



# Middleton Environmental Inc.

Environmental Consultants and Engineers

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## Phase I Environmental Site Assessment Report

MEI Project Number 16-1111



Property located at 763-765 & 767 East 133rd Street  
and 750 East 134th Street in Bronx, New York

November 18, 2016

Prepared for Signature Bank



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November 18, 2016

Ms. Samantha Stewart  
Signature Bank  
68 South Service Road  
Melville, New York 11747

**Re: Phase I Environmental Site Assessment Report**

763-765 & 767 East 133rd Street, and 750 East 134th Street, Bronx, NY  
MEI Project #: 16-1111

In accordance with our agreement, Middleton Environmental Incorporated (MEI), has performed a Phase I Environmental Assessment of the above referenced property in accordance with ASTM E 1527-13 Scope of Work. Please find a copy of the report enclosed.

We declare that to the best of our knowledge and belief, we meet the definition of Environmental professional as defined in §312.10 of 40 CFR 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 all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Thank you for choosing MEI as your consultant for this project. If you have any questions, or if we can be of additional service, please contact us at 631 321 4300.

Respectfully submitted,

**Middleton Environmental Incorporated**

Prepared by: John T. Danko  
Project Manager

Reviewed by: Donald J. Middleton Jr.  
President

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## 1.0 EXECUTIVE SUMMARY

At the request of Signature Bank, Middleton Environmental Incorporated (MEI) has performed a Phase I Environmental Site Assessment (ESA) of the property located 763-765 & 767 East 133rd Street, and 750 East 134th Street in Bronx, New York, herein referred to as the Subject Property. The main objective of this ESA was to identify Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or Historical Recognized Environmental Conditions (HRECs) 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 that indicate an existing release, a past release, or a material threat of a release. This ESA also includes a preliminary evaluation of certain potential environmental conditions that are outside the scope of ASTM Practice E 1527-13. This assessment has identified no evidence of RECs, HRECs or CRECs pertaining to the Subject Property.

The Subject Property consists of four (4) rectangular-shaped parcels with an approximate combined area of 0.475 acres. The 763 East 133rd Street parcel contains a one (1) story commercial building while the 767 East 133rd Street parcel contains a three (3) story commercial building and the 750 East 134th Street parcel contains a single story shed. The 761 East 133rd Street parcel is a vacant lot used for storage. The buildings have an estimated combined gross floor area of 17,500 square feet and only the 767 East 133rd Street building has a basement. The 761-765 East 133rd Street building and 750 East 134th Street building are occupied by one (1) commercial tenant (C&I Communications), while the 767 East 133rd Street building is occupied by multiple commercial tenants and offices (a fashion company, Corporate Events Co., a vacant club). A review of the New York City Building Department property profile overview estimated the year of construction of the building 767 East 133rd Street building in 1908 and the 763 East 133rd Street and 750 East 134th Street building in 1931. The buildings occupy the majority of the parcels with minimal areas of exposed grounds or landscaped areas bordered by municipal walkways and right-of-ways.

Below is the Assessment Summary Table presenting our recommended actions for the Subject Property. MEI's Findings and Opinions and Recommendations for further action or investigation (if any), are presented in Section 10.0.

<b>ASSESSMENT SUMMARY TABLE</b>			
<b>Assessment Component</b>	<b>Section(s)</b>	<b>Recommended Actions</b>	<b>Estimated Cost</b>
Historical Review	5.3, 5.4 & 5.5	No Further Action	
Current Occupants / Operations	3.3	No Further Action	
Hazardous Substances / Petroleum Products	7.2	No Further Action	
Drains, Sumps & Storm Water Drywells	7.2	No Further Action	
Storage Tanks	7.2	No Further Action	
PCBs	7.2	No Further Action	
Regulatory Agency / Database Review	5.1	No Further Action	
Asbestos Containing Materials	9.1	No Further Action	
Lead Based Paint	9.2	No Further Action	
Lead in Drinking Water	9.3	No Further Action	
Radon	9.4	No Further Action	
Mold	9.5	No Further Action	
Wetlands	9.6	No Further Action	



## 2.0 INTRODUCTION

### 2.1 Purpose

MEI has performed a Phase I Environmental Site Assessment (Phase I ESA) of property located at 763-765 & 767 East 133rd Street, and 750 East 134th Street in Bronx, New York (Subject Property). The purpose of this Phase I Environmental Site Assessment (Phase I ESA) is to investigate and identify Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or Historical Recognized Environmental Conditions (HRECs) associated with the Subject Property and/or surrounding property. Recognized Environmental Conditions, as defined in the ASTM Standard Practice E 1527-13, including the following:

*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 substances 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 conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public 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.*

For the purpose of this Phase I ESA, *recognized environmental conditions (REC's)*, may also include the presence or likely presence of other conditions as noted in the Scope of Services.

### 2.2 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, radon, mold, and wetlands.

### 2.3 Assumptions and Limitations

There is a possibility that even with the proper application of these methodologies there may exist on the Subject Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. The information and conclusions contained in this report are based upon work undertaken by trained professional in accordance with generally accepted engineering and scientific practices current at the time the work was performed. MEI believes that the information obtained from the record review and the interviews concerning the Subject Property is reliable. However, MEI cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide the User with information relating to the Subject Property. Due to the nature of this investigation and data available, MEI cannot warrant against undiscovered environmental liabilities. Should any additional information become available which differs significantly from our understanding of conditions or findings represented in this report, we request that this information be supplied to MEI so that MEI may reassess the conclusions provided in this report (if necessary).

The findings, opinions and conclusions of this report contain the limitations inherent in these methodologies that are referred to in ASTM E 1527-13. Specific limitations and exceptions to this ESA are set forth below:

Historical and environmental information pertaining to the Subject Property has been included in this report to the extent that such information is "reasonably ascertainable" as defined in the above-referenced standard practice and in accordance with the project specific timeframes.

MEI reviewed an environmental database search report. MEI's conclusions based on the search report are limited to the accuracy of that report. To the extent possible, MEI's field observations are used to verify the information or identify errors and inconsistencies in the search report regarding the listed facilities in the immediate vicinity of the Subject Property.

With respect to conditions outside the scope of the ASTM Standard, MEI's observations are limited to physical observations and a review of published data. Unless otherwise stated, no sampling for Asbestos Containing Materials, Lead Based Paint, Drinking Water, Radon, Mold or Wetlands was conducted.

## **2.4 Special Terms and Conditions**

This Phase I Environmental Site Assessment (“the report”) has been prepared to assist Signature Bank in its underwriting of a proposed mortgage loan or financing 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. MEI’s liability to a purchaser wishing to use this report is limited to the cost of the report. Amendments to MEI’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 MEI’s contract and report extends Signature Bank only, in accordance with MEI Terms and Condition and the MEI Scope of Work.

## **2.5 Data Gaps**

Any data gaps identified herein, as defined by ASTM Practice E 1527-13 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.

## **2.6 Deviations**

No deviations from the recommended scope of ASTM Standard E 1527-13 were performed as part of this Phase I ESA with the exception of any additional services noted in Section 2.2 Scope of Services.

## **2.7 User Reliance**

This Phase I Environmental Site Assessment Report is for the benefit of Signature Bank and this report may not be relied upon by any other person or entity without the written consent of MEI.

Only if written agreement has been executed granting the right to utilize this report, no third party which obtains all or portion of this report shall have any rights of recourse or recovery under any course of action against MEI, its officers, employees, vendors, successors or assigns.

Reliance is provided in accordance with MEI's Standard Phase I Environmental Site Assessment Contract and this report is for the benefit of Signature Bank and its successors and assigns. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of MEI.



## **3.0 SITE DESCRIPTION**

### **3.1 Ownership and Location**

The Subject Property consists of four (4) adjacent parcels. According to the Automated City Register Information System (ACRIS) operated by the New York City Department of Finance, the Subject Property is identified as Block 2562 Lot 49 (750 East 134th Street), Lot 56 (767 East 133rd Street), Lot 58 (763 East 133rd Street), and Lot 60 (761 East 133rd Street). The Subject Property is owned by Markland 745 LLC.

The Subject Property is located at 763-765 & 767 East 133rd Street, and 750 East 134th Street in Bronx, NY. The site inspection identified the vacant Lot 60 at 761 East 133rd Street is also part of the Subject Property. MEI did not identify any prior owners or occupants of potential environmental concern in the property records obtained from the NYC Department of Finance.

### **3.2 Improvements**

The Subject Property consists of four (4) rectangular-shaped parcels with an approximate combined area of 0.475 acres. The 763 East 133rd Street parcel contains a one (1) story commercial building while the 767 East 133rd Street parcel contains a three (3) story commercial building and the 750 East 134th Street parcel contains a single story shed. The 761 East 133rd Street parcel is a vacant lot used for storage. The buildings have an estimated combined gross floor area of 17,500 square feet and only the 767 East 133rd Street building has a basement. A review of the New York City Building Department property profile overview estimated the year of construction of the building 767 East 133rd Street building in 1908 and the 763 East 133rd Street and 750 East 134th Street building in 1931. The buildings occupy the majority of the parcels with minimal areas of exposed grounds or landscaped areas bordered by municipal walkways and right-of-ways.

### **3.3 Current Use of the Subject Property**

At the time of inspection, the 761-765 East 133rd Street building and 750 East 134th Street building are occupied by one (1) commercial tenant (C&I Communications), while the 767 East 133rd Street building is occupied by multiple commercial tenants and offices (a fashion company, Corporate Events Co., a vacant club).

### 3.4 Services, Utilities and Roadways

Street Address(es): 761-765 & 767 East 133rd Street, and 750 East 134th Street

City and State: Bronx, New York

County: Bronx

Owner: Markland 745 LLC

Property Size: 0.475 acres (combined)

Access Roadway to site: East 133rd Street to the south, Willow Avenue to the east, and East 134th Street to the north of the Subject Property.

Site Use: The 763 East 133rd Street parcel contains a one (1) story commercial building while the 767 East 133rd Street parcel contains a three (3) story commercial building and the 750 East 134th Street parcel contains a single story shed. The 761 East 133rd Street parcel is a vacant lot used for storage. The buildings have an estimated combined gross floor area of 17,500 square feet and only the 767 East 133rd Street building has a basement.

Occupants: The 761-765 East 133rd Street building and 750 East 134th Street building are occupied by one (1) commercial tenant (C&I Communications), while the 767 East 133rd Street building is occupied by multiple commercial tenants and offices (a fashion company, Corporate Events Co., a vacant club).

Electricity Provider: Consolidated Edison

Natural Gas Provider: National Grid

Fuel Oil Provider: Not Applicable

Potable Water: Municipal Water Supply

Sewer Services: Municipal Sewer System

Heating System: The 763-765 East 133rd Street building is heated by natural gas-fired overhead blowers. The 767 East 133rd Street is heated by gas-fired HVAC units. The 761 East 133rd and 750 East 134th Street buildings are not heated.

### 3.5 Adjoining Property Usage

The current use of the adjoining properties is commercial/light industrial and residential. The Subject Property borders are as follows:

North - The property is bordered to the north by East 134th Street and a commercial/light industrial building.

South - The property is bordered to the south by East 133rd Street and a commercial building.

East - The property is bordered to the east by Willow Avenue and a commercial/light industrial building.

West - The property is bordered to the west by a residential and commercial building.

## 4.0 USER PROVIDED INFORMATION

### 4.1 Environmental Pre-Survey Questionnaire

Pursuant to ASTM E 1527-13, MEI requested the following site information from the User of this report and from the site contact. The following section summarizes information provided Signature Bank with regard to this Phase I Environmental Site Assessment.

ITEM	PROVIDED BY USER	NOT PROVIDED BY USER	DISCUSSED BELOW	DOES NOT APPLY
4.1 Environmental Pre-survey Questionnaire		X		
4.2 Title Records		X		
4.3 Environmental Liens or Activity and Use Limitation		X		
4.4 Specialized Knowledge		X		
4.5 Commonly Known or Reasonably Ascertainable Information		X		
4.6 Valuation Reduction for Environmental Issues		X		
4.7 Identification of Key Site Manager		X		
4.8 Reason for Performing Phase 1 ESA	X			
4.9 Prior Environmental Reports		X		

### 4.2 Title Records

Title record information associated with the Subject Property has not been provided to MEI by Signature Bank. 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 Environmental Liens or Activity and Use Limitation

The property owner/user/key site personnel did not report any Environmental Liens or Activity/Use Limitations on the site. An environmental lien search was not included in the scope of work of this assessment and therefore was not performed. However, if the findings of a lien search performed by any other party does reveal the presence of an environmental related lien on the subject property, this information should be forwarded to MEI for review, and any significant findings will be added to this assessment as an addendum to this report.

#### **4.4 Specialized Knowledge**

Signature Bank provided no specialized knowledge that is material to Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or Historical Recognized Environmental Conditions (HRECs). MEI was not provided with or made aware of previous environmental assessments or other documentation that is material to RECs, CRECs or HRECs in connection with the Subject Property, except as presented in Section 4.3 of this report.

#### **4.5 Commonly Known or Reasonably Ascertainable Information**

Signature Bank has 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.

#### **4.6 Valuation Reduction for Environmental Issues**

Signature Bank has provided no information regarding valuation reduction for environmental issues in connection with the Subject Property.

#### **4.7 Identification of Key Site Manager**

Signature Bank provided contact information for the Subject Property owner, manager and/or occupants. The Contact person for site access was Mr. Joel Silver.

#### **4.8 Reason for Performing Phase I ESA Report**

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-13) in connection with the Subject Property. This ESA was also performed to permit the User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "landowner liability protections," or "LLPs"). ASTM Standard E-1527-13 constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

#### **4.9 Prior Environmental Reports**

No previous environmental reports were provided for review.

## 5.0 RECORDS REVIEW

### 5.1 Standard Environmental Record Sources

Information from standard Federal and state environmental record sources was provided through EDR. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the unmappables section within the EDR report. A review of the unmappable facilities indicated that none of these facilities are within the ASTM minimum search distance from the Site. Pertinent regulatory files / records associated with the Subject Property and/or any adjoining site will be requested for review in the event the listing is associated with a facility at which a suspected or confirmed release has occurred that has not yet been closed to the satisfaction of the regulatory agency and/or if the facility represents a REC in connection with the Subject Property.

Regulatory information from the following database sources regarding possible recognized environmental conditions, within the ASTM minimum search distance from the Site, was reviewed. Specific facilities are discussed below if determined likely that a potential recognized environmental condition has resulted at the Site from the listed facilities (see appendix 12.5 for Environmental Database Report).

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	0
Federal Delisted NPL Sites	0.5 mile	No	0
Federal CERCLIS Sites	0.5 mile	No	0
Federal CERCLIS NFRAP Sites	0.5 mile	No	0
Federal RCRA CORRACTS Sites	1.0 mile	No	0
Federal RCRA Generators Sites	Property & Adjoining	No	1
Federal RCRA Non-CORRACTS TSD Sites	0.5 mile	No	0
Federal Engineering / Institutional Control Sites	Property & Adjoining	No	0
Federal ERNS Sites	Subject Property	No	0
State and Tribal equivalent NPL Sites	1.0 mile	No	1
State and Tribal equivalent CERCLIS Sites	0.5 mile	No	0
State and Tribal Leaking Storage Tank Sites	0.5 mile	No	35
State and Tribal Spills Sites	Property & Adjoining	No	11
State and Tribal Landfill or Solid Waste Disposal Sites	0.5 mile	No	12
State and Tribal Registered Storage Tank Sites	Property & Adjoining	No	2
State and Tribal Engineering / Institutional Control Sites	Property & Adjoining	No	0
State and Tribal Voluntary Cleanup Sites	0.5 mile	No	0
State and Tribal Brownfield Sites	0.5 mile	No	2



- ***Federal National Priority List (NPL) Sites***

The National Priorities List (NPL) is the Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program. The Subject Property is not listed as a Federal NPL site. No Federal NPL sites are located within a mile radius of the Subject Property.

- ***Federal Delisted National Priority List (NPL) Sites***

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. The Subject Property is not listed as a Federal Delisted NPL site. No Federal Delisted NPL sites are located within a mile radius of the Subject Property.

- ***Federal CERCLIS Sites***

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances. The Subject Property is not listed as a Federal CERCLIS site. No Federal CERCLIS sites are located within a mile radius of the Subject Property.

- ***Federal CERCLIS NFRAP Sites***

The CERCLIS No Further Remedial Action Planned (NFRAP) List is a compilation of sites that the EPA has investigated, and has determined that the facility does not pose a threat to human health or the environment. The Subject Property is not listed as a Federal CERCLIS-NFRAP site. No Federal CERCLIS NFRAP sites are located within a mile radius of the Subject Property.

- ***Federal RCRA CORRACTS Sites***

RCRA Corrective Action Tracking System (CORRACTS) is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information regarding sites that generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA. The RCRA-CORRACTS database identifies Transportation, Storage or Disposal (TSD), facilities that have conducted, or are currently conducting, corrective action(s) as regulated under RCRA. The Subject Property was not identified on the RCRA CORRACTS site list. No RCRA CORRACTS sites are listed within a mile radius of the Subject Property.

- ***Federal RCRA Hazardous Waste Generators Sites***

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 (CESQGs). A RCRA-LQG is a facility that generates over 1,000 kilograms (Kg) of hazardous waste. A RCRA-SQG is a facility that generates between 100 Kg and 1,000 Kg of hazardous waste per month while a RCRA-CESQG generates less than 100 Kg of hazardous waste per month. The Subject Property is not listed as a Federal RCRA Hazardous Waste Generator site. Two (2) commercial tenants in the east adjacent building are listed as Federal RCRA Hazardous Waste Generator sites. The first tenant, Hippodrome Services Corp., is listed as a SQG of halogenated solvents. There are no current violations associated with the site. The second tenant, Princeton Laundry, is listed as a SQG of halogenated solvents. The site was listed with multiple violations; however, they have all been remedied and compliance has been met. Based on regulatory status, the cross-gradient location of facility, and the presence of a street between the properties, the sites are unlikely to have an adverse impact on the Subject Property.

- ***Federal RCRA non-CORRACTS TSD Sites***

RCRA non-CORRACTS Treatment, Storage and/or Disposal (TSD) sites are required to register hazardous waste activity under the Resource Conservation and Recovery Act (RCRA). The Subject Property is not listed as a Federal RCRA non-CORRACTS TSD site. The Subject Property is not listed as a Federal RCRA non-CORRACTS TSD Site. No Federal RCRA non-CORRACTS TSD sites are located within a mile radius of the Subject Property.

- ***Federal Engineering Control / Institutional Control Sites***

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. Neither the Subject Property nor any of the surrounding properties were listed as a Federal Engineering Control or Institutional Control Site.

- ***Federal Emergency Response Notification System (ERNS) Sites***

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 is not listed as a Federal ERNS site.

- ***State and Tribal equivalent NPL Sites***

State and Tribal equivalent NPL databases were searched for sites located within a mile of the Subject Property. The Subject Property is not listed as a State and Tribal equivalent NPL Site. One (1) State and Tribal equivalent NPL site is located within a mile radius of the Subject Property. The site is located 0.276 miles cross-gradient from the Subject Property. Based on distance and groundwater flow direction, the site is unlikely to have an adverse impact on the Subject Property.

- ***State and Tribal equivalent CERCLIS Sites***

State and Tribal equivalent CERCLIS databases were searched for sites located within a half mile of the Subject Property. The Subject Property is not listed as a State and Tribal equivalent CERCLIS Site. No State and Tribal equivalent CERCLIS sites are located within a half mile radius of 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 is not listed as a State and Tribal Leaking Storage Tank site. Thirty-five (35) State and Tribal Leaking Storage Tank sites are located within a half mile radius of the Subject Property. Thirty-two (32) of the sites are either located greater than 0.125 miles from the Subject Property or are located down-gradient or cross-gradient from the Subject Property. Based on distance and groundwater flow direction, and regulatory status, the sites are unlikely to have an adverse impact on the Subject Property. The remaining sites are located up-gradient and within 0.125 miles of the Subject Property. Each of the remaining leaking tank sites have had their spills closed by the NYSDEC. Based on regulatory status, the sites are unlikely to have an adverse impact on the Subject Property.

- ***State and Tribal Spills Sites***

A review of the State and Tribal Spills 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 is not listed as a State and Tribal Spills site. One (1) adjacent property and 10 street / manhole sites are listed as a State and Tribal Spill Sites. The east adjacent property, 780 East 134th Street, is listed as having a spill due to a faulty gauge. The spill occurred during a fuel oil delivery and was contained to the sidewalk. The spill was cleaned and the NYSDEC closed the spill in 2015. The remaining spills are located in the surrounding area of the Subject Property and occurred on the street or in manholes. All of these spills have been addressed and closed by the NYSDEC. Based on regulatory status, none of the spill sites are likely to have an adverse impact on the Subject Property.

- ***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 is not listed as a State and Tribal Landfill and Solid Waste Disposal Site. Twelve (12) State and Tribal Landfill Site and Solid Waste Disposal sites are located within a half mile radius of the Subject Property. All of the sites are located greater than 0.125 miles from the Subject Property, down-gradient or cross-gradient from the Subject Property, and / or are listed as inactive sites. Based on distance, groundwater flow direction, and regulatory status, the sites are unlikely to have an adverse impact on the Subject Property.

- ***State and Tribal Registered Storage Tank Sites***

The Subject Property is not listed as a State and Tribal Registered Storage Tank site. The east adjacent property is listed as a State and Tribal Registers Storage Tank site on the aboveground storage tank (AST) database and the chemical bulk storage (CBS) AST database. The AST is a 5,000-gallon No. 6 fuel oil tank associated with Formula 1 Cleaners at 780 East 134th Street. The CBS AST is a 1,500-gallon sodium hydroxide tank associated with Princeton Laundry Inc. at 781 East 133rd Street. There are no open spills associated with the tanks. Based on regulatory status, the presence of the tanks are unlikely to have an adverse impact on the Subject Property.

- ***State and Tribal Engineering Control / Institutional Control Sites***

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 listed as a State Engineering Control or Institutional Control Site. None of the surrounding properties were listed as a State Engineering Control or Institutional Control Site.

- ***State and Tribal Voluntary Cleanup Sites***

The Subject Property is not listed as a State and Tribal Voluntary Cleanup site. No State and Tribal Voluntary Cleanup sites are listed within a half mile radius of the Subject Property.

- ***State and Tribal Brownfield Sites***

The Subject Property is not listed as a State and Tribal Brownfield site. Two (2) State and Tribal Brownfield sites are listed within a half mile radius of the Subject Property. The sites are both located greater than 0.225 miles from the Subject Property. Based on distance, the sites are unlikely to have an adverse impact on the Subject Property.

## 5.2 Sanborn Fire Insurance Maps

Historical fire insurance maps depicting the Subject Property were reviewed and are summarized in the following table. Copies of available fire insurance maps are presented in Appendix 12.6.

FIRE INSURANCE MAP SUMMARY		
Year	Issues Noted	Observations
1891	No	Subject Property: The 1891 Sanborn Map shows the Subject Property as vacant land.
		Surrounding Area: The 1891 Sanborn Map shows the surrounding areas as undeveloped land.
1908	No	Subject Property: The 1908 Sanborn Map shows the north side of the Subject Property as developed with residential, commercial, and mixed-use buildings. The south side of the Subject Property remains undeveloped.
		Surrounding Area: The 1908 Sanborn Map shows the surrounding area as undeveloped land, residential buildings, commercial buildings, and industrial manufacturing buildings.
1935 - 1947	No	Subject Property: The 1935 Sanborn Map shows the Subject Property as developed with the current buildings. In addition, a few small buildings are shown on the north portion of the Subject Property. The occupants of the Subject Property are shown as a marble company and a piano string factory.
		Surrounding Area: The 1935 Sanborn Map shows the surrounding area as developed with commercial/light industrial buildings, and residential buildings. Three (3) 550-gallon gasoline USTs are shown on the south adjacent property.
1951	No	Subject Property: Conditions of the Subject Property are similar to those shown on the 1947 Sanborn Map.
		Surrounding Area: Conditions of the surrounding properties are similar to those shown on the 1947 Sanborn Map. The south adjacent tanks are no longer shown.
1968 - 1978	No	Subject Property: Conditions of the Subject Property are similar to those shown on the 1951 Sanborn Map.
		Surrounding Area: Conditions of the surrounding properties are similar to those shown on the 1951 Sanborn Map.
1980 - 1989	No	Subject Property: Conditions of the Subject Property are similar to those shown on the 1978 Sanborn Map. However, the 761 East 133rd Street portion of the Subject Property is now shown as a vacant lot.
		Surrounding Area: Conditions of the surrounding properties are similar to those shown on the 1978 Sanborn Map.
1991 - 1998	No	Subject Property: Conditions of the Subject Property are similar to those depicted on the 1989 Sanborn Map. The 1998 Sanborn Map shows the north portion of the Subject Property as occupied by the current building.
		Surrounding Area: Conditions of the surrounding properties are similar to those depicted on the 1989 Sanborn Map.
2001 - 2007	No	Subject Property: Conditions of the Subject Property are similar to those depicted on the 1998 Sanborn Map.
		Surrounding Area: Conditions of the surrounding properties are similar to those depicted on the 1998 Sanborn Map.



### 5.3 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 researching available historical aerial photographs from [www.historicaerials.com](http://www.historicaerials.com) and other available resources. Aerial photographs depicting the Subject Property were reviewed and are summarized in the following table.

AERIAL PHOTOGRAPH SUMMARY		
Year	Issues Noted	Observations
1954	No	Subject Property: The 1954 aerial photograph appears to show the Subject Property as developed with the current buildings. The north portion of the Subject Property appears to be occupied by additional commercial buildings.
		Surrounding Area: The 1954 aerial photograph appears to show the adjacent properties as occupied by commercial and residential buildings.
1966	No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1954 aerial photograph.
		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1954 aerial photograph.
1974	No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1966 aerial photograph.
		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1966 aerial photograph.
1980	No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1974 aerial photograph.
		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1974 aerial photograph.
1995	No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1980 aerial photograph.
		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1980 aerial photograph.
2004 - 2009	No	Subject Property: The 2004 aerial photograph appears to show the north portion of the Subject Property as it currently exists.
		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1995 aerial photograph.
2011 - 2013	No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 2009 aerial photograph.
		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 2009 aerial photograph.

## 5.4 City 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 MEI and EDR. Historical street directories were reviewed and are summarized in the following table. Copies of the street directories are presented in Appendix 12.6.

<b>CITY DIRECTORY SUMMARY</b>	
<b>Year</b>	<b>Occupants</b>
1927	Miller Druck Marble Co., John Schaff Piano Wires
1931	Residential Tenants
1940	Mapes Novelty Co., Mapes Piano String Co., John Schaff Piano Strings
1949	Mapes Piano String Co.
1956	Mapes Piano String Co., Residential Tenants
1961	Mapes Piano String Co., Residential Tenants
1965	Mapes Piano String Co.
1971	Mapes Piano String Co., Residential Tenants
1976	Barzel Automotive Parts & Equipment Co., Residential Tenants
1983	Eastern Depot Inc.
2008	Miller Druck Co. Inc.
2013	C&I Associates

## 5.5 Vapor Encroachment Conditions

All readily ascertainable information including all applicable Federal, State, Tribal and local database information, historical usage information, soil and groundwater sources and information from the site reconnaissance were reviewed in order to determine if there is a possibility of a Vapor Encroachment Condition regarding the Subject Property. Based upon the results of the site reconnaissance and review of readily ascertainable information, the Vapor Encroachment Condition survey is described below:

POTENTIAL AREA OF CONCERN	RESULT
Does the Subject Property have a current contamination concern or past contamination concern?	None identified
Does the Subject Property have a suspected contamination concern?	None identified
Does an adjacent property have a current contamination concern or past contamination concern?	None identified
Does a nearby property have a have a current contamination concern or past contamination concern which may impact the Subject Property?	None identified
Does a regional groundwater contamination concern exist beneath the Subject Property?	None identified
Does there exist the possibility for vapor intrusion on the Subject Property?	None identified

The east adjacent commercial dry cleaning facility is not considered to represent a vapor issue because of the regulatory status of the site described in *Section 5.0 Records Review* above, the cross-gradient location of the site and the groundwater flow direction of the area, and the presence of Willow Avenue between the Subject Property and the site. Willow Avenue (and associated piping, mechanical, etc.) act as means of conveyance with reduced resistance to any potential off-site vapor issue. Due to this information, there is no concern for a vapor encroachment condition (VEC) with regard to the Subject Property.

## 5.6 Local Regulatory Agency Records

Local municipal offices consulted during the completion of this assessment included the New York City Building Department, the New York City Department of Finance and the New York City Fire Department. Information was reviewed in order to determine the possibility of documented adverse environmental conditions, violations or complaints associated with the Subject Property.

### New York City Building Department and the New York City Department of Finance

MEI reviewed information listed in the online NYC Building Information System (BIS) provided by the New York City Building Department's website, as well as information from the New York City Department of Finance website, Automated City Register Information System (ACRIS), <http://a836-acris.nyc.gov/CP>. Specific information provided by these websites includes lot sizes and dimensions, building zoning and usage. These websites also include information pertaining to interior renovations, building improvements and approximate date of construction. The information provided by New York City Department of Finance and New York City Building Department did not identify any conditions or reported events that would indicate the presence of a recognized environmental condition in connection with the Subject Property. A review of available information from these websites estimated that the buildings were constructed on the Subject Property in 1908 and 1931.

### New York City Fire Department

MEI reviewed information provided by the New York City Fire Department (NYCFD). Specific information obtained from the NYCFD includes any active and/or voided storage tank permits for the Subject Property. A review of the NYCFD storage tanks files indicated that there is no "active" tank account for Subject Property.

## **6.0 PHYSICAL SETTING**

### **6.1 Topography**

The Subject Property and vicinity characteristics listed below were analyzed utilizing a current USGS 7.5 Minute Topographic Map. This information is useful in determining the grade and topography of the Subject Property. The Subject Property is located at an elevation of approximately 17 feet above mean sea level (msl). The topography of the Subject Property is relatively flat and there were no slopes, depressions or rolling hills observed on the Subject Property and slopes on the Subject Property range from 0 to 3 percent. The Subject Property has been graded for residential usage.

### **6.2 Geology and Soils**

No bedrock outcroppings were observed at the Subject Property. Near-surface geology in heavily developed areas such as the Subject Property and vicinity is considered "urban land" and is characterized by a non-homogeneous distribution of soil and fill types. Excavation and backfilling for building foundations, utility conduits, subway systems and other construction results in a varied subsurface profile. In this setting, estimation of local subsurface parameters such as permeability, moisture content, and organic fraction is not feasible without site-specific testing data.

### **6.3 Hydrogeology and Hydrology**

No natural surface water bodies were identified on or adjacent to the Subject Property. The nearest surface water body is the Bronx Kill to the south of the Subject Property.

Local groundwater gradient is expected to follow surface topography. Groundwater flow near the Subject Property is expected to flow to the south, toward the Bronx Kill and the East River. 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.

## **7.0 SUBJECT PROPERTY RECONNAISSANCE**

The Subject Property reconnaissance was conducted by Mr. John T. Danko, Project Manager, on October 19, 2016. Mr. Danko was accompanied by a representative of the building during the inspection.

### **7.1 Methodology and Limited 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. Building exteriors were observed along the perimeter from the ground, unless described otherwise. The corridors of the buildings, the meter areas, the basement, and the vacant spaces were observed during the site inspection.

### **7.2 Physical Observations**

#### **Underground Storage Tanks**

MEI did not observe any fill ports or vent pipes for any underground storage tanks on the Subject Property. The database review did not indicate the presence of any buried tanks on the Subject Property.

#### **Aboveground Storage Tanks**

MEI did not observe any aboveground storage tanks at the Subject Property. A review of the NYCFD storage tanks files indicated that there is no “active” tank account for Subject Property. The database review did not indicate the presence of an aboveground tank on the Subject Property.

#### **Hazardous Substances and Petroleum Products**

MEI did not observe any hazardous substances or petroleum products at the Subject Property.

#### **Non-Hazardous Substances and Petroleum Products**

MEI did not observe any non-hazardous substances and petroleum products in accessible areas of the Subject Property.



### Unidentified Substances Containers

MEI observed a 55-gallon drum on the first floor of 45 Mott Street. It was determined that the drum was used to store waste cooking oil. There was no apparent stains or leaks around the drums during the site inspection.

### Drains or Storm Water Drywells

MEI observed floor drains in the basement of the 767 East 133rd Street building at the Subject Property. There was no apparent staining in the vicinity of the drains during the site inspection. MEI did not observe any storm water drywells in accessible areas of the Subject Property.

### Polychlorinated Biphenyls (PCB's)

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 before being banned by Congress. 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. MEI did not observe any PCB-containing equipment at the Subject Property.

### Stains or Corrosion

MEI did not observe any stains or corrosion at the Subject Property.

### Odors

MEI did not observe any strong, pungent or noxious odors at the Subject Property.

### Pools of Liquid

MEI did not observe any pools of liquid at the Subject Property.

### Stressed Vegetation

MEI did not observe any stressed vegetation at the Subject Property.

### Stained Soil or Pavement

MEI did not observe any stained soil or pavement at the Subject Property.

### Wells

MEI did not observe any irrigation wells or groundwater monitoring wells at the Subject Property.

### Sumps, Pits, Ponds or Lagoons

MEI did not observe any sumps, pits, ponds, or lagoons in accessible areas of the Subject Property.

### Waste Water

MEI did not observe any improper disposal of waste water into drains, ditches or streams at the Subject Property.

### Solid Wastes Disposal

All solid wastes generated on-site are carted away by a licensed waste hauler to an approved solid waste facility and are not disposed at on-site.

## **8.0 INTERVIEWS**

### **8.1 Interview With Property Owner and/or Property Manager**

The representative of the building was interviewed during the site reconnaissance on November 2, 2016. The representative did not indicate the presence of any environmental liens or was unaware of any contamination concerns regarding the Subject Property.

## **9.0 CONDITIONS OUTSIDE THE SCOPE OF ASTM PRACTICE E 1527-13**

### **9.1 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 ACM are those which 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.

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 building would have been thoroughly surveyed and sampled. MEI did not observe any signs of ACM on the overhead pipes inside accessible areas of the Subject Property. MEI did not observe any spray-on fireproofing in accessible areas of the Subject Property. There was no boiler at the Subject Property.

### **9.2 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<sup>2</sup>) or 0.5% lead by weight, as defined by Title X of the 1992 Housing and Community Development Act.

MEI observed that the painted surfaces inside the accessible areas of the building were in good condition, with no obvious chipping, flaking or peeling. A review of the New York City Department of Housing Preservation and Development's (NYCHPD), Code Enforcement Database indicated that there are no outstanding lead based paint violations associated with the Subject Property.

### **9.3 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, the USEPA 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 such as lead solder, brass, bronze, and other lead containing alloys. The USEPA Action Level for lead in public drinking water supplies is 0.015 parts per million (ppm) or 0.015 milligrams per liter (mg/L). MEI did not observe any brass fixtures or lead fixtures at the Subject Property.

## 9.4 Radon

Radon is a colorless, odorless, radioactive gas. Radon comes from the natural decay of uranium that is found in nearly all soils. Radon typically moves through the ground and into building through cracks and openings in the foundation. The USEPA has developed a "Map of Radon Zones" indicating the levels of radon concentrations from testing and aerial surveys conducted in all counties in New York State. The U.S. Environmental Protection Agency's Map of Radon Zones identified the Subject Property as a radon zone Level 3. Level 3 signifies that the average predicted radon level indoors is less than 2 pico-Curies per liter and this is the lowest level in the state. This level compares favorably with the EPA action level of 4.0 pico-Curies per liter as the guideline (it should be noted that current radon information and EPA Action Levels are designated for residential spaces only and commercial and industrial facilities are not subject to EPA's Action Level of 4 pico-Curies per liter as the guideline and definitive information concerning radon gas in an individual building can only be obtained through long term testing).

## 9.5 Mold

Molds are a class of fungi, and have been found to cause a variety of health problems in humans, including allergic, toxicological, and infectious responses. Molds are decomposers of organic materials, and thrive in humid environments. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation and carpeting often play host to such growth.

As part of this assessment, MEI performed a limited visual inspection for the conspicuous presence of mold. MEI observed the accessible interior areas of the Subject Property structure(s), including interior walls and ceilings of the accessible apartment units, the corridors of the building and the basement of the building for the presence of conspicuous mold or observed water intrusion or accumulation. This evaluation did not include a review of pipe chases or areas behind enclosed walls and ceilings. MEI did not observe conspicuous visual or olfactory indications of the presence of mold, nor did MEI observe obvious indications of significant water damage inside the accessible areas of the Subject Property.

## 9.6 Wetlands

MEI reviewed available information regarding wetlands on the Subject Property, including National Wetlands Inventory online GIS mapping. MEI additionally made general site observations for readily observable potential wetland characteristics. MEI did not observe surface water bodies or any evidence of potential wetlands on or adjacent to the Subject Property.

## 10.0 FINDINGS, OPINIONS AND RECOMMENDATIONS

MEI 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. This assessment has identified no evidence of Recognized Environmental Conditions (RECs) or Controlled Recognized Environmental Conditions (CRECs) or Historical Recognized Environmental Conditions (HRECs) in connection with the Subject Property.

The site reconnaissance, interviews and review of records have not found the presence or possible presence of hazardous substances or petroleum related products in, on, or at the Subject Property due to any release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment.

Lastly, no conditions outside of ASTM E 1527-13 were identified in connection with the Subject Property. It is the opinion of MEI that no further testing (subsurface or otherwise), is warranted on the Subject Property.

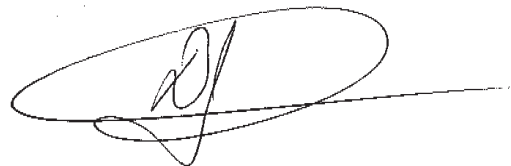
## 11.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

This Phase I Environmental Site Assessment (ESA) Report documents the research methodology used by qualified environmental professionals of MEI to identify recognized environmental conditions using the scope and limitations of ASTM Standard E 1527-13.

### **Middleton Environmental Incorporated**



Prepared by: John T. Danko  
Project Manager



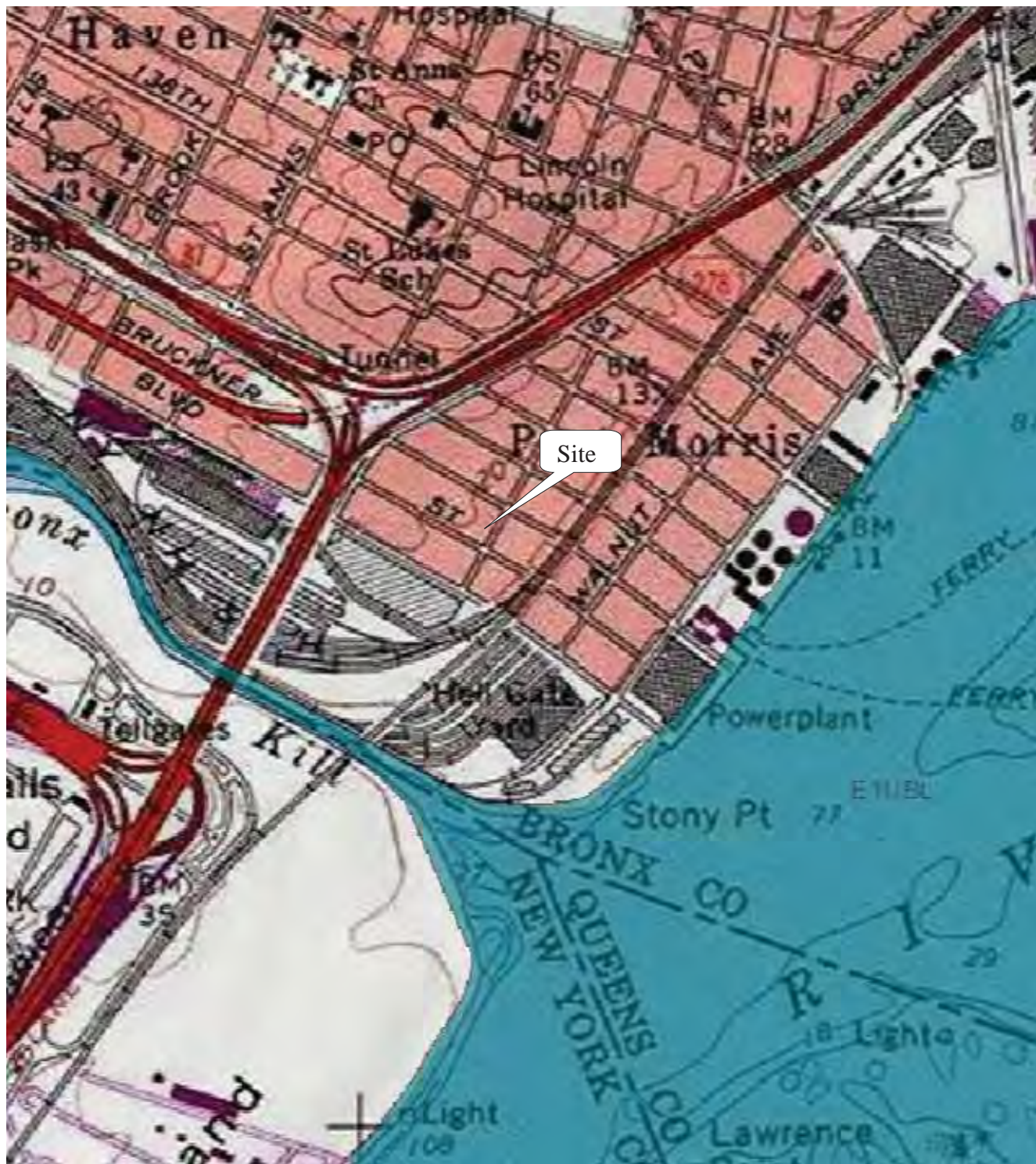
Reviewed by: Donald J. Middleton Jr.  
President

12.0 APPENDIX  
12.1. Site Map





## 12.2 USGS Topographic Map





## 12.3 Site Photographs



**761 E. 133rd St. SPACE**



**763-765 E. 133rd St. SPACE**



**763-765 E. 133rd St. SPACE**



**763-765 E. 133rd St. HEATING UNIT**



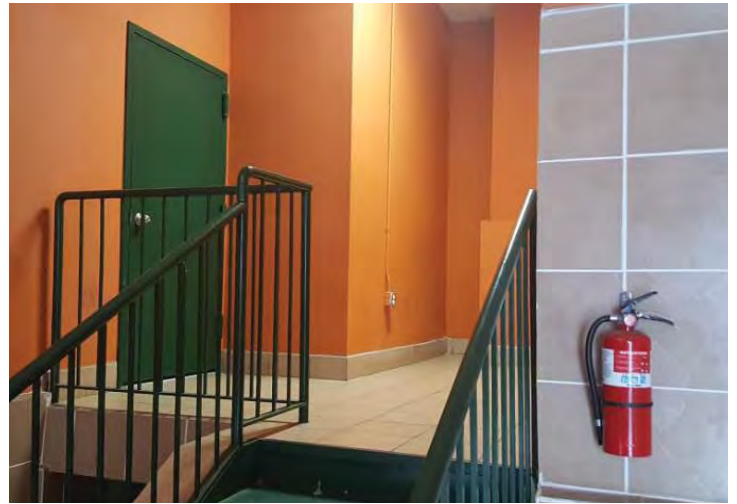
**750 E. 134th St. SPACE**



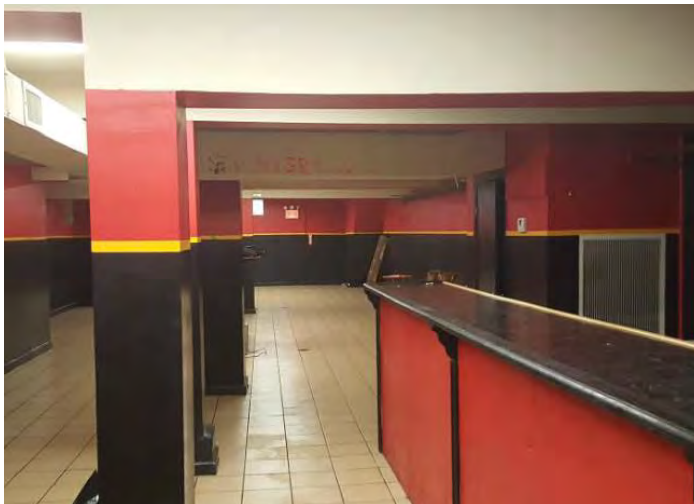
**750 E. 134th St. STORAGE SHED**



767 E. 133rd St. HEATING UNIT



767 E. 133rd St. HALLWAY



767 E. 133rd St. COMMERCIAL SPACE



767 E. 133rd St. COMMERCIAL SPACE



## 12.3 Site Photographs (Borders)

The current use of the adjoining properties is commercial/light industrial and residential. The Subject Property borders are as follows:

North - The property is bordered to the north by East 134th Street and a commercial/light industrial building.

South - The property is bordered to the south by East 133rd Street and a commercial building.

East - The property is bordered to the east by Willow Avenue and a commercial/light industrial building.

West - The property is bordered to the west by a residential and commercial building.



**BORDER TO THE NORTH**



**BORDER TO THE SOUTH**



**BORDER TO THE EAST**



**BORDER TO THE WEST**