repairs	
Apartment Rooms		Residential		Elevator Maint.	
Studio Units		Office		Security	
1 Bedroom Units		Office		Payroll	
2 Bedroom Units		Retail		Painting	
3 Bedroom Units		Warehouse		Capital Repairs	
4 Bedroom Units		Effective Gross		Professional Fees	

Market Rents

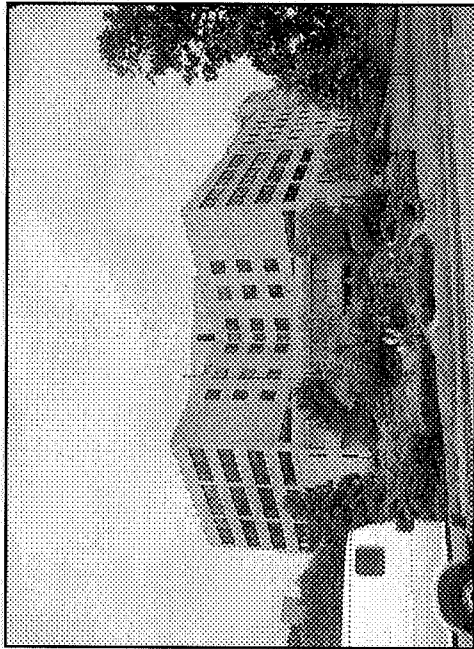
1 Bedroom	Retail
2 Bedroom	Office
3 Bedroom	Parking
4 Bedroom	Warehouse
Studio	Anchor

Income Approach

Permit #	Date	Purpose	Cost
10064	3/1/2004	Central Air Conditioning	\$200000
9425	10/1/1999	Alterations	\$825000
9187	3/1/1998	Alterations	\$165000
9158	11/1/1997	Demolition and Removal	\$32000
9136	10/1/1997	Alterations	\$40000

Sales History

Book - Page



Notes.

Section: 141 Sub Section: 62 Block: 1 Lot: 2 Sub Lot: 0  
Address: 406 Boston Post

Area #	Description
1	Main building

Vector String  
A0CU116R34

Property Imaging Software® Developed by MJW Consulting, Inc © Printed: 4/20/2005 12:03:19 PM



**SBL** 141 52 1 2 1



4/20/2005  
12:03:34PM

Property Class 836  
 School District 554804  
 Homestead N  
 Roll Section 1

Assessment 2004  
 Land 0  
 Total 2500000  
**COMMERCIAL**

Valuation Date  
 Inspection Date

Owner United Hospital Housing,  
 Address 999 High

Neighborhood Code  
 Neighborhood Rating Average  
 Neighborhood Type Suburban  
 Condition Normal for Age  
 Grade Average  
 Exterior Wall Finish

Utilities Electric and Gas  
 Water Public Water  
 Sewer Public Sewer  
 Zoning R1 Residential  
 Street Public-Asphalt  
 Sidewalk Public-Concrete

**Inventory Income Expenses % EGI**

Anchor/Tenant Area	Residential	Real Estate Tax
Residential Area	Office	Insurance
Retail Area	Retail	Water & Sewer
Office Area 14000	Parking	Ground Lease
Garage Area	Warehouse	Management
Warehouse Area	Potential Gross	Heating
Apartment Units	<b>Vacancy Rates</b>	
Apartment Rooms	Residential	Electric
Studio Units	Office	General Repairs
1 Bedroom Units	Retail	Elevator Maint.
2 Bedroom Units	Warehouse	Security
3 Bedroom Units	Effective Gross	Payroll
4 Bedroom Units		Painting
		Capital Repairs
		Professional Fees
		Leasing Expense
		Tenant Workletter
		Supplies
		Snow Removal
		Landscaping
		Trash Removal
		Miscellaneous
		Total Expenses

**Market Rents**

1 Bedroom	Retail
2 Bedroom	Office
3 Bedroom	Parking
4 Bedroom	Warehouse
Studio	Anchor

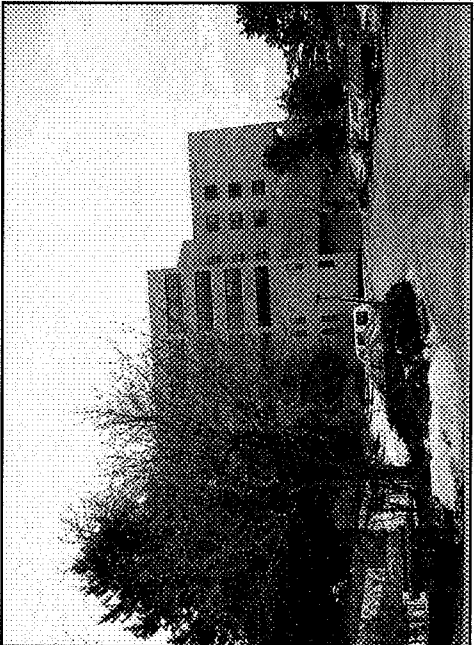
**Income Approach**

Permit #	Date	Purpose
9704	10/1/2001	Antenna
9638	4/1/2001	Antenna

Cost  
 \$20000  
 \$3500

**Sales History**

Book - Page

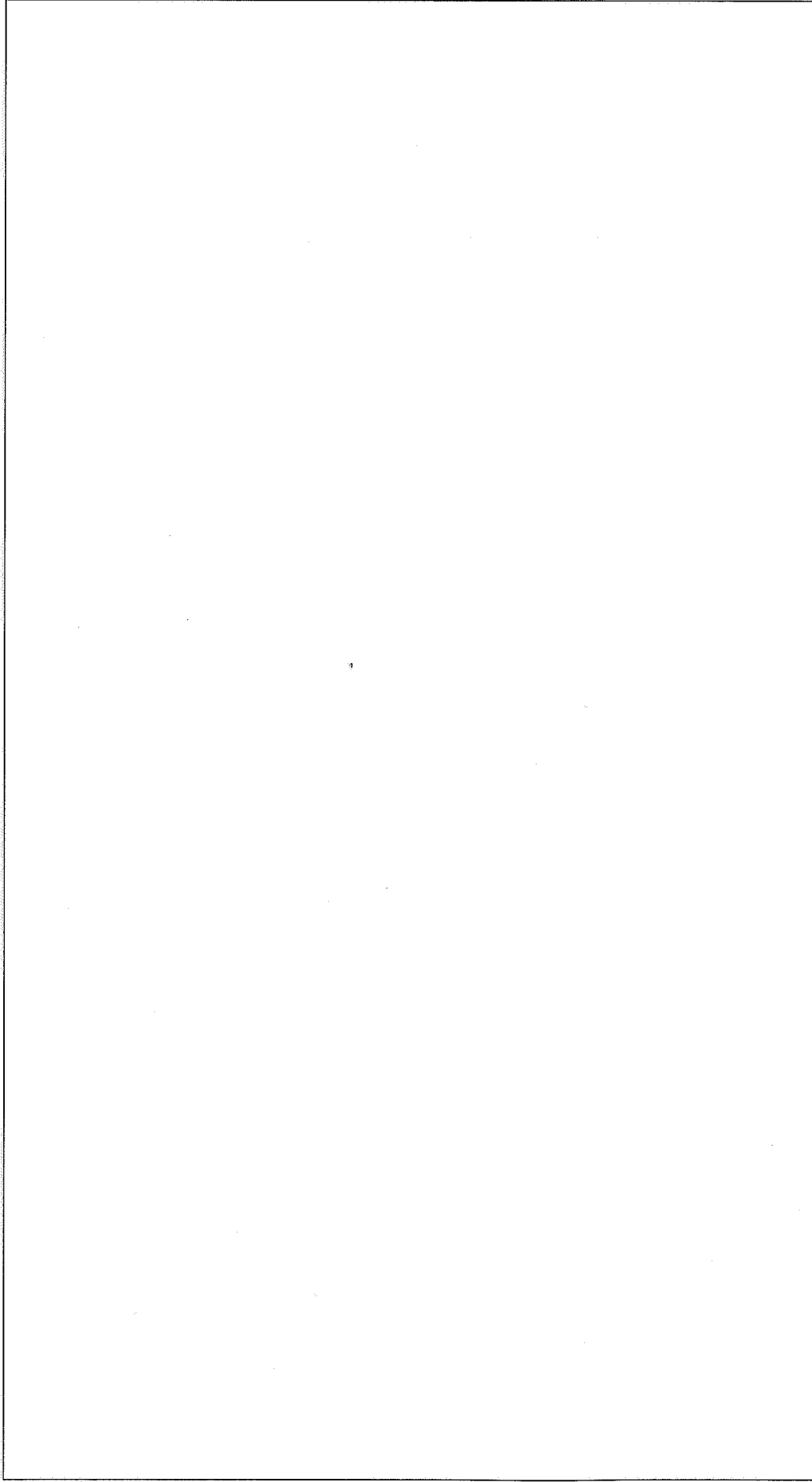


Notes.

**Property Record Card, Sketch detail.**

Section: 141 Sub Section: 52 Block: 1 Lot: 2 Sub Lot: 1  
Address: 999 High

Card #: 2-139-43A.1



Area #	Description	# Floors	Area [sf]	Vector String
--------	-------------	----------	-----------	---------------

SBL


141

52

1

2

0



4/20/2005

12:13:26PM

Property Class

School District

Homestead

Roll Section

642

554804

N

8

Assessment

Land

Total

2004

11068600

82812300

Valuation Date

Inspection Date

COMMERCIAL

Owner

United Hospital Hsng Corp,

Address

999 High

Neighborhood Code

Neighborhood Rating

Average

Neighborhood Type

Suburban

Utilities

Electric and Ga

Water

Public Water

Sewer

Public Sewer

Zoning

Street

Sidewalk

C-Commercial

Public-Asphalt

Public-Concrete

Acreage

7.26

Depth

0

Frontage

0

Year Built

Style

Professional D

Stories

Condition

Normal for Age

Grade

Average

Exterior Wall Finish

Industrial Exposure

Commercial Exposure

Railroad Exposure

Traffic Exposure

Inventory

Income

Expenses

% EGI

Anchor/Tenant Area

Residential

Office

Retail

Parking

Warehouse

Potential Gross

Apartment Units

Apartment Rooms

Studio Units

1 Bedroom Units

2 Bedroom Units

3 Bedroom Units

4 Bedroom Units

Real Estate Tax

Insurance

Water & Sewer

Ground Lease

Management

Heating

Electric

General Repairs

Elevator Maint.

Security

Payroll

Painting

Capital Repairs

Professional Fees

Leasing Expense

Tenant Workletter

Supplies

Snow Removal

Landscaping

Trash Removal

Miscellaneous

Total Expenses

Vacancy Rates

Residential

Office

Retail

Warehouse

Effective Gross

Market Rents

1 Bedroom

2 Bedroom

3 Bedroom

4 Bedroom

Studio

Retail

Office

Parking

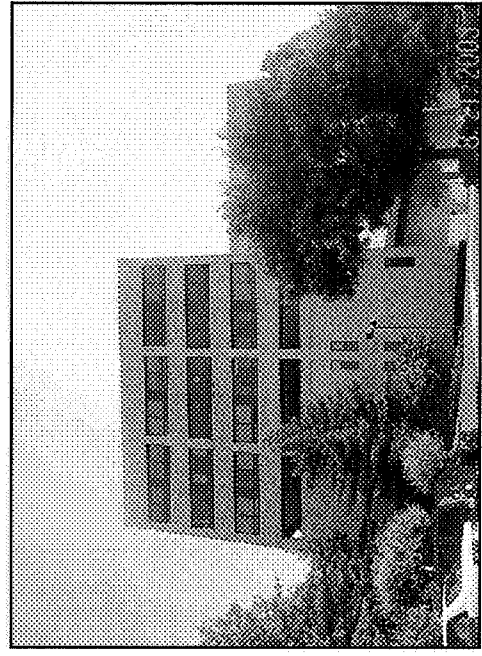
Warehouse

Anchor

Income Approach

Permit #	Date	Purpose	Cost
9881	2/1/2003	Emergency Generator	\$50000
0	2/1/2000	C of O	\$0
9291	10/1/1998	Antenna	\$0
0	6/1/1998	C of O	\$0
0	4/1/1998	C of O	\$0

Sales History



Notes.

Section: 141 Sub Section: 52 Block: 1 Lot: 2 Sub Lot: 0  
Address: 999 High

Area #	Description
1	Main building

Area [sf]  
109,593.

D8R125U21L12U62L28D45L75U31R65U14L126U100R55D45L3D7R95U14R5U53R45D84R40U111R7U34R45U10I

