



Ethan C. Eldon Associates

Environmental Analysis
Transportation
Planning
Development Consulting
Real Estate Analysis
and
HazMat Investigation

Phase I Environmental Site Assessment

**745, 747, 749, 751, 761, 763
and 767 East 133rd Street
750 East 134th Street
Bronx, NY 10454**

June 27, 2011

Prepared for:

Altmark Group LLC
2447 Third Avenue
Bronx, NY 10451

Ethan C. Eldon Associates
1350 Broadway
Suite 612
New York, NY 10018
(212) 967-5400
Fax: (212) 967-2747

TABLE OF CONTENTS

1.0	SUMMARY OF FINDINGS	1
2.0	RECOMMENDATIONS	3
3.0	INTRODUCTION	4
3.1	Purpose.....	4
3.2	Scope.....	4
3.3	Assumptions, Limitations and Exceptions.....	5
3.4	Special Terms and Conditions (User Reliance)	6
4.0	GENERAL SITE CHARACTERISTICS	7
4.1	Site Description and Current Site Uses/Operations	7
4.3	Information Regarding Environmental Liens or Specialized Knowledge or Experience	7
	Utilities	7
4.5	Physical Setting.....	7
	4.5.1 Topography	7
	4.5.2 Geology and Hydrogeology of the Surrounding Area	7
	4.5.3 Other Physical Setting Sources	7
5.0	USER PROVIDED INFORMATION	9
5.1	Title Records	9
5.2	Environmental Liens or Activity and Use Limitations	9
5.3	Specialized Knowledge.....	9
5.4	Valuation Reduction for Environmental Issues	9
5.5	Owner, Property Manager and Occupant Information.....	9
5.6	Other User Provided Documents	9
6.0	RECORDS REVIEW	10
6.1	Listings identified at the subject site	10
6.2	Federal Environmental Databases.....	10
	6.2.1 National Priorities List Sites	10
	6.2.2 Delisted National Priorities List Sites	11
	6.2.3 CERCLA Sites	11
	6.2.4 Hazardous Waste Handlers	11
	6.2.5 Engineering Control Registry Sites.....	12
	6.2.6 Institutional Control Registry Sites.....	13
	6.2.7 Emergency Response Notification System	13
6.3	New York State Environmental Databases	13
	6.3.1 Hazardous Waste Sites	13
	6.3.2 Vapor Reopened Site List	13
	6.3.3 Voluntary Cleanup Program Sites.....	14
	6.3.4 Solid Waste Facilities.....	14
	6.3.5 State UST List.....	14
	6.3.6 State Spills Database.....	15
	6.3.7 State Engineering Control Registry Sites.....	16
	6.3.8 State Institutional Control Registry Sites.....	16
	6.3.9 State Brownfield Sites.....	16
6.4	Local Regulatory Agency Findings	17

6.5	Land Use Review	18
6.5.1	Aerial Photographs.....	18
6.5.2	Fire Insurance Maps.....	18
6.5.3	Property Tax Files.....	20
6.5.4	Land Title Records.....	20
6.5.5	Historical USGS Topographic Quadrangles	20
6.5.6	City Directories.....	20
6.5.7	Prior Reports	20
7.0	SITE RECONNAISSANCE	21
7.2	Hazardous Substance Containers and Unidentified Substance Containers.....	21
7.3	Storage Tanks.....	21
7.4	PCBs	21
7.5	Hazardous/Biohazardous Waste Disposal.....	21
7.6	Solid Waste Generation, Storage and Disposal.....	21
7.7	Sumps and Floor Drains.....	21
7.8	Wells	21
7.9	Pits, Ponds, Lagoons, and Pools of Liquids	21
7.10	Odors.....	22
7.11	Septic Systems	22
7.12	Storm Water Management System	22
7.13	Stressed Vegetation.....	22
7.14	Staining or Corrosion.....	22
7.15	Heating and Cooling System.....	22
8.0	INTERVIEWS.....	23
8.1	Interviews with the Owner and Site Manager.....	23
8.2	Occupant Interview	23
8.3	Interviews with Past Owners.....	23
9.0	OTHER ENVIRONMENTAL ISSUES	24
9.1	Asbestos-Containing Material (ACM).....	24
9.2	Radon	25
9.3	Lead-Based Paint (LBP)	25
9.4	Mold.....	25
10.0	FINDINGS AND OPINIONS.....	27
11.0	CONCLUSIONS	28
12.0	SIGNATURES OF ENVIRONMENTAL PROFESSIONALS	29
13.0	REFERENCES.....	30
14.0	APPENDICES	31
	ATTACHMENT A	PHOTOGRAPHS
	ATTACHMENT B.....	TOPOGRAPHIC MAP
	ATTACHMENT C.....	TAX MAP
	ATTACHMENT D	REGULATORY DATABASE REPORT
	ATTACHMENT E.....	SANBORN FIRE INSURANCE MAPS
	ATTACHMENT F.....	QUESTIONNAIRE
	ATTACHMENT G	OTHER SUPPORTING DOCUMENTATION
	ATTACHMENT H	CITY DIRECTORIES

1.0 SUMMARY OF FINDINGS

Ethan C. Eldon Associates, Inc. (ECEA) was contracted by Altmark Group LLC to conduct a Phase I Environmental Site Assessment (ESA) in accordance with the American Society for Testing and Materials (ASTM) Standards E 1527-05 for the subject site identified in the New York City tax records as Block 2562, Lots 68, 67, 66, 65, 60, 58, 56 and 49 in the Bronx Port Morris section, New York. The street addresses of the subject property are

745, 747, 749, 751, 761, 763 and 767 East 133rd Street
750 East 134th Street
Bronx, NY 10454

The main objective of the ESA was to identify the presence or likely presence, use, or release on the property of hazardous substances or petroleum products as defined in ASTM Practice E 1527 as a *recognized environmental condition*. Below is a summary of the findings and conclusions of this report:

A Recognized Environmental Condition means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under compliance with laws.

1. There is an oil storage tank in the basement at 767 East 133rd Street.
2. There is oil stain in boiler room in the basement at 767 East 133rd Street.
3. The subject properties for 745, 747, 749 and 751 East 133rd Street are located within a Little "E" designated area for E-143 (underground gasoline storage tanks testing protocol) and E-144 (noise window/wall attenuation).
4. The subject properties for 761, 763 and 767 East 133rd Street and 750 East 134th Street are located within the 100-year floor plain.

The following de minimis conditions which are beyond the ASTM 1527-05 standards were noted but are not considered Recognized Environmental Conditions (RECs).

A de minimis condition is one that generally does not present a material risk of harm to public health or the environment and that generally would not be subject of an enforcement action if brought to the attention of appropriate governmental agencies (excluding local asbestos & lead situations)

5. There is approximately 150 linear foot suspect ACM on the heating pipe in the basement at 767 East 133rd Street.

6. There is suspect lead based paint for the 1-story building at 763 East 133rd Street and the 3-story building at 767 East 133rd Street due to the age of the buildings.
7. There is a roof leak at the 3-story building at 767 East 133rd Street. The roof leak may result in mold within the building which is not visible.

2.0 RECOMMENDATIONS

Based on information collected from the ESA, ECEA has the following recommendations:

1. ECEA recommends removal of the oil storage tank which is located in the basement at 767 East 133rd Street in accordance with all local, State, and Federal rules and regulations.
2. ECEA recommends cleanup of the oil stain in the boiler room which is located in the basement at 767 East 133rd Street in accordance with all local, State, and Federal rules and regulations.
3. ECEA recommends that an asbestos survey be conducted for the building at 767 East 133rd Street. Should confirmed ACM be found at the site, ECEA recommends removal of these materials in accordance with all local, State, and Federal rules and regulations.
4. ECEA recommends that a lead based paint survey be conducted for the buildings at 763 and 767 East 133rd Street. Should confirmed lead based paint be found at the site, ECEA recommends removal of these materials in accordance with all local, State, and Federal rules and regulations.
5. ECEA recommends a mold survey if the building at 767 East 133rd Street is used.
6. ECEA recommends Phase II soil investigation.

3.0 INTRODUCTION

This report documents the findings, opinions and conclusions of a Phase I Environmental Site Assessment (ESA) of the property located at

745, 747, 749, 751, 761, 763 and 767 East 133rd Street
750 East 134th Street
Bronx, NY 10454

The subject site is located on Tax records on Block 2562, Lots 68, 67, 66, 65, 60, 58, 56 and 49 in the Bronx Port Morris section, New York.

3.1 Purpose

The purpose of this Phase I Environmental Site Assessment is to identify *recognized environmental conditions*, and certain potential environmental conditions outside the scope of ASTM Practice E 1527, in connection with the subject site at the time of the site reconnaissance. In addition, The purpose of the investigation was to identify potential sources of contamination at the site. The assessment is intended to demonstrate that due diligence has been exercised as outlined by the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E 1527-05, and be consistent with good commercial and customary practices.

3.2 Scope

The scope of this assessment included an evaluation of the following:

- Physical setting characteristics of the property through a review of referenced sources such as topographic maps and geologic, soils and hydrologic reports.
- History of the uses of the property, adjoining properties and surrounding area through a review of referenced sources such as land title records, fire insurance maps, city directories, aerial photographs, prior reports and interviews.
- Current property uses and conditions including observations and interviews regarding: the use, treatment, storage, disposal or generation of hazardous substances, petroleum products and hazardous, regulated, or medical wastes; equipment that is known or likely to contain PCBs; storage tanks and drums; wells, drains and sumps; and pits, ponds or lagoons.
- Uses of adjoining and surrounding area properties and the likelihood of known or suspected releases of hazardous substances or petroleum products to migrate into the property.
- Information in referenced environmental agency databases and local environmental records, within the specified approximate minimum search distance from the property.

The scope of the assessment also included consideration of the following potential environmental conditions that are outside the scope of ASTM Practice E 1527:

- Asbestos-containing material (ACM), consisting of providing an opinion on the potential for the presence of ACM based on the construction date of buildings on the property and visual observation of the condition of suspect ACM.
- Radon, consisting of the review of published radon data with regard to the potential for elevated levels of radon gas in the surrounding area of the property.
- Lead-based paint (LBP), consisting of providing an opinion on the potential for LBP based on the construction date of buildings on the property and visual observation of the condition of suspect LBP.
- Wetlands, consisting of a review of a current National Wetlands Inventory map of the surrounding area to note if the property is identified as having a wetland.

3.3 Assumptions, Limitations and Exceptions

The findings and conclusions set forth in this report are based upon information that was available to ECEA during the time of the site inspection. Should additional information becomes available pertaining to the site after the submission of the report, or if the site is used in the future in a manner other than that which is identified in this report, ECEA will review the provided information and, if conclusions and recommendations contained within this report are affected, will submit revised recommendations or comments to the client. Additionally, while this investigation was performed in accordance with good commercial and customary practice and generally accepted protocols within the consulting industry, ECEA makes no representation or warranty that the site is completely free of hazardous substances or other materials or conditions that could subject the owner or fiduciary to potential liability. The presence or absence of any such condition can only be confirmed through the collection and analysis of soil and groundwater samples, which was beyond the scope of this investigation.

Ethan C. Eldon Associates, Inc. assumes no responsibility for the property owner's actions in relation to the following:

- That the past or current operations at the property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes;
- Undertaking of, or arrangement for, the handling, removal, treatment, storage, transportation, or disposal of hazardous substances or constituents found or identified; and
- Changed conditions or hazardous substances or constituents introduced at the site by the Client or third person during or after the completion of services described in this report.

The ASTM Practice E 1527 recognizes inherent limitations for ESAs that apply to this report, including:

- Uncertainty Not Eliminated – No ESA can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property.
- Not Exhaustive – An ESA is not an exhaustive investigation.
- Past Uses of the Property – Review of standard historical sources at less than five year intervals is not required.

Users of this report may refer to E 1527 for further information regarding these and other limitations.

ECEA hires an independent data research company to provide the government agency databases that are used as part of the Phase I assessment. As stated in the ASTM standards all databases are researched to the appropriate minimum search distances. All data provided is assumed to be correct and complete unless evidently contradictory based on research conducted by ECEA or an additional credible referenced source during this assessment.

An appropriate inquiry was made to identify the presence or likely presence of aboveground storage tanks, underground storage tanks, or any additional equipment at the property during the site assessment. The appropriate inquiry is limited to the observation of accessible areas, review of referenced public records and interviews. These methods may not identify subsurface equipment or evidence hidden from view by things such as, but not limited to, snow cover, paving, construction activities, stored materials and landscaping.

3.4 Special Terms and Conditions (User Reliance)

ECEA makes no other representation to any third party except that it has used the degree of care and skill ordinarily exercised by environmental consultants in the preparation of the report and in the assembling of data and information related thereto. No other warranties are made to any third party, either express or implied. Under no Circumstances is any liability of ECEA to exceed the amount of the fee paid for this report.

4.0 GENERAL SITE CHARACTERISTICS

4.1 Site Description and Current Site Uses/Operations

The subject property consists of two separate parcels. One parcel (Site A) consists of Lots 68, 67, 66 and 65 with land area of 6,668 square feet (SF). The other parcel (Site B) consists of Lots 60, 58, 56 and 49 with land area of 20,648 SF. Total subject site area is approximately 27,316 SF. The Site A is currently utilized as a stone storage yard. The Site B is currently utilized as stone shop and a stone storage yard. The subject site is located on the west side of Willow Avenue between East 133rd and East 134th Streets.

4.3 Information Regarding Environmental Liens or Specialized Knowledge or Experience

According to Mr. Mike Scarpelta, an Owners Representative, there are no environmental liens against the property.

Utilities

Water and Sewer Utilities

Potable water, sewer and storm drainage are provided to the subject site and the surrounding area by the City of New York.

Electrical Utility Company

Electricity is provided to the site area by Consolidated Edison.

4.5 Physical Setting

4.5.1 Topography

According to the United States Geological Survey (USGS) 7.5-Minute Quadrangle, Central Park, NY dated 1995; the elevation of the property is approximately 18 feet above mean sea level. The area surrounding the property indicates that the topography slopes to the southeast, towards the East River. A copy of the USGS topographic map is included in Attachment B.

4.5.2 Geology and Hydrogeology of the Surrounding Area

According to EDR, the United States Department of Agriculture (USDA) Soil Conservation Service classifies the surficial soils (upper 5 feet) in the vicinity of the site as Urban Land. Urban Land refers to soils that have been altered by urban development such as buildings and streets, where at least 85 percent of the surface is covered with asphalt, concrete, or other impervious building material. Typically, these soils have been mixed with other materials, such as brick and concrete, and characteristics can only be determined by on-site investigation.

4.5.3 Other Physical Setting Sources

Flood Plain Map

ECEA reviewed a Flood Insurance Rate Map (FIRM) on the Department of Homeland Security website. According to the FIRM map (Panel # 3604970091F) the Site A (Lots 68, 67, 66 and 65) is located within a 500 but not within a 100-year flood plain. The Site B (Lots 60, 58, 56 and 49) is located within a 100-year flood plain. A copy of the map is available for review in the EDR Radius Map report included in Attachment D.

Wetlands Map

ECEA reviewed a National Wetlands Inventory Map depicted in the EDR Radius Map regulatory agency database report. According to wetlands map – Central Park, New York quadrangle, the Site is not located within a designated wetlands area.

A copy of the National Wetlands Inventory map is available for review in the EDR Radius Map report included in Attachment D.

5.0 USER PROVIDED INFORMATION

The following section summarizes information (if any) provided by the client with regard to the ESA.

5.1 Title Records

A title records search was not part of this assessment. In addition, the client did not provide any title documents.

5.2 Environmental Liens or Activity and Use Limitations

According to Mr. Mike Scarpelta, an Owners Representative, there are no environmental liens against the property.

5.3 Specialized Knowledge

No specialized information about the property was provided.

5.4 Valuation Reduction for Environmental Issues

No information regarding valuation reduction for environmental issues associated with the property was provided.

5.5 Owner, Property Manager and Occupant Information

According to Mr. Mike Scarpelta, an Owners Representative, the subject site has been a stone shop and stone storage yard for at least 10 years. No additional information on past occupants or ownership was provided.

5.6 Other User Provided Documents

No user provided documentation was provided.

6.0 RECORDS REVIEW

The purpose of the records review for the property is to obtain and review of records that will help identify *recognized environmental conditions* in connection with the property. The regulatory agency database report discussed in this section, provided by Environmental Data Resources Inc., (EDR) of Milford, CT, was reviewed for information regarding reported releases of hazardous substances and petroleum products on or near the property. The following is a summary of the findings of the database review:

SUMMARY OF FEDERAL & STATE AGENCY DATABASE FINDINGS			
Regulatory Database	Approx. Minimum Search Distance	Site Listed?	# Properties Listed
Federal National Priority List (NPL)	1 mile	No	0
Delisted NPL	1 mile	No	0
Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list	½ mile	No	0
Federal CERCLIS No Further remedial Action Planned (NFRAP)	½ mile	No	0
Federal RCRA CORRACTS	1 mile	No	0
Federal RCRA non- CORRACTS TSD	½ mile	No	0
Federal RCRA Generators	Property & Adjoining	No	1
Federal Engineering Controls registry	Property	No	0
Federal Institutional Control registry	Property	No	0
Federal ERNS list	Property	No	0
Federal FINDS list	Property	No	0
New York State Hazardous Waste (SHWS) Facilities	1 mile	No	0
New York State Vapor Reopened	1 mile	No	0
New York State Landfill or Solid Waste Disposal Property	½ mile	No	12
New York State Leaking Storage Tank Incident Reports (LTANKS)	½ mile	No	33
New York State Registered Petroleum Bulk Storage (PBS) Tank Facilities	Property & Adjoining	No	1
State Engineering Controls registry	Property	No	0
State Institutional Control registry	Property	No	0
State Voluntary Cleanup Site	½ mile	No	0
State Brownfield Site	½ mile	No	0
New York Spills (NY Spills)	Property & Adjoining	No	23

6.1 Listings identified at the subject site

The subject site was not identified in the regulatory database.

6.2 Federal Environmental Databases

ECEA reviewed federal environmental databases to identify sites of known contamination in the vicinity of the subject site. The results are provided below.

6.2.1 National Priorities List Sites

The National Priorities List (NPL) is the U.S. Environmental Protection Agency (USEPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial action under the Superfund Program.

ASTM standards require the reporting of NPL sites within a one-mile radius of the subject property, including the subject property. A review of the NPL database revealed that there are no NPL sites listed within a one-mile radius of the subject property.

6.2.2 Delisted National Priorities List Sites

The Delisted National Priorities List (Delisted NPL) is the database that USEPA uses to delete sites from the NPL where no further response is appropriate.

ASTM standards require the reporting of Delisted NPL sites within a one-mile radius of the subject property, including the subject property. A review of the NPL database revealed that there are no Delisted NPL sites listed within a half-mile radius of the subject property.

6.2.3 CERCLA Sites

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation by the USEPA of sites which have been investigated for a release of hazardous substances under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

ASTM standards require the reporting of CERCLA sites within a half-mile radius of the subject property, including the subject property. ASTM standards also require the reporting of CERCLA sites for which No Further Remedial Action is Planned (NFRAP) within a half-mile radius of the subject property, including the subject property. A review of the CERCLIS database noted that there are no CERCLA sites listed within a half-mile radius of the subject property. A review of the CERCLIS database noted that there are no CERCLA-NFRAP sites listed within a half-mile radius of the subject property.

6.2.4 Hazardous Waste Handlers

RCRIS TSD - Resource Conservation Recovery Information System - Treatment, Storage and Disposal:

The USEPA Office of Solid Waste and Emergency Response produces the Resource Conservation and Recovery Information System list of treatment, storage and disposal (TSD) facilities. The report contains information concerning facilities tracked by the RCRA Administrative Action Tracking System (RAATS) that either treat, store or dispose of hazardous waste.

ASTM standards require the reporting of RCRA TSD facilities within a half-mile radius of the subject property, including the subject property. A review of the update of the database indicated that there are no TSD facilities within a half-mile radius of the subject property.

RCRIS HWG -Resource Conservation Recovery Information System Hazardous Waste Generators

The USEPA Office of Solid Waste and Emergency Response produces the Resource Conservation and Recovery Information System list of small quantity and large quantity hazardous waste generators. The report contains information pertaining to facilities tracked by RAATS that either generate more than 100 kg of hazardous waste per month or meet other applicable requirements of the Resource Conservation and Recovery Act.

ASTM standards require the reporting of RCRIS hazardous waste generators on the subject property and adjoining property. According to the database there is a RCRIS facility located adjacent to the Subject Site.

Princeton Laundry
781 East 133rd Street
EPA ID: NYR000037937
Location: adjacent to the site across Willow Avenue.

This small generator site is located at assumed downgradient hydraulic positions based on topography from the subject site. Due to the location, it is unlikely that this small generator facility would pose an environmental concern to the subject site.

CORRACTS -Corrective Action Report

The Corrective Action Report is a list prepared by the USEPA of hazardous waste handlers with RCRA violations and corrective action activity.

ASTM standards require the reporting of CORRACTS sites listed within a one-mile radius of the subject property, including the subject property. A review of the update of the database indicated that there are no CORRACTS facilities listed within a one-mile radius of the subject Site.

6.2.5 Engineering Control Registry Sites

Engineering Control Registry is the USEPA list of sites with engineering controls in place. Engineering Controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or affect human health.

ASTM standards require the reporting of Engineering Control Registry sites listed on the subject property. A review of the update of the database indicated that there are no Engineering Control Registry sites listed on the subject property.

6.2.6 Institutional Control Registry Sites

Institutional Control Registry is the USEPA list of sites with institutional controls in place. Institutional Controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site.

ASTM standards require the reporting of Institutional Control Registry sites listed on the subject property. A review of the database update of the database indicated that there are no Institutional Control Registry sites listed on the subject property.

6.2.7 Emergency Response Notification System

The USEPA Office of Solid Waste and Emergency Response compiles the Emergency Response Notification System (ERNS), which is a national computer database system used to store information on the sudden and/or accidental release of hazardous substances, including the spill location, the substance released and the responsible party.

ASTM standards require the review of the ERNS database for the subject property only. According to the ERNS report, there are no listings for the subject property.

6.3 New York State Environmental Databases

ECEA reviewed New York State environmental databases to identify sites of known contamination in the vicinity of the subject site. The results are provided below.

6.3.1 Hazardous Waste Sites

The New York State Department of Environmental Conservation (NYSDEC) is responsible for the investigation, monitoring and cleanup of hazardous waste sites in New York State. State hazardous waste sites are the state equivalent to CERCLIS. Priority sites planned for cleanup using state funds are identified along with sites where cleanup will be paid for by potentially responsible parties.

ASTM standards require the reporting of Hazardous Waste Sites listed within a one-mile radius of the subject property, including the subject property. A review of the report indicated that there are no SHWS facilities listed within a one-mile radius of the subject Site.

6.3.2 Vapor Reopened Site List

Vapor intrusion refers to the process by which volatile chemicals moves from a subsurface source into the indoor air of overlying or adjacent buildings. The New York State Department of Environmental Conservation (NYSDEC) is responsible for the vapor intrusion sites in New York State. Vapor intrusion sites are the state equivalent to CERCLIS.

ASTM standards require the reporting of Vapor Intrusion Sites listed within a one-mile radius of the subject property, including the subject property. A review of the report indicated that there are no Vapor Reopened Sites listed within a one-mile radius of the subject site.

6.3.3 Voluntary Cleanup Program Sites

The NYSDEC publishes a list of contaminated sites that use private funds to remediate the site to levels allowing for its productive use.

ASTM standards require the reporting of Voluntary Cleanup Program Sites within a half-mile radius of the subject property, including the subject property. A review of the directory indicated there are no Voluntary Cleanup Program Sites listed within a half-mile radius of the subject Site.

6.3.4 Solid Waste Facilities

SWF/LF - Solid Waste Facility/Landfill

The NYSDEC publishes a list of Solid Waste Facilities, which include landfills, incinerators, transfer stations and other sites that manage solid wastes, known as the Solid Waste Facility Directory.

ASTM standards require the reporting of State Solid Waste Facilities within a half-mile radius of the subject property, including the subject property. A review of the directory indicated there are twelve (12) Solid Waste Facility listed within a half-mile radius of the subject property. All twelve (12) Solid Waste Facility/Landfill sites are located beyond 500 feet from the subject site. Due to the distance, it is unlikely that the twelve (12) Solid Waste Facility/Landfill sites would pose an environmental concern to the subject site.

6.3.5 State UST List

The NYSDEC maintains a database of petroleum bulk storage (PBS) facilities in New York State that lists registered Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs). ASTM standards require reviewing this list for the subject property and adjoining sites.

PBS - Petroleum Bulk Storage

The PBS database lists facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons. A review of the directory indicated that there is a PBS listing in the adjacent property:

Listing	Adjacent to	Type	PBS No.	Gallons	Closed/In Service
780 East 134 th Street	ENE	AST	2-045500	5,000	In service

There are no “open” reported leaks or spill associated with the tank. Therefore, it is not considered a recognized environmental condition for the Site.

CBS - Chemical Bulk Storage

The CBS database lists facilities that store regulated hazardous substances in tanks of any size. A review of the directory indicated that a adjoining property is identified as a chemical bulk storage facility.

Listing	Adjacent to	Type	PBS No.	Gallons	Closed/In Service
781 East 133 rd Street	SSE	AST	2-000344	1,500	In service

The substance of the CBS AST is unregulated. There are no “open” reported leaks or spill associated with the tank. Therefore, it is not considered a recognized environmental condition for the Site.

MOSF -Major Oil Storage Facility

The MOSF database lists onshore facilities or vessels with petroleum storage capacities of 400,000 gallons or greater. A review of the directory indicated that neither the subject property nor adjoining properties are identified as a major oil storage facility.

6.3.6 State Spills Database

The NYSDEC provides a database of spills of petroleum products and other hazardous materials reported to their department. This database contains information on active and inactive spills from both stationary and non-stationary sources, including Leaking Storage Tanks (LTANKS), and spills from minor sources such as motor vehicle accidents or the likes (NY SPILLS).

ASTM standards require the review of LTANK spills that occurred within a half-mile radius of the subject property, and on the property and adjoining property for NY Spills. A review of the database report indicated that there are twenty-three (23) NY Spills within an eighth-mile radius of the site, and thirty-three (33) LTANKS spills within a half mile of the subject Site.

The approximate number of spill sites within specified distance intervals from the property are as follows:

	<u>Distance Interval from Property</u>	<u>Number of Spill Sites</u>
NY Spills	0-1/8 mi.	23 (22 closed, 1 active)
LTANKS:	0 - 1/8 mi.	2 (2 closed, 0 active)
	1/8 - 1/4 mi.	7 (7 closed, 0 active)
	1/4 - 1/2 mi.	24 (22 closed, 2 active)

Spills

An “active” spill is defined by the NYSDEC as a spill that has not been cleaned up and/or for which the associated paperwork is not complete. A “closed” spill is listed as cleaned up,

investigation closed, which indicates that the spill has been resolved to the satisfaction of the NYSDEC.

The regulatory database report identified twenty-three (23) NY Spills listings within a one-eighth mile search radius of the Site. Twenty-two (22) of the 23 spills have been granted a closed status with the NYSDEC and would not pose an environmental concern. One (1) of the 23 NY Spills is active spills. The spill (Spill #9814900) occurred at 719 East 134th Street on 3/16/1999 which is located on the approximately 200 feet to the north-northwest at assumed upgradient hydraulic positions based on topography from the site. Due to that this spill is not located at adjoining properties it is unlikely that this spill would pose an environmental concern to the subject site.

LTANKS

The regulatory database report identified thirty-three (33) LTANKS listings within a one-half mile search radius of the Site. Of these three (33) LTANKS, thirty-one (31) have been granted a “Case Closed” status by the NYSDEC requiring no further investigation or remedial action. The two (2) active LTANKS listings are located approximately beyond 1,600 feet from the subject site. Due to the distance, it is unlikely that the two (2) active LTANKS listings would pose an environmental concern to the subject site.

6.3.7 State Engineering Control Registry Sites

State Engineering Control Registry is the NYSDEC list of sites with engineering controls in place.

ASTM standards require the reporting of State Engineering Control Registry sites listed on the subject property. A review of the update of the database indicated that there are no State Engineering Control Registry sites listed on the subject property.

6.3.8 State Institutional Control Registry Sites

State Institutional Control Registry is the NYSDEC list of sites with institutional controls in place.

ASTM standards require the reporting of State Institutional Control Registry sites listed on the subject property. A review of the update of the database indicated that there are no State Institutional Control Registry sites listed on the subject property.

6.3.9 State Brownfield Sites

State Brownfields is the NYSDEC list of sites with any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum pollutant, or contaminant.

ASTM standards require the reporting of State Brownfield sites listed within a half-mile radius of the subject property. A review of the update of the database indicated that there are no State Brownfield sites listed in a half-mile radius of the subject property.

6.4 Local Regulatory Agency Findings

State Environmental Agency

The New York State Department of Environmental Conservation (NYSDEC) maintains files of environmental-related incidents throughout New York State. These incidents may include spills of hazardous materials, reports of soil and/or groundwater contamination or reports of chemical odors or fumes. A formal request was submitted to the NYSDEC on June 23, 2011. At the time this report was prepared, no response had been received regarding this request. Upon receipt, ECEA will review the response and, if conclusions and recommendations contained with the report are affected, will submit revised recommendations to the client.

Local Environmental Agency

The NYCDEP maintains files of incidents involving environmentally regulated materials. The records maintained by NYCDEP include reports of spills of hazardous chemicals and citizen's complaints on environmental issues. NYCDEP information concerning the Site was requested in a formal Application for Records dated June 23, 2011. At the time this report was prepared, no response had been received regarding this request. Upon receipt, ECEA will review the response and, if conclusions and recommendations contained with the report are affected, will submit revised recommendations to the client.

Local Fire Department

The New York City Fire Department (FDNY) is responsible for enforcement of local fire codes pertaining to the use and storage of flammable and hazardous materials. A formal request was forwarded on June 23, 2011 to the FDNY to obtain information concerning the Property. At the time this report was prepared, no response had been received regarding this request. Upon receipt, ECEA will review the response and, if conclusions and recommendations contained with the report are affected, will submit revised recommendations to the client.

Tax Assessor's Office

ECEA reviewed available information of the property on the New York Department of Finances website for Site ownership information. According to the records, the Site is identified as Block 2562, Lots 68, 67, 66, 65, 60, 58, 56 and 49 are currently owned by Moore & Maltby Associates. A copy of these documents can be found in Attachment G.

New York City Building Department

ECEA viewed available building department records via the online INFO-DOB website. According to the website there are no Environmental Control Board (ECB) violations for Block 2562, Lots 68, 67, 66, 65, 60 and 58. There is an Environmental Control Board (ECB) violation for Block 2562, Lot 49. This ECB violation has been resolved. There is an Environmental

Control Board (ECB) violation for Block 2562, Lot 56. This ECB violation is still open related to the elevator.

Department of Planning and Zoning

ECEA reviewed the New York City Department of Planning Zoning Map (map 6b), available via the Planning Department on-line web-site. According to the map, the Site is located in Bronx and zoned as “M1-2” which designates manufacturing use. Of note, the Site was located within a Little “E” designated area for Block 2562, Lots 68, 67, 66 and 65 for E-143 (underground gasoline storage tanks testing protocol) and E-144 (noise window/wall attenuation). Little “E” designations for blocks or lots on city zoning maps issued since approximately March 2003 indicate that potential environmental issues are associated with these parcels. The environmental issues may or may not be associated with potential contamination by hazardous or petroleum substances. Parcels with Little “E” designations require the approval of the NYCDEP before a building permit can be issued by NYCDOB.

6.5 Land Use Review

6.5.1 Aerial Photographs

Aerial Photographs were not used as part of this assessment.

6.5.2 Fire Insurance Maps

A 110-year site history review of Sanborn maps (1891, 1908, 1935, 1944, 1947, 1951, 1968, 1977, 1980, 1986, 1991, 1995 and 2001 (see Attachment E) showed the following:

1891

Subject Site: The subject site is vacant land.

Adjacent Properties: The adjacent properties are vacant land.

1908

Subject Site: Lots 68, 67, 66, 65 and 60 are depicted with a 2- story and three 3-story dwellings. Lots 58 and 56 are vacant land. Lot 49 is depicted with 1- and 2- story structures used for dwellings, stores and Health Department.

Adjacent Properties: The adjacent properties are depicted with stone yare, iron works, furniture factory, wagon yard, residential uses and vacant land.

1935

Subject Site: Lots 68, 67, 66, 65 and 60 are depicted with a 2- story and three 3-story dwellings. Lot 58 is depicted with a 1-story building used for marble works. Lot 56 is depicted with a 3-story building used for piano strings factory. Lot 49 is depicted with 1- and 2- story structures used for marble storage yard.

Adjacent Properties: The adjacent properties are depicted with printing inks, milk depot, garage, cake factory, furniture warehouse, furniture factory, work shop, ice cream shop and residential uses.

1944

Subject Site: Subject site is the same as 1935 Sanborn map.

Adjacent Properties: The adjacent properties are depicted with printing inks, milk depot, garage, government uses, manufacturing and residential uses.

1947

Subject Site: Subject site is the same as 1944 Sanborn map.

Adjacent Properties: The adjacent properties are depicted with printing inks, milk depot, Department of Sanitation Housing Station, manufacturing and residential uses.

1951

Subject Site: Lots 68, 67, 66, 65 and 60 are depicted with a 2- story and three 3-story dwellings. Lot 58 is depicted with a 1-story building used for marble works. Lot 56 is depicted with a 3-story building used for piano strings factory. Lot 49 is depicted with 1- and 2- story structures used for marble storage yard with store office and automobile garage uses.

Adjacent Properties: The adjacent properties are the same as 1947 Sanborn map.

1968

Subject Site: Subject site is the same as 1951 Sanborn map.

Adjacent Properties: The adjacent properties are the same as 1951 Sanborn map.

1977

Subject Site: Lots 68, 67 and 66 are vacant land. Lots 65 and 60 are 2-story dwellings. Lot 58 is depicted with a 1-story building used for marble works. Lot 56 is depicted with a 3-story building used for piano strings factory. Lot 49 is depicted with 1- and 2- story structures used for marble storage yard with store office and automobile garage uses.

Adjacent Properties: The adjacent properties are depicted with dairy products, warehouse, manufacturing and residential uses.

1980

Subject Site: Subject site is the same as 1977 Sanborn map.

Adjacent Properties: The adjacent properties are depicted with dairy products, warehouse, manufacturing and residential uses.

1986

Subject Site: Lots 68, 67, 66, 65 and 60 are vacant land. Lot 58 is depicted with a 1-story building used for marble works. Lot 56 is depicted with a 3-story building used for piano strings factory. Lot 49 is depicted with 1- and 2- story structures used for marble storage yard with store office and automobile garage uses.

Adjacent Properties: The adjacent properties are depicted with commercial, warehouse, manufacturing and residential uses.

1991

Subject Site: Lots 68, 67, 66, 65 and 60 are vacant land. Lot 58 is depicted with a 1-story building used for marble works. Lot 56 is depicted with a 3-story building used for piano strings factory. Lot 49 is depicted with 1- and 2- story structures used for marble storage yard with warehouse and automobile garage uses.

Adjacent Properties: The adjacent properties are depicted with commercial, warehouse, manufacturing and residential uses.

1995

Subject Site: Subject site is the same as 1991 Sanborn map.

Adjacent Properties: The adjacent properties are the same as 1991 Sanborn map.

2001

Subject Site: Lots 68, 67, 66, 65 and 60 are vacant land. Lot 58 is depicted with a 1-story building used for marble works. Lot 56 is depicted with a 3-story building used for piano strings factory. Lot 49 is depicted with marble storage yard and a 1-toru automobile garage.

Adjacent Properties: The adjacent properties are depicted with commercial, warehouse, manufacturing and residential uses.

2005 and 2007

Subject Site: Subject site is the same as 2001 Sanborn map.

Adjacent Properties: The adjacent properties are the same as 2001 Sanborn map.

6.5.3 Property Tax Files

ECEA reviewed available information of the property on the New York Department of Finances website for Site ownership information. According to the records, the Site is identified as Block 2562, Lots 68, 67, 66, 65, 60, 58, 56 and 49 which are currently owned by Moore & Maltby Associates. A copy of these documents can be found in Attachment G.

The review of the files did not identify past uses indicating recognized environmental conditions at the property or surrounding area.

6.5.4 Land Title Records

The acquisition of land title records was not required by the scope of work for the ESA.

6.5.5 Historical USGS Topographic Quadrangles

A review of Historical USGS Topographic maps was not within the scope of this assessment.

6.5.6 City Directories

A review of City Directories was prepared by EDR. A copy of the City Directories is presented in Attachment H. The City Directories showed that the subject property (767 East 133rd Street) was occupied by Schaff John A piano wires in 1927, Mapes Piano String Co from 1949 to 1975 and Eastern Depot Inc in 1983. The subject property (750 East 134th Street) was occupied by Shannon JJ Boiler wks, Shannon Mary, Shannon Margt and Shannon John from 1927 to 1931. The adjacent properties were occupied by commercial and manufacturing uses from 1927 to 2005.

6.5.7 Prior Reports

No prior reports were provided as part of this assessment.

7.0 SITE RECONNAISSANCE

Total subject site area is approximately 27,316 SF. Lots 68, 67, 66, 65, 60 and 49 are currently utilized as stone storage yard. Lot 58 is a 1-story building and currently used for stone shop. Lot 56 is a 3-story building (the first floor is used as office, 2nd floor is vacant and 3rd floor is a storage room).

7.2 Hazardous Substance Containers and Unidentified Substance Containers

No unidentified containers of materials or unidentifiable drums were observed during the site reconnaissance.

7.3 Storage Tanks

During the site walk through ECEA observed one oil tank in the basement on at 767 East 133rd Street. The tank is located in the concrete cave. According Mr. Mike Scarpelta, the owner representative, the oil tank is not in use for at least 10 years and its size is not known. There is no oil storage tank certificate.

7.4 PCBs

Polychlorinated Biphenyls (PCBs) are toxic coolants or lubricating oils used in some electrical transformers, light ballasts, electrical panels or other similar equipment. During the site inspection ECEA did not observe any hydraulic machinery or PCB containing equipment.

7.5 Hazardous/Biohazardous Waste Disposal

The site uses stone sealer but no disposals were observed at the site. No other hazardous or biohazardous waste is generated at the site.

7.6 Solid Waste Generation, Storage and Disposal

The site is used for commercial and stone storage yard. No municipal waste is accumulated on the site.

7.7 Sumps and Floor Drains

There are floor drains at 763 East 133rd Street which is used for stone shop. According to Mr. Mike Scarpelta, an owner representative the floor drains are connected with the city sewer.

7.8 Wells

No production or monitoring wells were observed at the site.

7.9 Pits, Ponds, Lagoons, and Pools of Liquids

ECEA did not observe evidence of waste pits, ponds or lagoons at the subject Site.

7.10 Odors

ECEA did not observe any unusual odors during the site inspection.

7.11 Septic Systems

ECEA did not observe evidence of a septic system on the Site.

7.12 Storm Water Management System

Catch basins and storm drains are located in streets. The storm water runoff at the Site is presumed to discharge to the municipal sewer.

7.13 Stressed Vegetation

ECEA did not observe any evidence of stress or stained vegetation at the subject site.

7.14 Staining or Corrosion

ECEA observed oil stain in the boiler room floor in the basement at 767 East 133rd Street.

7.15 Heating and Cooling System

Heating systems Lot 58 (763 East 133rd Street) use natural gas. The old heating systems at 767 East 133rd Street are not in use.

8.0 INTERVIEWS

As per the ASTM 1527 standards interviews were attempted/performed with person knowledgeable about the property and who may provide information regarding recognized environmental conditions in connection with the property.

8.1 Interviews with the Owner and Site Manager

ECEA was able to interview the following people:

Mr. Mike Scarpelta
Owners Representative

A questionnaire was completed by Mr. Mike Scarpelta, an Owners Representative. A copy of this questionnaire can be view in Attachment F.

8.2 Occupant Interview

Mr. Mike Scarpelta, an Owners Representative is the occupant who was interviewed as part of this assessment.

8.3 Interviews with Past Owners

Past owners were not available for interviews.

9.0 OTHER ENVIRONMENTAL ISSUES

9.1 Asbestos-Containing Material (ACM)

The USEPA has identified over 3,000 products used in building containing asbestos fibers. The site inspection of the premises is to determine the presence of friable asbestos, as defined by the Federal Environmental Protection Agency as any material, which may be pulverized with hand pressure. This material has the potential to release asbestos fibers into the atmosphere and in turn may hazardous to the building occupants' health.

ECEA has not inspected for or included in the report any building materials, which may contain non-friable asbestos such as vinyl asbestos floor tiles, exterior asbestos shingles, asbestos roofing felts, etc. Many of these materials are still manufactured today and not considered hazardous unless the material is cut, sawed, or grounded in a manner that might release asbestos fibers into the atmosphere.

ECEA used the 4-category system as defined by Asbestos Hazardous Emergency Response Act (AHERA) to designate the different conditions of asbestos noted throughout the areas of the site.

1. Good Condition

Material with no visible damage or deterioration to very limited damage of deterioration

2. Fair Condition

Material with one or more of the following characteristics:

- *A few water stains or less than one tenth of insulation with missing jackets.*
- *Crushed insulation or water stains, gouges, puncture or mars on up to one tenth of the insulation if the damage is evenly distributed (or up to one quarter if the damage is localized).*

3. Poor Condition

Material with one or more of the following characteristics:

- *Missing jackets on at least one tenth of the piping equipment.*
- *Crushed or heavily gouged or punctured insulation on at least one tenth of pipe runs/risers, boiler, tank duct, etc., if the damage is evenly distributed (one quarter if the damage is localized).*

4. Significantly Damaged

Thermal systems insulation on pipes, boilers, tanks, ducts, and other thermal system insulation equipment which the insulation has lost its structural integrity, or its covering, in whole or in part, is crushed, water-stained, gouged, punctured, missing, or not intact such that is not able to contain fibers. Damage may be further illustrated by occasional puncture, gouges, or other signs of physical injury to asbestos containing material (ACM); occasional waster damage on the protective coverings/jackets; or exposed ACM ends or joints. Asbestos debris, originating from the ACM in question may also indicate damage.

Asbestos Findings

During the site reconnaissance ECEA observed suspect ACM on the heating pipes in the basement at 767 East 133rd Street. The suspect ACM is in poor condition. Total length of the suspect ACM is approximately 150 linear feet.

9.2 Radon

Radon is a naturally occurring colorless, odorless gas that is a by-product of the decay of radioactive materials potentially present in bedrock and soil. The EPA guidance action level for annual residential exposure to radon is 4.0 picoCuries per liter of air (pCi/L). The guidance action level is not a regulatory requirement for private owners of commercial real estate, but is commonly used for comparison purposes to suggest whether further action at a building may be prudent.

ECEA's review of published radon data from EDR indicates that the property is located in an area of moderate propensity, Zone 3, with regard to the potential for elevated levels of radon gas. According to information provided in the database report reviewed for this assessment, 31 properties were tested in Bronx. The average radon level for these properties was 1.11 picoCuries per liter of air (pCi/L), which is below the EPA recommended action level of 4.0 pCi/L. Based on the available data, ECEA concludes that radon is not a concern for the Site.

9.3 Lead-Based Paint (LBP)

Lead-based paint (LBP) was used extensively in buildings and structures that were constructed prior to 1978 and can be hazardous when damaged (i.e. chipped, broken, crumbling, pulverized); lead is toxic to humans particularly to children, if ingested, inhaled, or otherwise absorbed. Exposure to lead can cause health problems in children ranging from damage to the brain and nervous system, behavioral and learning problems (such as hyperactively), slowed growth, hearing problems and headaches. In adults the health problem can range from difficulties during pregnancy, other reproductive problems, high blood pressure, digestive problems, nerve disorders, memory and concentration problems and muscle and joint pain.

ECEA conducted a visual assessment for the presence of lead based paint. During the site reconnaissance ECEA observed suspect lead based paint for the 1-story building at 763 East 133rd Street and the 3-story building at 767 East 133rd Street due to the age of the buildings.

9.4 Mold

Molds produce tiny spores to reproduce. Mold spores waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. There are molds that can grow on wood, paper, carpet, and foods. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture.

Some people are sensitive to mold. For these people, exposure to mold can cause symptoms such as nasal stuffiness, eye irritation, wheezing, or skin irritation. Some people, such as those with serious allergies to mold, may have more severe reactions. Severe reactions may occur among workers exposed to large amounts of mold in occupational settings, such as farmers working around moldy hay. Severe reactions may include fever and shortness of breath. Some people with chronic lung illnesses, such as obstructive lung disease, may develop mold infections in their lungs.

ECEA conducted a visual assessment for the presence of mold. During the site reconnaissance ECEA did not observe any suspect mold. However, there is a roof leak at the 3-story building at 767 East 133rd Street. The roof leak may result in mold within the building which is not visible.

10.0 FINDINGS AND OPINIONS

Based on our site reconnaissance, database review and historical investigation, the following Recognized Environmental Conditions (RECs) were noted at the time of our inspection.

A Recognized Environmental Condition means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under compliance with laws.

1. There is an oil storage tank in the basement at 767 East 133rd Street.
2. There is oil stain in boiler room in the basement at 767 East 133rd Street.
3. The subject properties for 745, 747, 749 and 751 East 133rd Street are located within a Little "E" designated area for E-143 (underground gasoline storage tanks testing protocol) and E-144 (noise window/wall attenuation).
4. The subject properties for 761, 763 and 767 East 133rd Street and 750 East 134th Street are located within the 100-year floor plain.

The following de minimis conditions which are beyond the ASTM 1527-05 standards were noted but are not considered Recognized Environmental Conditions (RECs).

A de minimis condition is one that generally does not present a material risk of harm to public health or the environment and that generally would not be subject of an enforcement action if brought to the attention of appropriate governmental agencies (excluding local asbestos & lead situations)

5. There is approximately 150 linear foot suspect ACM on the heating pipe in the basement at 767 East 133rd Street.
6. There is suspect lead based paint for the 1-story building at 763 East 133rd Street and the 3-story building at 767 East 133rd Street due to the age of the buildings.
7. There is a roof leak at the 3-story building at 767 East 133rd Street. The roof leak may result in mold within the building which is not visible.

CONCLUSIONS

ECEA has performed a Phase I Environmental Property Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 for the properties on New York City tax records as Block 2562, Lots 68, 67, 66, 65, 60, 58, 56 and 49 in the Bronx Port Morris section, New York which are located at following street addresses:

745, 747, 749, 751, 761, 763 and 767 East 133rd Street
750 East 134th Street
Bronx, NY 10454

This assessment has revealed evidence of the following *recognized environmental conditions* and environmental concerns in connection with the subject site:

1. There is an oil storage tank in the basement at 767 East 133rd Street.
2. There is oil stain in boiler room in the basement at 767 East 133rd Street.
3. The subject properties for 745, 747, 749 and 751 East 133rd Street are located within a Little "E" designated area for E-143 (underground gasoline storage tanks testing protocol) and E-144 (noise window/wall attenuation).
4. The subject properties for 761, 763 and 767 East 133rd Street and 750 East 134th Street are located within the 100-year floor plain.

The following de minimis conditions were noted but are not considered Recognized Environmental Conditions (RECs).

5. There is approximately 150 linear foot suspect ACM on the heating pipe in the basement at 767 East 133rd Street.
6. There is suspect lead based paint for the 1-story building at 763 East 133rd Street and the 3-story building at 767 East 133rd Street due to the age of the buildings.
7. There is a roof leak at the 3-story building at 767 East 133rd Street. The roof leak may result in mold within the building which is not visible.

12.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Ethan C. Eldon Associates has performed a Phase I Environmental Property Assessment (ESA) of the properties on New York City tax records as Block 2562, Lots 68, 67, 66, 65, 60, 58, 56 and 49 in the Bronx Port Morris section, New York which are located at following street addresses:

745, 747, 749, 751, 761, 763 and 767 East 133rd Street
750 East 134th Street
Bronx, NY 10454

The scope of the ESA was consistent with ASTM Practice E 1527-05.

Ethan C. Eldon Associates, Inc.

Investigator



Chunyuan Li, Ph.D., P.E.
Technical Director

Date 6/27/2011

Reviewer



Ethan C. Eldon
President

Date 6-27-11

13.0 REFERENCES

ASTM, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM Designation E 1527-05.

Environmental Data Resources, Inc., Radius Map with GeoCheck, Inquiry Number 3101163.2s, dated June 21, 2011.

Sanborn Fire Insurance Maps for the years 1891, 1908, 1935, 1944, 1947, 1951, 1968, 1977, 1980, 1986, 1991, 1995 and 20015. Inquiry Number 3101163.3, dated June 21, 2011.

Environmental Data Resources, Inc., City Directories, Inquiry Number 3101163.6, dated June 21, 2011.

USGS Topographic Map, Central Park, NY Quadrangle Map, 7.5 Minute Series.

Persons/Agencies Contacted:

NYC Building Department

NYC Tax Assessors Office

NY City Fire Department

New York City Department of Environmental Protection Agency

New York State Department of Environmental Conservation

14.0 APPENDICES

ATTACHMENT A	PHOTOGRAPHS
ATTACHMENT B	TOPOGRAPHIC MAP
ATTACHMENT C	TAX MAP
ATTACHMENT D	REGULATORY DATABASE REPORT
ATTACHMENT E	SANBORN FIRE INSURANCE MAPS
ATTACHMENT F	QUESTIONNAIRE
ATTACHMENT G	OTHER SUPPORTING DOCUMENTATION
ATTACHMENT H	CITY DIRECTORIES