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**PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)
ASTM E1527-13**

**PREPARED IN ACCORDANCE WITH THE
ALL APPROPRIATE INQUIRY (AAI) RULE**

Site Address	4720-4740 Third Avenue & 448-452 East 189 th Street Bronx, New York 10458
Prepared for	Mayo Associates, Inc. P.O. Box 53 Redding Ridge, Connecticut 06876 Attn: Ms. Dian Jennings Mayo
Prepared By	Merritt Environmental Consulting Corp. 77 Arkay Drive, Suite D Hauppauge, New York 11788 (631) 617-6200 www.merrittec.com
MECC Project No	Project M15701
Inspection Date	January 25, 2017
Summary Date	February 6, 2017
Final Report Date	

1) EXECUTIVE SUMMARY

Merritt Environmental Consulting Corp. (MECC) has completed a Phase I Environmental Site Assessment (ESA) at 4720-4740 Third Avenue & 448-452 East 189th Street, Bronx, New York 10458 (the "Property") in accordance with the scope of work presented in Section 2.2. The report conforms to the ASTM E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

MECC was retained to perform this Phase ESA as an agent representing property owner (Mayo Associates, Inc.).

The on site investigation was conducted on January 25, 2017. The Property currently consists of a 1-story commercial building with a rear and side parking lot. The site is located on a plot size approximately 50,295 square feet. The building was constructed in 1967.

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 is the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

ITEM

1	The subject site has been an Auto Sales & Service facility since approximately 1945. The Sanborn Maps for the years 1945-1984 shows a 550-gallon gasoline tank buried on the property. This constitutes a Recognized Environmental Condition (REC).
2	The adjacent property west across Third Avenue is a Gasoline Station (4711 Third Avenue). No NYSDEC Spill events were reported at this location. In addition, the adjacent property west across Third Avenue was formerly occupied by a Gasoline Station (4729 Third Avenue) during the years 1945-1986. Our database review indicated a NYSDEC Spill event occurred at this location which has not yet been closed (Spill No. 1604272). According to the spill remarks, the remediation is taking place at this location to address the spill event. This constitutes a Recognized Environmental Condition (REC).

"E" Designation

The subject property is documented as an "E" designated lot at the NYC Department of Buildings as part of the Third Avenue/ East Tremont Avenue Rezoning:

Lot 22, Taxblock 3042
4734 Third Avenue
Bronx, NY
E-No. E-255

**Description: Hazardous Materials* Phase I and Phase II Testing Protocol,
Window Wall Attenuation & Alternate Ventilation**

**Lot 13, Taxblock 3042
4720 Third Avenue
Bronx, NY
E-No. E-255**

**Description: Air Quality - #2 Fuel Oil or #4 Fuel Oil or Natural Gas for HVAC,
Exhaust stack location limitations, Hazardous Materials* Phase I and Phase II
Testing Protocol, Window Wall Attenuation & Alternate Ventilation**

**Lot 28, Taxblock 3042
4734 Third Avenue
Bronx, NY
E-No. E-255**

**Description: Hazardous Materials* Phase I and Phase II Testing Protocol,
Window Wall Attenuation & Alternate Ventilation**

The "E" designation would require that the fee owner of the site conduct a testing and sampling protocol and remediation where appropriate, to the satisfaction of the NYCOER before the issuance of a building permit by the Department of Buildings. Once approval is granted by the NYCOER, the work can be performed in accordance to required regulations in order to receive a notice of satisfaction.

An "E" designation only needs to be complied with during the redevelopment of a site. Part of the "E" designation submittal includes architectural drawings on the proposed development. The process can take several months and cost approximately \$30,000-\$40,000 to satisfy the requirement for removing an "E" designation.

Under the NYCOER E-designation program, a comprehensive environmental investigation must be conducted in accordance with receiving a NYCOER notice to proceed-notice of satisfaction. The scope of work required, may uncover additional sub-surface impacts not previously discovered or tested for (IE: pesticides/herbicides/metals).

In addition, no de minimis conditions were noted.

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).

No Controlled Recognized Environmental Conditions (CRECs) were noted.

A Controlled Recognized Environmental Condition (CREC) is an environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

NON-SCOPE CONSIDERATIONS

There may be environmental issues or conditions at a property that parties may wish to assess in connection with commercial real estate that are outside the scope of this practice (the non-scope considerations). Some substances may be present on a property in quantities and under conditions that may lead to contamination of the property or of nearby properties but are not included in CERCLA's definition of hazardous substances (42 U.S.C. §9601(14)) or do not otherwise present potential CERCLA liability. In any case, they are beyond the scope of this practice. There may be standards or protocols for assessment of potential hazards and conditions associated with non-scope conditions developed by governmental entities, professional organizations, or other private entities. Asbestos-Containing Building Materials, Lead-Based Paint, and Radon are several non-scope considerations that persons may want to assess in connection with commercial real estate.

MECC has not conducted an asbestos, lead based paint or mold evaluation as these items are considered beyond the scope of the ASTM E1527-13 standard.

No Historical Recognized Environmental Conditions (HRECs) were reported. In addition no evidence of HRECs were observed during our on-site inspection/ identified in our database search/historical review.

A Historical Recognized Environmental Condition (HREC) is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority, or meets unrestricted use criteria established by a regulatory authority without subjecting the property to any required controls.

DATA GAPS

A data gap is a lack of or inability to obtain information required by the ASTM E 1527 standard, despite good faith efforts. Data gaps may result from incompleteness in any of the activities required in this practice, including, but not limited to site reconnaissance and interviews.

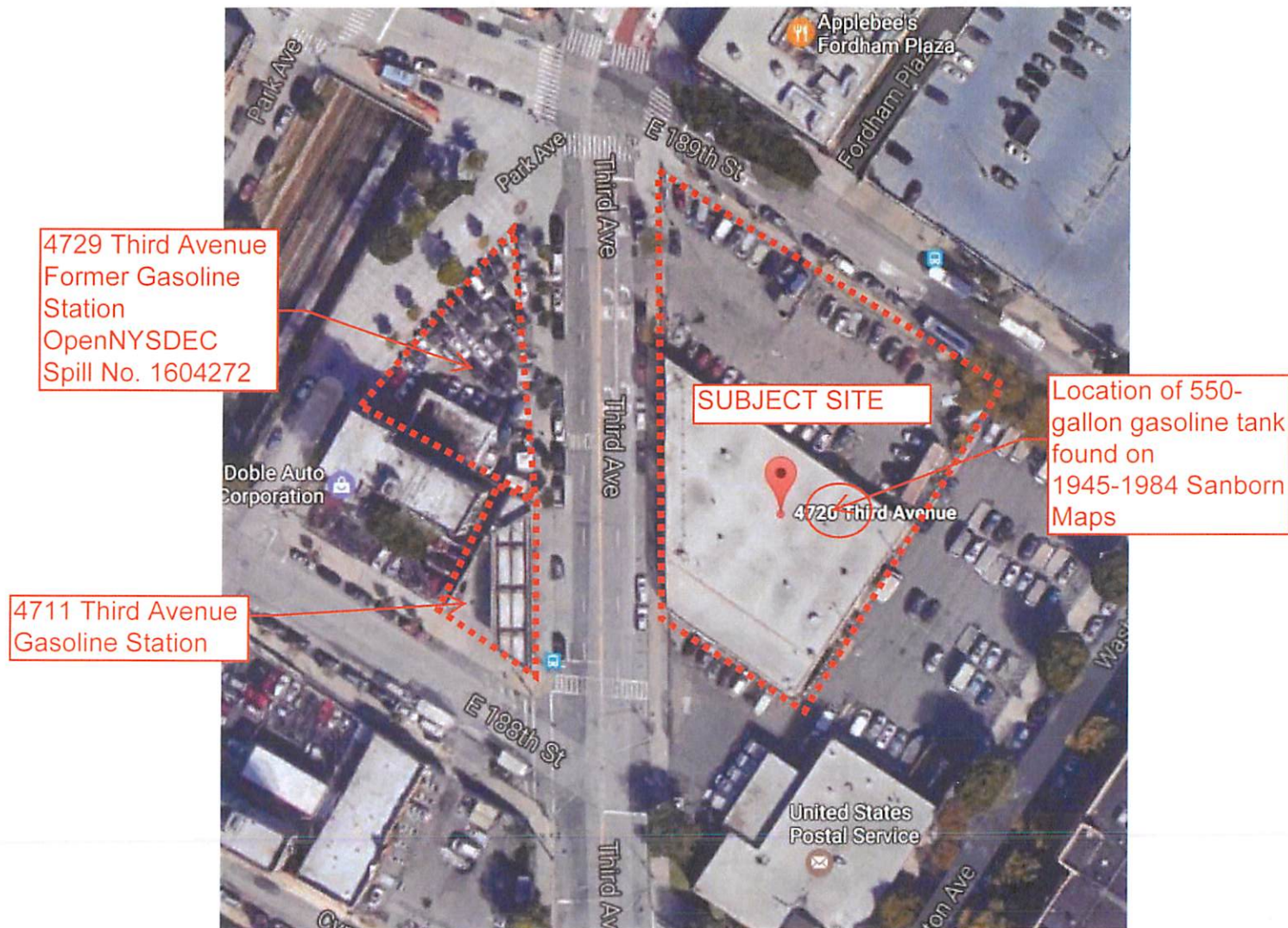
Based on our reconnaissance, historical searches and documentation reviewed, the following data gaps were identified:

- We are researching the New York State Health Department records for any information of hazardous operations including, past spills, leaks or violations. The information has not yet been received. We will forward any information that appears to impact the scope of this assessment. We anticipate a response within 30-60 days.

This is a preliminary summary based on field observations as well as initial information received by MECC. Additional documentation may be forthcoming from a variety of sources which may alter the findings in our final report. MECC anticipates the completion and final delivery of the report in the next 2-3 business days. Please advise if any additional documentation will be forwarded or if we should keep the report in our office until further notice.

In the event that additional documentation is received subsequent to completion of the final report, any information that impacts the findings of our report will be forwarded to the Client in the form of an addendum.

SUBJECT SITE DIAGRAM



MERRITT ENVIRONMENTAL
CONSULTING CORP
77 ARKAY DRIVE, SUITE D
HAUPPAUGE, NY 11788 (631) 617-6200

SITE ADDRESS: 4720-4740 THIRD AVENUE
PROJECT NO.: M15701
DRAWING DATE: February 7, 2017

the information in this report is the government agencies from which the data was acquired.