
PHASE I ENVIRONMENTAL SITE ASSESSMENT

**1156 EAST 165th STREET
1125 WHITLOCK AVENUE
BRONX
BRONX COUNTY, NEW YORK
BLOCK 2756 LOTS 90 AND 85**



PREPARED FOR:

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Partridge Venture Engineering, PC doing business as PVE Engineering (“PVE”) is submitting this report for work performed at the above-referenced site. This report has been prepared in conformance with the scope and limitations ASTM Standard E-1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. If you have any questions or comments, please contact one of the individuals listed below. We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental professional* as defined in §312.10 of 40 CFR § 312. We have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

PVE, LLC



Trevor Treglia
Environmental Technician



Christopher B. Brown, P.G.
Director of Environmental Services/Environmental Professional

TABLE OF CONTENTS

1.0	Introduction.....	1
1.1	Objectives of Report.....	1
1.2	Scope and Limitations of Report.....	1
1.3	Significant Assumptions.....	1
1.4	Special Terms and Conditions.....	2
1.5	User Reliance.....	2
1.6	Definitions.....	2
2.0	Site Description.....	4
2.1	Subject Property Location.....	4
2.2	General Site Features, Characteristics, and Current Operations.....	4
2.3	Current Uses of Adjoining Properties.....	4
3.0	Database Search.....	9
3.1	Federal and State Hazardous Waste Sites.....	9
3.2	Hazardous Waste Treatment, Storage, or Disposal.....	10
3.3	Hazardous Waste Generation.....	11
3.4	State Landfill and/or Solid Waste Disposal Sites.....	12
3.5	State Registered Storage Tanks.....	12
3.6	Petroleum and Hazardous Material Releases.....	14
3.7	Brownfield Sites.....	16
3.8	State Voluntary Cleanup Program Sites.....	17
3.9	Federal & State Engineering & Institutional Controls, & Activity & Use Limitations.....	18
3.10	Environmental Liens.....	18
3.11	Other Conditions of Concern.....	19
4.0	Physical Setting Analysis.....	24
4.1	7.5 Minute USGS Topographic Map.....	24
4.2	Regional Hydrogeology.....	24
5.0	Site Reconnaissance.....	25
5.1	General Site Observations Table.....	25
5.2	Site Visit Observations.....	27
6.0	Property History.....	28
6.1	Property Ownership.....	28
6.2	Topographic Maps.....	29
6.3	Aerial Photographs.....	32
6.4	Fire Insurance Maps.....	33
6.5	City Directories.....	37
6.6	Other Records and Interviews.....	37
6.7	Summary of General Property History and Use.....	44
7.0	Findings and Conclusions.....	45
7.1	Recognized Environmental Conditions.....	45
7.2	Controlled Recognized Environmental Conditions.....	46
7.3	Historical Recognized Environmental Conditions.....	47
7.4	De minimis Conditions.....	47
7.5	Data Gaps and Data Failures.....	47
7.6	Conclusions and Opinions.....	48

APPENDICES

Appendix A	Site Maps
Appendix B	EDR Database Review Reports
Appendix C	Additional Reviewed Records
Appendix D	Photographs
Appendix E	Qualifications
Appendix F	Scope and Limitations of Report



1.0 Introduction

1.1 Objectives of Report

This Environmental Site Assessment (ESA) is intended to identify *recognized environmental conditions* (RECs) with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and petroleum products on the subject property (defined in Section 3.0). The term *recognized environmental conditions* (REC) is defined in accordance with **ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process** as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to 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. Consideration is given to potential impacts to soil, groundwater, vapor, and other media.

1.2 Scope and Limitations of Report

Visual inspection of the subject property, a review of regulatory records and documents, and a review of historical records and documents are performed in accordance with ASTM E1527-13 and the appended Scope and Limitations (Appendix F) with the exception of any special terms and conditions in Section 1.4. Note that, as stated in Practice 1527-13, no environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property and that performance of Practice 1527-13 is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property, recognizing reasonable limits of time and cost. PVE makes no representation of the condition of areas that could not be visually inspected.

1.3 Significant Assumptions

PVE assumes that all database records, historical information, interviews conducted, and information obtained from others regarding the subject property are from reliable sources. No attempt was made to independently verify the reliability of said sources, as it is not required to verify the information provided according to Section 7.5.2.1 of ASTM E1527-13. Where access to portions of the site or to structures on the site was unavailable or limited, PVE renders no opinion as to the presence of regulated or hazardous materials or to the presence of indirect evidence relating to hazardous or regulated material in that portion of the site or structure. Conclusions and recommendations are based on information obtained from said sources and a visual inspection of the subject property on the date listed herein. References and sources used for the preparation of this report are documented in this report.



1.4 Special Terms and Conditions

An environmental liens and activity and use limitations (AULs) search was not included with the scope of this report, as per the direction of the user. In order to satisfy the ASTM E 1527-13 requirements for a Phase I ESA, a search for environmental liens and AULs must be appended.

1.5 User Reliance

The user is the party seeking to use Practice E1527 to complete this environmental site assessment of the subject property. The user has specific obligations for completing a successful application of Practice E1527 outlined in Section 6 of E1527. Completion of the user questionnaire (attached in Appendix G) helps satisfy these obligations.

In addition to the user, additional parties may rely on the contents of this environmental site assessment as listed below.

User: Stagg Group
Authorized to rely on this report: Stagg Group
1763 Pitman Avenue
Bronx, New York 10466

The scope of this Phase I ESA may not meet the needs of other users. Any reliance on the contents of this report by any third party is the sole responsibility of that party.

1.6 Definitions

Below are some important definitions (as defined in E1527-13) that are not otherwise defined in this report:

Fill dirt: Dirt, soil, sand, or other earth, that is obtained off-site, that is used to fill holes or depressions, create mounds, or otherwise artificially change the grade or elevation of a real property. It does not include material that is used in limited quantities for normal landscaping activities.

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

Migrate/Migration: For the purposes of a Phase I ESA, “migrate” and “migration” refers to the movement of hazardous substances or petroleum products in any form, including, for example,



solid and liquid at the surface or subsurface, and vapor in the subsurface. Note that vapor migration in the subsurface is described in Guide E2600; however, for the purposes of a Phase I ESA, there is no requirement to apply the Guide E2600 standard to achieve compliance with all appropriate inquiries.



2.0 Site Description

2.1 Subject Property Location

Street Address: 1156 East 165th Street
Municipality: Bronx
County: Bronx County
State: New York
Tax Parcel ID: Block 2756 Lot 90
Lot Size: 19,778 sq. ft.
Building Size: 20,824 sq. ft. (1-story structure)

Street Address: 1125 Whitlock Avenue
Municipality: Bronx
County: Bronx County
State: New York
Tax Parcel ID: Block 2756 Lot 85
Lot Size: Lot 85: 39,760 sq. ft.
Building Size: Lot 85: Void of structures

See Appendix A for site maps. The parcel outline was obtained from the NYC Department of Finance Digital Tax Map (<http://gis.nyc.gov/taxmap/map.htm>).

2.2 General Site Features, Characteristics, and Current Operations

Site Features: The subject property consists of two (2) lots (Block 2756 Lot 90 Lot 85). Lot 90 contains a one-story vacant manufacturing structure and Lot 85 is vacant/void of structures. Lot 85 is surrounded by a green construction fence.

Current Use: Lot 90: Vacant manufacturer structure.
Lot 85: Vacant land.

Topography: Generally flat, sloping downward to the north northeast.

Potable Water Supply: Municipal Supplied.

Sewage Disposal System: Municipal Sewer.

Means of heating/cooling: Natural Gas.

2.3 Current Uses of Adjoining Properties

Adjoining properties are any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare



separating them. Adjoining parcels were obtained from the New York City Department of Finance Digital Tax Map (<http://gis.nyc.gov/taxmap/>).

Below is a table describing the current uses of adjoining properties.

1156 East 165th Street

<u>Direction from Subject Property</u>	<u>Address</u>	<u>Owner(s)</u>	<u>Occupant(s)/Use</u>	<u>Impact to Subject Property</u>
West	1125 Whitlock Avenue (Block 2756 Lot 85)	HP Whitlock Housing D	Transportation and utility	Not Anticipated
South	1125 Whitlock Avenue (Block 2756 Lot 85)	HP Whitlock Housing D	Transportation and utility	Not Anticipated
East	1324 Westchester Avenue (Block 2759 Lot 100)	Penn Central Company	Transportation and utility	Not Anticipated
North	1056 Lowell Street (Block 2757 Lot 44)	Lowell Street Realty	Industrial and manufacturing	Not Anticipated
Northwest	1155 East 165 th Street (Block 2757 Lot 50)	Persam Hope LLC	Multi-family walk up building	Not Anticipated

1125 Whitlock Avenue

<u>Direction from Subject Property</u>	<u>Address</u>	<u>Owner(s)</u>	<u>Occupant(s)/Use</u>	<u>Impact to Subject Property</u>
West	1142 East 165 th Street (Block 2756 Lot 80)	165-1142 Realty Inc.	Mixed residential and community building	Not Anticipated
West	1062 Longfellow Avenue (Block 2756 Lot 79)	Gevan Chandoo	Multi-family walk up building	Not Anticipated
West	1060 Longfellow Avenue (Block 2756 Lot 78)	EGK Realty LLC	Multi-family walk up building	Not Anticipated
West	1056 Longfellow Avenue	Ejike Irozuru	Multi-family walk up building	Not Anticipated



<u>Direction from Subject Property</u>	<u>Address</u>	<u>Owner(s)</u>	<u>Occupant(s)/Use</u>	<u>Impact to Subject Property</u>
	(Block 2756 Lot 77)			
West	1054 Longfellow Avenue (Block 2756 Lot 76)	Ejike Irozuru	Multi-family walk up building	Not Anticipated
West	1052 Longfellow Avenue (Block 2756 Lot 75)	1052 Longfellow Corp.	Multi-family walk up building	Not Anticipated
West	1050 Longfellow Avenue (Block 2756 Lot 74)	Isabel Diaz	Multi-family walk up building	Not Anticipated
West	1046 Longfellow Avenue (Block 2756 Lot 73)	Anthony Monique	Multi-family walk up building	Not Anticipated
West	1044 Longfellow Avenue (Block 2756 Lot 72)	Fernando P. Troche	Multi-family walk up building	Not Anticipated
West	1042 Longfellow Avenue (Block 2756 Lot 71)	Housing Preservation	Multi-family walk up building	Not Anticipated
West	1040 Longfellow Avenue (Block 2756 Lot 70)	Dhanraj Rajkumar	Multi-family walk up building	Not Anticipated
West	1036 Longfellow Avenue (Block 2756 Lot 69)	Nardai Rajkumar	Multi-family walk up building	Not Anticipated
West	1034 Longfellow Avenue (Block 2756 Lot 68)	Marian Cambridge, LLC	Multi-family walk up building	Not Anticipated
West	1032 Longfellow Avenue (Block 2756 Lot 67)	Luis N. Diaz Jr.	Multi-family walk up building	Not Anticipated
West	1030 Longfellow	Megan Y	Multi-family	Not Anticipated



<u>Direction from Subject Property</u>	<u>Address</u>	<u>Owner(s)</u>	<u>Occupant(s)/Use</u>	<u>Impact to Subject Property</u>
	Avenue (Block 2756 Lot 66)	Cheung	walk up building	
West	1026 Longfellow Avenue (Block 2756 Lot 65)	Renaldo Ferreira	Multi-family walk up building	Not Anticipated
West	1024 Longfellow Avenue (Block 2756 Lot 64)	Lionel Volny	Multi-family walk up building	Not Anticipated
West	1022 Longfellow Avenue (Block 2756 Lot 63)	Pharoah Osei Cranston	Multi-family walk up building	Not Anticipated
West	1020 Longfellow Avenue (Block 2756 Lot 62)	Lyla E. Dhanrag	Multi-family walk up building	Not Anticipated
West	1016 Longfellow Avenue (Block 2756 Lot 61)	Evelyn Montanez	Multi-family walk up building	Not Anticipated
West	1014 Longfellow Avenue (Block 2756 Lot 60)	Vivian Chen	Multi-family walk up building	Not Anticipated
West	1012 Longfellow Avenue (Block 2756 Lot 59)	1012 Longfellow Avenue, H	Multi-family walk up building	Not Anticipated
West	1010 Longfellow Avenue (Block 2756 Lot 58)	Elida H. Alcaez	Multi-family walk up building	Not Anticipated
West	1006 Longfellow Avenue (Block 2756 Lot 57)	Dominick Withanachchi	Multi-family walk up building	Not Anticipated
West	1004 Longfellow Avenue (Block 2756 Lot 56)	Jacqueline Rosa	Multi-family walk up building	Not Anticipated



<u>Direction from Subject Property</u>	<u>Address</u>	<u>Owner(s)</u>	<u>Occupant(s)/Use</u>	<u>Impact to Subject Property</u>
West	1002 Longfellow Avenue (Block 2756 Lot 55)	Ramon Hernandez	Multi-family walk up building	Not Anticipated
Southwest	1032 Aldus Street (Block 2755 Lot 29)	Aldus Green Corp.	Multi-family elevator buildings	Not Anticipated
Southeast/East	1324 Westchester Avenue (Block 2759 Lot 100)	Penn Central Company	Transportation and utility	Not Anticipated
Northeast	1155 East 165 th Street (Block 2757 Lot 50)	Persam Hope LLC	Multi-family walk up building	Not Anticipated
Northwest	1151 East 165 th Street (Block 2757 Lot 51)	Persam Hope LLC	Multi-family walk up building	Not Anticipated
North	1156 East 165 th Street (Block 2756 Lot 90)	HP Whitlock Housing D	Industrial and manufacturing	Not Anticipated



3.0 Database Search

A review of state and federal documents and databases was performed to identify recorded hazardous waste or regulated substance activities on or near the subject property. Information from state and federal databases was compiled by Environmental Data Resources (EDR), an independent subcontractor to PVE. The information presented below is a summary of this report. A complete listing of the sources searched and a complete copy of the database report are provided in Appendix B. The search distances as assigned in ASTM E1527-13 were used at a minimum for each of the following environmental record sources. Additional reviewed records are provided in Appendix C.

Not all sites identified in the database records can be accurately located due to incomplete or conflicting information supplied to the regulatory agencies. Asterisked (*) sites are indicative of sites listed as un-mappable (“orphan”) in the EDR database report. Based on location information provided, the asterisked sites may be located within the appropriate search radius and are included in this Phase I ESA report. Information about these sites can be reviewed in the EDR Radius Map Report in Appendix B.

3.1 Federal and State Hazardous Waste Sites

Federal National Priority List

National Priority Listing (NPL) sites are those listed with the USEPA as hazardous waste disposal sites, also known as Superfund sites. Proposed and delisted NPL site lists are also maintained by the USEPA. Further information can be reviewed in Appendix B.

<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Properties within 1.0 mile:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
NPL	No	0 / 0*	None	Not Present
Proposed NPL	No	0 / 0*	None	Not Present
DELISTED NPL	No	0 / 0*	None	Not Present

Federal SEMS

The SEMS (Superfund Enterprise Management System) list details proposed and existing federal Superfund sites pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The USEPA also maintains a SEMS-ARCHIVE list, which tracks sites that have no further interest under the Federal Superfund Program based on available information. Further information can be reviewed in Appendix B.

<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Properties within 0.5 mile:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
SEMS	No	0 / 0*	None	Not Present
SEMS-ARCHIVE	No	0 / 0*	None	Not Present



State-Equivalent NPL & SEMS

Inactive State Hazardous Waste Disposal Sites are designated by NYSDEC and are state-equivalent SEMS sites. NYSDEC also maintains an inventory of delisted SHWS. Further information can be reviewed in Appendix B.

<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Properties within 1.0 mile:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
NY SHWS	No	2 / 0*	Not Anticipated	See Below
NY DEL SHWS	No	0 / 0*	None	Not Present

SHWS:

- Bethel Cleaners, located at 1120 Westchester Avenue, 749 feet west northwest (topographically up-gradient) of the subject property. Chlorinated solvents were disposed of from this site.
- 972-976 Leggett Avenue-OER, located at 972-976 Leggett Avenue, 4,722 feet southwest (topographically up-gradient) of the subject property. No further information was provided.

Based on the distance of these listings in relation to the subject property, PVE does not consider these listings to represent RECs.

Hazardous Substance Waste Disposal Sites

The Hazardous Substance Waste Disposal Sites (HSWDS) Inventory is maintained by New York State. Further information can be reviewed in Appendix B.

<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Properties within 0.5 mile:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
NY HSWDS	No	0 / 0*	None	Not Present

3.2 Hazardous Waste Treatment, Storage, or Disposal

RCRA Treatment, Storage, and Disposal Facilities

The database of RCRA facilities for treatment, storage, or disposal of hazardous materials (RCRA TSD) is maintained by the USEPA. Further information can be reviewed in Appendix B.

<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Properties within 0.5 mile:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
RCRA-TSDF	No	0 / 0*	None	Not Present



RCRA Corrective Action Sites

The USEPA maintains a database of sites within the RCRA Corrective Action program, which are facilities permitted by the USEPA for treatment, storage, or disposal of hazardous waste which have conducted or are currently conducting a corrective action as regulated under the Resource Conservation and Recovery Act. Further information can be reviewed in Appendix B.

<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Properties within 1.0 mile:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
CORRACTS	No	1 / 0*	Not Anticipated	See Below

- American Bank Note Company, located at Tiffany Street and Garrison Avenue, 2,648 feet south/southwest (topographically up-gradient) of the subject property. The assessment determined that the area was designated a low corrective action priority and current human exposures are under control and have been verified. The assessment date was not provided.

Based on the distance of this listing in relation to the subject property, PVE does not consider this listing to represent a REC.

3.3 Hazardous Waste Generation

The USEPA maintains a database of facilities that generate hazardous waste. Large Quantity Generators (LQG) generate over 1,000 kg of hazardous waste or over 1 kg of acutely hazardous waste per month. Small Quantity Generators (SQG) generate between 100 kg and 1,000 kg of hazardous waste per month. Conditionally-exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste or less than 1 kg of acutely hazardous waste per month. Non-generators are sites that do not presently generate hazardous waste. Further information can be reviewed in Appendix B.

<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Adjoining Properties:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
RCRA-LQG	No	0 / 0*	None	Not Present
RCRA-SQG	No	0 / 0*	None	Not Present
RCRA-CESQG	No	0 / 0*	None	Not Present
RCRA NonGen/NLR	No	1 / 0*	Not Anticipated	See Below

RCRA Non-generator:

- NYS DOT Contract D254615, located at Whitlock Avenue and Aldus Street, the adjoining property to the south (topographically up-gradient) of the subject property. No violations were found in association with this property.



Based on the lack of violations, distance and/or down-gradient nature of this listing in relation to the subject property, PVE does not consider this listing to represent at REC.

3.4 State Landfill and/or Solid Waste Disposal Sites

NYSDEC maintains a database of solid waste disposal facilities (SWF) and landfills (LF). Further information can be reviewed in Appendix B.

EDR Database Acronym:	Subject Property:	Properties within 0.5 mile:	Impact to Subject Property	Rationale
NY SWF/LF	No	8 / 0*	Not Anticipated	See Below

- The Sheridan Expressway – Tully Construction Company, located at Sheridan Expressway Edgewater Road, 1,423 feet west (topographically up-gradient) of the subject property, is listed as an inactive transfer station.
- The Alamar Carting Corporation, located at 1351 Garrison Avenue, 692 feet south/southeast (topographically down-gradient) of the subject property, is listed as an inactive transfer station.
- The Specialty Motor Cars, located at 1125 Bronx River Avenue, 877 feet east/northeast (topographically down-gradient) of the subject property, is listed as an inactive transfer station.
- The Specialty Motor Cars Inc., located at 1125 Bronx River Avenue, 877 feet east/northeast (topographically down-gradient) of the subject property, is listed as an inactive transfer station.
- The Elite Motor Cars Inc., located at 985 Bronx River Avenue, 1,200 feet southeast (topographically down-gradient) of the subject property, is listed as an inactive transfer station.
- The Paper Fibers Corp., located at 960 Bronx River Avenue, 1,434 feet southeast (topographically down-gradient) of the subject property, is listed as an inactive transfer station.
- The LKQ Hunts Point Auto Parts Corporation, located at 1480 Sheridan Expressway, 1,796 feet north/northeast (topographically down-gradient) of the subject property, is an active transfer station.
- The Bronx Iron & Metal Company, located at 850 Edgewater Road, 1,994 feet south/southeast (topographically down-gradient) of the subject property, is listed as an inactive transfer station.

Based on the distance and/or down-gradient nature of these listings in relation to the subject property, PVE does not consider these listings to represent RECs.



3.5 State Registered Storage Tanks

NYSDEC maintains a database of petroleum bulk storage (PBS) facilities with regulated storage tanks. Further information can be reviewed in Appendix B.

<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Adjoining Properties:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
UST	Yes	0 / 0*	Not Anticipated	See Below
AST	No	2 / 0*	Not Anticipated	See Below

UST Site:

- Whitlock Parking and Storage, 1125 Whitlock Avenue, PBS #2-603713, the subject property. The following tanks are associated with the subject property: four (4) 1,000-gallon gasoline USTs that were closed in place on December 1, 1999. The installation date was not reported.

Based on the tanks being closed to the satisfaction of the NYSDEC and PVE's related subsurface investigation completed in 2018 (See Section 6.6), PVE considers these listings to represent a HREC.

AST Site:

- 165th Street Bronx LLC, located on 1151 East 165th Street, PBS #2-611310, the adjoining property to the north/northwest (topographically up-gradient) of the subject property. The following tanks are associated with the property: One (1), in service, 1,080-gallon #4 fuel oil steel tank installed January 1, 1990. The tank is reported closed; the date is not reported.
- Aldus Green Associates, located on 1032 Aldus Street, PBS #2-213624, the adjoining property to the south (topographically up-gradient) of the subject property. The following tanks are associated with the property: One (1), in service, 5,000-gallon #2 fuel oil tank with an installation date of February 18, 1977.

Fuel storage tanks operated in accordance with applicable rules and regulations, would not represent a REC, however, unreported releases can occur and would adversely impact the subject property. Based on the information provided, PVE does not consider these listings to represent RECs.

A FOIL request was submitted to NYSDEC. If further information is received at a later date and modifies the conclusions of this report, PVE will notify the user of the report.

Chemical Bulk Storage Database

NYSDEC maintains a database of facilities store regulated hazardous substances tanks (CBS), including aboveground tanks with capacities of 185 gallons or greater (CBS AST), and/or in



underground tanks of any size (CBS UST). Only those that cannot be precisely located (orphans) or those thought to have a potentially negative environmental impact on the subject property are summarized below. Further information can be reviewed in Appendix B.

<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Properties within 0.25 mile:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
CBS	No	0 / 0*	None	Not Present
CBS AST	No	1 / 0*	Not Anticipated	See Below
CBS UST	No	0 / 0*	None	Not Present

CBS AST:

- LKQ Hunts Point Auto Parts Corp., located at 1480 Sheridan Expressway, 1,197 feet north/northeast (topographically down-gradient) of the subject property, CBS #2-000383. The tanks facility status is listed as ‘in service’ and no violations have been reported. No additional information is provided.

Storage tanks operated in accordance with applicable rules and regulations, would not represent a REC, however, unreported releases can occur and would adversely impact the subject property. Based on the distance of this listing in relation to the subject property, PVE does not consider this listing to represent a REC.

3.6 Petroleum and Hazardous Material Releases

Emergency Response Notification System

The USEPA Emergency Response Notification System (ERNS) stores information reported to the USEPA on sudden and/or accidental releases of hazardous substances to the environment. Further information can be reviewed in Appendix B.

<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
ERNS	No	None	Not Present

Petroleum Spills

NYSDEC maintains a database of petroleum spills reported to the department. Further information can be reviewed in Appendix B.

Open files indicate spills that have not been closed by the lead agency, which may indicate that contamination remains to be remediated and/or the agency has not yet received final confirmation that remedial action is complete. Closed files indicate spills whose files have been closed by the lead agency. Spills are usually closed when the agency determines the contamination relating to the spill has been remediated to meet the applicable standards. Spill files may be closed even though contaminants in soil and groundwater do not meet applicable standards; this is especially true if groundwater is not relied upon for purposes of consumption or



other institutional controls exist which minimize or prevent exposure to remaining contamination. Closed spill files always have the possibility of being reopened if additional information is received by the agency that demonstrates an increased risk to human health or the environment.

<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Adjoining Properties:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
SPILLS - Open File	No	0 / 0*	None	Not Present
SPILLS - Closed File	No	1 / 0*	Not Anticipated	See Below

SPILLS – Closed

- NYSDEC Spill #8706894, located at 1151 East 165th Street, the adjoining property to the north/northwest (topographically up-gradient) of the subject property, occurred on November 13, 1987 when reportedly 300-gallons of #2 fuel oil was released in the basement of the building. No additional details were provided. The spill file was closed November 13, 1987.

Based on the file being closed to the satisfaction of the NYSDEC, PVE does not consider this listings to represent a REC.

A FOIL request was submitted to NYSDEC. If further information is received at a later date and modifies the conclusions of this report, PVE will notify the user of the report.

State Leaking Storage Tank List

NYSDEC maintains a database of leaking registered storage tank incident reports (LTANKS). Further information can be reviewed in Appendix B.

Open files indicate spills that have not been closed by the lead agency, which may indicate that contamination remains to be remediated and/or the agency has not yet received final confirmation that remedial action is complete. Closed files indicate spills whose files have been closed by the lead agency. Spills are usually closed when the agency determines the contamination relating to the spill has been remediated to meet the applicable standards. Spill files may be closed even though contaminants in soil and groundwater do not meet applicable standards; this is especially true if groundwater is not relied upon for purposes of consumption or other institutional controls exist which minimize or prevent exposure to remaining contamination. Closed spill files always have the possibility of being reopened if additional information is received by the agency that demonstrates an increased risk to human health or the environment. Due to the high frequency of LUSTs in the applicable search radius, only those that cannot be precisely located (orphans) or those thought to have a potentially negative environmental impact on the subject property are summarized below. All LUSTs files, both closed and open, within the search radius were reviewed.



<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Properties within 0.5 mile:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
LTANKS - Open File	No	0 / 0*	None	Not Present
LTANKS - Closed File	No	37 / 0*	Not Anticipated	See Below

All 37 LTANK files were reviewed by PVE personnel. Based on the distance and/or down-gradient nature of these listings in relation to the subject property and the files being closed to the satisfaction of the NYSDEC, PVE does not consider these listings to represent RECs.

3.7 Brownfield Sites

A Brownfield is any real property where redevelopment or reuse may be complicated by the presence or potential presence of hazardous waste, petroleum, pollutants, or contaminants. Further information can be reviewed in Appendix B.

<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Properties within 0.5 mile:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
NY BROWNFIELDS	No	2 / 0*	Not Anticipated	See Below
US BROWNFIELDS	No	1 / 0*	Not Anticipated	See Below

NY BROWNFIELDS

- 1095 Southern Blvd. Off Site, located at 1095 Southern Boulevard, 1,419 feet west/northwest (topographically up-gradient) of the subject property. The building on this site was destroyed by a fire in 2008. The site historically has been used for several commercial uses, including a dry-cleaning facility. Chlorinated solvents that were detected on-site are related to the past dry-cleaning use. Tetrachloroethylene (PCE) have been detected in soil, groundwater and soil vapor. Information submitted with the BCP application concerning the conditions at the site are under review and will be revised as additional information becomes available.
- Loral Electronic Systems, located at 825 Bronx River Avenue, 2,168 feet southeast (topographically down-gradient) of the subject property. The property was contaminated with arsenic, chromium, lead mercury, VOCs and SVOCs and these contaminants are impacting the soil and groundwater. Information submitted with the BCP application concerning the conditions at the site are under review and will be revised as additional information becomes available.

US BROWNFIELDS

- The Boathouse, located at 1399 Lafayette Avenue, 2,434 feet south/southeast (topographically down-gradient) of the subject property. The property was a former fur dressing plant. No other information was provided.



Based on the distance and/or down-gradient nature of these listings in relation to the subject property, PVE does not consider these listings to represent RECs.

3.8 State Voluntary Cleanup Program Sites

The VCP was established to address the environmental, legal, and financial barriers that hinder redevelopment and reuse of contaminated sites, and to enhance private sector cleanup of Brownfield sites by enabling parties to remediate using private rather than public funds.

<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Properties within 0.5 mile:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
NY VCP	Yes	5 / 0*	Potentially	See Below

- 1125 Whitlock Avenue (Phase 1), the subject property. No further information was provided by EDR. Site contamination in Lot 85 is limited to groundwater in the northeastern most portion of the lot (impacts from Lot 90) and soil vapor throughout. Contaminants of concern are chlorinated volatile organic compounds. Additional details pertaining to the previously completed Phase II ESA, Remedial Investigation (RI) and NYCOER accepted Remedial Action Work Plan (RAWP) are described in Section 6.6 below.

The subject property located at 1125 Whitlock Avenue (Lot 90) is currently enrolled in the VCP as a volunteer. The limited site contamination encountered during the previous investigations of this Lot are considered to represent a REC.

- 925 Hunts Point Avenue Crossing at Southern, 1,609 feet southwest (topographically up-gradient) of the subject property. No further information was provided.
- 985 Bruckner Boulevard, 1.790 feet southwest (topographically up-gradient) of the subject property. No additional information was provided.
- Dexter Chemical Corporation, located at 819-845 Edgewater Road and 810-842 Whittier Street, 2,181 feet south/southeast (topographically down-gradient) of the subject property. In the 1950s, the site was a paint manufacturing company, metal works and a door and art craft table company. The company manufactured industrial organic chemicals (primarily phosphation and sulfation batches) as well as other solvents and paint thinners. Investigations led to the discovery of the following contaminants in soil and ground water: volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals.
- Point CDC THE, located at 1399 Lafayette Avenue, 2,434 feet south/southeast (topographically down-gradient) of the subject property. No additional information was provided.



Based on the distance and/or down-gradient nature of these listings in relation to the subject property, PVE does not consider these listings to represent RECs.

3.9 Federal & State Engineering & Institutional Controls, & Activity & Use Limitations

Activity and use limitations (AULs) are legal or physical restrictions or limitations on the use of, or access to, a site or facility to reduce or eliminate potential exposure to contaminants or to prevent activities that could interfere with the effectiveness of a response action protecting public health or the environment. AULs are often recorded at the land title office (commonly the County Clerk’s office). AUL information is not typically contained in a chain of title report. In some cases, an AUL may not have been filed at the land title office but may be found in a separate environmental agency database.

Engineering control (EC) and institutional control (IC) listings are maintained by the USEPA and NYSDEC and are controls designed to prevent exposure to contaminants remaining on a site. Engineering and institutional controls are types of AULs. Engineering controls are physical modifications to a site. Institutional controls are legal or administrative restrictions on the use of, or access to, a site.

Readily available EC and IC listings were reviewed by EDR, but other AUL information may be applicable. If an AUL search was conducted as part of the environmental liens search, the results are indicated below. However, AULs may only exist in project documentation, which may not be readily available to the environmental professional. Further information can be reviewed in Appendix B.

<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
US ENG CONTROLS	No	None	Not Present
NY ENG CONTROLS	No	None	Not Present
US INST CONTROL	No	None	Not Present
NY INST CONTROL	No	None	Not Present
AULs	Not Searched	N/A	Not Searched

3.10 Environmental Liens

An environmental lien is a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 U.S.C. §§9607(1) & 9607(r) and similar state or local laws. An environmental liens report was not acquired for this report.

	<i>Subject Property:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
Environmental Liens	Not Searched	N/A	Not Searched



3.11 Other Conditions of Concern

E-Designation Site list

An (E) designation requires that the fee owner of a property conduct a testing and sampling protocol, and remediation where appropriate, to the satisfaction of the NYCDEP before the issuance of a building permit by the Department of Buildings pursuant to the provisions of Section 11-15 of the Zoning Resolution (Environmental Requirements). The (E) designation also includes a mandatory construction-related health and safety plan which must be approved by NYCDEP. Details pertaining to these sites can be reviewed in Appendix B.

<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Adjoining Properties</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
NY E DESIGNATION	Yes	0 / 0*	Potentially	See Below

- Lot 90, Block 2756, located at 1156 East 165th Street, the subject property. This property is associated with: HVAC fuel limited to natural gas; exhaust stack location limitations; hazardous materials Phase I and Phase II testing protocols; and, window wall attenuation & Alternate ventilation.
- Lot 85, Block 2756, located at 1125 Whitlock Avenue, the subject property. This property is associated with: HVAC fuel limited to natural gas; exhaust stack location limitations; hazardous materials Phase I and Phase II testing protocols; and window wall attenuation & Alternate ventilation.

Based on the subject property being listed with an E-Designation in accordance with New York City Office of Environmental Remediation (NYC OER), and the activity/use limitations contained therein, PVE considers these listings to represent a CREC.

Manifests

A manifest is a document that lists and tracks hazardous waste from the generator, through transporters, to a TSD facility indicating that hazardous wastes have been properly transported in accordance with state and federal regulations. Details pertaining to these sites can be reviewed in Appendix B.

<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Adjoining Properties:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
NY MANIFEST	No	2 / 0*	Not Anticipated	See Below
NJ MANIFEST	No	1 / 0*	Not Anticipated	See Below

Based on the lack of violations for the properties described in the manifests, PVE does not consider these listings to represent RECs.



Manufactured Gas Plants

Manufactured gas plants (MGPs) produced gas for fuel until the 1950s. A significant amount of waste and hazardous byproducts were typically generated and often disposed of at the plant, resulting in contamination of the site.

<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Properties within 1 mile:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
EDR MGP	No	1 / 0*	Not Anticipated	See Below

- Con Edison East 173rd Street Works MGP, located at West Farms Road and Bronx River, 3,226 feet north/northeast (topographically down-gradient) of the subject property, is listed as an MGP. No additional information was provided.

Based on the distance and down-gradient nature of this listing in relation to the subject property, PVE does not consider this listing to be a REC.

Drycleaners

EDR has searched NYSDEC's list of registered drycleaning facilities. Further information can be reviewed in Appendix B.

<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Properties within 0.25 mile:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
DRYCLEANERS	No	2 / 0*	Not Anticipated	See Below

- 1120 (1240) Westchester Avenue, 890 feet west (topographically up-gradient) of the subject property, is identified as Lucky/Bethel/J&Y Cleaners.
- 945 Aldus Street, 1,178 feet west/southwest (topographically up-gradient) of the subject property, is identified as Aldus Dry Cleaners.

Based on the distance of these listings in relation to the subject property, PVE does not consider these listings to represent RECs.

Historic Service Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental



concerns, but may not show up in current government records searches. Further information can be reviewed in Appendix B.

<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Properties within 0.25 mile:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
EDR US Hist Auto Stat	No	4 / 0*	Not Anticipated	See Below

- 1361 Bruckner Blvd, 346 feet south/southeast (topographically up-gradient) of the subject property, is identified as Naz Auto Repair Corp from 1991 to 2012.
- 1365 Bruckner Blvd, 403 feet south/southeast (topographically up-gradient) of the subject property, is identified as Hunts Point Power Station Inc from 1969 to 1975.
- 1340 Bruckner Blvd, 485 feet south (topographically up-gradient) of the subject property, is identified as A C Service Station from 1969 to 1999.
- 1360 Bruckner Blvd, 605 feet south/southeast (topographically down-gradient) of the subject property, is identified as Nanak Enterprises Inc from 1969 to 2014.

Based on the distance, inferred direction of groundwater and/or down-gradient nature of these listings in relation to the subject property, PVE does not consider these listings to represent RECs.

Historic Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash and dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches. Further information can be reviewed in Appendix B.

<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Properties within 0.25 mile:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
EDR US Hist Cleaners	No	3 / 0*	Not Anticipated	See Below

- 1102 East 165th Street, 505 feet west (topographically up-gradient) of the subject property, is identified as Hilltop Cleaner from 1969 to 1970.
- 1216 Westchester Avenue, 569 feet west/northwest (topographically up-gradient) of the subject property, is identified as Kathys Cleaners from 2012 to 2014.



- 1264 Westchester Avenue, 632 feet north (topographically down-gradient) of the subject property, is identified as Class Cleaners from 1994 to 2011.

Based on the distance and/or down-gradient nature of these listings in relation to the subject property, PVE does not consider these listings to represent RECs.

Registered Recycling Facility List

NYSDEC maintains a database of recycling facilities (SWRCY). Only those that cannot be precisely located (orphans) or those thought to have a potentially negative environmental impact on the subject property are summarized below. Further information can be reviewed in Appendix B.

<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Properties within 0.5 mile:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
SWRCY	No	4 / 0*	Not Anticipated	See Below

- Sal’s Metal Corp, located at 900 Edgewater Road, 1,167 feet south/southeast (topographically down-gradient) of the subject property. No additional information was provided.
- Iesi NY Corp – Canal Place Recycling Facility, located at 246-266 Canal Place, 1,388 feet southeast (topographically down-gradient) of the subject property, is listed as private recycling facility. No additional information was provided.
- Paper Fibers Corp, located at 960 Bronx River Avenue, 1,434 feet southeast (topographically down-gradient) of the subject property, is listed as an inactive recycling facility. No additional information was provided.
- Bronx Iron & Metal Co, located at 850 Edgewater Road, 1,994 feet south/southeast (topographically down-gradient) of the subject property, in listed as an inactive recycling facility. No additional information was provided.

Based on the distance and down-gradient nature of these listings in relation to the subject property, PVE does not consider these listings to represent RECs.

NY TANKS

This database contains records of facilities that are or have been regulated under Bulk Storage Program. Tank information for these facilities may not be releasable by the state agency.



<i>EDR Database Acronym:</i>	<i>Subject Property:</i>	<i>Properties within 0.5 mile:</i>	<i>Impact to Subject Property</i>	<i>Rationale</i>
NY TANKS	No	2 / 0*	Not Anticipated	See Below

NY TANKS:

- Verizon New York Inc-NY-90201, located at 1106 Hoe Avenue, 913 feet west/northwest (topographically up-gradient) of the subject property. This site is listed as active with a facility ID #2-343676.
- Peter's Auto Repair, located at 1430 Watson Avenue, 1,230 feet east (topographically down-gradient) of the subject property. This site is listed as active with a facility ID # 2-607846.

Based on the distance and/or down-gradient nature of these listings in relation to the subject property, PVE does not consider these listings to represent RECs.



4.0 Physical Setting Analysis

The physical setting of the subject property was evaluated by consulting regional maps and other sources. Following is a summary of this review.

4.1 7.5 Minute USGS Topographic Map

According to the Central Park, New York USGS topographic map, the subject property is approximately 38 feet above mean sea level.

4.2 Regional Hydrogeology

Based on topography, groundwater is presumed to flow to the east toward the Bronx River.



5.0 Site Reconnaissance

PVE personnel inspected the subject property on October 3, 2019. The site reconnaissance and interviews were conducted by Trevor Treglia. Photographs are attached in Appendix D.

The reconnaissance included a walk-through of all accessible interior common areas of the subject property and exterior locations. Adjoining properties were visually assessed from the subject property boundary, public right-of-ways, or other vantage points, and are summarized in Section 2.3. The entire subject property was inspected.

5.1 General Site Observations Table

Below are items visually and/or physically observed. Items marked with "†" are defined below.

Item	Observed at Site or Known to Exist		Further explanation below	Brief notes
	Yes	No		
Storage Tanks		X		
Drums†	X		X	Empty 55-gallon drums.
Hazardous† or Regulated Substances	X		X	Buckets of paints and plasters.
Petroleum Products† Containers		X		
Unidentified Substance Containers	X		X	Full 55-gallon drums.
Polychlorinated Biphenyls (PCBs)		X		
Evidence of Solid Waste Disposal (including mounds or filled areas)	X		X	Piles of debris and garbage.
Strong, Pungent, or Noxious Odors		X		
Pools of Liquid	X		X	Pools of water on floor.
Stained Soil or Pavement	X		X	Stains on floor of Lot 90.
Corrosion		X		
Stressed Vegetation		X		
Septic Systems		X		
Pits, Ponds, or Lagoons†		X		
Floor Drains or Sumps†	X		X	Sediment filled floor drains observed.
Wastewater†		X		
Liquid discharges into drainage systems, including		X		



Item	Observed at Site or Known to Exist		Further explanation below	Brief notes
	Yes	No		
stormwater				
Wells (including dry wells†)	X		X	Monitoring wells observed on both lots associated with previous RI.
Other Conditions of Concern	X		X	Leaking ceiling. Irregular shaped patch in floor. Ceiling cave in.

Definitions

Drum: A container (typically, but not necessarily, holding 55 gallons) that may be used to store hazardous substances or petroleum products.

Dry wells: Underground areas where soil has been removed and replaced with pea gravel, coarse sand, or large rocks. Dry wells are used for drainage, to control storm runoff, for the collection of spilled liquids (intentional and unintentional) and wastewater disposal (often illegal).

Hazardous substance: A substance defined as a hazardous substance pursuant to CERCLA 42 U.S.C. §9601(14), as interpreted by EPA regulations and the courts: “(A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title, (C) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Resource Conservation and Recovery Act of 1976 (RCRA), as amended, (42 U.S.C. §6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. §§6901 et seq.) has been suspended by Act of Congress), (D) any toxic pollutant listed under section 1317(a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 U.S.C. §7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).”

Petroleum products: Those substances included within the meaning of the petroleum exclusion to CERCLA, 42 U.S.C. §9601(14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of 42 U.S.C. § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). (The word fraction refers to certain distillates of crude oil, including gasoline, kerosene, diesel oil, jet fuels, and fuel oil, pursuant to Standard Definitions of Petroleum Statistics.)

Pits, Ponds, or Lagoons: Man-made or natural depressions in a ground surface that are likely to hold liquids or sludge containing hazardous substances or petroleum products. The likelihood of such liquids or sludge being present is determined by evidence of factors associated with the pit, pond, or lagoon, including, but not limited to, discolored water, distressed vegetation, or the presence of an obvious wastewater discharge.

Sump: A pit, cistern, cesspool, or similar receptacle where liquids drain, collect, or are stored.

Wastewater: Water that (1) is or has been used in an industrial or manufacturing process, (2) conveys or has conveyed sewage, or (3) is directly related to manufacturing, processing, or raw materials storage areas at an industrial plant. Wastewater does not include water originating on or passing through or adjacent to a site, such



as stormwater flows, that has not been used in industrial or manufacturing processes, has not been combined with sewage, or is not directly related to manufacturing, processing, or raw materials storage areas at an industrial plant.

5.2 Site Visit Observations

The subject property consists of two (2) Lots (Block 2756 Lot 85 and Lot 90). Lot 90 is a vacant former manufacturing building. Piles of wood, debris and garbage bags were observed throughout the structure. Numerous empty 55-gallon drums for garbage collection were scattered throughout the building. One (1) 55-gallon drum was observed to be half full of liquid (presumably water). A room in the northwestern section contained numerous buckets of paint, other various liquids and 55-gallon drums full of a white unidentifiable substance. PVE observed one of the drums to be leaking onto the concrete floor below. The northeastern portion of the structure was divided into two (2) small rooms used as bathroom/locker rooms, one of which had a ladder extending to a small crawlspace beneath the ground floor. The crawlspace contained a water main, a retired pressure tank and furnace. Natural gas utilities, compressors, and metal debris was observed along the eastern portion of the structure.

A monitoring well was observed the southern portion of the on-site structure. Former plastics manufacturing equipment was present in the center of the structure. To the east of this manufacturing equipment was a sediment-filled floor drain. Throughout the structure, pools of standing water were observed, presumably accumulated stormwater which entered the building from the degraded roof. An irregular shaped concrete patch was observed towards the northern entrance.

Lot 85 was surrounded by construction fence/scaffolding. The interior of Lot 85 was observed to consist of grassy areas, asphalt and minor debris from previous site demolition of single-story storage structures. Utilities (gas, water and sewer) were observed in the sidewalk adjacent to Lot 90. A monitoring well stick-up was noticed within eastern portion of Lot 85.

The adjoining properties consist of commercial buildings to the north and west, residential buildings to the north, west and south, and a subway/highway to the east and south.



6.0 Property History

The history of the subject property and surrounding area was researched through a review of readily ascertainable standard historical sources. These sources may include current and past owners, property records, recorded land title records, property tax files, building department records, and/or zoning and land use records. This review was conducted in order to identify those uses that are likely to have led to recognized environmental conditions. Following is a summary of these findings. Specific sources are documented first, followed by a summary at the end of this section, which may include information initially described in other sections of this report.

6.1 Property Ownership

Property ownership history was researched through the New York City Department of Finance Office of the City Register. Previous owners and the approximate date of purchase are listed below. This ownership record is based on reasonably attainable information, may be incomplete, and does not constitute a title search.

1156 East 165th Street

<i>Seller/Grantor</i>	<i>Buyer/Grantee</i>	<i>Approximate Date of Purchase</i>
Doris Bauer	Dori Lee Enterprises	01/12/1971
Dori Lee Enterprises	Doris Bauer	06/29/1979
Doris Bauer	Alan J. Backelman Wendy Backelman	05/16/1984
Alan J. Backelman Wendy Backelman	Alan J. Backelman	12/28/2010
Alan J. Backelman	HP Whitlock Housing Development Fund Company Inc	06/15/2017

1125 Whitlock Avenue

<i>Seller/Grantor</i>	<i>Buyer/Grantee</i>	<i>Approximate Date of Purchase</i>
Sherry Joseph	William B. Falow	07/28/1967
William B. Falow	William B. Falow Marilyn Falow	03/13/1972
Commissioner of Finance of the City of New York	City of New York	10/05/1981



<i>Seller/Grantor</i>	<i>Buyer/Grantee</i>	<i>Approximate Date of Purchase</i>
City of New York	Ernest Bauer	06/23/1983
Ernest Bauer	1125 Whitlock Avenue LLC	06/25/2001
1125 Whitlock Avenue LLC	1125 Whitlock Garages LLC	06/17/2002
1125 Whitlock Garages LLC	Moving Upwards NC, LLC	09/08/2016
Moving Upwards NC, LLC	Whitlock Plaza Housing LLC	04/05/2017
Whitlock Plaza Housing LLC	HP Whitlock Housing Development Fund Company, Inc	06/15/2017

6.2 Topographic Maps

Topographic maps were provided by Historic Aerials (<http://www.historicaerials.com/>). Below is a discussion of the changes to the subject property and pertinent changes in surrounding properties:

1156 East 165th Street

1898	Area is too densely populated with structures for individual structures to be noted.
1900	See 1898 description.
1901	See 1898 description.
1905	See 1898 description.
1907	See 1898 description.
1908	See 1898 description.
1910	See 1898 description.
1913	See 1898 description.
1919	See 1898 description.
1925	See 1898 description.
1928	See 1898 description.



1944	See 1898 description.
1946	See 1898 description.
1947	The subject property is developed, individual structures are not depicted due to the high density of development in the area.
1948	See 1947 description.
1956	See 1947 description.
1959	See 1947 description.
1960	See 1947 description.
1964	See 1947 description.
1965	See 1947 description.
1967	See 1947 description.
1970	See 1947 description.
1972	See 1947 description.
1979	See 1947 description.
1988	See 1947 description.
1999	See 1947 description.
2013	See 1947 description.
2016	See 1947 description.

1125 Whitlock Avenue

1898	Area is too densely populated with structures for individual structures to be noted.
1900	See 1898 description.
1901	See 1898 description.
1905	See 1898 description.
1907	See 1898 description.



1908	See 1898 description.
1910	See 1898 description.
1913	See 1898 description.
1919	See 1898 description.
1925	See 1898 description.
1928	See 1898 description.
1944	See 1898 description.
1946	See 1898 description.
1947	The subject property is developed, individual structures are not depicted due to the high density of development in the area.
1948	See 1947 description.
1956	See 1947 description.
1959	See 1947 description.
1960	See 1947 description.
1964	See 1947 description.
1965	See 1947 description.
1967	See 1947 description.
1970	See 1947 description.
1972	See 1947 description.
1979	See 1947 description.
1988	See 1947 description.
1999	See 1947 description.
2013	See 1947 description.
2016	See 1947 description.



6.3 Aerial Photographs

Aerial photographs were provided by Historic Aerials (<http://www.historicaerials.com/>). Below is a discussion of the changes to the subject property and pertinent changes in surrounding properties:

1156 East 165th Street

1954	Subject Property: Structures are depicted in similar size and footprint to the present-day structures. Adjoining Properties: Residential and commercial structures surround the subject property.
1966	See 1954 description.
1974	See 1954 description.
1980	See 1954 description.
1995	Photo resolution too poor to discern individual structures.
2004	See 1954 description.
2006	See 1954 description.
2008	See 1954 description.
2009	See 1954 description.
2011	See 1954 description.
2012	See 1954 description.
2013	See 1954 description.
2015	See 1954 description.

1125 Whitlock Avenue

1954	Subject Property: Structures are depicted in similar size and footprint to the present-day structures. Adjoining Properties: Residential and commercial structures surround the subject property.
------	--



1966	See 1954 description.
1974	See 1954 description.
1980	See 1954 description.
1995	Photo resolution too poor to discern individual structures.
2004	See 1954 description.
2006	See 1954 description.
2008	See 1954 description.
2009	See 1954 description.
2011	See 1954 description.
2012	See 1954 description.
2013	See 1954 description.
2015	See 1954 description.

6.4 Fire Insurance Maps

Fire Insurance maps were provided in the EDR report and are attached in Appendix B. Below is a discussion of the changes to the subject property and pertinent changes in surrounding properties:

1156 East 165th Street

1896	In the northwest section of the subject property, five structures are connected. The structure in the most northwest corner is labeled ‘G’ (presumably for garage) that is attached to a long rectangular one-story structure labeled ‘G’ (presumably for garage) and connects to the northern most adjoining property (1056 Lowell Street). In the northeast section of the subject property is a one-story structure. In the northern central section of the subject property, there are four individual structures.
1901	In the northwest section of the subject property, five structures are connected. The structure in the most northwest corner is labeled ‘stable’ and attached to a long rectangular two-story structure labeled ‘cow house’ and connects to the northern most adjoining property (1056 Lowell Street). In the northeast section of the subject property is a one-story structure. In the northern central section of the subject property, there are three individual structures.



1903	The existing subject property is not defined by the Sanborn map for this year. It is part of one large parcel.
1915	See 1903 description.
1950	Almost the entire subject property is made up of one large structure labeled 'garage'. In the central area of the garage is labeled '2-550gal. Gasol tanks buried' (presumably two (2) 550-gallon gasoline tanks are buried). Attached to the garage in the northwest and west central areas are one story structure labeled 'auto'.
1977	Almost the entire subject property is made up of one large structure. Attached to the structure in the northwest of the subject property is a one-story structure labeled 'auto repair' and '2-550gal. Gasol tanks buried' (presumably two (2) 550-gallon gasoline tanks are buried) is no longer labeled in the central area of the structure.
1978	See 1977 description.
1979	See 1977 description.
1980	See 1977 description.
1981	See 1977 description.
1983	See 1977 description.
1985	See 1977 description.
1986	See 1977 description.
1989	See 1977 description.
1991	See 1977 description.
1992	See 1977 description.
1993	See 1977 description.
1994	See 1977 description.
1995	See 1977 description.
1996	See 1977 description.
1998	See 1977 description.
2001	See 1977 description.
2002	See 1977 description.



2003	See 1977 description.
2004	See 1977 description.
2005	See 1977 description.
2006	See 1977 description.
2007	See 1977 description.

1125 Whitlock Avenue

1896	The existing subject property is not defined by the Sanborn map for this year. It is part of one large parcel.
1901	See 1896 description.
1903	See 1896 description.
1915	See 1896 description.
1950	The northern most section has a long rectangle one story structure (running from east to west) labeled 'auto houses' and appears to be connected to the southern section of the 1165 East 165 th Street garage structure. South of this structure is another a long rectangle one story structure (running from east to west) labeled 'auto houses'. Perpendicular to this structure, are two (2) long rectangular one-story structures (running north to south) labeled 'auto houses'. In the southeast section of the subject property are two (2) one-story structures labeled 'A' (presumably for auto or garage). The west section of the subject property is almost made up entirely of one-story structure labeled 'auto houses' (running north to south), and three (3) one-story structures are connected at the southern end. The southern section of the subject property has 'filling sta' (presumably meaning filling or gas station) with three small circles (presumably indicating three gasoline tanks).
1977	The northern most section has a long rectangle one story structure (running from east to west) labeled 'auto houses' and appears to be connected to the southern section of the 1165 East 165 th Street garage structure. South of this structure is another a long rectangle one-story structure (running from east to west) labeled 'auto houses'. Perpendicular to this structure, are two long rectangular one-story structures (running north to south) labeled 'auto houses'. In the southeast section of the subject property are two (2) one-story structures labeled 'A' (presumably for auto or garage). The west section of the subject property is almost made up entirely of one-story structure labeled 'auto houses' (running north to south), and three (3) one-story structures are connected at the southern end. The southern section of the subject property no longer has 'filling sta' (presumably meaning filling or gas station) with three small circles (presumably indicating three (3) gasoline tanks) as it did in 1950.



1978	See 1977 description.
1979	See 1977 description.
1980	See 1977 description.
1981	See 1977 description.
1983	See 1977 description.
1985	See 1977 description.
1986	See 1977 description.
1989	See 1977 description.
1991	See 1977 description.
1992	See 1977 description.
1993	See 1977 description.
1994	See 1977 description.
1995	See 1977 description.
1996	See 1977 description.
1998	See 1977 description.
2001	See 1977 description.
2002	See 1977 description.
2003	See 1977 description.
2004	See 1977 description.
2005	See 1977 description.
2006	See 1977 description.
2007	See 1977 description.



6.5 City Directories

City directories list telephone company records of past occupants and businesses for an address by year, and is reviewed to determine if past occupants and businesses of the subject property and adjacent properties may have led to recognized environmental conditions. The city directory report is attached in Appendix B.

Subject Property

1156 East 165th Street

2005 – North America Plastics
Pulse Plastic Products Inc.
2000 – N America Plastics
Pulse Plas Prods
1940 – El Ray Garage Inc.
Joes Rodio Svce

1125 Whitlock Avenue

2005 - All Star Auto Glass
Auto Glass
Caceres Pedro
Olympic Alarm Systems
1961- Jay-Dee Service Station
1940- Consumers Refrigeration Service

Adjoining Properties

Adjoining property addresses are based on the Department of Finance Digital Tax Map, and are listed in Section 2.3. Only environmentally pertinent occupants and businesses are listed below.

1036 Whitlock Avenue

1927 – Whitlock Garage

1044 Whitlock Avenue

1927 – Printz Garage Inc.

6.6 Other Records and Interviews

Listed below are additional records requested and/or reviewed as part of this Phase I ESA. If information relevant to the findings and conclusions of this ESA has been received from these departments, it is summarized below and/or in other sections of this report.



Health Agency Records

An information request was sent to the NYC Department of Health and Mental Hygiene requesting any information the department has regarding on-site septic systems, supply or monitoring wells, chemical spills, health violations, or other environmental contamination issues associated with the site. If further information is received at a later date and modifies the conclusions of this report, we will notify the user of the report.

Fire Department Records

Pursuant to ASTM Standard E1527-13 Section 8.1.5, records that are obtainable within a reasonable time frame is information that will be provided by the source within 20 calendar days of receiving a public information request. Based on the expected response time of over 20 calendar days for the Fire Department of New York (FDNY), records from this agency are not considered reasonably ascertainable and therefore files were not requested.

NYC Property

The NYC Property website, <http://webapps.nyc.gov:8084/CICS/fin1/find001I>, was accessed for records relating to the subject property (Appendix C). The most recent assessment indicates there is a one-story building on Lot 90 and Lot 85 to be present on the property.

Building Department

NYC Department of Buildings (DOB) records were accessed via <http://a810-bisweb.nyc.gov/bisweb/bispi00.jsp> (Appendix C). The Department of Finance Building Classification for Lot 90 is F1-FACTORY/INDSTRIAL and Lot 85 is G9-GARAGE/GAS STAT'N.

One certificate of occupancy was obtainable for Block 2756 Lot 85 dated April 15, 1958 for the use of auto repair shop and for Block 2756 Lot 90 dated December 3, 1963 for the use of storage. A list of actions for the lot is attached in Appendix C.

NYC Department of Finance

The NYC Department of Finance Office of City Register website, <https://a836-acris.nyc.gov/DS/DocumentSearch/BBL>, was searched for records relating to the subject property (Appendix C). Property ownership information received from this source is included in Section 6.1.

Interview - Regulatory Agency

On September 27, 2019, PVE submitted a FOIL request to the NYSDEC regarding additional information for the following: NYSDEC Spill #8706894, NYSDEC Spill #9913058, NY UST PBS #2-603713, NYS AST PBS #2-611310, and NYS AST PBS #2-213624.



Interview - Current Owner

No interviews were conducted with current owners because none were provided by the user.

Interview - Current Operator/Occupant

No interviews were conducted with current operators or occupants because none were provided by the user.

Interview - Past Owner

No interviews were conducted with past owners because none were provided by the user.

Interview - Past Operator/Occupant

No interviews were conducted with past operators or occupants because none were provided by the user.

Interview - User

The user declined to complete the User Questionnaire provided by PVE.

Other Records

Previous Phase I ESAs were prepared by PVE for the subject property:

- January 2016
- May 2017

PVE completed a Phase II ESA summarized in the March 8, 2016 a Remedial Investigation Report (RIR) dated November 2017. Additionally, PVE prepared a RAWP for Lot 85, dated December 2017 that was accepted by NYCOER on December 5, 2017. Copies of these reports with further information is provided in Appendix C.

A summary of each of these documents and results of investigations are summarized below.

Phase I ESA Report, dated January 26, 2016

The Phase I ESA concluded the following conditions:

RECs:

1. A Sanborn Fire Insurance map from 1950 for the property at 1156 East 165th indicates two 550-gallon gasoline tanks are located on the property. These tanks do not appear on the NYSDEC database of petroleum bulk storage facilities, no other information pertaining to these tanks was identified during preparation of this Phase I ESA. Leakage of petroleum products from these tanks cannot be ruled out.



2. The subject property at 1125 Whitlock Avenue was identified as Sonero Auto Repair from 1999 to 2012. Recent imagery indicates the property was also operated as Metro City Auto Repair. Sites such as these generate wastes which if handled improperly have the potential to contaminate local soil and/or groundwater. Other properties are listed in the immediate vicinity which also have the potential to generate similar wastes. Considering the past operating history of the subject property and immediately surrounding properties, a potential vapor encroachment condition exists.

HREC:

1. Whitlock Parking and Storage, at 1125 Whitlock Avenue, the subject property, is listed as PBS #2-603713. Four 1,000-gallon USTs were closed in place on December 1, 1999. The date of installation was not reported. This site is listed with NYSDEC as unregulated/closed, and is considered an HREC.

& De Minimis Condition:

1. 1156 East 165th Street, the subject property is currently a plastics manufacturing facility. Based on information provided by the current owner, and operator, this drain discharges to the municipal sewer, and the site does not generate hazardous or regulated waste materials. No attempt was made to independently verify that the floor drain is connected to the municipal sanitary sewer.

Phase II ESA Report, dated March 8, 2016

A total of thirteen (13) soil borings and five (5) soil vapor implants were installed across the subject property (Lot 90 & Lot 85). Soil samples were analyzed for VOCs, SVOCs and TAL Metals.

The Phase II ESA concluded the following:

Subsurface Soil

1. VOCs were detected in three (3) soil samples at concentrations exceeding Unrestricted Use Soil Cleanup Objectives (UUSCOs). No samples collected contained VOCs at detections exceeding Restricted Residential Soil Cleanup Objectives (RRSCOs).
2. SVOCs were detected in two (2) soil samples collected at concentrations exceeding RRSCOs.
3. Metals were detected in one (1) soil sample at concentrations exceeding RRSCOs

Soil Vapor

1. PCE and TCE were detected at concentrations which would require mitigation.



Recommendations

1. SVOCs and metals detected in subsurface soil samples are consistent with historic fill, which is common to urban environments. Locations where contaminants exceed RRSCOs represent areas of contaminated soil which will require further characterization, excavation and off-site disposal. Past site operations may have adversely affected subsurface soils. Excavation and handling of historical fill during future construction activities must be conducted in accordance with applicable rules and regulations; materials may necessitate additional testing and analysis for disposal purposes, and community air monitoring may be necessary. These procedures are typical on urban redevelopment sites.
2. The exact locations of USTs on both 1156 E 165th Street and 1125 Whitlock Avenue were not discovered during field activities. If these tanks are exposed by excavation in the future, and determined to be regulated, these tanks will require closure in accordance with appropriate NYSDEC regulations and procedures.
3. Contaminated vapors have the potential to impact indoor air quality, and a vapor mitigation system should be incorporated into any future development, including a vapor barrier and possibly a sub-slab venting system beneath the footprint of buildings to mitigate the vapor intrusion.

PVE Phase I ESA Report, dated May 11, 2017

The Phase I ESA concluded the following conditions:

RECs:

1. As indicated in Section 5.0 of the report, the subject property has historically been operated as a plastics manufacturing facility which uses solvents and other chemicals. Wastes generated from the site if handled improperly have the potential to adversely impact soil, groundwater and ultimately soil vapor on the subject property.
2. As indicated in Section 6.4 of the report, the 1950 Sanborn Fire Insurance map depicts the subject property located at 1156 East 165th as containing two 550-gallon gasoline tanks. These tanks do not appear on the NYSDEC database of petroleum bulk storage facilities, no other information pertaining to these tanks was identified during preparation of this Phase I ESA. Leakage of petroleum products from these tanks cannot be ruled out.
3. As indicated in Section 3.11 of the report, the subject property at 1125 Whitlock Avenue was identified as Sonero Auto Repair from 1999 to 2012. Recent imagery indicates the property was also operated as Metro City Auto Repair. Other area drycleaners and



automotive repair facilities are present in the vicinity of the subject property. Facilities such as these generate wastes which if handled improperly have the potential to contaminate local soil and/or groundwater. Other properties are listed in the immediate vicinity which also have the potential to generate similar wastes. Considering the past operating history of the subject property and immediately surrounding properties, a potential vapor encroachment condition exists.

HREC:

1. As indicated in Section 3.5 of the report, Whitlock Parking and Storage, at 1125 Whitlock Avenue, the subject property, is listed as PBS #2-603713. Four 1,000-gallon USTs were closed in place on December 1, 1999. The date of installation was not reported. This site is listed with NYSDEC as unregulated/closed.

De Minimis Condition:

1. As indicated in Section 5.2 of this report, 1156 East 165th Street, the subject property is currently a plastics manufacturing facility containing floor drains with observable liquid discharge. Based on information provided by the current owner, and operator, this drain discharges to the municipal sewer, and the site does not generate hazardous or regulated waste materials. No attempt was made to independently verify that the floor drain is connected to the municipal sanitary sewer.

Remedial Investigation Report, dated November 2017

The RIR concluded the following:

Soil Chemistry

A total of twelve (12) soil samples were collected from the six (6) soil borings completed during the September 2017 investigation and compared to NYSDEC Part 375 Table 375-6.8 UUSCOs and RRSCO.

VOCs were detected in four (4) of the soil samples collected at concentrations exceeding UUSCOs, including Acetone (max. of 120 µg/Kg) and Methyl Ethyl Ketone (2-Butanone) (max. of 130 µg/Kg); no VOCs were detected at concentrations exceeding RRSCO. PCE was detected in two (2) of the soil samples at a maximum concentration of 12 µg/Kg. S VOCs were detected in one (1) of the twelve (12) soil samples collected at concentrations exceeding UUSCOs, including Benzo(K)Fluoranthene (max. of 2,030 µg/Kg) and Chrysene (max. of 2,440 µg/Kg). Soil samples also contained the following SVOCs at concentrations exceeding RRSCO: Benzo(A)Anthracene (max. of 2,450 µg/Kg), Benzo(A)Pyrene (max. of 2,300 µg/Kg), Benzo(B)Fluoranthene (max. of 1,970 µg/Kg), Dibenz(A,H)Anthracene (max. of 558 µg/Kg) and Indeno(1,2,3-C,D)Pyrene (max. of 1,400 µg/Kg). Metals were detected in eleven (11) of the twelve (12) soil samples collected at concentrations exceeding UUSCOs, including Barium (max. of 878 mg/Kg), Chromium, Total (max. of 68.1 mg/Kg), Copper (max. of 161 mg/Kg), Lead (max. of 1,480 mg/Kg), Nickel (max. of 38.9 mg/Kg), Selenium (max. of 10.3



mg/Kg), and Zinc (max. of 768 mg/Kg); one (1) of the eleven (11) samples also contained metals at concentrations exceeding RRSCOs, including Barium (max. of 878 mg/Kg), Lead (max. of 1,480 mg/Kg), and Mercury (max. of 1.98 mg/Kg). No PCBs or pesticides were detected in any of the soil samples collected. Phthalates were detected in eight (8) soil samples. Phthalates detected included Benzyl Butyl Phthalate (max. of 64.0 µg/Kg), Bis(2-ethylhexyl) Phthalate (max. of 2,380 µg/Kg), and Di-N-Octylphthalate (max. of 127 µg/Kg.)

Groundwater Chemistry

A total of four (4) groundwater samples were collected from the three (3) monitoring wells installed throughout the subject property and compared to 6NYCRR Part 700-705 Class GA standards.

One (1) of these samples, collected from MW-3, is a field duplicate. VOCs were detected in three (3) samples at concentrations exceeding Class GA standards, including PCE (max. of 12 µg/L) and Chloroform (max. of 9.8 µg/L). The VOC, TCE, was detected below Class GA standards at a maximum concentration of 0.98 µg/L. SVOCs were detected in one (1) sample at concentrations exceeding Class GA standards, including Benzo(A)Anthracene (max. of 0.200 µg/L), Benzo(A)Pyrene (max. of 0.211 µg/L), Benzo(B)Fluoranthene (max. of 0.178 µg/L), Benzo(K)Fluoranthene (max. of 0.189 µg/L) and Indeno(1,2,3-C,D)Pyrene (max. of 0.158 µg/L). Metals were detected in three (3) of the groundwater samples (unfiltered and filtered) collected at concentrations exceeding Class GA standards, including Barium (max. of 2,630 µg/L unfiltered), Beryllium (max. of 6.69 µg/L unfiltered), Copper (max. of 597 µg/L unfiltered), Iron (max. of 234,000 µg/L unfiltered, max. of 757 µg/L filtered), Lead (max. of 725 mg/L unfiltered), Magnesium (max. of 51,300 µg/L unfiltered), Manganese (max. of 14,200 µg/L unfiltered, max. of 3,930 µg/L filtered), Nickel (max. of 253 µg/L unfiltered), Selenium (max. of 29.2 µg/L unfiltered) and Sodium (max. of 85,400 µg/L unfiltered, max. of 75,200 µg/L filtered). No PCBs or pesticides were detected in any of the four (4) groundwater samples collected. The phthalate, Bis(2-ethylhexyl) Phthalate, was detected in one (1) groundwater sample, at a maximum concentration of 2.48 µg/L.

Soil Vapor Chemistry

A total of eight (8) soil vapor samples were collected during the investigation and compared to NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York – 2006 Decision Matrices.

Methylene Chloride was detected in three (3) of eight (8) samples, at a maximum concentration of 200 µg/m³, PCE was detected in eight (8) of eight (8) samples, at a maximum concentration of 590 µg/m³, and TCE was detected in three (3) of eight (8) samples, at a maximum concentration of 39 µg/m³. Without the collection of indoor ambient air sample(s), PVE has tentatively identified actions ranging from “potentially identify source” to “potentially monitoring and/or mitigating”. The collection of ambient indoor sample(s) would need to be collected from on-site structures to accurately define the NYSDOH required actions. Data collected during the RI is sufficient to delineate the distribution of contaminants in soil vapor at the Site.



Remedial Action Work Plan, dated December 2017

In general, the proposed remedial action will consist of: performing community air monitoring during all earth moving work; the excavation and off-site disposal of all fill generated during construction activities; the collection of post excavation soil samples for comparison to Track 4 Site Specific SCOs; collection of soil vapor samples to confirm the need for a sub-slab depressurization system (SSDS); the construction of a site-wide cover system (structure and clean fill over green areas); the installation of a vapor barrier beneath the entire footprint of the proposed structure; if required, the installation of a SSDS; preparation of a Remedial Action Report; and preparation of a Site Management Plan.

This work plan was accepted by NYCOER on 12/5/2017.

6.7 Summary of General Property History and Use

The earliest available historical record, the 1896 Sanborn Fire Insurance Map, depicts the property as five (5) structures connected and labeled as a garage along the northern section of the subject property. One (1) of the structures is connected to the structure on the northern adjoining property, 1056 Lowell Street. These structures remain on the property in 1901, however are labeled cow house and stable, leading to believe this property was used as a farm for a limited time. Operating history from 1901 until 1950 is not entirely known, due to a lack of historical records, and constitutes a data gap. In 1950, Lot 90 contained one (1) large structure, a manufacturing building, containing two (2) 550-gallon gasoline underground tanks and Lot 85 consisted of seven (7) rectangular structures labeled auto sales or garages with a gas filling station located at the southern section. The 1977 Sanborn Map depicts Lot 90 made up of one structure without the two (2) 550-gallon gasoline tanks and depicts Lot 85 made up of several rectangular structures labeled auto sales or houses without the gas filling station in the southern section. Currently Lot 90 is a vacant one-story manufacturing building and Lot 85 is cleared of preexisting structures and is vacant land.



7.0 Findings and Conclusions

PVE personnel have conducted a Phase I Environmental Site Assessment in conformance with ASTM Standard E1527-13 of the property at 1156 East 165th Street and 1125 Whitlock Avenue, Bronx, Bronx County, New York (the subject property). Any exceptions to, or deletions from, this practice are described in Section 1.4 and 7.5 of this report.

<u>Environmental Concern</u>	<u>Number of Findings</u>
Recognized Environmental Conditions (RECs)	4
Controlled Recognized Environmental Conditions (CRECs)	1
Historical Recognized Environmental Conditions (HRECs)	1
De minimis Conditions	None
Data Gap/Data Failure	5

7.1 Recognized Environmental Conditions

The definition of a *recognized environmental condition* (REC) is the presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*: (1) due to 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*. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

1. As indicated in Section 5.0 (Site Reconnaissance) and 6.6 (Other Interviews and Records) of this report, the subject property has historically been operated as a plastics manufacturing facility which uses solvents and other chemicals. Wastes generated from the site, if handled improperly, have the potential to adversely impact soil, groundwater and ultimately soil vapor on the subject property. As summarized in the previous Phase II ESA and RIR, impacts to soil, soil vapor and groundwater, have been documented presumably from this use. PVE considers the historic operation of the subject property located at 1156 East 165th Street (Lot 90) to represent a REC.
2. As indicated in Section 3.8 (State Voluntary Cleanup Programs) of this report, the subject property located at 1125 Whitlock Avenue (Lot 85) is enrolled in the VCP. The RI completed as a component of this program describes the impacts to groundwater and soil vapor, which are likely to have originated from the on-site plastics manufacturing facility (Lot 90); impacts to soil, groundwater and soil vapor from past operations represent a REC.



3. As indicated in Section 6.4 (Sanborn Maps) of this report, the 1950 Sanborn Fire Insurance map depicts the subject property located at 1156 East 165th (Lot 90) as containing two (2) 550-gallon gasoline tanks. These tanks do not appear on the NYSDEC database of petroleum bulk storage facilities, no other information pertaining to these tanks was identified during preparation of this Phase I ESA. These tanks were not discovered during the previously completed Phase II ESA and RIR and may remain on-site. While no petroleum impacted soil or groundwater was documented during previous investigations, release from these tanks cannot be ruled out. PVE considers the presence of these tanks and the potential for release to represent a REC.
4. As indicated in Section 6.6 (Other Records and Interviews) of this report, the subject property at 1125 Whitlock Avenue (Lot 85) was identified as Sonero Auto Repair from 1999 to 2012. Facilities such as these generate wastes which if handled improperly have the potential to contaminate local soil and/or groundwater. Impacts to soil vapor were observed in the previously completed Phase II ESA and RIR on this lot. PVE considers the historic automotive repair operation and the known soil vapor impacts on this Lot to represent a REC.
5. As indicated in Section 5.2 (Site Visit Observations), of this report, a room in the northwestern section of the structure located at 1156 East 165th Street (Lot 90) contained a 55-gallon drum of a white unidentified substance leaking onto the concrete floor below. PVE presumed this is liquid PVC from the former plastics manufacturing operation. Based on the poor condition of the concrete floor beneath the drum area, PVE cannot rule out an impact to soil from this release. PVE considers this release to represent a REC.

7.2 Controlled Recognized Environmental Conditions

The definition of a *controlled environmental condition* (CREC) is a *recognized environmental condition* resulting from a past *release of hazardous substances or petroleum products* that has been addressed to the satisfaction of the applicable regulatory authority with *hazardous substances or petroleum products* allowed to remain in place subject to the implementation of required controls. Examples of controls include property use restrictions, activity and use limitations, institutional controls, and engineering controls. CRECs are a subset of RECs. This assessment has revealed no evidence of *controlled recognized environmental conditions* in connection with the property, except for the following, which are RECs:

1. As indicated in Section 3.11 (E-Designation Site List) of this report, both subject properties are listed as a NY E DESIGNATION for the following: HVAC fuel limited to natural gas; exhaust stack location limitations; hazardous materials Phase I and Phase II testing protocols; and window wall attenuation & alternate ventilation (CEQR # 15DCP102K). According to this document, the property is required to complete a Hazardous Materials (Phase I and Phase II) testing protocol to the satisfaction of the NYC Office of Environmental Remediation (OER) before a building permit can be issued



by the Department of Buildings pursuant to the provisions of Section 11-15 of the Zoning Resolution (Environmental Requirements).

7.3 Historical Recognized Environmental Conditions

The definition of 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 meeting unrestricted use criteria established by a regulatory authority, without subjecting the *property* to any required controls. This assessment has revealed no evidence of *historical recognized environmental conditions* in connection with the property, except for the following:

1. As indicated in Section 3.5 (State Registered Historic Tanks) of this report, Whitlock Parking and Storage, at 1125 Whitlock Avenue, the subject property, is listed as PBS #2-603713. Four (4) 1,000-gallon USTs were closed in place on December 1, 1999. The date of installation was not reported. This site is listed with NYSDEC as unregulated/closed.

7.4 De minimis Conditions

The term *recognized environmental conditions* is not intended to include *de minimis conditions*. *De minimis conditions* generally do not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are *not* RECs or CRECs.

7.5 Data Gaps and Data Failures

Data gaps are defined as a lack or inability to obtain information required by ASTM E-1527-13 despite good faith efforts to gather such information. A *data gap* by itself is not inherently significant and is only significant if other information raises reasonable concerns. Examples of *data gaps* are the inability to inspect portions of the subject property during the site inspection, and an inability to identify the historical use of the subject property back to 1940 but the earliest source shows the subject property to be undeveloped.

Data failures are a subset of *data gaps* and indicate a failure to achieve historical research objectives even after reviewing standard historical sources that are reasonably attainable and likely to be useful. *Data failures* can occur when the use of the property was unable to be identified at approximately five-year intervals back to the first use or 1940, whichever is earlier.

The following are data failures or data gaps encountered during this assessment:



1. Records of ownership of the subject property may be incomplete. The ownership record obtained during this assessment is based on reasonably attainable information and does not constitute a title search.
2. Data gaps in excess of five years were encountered during the review of the standard historical sources.
3. Interviews were not conducted with present owners, past owners, present operators, past operators, present occupants, or past occupants.
4. FOIL requests were submitted to the NYSDEC regarding the subject property and adjoining properties. Responses to these requests were not received before the submission of this report. If further information is received at a later date and modifies the conclusions of this report, we will notify the user of the report.
5. The user declined to complete and return the PVE provided User Questionnaire.

7.6 Conclusions and Opinions

REC #1, 2, 3, 4, and 5 listed in Section 7.1 are located on the subject property. Impacts to soil, groundwater and soil vapor have been demonstrated, as described in previously completed Phase II ESA and RIR. Lot 85 is currently enrolled in the VCP and the proposed remediation of this Lot, as described in the NYCOER-approved RAWP, will resolve RECs #2 and #4. E-Designation requirements associated with Lot 90 will require a similar remedial scope; NYCOER requirements will resolve RECs #1, #3 and #4 on Lot 90 when a future RAWP has been approved and implemented. CREC #1 will remain on both Lots of the subject property unless a Track 1 Clean-Up is achieved in either remedial program.

Other sources consulted during this Phase I ESA indicate that the above-referenced data gaps are not significant.

Standard Notes: As part of this Phase I ESA and in accordance with Section 7.5.2.1 of ASTM E 1527-13, PVE has made no attempt to independently verify the reliability of information provided. In addition and in accordance with Section 3.2.18 Note 3 of ASTM E 1527-13, a condition identified as a CREC does not imply that the environmental professional has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be, implemented.