Phase I Environmental Site Assessment

34 State Street, 17-25 James Street, & 27 Hunter Street

34 State Street, 17-25 James Street, & 27 Hunter Street - (Sec. 97.07;Lots 17, 18, 68)
Ossining, New York

EBI Project No. 1117000093

January 18, 2016

Prepared for:

Ossining Land Holdings LLC
421 Hudson Street
New York, NY 10014

Prepared by:

EBI Consulting
environmental | engineering | due diligence

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January 18, 2016

Mr. Stefan Malter
Ossining Land Holdings LLC
421 Hudson Street
New York, NY 10014

Subject: Phase I Environmental Site Assessment
34 State Street, 17-25 James Street, & 27 Hunter Street - (Sec. 97.07;Lots 17, 18, 68)
Ossining, New York
EBI Project No. 1117000093

Dear Mr. Stefan Malter:

Attached please find our *Phase I Environmental Site Assessment* (the report) for the above-mentioned asset (the Subject Property). During the survey and research, our surveyor met with agents representing the Subject Property, or agents of the owner, and reviewed the Subject Property and its history. The report was completed according to the terms and conditions authorized by you. This report has been completed in general conformance with the ASTM Standard E 1527-13.

The purpose of this report is to assist *Ossining Land Holdings LLC* in its underwriting of a proposed mortgage loan on the Subject Property described herein.

This report is addressed to *Ossining Land Holdings LLC* and their respective successors and assigns.

Reliance on the report and the information contained herein shall mean (i) the report may be relied upon by *Ossining Land Holdings LLC*, in determining whether to make a loan evidenced by a note secured by the Subject Property ("the Mortgage Loan"); (ii) the report may be relied upon by any loan purchaser in determining whether to purchase the Mortgage Loan from *Ossining Land Holdings LLC*, or an interest in the Mortgage Loan or securities backed or secured by the Mortgage Loan, and any rating agency rating securities representing an interest in the Mortgage Loan or backed or secured by the Mortgage Loan; (iii) the report may be referred to in and included, in whole or in part, with materials offering for sale the Mortgage Loan or an interest in the Mortgage Loan or securities backed or secured by the Mortgage Loan; and (iv) the report speaks only as of its date in the absence of a specific written update of the report signed and delivered by EBI Consulting.

There are no intended or unintended third party beneficiaries to this report, except as expressly stated herein.

EBI is an independent contractor, not an employee of either the issuer or the borrower, and its compensation was not based on the findings or recommendations made in the report or on the closing of any business transaction.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Thank you very much for the opportunity to provide environmental consulting services to *Ossining Land Holdings LLC*. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,
EBI CONSULTING

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EXECUTIVE SUMMARY

At the request of Ossining Land Holdings LLC, EBI has performed a Phase I Environmental Site Assessment (ESA) of the property located at 34 State Street, 17-25 James Street, & 27 Hunter Street - (Sec. 97.07;Lots 17, 18, 68) in Ossining, New York, herein referred to as the Subject Property. The main objective of this ESA was to identify *recognized environmental conditions* in connection with the Subject Property, defined in ASTM Practice E 1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment, 2) under conditions indicative of a release to the environment, or 3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions. This ESA also includes a preliminary evaluation of certain potential environmental conditions that are outside the scope of ASTM Practice E 1527-13.

The Subject Property includes three contiguous irregular-shaped parcels cumulatively totaling approximately 5.9 acres. The Subject Property is currently improved with two, three-story, former manufacturing buildings. There is a basement beneath the northern building and a crawl space beneath the southern building. The original part of the northern building was constructed in the 1830s and expanded in the 1920s. The southern building was constructed in the 1950s. Three small single-story outbuildings are located west of the northern building, and a single-car garage building is located to southwest.

At the time of assessment, the buildings at the Subject Property were vacant. The western part of the site, west of the developed portion, is undeveloped wooded land. There are currently no manufacturing or industrial operations conducted at the Subject Property.

Below is the Assessment Summary Table presenting our recommended actions for the Subject Property. EBI's Findings and Opinions are presented in Section 8.0, and recommendations for further action or investigation are presented in Section 9.0.

ASSESSMENT SUMMARY TABLE 34 STATE STREET, 17-25 JAMES STREET, & 27 HUNTER STREET - (SEC. 97.07;LOTS 17, 18, 68) OSSINING, NEW YORK								
ASSESSMENT COMPONENT	**SECTION**	**NO FURTHER ACTION**	**REC**	**HREC**	**CREC**	**OTHER**	**RECOMMENDED ACTION**	**ESTIMATED COST**
Current Occupants/ Operations	**2.3, 5.0**	☒	☐	☐	☐	☐	No Further Action	
Historical Review	**4.3**	☒	☐	☐	☐	☐	No Further Action	
Regulatory Review	**4.1**	☐	☒	☐	☐	☐	See(1) below	See (1) below
Potential Off-site Sources	**2.5, 4.1**	☒	☐	☐	☐	☐	No Further Action	
Hazardous Substances/ Petroleum Products	**5.2**	☒	☐	☐	☐	☐	No Further Action	
Other Suspect Containers	**5.2**	☒	☐	☐	☐	☐	No Further Action	
Waste Generation	**5.3**	☒	☐	☐	☐	☐	No Further Action	
USTs	**5.4**	☐	☒	☐	☐	☐	See(1) below	See (1) below
ASTs	**5.4**	☒	☐	☐	☐	☐	No Further Action	
PCBs	**5.5**	☒	☐	☐	☐	☐	No Further Action	
Additional Site Conditions	**5.6**	☒	☐	☐	☐	☐	No Further Action	
Asbestos Containing Materials	7.1	☐	☐	☐	☐	☒	See (2) below	Action Item
Radon	7.2	☒	☐	☐	☐	☐	No Further Action	
Lead-based Paint	**7.3**	☒	☐	☐	☐	☐	No Further Action	
Lead in Drinking Water	**7.4**	☒	☐	☐	☐	☐	No Further Action	
Vapor Migration	**4.1.4**	☒	☐	☐	☐	☐	No Further Action	

(1) All available documentation regarding the USTs removed from the Property or closed in-place at the Property should be provided to EBI for review to further determine if environmental concerns remain. If this additional information is inconclusive or if no additional information is available, then a review of the State files for these tanks is recommended to gather additional information. Cost to review any additional information provided and to review any regulatory files will be $100 per hour, not to exceed $1,000 without prior client approval. If information from the State is inconclusive or if no additional pertinent information is available, then a Phase II subsurface investigation is recommended to determine if these tanks have adversely impacted the environmental integrity of the Property. The scope of work for a subsurface investigation could be influenced by the findings of the document review, therefore a cost for subsurface investigation activities is not available at this time.

(2) It is recommended that an asbestos inspection be performed in accordance with all applicable federal, state, and local regulatory requirements prior to renovation, demolition, or other activities that could cause a material disturbance. Any removal or disturbance of ACM or suspect ACM should be performed by properly trained personnel and in compliance with federal, state, and local regulations.

1.0 INTRODUCTION

This report documents the findings, opinions, and conclusions of a Phase I Environmental Site Assessment (ESA) of the property located at 34 State Street, 17-25 James Street, & 27 Hunter Street - (Sec. 97.07;Lots 17, 18, 68) in Ossining, New York.

1.1 PURPOSE

The purpose of this ESA was to identify *recognized environmental conditions* and certain environmental conditions outside the scope of ASTM Practice E 1527-13 in connection with the property at the time of the property reconnaissance.

1.2 SCOPE-OF-SERVICES

This ESA was conducted utilizing a standard of good commercial and customary practice that was consistent with the ASTM Practice E 1527-13. Any significant scope-of-work additions, deletions or deviations to ASTM Practice E 1527-13 are noted below or in the corresponding sections of this report. The scope-of-work for this assessment included an evaluation of the following:

- Physical characteristics of the Subject Property through a review of referenced sources for topographic, geologic, soils and hydrologic data.
- Subject Property history through a review of referenced sources such as land deeds, fire insurance maps, city directories, aerial photographs, prior reports, and interviews.
- Current Subject Property conditions, including observations and interviews regarding the following: the presence or absence of hazardous substances or petroleum products; generation, treatment, storage, or disposal of hazardous, regulated, or biomedical waste; equipment that utilizes oils which potentially contain PCBs; and storage tanks (aboveground and underground).
- Usage of surrounding area properties and the likelihood for releases of hazardous substances and petroleum products (if known and/or suspected) to migrate onto the Subject Property.
- Information in referenced environmental agency databases and local environmental records, within specified minimum search distances.
- Past ownership through a review of available prior reports and local municipal file review.

The scope-of-work also included consideration of the following potential environmental conditions that are outside the scope of ASTM Practice E 1527-13: asbestos-containing materials (ACM), lead-based paint (LBP), lead in drinking water, and radon.

1.3 ASSUMPTIONS, LIMITATIONS AND EXCEPTIONS

This Phase I Environmental Site Assessment (the report) has been prepared for the use of Ossining Land Holdings LLC, in accordance with our Standard Conditions for Engagement and Authorization Letter and Agreement for Environmental Services approved and signed by Ossining Land Holdings LLC (the Agreement), and with the limitations described below, all of which are integral parts of this report. A copy of the signed Standard Conditions For Engagement and Authorization Letter and Agreement for Environmental Services is maintained at the EBI Consulting office in Burlington, Massachusetts. To the

extent any provisions of this report conflict with the terms of the Agreement, the Agreement will control.

EBI has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of *ASTM Standard E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. This report was prepared with no exceptions or deletions from ASTM Standard E 1527-13.

This Phase I Environmental Site Assessment has been prepared to assess a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products. As such, this practice is intended to permit Ossining Land Holdings LLC to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the Subject Property consistent with good commercial or customary practice" as defined in 42 U.S.C. § 9601(35)(B).

In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify *recognized environmental conditions*. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property (1) due to a release to the environment, (2) under conditions that indicate an existing release or a past release, or (3) under conditions that pose a material threat of a future release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term does not include *de minimis conditions* that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The information reported was obtained through sources deemed reasonably ascertainable, as defined in ASTM Standard E 1527-13; a visual site survey of areas readily observable, easily accessible or made accessible by the Subject Property contact and interviews with owners, agents, occupants, or other appropriate persons involved with the Subject Property and a review of standard federal, state, and tribal environmental record sources. Municipal information was obtained through review of reasonably ascertainable standard government record sources and interviews with the authorities having jurisdiction over the Subject Property. Findings, conclusions, and recommendations included in the report are based on our visual observations in the field, the standard environmental record sources and municipal information reasonably obtained, information provided by the Client, and/or a review of readily available and supplied documents and drawings. EBI relies completely on the information, whether written, graphic, or verbal, provided by the Subject Property contact or as shown on any documents reviewed or received from the Subject Property contact, owner or agent, or municipal source, and assumes that information to be true and correct unless the information is known to be inaccurate or if it is obvious, based on other information obtained as part of the assessment, that the information is not accurate. Although there may have been some degree of overlap in the information provided by these various sources, EBI did not attempt to verify independently the accuracy or completeness of all information reviewed or received during the course of these environmental services.

The information reported, as well as EBI's findings, conclusions, and recommendations are based upon sources deemed reasonably ascertainable, as defined in ASTM Standard E 1527-13; a visual site survey of areas readily observable, easily accessible or made accessible by the Subject Property contact and interviews with owners, agents, occupants, or other appropriate persons involved with the Subject

Property and a review of standard federal, state, and tribal environmental record sources. Municipal information was obtained through review of reasonably ascertainable standard government record sources and interviews with authorities having jurisdiction over the Subject Property. Ossining Land Holdings LLC agrees that EBI has no obligation to independently verify the accuracy or completeness of the information reviewed or received during the course of these environmental services.

EBI renders no opinion as to the presence of hazardous substances or petroleum products in, on or under un-surveyed and/or inaccessible portions of the Subject Property. Unsurveyed and inaccessible portions of the Subject Property are described below. In addition, EBI renders no opinion as to the presence of hazardous substances or petroleum products in, on or under the Subject Property where direct observation of the interior walls, floor, or ceiling of a structure was obstructed by objects or coverings on or over these surfaces.

EBI Services and opinions are based on the scientific or technical tests or procedures specifically set forth in the scope of the Services described in this report. The ASTM Standard E 1527-13 does not encompass analytical testing to evaluate asbestos containing materials, radon, lead-based paint, drinking water quality, indoor air quality, stored chemicals, debris, fill materials, surface water, or subsurface samples (soil and groundwater) as part of a Phase I ESA. Because geologic and soil formations are inherently random, variable, and indeterminate in nature, the Services and opinions provided under this Agreement are not guaranteed to be a representation of actual conditions on the Subject Property, which are also subject to change with time as a result of natural or man-made processes, including water permeation. In performing the Services, EBI used that degree of care and skill ordinarily exercised by environmental consultants or engineers performing similar services in the same or similar locality at the same time and under similar circumstances. No other representation, expressed or implied, and no warranty or guarantee is included or intended. The report speaks only as of its date, in the absence of a specific written update of the report, signed and delivered by EBI. Additional information that becomes available after our survey and draft submission concerning the Subject Property should be provided to EBI so that our conclusions may be revised and modified if necessary, at additional cost.

Client and EBI agree that to the fullest extent permitted by law, EBI shall not be liable to Client for any special, indirect, consequential, punitive, exemplary, incidental or indirect damages or losses whatsoever, whether caused by EBI's negligence, errors, omissions, strict liability, breach of contract, breach of warranty or other cause or causes whatsoever.

The assessment was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession, and in accordance with generally accepted practices of other consultants currently practicing in the same locality under similar conditions.

1.4 SPECIAL TERMS AND CONDITIONS

This Phase I Environmental Site Assessment (the report) has been prepared to assist Ossining Land Holdings LLC in its underwriting of a proposed mortgage loan on the Subject Property. This report can be relied upon by only the parties stated in the transmittal letter at the front of this report. In the event that EBI provides a purchaser written permission to use this report, EBI's liability to such purchaser is limited to the cost of the report. Amendments to EBI's limitations as stated herein that may occur after issuance of the report are considered to be included in this report. Payment for the report is made by, and EBI's contract and report extends to Ossining Land Holdings LLC only, in accordance with our Standard Conditions For Engagement and, Authorization Letter and Agreement for Environmental Services.

1.5 DATA GAPS

Any data gaps identified herein, as defined by ASTM Practice E 1527-13 § 3.2.20, are not considered to have significantly affected the ability to identify recognized environmental conditions in connection with the Subject Property and do not alter the conclusions of this report. It should be noted that at the time this report was issued EBI had not received responses to requests for information from the Village of Ossining Building Department and Fire Department, and the Westchester County Department of Health. However, based on the historical information obtained through other sources, this historical data gap is not considered to have significantly impacted the ability to identify recognized environmental conditions and does not alter the conclusions of this report.

2.0 SUBJECT PROPERTY DESCRIPTION

2.1 OWNERSHIP AND LOCATION

According to the Westchester County Assessor's Office, the Subject Property is currently owned by Ossining Land LLC and Hunter James Associates LLC.

The Subject Property is located at 34 State Street, 17-25 James Street, & 27 Hunter Street - (Sec. 97.07;Lots 17, 18, 68) in Ossining, Westchester County, New York. The Subject Property includes three contiguous irregular-shaped parcels, identified by the Westchester County Assessor's Office as Tax ID 97.07-2-17, -18 and -68, cumulatively totaling approximately 5.9 acres. The Subject Property is located in the northwest quadrant of the intersection of State Street and James Street. Figure 1 - Location Map depicts the location of the Subject Property on a street map of Ossining, New York. Figure 2 - Locus Map depicts the location of the Subject Property on the Ossining, New York United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle. Figure 3 - Site Plan depicts the configuration of the Subject Property and adjoining properties.

2.2 SUBJECT PROPERTY IMPROVEMENTS

The Subject Property is currently improved with two, three-story, former manufacturing buildings. There is a basement beneath the northern building and a crawl space beneath the southern building. The original part of the northern building was constructed in the 1830s and expanded in the 1920s. The southern building was constructed in the 1950s. Three small single-story outbuildings are located west of the northern building, and a single-car garage building is located to southwest.

The existing buildings are located on the northeastern and eastern portion of the property. An asphalt-paved surface parking area is located to south. The western portion of the Subject Property is undeveloped land. Land and building areas are as follows:

SUBJECT PROPERTY IMPROVEMENTS				
Address	**Floors**	**Basement**	**DOC**	**Lot Size (Acres)**
North building	3	Yes	1830-1920s	5.9
South building	3	No (crawl space)	1950s	Inclusive

SF: Gross Square Feet (estimated)
DOC: Date of Construction

2.3 CURRENT USE OF THE SUBJECT PROPERTY

At the time of assessment, the buildings at the Subject Property were unoccupied. The western part of the site, west of the developed portion, is undeveloped wooded land. There are currently no manufacturing or industrial operations conducted at the Subject Property.

Please refer to Section 5.2 for discussion regarding hazardous substances and petroleum products at the Subject Property.

2.4 MUNICIPAL SERVICES & UTILITIES

The Subject Property is serviced by the following municipal services and utilities:

MUNICIPAL SERVICES AND UTILITIES	
Utility	**Provider/Source**
Potable Water Supply	Town of Ossining
Sewage Disposal System	Town of Ossining
Electrical Service	Consolidated Edison
Natural Gas Service	Not applicable
Oil Service	Not applicable
Heating/Cooling Systems	None observed
Emergency Power	Not applicable

2.5 ADJOINING PROPERTIES

Property use in the vicinity of the Subject Property is primarily characterized by residential and retail/commercial development, as well as undeveloped, wooded land.

ADJOINING PROPERTIES	
North	The eastern part of the Subject Property is bound to the north by the Leech & Thomas Funeral Home (32 State Street) while the western part of the Subject Property is bound to the north by undeveloped land.
South	The central and eastern part of the Subject Property is bound to the south by James Street, beyond which are single-family homes. The western part of the Subject Property is bound to the south by an apartment complex, Oxford House Apartments (15 and 16 James Street) and by single-family homes that front on Hunter Street to west.
East	The Subject Property is bound to the east by State Street, beyond which are single-family homes, apartments and a convenience store (Nunez Mini Mart, (9 Broad Avenue).
West	The Subject Property is bound to the west by Hunter Street, with single-family homes beyond. One single-family home is present on the east side of Hunter Street but is not a part of the site.

No visual evidence of adverse environmental conditions was observed during the survey of the adjoining properties.

3.0 USER PROVIDED INFORMATION

The following section summarizes information provided by Ossining Land Holdings LLC with regard to this Phase I Environmental Site Assessment. Additionally, a User Questionnaire was forwarded to the designated Client contact. The User Questionnaire has been completed and returned to our offices. The information requested in the User Questionnaire is intended to assist in gathering information that may be material to identifying recognized environmental conditions in connection with the Subject Property. The User Questionnaire and any additional documentation referenced below is presented in Appendix C.

3.1 TITLE RECORDS

Title record information associated with the Subject Property has not been provided to EBI by Ossining Land Holdings LLC. A detailed discussion regarding review of information obtained from other sources is presented in Section 4.3.5 of this report.

3.2 ENVIRONMENTAL LIENS AND ACTIVITY AND USE LIMITATIONS

Ossining Land Holdings LLC provided no information regarding environmental liens or activity and use limitations in connection with the Subject Property. A discussion regarding environmental liens is presented in Section 4.3.7 of this report. A detailed discussion regarding activity and use limitations is presented in Sections 4.1.1 and 4.1.2 of this report.

3.3 SPECIALIZED KNOWLEDGE

Ossining Land Holdings LLC provided no specialized knowledge that is material to recognized environmental conditions in connection with the Subject Property. EBI was not provided with or made aware of previous environmental assessments or other documentation that is material to recognized environmental conditions in connection with the Subject Property, except as presented in Section 4.3.8 of this report.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Ossining Land Holdings LLC provided no commonly known or reasonably ascertainable information within the local community about the Subject Property that is material to recognized environmental conditions in connection with the Subject Property.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Ossining Land Holdings LLC provided no information regarding valuation reduction for environmental issues in connection with the Subject Property.

3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

Ossining Land Holdings LLC provided contact information for the Subject Property owner, manager and/or occupants.

3.7 REASON FOR PERFORMING PHASE I ESA

Ossining Land Holdings LLC retained EBI to complete this Phase I Environmental Site Assessment in connection with a real estate transaction.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORDS

A review of standard environmental databases maintained by Federal, state, and tribal offices was completed through Environmental Data Resources, Inc. (EDR) of Shelton, Connecticut. The databases were searched for properties with reported environmental conditions located within approximate minimum search distances as specified by ASTM Standard E 1527-13, by using geocoding information that identified the coordinates of the properties in the databases or by checking the street addresses of practically reviewable non-geocoded "orphan" properties within the same zip code. The database report is presented in Appendix E.

The database report identified three "orphan" sites. Orphan sites are those sites that could not be accurately mapped or geocoded due to inadequate location information. EBI attempted to locate these sites via vehicular reconnaissance and interviews with personnel familiar with the area. Based on this research, EBI did not identify listed orphan sites within the approximate minimum search distances that may be considered likely to have impacted conditions at the Subject Property.

It should be noted that plotted locations of listed sites are not always accurate. With regard to listings that are determined or suspected to be inaccurate, based on information from other sources such as direct observation or consultation with individuals familiar with the property, EBI uses the best available data when evaluating the location of listed sites discussed below.

The following table provides a summary of the findings of the environmental database report. Specific properties identified within the database report are further discussed below.

SUMMARY OF FEDERAL, STATE, AND TRIBAL AGENCY DATABASE FINDINGS			
Regulatory Database	**Approximate Minimum Search Distance**	**Subject Property Listed**	**Off-site Listings Within Search Distance**
Federal NPL Sites	1.0 mile	No	**1**
Federal Delisted NPL Sites	0.5 mile	No	0
Federal SEMS Sites	0.5 mile	No	**1**
Federal SEMS-ARCHIVE Sites	0.5 mile	**Yes**	**1**
Federal RCRA CORRACTS Sites	1.0 mile	No	0
Federal RCRA non-CORRACTS TSD Sites	0.5 mile	No	0
Federal RCRA Generators Sites	Property & Adjoining	**Yes**	0
Federal Engineering / Institutional Control Sites	0.5 mile	No	**1**
Federal ERNS Sites	Property	No	NA
Federal FINDS Sites	Property	**Yes**	NA
State and Tribal equivalent NPL / CERCLIS Sites	1.0 / 0.5 mile	**Yes**	0
State and Tribal Spills Sites	Property	No	NA
State and Tribal Landfill or Solid Waste Disposal Sites	0.5 mile	No	**2**
State and Tribal Leaking Storage Tank Sites	0.5 mile	No	**70**
State and Tribal Registered Storage Tank Sites	Property & Adjoining	**Yes**	**1**
State and Tribal Engineering / Institutional Control Sites	0.5 mile	No	**1**
State and Tribal Voluntary Cleanup Sites	0.5 mile	No	**2**
State and Tribal Brownfield Sites	0.5 mile	No	**1**

4.1.1 Federal Agency Database Records

National Priority List (NPL)

The NPL database, also known as the Superfund List, is a subset of CERCLIS and identifies sites that are ranked as high priority for remedial action under the Federal Superfund Act. The Subject Property was not identified on the NPL database. However, one site located within 1.0 mile of the Subject Property was identified on the NPL database. Information regarding the listed site is presented in the following table:

NPL			
Site	**Distance / Direction / Gradient***	**EPA ID No.**	**Regulatory Status**
Hudson River PCBs No Street Applicable Hudson River, New York	700 feet / West / Downgradient	NYD980763841	Discovery: 07/01/1983 Proposed: 09/08/1983 Status: Final 09/21/1984 Contaminants: PCBs Media Impacted: Surface water, sediments

* Presumed hydrogeologic gradient based upon regional topography

The Hudson River PCBs Site includes a nearly 200 river-mile stretch of the Hudson River in eastern New York State from the Village of Hudson Falls to the Battery in New York City. This federal Superfund Record of Decision (ROD) addresses the risks to people and ecological receptors associated with polychlorinated biphenyls (PCBs) in the in-place sediments of the Upper Hudson River. The Site is divided into the Upper Hudson River, which is the length of river between Hudson Falls and the Federal Dam at Troy, New York and the Lower Hudson River, which is the length of river between Federal Dam at Troy and the Battery. EPA further divided the Upper Hudson River area into three main sections known as River Section 1, River Section 2, and River Section 3. The Site also includes five Remnant Deposits, which are areas of PCB-contaminated sediment that became exposed after the river water level dropped following removal of the Fort Edward Dam in 1973. The Upper Hudson River portion of the Site extends from the Fennimore Bridge in Hudson Falls to the Federal Dam at Troy, a distance of just over 43 river miles. The Lower Hudson River extends from the Federal Dam to the southern tip of Manhattan at the Battery in New York City. The Mid-Hudson River, which is primarily a subset of the Lower Hudson River, extends from the Federal Dam at Troy to just south of Poughkeepsie.

The predominant sources of PCB contamination to the Upper Hudson River were two capacitor manufacturing plants owned and operated by GE. The plants are located adjacent to or near the Hudson River in the Village of Hudson Falls and the Town of Fort Edward. Over a 30-year period, the plants discharged a substantial amount of PCBs into the river. At the GE Hudson Falls plant, leakage of non-aqueous phase PCB-bearing oils through bedrock to the river continues to be a source of PCB contamination. Regarding the former outfall to the Hudson River from the GE Fort Edward plant, New York State Department of Environmental Conservation (NYDEC) issued a ROD in January 2000 that calls for the excavation of PCB-contaminated soil and sediment in this area of the Upper Hudson River shoreline in order to eliminate this source of PCBs to the river. EPA's analysis assumes a significantly reduced PCB loading to the river from these sources once the State's plans for remediation are implemented. PCBs, the chemicals of concern addressed in this decision document, have been classified by EPA as probable human carcinogens. They are also linked to other serious non- cancer adverse health effects based on observations in animals and emerging evidence in humans. Once discharged from the GE plants, the PCBs adhered to river sediment and accumulated downstream as they settled in impounded pools and other depositional areas.

Historic fish and sediment data indicated PCBs were accumulating downstream of the old Fort Edward Dam as well as accumulating behind the dam. The removal of the dam in 1973 resulted in a remobilization and downstream distribution of PCBs that had accumulated behind the dam. Historically, the highest PCB sediment concentrations have been detected in the cohesive sediments within the Upper Hudson River. River scouring and erosion and other mechanisms have mobilized PCB contaminated sediments from the extensive cohesive deposits, redepositing them farther downstream all the way to the Battery. The preponderance of data indicates that burial of contaminated sediment by cleaner materials is not universally or uniformly occurring. Data also indicate that contaminated sediments in River Sections 1, 2 and 3 continue to serve as the major source of PCBs to the water column and the fish within the Upper Hudson River. During an approximate 30-year period ending in 1977, PCBs were used in capacitor manufacturing operations Hudson Falls and Fort Edward, New York facilities. PCB oils were discharged both directly and indirectly from these plants into the Hudson River. This included both non-permitted and permitted discharges. Even after permits were received in 1975, permit exceedances occurred. Estimates of the total quantity of PCBs discharged directly from the two plants into the river from the 1940s to 1977 are as high as 1,330,000 pounds (about 605,000 kg). The Site passes through 14 different counties as the river flows to its final discharge point in New York Harbor. Four counties (Albany, Washington, Rensselaer, and Saratoga) lie adjacent to the more highly contaminated portions (areas of proposed active remediation in River Sections 1, 2 and 3) of the Upper Hudson River between Troy (Federal Dam) and Hudson Falls. Within these four counties, forests and farmlands surround urban centers and historic villages. A Record of Decision (ROD) addressing operable unit 1 (OU 01) was completed in September 1984. A Record of Decision addressing OU 2 was completed in February 2002.

Based upon the nature of the contamination, the ongoing remediation activities and distance/presumed hydrogeologic gradient relative to the Subject Property, it is considered unlikely that conditions associated with the identified NPL facility represent an environmental concern to the Subject Property.

Delisted National Priority List (NPL)

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate. Neither the Subject Property nor any sites located within 0.5 mile of the Subject Property were identified on the Delisted NPL database.

Superfund Enterprise Management System (SEMS)

SEMS tracks federal hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of the USEPA's Superfund Program. The list was formerly known as CERCLIS and was renamed at the end of 2015. The list contains data regarding potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). SEMS also contains sites that are either proposed to or on the National Priority List (NPL), as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Subject Property was not identified on the SEMS database. However, one site located within 0.5 mile of the Subject Property was identified on the SEMS database. Information regarding the listed site is presented in the following table:

SEMS			
Site	**Distance / Direction / Gradient***	**EPA ID No.**	**Regulatory Status**
Hudson River PCBs No Street Applicable Hudson River, New York	700 feet / West / Downgradient	NYD980763841	Discovery: 07/01/1983 Proposed: 09/08/1983 NPL Status: Final NPL Listing 09/21/1984 Contaminants: PCBs Media Impacted: Surface water, sediments

* Presumed hydrogeologic gradient based upon regional topography

The Hudson River PCBs Site was discussed previously as an NPL site.

SEMS – ARCHIVE

SEMS-ARCHIVE tracks sites that have been removed from the SEMS list. This list was formerly known as the CERCLIS- NFRAP list and was renamed SEMS-Archive at the end of 2015. SEMS-ARCHIVE sites may be sites where, following an initial investigation, no contamination was found, contamination was removed without the need for the site to be placed on the NPL, or the contamination was not considered sufficient to warrant Federal Superfund action or NPL consideration. The Subject Property and one site located within 0.5 mile of the Subject Property were identified on the SEMS-ARCHIVE database. Information regarding the listed sites is presented in the following table:

SEMS-ARCHIVE			
Site	**Distance / Direction / Gradient***	**EPA ID No.**	**Regulatory Status**
Printex Corp 34 State St Ossining, New York	Subject Property	NYD013008446	Discovery: 04/01/1980 Preliminary Assessment: 11/01/1980 Status: SEMS-ARCHIVE
Ossining Historical Society 36 South Highland Ave Ossining, New York	0.26 mile / East-Northeast / Crossgradient	NYD987001450	Discovery: 05/05/1992 Preliminary Assessment: 12/26/1992 Status: SEMS-ARCHIVE

* Presumed hydrogeologic gradient based upon regional topography

According to our review of historical records Printex Corp was a tenant at the Subject Property from the 1940s through the 1990s and was a silk screening operation. Based upon the current regulatory status, it was determined that this facility didn't qualify for the NPL.

Based upon the distance and presumed hydrogeologic gradient relative to the Subject Property, it is considered unlikely that conditions associated with the identified SEMS-ARCHIVE facility represent an environmental concern to the Subject Property.

Resource Conservation and Recovery Act (RCRA) – Corrective Action Tracking System (CORRACTS)

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 regarding sites that generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA. The RCRA-CORRACTS database identifies TSD facilities that have conducted, or are currently conducting, corrective action(s) as regulated under RCRA. Neither the Subject Property nor any sites located within 1.0 mile of the Subject Property were identified on the RCRA CORRACTS database.

RCRA non-CORRACTS Treatment, Storage and/or Disposal (TSD) Facilities

RCRA non-CORRACTS Treatment, Storage and/or Disposal (TSD) facilities are required to register hazardous waste activity under the Resource Conservation and Recovery Act (RCRA). Neither the Subject Property nor any sites located within 0.5 mile of the Subject Property were identified on the RCRA non-CORRACTS TSD database.

RCRA Hazardous Waste Generators

Hazardous waste generators tracked under the Resource Conservation and Recovery Act (RCRA) are classified as either Large Quantity Generators (LQGs), Small Quantity Generators (SQGs), or Conditionally Exempt Small Quantity Generators (CESQG). A RCRA-LQG is defined as a facility that generates over 1,000 kilograms (Kg) of hazardous waste, or over 1 Kg of acutely hazardous waste per month. A RCRA-SQG is defined as a facility that generates between 100 Kg and 1,000 Kg of hazardous waste per month. A RCRA-CESQG is defined as a facility that generates less than 100 Kg of hazardous waste, or less than 1 Kg of acutely hazardous waste per month. The Subject Property was identified on the RCRA Generator database. Information regarding the listing is presented in the following table:

RCRA GENERATORS			
Site	**Distance / Direction / Gradient***	**EPA ID No.**	**Regulatory Status**
Hudson Steppe 34 State St Ossining, New York	Subject Property	NYR000119529	RCRA SQG as of 07/27/2016 No violations found

* Presumed hydrogeologic gradient based upon regional topography

The Subject Property (Hudson Steppe) is listed as a RCRA Small Quantity generator. Based upon information presented in the environmental database report, Hudson Steppe generated hazardous waste (lead), presumably during abatement of lead-based paint that was reportedly performed at the existing buildings in 2016. No violations were reported for Hudson Steppe. The regulatory database shows that a former tenant of the Subject Property, Hudson River Inlay, was listed as a RCRA Small Quantity Generator from 1979 through 2006 and generated ignitable waste. No violations are listed. Another former tenant, Con Edison, is listed as a RCRA Non-Generator as of 2008. No violations are listed. Based upon the absence of reported violations and the site conditions observed at the time of EBI's reconnaissance, the RCRA-SQG database listings for Hudson Steppe and Hudson River Inlay are not considered to represent an existing release, past release, or material threat of release of hazardous substances or petroleum products on the Subject Property.

Federal Engineering Control / Institutional Control Registries

The completion of site cleanup activities may include the implementation of engineering controls or institutional controls as part of the response action. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. The Subject Property was not identified on Federal Engineering Control or Institutional Control Registries. However, two sites located within 0.5 mile of the Subject Property were identified on Federal Engineering Control or Institutional Control Registries. Information regarding the listed sites is presented in the following table:

FEDERAL ENGINEERING CONTROL AND INSTITUTIONAL CONTROL REGISTRIES			
Site	**Distance / Direction / Gradient***	**EPA ID No.**	**Regulatory Status**
Hudson River PCBs No Street Applicable Hudson River, New York	700 feet / West / Downgradient	NYD980763841	Agency: USEPA Engineering Control: Sediment/SW dewatering, excavation, disposal, & treatment Institutional Control: NA Status: Final 09/21/1984 Contaminants: PCBs Media Impacted: Surface water, sediments

* Presumed hydrogeologic gradient based upon regional topography

The Hudson River PCBs Site was discussed previously as an NPL site.

Emergency Response Notification System (ERNS)
ERNS is a national database used to collect information regarding reported releases of petroleum products and/or hazardous substances. The database contains information from spill reports submitted to Federal agencies, including the EPA, the U.S. Coast Guard, the National Response Center, and the U.S. Department of Transportation. A review of this database was conducted in order to determine whether any spills or incidents involving releases of hazardous substances or petroleum products have occurred at the Subject Property. The Subject Property was not identified on the ERNS database.

Facility Index System/Facility Registry System (FINDS)
FINDS is a centrally managed database by the EPA that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The database provides information regarding environmental activities that may affect air, water, and land in the United States. It is usually a cross-reference to other sources/databases that contain more detail. Two former tenants of the Subject Property (Hudson River Inlay and Con Edison) are listed on the FINDS database on the Environmental Interest/Information System. No violations are reported. Based on our observations during the site reconnaissance, it is considered unlikely that conditions associated with the FINDS listing represent an environmental concern to the Subject Property.

4.1.2 State and Tribal Agency Database Records

State and Tribal equivalent NPL Sites and CERCLIS Sites
State and tribal equivalent NPL and CERCLIS databases were searched for sites located within 1.0 mile and 0.5 mile of the Subject Property, respectively. The Subject Property was identified on state and/or tribal equivalent NPL and CERCLIS databases. Information regarding the listing is presented in the following table:

STATE AND TRIBAL EQUIVALENT NPL SITES AND CERCLIS SITES			
Site	**Distance / Direction / Gradient**	**ID No.**	**Regulatory Status**
Printer Corp 34 State St Ossining, New York	Subject Property	NYD013008446	Notification Date: Not reported Contaminants: Not reported Media Impacted: NA Status Date: 12/16/2003 Date of Closure: NA

According to the database report, a former tenant of the Subject Property, Printer Corp, is listed on the New York SHWS database. The database indicates the Subject Property was investigation by the Westchester Department of Health (DOH) which determined the tenant did not use lagoons to dispose of hazardous waste, but used concrete storage lagoons for the treatment of process water. The listing also indicates "no known disposal of hazardous wastes at this site." Based upon the current regulatory status and EBI's observations during our site reconnaissance, there do not appear to be any releases reported and it is considered unlikely that conditions associated with the identified listing represent an environmental concern to the Subject Property.

State and Tribal Spills Sites (Spills)

A review of available Spills databases was conducted in order to determine whether any spills or incidents involving releases of hazardous substances or petroleum products have occurred at the Subject Property. The Subject Property was not identified on the Spills database.

State and Tribal Landfill Sites and Solid Waste Disposal Sites

The state and tribal landfill and solid waste disposal site databases identify active or inactive landfill and transfer station facilities, as well as open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. The Subject Property was not identified on state or tribal landfill and solid waste disposal site databases. However, two sites located within 0.5 mile of the Subject Property were identified on state or tribal landfill and solid waste disposal site databases. Information regarding the listed sites is presented in the following table:

STATE AND TRIBAL LANDFILL SITES AND SOLID WASTE DISPOSAL SITES			
Site	**Distance / Direction / Gradient***	**ID No.**	**Facility Status**
North Water Street Organic Transfer Station 30 Water St Ossining, New York	0.114 mile / North-northwest / Crossgradient to Downgradient	60R24	Facility Type: Transfer Station Facility Status: Active No Reported Violations
Paradise Heating Oil 1 Quimby St Ossining, New York	0.135 mile / Northwest / Crossgradient to Downgradient	60O01	Facility Type: Waste Oil Storage, reprocessing or re-refining facility Facility Status: Active No Reported Violations

* Presumed hydrogeologic gradient based upon regional topography

Based upon the absence of reported violations and distance/presumed hydrogeologic gradient relative to the Subject Property, it is considered unlikely that conditions associated with the identified sites represent an environmental concern to the Subject Property.

State and Tribal Leaking Storage Tank Sites

Leaking Storage Tank Sites are properties where releases of hazardous substances or petroleum products from underground storage tanks (USTs) and/or aboveground storage tanks (ASTs) have been identified and reported to state, tribal, or local agencies. The Subject Property was not identified on state or tribal Leaking Storage Tank databases. However, 70 sites located within 0.5 mile of the Subject Property were identified on state or tribal Leaking Storage Tank databases. The 70 listed sites are all listed with a regulatory status of "closed," and because the Subject Property is located on a hilltop none of the listed sites are upgradient of the Subject Property. Based upon the regulatory status and hydrogeologic position relative to the Subject Property, these sites are considered unlikely to represent

an existing release, past release, or material threat of release of hazardous substances or petroleum products on the Subject Property.

State and Tribal Registered Storage Tanks

The Subject Property and one adjoining property were identified on state or tribal Registered Storage Tank databases. Information regarding the listed sites is presented in the following table:

STATE AND TRIBAL REGISTERED STORAGE TANKS				
Location	**Distance / Direction / Gradient***	**Capacity / Contents**	**Year Installed**	**Status**
Creative Design Inc 34 State St Ossining, New York	Subject Property	(1) 3,000-gallon UST / Contents not reported	Not reported	Removed (1993)
		(1) 1,000-gallon UST / Contents not reported	Not reported	Removed (1993)
		(1) 10,000-gallon UST / Contents not reported	Not reported	Closed in place (1988)
15-16 James Street 15-16 James Street Ossining, New York	Adjacent / South / Crossgradient	(2) 2,000- gallon UST / Contents not reported	Not reported	Removed (1999)
		(2) 2,000- gallon UST / Fuel Oil	2008	Removed (2015)

* Presumed hydrogeologic gradient based upon regional topography

Creative Design is a former tenant of the Subject Property and is listed as having three USTS. According to the database, a 10,000-gallon UST was closed in place at the Subject Property on September 1, 1986. Two more USTs, a 1,000-gallon capacity tank and a 3,000-gallon tank, were removed on December 1, 2003. No releases (LUSTs) were reported. EBI was not provided with any prior reports or closure documents regarding the UST removals/abandonment, or any plans or other documents indicating the location of the former USTs. Because it isn't known if they adversely impacted the Subject Property, these former USTs are considered a *recognized environmental condition (REC)*.

15-16 James Street are the two apartment buildings (Oxford House Apartments) that bound the western part of the Subject Property to south. The apartments are listed as having two 2,000-gallon UST removed in 1999, with two additional USTs removed in 2015. No releases (LUST cases) were reported. Based upon the absence of reported releases and presumed hydrogeologic gradient relative to the Subject Property, it is considered unlikely that conditions associated with this identified state or tribal Registered Storage Tank site represent an environmental concern to the Subject Property.

State and Tribal Engineering Control / Institutional Control Registries

The completion of site cleanup activities may include the implementation of engineering controls or institutional controls as part of the response action. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. The Subject Property was not identified on state or tribal Engineering Control or Institutional Control Registries. However, one site located within 0.5 mile of the Subject Property was identified on state or tribal Engineering Control or Institutional Control Registries. Information regarding the listed site is presented in the following table:

STATE AND TRIBAL ENGINEERING CONTROL / INSTITUTIONAL CONTROL REGISTRIES			
Site	**Distance / Direction / Gradient***	**ID No.**	**Regulatory Status**
Hudson Intl Conductors 62 Water St Ossining, New York	0.202 mile / North-northwest / Crossgradient to Downgradient	57382	Notification Date: Not reported Contaminants: Cadmium, chromium, zinc, cyanide, chlorinated solvents Media Impacted: Soil & GW Status: Closed, with ongoing monitoring Date of Closure: 12/2010

* Presumed hydrogeologic gradient based upon regional topography

Based upon the current regulatory status and presumed hydrogeologic gradient relative to the Subject Property, it is considered unlikely that conditions associated with the identified site represent an environmental concern to the Subject Property.

State and Tribal Voluntary Cleanup Sites

The Subject Property was not identified on state or tribal Voluntary Cleanup Site databases. However, two sites located within 0.5 mile of the Subject Property were identified on state or tribal Voluntary Cleanup Site databases. Information regarding the listed sites is presented in the following table:

STATE AND TRIBAL VOLUNTARY CLEANUP SITES			
Site	**Distance / Direction / Gradient***	**ID No.**	**Regulatory Status**
CE-Ossining MGP 39 Central Ave and 30 Water St Ossining, New York	0.150 mile / North-northwest / Crossgradient to Downgradient	57904	Site Type: Former manufactured gas plant Responsible Party: Con Edison Notification Date: Not reported Contaminants: Coal tar, VOCs, SVOCs, BTEX Media Impacted: Soil & GW Status: Active Date of Closure: NA
Hudson Intl Conductors 62 Water St Ossining, New York	0.202 mile / North-northwest / Crossgradient to Downgradient	57382	Site Type: Former wire manufacturing Responsible Party: The Wire Mill, LLC Notification Date: Not reported Contaminants: Cadmium, chromium, zinc, cyanide, chlorinated solvents Media Impacted: Soil & GW Status: Closed, with ongoing monitoring Date of Closure: 12/2010

* Presumed hydrogeologic gradient based upon regional topography

Based upon the current regulatory status and/or presumed hydrogeologic gradient relative to the Subject Property, it is considered unlikely that conditions associated with the identified Voluntary Cleanup Sites represent an environmental concern to the Subject Property.

State and Tribal Brownfield Sites

The Subject Property was not identified on state or tribal Brownfield Sites databases. However, one site located within 0.5 mile of the Subject Property was identified on state or tribal Brownfield Sites databases. Information regarding the listed site is presented in the following table:

STATE AND TRIBAL BROWNFIELD SITES			
Site	**Distance / Direction / Gradient***	**ID No.**	**Regulatory Status**
Hudson Intl Conductors 62 Water St Ossining, New York	0.202 mile / North-northwest / Crossgradient to Downgradient	57382	Notification Date: Not reported Contaminants: Cadmium, chromium, zinc, cyanide, chlorinated solvents Media Impacted: Soil & GW Status: Closed, with ongoing monitoring Date of Closure: 12/2010

* Presumed hydrogeologic gradient based upon regional topography

Based upon the current regulatory status and presumed hydrogeologic gradient relative to the Subject Property, it is considered unlikely that conditions associated with the identified Brownfield Site represent an environmental concern to the Subject Property.

4.1.3 Local Regulatory Agency Records

Local municipal offices consulted during the completion of this assessment included the following:

Village/Town of Ossining Building Department
EBI submitted a written request to Village of Ossining Building Department for information regarding the generation, transportation, storage, treatment, disposal, and/or spills or releases of hazardous substances or petroleum products at the Subject Property, in accordance with the Freedom of Information Act (FOIA). As of the date of this report, EBI had not received a response to this inquiry. Upon receipt of the agency response, if the provided information has a material effect on the findings of this report, EBI will forward this information as an addendum to this report. If no response is received, or no material information is identified, our report will not be modified.

Westchester County Department of Health
EBI submitted a written request to the Westchester County Department of Health for information regarding the generation, transportation, storage, treatment, disposal, and/or spills or releases of hazardous substances or petroleum products at the Subject Property, in accordance with the Freedom of Information Act (FOIA). As of the date of this report, EBI had not received a response to this inquiry. Upon receipt of the agency response, if the provided information has a material effect on the findings of this report, EBI will forward this information as an addendum to this report. If no response is received, or no material information is identified, our report will not be modified.

Village/Town of Ossining Fire Department
EBI submitted a written request to the Village/Town of Ossining Fire Department for information regarding the generation, transportation, storage, treatment, disposal, and/or spills or releases of hazardous substances or petroleum products at the Subject Property, in accordance with the Freedom of Information Act (FOIA). As of the date of this report, EBI had not received a response to this inquiry. Upon receipt of the agency response, if the provided information has a material effect on the findings of this report, EBI will forward this information as an addendum to this report. If no response is received, or no material information is identified, our report will not be modified.

4.1.4 Vapor Migration

EBI conducted a vapor migration screening survey of the Subject Property. EBI's site observations and review of the environmental database report (cited in Section 4.1) did not identify any conditions on the

Subject Property or on adjoining properties that would indicate a REC relative to vapor migration at the Subject Property.

This vapor migration screening was conducted in accordance with ASTM E1527-13 and is not intended to satisfy the requirements of ASTM E2600-15. The scope of this screening was limited to visual observations and review of the environmental database report and did not include the collection and laboratory analysis of air samples to confirm or refute the presence of airborne contaminants by vapor intrusion.

4.2 PHYSICAL SETTING

4.2.1 Topography

The Subject Property elevation varies from a high of approximately 180 feet above mean sea level (msl) on the northeast part of the site to a low of approximately 80 feet at the western end of the site. The Subject Property is located on a ridge that overlooks the Hudson River to west. The eastern developed part of the site slopes generally gently downward to the south and east. The western undeveloped part of the site slopes moderately to steeply downward to the west. The Subject Property is located east of the Hudson River, and the general slope of the surrounding region is to the west towards the river (see Figure 2 - Locus Map, which depicts the location of the Subject Property on the Ossining, New York USGS 7.5 Minute Topographic Quadrangle).

4.2.2 Geology and Soils

No bedrock outcroppings were observed at the Subject Property. Information concerning the geology of the Subject Property was obtained from the USGS Ground Water Atlas of the United States, New York region (1995). The Subject Property is located within the New England Upland Section physiographic province, which consists of Precambrian metamorphic and igneous rocks, primarily gneiss, mica schist, and granite. Cambrian and Ordovician sedimentary rocks, primarily carbonate rocks, sandstone, and shale, underlie parts of western New England.

According to the Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) website (http://websoilsurvey.nrcs.usda.gov/app/), the dominant soil composition in the vicinity of the Subject Property is classified as Urban land-Charlton-Chatfield complex, rolling, very rocky, 2 to 15 percent slopes (UIC). This soil consists of well-drained soils consisting of loam, sandy loam and flaggy silt loam overlying unweathered bedrock. The soil extends to a depth of 24 to 60 inches. Permeability is low to high, and the available water capacity is moderate to low. The depth to bedrock ranges from 20 to over 60 inches.

4.2.3 Hydrogeology and Hydrology

No natural surface water bodies were identified on or adjacent to the Subject Property. The nearest downgradient surface water body is the Hudson River, located approximately 700 feet east of the Subject Property.

Local groundwater gradient is expected to follow surface topography; therefore, groundwater flow near the Subject Property is expected to flow overall to the west. Groundwater depths and flow gradients are best evaluated by a subsurface investigation involving the installation of at least three groundwater monitoring wells and precise measurements of hydrostatic pressure. Monitoring wells were not observed on the Subject Property.

4.3 HISTORICAL USE OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES

EBI attempted to determine the history of the Subject Property dating back to the earlier of 1940 or first developed use. It should be noted that data failure occurred per Section 8.3.2.3 of ASTM Standard E 1527-13. Specifically, EBI could only identify records back to 1886, at which time the Subject Property was developed as a single-family residential property. The prior use of the property is unknown. However, it is anticipated that the Subject Property would have been undeveloped prior to this use, or that any prior uses would not have been involved in any activities that at this point would be considered an environmental concern. Therefore, this data failure is not considered to be significant. The following table summarizes the historical use of the Subject Property and surrounding area.

HISTORICAL USE SUMMARY			
Period	**Historical Uses**		**Source(s)**
	Subject Property	**Surrounding Area**	
At least 1830s-1910	Single-family home (mansion) on the northeastern part of the site, with a few outbuildings to southwest. A few single-family homes at the west end of the site from the 1890s.	Limited single-family residential development. A school (Mount Pleasant Military Academy) is present to northeast from the 1880s.	Fire Insurance Maps Topographic Maps Other Historical Records
1920s-1940s	The home has been expanded with an addition on the north side and is now a Knights of Columbus Club. A few single-family homes are present on the southern end of the site.	Single-family residential development. A school (Mount Pleasant Military Academy) is present through the 1920s and is then gone.	Fire Insurance Maps Topographic Maps Other Historical Records
Late 1940s – 1990s	Existing buildings now occupied by Printex Corporation, a silk screening company, and are expanded in the 1960s and 1970s. A few single-family homes are present on the southern end of the site.	Single-family residential and limited retail development.	Aerial Photographs Fire Insurance Maps Topographic Maps City Directories
1990s – 2013s	Existing buildings occupied by offices and by Hudson Inlay, a woodworking company.	Single-family residential and limited retail development.	Aerial Photographs Fire Insurance Maps Topographic Maps City Directories Personal Interviews
2014 to Present	Vacant	Single-family residential and limited retail development.	Aerial Photographs Fire Insurance Maps Topographic Maps City Directories Personal Interviews

According to our review of historical records Printex Corp was a tenant at the Subject Property from the 1940s through the 1990s and was a silk screening operation. Another tenant of the Subject Property, Creative Design, is listed as having had three USTS. These tanks were discussed previously in Section 4.1.2 and are considered a recognized environmental condition (REC).

4.3.1 Aerial Photographs

Historical aerial photographs may be used to evaluate changes in land use and to identify visible areas of potential environmental concern. A search for historical aerial photographs depicting the Subject Property and vicinity was conducted by Environmental Data Resources, Inc. (EDR). It should be noted that the scale of the available aerial photographs precludes the distinct identification of structures and/or land uses on or in the vicinity of the Subject Property. Aerial photographs depicting the Subject Property were reviewed and are summarized in the following table. Copies of selected aerial photographs are presented in Appendix F.

AERIAL PHOTOGRAPH SUMMARY		
Year	**Issues Noted**	**Observations**
1941	No	**Subject Property:** The resolution of the photograph is poor, no details about the occupancy of the site can be discerned.
		Surrounding Area: The resolution of the photograph is poor, no details about the occupancy of the surrounding properties can be discerned.
1953	No	**Subject Property:** The Subject Property is occupied by an L-shaped building (the existing structure) located in the northeastern corner of the site. Three single-family homes are located on the southern part of the site.
		Surrounding Area: The surrounding properties are primarily single-family residential, with apparent retail/commercial buildings located to northeast.
1957 1961 1964	No	**Subject Property:** Conditions on the Subject Property appear to be similar to those depicted on the 1953 photograph, with the exception that the building to south of the northern building is present.
		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1953 photograph.
1974 1985 1989 1994	No	**Subject Property:** Conditions on the Subject Property appear to be similar to those depicted on the 1964 photograph, except additional small buildings are located west of the building on the northern part of the site.
		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1964 photograph, except the existing apartment buildings that adjoin the western part of the site to south are present.
2006 2009 2011	No	**Subject Property:** Conditions on the Subject Property appear to be similar to those depicted on the 1994 photograph, except the single-family residences on the southern part of the site are no longer present.
		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1994 photograph.

4.3.2 Fire Insurance Maps

A search for historical fire insurance maps depicting the Subject Property and vicinity was conducted by Environmental Data Resources, Inc. (EDR). Historical fire insurance maps depicting the Subject Property were reviewed and are summarized in the following table. Copies of selected fire insurance maps are presented in Appendix F.

FIRE INSURANCE MAP SUMMARY		
Year	**Issues Noted**	**Observations**
1886	No	**Subject Property:** The Subject Property is occupied by a single residential building located on the northeastern part of the site.
		Surrounding Properties: Features depicted on surrounding properties included single

FIRE INSURANCE MAP SUMMARY		
Year	**Issues Noted**	**Observations**
		family homes to east and south and a school (military academy) to northeast.
1891 1897 1903	No	**Subject Property:** The Subject Property is occupied by a single residential building located on the northeastern part of the site. Two barns/outbuildings are located southwest of the residence.
		Surrounding Properties: Features depicted on surrounding properties included single family homes to northeast, east, south and southwest and a school (military academy) to northeast.
1911	No	**Subject Property:** Conditions on the Subject Property are similar to those as depicted on the 1903 map, with the addition of an additional outbuilding (a hen house) southwest of the outbuildings and a single-family residence on the southern part of the site.
		Surrounding Properties: Features depicted on surrounding properties included single family homes to northeast, east, south and southwest and a school (military academy) to northeast.
1924 1931 1942	No	**Subject Property:** The residential building has been expanded, is now L-shaped, and is shown to be a Knights of Columbus hall. Three single-family homes are now on the southern part of the site.
		Surrounding Properties: Features depicted on surrounding properties included single family homes to northeast, east, south and southwest. The school (military academy) to northeast is gone in the 1931 map.
1949	No	**Subject Property:** The building on the Subject Property is shown to be occupied by Printex Corp of America, cloth printing. The three residences on the southern part remain.
		Surrounding Properties: Features depicted on surrounding properties included single family homes to northeast, east, south and southwest.
1971	No	**Subject Property:** The Subject Property is developed with the existing two large buildings and outbuildings, and is shown to be Printex Corp of America, screen cloth printing.
		Surrounding Properties: Features depicted on surrounding properties included single family homes to northeast, east, south and southwest. The existing apartment buildings to south are present.

4.3.3 Topographic Maps

Historical topographic maps provide information related to physical land configuration such as elevation, ground slope, surface water and other features. While most buildings in densely developed urban centers are not depicted, topographic maps typically show structures equal to or larger than the size of a single-family residence in rural areas. Other notable features such as woods, pipelines, municipal boundaries, and areas of filled land are often marked on topographic maps.

A search for historical topographic maps depicting the Subject Property and vicinity was conducted by Environmental Data Resources, Inc. (EDR). Historical topographic maps depicting the Subject Property were reviewed and are summarized in the following table. Copies of selected topographic maps are presented in Appendix F.

TOPOGRAPHIC MAP SUMMARY		
Year	**Issues Noted**	**Observations**
1892 1893	No	**Subject Property:** One structure is shown on the northeastern part of the site.
		Surrounding Properties: The surrounding street grid is shown, with small buildings

TOPOGRAPHIC MAP SUMMARY		
Year	**Issues Noted**	**Observations**
1902		(apparently residences) located along the streets.
1936	No	**Subject Property:** One structure which appears to be L-shaped is shown on the northeastern part of the site.
		Surrounding Properties: The surrounding street grid is shown, with small buildings (apparently residences) located along the streets.
1955	No	**Subject Property:** One structure which appears to be L-shaped is shown on the northeastern part of the site.
		Surrounding Properties: The surrounding properties are shaded to represent urban development; no distinct structures or other notable features are depicted.
1967 1979	No	**Subject Property:** The Subject Property is shaded to represent urban development; no distinct structures or other notable features are depicted.
		Surrounding Properties: The surrounding properties are shaded to represent urban development; no distinct structures or other notable features are depicted.
2013	No	**Subject Property:** No structures or other notable features are shown on the site.
		Surrounding Properties: No structures or other notable features are shown on the surrounding properties.

4.3.4 Street Directories

Street directories are commercial publications containing names and addresses, and in many cases, occupations of the occupants of a particular community. The directories may also contain information pertaining to business processes conducted within a community. A search for historical street directories was conducted by Environmental Data Resources, Inc. (EDR). Historical street directories were reviewed and are summarized in the following table. Copies of the street directories are presented in Appendix F.

STREET DIRECTORY SUMMARY		
Year	**Issues Noted**	**Occupants**
1972 1977 1982	No	Subject Property is occupied by Printex Corp and Vera Neumann.
1987	No	Subject Property is occupied by Printex Corp, Levine Graphics, The Cortlandt Group, Vera Neumann and Seville Associates.
1992	No	Subject Property is occupied by Printex Corp, Art Business Consulting, The Cortlandt Group and Creative Designs.
1995	No	Subject Property is occupied by Cortlandt Group, Creative Designs Han Corp and Hudson River Inlay.
1999	No	Subject Property is occupied by PG Arbor & Co, Hudson River Inlay, and United Vision Sales.
2003	No	Subject Property is occupied by D Rotindo, Gregory Tavano, and Hudson River Valley Inlay.
2008	No	Subject Property is occupied by PG Arbor & Co, River Hudson, and United Vision Sales.
2013	No	Subject Property is occupied by Hudson River Inlay, River Hudson, and United Vision Sales.

4.3.5 Recorded Land Title Records

Land title records provide information on previous ownership of a property. Typically, deeds signifying transfer of a land parcel are recorded in county files and can be researched to determine the identity of past owners. A "chain of title" is a continuous record of ownership for a specific parcel. A 50-year chain of title search was not included in the scope of work for this assessment.

4.3.6 Property Tax Records

Property tax records for the Subject Property were obtained from the Westchester County Assessor's Office. The property records identify the current owners as Ossining Land LLC and Hunter James Associates LLC. A listing of the former Subject Property owners was not available for review.

4.3.7 Environmental Liens and Activity and Use Limitations

A search for Environmental Liens and Activity and Use Limitations was not included in the scope of this assessment.

4.3.8 Previous Environmental Reports

EBI was provided with the following previous environmental document regarding the Subject Property:

New York Department of Labor, Division of Safety and Health, Letter dated September 30, 2015

- The letter is addressed to Adelaide Environmental Health Associates (Adelaide) and indicates the agency granted a variance for interior friable debris cleanup and various ACM removal at the Vacant 3-Story building located at 34 State Street in Ossining New York. The variance refers to a proposed interior cleanup of friable debris in the attic and boiler room and the removal of ACM joint compound in the attic. Attachments to the letter indicate the abatement will address the following materials: 14,600 square feet (sf) of roofing materials, 2,500 sf of joint compound, 600 sf of pin mastic, 600 sf of duct cover, 1,200 sf of floor tile, 25 sf of debris, 26 mudded fittings, 16,000 sf of transite, and approximately 1,700 linear feet of caulk.

- One of the attachments to the letter is a portion of an asbestos and lead-based paint survey report by Adelaide that indicates a survey was conducted on August 12, 13 and 27th and September 2, 2015. The survey included 273 asbestos samples, 385 XRF readings and 3 PCB samples. Nineteen samples/homogeneous areas tested positive for asbestos, 53 XRF readings tested positive for lead, and zero PCB samples tested positive. Note that EBI was not provided with a copy of the inspection report.

Relevant information from the document is discussed in the appropriate sections of this report, and the provided document is presented in Appendix G.

4.3.9 Other Historical Records and Interviews

Mr. Chris Dos Anjos, Day Porter, was interviewed to obtain information regarding the history of the Subject Property. According to Mr. Dos Anjos, he has been familiar with the Subject Property for approximately 10 years and the original part of the northern building constructed in the 1830s. Mr. Dos

Anjos stated that asbestos and lead-based paint abatement was performed at the site in 2016 and is complete. However, he did not provide any related documentation to EBI to verify this statement.

5.0 SUBJECT PROPERTY RECONNAISSANCE

The Subject Property reconnaissance was conducted by Mr. Herb Spitz, EBI Senior Scientist, on January 13, 2017. Mr. Spitz was accompanied by and interviewed Mr. Chris Dos Anjos, the Subject Property Day Porter.

5.1 METHODOLOGY AND LIMITING CONDITIONS

The Subject Property reconnaissance consisted of visual and/or physical observations of the Subject Property and improvements, adjoining properties as viewed from the Subject Property boundaries, and the surrounding area based on visual observations made from adjacent public thoroughfares. Unimproved portions of the Subject Property were observed along the perimeter and in a general grid pattern in safely accessible areas. Building exteriors were observed along the perimeter from the ground, unless described otherwise. Building interiors were observed as they were made safely accessible, unless described otherwise.

At the time of the survey, the weather was sunny and approximately 45° Fahrenheit. During the survey, representative tenant spaces, mechanical spaces, and/or equipment components were observed. There were no significant portions of the Subject Property that were inaccessible or excluded from this survey.

5.2 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

5.2.1 Hazardous Substances and Petroleum Products (Identified Uses)

No notable hazardous substances or petroleum products were observed at the Subject Property.

EBI did not identify evidence of significant leaks, spills, or the improper handling of petroleum or hazardous substances that might impact the environmental condition of the Subject Property.

5.2.2 Hazardous Substances and Petroleum Products (Unidentified Uses)

EBI did not observe evidence of hazardous substance or petroleum products containers at the Subject Property that were not in connection with identified uses.

5.2.3 Unidentified Substances Containers

EBI did not observe evidence of unidentified substances containers at the Subject Property.

5.3 WASTE GENERATION, STORAGE, AND DISPOSAL

EBI identified the following waste streams generated at the Subject Property:

WASTE GENERATION, STORAGE, AND DISPOSAL			
Classification	**Type of Waste / Generation Process**	**Type of Storage / Location**	**Disposal Method / Contractor**
Non-regulated Solid Waste	Municipal Solid Waste / Routine Site Operations	None observed	NA
Non-regulated Liquid Waste	Sanitary Sewage / Routine Site Operations	NA (Municipal Sanitary Sewer)	Town/Village of Ossining
Regulated Solid or Liquid Waste	None identified	NA	NA
Biomedical Waste	None identified	NA	NA

No evidence of improper solid waste management or the improper disposal of hazardous substances or petroleum products was observed at the time of reconnaissance.

5.4 UNDERGROUND STORAGE TANKS (USTS) & ABOVEGROUND STORAGE TANKS (ASTS)

5.4.1 Existing Storage Tanks

Based upon site reconnaissance, interviews, and a review of state and local records, EBI identified no evidence of existing USTs or ASTs located at the Subject Property.

5.4.2 Former Storage Tanks

According to the regulatory database, a former tenant of the Subject Property (Creative Designs) is listed as having three USTS. According to the database, a 10,000-gallon UST was closed in place at the Subject Property on September 1, 1986. Two more USTs, a 1,000-gallon capacity tank and a 3,000-gallon tank, were removed on December 1, 2003. No releases (LUSTs) were reported. EBI was not provided with any prior reports or closure documents regarding the UST removals/abandonment, or any plans or other documents indicating the location of the former USTs. Because it isn't known if they adversely impacted the Subject Property, these former USTs are considered a *recognized environmental condition (REC)*.

5.5 OIL-CONTAINING EQUIPMENT AND POLYCHLORINATED BIPHENYLS (PCBS)

Polychlorinated biphenyls (PCBs) are a chemical component of many dielectric fluids, heat transfer fluids, hydraulic fluids, lubricating oils, paints, or coatings manufactured prior to July 2, 1979. Equipment that may potentially contain PCBs includes electrical equipment such as transformers or capacitors or hydraulically operated equipment, such as elevators, compaction equipment, or manufacturing equipment. The manufacture and distribution in commerce of PCBs was banned for use in 1979 by the United States Congress, which enacted the Toxic Substance and Control Act (TSCA). In accordance with *US Code of Federal Regulations Title 40 - Protection of Environment, Chapter I - Environmental Protection Agency, Subchapter R - Toxic Substance Control Act (TSCA), Part 761 - Polychlorinated Biphenyls (PCBs) Manufacturing, Processing, Distribution in Commerce, and Use Prohibitions*, the owner of a transformer or other PCB-containing equipment is responsible for equipment maintenance and remediation in the event of a leak or release.

No potential PCB-containing equipment was identified at the Subject Property.

One overhead traction freight elevator services the southern building. The elevator is electrically powered and cable operated and does not contain hydraulic equipment.

5.6 ADDITIONAL SITE CONDITIONS

The following is a summary of visual and/or physical observations of the Subject Property on the day of the site visit. Photographs of pertinent Subject Property features are presented in Appendix A.

ADDITIONAL SITE CONDITIONS	
Condition	**Identified**
Interior Drains, Trenches, or Sumps	No
Interior Stains or Corrosion	No
Unusual Odors	No
Interior Pools of Liquid	**Yes**

ADDITIONAL SITE CONDITIONS	
Condition	**Identified**
Stained Soil or Pavement	No
Stressed Vegetation	No
Indications of Solid Waste Disposal	**Yes**
Exterior Pits, Ponds, or Lagoons	No
Wastewater or Stormwater Discharge/Disposal	No
Oil-Water Separators or Clarifiers	No
Septic Systems or Cesspools	No
Wells (Drinking Water Wells, Monitoring Wells, Agricultural/Irrigation Wells, or Process Water Wells)	No
Petroleum or Natural Gas Pipelines/Easements	No

At the time of our site visit part of the basement of the northern building was flooded, apparently from a leaking water line.

Piles of fill soils and construction debris (asphalt, concrete, wood, etc.) were observed at the western edge of the developed part of the site. No evidence of hazardous materials or contamination was observed in these materials, therefore they are not considered a recognized environmental condition.

6.0 INTERVIEWS

The site contact or Key Site Manager was contacted to be interviewed to obtain information regarding recognized environmental conditions in connection with the property. Additionally, a Pre-Survey Questionnaire was forwarded to the designated Subject Property contact. The Pre-Survey Questionnaire has not been completed and returned to our offices. The information requested in the Pre-Survey Questionnaire is intended to assist in gathering information that may be material to identifying recognized environmental conditions in connection with the Subject Property.

KEY SITE MANAGER INTERVIEW			
Contact / Affiliation	**Date of Communication**	**Years Associated with Subject Property**	**Telephone No.**
Mr. Chris Dos Anjos Day Porter	01/13/2017	10	(914) 906-1011

The following additional persons were interviewed to obtain information regarding recognized environmental conditions in connection with the property.

ADDITIONAL INTERVIEWS			
Contact / Affiliation	**Date of Communication**	**Years Associated with Subject Property**	**Telephone No.**
Counter Staff Clerk's Office Town/Village of Ossining	01/13/2017	NA	(914) 762-8428

Pertinent information from the interviews is presented in applicable sections of this report.

7.0 CONSIDERATIONS OUTSIDE THE SCOPE OF ASTM PRACTICE E 1527-13

The following sections address environmental issues or considerations at the Subject Property that parties may wish to assess in connection with commercial real estate that are outside the scope of ASTM Practice E 1527-13 (non-scope considerations).

7.1 ASBESTOS-CONTAINING MATERIAL (ACM)

Asbestos is a term used to describe a group of six naturally occurring crystalline fiber minerals. Asbestos has excellent thermal stability, a high degree of tensile strength, and has been used extensively in the textile, insulation, and building industries, particularly as a component in fireproofing, decorative coatings, insulation materials, and as reinforcement for plaster binders in building products. Asbestos-containing building materials are generally classified as friable or non-friable. Friable materials are those that can be crumbled, pulverized, or reduced to powder by hand pressure, or by normal use or maintenance can be expected to emit asbestos fibers into the air. Non-friable ACM is a potential concern if it is damaged by maintenance work, demolition, or other activities, at which time it may be considered friable.

A previous letter from the New York Department of Labor, dated September 30, 2015 and referenced in Section 4.3.8 of this report, included an attachment which was a portion of an asbestos and lead-based paint survey report by Adelaide Environmental Health Associates (Adelaide) that indicates a survey was conducted on August 12, 13 and 27th and September 2, 2015. The survey included 273 asbestos samples. Nineteen samples/homogeneous areas tested positive for asbestos. Attachments to the letter indicate the abatement will address the following materials: 14,600 square feet (sf) of roofing materials, 2,500 sf of joint compound, 600 sf of pin mastic, 600 sf of duct cover, 1,200 sf of floor tile, 25 sf of debris, 26 mudded fittings, 16,000 sf of transite, and approximately 1,700 linear feet of caulk. Mr. Dos Anjos stated that asbestos abatement was performed at the site in 2016 and is complete. However, he did not provide any related documentation to EBI to verify this statement. EBI was not provided with a copy of the inspection report.

EBI conducted a limited visual screening survey for the presence of ACM at the Subject Property. EBI identified friable suspect ACM in the form of textured ceiling and wall surfacing materials, sheetrock/joint compound composite material, lath and plaster systems, and 2'x4' white perforated acoustical ceiling tile and non-friable suspect ACM in the form of vinyl floor tile and associated mastic, various construction mastics and caulking, and roofing materials. Because EBI wasn't provided with a copy of the previous inspection report, it is not known if these materials were sampled as part of the previously-discussed asbestos inspection and abatement activity.

Please note that this survey was limited to visual observations of accessible areas and that the scope of work for this assessment did not include the collection and laboratory analysis of bulk samples of suspect ACM. Additional suspect ACM may be present in inaccessible areas, including, but not limited to, roofs, pipe chases behind solid walls and ceilings, concealed floor coverings, the interior of machinery or equipment, or water and sewer systems.

It should be noted that the limited visual screening survey conducted under the scope of work for this assessment does not constitute a full asbestos inspection, in which all areas of the buildings would have been thoroughly surveyed and sampled. The possibility exists for ACM to be present in areas of the buildings not accessed or sampled by EBI personnel. Based on the limited scope of this assessment, additional suspect ACM may also present in areas of the buildings that were accessed as part of this assessment. EBI's limited visual screening should not be considered a pre-demolition survey.

Due to the continued distribution of a wide variety of asbestos-containing building materials, asbestos may be present in some of the roofing, flooring, wall and ceiling materials, caulking/putties, adhesives, spackling compounds, and insulation materials, as well as other building materials that may be used at the Subject Property. Sampling many of these materials requires techniques that may be destructive to subject facilities, and in the case of roofing material, may void warranties. It is recommended that an asbestos inspection be performed in accordance with all applicable federal, state, and local regulatory requirements prior to renovation, demolition, or other activities that could cause a material disturbance. Any removal or disturbance of ACM or suspect ACM should be performed by properly trained personnel and in compliance with federal, state, and local regulations.

7.2 RADON

Radon is a naturally-occurring, colorless and odorless radioactive gas that is generated primarily in granitic rocks. The United States Surgeon General has published information that radon is a cause of lung cancer. Radon usually enters a building through openings in the foundation, and therefore is a potential health concern to residents of the lowest level of a building with inadequate ventilation.

The EPA Map of Radon Zones indicates that Westchester County is located within a Zone 3 radon area. Zone 3 is defined as an area that has a low potential for radon gas, with a predicted average indoor radon screening level less than 2.0 picoCuries per liter (pCi/L). The EPA recommended Action Level for radon is 4.0 pCi/L.

Based upon the location in a Zone 3 area and in accordance with the scope of work for this assessment, EBI did not conduct a limited short-term radon screening at the Subject Property.

7.3 LEAD-BASED PAINT (LBP)

Use of lead in household paint was banned by the U.S. Environmental Protection Agency (EPA) effective January 1, 1978. The EPA and the U.S. Department of Housing and Urban Development (HUD) consider lead-based paint as containing a lead concentration equal to or greater than 1.0 milligram per square centimeter (mg/cm^2) or 0.5% lead by weight, as defined by Title X of the 1992 Housing and Community Development Act.

Based on the non-residential use of the existing buildings and in accordance with the scope of work of this assessment, a lead-based paint (LBP) survey was not conducted at the Subject Property.

7.4 LEAD IN DRINKING WATER

Lead has historically been used in pipes, solder, and brass fixtures used in water distribution systems and building plumbing systems. In 1986, EPA banned the use of lead at concentrations exceeding 0.2% lead in solder and 8% lead in other plumbing materials. Lead in drinking water results primarily from corrosion of lead containing materials in service lines or from corrosion of lead containing materials in building plumbing systems such as lead solder, brass, bronze, and other lead containing alloys. The EPA Action Level for lead in public drinking water supplies is 0.015 parts per million (ppm) or 0.015 milligrams per liter (mg /L).

Municipal water service is provided to the Subject Property by the Village of Ossining. Potable water is reportedly obtained from the Croton reservoir. Based upon review of the Annual Drinking Water Quality Report for 2015, the municipal water supply meets all current criteria established by the Safe Drinking Water Act (SDWA) and local municipal drinking water standards, including those for lead.

Based upon the existing municipal water service and in accordance with the scope of work for this assessment, EBI did not conduct lead-in-drinking water sampling at the Subject Property.

8.0 FINDINGS AND OPINIONS

EBI has performed this Phase I Environmental Site Assessment of the Subject Property in conformance with the scope and limitations of ASTM Standard E 1527-13. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report. This assessment has identified no evidence of *recognized environmental conditions (RECs)* in connection with the Subject Property, except for the following:

- Creative Design is a former tenant of the Subject Property and is listed as having three USTS. According to the database, a 10,000-gallon UST was closed in place at the Subject Property on September 1, 1986. Two more USTs, a 1,000-gallon capacity tank and a 3,000-gallon tank, were removed on December 1, 2003. No releases (LUSTs) were reported. EBI was not provided with any prior reports or closure documents regarding the UST removals/abandonment, or any plans or other documents indicating the location of the former USTs. Because it isn't known if they adversely impacted the Subject Property, these former USTs are considered a *recognized environmental condition (REC)*.

In addition, the following *consideration outside the scope of ASTM Practice E 1527-13* was identified in connection with the Subject Property:

- EBI conducted a limited visual screening survey for the presence of ACM at the Subject Property. EBI's limited visual screening should not be considered a pre-demolition survey. EBI identified friable suspect ACM in the form of textured ceiling and wall surfacing materials, sheetrock/joint compound composite material, lath and plaster systems, and 2'x4' white perforated acoustical ceiling tile and non-friable suspect ACM in the form of vinyl floor tile and associated mastic, various construction mastics and caulking, and roofing materials. Because EBI wasn't provided with a copy of the previous inspection report, it is not known if these materials were sampled as part of the previously-discussed asbestos inspection and abatement activity. Please note that this survey was limited to visual observations of accessible areas and that the scope of work for this assessment did not include the collection and laboratory analysis of bulk samples of suspect ACM. Additional suspect ACM may be present in inaccessible areas, including, but not limited to, roofs, pipe chases behind solid walls and ceilings, concealed floor coverings, the interior of machinery or equipment, or water and sewer systems. Asbestos is a condition outside the scope of ASTM E 1527-13 and is not considered a recognized environmental condition (REC).

9.0 RECOMMENDATIONS

Based upon the findings of this investigation, EBI offers the following recommendations:

- EBI recommends that all available documentation regarding the USTs removed from the Property or closed in-place at the Property be provided to EBI for review to further determine if environmental concerns remain. If this additional information is inconclusive or if no additional information is available, then a review of the State files for these tanks is recommended to gather additional information. Cost to review any additional information provided and to review any regulatory files will be $100 per hour, not to exceed $1,000 without prior client approval. If information from the State is inconclusive or if no additional pertinent information is available, then a Phase II subsurface investigation is recommended to determine if these tanks have adversely impacted the environmental integrity of the Property. The scope of work for a subsurface investigation could be influenced by the findings of the document review, therefore a cost for subsurface investigation activities is not available at this time.

- It is recommended that an asbestos inspection be performed in accordance with all applicable federal, state, and local regulatory requirements prior to renovation, demolition, or other activities that could cause a material disturbance. Any removal or disturbance of ACM or suspect ACM should be performed by properly trained personnel and in compliance with federal, state, and local regulations.

10.0 REFERENCES

PHASE I ENVIRONMENTAL SITE ASSESSMENT REFERENCES

ASTM Designation E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Environmental Data Resources, Inc., EDR Aerial Photo Decade Package; Inquiry Number 4825098.5, dated January 11, 2017.

Environmental Data Resources, Inc., Certified Sanborn Map Report, Inquiry Number 4825098.3, dated January 11, 2017.

Environmental Data Resources, Inc., EDR Historical Topographic Map report; Inquiry Number 4825098.4, dated January 11, 2017.

Environmental Data Resources, Inc., The EDR Radius Report with GeoCheck®; Inquiry Number 04825098.2r, dated January 11, 2017.

Environmental Data Resources, Inc., The EDR-City Directory Abstract; Inquiry Number 4825098.6, dated January 12, 2017.

New York Department of Labor, Division of Safety and Health, Letter dated September 30, 2015.

USGS Topographic Map, Ossining, New York Quadrangle, 7.5-Minute Series, dated 2013.

Web Soil Survey, NRCS, U.S. Department of Agriculture, January 17, 2017, On-line: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

APPENDIX A

PHOTOGRAPHS

1.	Looking southwest across State Street at Subject Property.

2.	Looking northwest across State Street at Subject Property.

3.	Looking southwest at northern end of Subject Property.

4.	Looking north at south end of Subject Property from James Street.

5.	Looking east at west end of Subject Property from Hunter Street.

6.	Looking east at west end of Subject Property from Hunter Street.

7.	Historical portion of northern building, looking west.

8.	Addition at north end of northern building.

9.	Looking south toward southern building.

10.	Looking north at south end of southern building.

11.	Crawl space beneath southern building.

12.	West façade of southern building.

13.	Looking east at historical part of northern building.

14.	Looking north into lined concrete area (former lagoon?) next to northern building.

15.	Outbuildings west of northern building.

16.	Interior of southern building.

17.	Vinyl floor tile in southern building.

18.	Ceiling tiles in former office area of southern building.

19.	Interior of historical part of northern building.

20.	Basement of historical portion of northern building.

21.	Lath and plaster system in basement ceiling.

22.	Basement of northern building.

23.	Flooded portion of basement of northern building.

24.	Debris piles along western part of developed portion of site.

25.	Debris piles along western part of developed portion of site.

26.	Looking southwest across the intersection of State and James Streets at single-family homes south of Subject Property.

27.	Looking east across State Street at single-family homes east of Subject Property.

28.	Looking east across State Street at retail properties to northeast of Subject Property.

29.	Looking northwest across State Street at funeral home north of Subject Property.

30.	Apartment building south of Subject Property.

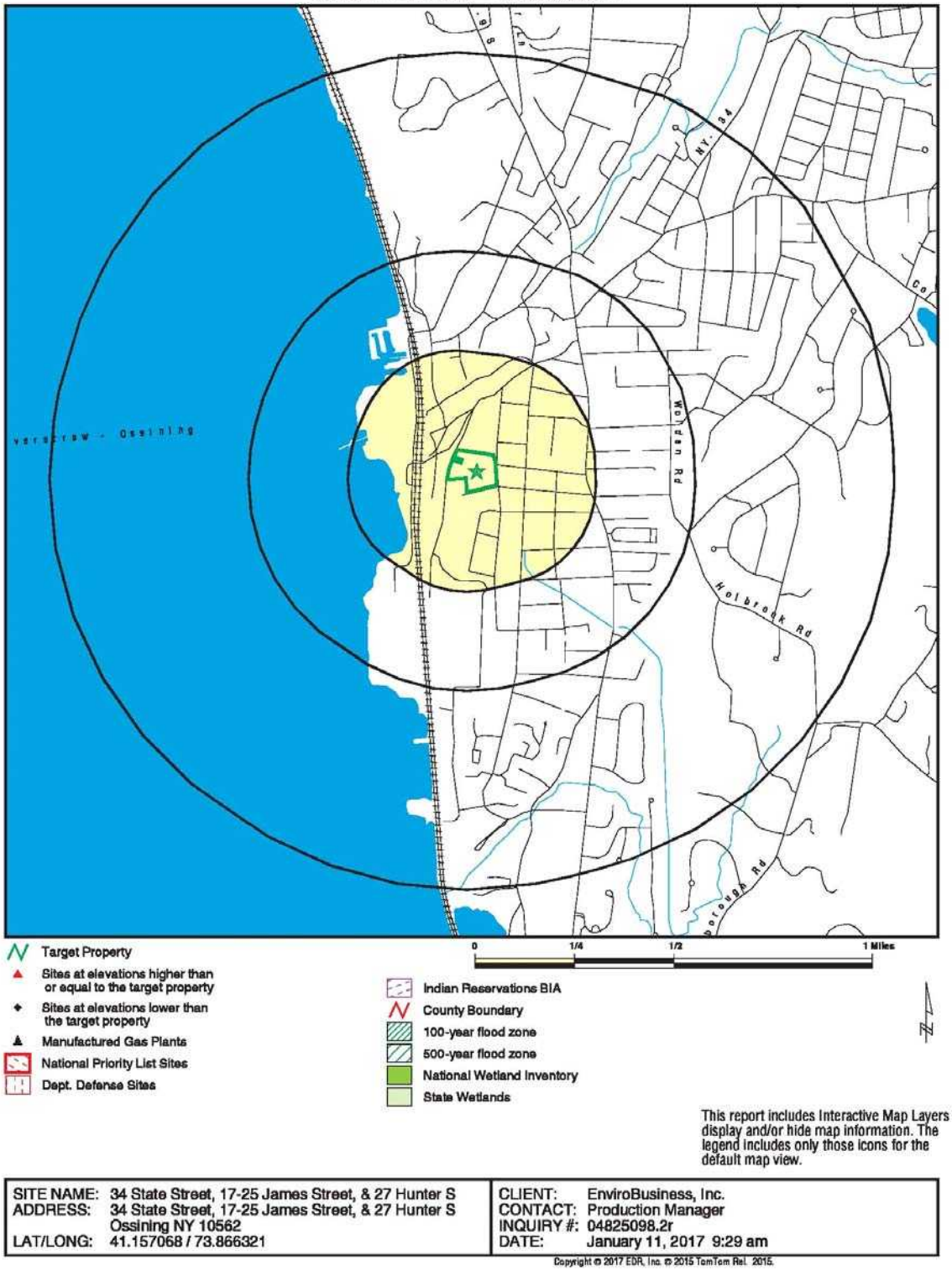
31.	House on east side of Hunter Street at west end of Subject Property (not a part of site).

32.	Looking west across Hunter Street at single-family homes beyond.

APPENDIX B

FIGURES

OVERVIEW MAP - 04825098.2R



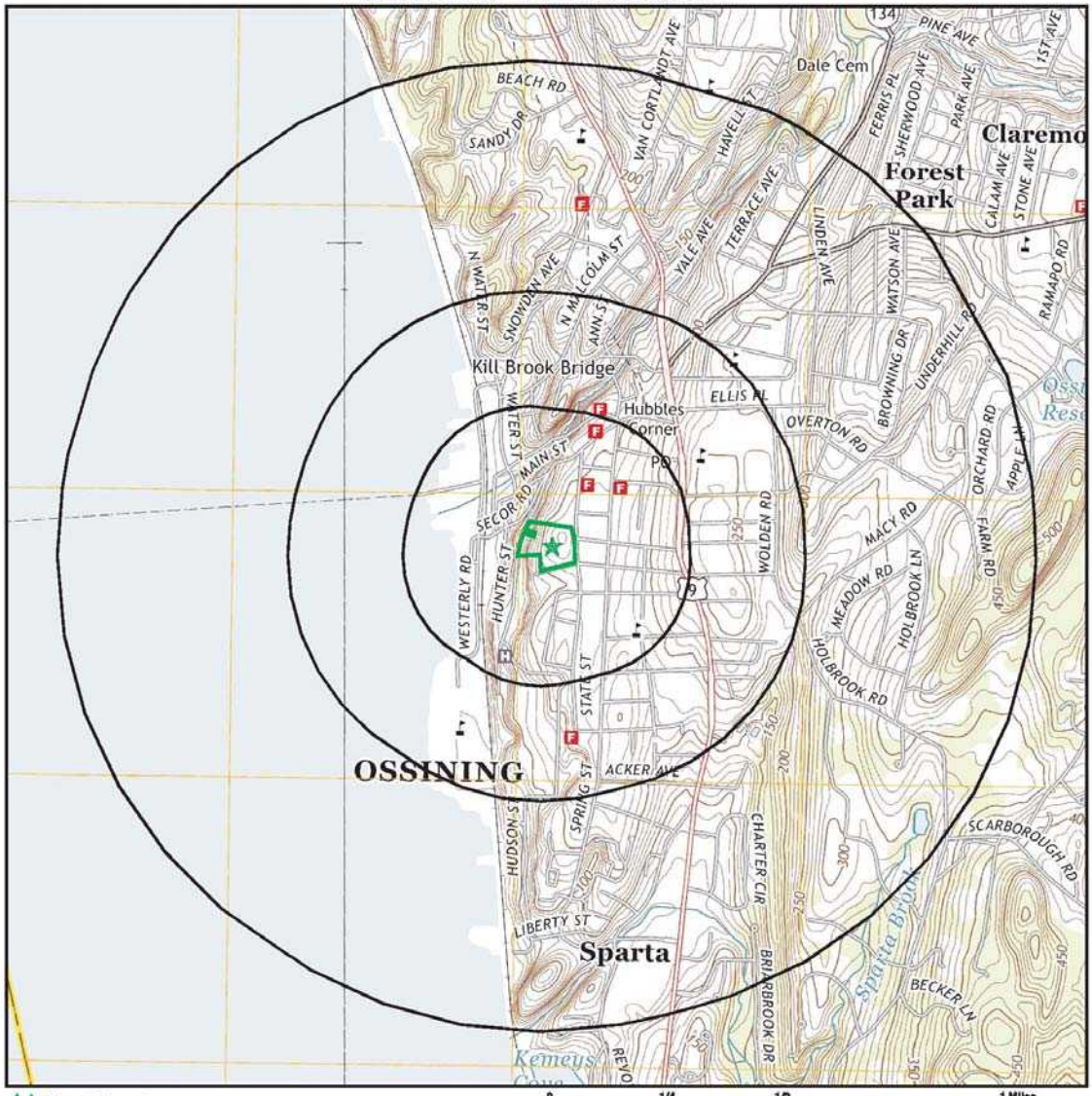
This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 34 State Street, 17-25 James Street, & 27 Hunter S	CLIENT: EnviroBusiness, Inc.
ADDRESS: 34 State Street, 17-25 James Street, & 27 Hunter S Ossining NY 10562	CONTACT: Production Manager INQUIRY #: 04825098.2r
LAT/LONG: 41.157068 / 73.866321	DATE: January 11, 2017 9:29 am

Figure 1 –Location Map

PN: 1117000093

OVERVIEW MAP - 04825098.2R



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

SITE NAME: 34 State Street, 17-25 James Street, & 27 Hunter S	CLIENT: EnviroBusiness, Inc.
ADDRESS: 34 State Street, 17-25 James Street, & 27 Hunter S Ossining NY 10562	CONTACT: Production Manager INQUIRY #: 04825098.2r
LAT/LONG: 41.157068 / 73.866321	DATE: January 11, 2017 9:29 am

Figure 2 – USGS Quad Location Map

PN: 1117000093

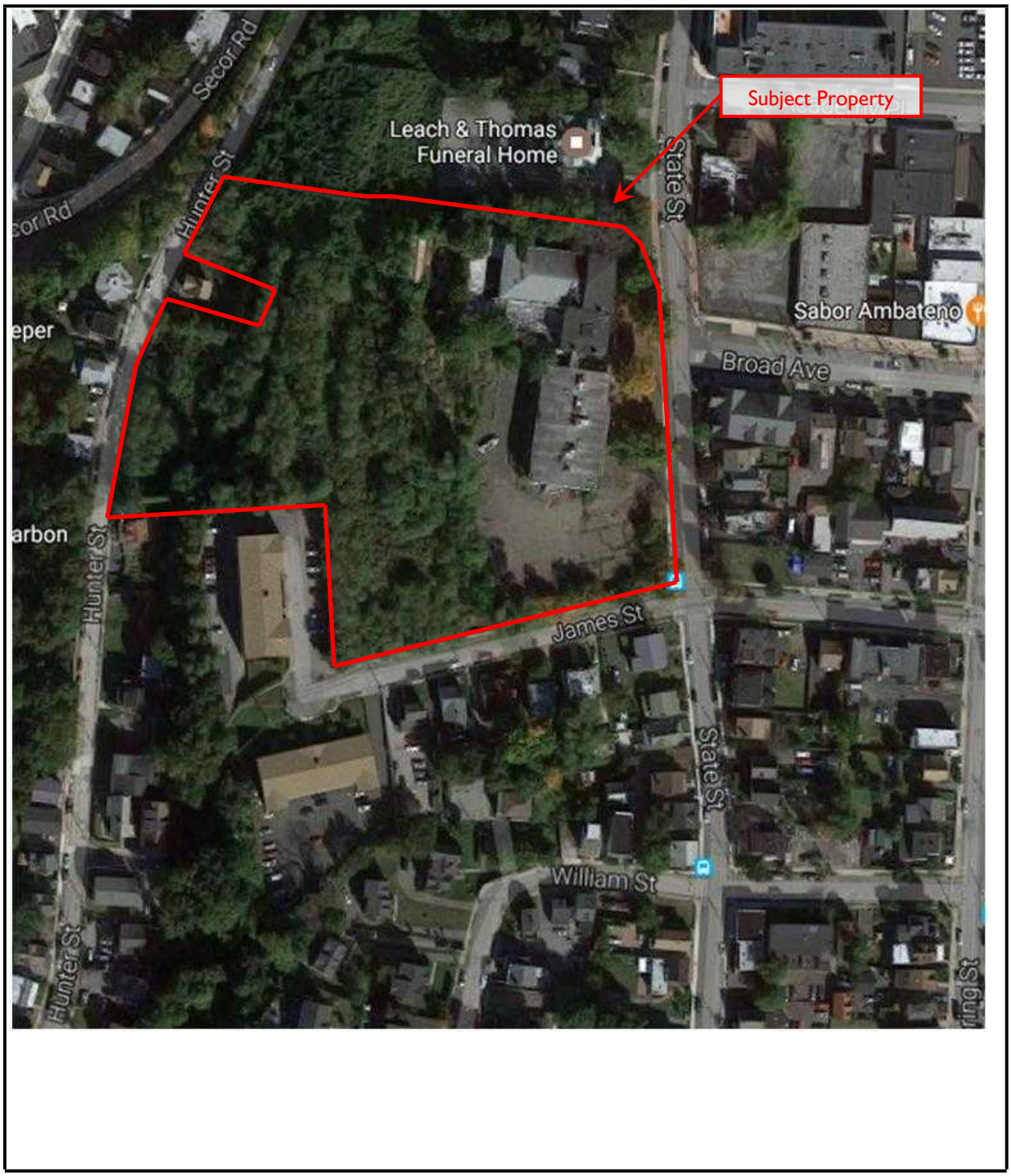


FIGURE 3 – SITE PLAN

N

Not to scale

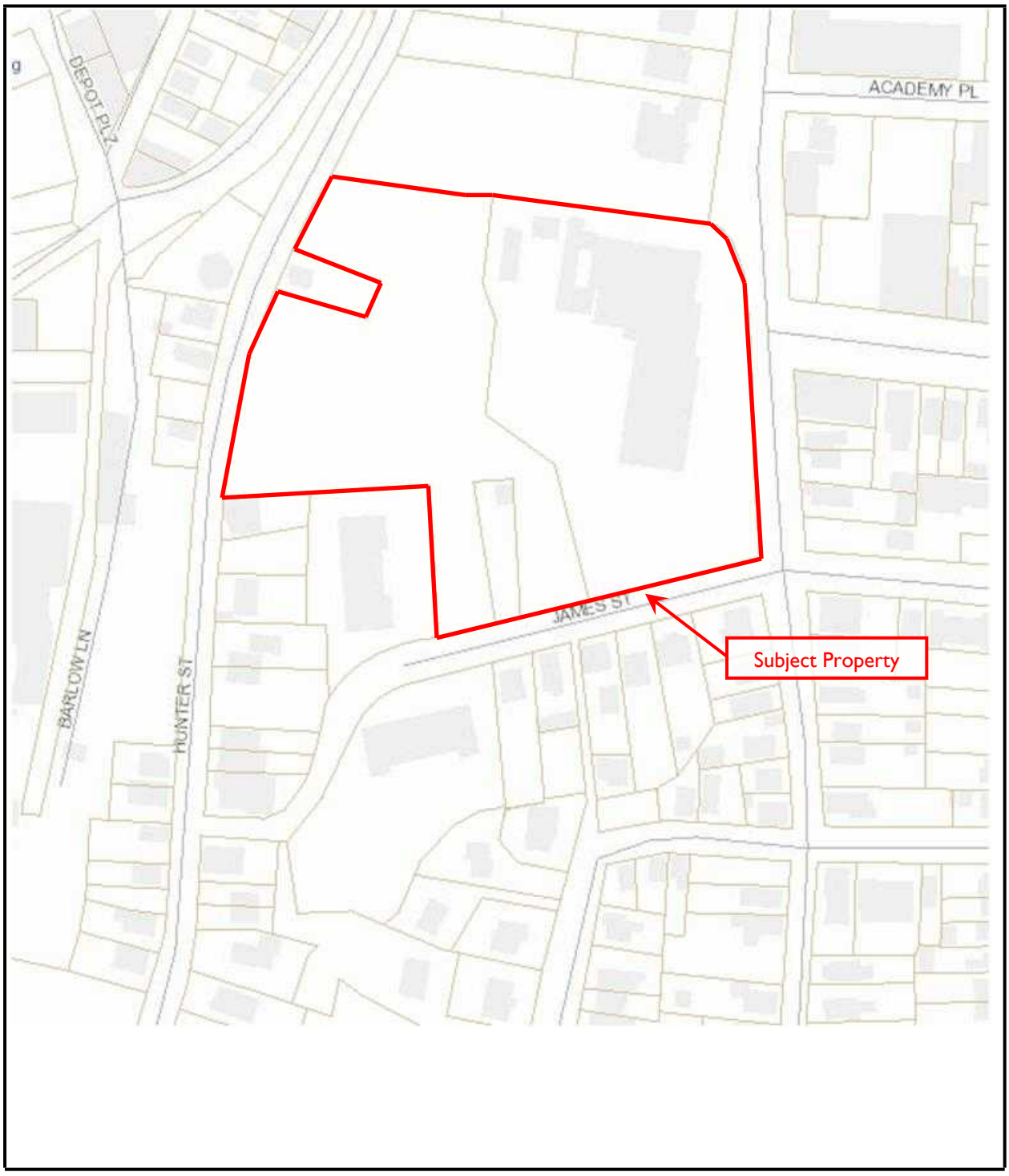


FIGURE 4 – TAX MAP

Not to scale

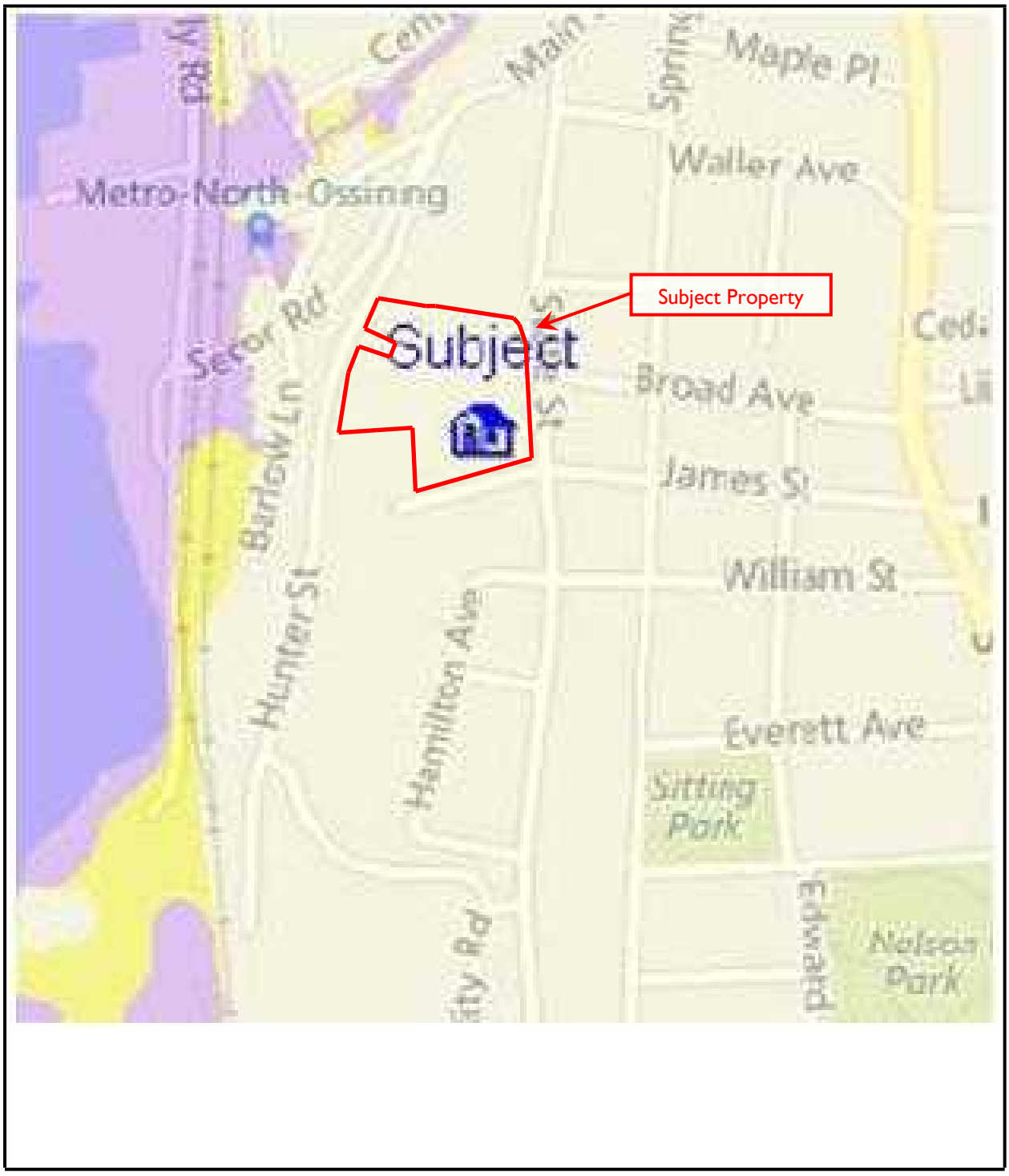


FIGURE 5 – FLOOD MAP

Not to scale

APPENDIX C

PRE-SURVEY QUESTIONNAIRE AND OTHER RELEVANT DOCUMENTATION

EBI Consulting
environmental | engineering | due diligence

CORPORATE

REGIONAL OFFICE
TEL. 717-428-0401 FAX 781-425-3623
REResearchGroup@ebiconsulting.com

FACSIMILE TRANSMITTAL SHEET

To:	From:	Date:
Jeremy Nussbaum	**Kim Holland** **Project Coordinator**	**March 20, 2014**
Fax number or email address: **jnussbaum@deerwoodcap.com**	Total number of pages including cover: **4**	

☒ **Please complete and return** ☒ **Please Reply**

Email to **REResearchGroup@ebiconsulting.com**
Or Fax to 781-425-3623 ☒ **Urgent**

Re: Environmental Site Assessment Questionnaire for property known as or located at

34 STATE STREET, 17-25 JAMES STREET, & 27 HUNTER STREET

We have been requested by:	Subject:	EBI Project #:
Paradigm Capital Group, LLC	**To complete an Environmental survey of the above mentioned property.**	**1117000093**

1. **Please read these instructions and those on the following page carefully.**
2. **Please assemble this original questionnaire and one copy of pertinent property documents, and forward all information to the site or the site contact for the Engineer and/or Scientist to use during the site visit. This documentation will be included in our report.**
3. **Please fill out this questionnaire to the best of your knowledge and email or fax it back to us within three business days.**
4. **The Scientist will contact you directly to schedule the site visit.**
5. **This information is extremely time sensitive and necessary to provide your lender with accurate and timely report.**

EBI Consulting
environmental | engineering | due diligence

Please fill out and sign this questionnaire to the best of your knowledge for the Scientist's site visit. Email to Kim Holland at REResearchGroup@ebiconsulting.com or fax to781-425-3623, for our report files, and keep the original to provide to the Scientist.

6.

Subject Property Name: 34 State Street, 17-25 James Street, & 27 Hunter Street
EBI Project #: 1117000093

Address: 34 State Street, 17-25 James Street, & 27 Hunter Street - (Sec. 97.07; Lots 17, 18, 68) Ossining NY

Subject Property Owner: _____ **Purchase Date:** _____

On-Site Property Contact: _____ **Telephone:** _____

Fax: _____ **Email:** _____

Your Name and title **Signature** **Date**

Additional plans and documentation (see page 4) must be forwarded to the site for the Scientist during the survey. For questions not applicable please respond "N/A." Attach additional pages if necessary. This questionnaire and your responses will be included as an exhibit in the Environmental report. Accurate and full completion is critical to a timely completion of our reports, and timely loan closing.

LOCAL JURISDICTIONAL INFORMATION

1. What is the property ID #, Lot and Block, or Township/Range ID #? _____
2. What is the legal Municipality or County that has jurisdiction over the property? _____
3. What is the assessors file ID number and tax file ID number if available? _____

PROPERTY INFORMATION

4. What is the size of the subject property lot or lots, in acres? _____
5. How many buildings comprise the subject property? _____
   a. If the property is a mall or large retail center, please confirm and list ownership of each building. _____
6. What is the gross and net rentable square footage of the building(s)? _____
7. What is the date of construction of the building(s)? When was the building(s) first occupied? _____
8. How many tenant spaces or apartments are at the Subject Property? _____
9. Please list, to the best of your knowledge, any structural, water infiltration, mold, roof, plumbing, HVAC, Fire Alarm or electrical deficiencies or problems. _____
10. Please list any deficiencies noted during any Building, Fire or Health Department inspections in the last three years. _____
11. Please list the following utility providers:
    Water: _____ Electricity: _____
    Sanitary Sewer: _____ Storm Drainage: _____
    Trash Hauler: _____ and, Frequency of Pick-ups: _____ Natural Gas or Oil: _____
12. Please attach a brief history of the property.

ENVIRONMENTAL SITE ASSESSMENT PRE- SURVEY QUESTIONNAIRE

1. Describe the current uses of the property noting tenant names and oil/chemical usage. _____

2. Describe the past uses of the property noting tenant names and oil/chemical usage.

3. (Y) (N) Has a previous environmental site assessment report been prepared for the property? If yes, for what reason? Can EBI have a copy?

4. (Y) (N) Has a subsurface investigation (Phase II) ever been conducted on the property, including soil sampling, groundwater sampling, or installation of groundwater monitoring wells? If yes, for what reason? What were the results? Can EBI have a copy of the report? Are there any groundwater monitoring wells currently located on the property?

5. (Y) (N) Has contamination been identified at the Subject Property? Describe the nature of the contamination (i.e., source, media impacted, location, sampling, cleanup activities, regulatory status, etc.). Can EBI have copies of related documentation?

6. (Y) (N) Has a spill or surficial release occurred at the Subject Property? Describe the nature of the spill/surficial release (i.e., source, location, response/cleanup actions, regulatory status, etc.). Can EBI have copies of related documentation?

7. (Y) (N) Is the Subject Property listed with the USEPA and/or the state environmental regulatory agency as a contaminated site? If yes, please describe. Can EBI have copies of related documentation?

8. (Y) (N) Has there ever been previous sampling for Asbestos, Lead-Based Paint, Lead in Water, or Radon? If yes, please describe. Can EBI have copies of related documentation?

9. (Y) (N) Has there been any Asbestos or Lead-Based Paint abatement or Radon mitigation conducted at the Subject Property? Are there Asbestos and/or Lead-Based Paint Operations and Maintenance Plans for the Subject Property? If yes, please describe. Can EBI have copies of related documentation?

10. (Y) (N) Any known environmental liens, deed restrictions, or use limitations for the Property? If yes, please describe. Can EBI have copies of related documentation?

11. (Y) (N) Any permitted or regulated activities (Hazardous waste generator, air) on the Property? If yes, please describe.

12. (Y) (N) Are there any transformers or other electrical equipment, which may contain PCBs? If yes, please describe. Where are they? Who owns the transformer(s)? Who services them?

13. (Y) (N) Has an industrial or manufacturing operation, gas station, motor repair facility, commercial printing facility, dry cleaners, photo-developing laboratory, junk yard, landfill or waste, treatment, storage, disposal processing or recycling facility ever been located at **or** adjacent to the property? If yes, please describe.

14. (Y) (N) Are there any discarded drums, barrels or containers, construction debris, damaged or discarded automobile or industrial batteries, or pesticides, paints or other chemicals in individual containers or drums of greater than five gallons or fifty gallons in aggregate located on the property? If yes, please describe.

15. (Y) (N) Have there ever been any waste storage or treatment lagoons, pits, ponds, or surface impoundments on the property? If yes, please describe.

16. (Y) (N) Does the property have floor drains not discharging to a sewer? Septic System? If yes, please describe.

17. (Y) (N) Are there currently aboveground or underground storage tanks at the property? If yes, complete table.

Type of Tank	Size	Content	Installation Date	Spill/Leak Detection? Y or N
Above or Underground	gal			
Above or Underground	gal			
Above or Underground	gal			
Above or Underground	gal			

18. Are you aware of any information to indicate that the Subject Property was sold for substantially below its fair market value? If so, please provide an explanation:

19. Additional comments and/or pertinent information relevant to this Phase I ESA:_____

_____

_____

DOCUMENT AND INFORMATION CHECKLIST

Please provide the following information (as much as possible in electronic format) so the Scientist can proceed with the survey of the property.

A. Plans	B. Municipal Documents	C. Additional Information
▪ ALTA Survey or Site Plan ▪ Reduced scale Site and Building Plans	▪ Certificate of Occupancy ▪ Building Permit ▪ Copy of tax cards ▪ UST/AST Registrations	▪ Tenant Rent Roll ▪ Historical Uses ▪ Previous Due Diligence Reports ▪ Copy of most Recent Appraisal

EBI ACCESS REQUIREMENTS

At the time of the site visit the Consultant is required to gain access to all areas of the property. This includes:

- All building interiors, including as applicable, common areas, lobbies, a representative sampling of offices, retail spaces, manufacturing or assembly areas, or apartments, community rooms, exercise rooms, pool areas, storage rooms, attics and basements, garages.
- All building perimeters
- All site amenities
- All building roofs, unless pitched asphalt shingles. This may require you to obtain and provide a ladder.
- All mechanical, electric, sprinkler, HVAC, utility, service, elevator, storage and equipment rooms

EBI Consulting
environmental | engineering | due diligence

21 B Street
Burlington, MA 01803
Tel: (781) 273-2500
Fax: (781) 425-3623
www.ebiconsulting.com

October 26, 2016

To Whom It May Concern
Records Access Office
Westchester County Department of Health
145 Huguenot Street
New Rochelle, NY 10801

Re: Phase I Environmental Site Assessment Public Records Request
34 State Street, 17-25 James Street, & 27 Hunter Street
Ossining, New York 10562
EBI Project No. 1117000093

To Whom It May Concern:

EBI Consulting (EBI) is conducting a Phase I Environmental Site Assessment (ESA) at the above-referenced Subject Property. As part of the ESA process, we would like to request access to records regarding the following, as applicable:

- Current and historical environmental health code violations
- Current and historical environmental health permits
- Asbestos or lead-based paint abatement

We understand that these records may not be available. Please complete the applicable area below regarding record availability and return to our attention either via email at REResearchGroup@ebiconsulting.com or via fax at (781) 425-3623. If these records are available, EBI field personnel will be stopping by to review these records in the next several days. If there are any questions or concerns, please do not hesitate to contact us.

Sincerely,

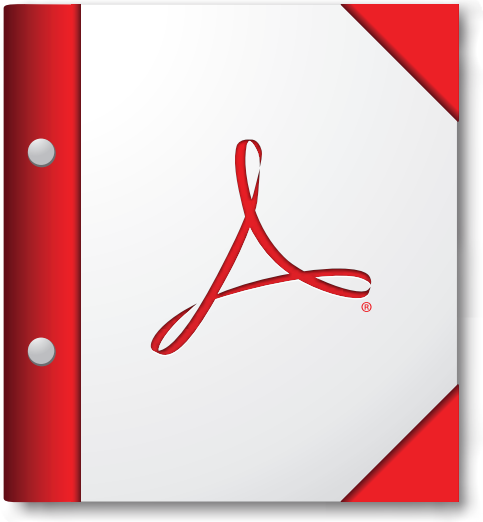
Herb Spitz
21 B Street
Burlington, MA 01803
(602) 909-1112
reresearchgroup@ebiconsulting.com

I hereby certify that requested records ☐ are ☐ are not available in this Department. If records are available, an appointment to review ☐ is not ☐ is required.

_____
Name and Title

_____
Signature

_____
Date



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TOWN OF OSSINING
VILLAGE OF OSSINING
MUNICIPAL BUILDING
16 Croton Avenue

MARY ANN ROBERTS
TOWN / VILLAGE CLERK

Ossining, NY 10562
Phone (914) 762-8428
Fax (914) 941-0627

Mary Ann Roberts
Records Access Officer
Town/Village of Ossining
Telephone 914-762-8428 Fax 914-941-0627

APPLICATION FOR PUBLIC ACCESS TO RECORDS

Name: Herb Spitz **Date:** January 10, 2017

Address: 21 B Street Burlington, MA 01803

Telephone: (602) 909-1112

I hereby apply to inspect the following record/s: For the property at 34 State Street, 17-25 James Street, & 27 Hunter Street in Ossining, NY the following as applicable: current and historical building permits and certificates of occupancy, date of construction, dates of public sewer and water connection, installation or removal of storage tanks (above and underground), hazardous materials storage or release, hazardous waste generation or discharge, asbestos or lead based paint abatement.

Kim Holland on behalf of Herb Spitz
SIGNATURE

For Agency Use Only

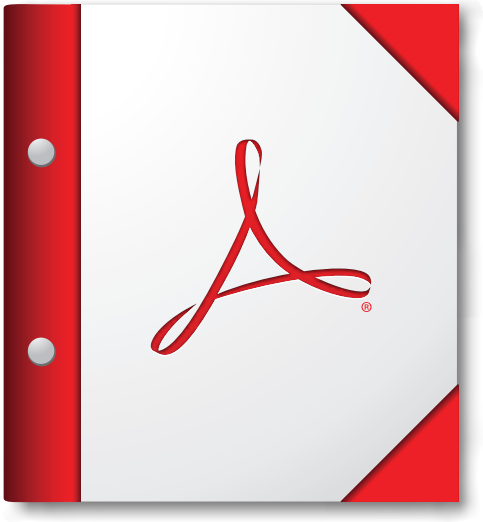
Approved ( )

Denied for reason(s)

- **( ) Confidential Disclosure ( ) Part of Investigatory Files**
- **( ) Unwarranted Invasion of Person Privacy**
- **( ) Record which this Agency as legal custodian cannot be found**
- **( ) Record is not maintained by this Agency**
- **( ) Exempt by Statute other than Freedom of Information Act**
- **( ) Other, please specify** _____

SIGNATURE /TITLE **DATE**

NOTE: You have a right to appeal a denial of this application to the head of this agency. A full explanation of reason for such denial shall be, in writing, within seven days of receipt of an appeal.



For the best experience, open this PDF portfolio in Acrobat X or Adobe Reader X, or later.

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ESA AAI USER QUESTIONNAIRE (ASTM E1527)

Subject Property Name: 34 State Street, 17-25 James Street, & 27 Hunter Street - (Sec. 97.07; Lots 17, 18, 68)
EBI Project #: TBD
Address: 34 State Street, 17-25 James Street, & 27 Hunter Street, Ossining, New York

1. Are you aware of any environmental cleanup liens against the Subject Property that are filed or recorded under federal, tribal, state or local law?

   No

   If yes, please provide a copy.

2. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

   There is an approved site plan for redevelopment of the entire property

   If yes, please provide a copy.

3. As the user of this ESA do you have any specialized knowledge or experience related to the Subject Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Subject Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? Or, do you have documentation (i.e., Phase I ESAs, Phase II subsurface investigations, Tank Removal reports, remedial reports, asbestos sampling and/or abatement reports, lead-based paint sampling and/or abatement reports, etc.) for the Subject Property that may be relevant to the Phase I ESA?

   We recently completed an asbestos remediation program on the existing improvements

   Comments:

4. Does the purchase price being paid for this Subject Property reasonably reflect the fair market value of the Subject Property?

   N/a

   If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Subject Property?

Comments:

5. Are you aware of commonly known or reasonably ascertainable information about the Subject Property that would help the environmental professional to identify conditions indicative of release or threatened releases? For example, as user,
   a. Do you know the past uses of the Subject Property? Some - Silkscreen, woodwork
   b. Do you know the specific chemicals that are present or once were present at the Subject Property? No
   c. Do you know of spills or other chemical releases that have taken place at the Subject Property? No
   d. Do you know of any environmental cleanups that have taken place at the Subject Property? only the asbestos remediation prog

   Comments:

6. As the user of this ESA, based on your knowledge and experience related to the Subject Property are there any obvious indicators that point to the presence or likely presence of contamination at the Subject Property? No

   Comments:

Michael O'Mara
Title:

APPENDIX D

PROFESSIONAL QUALIFICATIONS

EBI Consulting
environmental | engineering | due diligence

Herb Spitz, PG, LEED AP
Senior Scientist
Farmington, CT 06032
Mobile: 602.909.1112

SUMMARY OF EXPERIENCE

Mr. Herb Spitz, PG, is a Senior Scientist with over twenty-five years of project management and supervisory experience in environmental consulting and property condition assessments. He has experience in all phases of Environmental Assessments and Remedial action including soil and groundwater characterization, remedial action plans, remediation oversight, brownfields assessments, and UST investigations and removals. He also has extensive experience in facilities-related services including property condition assessments, asbestos and lead-based paint surveys, radon testing, and indoor air quality/mold assessments.

Mr. Spitz has significant experience throughout the U.S. He has completed projects for commercial, financial, industrial, telecommunications and real estate management firms as well as for local and state governmental clients. Administrative aspects of his experience include technical report review, personnel training, project management, client relations, quality control, regulatory compliance, contract administration and department management.

Relevant Project Experience

Environmental Site Assessments: Mr. Spitz has performed and managed over 1,400 phase I environmental site assessment projects on industrial, commercial, residential, agricultural and undeveloped properties in connection with real estate transactions and telecommunications facilities. Duties included performing site and area reconnaissance, reviewing regulatory searches and researching site history, interviewing site managers/owner and identifying and evaluating potential environmental concerns. Duties also included proposal writing, oversight and training of junior staff, report review and quality control, and client liaison.

Property Condition Assessments: Mr. Spitz has performed over 300 engineering assessments of apartment complexes, healthcare facilities, retail shopping centers and commercial office buildings in accordance with ASTM protocols as well as numerous equity investment scope requirements.

Phase II Environmental Site Assessments: Mr. Spitz has conducted and managed over 350 phase II site assessment projects to evaluate potential soil and groundwater contamination. Duties included proposal and budget development, oversight of drillers, logging soil borings, and collecting and field screening soil and groundwater samples and installation of groundwater monitoring wells. Additional duties have included data evaluation, report writing, client liaison, developing recommendations for further work and/or remedial action, and training of junior staff.

UST Investigations/Remedial Action: Mr. Spitz has developed workplans for UST assessments, designed and implemented subsurface investigations, developed removal specifications, managed contractor bidding and assisted clients with contractor selection, and managed UST removal projects. Conducted site characterizations and coordinated regulatory closures.

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Herb Spitz, PG, LEED AP
Senior Scientist
Farmington, CT 06032
Mobile: 602.909.1112

Indoor Air Quality Investigations: Mr. Spitz has conducted onsite investigations in response to tenant complaints, conducted air sampling for various constituents (temperature, humidity, carbon monoxide, carbon dioxide, VOCS and microbial contaminants including mold spores). Evaluated data and wrote reports.

Microbial Surveys: Mr. Spitz has conducted building inspections and sample collection on single-family homes as well as multi-tenant residential and commercial facilities with tenant complaints or "sick building" syndrome. Visual investigation and air sample collection was utilized to determine the possible presence of microbial (fungal) contamination in various indoor spaces. Evaluated data, compared indoor microbial levels to background (outdoor) levels, and wrote reports.

Asbestos/Lead Surveys: Mr. Spitz has conducted building inspections and sample collection on approximately 250 industrial, commercial, and residential properties. Sampling included collection of bulk samples/chip samples and XRF usage as well as quantifying and mapping of all materials sampled. Prepared proposals and reports.

Education
Bachelor of Science, Geology, Cum Laude – University of Massachusetts at Amherst
Master of Science, Structural Geology – Oregon State University
Hazardous Materials Management – UCLA and University of California at Santa Barbara

Professional Registrations
Registered Professional Geologist (PG) – State of Arizona
Registered Professional Geologist (PG) – State of California
Certified Engineering Geologist (CEG) – State of California
Certified Environmental Manager (CEM) – State of Nevada
LEED Accredited Professional – U.S. Green Building Council
EPA Accredited Asbestos Inspector

EBI Consulting
environmental | engineering | due diligence

David V. Maglietta
Program Manager
6876 Susquehanna Trail South
York, PA 17403
Office/Mobile: 410.499.8833

Summary of Experience

Mr. Maglietta is an environmental scientist with over 31 years of experience in performing and managing environmental investigations and site assessments in the U.S., Canada, and Mexico. Mr. Maglietta also has extensive experience conducting regulatory file reviews and performing asbestos, radon, lead paint, lead in water, and indoor air quality surveys.

Mr. Maglietta has performed or managed over 12,000 Phase I and II Environmental Site Assessments, Transaction Screens, Desk Reviews, Database Reviews, and regulatory file reviews for a wide range of properties for the purpose of evaluating site conditions, potential off-site liabilities, and site remediation costs. These services have been performed in order to advise property owners, operators and prospective purchasers of potential and existing environmental concerns. Mr. Maglietta has worked with corporate environmental officers, numerous Wall Street lending institutions, legal counsel, governmental agencies including HUD, SBA, FDIC and state governments, rating agencies, investment companies and real estate brokers to develop strategies for managing properties with environmental concerns.

Relevant Project Experience

Environmental Site Assessments: Mr. Maglietta has conducted ASTM Phase I Environmental Site Assessments, Environmental Site Screenings, and soil and groundwater sampling for various clients and has prepared Phase I and Phase II reports for a variety of properties located in the United States, Canada, and Mexico. These properties have included industrial, commercial, retail, healthcare, raw land, and multi-family residential properties. Mr. Maglietta has provided project management for underground storage tank removals and site characterizations, and has performed sampling for radon, asbestos-containing materials, lead-based paint and lead in water.

Subsurface Investigations: Mr. Maglietta has completed subsurface investigations at retail, commercial and industrial properties. Subsurface investigations have included direct-push sampling methodology, hollow-stem auger methodology, the installation of soil borings and shallow and deep groundwater monitoring wells, and subsequent sampling of soil and groundwater.

Education

B.A., Geology, Augustana College, Rock Island, IL

Professional Registrations

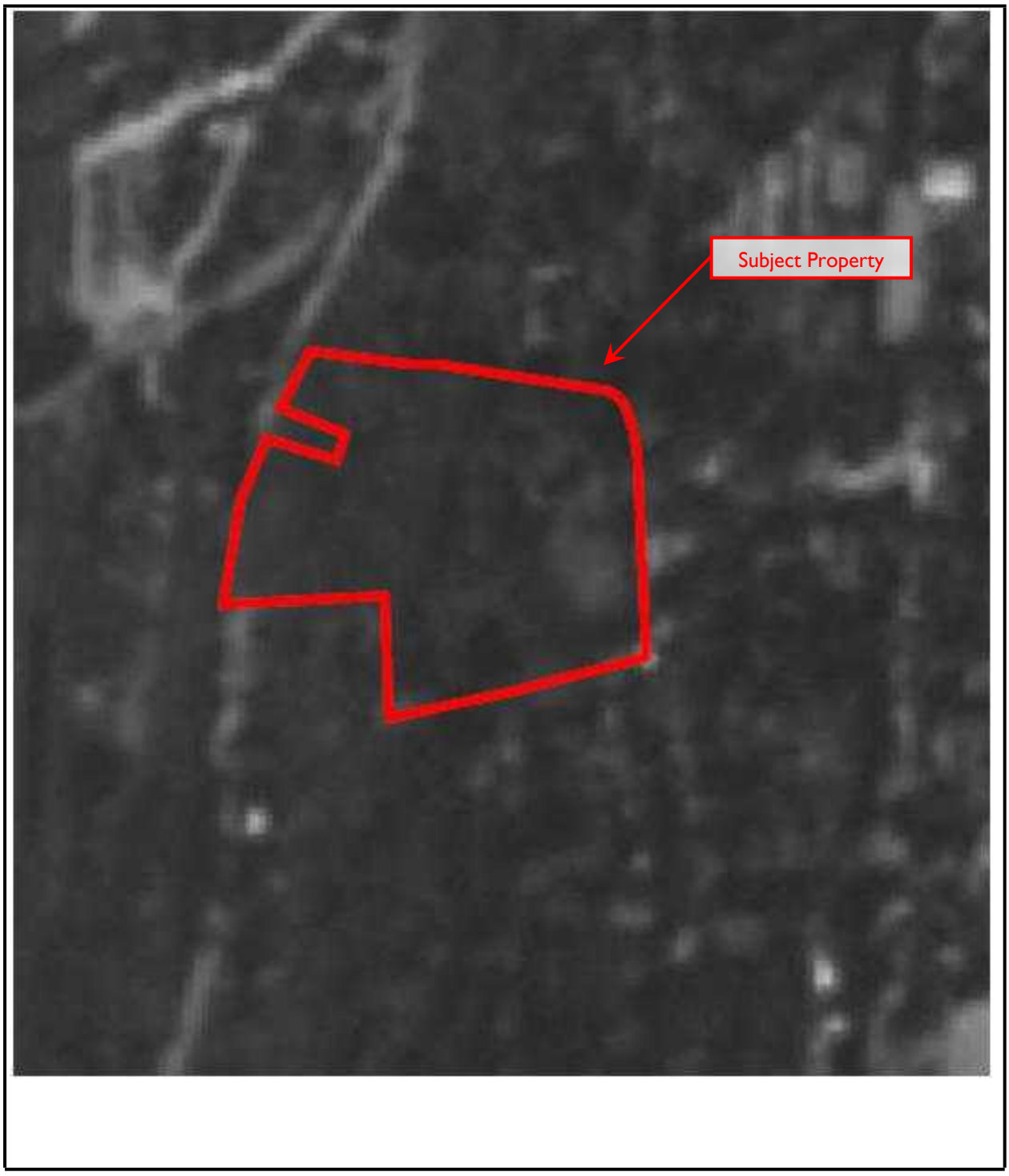
Licensed Professional Geologist, Illinois #196-000719
40-hour OSHA hazardous waste site operations (29 CFR 1910.120)
Airborne asbestos sampling and evaluation techniques, NIOSH 0582
Microscopical identification of asbestos, NIOSH 7400
AHERA asbestos inspector

APPENDIX E

REGULATORY DATABASE REPORT

APPENDIX F

HISTORICAL DOCUMENTATION



Aerial Photograph

Year: 1941

Aerial Photograph

Year: 1953

Aerial Photograph

Year: 1957

Aerial Photograph

Year: 1964

Aerial Photograph

Year: 1974

Aerial Photograph

Year: 1985

Aerial Photograph

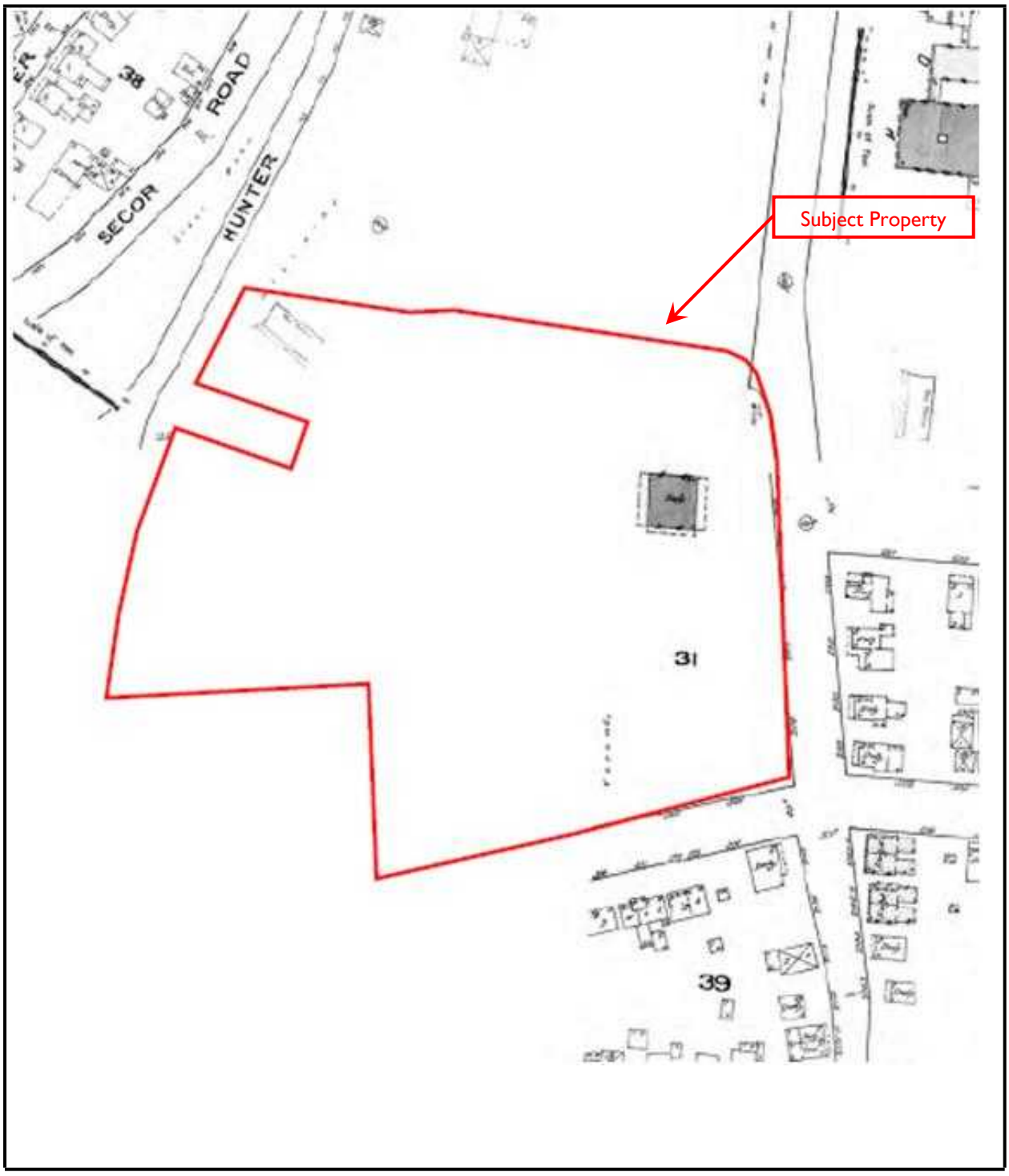
Year: 1994

Aerial Photograph

Year: 2006

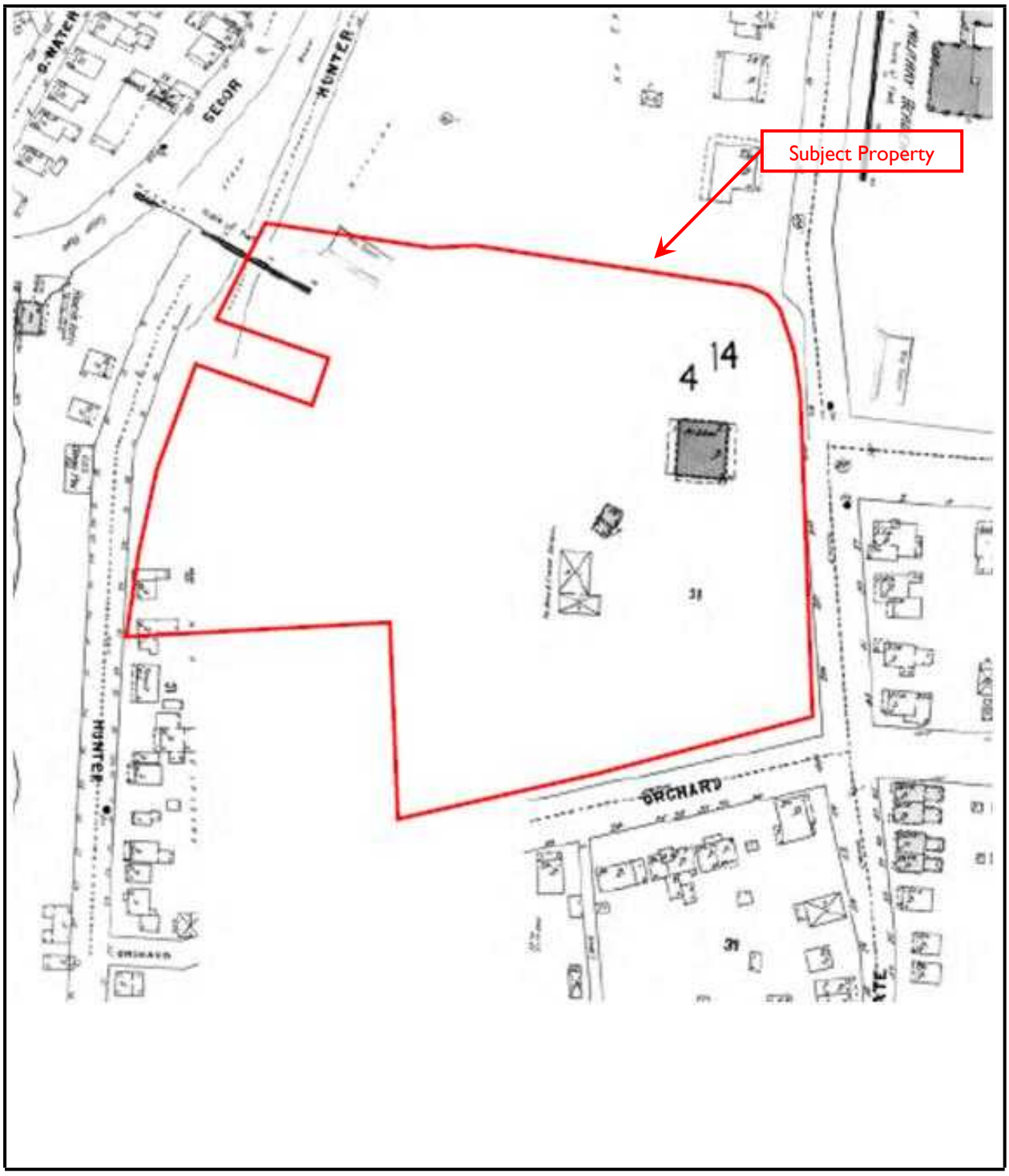
Aerial Photograph

Year: 2011



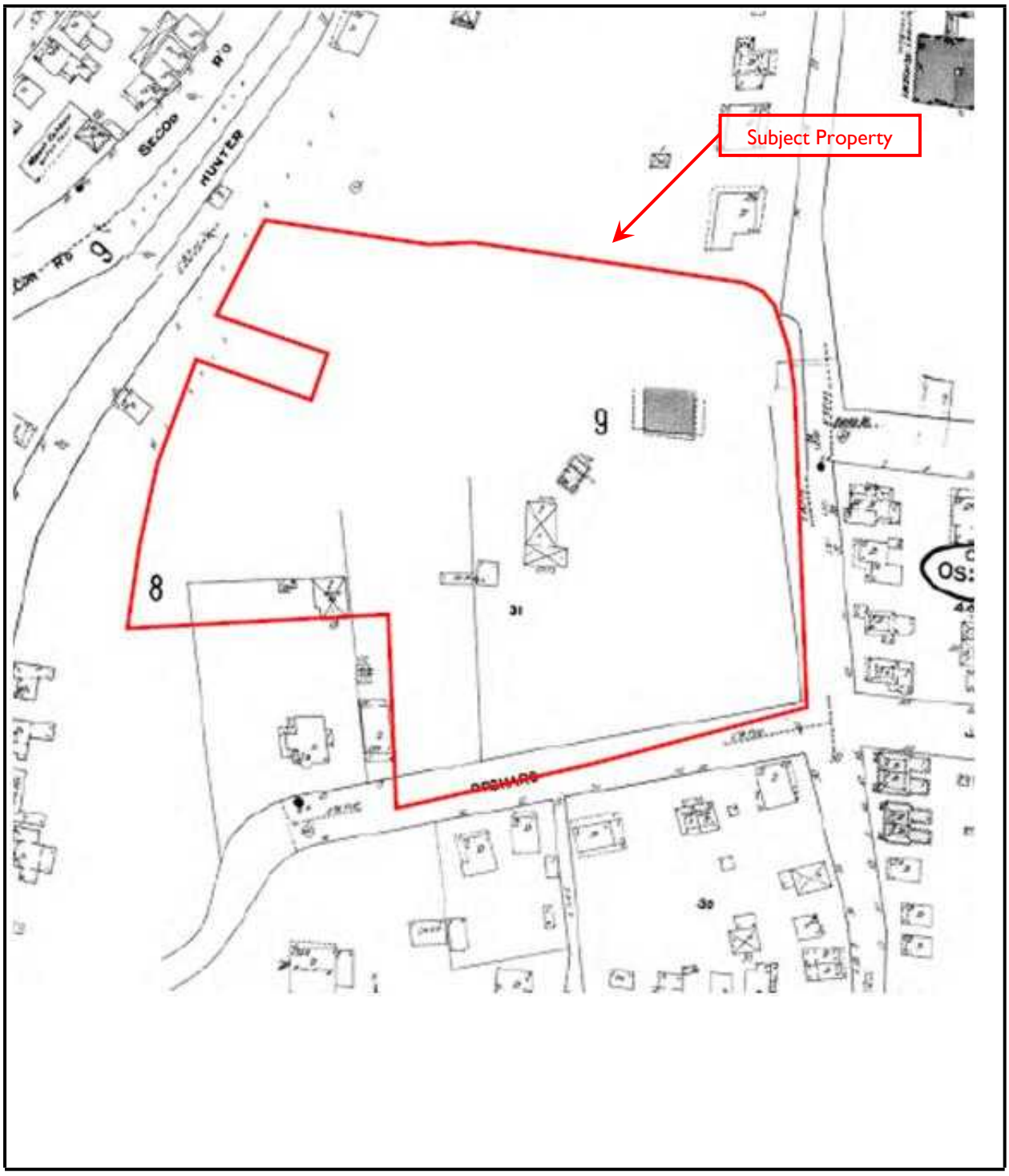
Fire Insurance Map

Year: 1886



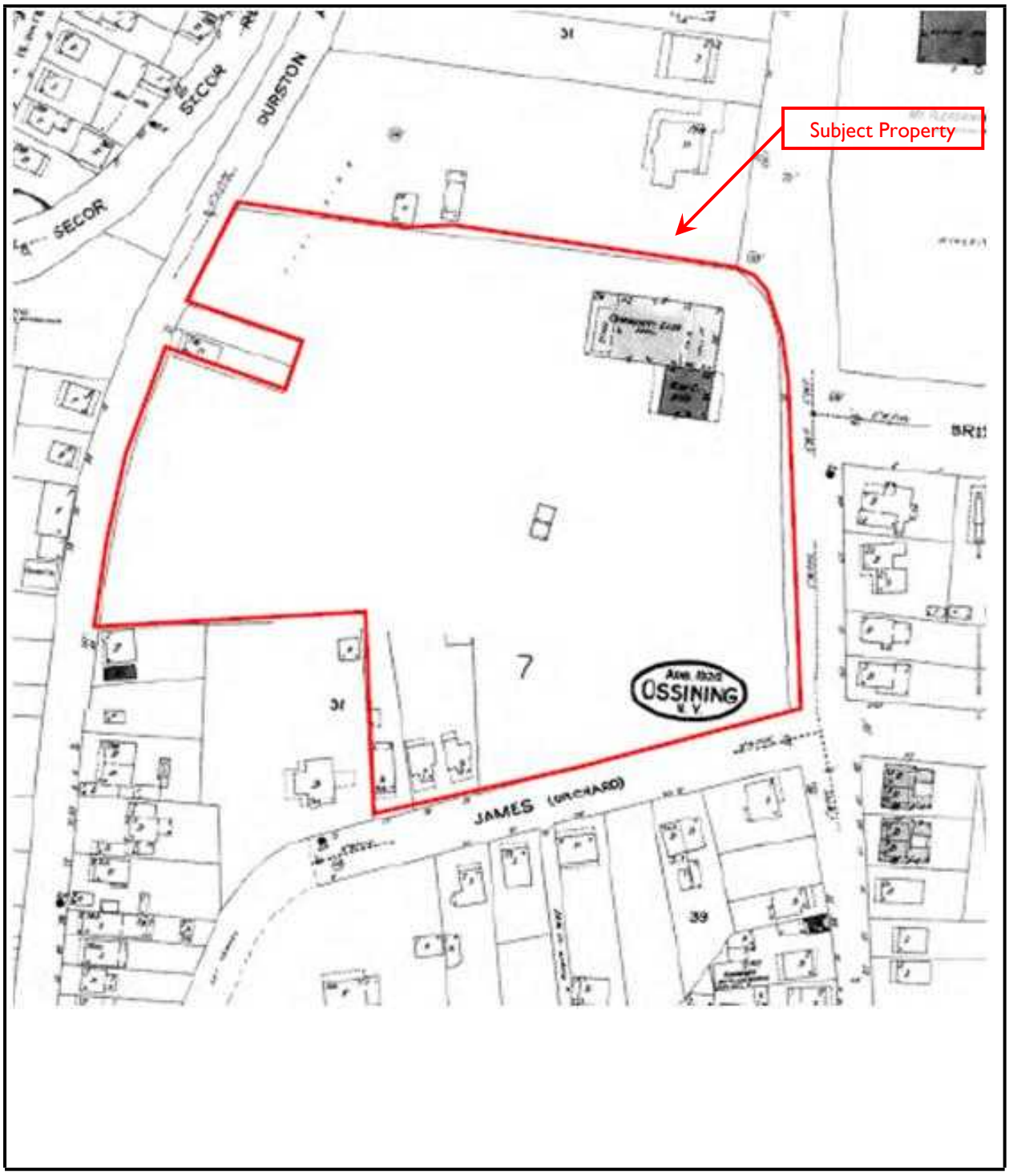
Fire Insurance Map

Year: 1897



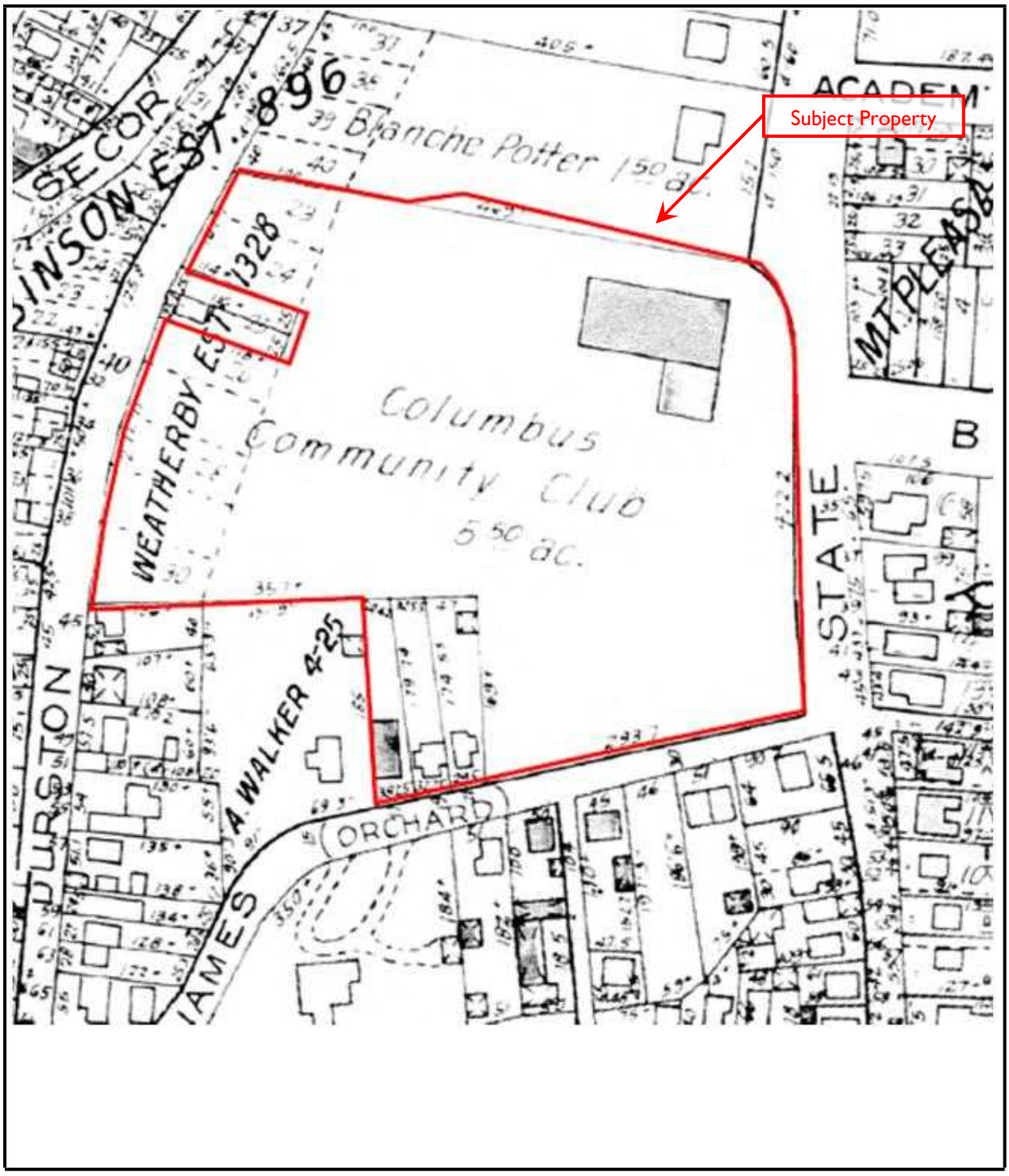
Fire Insurance Map

Year: 1911



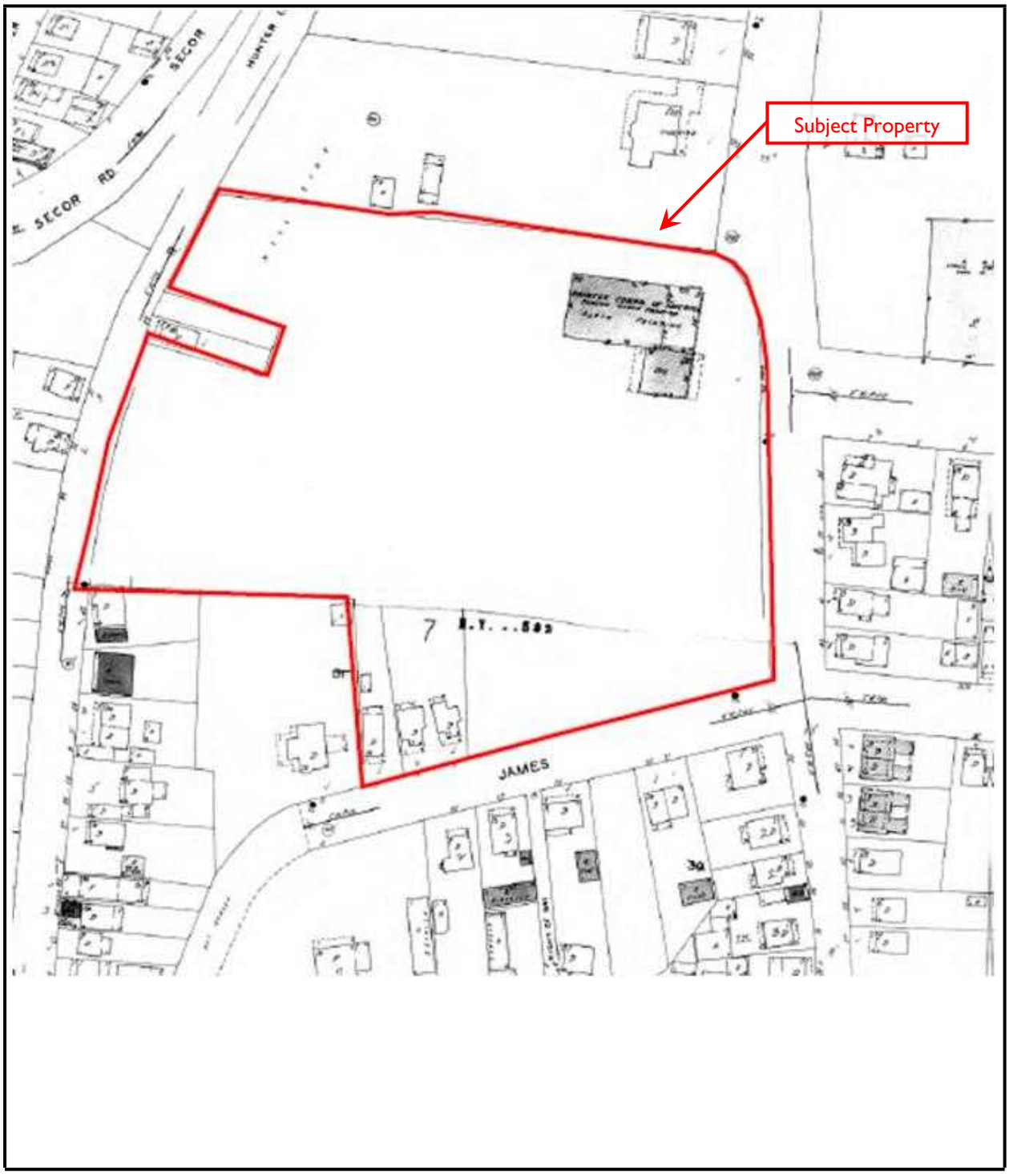
Fire Insurance Map

Year: 1924



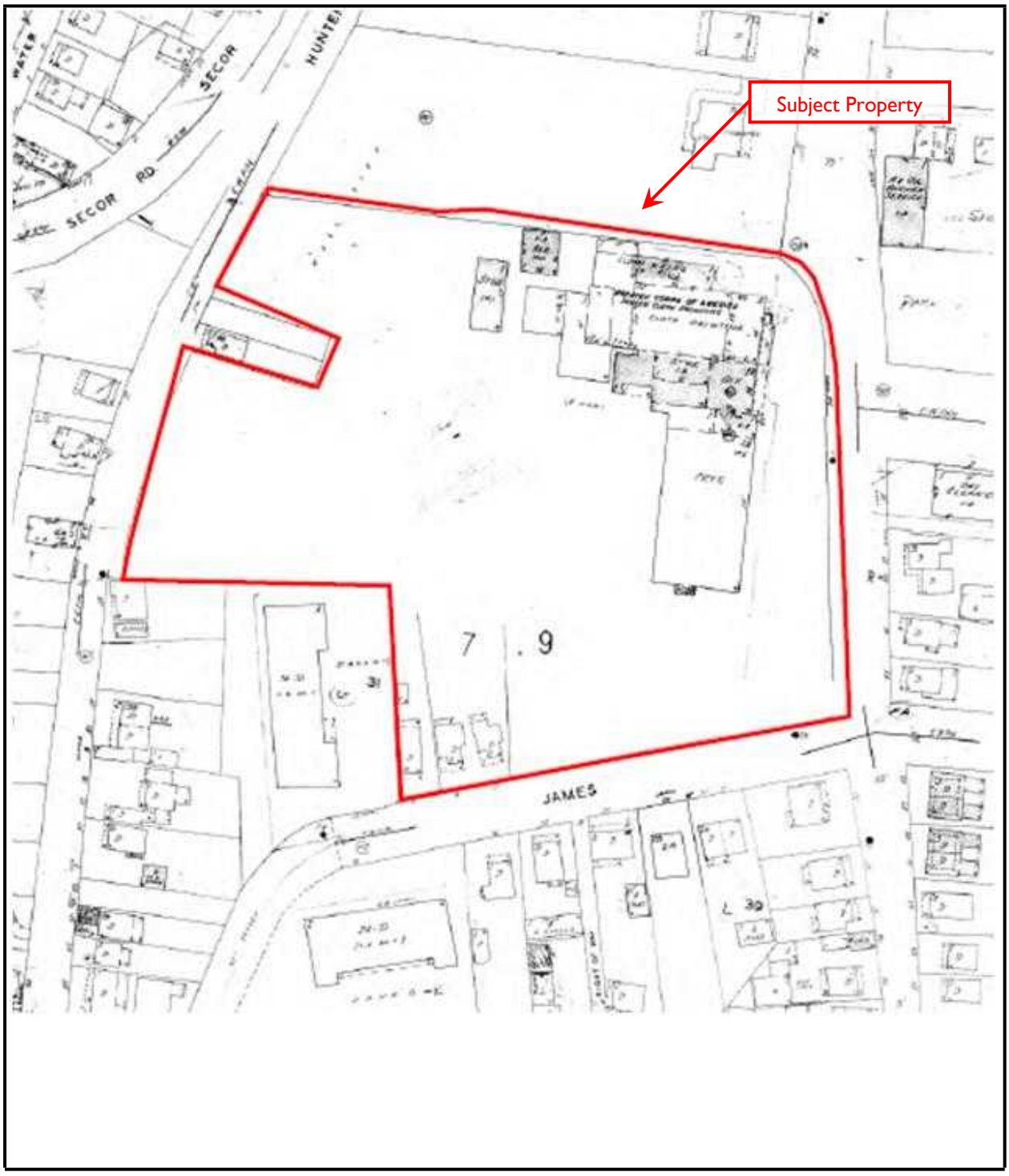
Fire Insurance Map

Year: 1942



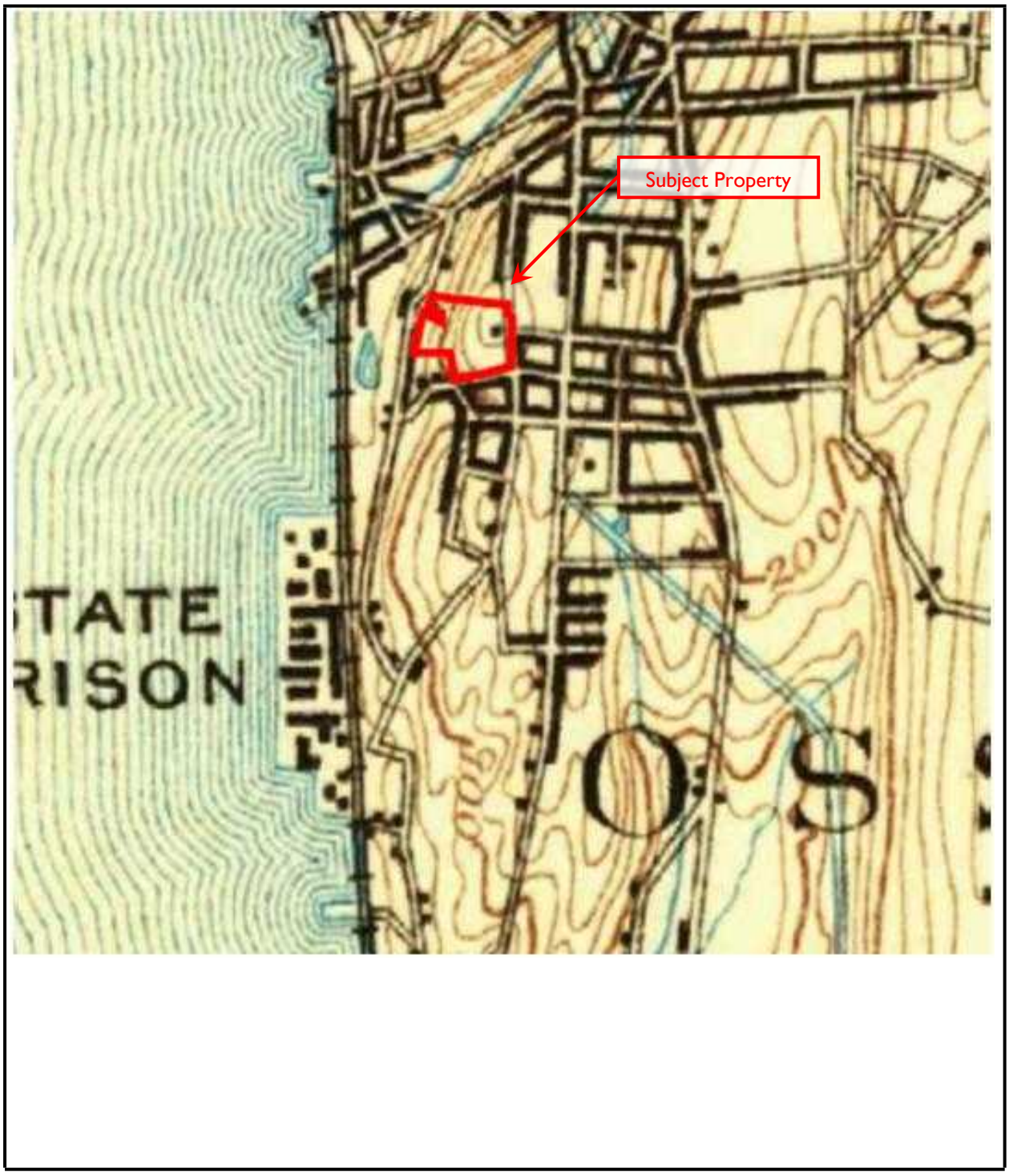
Fire Insurance Map

Year: 1949



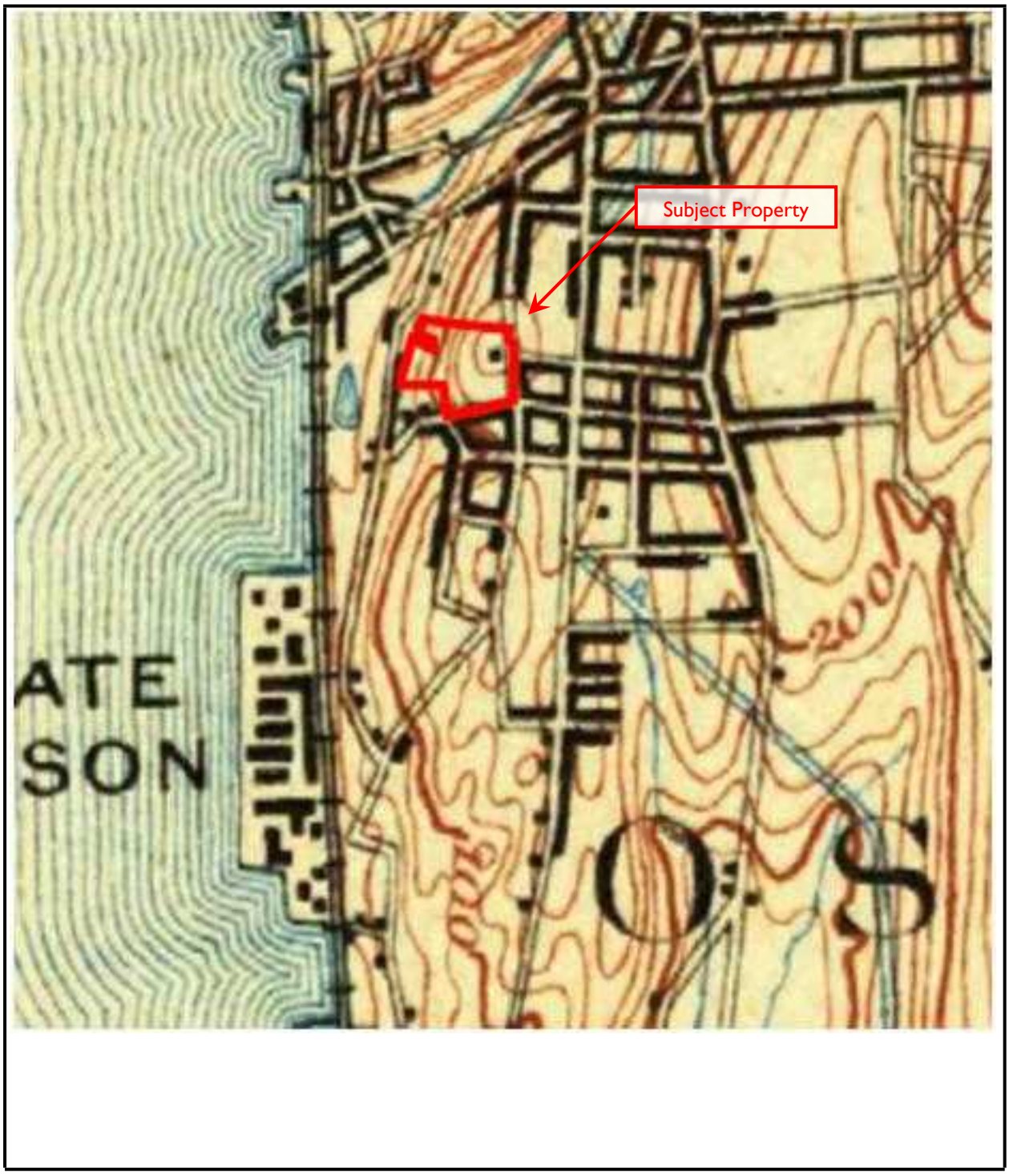
Fire Insurance Map

Year: 1971



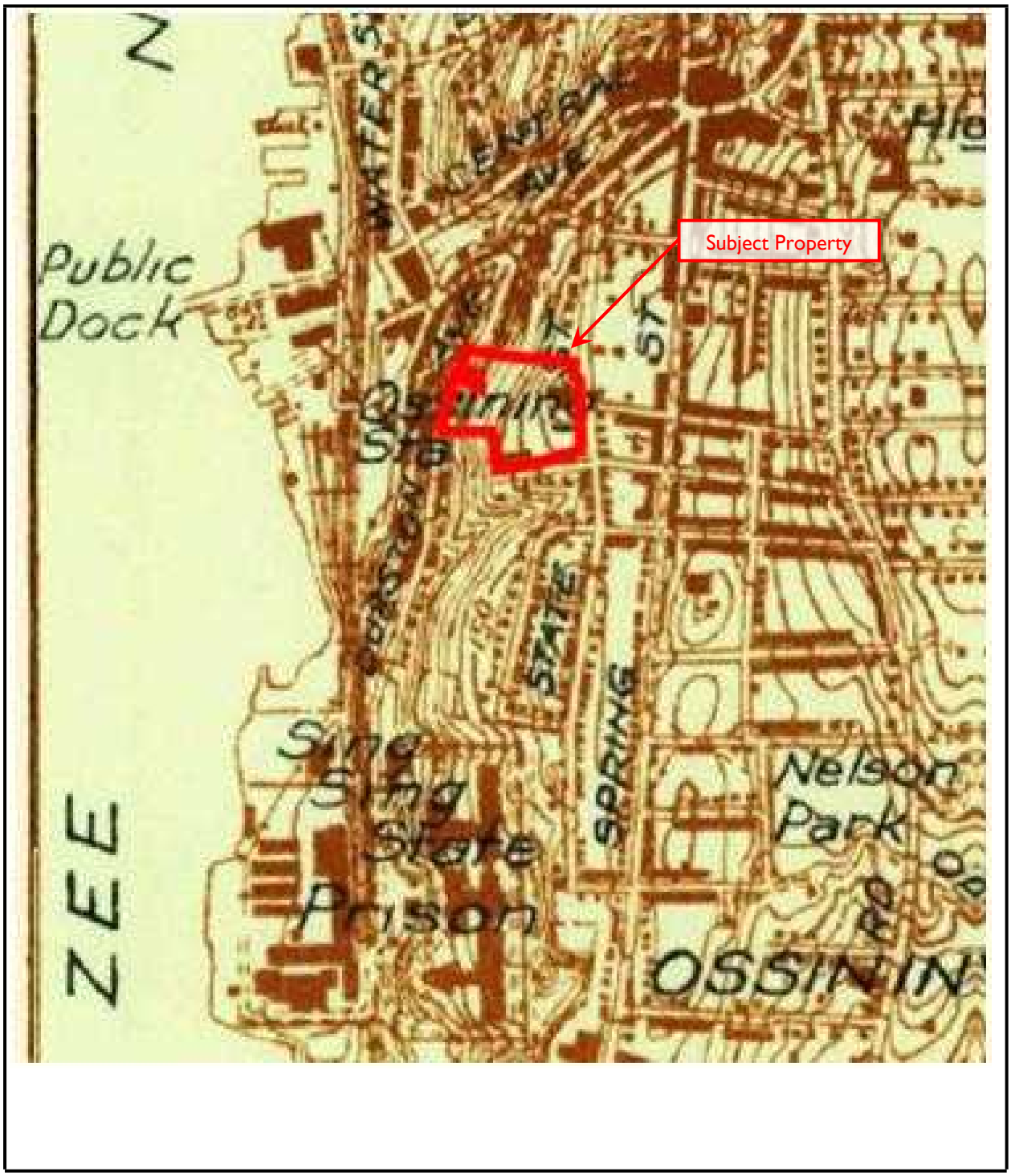
USGS Topographic Map

Year: 1892



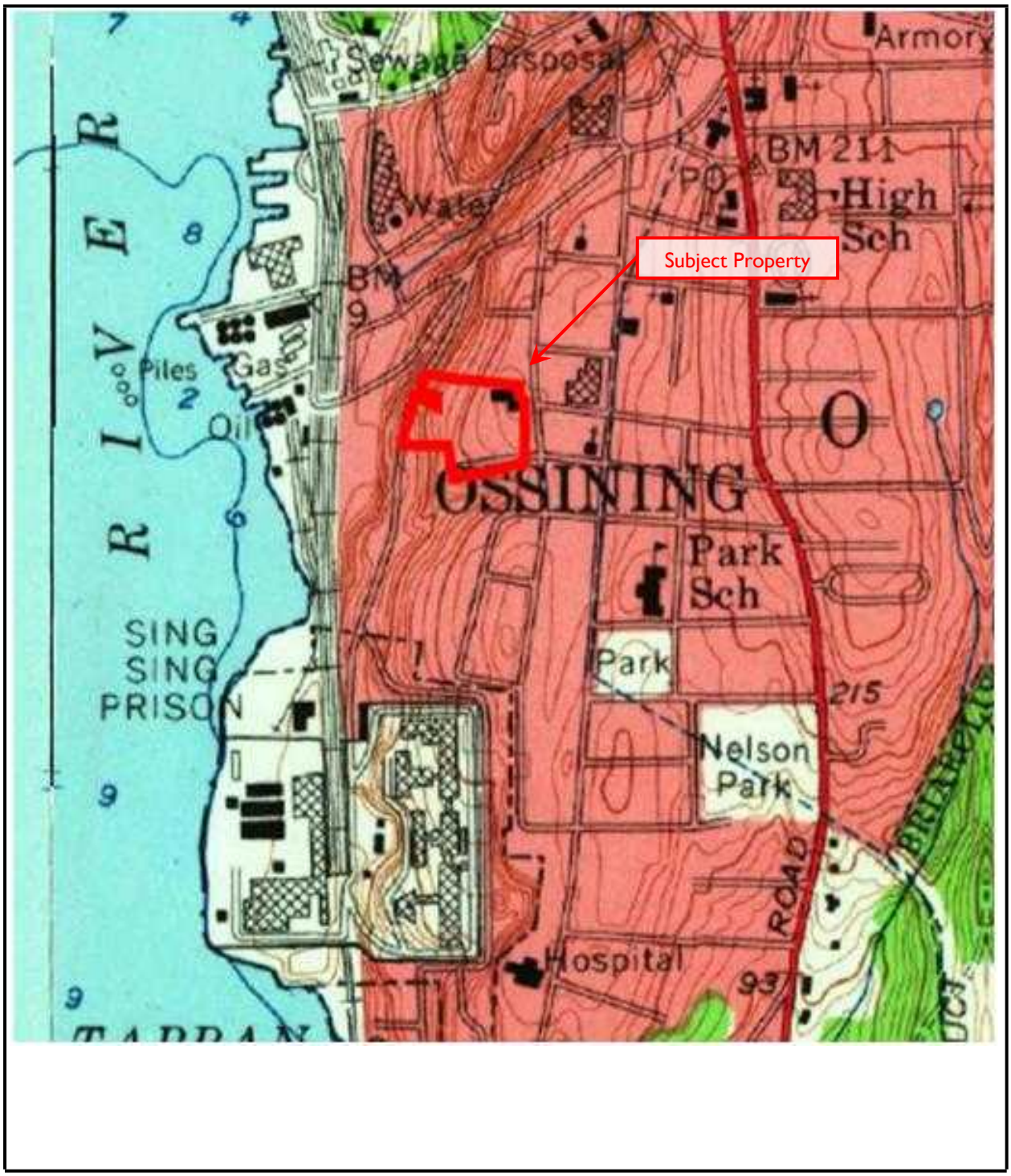
USGS Topographic Map

Year: 1902



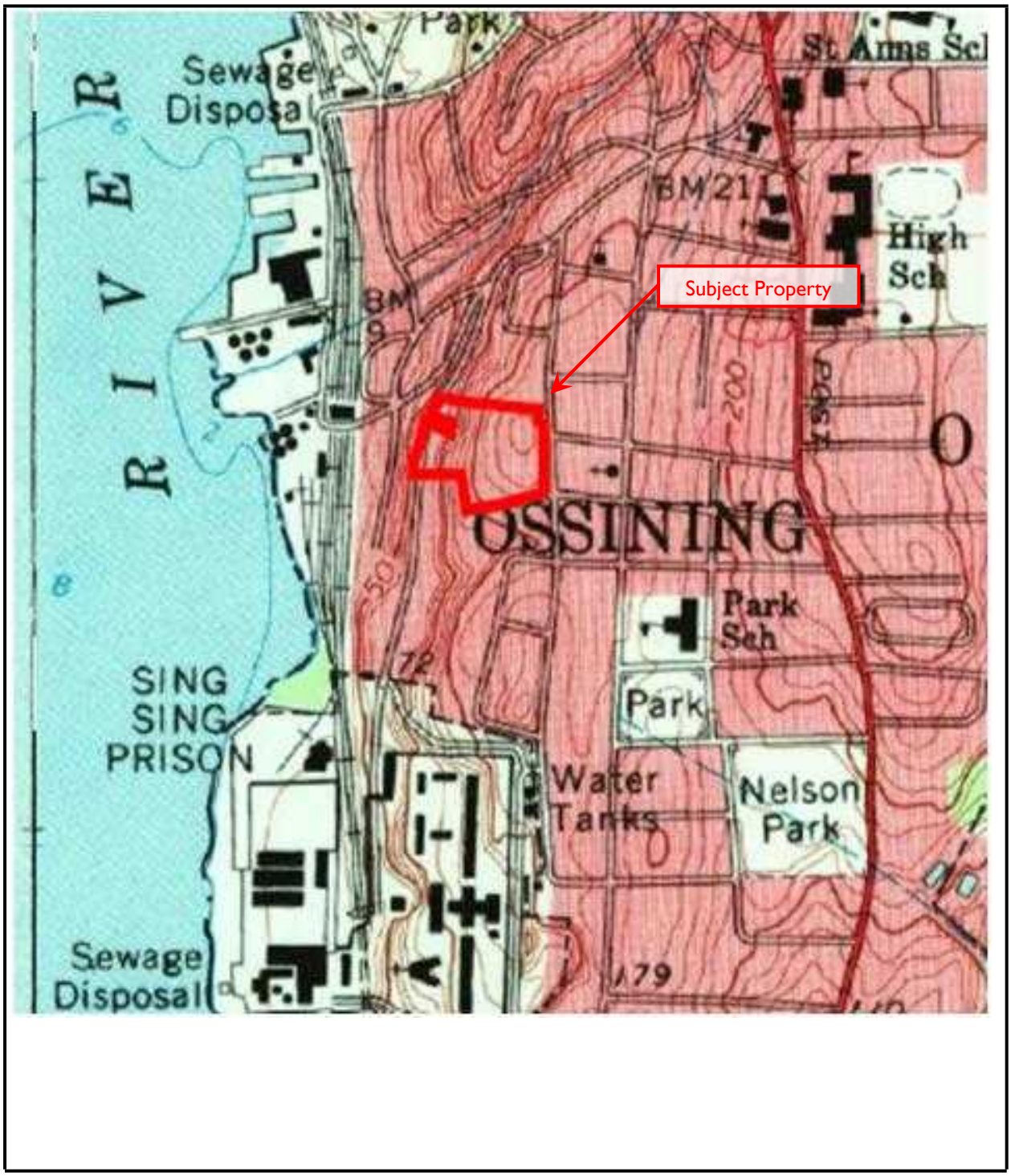
USGS Topographic Map

Year: 1936



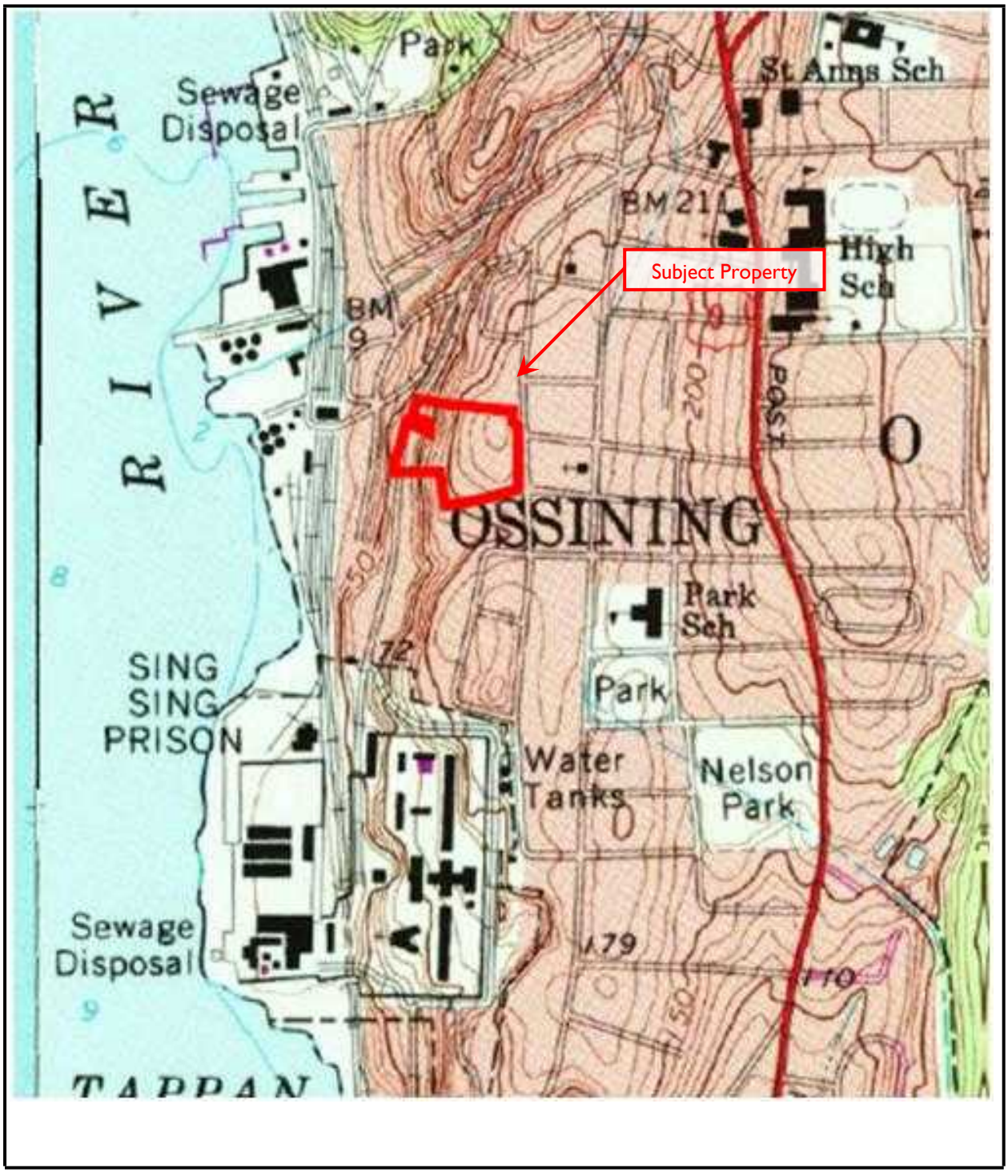
USGS Topographic Map

Year: 1955



USGS Topographic Map

Year: 1967



USGS Topographic Map

Year: 1979

USGS Topographic Map

Year: 2013

APPENDIX G

PORTIONS OF PREVIOUS REPORTS

Division of Safety and Health
Engineering Services Unit

Department of Labor
W. Averell Harriman State Office Campus
Building 12, Room 154, Albany, NY 12240
www.labor.ny.gov
518-457-1536

September 30, 2015

Adelaide Environmental Health Associates
1511 Rte 22 STE C24
Brewster, NY 10509

RE: File No. 15-1247

Dear Sir/Madam:

STATE OF NEW YORK
DEPARTMENT OF LABOR
DIVISION OF SAFETY AND HEALTH

The attached is a copy of Decision, dated, 9/30/2015, which I have compared with the original filed in this office and which I DO HEREBY CERTIFY to be a correct transcript of the text of the said original.

If you are aggrieved by this decision you may appeal within 60 days from its issuance to the Industrial Board of Appeals as provided by Section 101 of the Labor Law. Your appeal should be addressed to the Industrial Board of Appeals, State Office Building Campus, Building 12, Room 116, Albany, New York, 12240 as prescribed by its Rules and Procedure, a copy of which may be obtained upon request.

WITNESS my hand and the seal of the
NYS Department of Labor, at the City of
Albany, on this day of 9/30/2015.

Edward A. Smith, P.E.
Associate Safety and Health Engineer

STATE OF NEW YORK
DEPARTMENT OF LABOR
STATE OFFICE BUILDING CAMPUS
ALBANY, NEW YORK 12240-0100

Variance Petition

Of

Adelaide Environmental Health Associates, Inc
Petitioner's Agent on Behalf of

Ossining Land, LLC
Petitioner

in re

Premises: Vacant 3-Story Building
34 State Street
Ossining, NY 10562

Interior Friable Debris Cleanup & Various ACM Removal

File No. 15-1247

DECISION

Case(s) 1 - 3

ICR 56

The Petitioner, pursuant to Section 30 of the Labor Law, having filed Petition No. 15-1247 on September 29, 2015 with the Commissioner of Labor for a variance from the provisions of Industrial Code Rule 56 as hereinafter cited on the grounds that there are practical difficulties or unnecessary hardship in carrying out the provisions of said Rule; and the Commissioner of Labor having reviewed the submission of the petitioner dated September 29, 2015; and

Upon considering the merits of the alleged practical difficulties or unnecessary hardship and upon the record herein, the Commissioner of Labor does hereby take the following actions:

Case No. 1	ICR 56-7.10(c)
Case No. 2	ICR 56-7.11(e)

Case No. 3 ICR 56-9.1(b,c)

VARIANCE GRANTED. The Petitioner's proposal for interior cleanup of friable debris in the attic & boiler room and removal of ACM joint compound in the attic, quantities as stated in the attached proposal, at the subject premises in accordance with the attached 12-page stamped copy of the Petitioner's submittal, is accepted; subject to the Conditions noted below:

THE CONDITIONS

1. Full time project monitor shall be on site and responsible for oversight of the abatement contractor during all abatement activities to ensure compliance with ICR 56 as modified by the variance conditions and that no visible emissions are generated.

2. All contaminated non-porous floors, walls, ceilings, fixtures, and movable and fixed objects contaminated with asbestos debris shall be cleaned as part of this cleanup and abatement project. All porous materials and generated waste shall be disposed of as RACM.

3. One layer of 6-mil fire retardant plastic sheeting shall be used as a dropcloth below ACM removal locations. The dropcloth may be limited to beneath the immediate removal locations and the surrounding ten (10) feet.

4. After removal and cleanings are complete and a minimum drying period has elapsed, an authorized and qualified Project Monitor shall determine if the area is dry, the scope of work complete, and the work area free of visible asbestos debris/residue. If the area is determined to be acceptable and the aggressive clearance air sample results meet 56-4.11 clearance criteria, the final dismantling of the site may begin.

5. Usage of this variance is limited to those asbestos removals identified in this variance or as outlined in the Petitioner's proposal.

In addition to the conditions required by the above specific variances, the Petitioner shall also comply with the following general conditions:

GENERAL CONDITIONS

1. A copy of this DECISION and the Petitioner's proposals shall be conspicuously displayed at the entrance to the personal decontamination enclosure.

2. This DECISION shall apply only to the removal of asbestos-containing materials from the aforementioned areas of the subject premises.

3. The Petitioner shall comply with all other applicable provisions of Industrial Code Rule 56-1 through 56-12.

4. The NYS Department of Labor Engineering Service Unit retains full authority to interpret this variance for compliance herewith and for compliance with Labor Law Article 30. Any deviation to the conditions leading to this variance shall render this variance Null and Void pursuant to 12NYCRR 56-12.2. Any questions regarding the conditions supporting the need for this variance and/or regarding compliance hereto must be directed to the Engineering Services Unit for clarification.

5. This DECISION shall terminate on December 30, 2015.

Date: September 30, 2015

MARIO J. MUSOLINO
ACTING COMMISSIONER OF LABOR

By 

Edward A. Smith, P.E.
Associate Safety and Health Engineer

PREPARED BY: Ravi Pilar, P.E.
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Pilar, Ravi (LABOR)

From: Jason P. Fullum [jfullum@adelaidellc.com]
Sent: Tuesday, September 29, 2015 4:26 PM
To: Pilar, Ravi (LABOR)
Cc: John Soter; Ssoter@adelaidellc.com
Subject: 34 State Street, Ossining, NY SSV

Importance: High

Ravi

Per our phone conversation:

- The buildings are all sharing one footing and are all connected.
- The only two areas to be decontaminated are the attic with the joint compound and the boiler room with the debris.
- The boiler room will be decontaminated in its entirety instead of using a two layer tent.

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151247

State of New York - Department of Labor
Division of Safety and Health
Engineering Services Unit
State Office Building Campus
Albany, NY 12240

September 29, 2015

Re: Petition for Variance, 34 State Street, Ossining, New York – Building Demolition

Question 9 - Reason for Request

Nature of Work: The asbestos work is to be performed at 34 State Street in Ossining, New York. All of the buildings are to be demolished except for the main building that will be renovated. There is significantly damaged, friable asbestos on the interior of two of the buildings that will need to be decontaminated prior to demolition. The spaces are currently vacant and locked out to the public.

Based on the above information and reasoning, we are requesting relief from standard full containment requirements during the removal of the referenced materials. We feel the requested relief is justified and the proposed abatement means and methods outlined in Question 11 (attached) are sufficient to contain any asbestos fibers that may be released during abatement activities and will sufficiently protect the Abatement Workers, Facility Employees/Occupants and the General Public. Specific Relief is requested from the following sections:

Section - Title	Reason / Proposed Plan for Protection w/o literal compliance
56-7.10	Based on the fact that all of the surfaces will need to be decontaminated throughout the work areas we are proposing critical/isolation barriers only.
56-7.11(e)	There will not be a full containment as containments shall be critical/isolation barriers only.
56-9.1(b)&(c)	In as much as there will be only isolation/critical barriers constructed we are requesting relief from 1st and 2nd cleaning and propose only one final cleaning and visual inspection. Wait times will be per 56-9.1(f).

Proposed means and methods for abatement operations are present in Question 11.

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Question 10 – Hardship Description

Nature of Work: The asbestos work is to be performed at 34 State Street in Ossining, New York. All of the buildings are to be demolished except for the main building that will be renovated. There is significantly damaged, friable asbestos on the interior of two of the buildings that will need to be decontaminated prior to demolition. The spaces are currently vacant and locked out to the public.

In addition, the facility needs to clean up the debris to prevent further spread of the asbestos.

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September 29, 2015

Re: Petition for Variance, 34 State Street, Ossining, New York – Building Demolition

Question 11 - Proposed Methods

As stated in Question 9, the asbestos containing materials to be affected as a part of the building demolition and renovation project at 34 State Street in Ossining, New York are roofing materials, pin mastic, duct cover, floor tile, debris, joint compound, mudded fittings, transite siding and caulk. We propose the following work methods be utilized during removal operations in the specified areas:

The following materials and associated quantities are to be included in the abatement:

- Roofing Materials: Approximately 14,600 square feet.
- Joint Compound: Approximately 2,500 square feet
- Pin Mastic: Approximately 600 square feet
- Duct Cover: Approximately 600 square feet
- Floor Tile: Approximately 1,200 square feet
- Debris: Approximately 25 square feet
- Mudded Fittings: Approximately 26 fittings
- Transite: Approximately 16,000 square feet
- Caulk: Approximately 1,700 linear feet

- The building is currently vacant and will remain so during all abatement operations.

- Signage shall be in accordance with 12NYCRR Part 56 utilizing asbestos barrier tape and signs.

- A personal and waste decontamination unit setup which complies with ICR 56-7 shall be constructed and be attached or remote to the work area depending on the removal taking place and the size of the removal. The unit(s) will be fully sheathed and lockable and shall remain operational until satisfactory final clearance air sample results are achieved.

- The roofing materials, pin mastic, duct cover, floor tile, mudded fittings, transite and caulk will all be removed using the standard procedures in NYS Code Rule 56. One debris area is less than ten square feet and will be decontaminated as per NYS Code Rule 56.

- There are two debris locations with the specifics described below:
  - The asbestos joint compound is located in the attic of one of the buildings to be demolished and has been damaged over the years with debris now on the floor. This area will have an attached large personal and waste decontamination unit. Critical barriers will be installed on all openings with the work area.
  - The small project debris located in a boiler room will have a ~~tent constructed~~ and an attached small project decontamination unit. ~~A two layer tent will be constructed around the work area~~.

- With the containment constructed, negative air will be established within the work area creating at a minimum, eight (8) air changes per hour and -.02" W.C. minimum. Once the containment is constructed and negative air established, a 4-hour pre-abatement settling period will be observed.

- Following the 4-hour pre-abatement settling period and a pre-abatement inspection by the Project Monitor to verify work area integrity, removal operations will commence.

- All debris and contaminated movable objects within the area will be decontaminated and/or removed as asbestos. The asbestos joint compound will be removed using wet methods and a drop cloth underneath. All cleanable surfaces will be wet wiped and/or HEPA vacuumed. Any non cleanable surfaces will be disposed of as asbestos containing material.

- Upon completion of removal and cleaning operations an eight hour waiting/drying period shall be observed. After the waiting/drying period a final visual inspection will be performed by the project monitor. Following this visual clearance, if it passes, the aggressive clearance final air sampling will begin. If the final visual clearance does not pass, another cleaning will commence along with another eight hour waiting/drying period.

- All containments and/or critical/isolation barriers shall remain in place until satisfactory clearance air sample results are achieved.

- All waste will be double-bagged, labeled, and moved from the work area to the waste decontamination unit and finally to a lined dumpster.

We request that this variance expire on ~~6/30/16 or upon the projects completion, whichever comes first.~~ → 12/30/15. 9/30/15

Utilizing the proposed methods would in no way compromise the security or safety of the General Public, Facility Employees/Occupants, or any workers involved with the project, and would also allow the timely completion of the abatement operations.

If you have any questions or require any additional information, please feel free to contact Jason Fullum of Adelaide Environmental Health Associates at (845) 278-7710.

1.0 BACKGROUND/PURPOSE

Adelaide Environmental Health Associates, Inc. (Adelaide) was retained by Ossining Land, LLC to perform a demolition asbestos, lead based paint and PCB survey at 34 State Street in Ossining, New York. This survey was based on the scope to renovate the original building and demolish the surrounding buildings in preparation for the upcoming project. The inspection was performed on August 12th, 13th, 27th and September 2nd, 2015 by Adelaide representatives Jason Fullum, David Seddon, Robert See and Jimmie Downes (NYS Asbestos Inspector/ EPA Risk Assessor/Inspectors).

2.0 EXECUTIVE SUMMARY OF INSPECTION RESULTS

Following the scope of work that was given to us, Adelaide inspected all of the buildings on the interior and exterior. Adelaide collected two hundred and seventy three (273) asbestos samples, three hundred eighty five (385) XRF readings and three (3) PCB samples from the above mentioned areas. Nineteen (19) samples/homogenous areas tested positive for asbestos, fifty three (53) XRF readings tested positive for lead based paint and zero (0) PCB samples tested positive..

All painted surfaces in the main building are considered to be positive for lead based paint.

2.1 SUMMARY OF ASBESTOS CONTAINING MATERIALS

Sample #	Material Sampled	Approximate Quantity	Condition	Areas Affected
7	Vent Pipe Tar	40 SF	Damaged	Roof B, M, N and R Vent Pipes and Exhaust Units
11	Exhaust Unit Pin Mastic	600SF	Damaged	Roof B
13	HVAC Curb Roof Material	300 SF	Damaged	Roof B
15	Flashing Tar	700 SF	Damaged	Roof B
17	Pitch Pocket Tar	6SF	Damaged	Roof B
19	HVAC Duct Cover	600SF	Damaged	Roof B
24	Bottom Layer on Wood	2,000SF	Damaged	Roof G,H,L,K,P,Q and R
26	Flashing Tar	20SF	Damaged	Roof G
28	Tar at Gutter	800SF	Sig. Damaged	Roof A and C Gutters Roof A Chimneys, Raised Roof Sections and Interior of Building C

36	Vapor Barrier on Metal	4,500SF	Sig. Damaged	Roof A and C
44	9x9 Gray Floor Tile	1,200SF	Damaged	Building A – 4th Floor Building B and C Stairwells
113	Rope Gasket Debris	20 SF	Sig. Damaged	Building A – Basement Boiler Room
131	Bottom Layer of Roofing	6,000SF	Damaged	Roofs E,F,I,M,N and J
178	Joint Compound	2,500SF	Sig. Damaged	Building C Attic (Joint Compound Debris on Floor – Decontamination required for this area see Appendix F)
193	Mudded Fittings	26 Fittings	Damaged	Building B Storage Room and Stairwell Closet
196	Debris on Floor	4SF	Sig. Damaged	Building C – Boiler Room
231	Transite Barrier	16,000 SF	Damaged	Building B
233	Old White Caulk at Transite and Windows	1,700 LF	Sig. Damaged	Building A and B Exterior Windows
239	Tar at Parapet Wall	250SF	Sig. Damaged	Roof M and N

2.2 SUMMARY OF LEAD BASED PAINT

Sample #	Sample Location	Material Sampled	Reading (mg/cm2)
28	Building A 1st floor right of foyer	Colum – White - Brick	19.50
29	Building A 1st floor right of foyer	Colum – White - Brick	2.70
45	Building A 1st floor kitchen side A	Pipe – Gray - Metal	7.70
60	Building A 1st floor kitchen closet side A	Wall board – Black - Wood	1.90
65	Building A 1st floor boiler room behind kitchen	Ceiling – White - Plaster	4.00

66	Building A 1st floor boiler room behind kitchen	Ceiling Support beam – White - Metal	1.20
86	Building A 2nd floor hallway	Window case – White - Wood	19.10
89	Building A 2nd floor hallway Side A	Wall – Beige - Plaster	7.00
90	Building A 2nd floor hallway Side B	Wall – Beige – Plaster	12.40
91	Building A 2nd floor hallway Side B	Door Frame – White - Wood	17.40
93	Building A 2nd floor south stairs	Trim – White - Wood	1.40
95	Building A 2nd floor south stairs	Stringer – White - Wood	27.30
97	Building A 2nd floor south stair storage	Ceiling – White - Plaster	10.40
98	Building A 2nd floor south stair storage Wall B	Wall – White - Wood	30.50
99	Building A 2nd floor south stair storage Wall D	Wall – White – Plaster	2.10
100	Building A 2nd floor south stair storage Wall D	Wall – Gray - Plaster	2.00
105	Building A 2nd floor hallway Side B	Door frame – White - Wood	18.10
106	Building A 2nd floor hallway Side C	Door frame – White - Wood	18.80
109	Building A 2nd floor hallway Side D	Trim – White - Wood	2.20
112	Building A 2nd floor hallway	Ceiling – White - Plaster	7.70
113	Building A 2nd floor hallway	Ceiling trim – White - Plaster	13.60
115	Building A 3rd floor hallway side A	Window trim – White - Wood	8.00
117	Building A 3rd floor hallway side B	Door frame – White - Wood	11.10
122	Building A 3rd floor hallway side B	Stringer – White – Wood	19.90
124	Building A 3rd floor hallway side C	Wall – Beige – Plaster	2.00

128	Building A 4th floor hallway	Floor – Gray - Wood	4.50
153	Building B 2nd floor hallway side A	Door frame – White - Metal	1.90
154	Building B 2nd floor hallway side A	Door frame – Sand - Metal	1.30
166	Building B 2nd floor east hallway side A	Door interior – White - Wood	1.30
186	Building A 2nd floor NW stairwell west side	Door frame – White – Wood	3.40
188	Building A Basement	Column – Yellow - Wood	6.20
197	Building A Basement	Ceiling – Gray - Wood	1.10
203	Building C East room Side A	Wall – White - Concrete	2.20
204	Building C East room Side D	Wall – White - Concrete	1.70
236	Building C Basement hallway Side C	Column – White – Metal	2.90
238	Building C Basement hallway Side A	Column – White – Metal	1.90
248	Building D main room side B	Column – Gray - Metal	1.80
250	Building D main room side B	Column – White - Metal	1.70
251	Building D main room side B	Support beam – White – Metal	1.50
256	Building D main room side B	Structural steel – White – Metal	3.40
293	Building C 2nd floor Hallway Center	Support beam – White - Wood	12.70
296	Building C 2nd floor Hallway Center	Support beam – White - Wood	10.10
310	Building C 3rd floor room 12 Side C	Window Case – White - Wood	24.50
311	Building C 3rd floor room 12 Side C	Window Sash – White - Wood	4.30
313	Building C 3rd floor room 12 Side D	Door frame – Black - Wood	3.80
324	Building B exterior east Side	Column – White - Brick	2.10
333	Building C exterior 2nd floor east side	Door frame – White Wood	41.60
334	Building C exterior 2nd floor east side	Door frame – White - Wood	39.80

336	Building C exterior 2nd floor east side	Ceiling – White - Wood	36.40
341	Building C exterior north side	Stair hand rail – Brown - Metal	3.00
342	Building C exterior north side	Stair Stringer – Brown - Metal	5.30
343	Building C exterior north side	Stair tread – Brown - Metal	1.70
360	Building E East room Side A	Door frame – Gray - Metal	1.30

2.3 SUMMARY OF PCB'S

Sample #	*Sample Location*	*Material Sampled*	*Reading (mg/Kg)*
No Positive Samples			

2.4 NEGATIVE MATERIALS LIST:

Building A

- 9x9 Floor Mastic
- Linoleum and Vapor Barrier
- Brown Wall Mastic
- Electrical Wire Insulation
- 12x12 Brown Mottled Floor Tile and Mastic
- 12x12 White Floor Tile and Mastic
- 12x12 Gray Floor Tile and Mastic
- White Insulation Debris
- 4 Inch Covebase and Mastic
- Plaster Wall – Top and Base Coats
- Plaster Ceiling – Textured Coat, Top and Base Coats
- White Firebrick and Mortar
- Red Firebrick
- 4x4 Ceramic Tile Adhesive and Grout
- Millboard Wall
- Epoxy Floor Yellow and Gray Coating
- 2x2 Ceiling Tile
- Popcorn Texture on Drywall Ceiling
- Drywall and Joint Compound

Building B

- Roof Vapor Barrier at Wood
- Exhaust Unit Vibration Cloth
- Red Ceramic Vinyl Tile
- 12x12 Stick On Tile with Flowers

- 12x12 Stick On Tile – Gray
- Yellow Carpet Mastic
- Gray Linoleum Floor and Adhesive
- Window Glazing Compound
- Green Caulk at Transite
- Asphalt Siding
- Fiberglass Pipe Insulation Wrap
- Wallpaper
- Ceramic Tile Grout and Mudset
- 1x1 Spline Ceiling Tile
- 2x2 Ceiling Tile
- 2x4 Ceiling Tile
- Millboard Wall and Adhesive
- Newer Caulk at Transite
- Stone Ballast Roof Layers
- Joint Compound

Building C

- Green Roofing under Metal Roof
- Window Glazing Compound
- Insulation at Door Header
- Exterior Caulk at Louver
- Surface Coat on Brick
- Popcorn Texture on Drywall
- Popcorn Texture on Plaster
- Popcorn Ceiling Coat
- Carpet Mastic
- Blown In Insulation
- Paper From Batt Insulation
- Ceramic Tile Grout and Adhesive
- Drywall Brown
- Drywall White
- Boiler Section Sealant
- Exterior Plaster
- Parge Coat on Exterior
- Tar on Fiberglass
- Joint Compound on the First thru Second Floors and Basement

Building E

- CMU and Mortar
- Stone Mortar
- Concrete

Roof D

- Roof Shingles and Vapor Barrier
- Tar Paper at Exhaust Vents

Roof J

- Top Layer Rolled Roof
- Asphalt Layer Rolled Roof

Roof E

- Top Layer Rolled Roof
- Brown Board Layer
- Asphalt Layer Rolled Roof

Roof N

- Tar at Edge of Roof

Roof M

- Coping Stone Mortar

Roof O

- All Roofing Layers

3.0 ASBESTOS FIELD PROCEDURES AND ANALYSIS METHODOLOGY

3.1 INSPECTION

Guidelines used for the inspection were established by the U.S. Environmental Protection Agency (EPA) in the Guidance for Controlling Asbestos Containing Materials in Buildings, Office of Pesticides and Toxic Substances, DOC# 560/5-85-024 and 40 CFR Part 763, Asbestos Hazard Emergency Response Act (AHERA). Field information was organized as per the AHERA concept of a homogeneous area (HA); that is, suspect Asbestos Containing Materials (ACM) with similar age, appearance, and texture were grouped together, sampled and assessed for condition.

For the purposes of this inspection, suspect ACM has been placed in three material categories: thermal, surfacing, and miscellaneous.

Surfacing materials are those that are sprayed on, troweled on or otherwise applied to surfaces for fireproofing, acoustical, or decorative purposes (e.g., wall and ceiling plaster).

Thermal materials are those applied to heat pipes or other structural components to prevent heat loss or gain or prevent water condensation (e.g., pipe and fitting insulation, duct insulation, boiler flue).

APPENDIX H

TERMINOLOGY

TERMINOLOGY

The following provides definitions and descriptions of certain terms that may be used in this report. Italics indicate terms that are defined by ASTM Standard Practice E 1527-13. The Standard Practice should be referenced for further detail related definitions or additional explanation regarding the meaning of terms.

Recognized environmental condition (REC): The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment, 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

De minimis conditions: Conditions that generally do not present threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions or controlled recognized conditions.

Historical recognized environmental condition(s) (HREC): A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time of the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time of the Phase I ESA, the condition shall be included in the conclusions section of the report as a recognized environmental condition,

Controlled recognized environmental condition(s) (CREC): A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by the regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report. NOTE: A condition identified as a controlled recognized environmental condition does not imply that the environmental professional has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be, implemented.

Material threat: A physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening and might result in impact to public health or the environment. An example might include an aboveground storage tank that contains a hazardous substance and which shows evidence of damage such that it may cause or contribute to tank integrity failure with a release of contents to the environment.

Material impact to public health or environment: A substantial risk of harm to public health or the environment resulting from the presence or likely presence of an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. An example might include a release of a hazardous substance in concentrations exceeding applicable governmental agency standards under conditions that could reasonably and foreseeably result in substantial exposure to humans or

substantial damage to natural resources. The risk of that exposure or damage would represent a material impact to public health or environment.

General risk of enforcement action: The likelihood that an environmental condition would be subject to enforcement action if brought to the attention of appropriate governmental agencies. If the circumstances suggest an enforcement action would be more likely than not, then the condition is considered a general risk of enforcement action.

Data failure: A failure to achieve the historical research objectives, even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

Data gap: A lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).