

SPEEDWAY STATION
39-04 NORTHERN BOULEVARD
LONG ISLAND CITY, NEW YORK 11101
BLOCK 183, LOT 12

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
(ASTM 1527-13/40 CFR PART 312)**

PREPARED FOR:

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1.0 EXECUTIVE SUMMARY

REDCOM Construction Management, Inc. (REDCOM CM, Client) retained P.W. Grosser Consulting, Inc. (PWGC) to prepare a Phase I Environmental Site Assessment (ESA) for the property located at 39-04 Northern Boulevard in Long Island City, New York. The purpose of the Phase I ESA was to identify and evaluate the presence of Recognized Environmental Conditions (RECs) at the subject site. RECs are the presence or likely presence of any hazardous substance or petroleum product under conditions that indicate an existing release, a past release or material threat of a release of any hazardous substance or petroleum product into structures on the property or into the ground, groundwater or surface water of the property.

The subject property consists of one parcel located at 39-04 Northern Boulevard in Long Island City, New York. The site is located in the City of New York and Queens County. The property is identified as Block 183, Lot 12 in the New York City Tax Map.

The subject property lot measures approximately 38,917 square feet in total and is improved with a one-story commercial building measuring 2,520 square feet, a separate storage unit measuring approximately 720 square feet, a car wash, a pump island canopy, and an asphalt paved parking area.

Work was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-13 (Standard Practices for Environmental Site Assessment, Phase I Environmental Site Assessment Process), 40 Code of Federal Regulations (CFR) Part 312 (Standards and Practices for All Appropriate Inquiry; Final Rule) and PWGC's proposal for services.

PWGC evaluated the findings associated with the subject property and identified five RECs with respect to the subject property. Conditions determined to be RECs are detailed below:

- The subject property has currently and historically used as a gasoline station. The use and storage of hazardous materials and/or petroleum products (e.g., USTs, drum storage) has been documented at the site. Multiple releases of petroleum products have been documented at the site. Based on this information, PWGC believes the historical usage of the site as a gasoline station represents a REC.
- A car wash has been on the eastern side of the property since at least 1977. Car washes have the potential to use cleaning compounds that contain hazardous substances, such as solvents/degreasers. The drains located at the car wash reportedly discharge into the municipal sewer system. The concrete

in the vicinity of the drains appear to be in good condition with no cracks observed. Based on this information PWGC does not believe usage of the site as a car wash represents a REC.

- A total of eight 55-gallon drums labeled as Non-RCRA Regulated were observed on site. The drums are stored outside, along the eastern side of the convenience store, exposed to the elements. Each drum is covered with a lid, however, they are not properly stored in a containment area. As the drums are stored outdoors without a proper drum storage area, the drums appear to represent a hazardous substance and/or petroleum product under conditions that pose a material threat of a future release to the environment. Based on this, PWGC believes the drums represent a REC.
- There are reportedly five USTs currently present on site; however, PWGC observed seven vent lines typically associated with USTs on the side of the convenience store building; the additional vent lines are reportedly associated with a wastewater storage tank. Recent tightness tests for the active USTs were not provided to PWGC. A multitude of tanks have been reportedly removed from the subject property in the past; however, details regarding the tank removal/closure (e.g., closure reports and/or sampling data) have not been provided to PWGC. Based on the additional potential UST vent lines, and the lack of documentations regarding the closure of USTs historically present at the site, there may potentially be unknown/out of service USTs present at the site. Unmaintained/out of service USTs represent a potential release of a hazardous substance and/or petroleum product to the environment. Based on this information, PWGC believes that the current/past presence of USTs at the site represents a REC.
- A total of six floor drains were located on the subject property: four within the car wash area and two in the bathrooms of the convenience store (one in each bathroom). Such structures represent a pathway for improper discharges of hazardous substances and/or petroleum products to the subsurface. According to EnviroTrac's geophysical survey, it appears that the drains discharge into the municipal sewer system. As the drains do not appear to discharge to the subsurface, PWGC does not believe that they represent a REC.
- The subject property is listed in the EDR database as a LTANKS site and a NYSPIILLS site. Although there are different spill numbers associated with this site, they appear to be related to spill number 95-00846, which was opened on April 20, 1995 after release of gasoline into the soil. Contaminated soil was removed and groundwater monitoring was performed. The most recent sampling data available for PWGC to review (January 25, 2018) indicated non-detect to low concentrations for groundwater samples which collected from monitoring wells 1, 4, 6, 8 and CW-3. Monitoring wells 2, 3, 7 and 9 still showed

concentrations of BTEX, but no benzene. The spill remains open as sampling continues. Due to the open status of the spill and documented presence of petroleum impact, this represents a REC.

- The subject property is listed as a RCRA site, generating ignitable waste and benzene. The subject property is currently listed as a CESQG, and has been previously listed as a CESQG, LQG and a SQG. No violations have been reported. Based on the lack of evidence of violations, PWGC believes the site's RCRA status does not represent a REC.
- The subject property is included in the VEC report. The historical and current usage as a gas station along with a documented on-site petroleum release that remains open represents a potential VEC. As of the date of this report, onsite soil vapor intrusion has not been evaluated by as part of the investigation of the active petroleum release. Based on this information, PWGC believes that potential vapor encroachment at the site represents a REC.
- An adjacent site appears to be used for industrial purposes (Standard Motor Products). Identified historical usages are likely to have used/stored hazardous substances and/or petroleum products at the site. However, the site appears to be located hydraulically downgradient of the subject property with respect to groundwater flow. Based on hydrogeologic conditions, impact to groundwater or soil vapor associated with the historic usage of this site would likely be migrating away from the subject property. Based on this information, PWGC does not believe that the usage of this site his represents a REC.
- An adjacent-upgradient property appears to be utilized Lexus auto sales and service. No spills or other issues have been reported at the site. Based on the lack of evidence of a release at this site, PWGC does not believe it usage represent a REC.

Based on the identified RECs, PWGC recommends a Phase II ESA be performed at the site. The Phase II ESA should include:

- Geophysical survey to identify potential out of service/unknown USTs at the site.
- Subsurface investigation to evaluate soil and groundwater conditions at the site related to the usage of the site as a gas station, current/historical presence of USTs at the site, documented petroleum releases at the site, and drum storage area.
- Soil vapor intrusion evaluation related to the open on-site spill #95-00846.

Although not a part of the ASTM E1527-13 scope, the following additional site concerns must be considered:

- Based on the apparent age of the buildings at the site, it is possible that ACM and/or lead-based paint are present within the structures. PWGC recommends that, prior to demolition or renovation of the

buildings, a proper asbestos and/or lead survey be performed and identified ACM and/or lead based paint be properly abated.

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2.0 INTRODUCTION

2.1 Purpose

REDCOM Construction Management, Inc. (REDCOM CM, Client) retained P.W. Grosser Consulting, Inc. (PWGC) to prepare a Phase I Environmental Site Assessment (ESA) for the property located at 39-04 Northern Boulevard in Long Island City, New York. The purpose of the Phase I ESA was to identify and evaluate the presence of Recognized Environmental Conditions (RECs) at the subject site. RECs are the presence or likely presence of any hazardous substance or petroleum product under conditions that indicate an existing release, a past release or material threat of a release of any hazardous substance or petroleum product into structures on the property or into the ground, groundwater or surface water of the property.

2.2 Scope of Services

The assessment consisted of a visual inspection of the site and surrounding areas, interviews, a review of historical information and aerial photographs, and a review of pertinent local, state, federal and facility records. Environmental Data Resources (EDR) of Shelton, Connecticut provided the following: a database search of environmental compliance records of sites within an ASTM standard radius of the property, a Sanborn fire insurance map search, historical aerial photograph search and a historical telephone directory search.

PWGC reviewed the environmental database report compiled by EDR as a part of the assessment. The purpose of the review was to identify reported listings for the subject property or other properties in the site vicinity. Databases reviewed included federal and state lists of known or suspected contaminated sites, lists of known handlers or generators of hazardous waste, lists of known waste disposal facilities, and lists of aboveground and underground storage tanks (ASTs and USTs). PWGC's review of the database has been incorporated into this report along with a copy of the EDR report.

The work was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-13 (Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process), 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiry; Final Rule) and PWGC's proposal for services.

2.3 Definitions

1. RECs are the presence or likely presence of any hazardous substance or petroleum product in, on, or at a property: (1) due to any release to the environment; (2) under the conditions indicative of a release to

the environment; or (3) under conditions that pose a material threat of a future release to the environment.

2. Historic RECs (HREC) are identified as 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 (e.g., property use restrictions, activity or use limitations (AULs), institutional controls, or engineering controls).
3. Controlled RECs (CREC) are identified as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a No Further Action (NFA) letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).
4. A *de minimus* condition generally does not present a threat to human health or of 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 minimus* conditions are not RECs nor CRECs.

2.4 Significant Assumptions

PWGC has made the following significant assumptions in the preparation of this report:

1. Groundwater Flow Direction – Based upon regional groundwater elevation maps, and local topography, regional groundwater flow direction appears to be toward the west.
2. Regulatory Records Information - PWGC assumes that all information provided by EDR regarding the regulatory status of facilities within the ASTM standard approximate minimum search distance is complete, accurate and current.
3. Other - PWGC assumes that all information provided through interviews is complete and unbiased.

2.5 Limitations and Exceptions

The conclusions presented in this report are professional opinions based on the data described in this report. These opinions have been arrived at in accordance with currently accepted engineering and hydrogeologic standards and practices applicable to this location, and are subject to the following inherent limitations:

1. The data presented in this report are from visual inspections, examination of records in the public domain, and interviews with individuals having information about the site. The passage of time, manifestation of latent conditions, or occurrence of future events may require further exploration of

the site, analysis of data, and re-evaluation of the findings, observations, and conclusions presented in this report.

2. The data reported and the findings, observations, and conclusions expressed are limited by the scope of work. The scope of work was defined by the request of the client.
3. No warranty or guarantee, whether expressed or implied, is made with respect to the data reported, findings, observations, or conclusions. These are based solely upon site conditions in existence at the time of the investigation, and other information obtained and reviewed by PWGC.
4. PWGC's Phase I ESA report presents professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental laws and regulations, the report shall not be construed to offer legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, or regulations, or policies of federal, state, or local government agencies. PWGC does not assume liability for financial or other losses or subsequent damage caused by or related to any use of this document.
5. The conclusions presented in this report are professional opinions based on data described in this report. They are intended only for the purpose, site location, and project indicated. This report is not a definitive study of contamination at the site and should not be interpreted as such.
6. This report is based, in part, on information supplied to PWGC by third-party sources. While efforts have been made to substantiate this third-party information, PWGC cannot attest to the completeness or accuracy of information provided by others.

2.6 Special Terms and Conditions

Authorization to perform this assessment was given by a proposal for services between REDCOM CM and PWGC.

2.7 User Reliance

This report was prepared for the exclusive use of REDCOM CM. PWGC assumes no liability for use of this report by any person or entity other than those for which it was prepared.

2.8 Data Gaps

Any data gaps identified herein, as defined by ASTM Practice E 1527-13 § 3.2.20, are not considered to have significantly affected the ability to identify RECs in connection with the subject property and do not alter the conclusions of this report.

3.0 PROPERTY DESCRIPTION AND PHYSICAL SETTING

3.1 Location and Legal Description

The subject property consists of one parcel located at 39-04 Northern Boulevard in Long Island City, New York. The site is located in the City of New York and Queens County. The property is identified as Block 183, Lot 12 in the New York City Tax Map.

A Site Location Map is included as **Figure 1** and a Site Plan is included as **Figure 2**; photos of the site are included in **Appendix A**.

3.2 Site Description and Improvements

The subject property lot measures approximately 38,917 square feet in total and is improved with one single-story commercial building measuring 2,520 square feet, one storage unit measuring approximately 720 square feet, a car wash, a pump island canopy, and an asphalt paved parking area.

3.2.1 Municipal Services and Utilities

Utility services are provided to the property as follows:

- Heating/Cooling System – Natural Gas fired HVAC.
- Water Supply – The property is connected to the municipal water supply system.
- Sanitary System – The site is connected to the municipal sewer system.
- Electric – Provided by Consolidated Edison.

3.3 Physical Setting

The topography of the site and surrounding area was reviewed from the USGS 7.5-minute series topographic map for the Central Park quadrangle. The property elevation is approximately 29 feet above the National Geodetic Vertical Datum (NGVD). Regional physiographic conditions are summarized below.

3.3.1 Regional Geology / Hydrogeology

The geologic setting of Long Island is well documented and consists of crystalline bedrock composed of schist and gneiss overlain by layers of unconsolidated deposits. Immediately overlying the bedrock is the Raritan Formation, consisting of the Lloyd sand confined by the Raritan Clay Member. The Lloyd sand is an aquifer and consists of discontinuous layers of gravel, sand, sandy and silty clay, and solid clay. The Raritan Clay is a solid and silty clay with: few lenses of sand and gravel; abundant lignite and pyrite; and gray, red or white in color.

Above the Raritan Clay lies the Magothy Formation. The Magothy Aquifer consists of layers of fine to coarse sand of moderate to high permeability, with inter-bedded lenses of silt and clay of low permeability resulting in areas of preferential horizontal flow. Therefore, this aquifer generally becomes more confined with depth. The Magothy Aquifer is overlain by the Upper Glacial Aquifer. The Upper Glacial Aquifer is the water table aquifer at this location and is comprised of medium to coarse sand and gravel with occasional thin lenses of fine sand and brown clay. This aquifer extends from the land surface to the top of the Magothy and, therefore, is hydraulically connected to the Magothy Aquifer.

3.3.2 Local Hydrogeology

Based upon the site elevation and regional groundwater contour maps, the depth to groundwater beneath the site is approximately 15 feet below existing grade. Regional groundwater flow is estimated to be toward the west.

Based upon information contained within the EDR report, there are no public water supply wells within a one-mile radius of the subject property.

3.3.3 Flood Potential

PWGC reviewed the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) to determine if the subject property is located within the 100-year or 500-year flood zones. Based upon FIRM data, it appears that the subject property is not located within the 100 or 500-year flood zone (FEMA Map Panel ID: 3604970093F).

3.3.4 Direction and Distance to Nearest Surface Water

Based on topographic maps, it appears that the nearest permanent surface water body is Newtown Creek, located approximately one mile southwest of the subject property.

4.0 PROPERTY USAGE

4.1 Current Property Usage

The subject property is currently used as a gas station and a car wash with an a convenience store.

4.2 Current Usage of Adjoining/Surrounding Properties

A summary of the surrounding properties is as follows:

Table 4-1 - Surrounding Property Usage

Direction	Property Description
North	Commercial/restaurant
South	Parking lot for the Lexus car dealership, Long Island Railroad
East	Lexus car dealership
West	Commercial/warehouse

4.3 Historical Usage of Subject Property and Surrounding Properties

Historical sources researched to determine past usage of the subject property and surrounding properties are as follows:

Sanborn Fire Insurance Maps - EDR was retained to provide historical Sanborn fire insurance maps of the subject and adjacent properties. Historical Sanborn maps for the subject property and surrounding area were reviewed for the years available which include 1898 to 2006. Review of the maps is summarized in Table 4-2. A copy of the historical Sanborn report is included in **Appendix B**.

Historical Topographic Maps - Historical topographic maps for the subject property and surrounding area were reviewed for the years available which include 1897 to 2013. Review of the maps is summarized in Table 4-2. Copies of historical topographic maps are included as **Appendix C**.

Historical Aerial Photographs - PWGC performed a review of readily available aerial photographs showing the subject property and surrounding area. Photographs were reviewed for the years available which include 1924 to 2015. Review of the photos is summarized in Table 4-2. A copy of the aerial photograph search is included in **Appendix D**.

City Directory Listings - EDR was retained to provide a directory of historical telephone listings at the subject property and surrounding properties. City directories were reviewed for the years available which include 1922 to 2014. A copy of the city directory report is included as **Appendix E**.

Table 4-2 - Subject Property Historical Usage

Date(s)	Source	Issues Noted	Description
1898 to 1915	SB, TM, AP	No	The property appears to be undeveloped.
1936 to 1950	SB, TM, AP, CD	Yes	The subject property appears to have at least four gas tanks onsite sometime prior to 1936, operating as a small gas station. By 1947, at least four more tanks had been installed on the site, along with an auto garage and a store, located at the northern portion of the property. A used car lot appears to share the eastern property boundary prior to 1947.
1970	SB, TM, AP, CD	Yes	The 1970 Sanborn map indicates that 40 gas tanks are present at the site. The store at the northern portion of the property appears to have been removed, with a new store constructed on the southern portion of the property.
1977 to 2006	SB, TM, AP, CD	Yes	A car wash appears to have been constructed on the eastern side of the property prior to 1977. An iron pump island canopy appears to have been constructed between 1979 and 1980. The currently existing layout of the convenience store, storage unit, pump island canopy and the car wash appear to be present by 2011.
2011 to Present Day	SB, TM, AP, CD	Yes	The currently existing layout of the convenience store, storage unit, pump island canopy and the car wash appear to be present.
Sources: SB – Sanborn Map; TM – Historical Topographic Map; AP – Aerial Photograph; CD – City Directory			

Historical usage of the subject property indicates that it was first developed in approximately 1936, and used for commercial purposes. Historical usage of the subject property indicative of potential RECs include the following:

- Historical usage as a gas station since at least the 1930s.
- Historical and present usage of a car wash onsite since at least 1977.

Table 4-2 – Surrounding Area Historical Usage

Date(s)	Source	Issues Noted	Description
1898 to 1915	SB, TM, AP	No	North: Mostly undeveloped with a gasoline sales station present in 1915. South: Railroad, undeveloped East: Undeveloped West: Undeveloped
1936 to 1947	SB, TM, AP, CD	Yes	North: Commercial and industrial (wood veneer storage, auto sales, auto repair) South: Railroad, garage East: Auto sales/repair West: Residential lofts
1950	SB, TM, AP, CD	Yes	North: Auto repair, used auto sales, clothing manufacturer, wood veneer storage South: Railroad, garage East: Used car lot, auto garage West: Residential lofts
1970 to 1993	SB, TM, AP, CD	Yes	North: Furniture warehouse, auto repair, used auto sales, wood veneer storage South: Railroad, garage East: Auto sales West: Residential lofts until 1985. Between 1985 and 1986, property had become occupied by Standard Motor Products
1994 to Present Day	SB, TM AP, CD	Yes	North: Auto repair and sales, unspecified warehouse, parking garage South: Railroad, garage East: Auto sales West: Standard Motor Products
Sources: SB – Sanborn Map; TM – Historical Topographic Map; AP – Aerial Photograph; CD – City Directory			

Review of historical information reviewed for the properties surrounding the subject property indicate that the area has been developed since approximately 1936 and primarily used for industrial and commercial purposes.

Historical usage of properties in the surrounding area indicative of potential RECs include the following:

- Adjacent auto repair shops.
- Adjacent industrial use.

5.0 USER PROVIDED INFORMATION

5.1 User Requirements

The user of a Phase I ESA report, in accordance with the USEPA All Appropriate Inquiries (AAI) Rule and ASTM E1527-13 has certain responsibilities which include providing the following information, if available, to PWGC to be included within the Phase I Report. Additionally, PWGC provided the user of the report a User Questionnaire form. The information requested in the User Questionnaire is intended to assist in gathering information that may be material to identify if RECs are present at the subject property. A copy of the User Questionnaire and any provided documents are included in **Appendix F**; relevant information has been incorporated into this report.

5.2 Title Records

Title records for the site may contain information about past owners and uses of the subject property. The title report may also contain site information such as restrictive declarations which are limitations on site uses based upon known environmental conditions. As of the date of this report the user has not provided PWGC with a title search, or requested that PWGC perform a title search.

5.3 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 USC § 9607 (1) & 9607(r) and similar state and local laws. As of the date of this report the user has not provided PWGC with a lien search, or requested that PWGC perform a lien search.

5.4 Specialized Knowledge

The user provided no specialized knowledge about the property to PWGC.

5.5 Commonly Known or Reasonably Ascertainable Information

The user provided no commonly known information about the property to PWGC.

5.6 Valuation Reduction for Environmental Issues

The user provided no information regarding price adjustments to the subject parcels value due to environmental issues.

5.7 Owner, Property Manager and Occupant Information

The property is currently owned by Hess Retail Stores LLC and occupied by a Speedway gas station with a car wash and convenience store.

5.8 Reason for Performing Phase I ESA

The Phase I ESA was performed to evaluate potential RECs prior to a potential property transaction.

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6.0 RECORDS REVIEW

6.1 Standard Environmental Record Sources

EDR of Shelton, Connecticut was retained to provide a database search of the project area within an ASTM-standard radius of the subject property. A list of the databases searched and the search radius is shown on the summary table below. PWGC reviewed the database output to determine if the property appears on any of the regulatory agency lists. Detailed information concerning each database list is provided in the EDR report (**Appendix G**).

In order to evaluate the potential for a site to have an adverse impact to the subject site, the migration pattern of contaminants in media such as groundwater or soil vapor is considered. Based upon the presumed regional flow towards the west, the following is assumed:

- Sites located east of the subject site are considered to have the highest potential to impact the subject site and are referred to as “upgradient.”
- Sites located west of the subject site, which are not neighboring or adjacent to the subject site are considered to have the least potential to impact the subject site and are referred to as “downgradient.”
- All other sites not adjacent to or neighboring the subject property are referred to as “cross-gradient” and are considered to have minimal potential to impact the subject site.

A summary of standard environmental record sources researched is as follows:

6.1.1 Federal Databases

The table below summarizes the Federal databases that were searched.

Table 6-1 - Federal Databases Searched

Agency	Listing Name or database Searched	Abbreviation	Search Distance	Target Property Identified	Nearby Properties Identified
USEPA	National Priority List	NPL	1.0 mile	No	0
USEPA	National Priority List Deletions	Delisted NPL	0.5 mile	No	0
USEPA	Superfund Enterprise Management System	SEMS	0.5 mile	No	0
USEPA	Superfund Enterprise Management System Archive	SEMS-ARCHIVE	0.5 mile	No	0

Agency	Listing Name or database Searched	Abbreviation	Search Distance	Target Property Identified	Nearby Properties Identified
USEPA	Resource Conservation and Recovery Act Corrective Action Activity	CORRACTS	1.0 mile	No	0
USEPA	Resource Conservation and Recovery Act Treatment/Storage/Disposal Facilities	RCRA TSD	0.5 mile	No	0
USEPA	Resource Conservation and Recovery Act Small/Large Quantity Hazardous Waste Generators	RCRA SQG/LQG/ CESQG/ Non-Gen	Subject Property and Adjoining	Yes	1
USEPA	Federal Institutional/Engineering Control registries	US INST/ENG Controls	Subject Property	No	N/A
USEPA	Emergency Response Notification System	ERNS	Subject Property	No	N/A
USEPA	Superfund (CERCLA) Consent Decrees	CONSENT	1.0 mile	No	0
USEPA	Records of Decision	ROD	1.0 mile	No	0
USEPA	Mines Master Index	MINES	0.25 mile	No	0

Review of the EDR Radius Map Report indicates that the subject property is listed in Federal environmental databases searched. The subject property and nearby properties identified within the ASTM standard federal database search radii are detailed below.

RCRA Generators - The RCRA Generators database is a compilation of reporting facilities that generate hazardous waste. A Small Quantity Generator (SQG) is a site which generate more than 100 and less than 1000 kg of hazardous waste during any one calendar month and accumulates less than 6000 kg of hazardous waste at any time; or a site which generates less than 100 kg of hazardous waste during any one calendar month and accumulates less than 1000 kg of hazardous waste at any time. Large Quantity Generators (LQG) generate more than 1000 kg of hazardous waste per month. A Conditionally Exempt SQG (CESQG) generates less than 100 kg of waste a month. A RCRA non-generator (RCRA Non-Gen) no longer produces hazardous waste.

The subject property is identified as a RCRA Generator site. The following table illustrates the RCRA information pertaining to the subject property, including the site name, RCRA classification and generated wastes.

Site Name	Date	RCRA Classification	Wastes Generated
Speedway LLC	10/1/2014	CESQG	D001 – Ignitable waste D018 – Benzene
Hess Corporation	1/1/2007	CESQG	Not provided
Hess Corporation	5/16/2006 to 8/1/2006	SQG	D001 – Ignitable waste D018 – Benzene
Merit Oil Corp	7/8/1999	“Not a generator, verified”	Not provided
Merit Oil Corp	5/11/1987	LQG	Not provided

No RCRA violations for the subject property are listed in the database report.

One site adjacent to the subject property is identified as a RCRA Generator site. Universal Ford, located at 40-40 Northern Boulevard, is currently listed as a Non-Gen site. In 1986, the site is listed as a SQG and a LQG with ignitable waste being generated. No RCRA violations for this site are listed in the database report; therefore, it is unlikely that this represents an environmental concern to the subject property.

6.1.2 State and Local Databases

The table below summarizes the State databases that were searched.

Table 6-2 - New York State and Local Databases Searched

Agency	Listing Name or database Searched	Abbreviation	Search Distance	Target Property Identified	Nearby Properties Identified
NYSDEC	Inactive Hazardous Waste Disposal Sites in New York State	SHWS	1.0 mile	No	11
NYSDEC	Hazardous Substance Waste Disposal Site Study	HSWDS	0.5 mile	No	0
NYSDEC	Solid Waste Facility Register	SWF/LF	0.5 mile	No	0
NYSDEC	Registered Recycling Facilities	SWRCY	0.5 mile	No	0
NYSDEC	Registered Waste Tire Storage Facilities	SWTIRE	0.5 mile	No	0
NYSDEC	Leaking Underground Storage Tank Sites	LTANKS	0.5 mile	Yes	41
NYSDEC	Petroleum Bulk Storage (PBS)	UST/AST	Subject Property and Adjoining	Yes	0
NYSDEC	Chemical Bulk Storage (CBS)	CBS AST/UST	Subject Property and Adjoining	No	0

Agency	Listing Name or database Searched	Abbreviation	Search Distance	Target Property Identified	Nearby Properties Identified
NYSDEC	Institutional/Engineering Control registries	INST/ENG Controls	Subject Property	No	N/A
NYSDEC	Voluntary Cleanup Agreements	VCP	0.5 mile	No	2
NYSDEC	Brownfield sites	Brownfields	0.5 mile	No	4
NYSDEC	Major Oil Storage Facilities	MOSF	0.5 mile	No	0
NYSDEC	New York State Spills	NYSPIILLS	0.125 mile	Yes	8
NYSDEC	Dry Cleaner Site	Drycleaners	0.25 mile	No	1
NYC	E-Designation	E-DES	Subject Property	No	N/A

Review of the EDR Radius Map Report indicates that the subject property is listed in State environmental databases searched. The subject property and nearby properties identified within the ASTM standard State database search radii are detailed below.

New York State Inactive Hazardous Waste Disposal Sites - The New York State Department of Environmental Conservation (NYSDEC) maintains a state priority list of Inactive Hazardous Waste Disposal Sites (SHWS) considered to be actually or potentially contaminated and presenting a possible threat to human health and the environment. Referred to as the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites and now includes hazardous substance sites.

The subject property is not identified as a SHWS site. A total of 11 properties within the search radius are identified as SHWS sites. Of the 11 identified SHWS sites, one appears to be located approximately ½ mile upgradient of the subject property. Cleaners Products Supply Inc. is located at 50-45 Barnett Avenue. The former Cleaners Products Supply is a 0.23 acre parcel located in an urban area. The site is occupied by a one-story commercial building. From 1952 to 2007, the site was used by a dry cleaning supply business which utilized ASTs for storage of PCE. The presence of dry cleaning solvents in the environment is believed to be a result of materials handling during this use. Soils and groundwater have been analyzed for VOCs, SVOCs and metals; soil vapor has been analyzed for VOCs. PCE contamination was found in the soil and groundwater at the site. On site and off site soil vapor intrusion was also identified. Due to the distance from the subject property as well as urban development blocking preferential pathways from the site, it is unlikely that this represents an environmental concern to the subject property.

The remaining ten identified SHWS sites appear to be located down or cross-gradient of the subject property and as such, appear unlikely to represent an environmental concern to the subject property.

Leaking Underground Storage Tank Sites - The Leaking Underground Storage Tank Sites (LTANKS) database contains a NYSDEC inventory of reported leaking storage tank incidents. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.

The subject property is identified as a LTANKS site. Spill number 97-06579 was opened on September 2, 1997 due to a tank test failure; the spill was administratively closed on May 13, 2005, as it is related to spill number 95-00846. Spill number 95-00846 was opened on April 20, 1995 after release of gasoline into the soil after a tank test failure. Remediation was conducted that included removal of the gasoline UST and contaminated soil. The spill remains open as quarterly sampling continues, with methyl tert-butyl ether (MTBE), benzene, toluene, ethylbenzene and xylene (BTEX) contamination observed in the groundwater.

A total of 41 properties within the search radius are identified as LTANKS sites. Of the 41 identified LTANKS sites, 40 have been closed by NYSDEC, and as such appear unlikely to represent an environmental concern to the subject property. One identified LTANKS site is listed as active. Spill number 11-13642 was opened at an apartment building located approximately ½ mile cross-gradient of the subject property, on March 6, 2012 due to a tank test failure. A UST was tested and failed, the tank was then emptied and cleaned, and a temporary tank was installed. No further information is available. Based on the cross-gradient location, it is unlikely that this site would represent an environmental concern to the subject property.

Petroleum Bulk Storage - The NYSDEC Petroleum Bulk Storage (PBS) - UST database lists facilities with a petroleum storage capacity of more than 1,100 gallons and less than 400,000 gallons. The NYSDEC Petroleum Bulk Storage - AST database lists facilities with registered ASTs.

The subject property is identified as a PBS site. The following table illustrates former and current tank information pertaining to the site.

Tank ID	Capacity (in gallons)	Substance	Tank Status
4	4,000	Gasoline	In service
6	600	Not Reported	Closed – In place

Tank ID	Capacity (in gallons)	Substance	Tank Status
8	4,000	Gasoline	In service
9	4,000	Gasoline	In service
10	4,000	Gasoline	In service
12	4,000	Diesel	In service
13	600	Not Reported	Closed – Removed
41	4,000	Gasoline	Closed – Removed
42	4,000	Gasoline	Closed – Removed
43	4,000	Gasoline	Closed – Removed
44	4,000	Gasoline	Closed – Removed
45	4,000	Diesel	Closed – Removed
46	2,000	#2 Fuel Oil	Closed – Removed
47	550	Not Reported	Closed – Removed
A1	550	Not Reported	Closed – Removed
A10	550	Not Reported	Closed – Removed
A11	550	Not Reported	Closed – Removed
A12	550	Not Reported	Closed – Removed
A13	550	Not Reported	Closed – Removed
A14	550	Not Reported	Closed – Removed
A15	550	Not Reported	Closed – Removed
A16	550	Not Reported	Closed – Removed
A17	550	Not Reported	Closed – Removed
A18	550	Not Reported	Closed – Removed
A19	550	Not Reported	Closed – Removed
A2	550	Not Reported	Closed – Removed
A20	550	Not Reported	Closed – Removed
A21	550	Not Reported	Closed – Removed
A22	550	Not Reported	Closed – Removed
A23	550	Not Reported	Closed – Removed
A24	550	Not Reported	Closed – Removed
A25	550	Not Reported	Closed – Removed

Tank ID	Capacity (in gallons)	Substance	Tank Status
A26	550	Not Reported	Closed – Removed
A27	550	Not Reported	Closed – Removed
A28	550	Not Reported	Closed – Removed
A29	550	Not Reported	Closed – Removed
A3	550	Not Reported	Closed – Removed
A30	550	Not Reported	Closed – Removed
A31	550	Not Reported	Closed – Removed
A32	550	Not Reported	Closed – Removed
A33	550	Not Reported	Closed – Removed
A34	550	Not Reported	Closed – Removed
A35	550	Not Reported	Closed – Removed
A36	550	Not Reported	Closed – Removed
A37	550	Not Reported	Closed – Removed
A38	550	Not Reported	Closed – Removed
A39	550	Not Reported	Closed – Removed
A4	550	Not Reported	Closed – Removed
A40	550	Not Reported	Closed – Removed
A5	550	Not Reported	Closed – Removed
A50	550	Not Reported	Closed – Removed
A6	550	Not Reported	Closed – Removed
A7	550	Not Reported	Closed – Removed
A8	550	Not Reported	Closed – Removed
A9	550	Not Reported	Closed – Removed

Voluntary Cleanup Agreements - The NYSDEC Voluntary Cleanup Program (VCP) database identifies brownfield sites undergoing private sector cleanup as part of redevelopment.

The subject property is not identified as a VCP site. Two properties within the search radius are identified as VCP sites. Each of the identified VCP sites appear to be located down or cross-gradient of the subject property and as such, appear unlikely to represent an environmental concern to the subject property.

Brownfields - A Brownfield is any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, pollutant, or contaminant.

The subject property is not identified as a NYSDEC Brownfield site. Four properties within the search radius are identified as NYSDEC Brownfield sites. Each of the four identified NYSDEC Brownfield sites appear to be located down or cross-gradient of the subject property and as such, appear unlikely to represent an environmental concern to the subject property.

New York State Spills - The New York State Spills Information Database (NYSPILLS) contains data collected on chemical and petroleum spill incidents reported to NYSDEC since April 1, 1986.

The subject property is identified as a NYSPILLS site.

- Spill number 00-04994 was opened on July 26, 2000 but was administratively closed on February 13, 2003, as this spill is related to spill number 95-00846, which is discussed in the above LTANKS section.
- For spill number 95-00846, the most recent sampling included in the database notes took place on January 25, 2018 with results indicating non-detect to low concentrations for groundwater samples collected from monitoring wells 1, 4, 6, 8 and CW-3. Monitoring wells 2, 3, 7 and 9 still showed concentrations of BTEX. The spill remains open as sampling continues.

Nine properties within the search radius are identified as NYSPILLS sites. Each of the nine identified NYSPILLS sites have been closed by NYSDEC, and as such appear unlikely to represent an environmental concern to the subject property.

Drycleaners – The NYSDEC maintains registry of Registered Drycleaner (RDC) sites.

The subject property is not identified as a RDC site. One property within the search radius is identified as a RDC site. The identified RDC site appears to be located cross-gradient of the subject property and as such, appears unlikely to represent an environmental concern to the subject property.

6.1.3 EDR Databases

The table below summarizes the EDR databases that were searched.

Table 6-3 - Additional Databases Searched

Agency	Listing Name or database Searched	Abbreviation	Search Distance	Target Property Identified	Nearby Properties Identified
EDR	Manufactured Gas Plants	MGP	1.0 mile	No	0
EDR	Historical Drycleaners	HDC	0.25 mile	No	1
EDR	Historical Auto Station	HAS	0.125 mile	Yes	3

Review of the EDR Radius Map Report indicates that the subject property is listed in EDR proprietary databases searched. The subject property and nearby properties identified within the EDR proprietary database search radii are detailed below.

EDR Historical 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 & dry etc.

The subject property is not identified as a HDC site. One property within the search radius is identified as a HDC site. The identified HDC site appears to be located downgradient of the subject property and as such, appear unlikely to represent an environmental concern to the subject property.

EDR US Historical Auto Stations – EDR has searched national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers.

The subject property is identified as a HAS site. Spills associated with the subject property are discussed in the appropriate sections of this report.

Three properties within the search radius are identified as HAS sites. Of the three identified HAS sites, two appear to be located cross-gradient of the subject property and as such, appear unlikely to represent an environmental concern to the subject property. One identified HAS site appears to be located upgradient of the subject property. TM & T Service Station Inc, is located at 41-15 Northern Boulevard. No violations or issues have been reported. Based on the information available in the database report, this site does not appear to represent an environmental concern to the subject property.

6.1.4 Orphan Sites

Orphan sites are properties, that due to an inadequate or incomplete address in government databases or in base map files, are not able to be geographically located (i.e. mapped or geocoded). This can occur for several reasons; no street number or street name in address given; the street address is given only as a P.O. Box; or when inconsistencies exist in the address (street number does not exist in the city / zip code given).

Nine orphan sites were identified in the EDR report. PWGC performed a cursory review of the address listed. It does not appear that the subject property or neighboring properties are identified in the orphan summary.

6.2 Vapor Encroachment

PWGC performed a Tier 1 Vapor Encroachment Screening for the subject property in accordance with ASTM E2600-15, Vapor Encroachment Screening on Property Involved in Real Estate Transactions. In accordance with ASTM E2600-15, the default Area of Concern (AOC), adjusted to account for the groundwater flow direction in the vicinity of the subject property, is defined as follows:

Direction Relative to Subject Property	Petroleum Impacted Sites AOC Radius	Contaminants of Concern Impacted Sites AOC Radius
Up Gradient	528 feet	1760 feet
Cross Gradient	165 feet (LNAPL) 95 feet (dissolved)	365 feet
Down Gradient	100 feet (LNAPL) 30 feet (dissolved)	100 feet

PWGC evaluated sites identified in Federal and State databases (see Section 6.1) located within the adjusted AOC radii for the potential for petroleum impact and/or contaminants of concern (such as perc) to be present.

The following sites were identified within the adjusted AOC:

- LTANKS site
- NYSPILLS site.

Each of these sites was evaluated for the potential for a vapor encroachment condition (VEC) to be present.

PWGC identified the following sites within the AOC radii that may represent potential VECs:

- Subject property – the historical and current usage as a gas station along with a documented on-site petroleum release that remains open represents a potential VEC.

A copy of the Tier 1 Vapor Encroachment Screening is included as **Appendix H**.

6.3 Additional Environmental Record Sources

6.3.1 Freedom of Information Act Requests

Freedom of Information Act (FOIA) requests were sent to the United States Environmental Protection Agency, Region 2 (USEPA), the New York State Department of Environmental Conservation, Region 2 (NYSDEC), the New York City Department of Buildings (NYCDOB), and the New York City Department of Health (NYCDOH). Copies of FOIA requests are included in **Appendix I**.

As of the date of this report, responses to FOIA requests have not been received, except as noted below. As responses were not provided within the allotted due diligence period, the records were deemed not to be “reasonably ascertainable” at this time. Should records become available at a later date, pertinent information will be forwarded as an addendum upon receipt.

NYSDEC – PWGC was provided with many documents pertaining to spill number 95-00846 including site investigations, work plans, monitoring reports, quarterly groundwater sampling reports, and hydrogeologic status reports through 2017. The documents are included in **Appendix F**.

6.3.2 Publicly Available Information

Information regarding the subject property available on the commercial real estate website www.propertyshark.com (an aggregator of publicly available real estate information) was reviewed to identify pertinent information. No indication of environmental issues was identified.

Copies of publicly available information are included in **Appendix F**.

7.0 SITE RECONNAISSANCE

7.1 Methodology and Limiting Conditions

Mr. Ryan Morley of PWGC performed the site inspection on Friday, August 3, 2018. Weather conditions during the inspection were sunny with a temperature of approximately 85° Fahrenheit.

The site inspection consisted of an inspection of the interior portions of the existing building, followed by inspection of the exterior portions of the property.

7.2 Aboveground Storage Tanks (AST)

PWGC did not identify ASTs at the site.

7.3 Underground Storage Tanks (UST)

PWGC identified evidence of USTs at the site. There are a total of five known USTs for gasoline at the site; however, PWGC observed seven UST vents located on the side of the building. According to EnviroTrac (see Section 8.1), five of the vents are associated with the USTs on site and the two remaining vents are associated with a waste water storage tank. Records of tank tightness tests were not provided to PWGC.

7.4 Hazardous and Non-Hazardous Chemical Storage

PWGC observed chemical storage consisting of the following:

- 8 55-gallon drums labeled as Non-RCRA Regulated located in the storage area on the western side of the subject property.
- 200-gallon tank for car wash detergent in the car wash utility room on the eastern side of the subject property.
- 100-gallon tank for car wash water in the car wash utility room.
- 30-gallon drum of car wash detergent in the car wash utility room.
- 30-gallon drum of used water from car wash in the car wash utility room.
- Stored cleaning supplies and motor oils in the convenience store; all safely and neatly stored with no spills or leaks observed.

Each of the drums and the two tanks appeared to be in good condition with no spills or leaks observed.

7.5 Waste Generation, Storage, and Disposal

PWGC did not identify evidence of waste generation, storage or disposal at the site.

7.6 Polychlorinated Biphenyls (PCBs)

PWGC did not identify potentially PCB containing equipment such as electrical transformers or hydraulic lifts at the site.

7.7 Additional Site Conditions

The following is a summary of visual and/or physical observations made by PWGC at the time of the site inspection. Photographs of pertinent observations are included in **Appendix A**.

Table 7-1 - Additional Site Conditions

Condition	Identified
Interior drains, trenches or sumps.	Yes ¹
Interior stains or corrosion	No
Unusual odors	No
Interior pools of liquid	No
Stained Soils or Pavement	No
Stressed Vegetation	No
Indications of solid waste disposal	No
Exterior ponds, pits, or lagoons	No
Wastewater or storm water discharge/disposal	Yes ²
Oil water separators/clarifiers	No
Septic Systems/Cesspools	No
Wells (Drinking water, monitoring wells, agricultural/irrigation wells, or process water wells)	No
Petroleum or natural gas pipelines or easements	No
Other	No

1 – A total of six floor drains were observed at the subject property: four inside the car wash facility and two in the bathrooms of the convenience store. No chemical storage was observed in the vicinity of the drains; no staining or other evidence of spills or improper discharges was observed in the vicinity of the drains, and they appear to discharge into the sewer system, according to EnviroTrac's geophysical survey as discussed in Section 8.1.

2 – A total of 7 stormwater drains/catch basins were observed at the subject property. No evidence of spills or leaks were observed in the vicinity of the drains, and they appear to discharge into the sewer system, according to EnviroTrac's geophysical survey as discussed in Section 8.1.

7.8 Neighboring Properties

PWGC performed a cursory inspection of the neighboring properties from the subject site and public right of ways. The neighboring properties are used for commercial and retail purposes. Potential environmental concerns were not observed at neighboring properties

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8.0 INTERVIEWS

8.1 Current Owner/Occupant

PWGC interviewed Crystal Bakewicz of EnviroTrac, the environmental consultant for the current property owner. Information provided by Crystal is summarized below and has been incorporated into this report where appropriate.

- EnviroTrac performed a geophysical survey on August 17, 2018 to determine the discharge location of the drains. It appears that the drains discharge into the municipal sewer system.
- EnviroTrac will be performing tank removal pertaining to the USTs on site and will confirm the total amount of USTs on site, due to the vent pipe to UST discrepancy. As of the date of this report, the work had not been scheduled.
- EnviroTrac is scheduled to investigate the seven vent lines located on the side of the storage unit. As of the date of this report, the information regarding two of the seven vent lines has not been received.

8.2 Previous Environmental Reports

PWGC was provided with the following documents from EnviroTrac:

- A Remedial Action Plan Extension dated July 6, 2017. The extension is in relation to a Remedial Action Plan that had been previously approved by the NYSEC on December 13, 2016 for short term remediation events (STREs) using air sparge and soil vapor extraction. A site plan indicating location of tanks is also included in the extension request.
- An email from the NYSDEC dated July 6, 2017 approving the Remedial Action Extension Plan.
- An update report from EnviroTrac dated July 2017 that included well gauging, analytical data and STRE data. Also mentioned in this update report are plans to continue quarterly sampling.

PWGC also received a site plan from Eastern Engineering, PC indicating the scope of work to be done at the gas station (then Hess). The reports and the site plan are included in **Appendix F**.

8.3 Local Government Officials

Based upon the site history, interviews with government officials to obtain additional information are not warranted at this time.

9.0 CONDITIONS OUTSIDE THE SCOPE OF ASTM 1527-13

9.1 Wetland Delineation

Based on review of the EDR Radius Map Report, which includes State and Federal wetlands, it appears that State and/or Federal wetlands are not present on the subject property. Based on review of the NYSDEC Environmental Resources Mapper, the site does not appear to be located within a wetlands checkzone.

Based on review of the EDR Radius Map Report, it appears that the nearest State or Federal wetland is Newtown Creek, located approximately one mile southwest of the subject property.

9.2 Radon Risk Evaluation

Radon is a colorless, radioactive; inert gas formed by the decay of radium and may be present in soils and rocks containing granite, shale, phosphate and pitchblende. The USEPA's "Map of Radon Zones for New York State", September 1993 indicates that Queens County is not a radon risk area. The EDR report provides information from the New York State Department of Health radon survey which indicates that the average result for sites tested in Queens County is 0.620 Pico curies per liter (pCi/L) in the living area, which is below the USEPA radon action level of 4 pCi/L, and 97% of sites tested in Queens County were below the action level of 4 pCi/L in the living area.

9.3 Asbestos

PWGC did not identify evidence of potential asbestos containing material (ACM) at the site. Based on the apparent age of the building, it is possible that ACM is present. An inspection of suspected ACM should be conducted at the subject property prior to renovation or demolition, per federal, state and local regulations.

9.4 Lead-Based Paint (LBP)

PWGC did not identify evidence of potential lead-based paint at the site. Based on the apparent age of the building, it is possible that lead based paint/additional lead-based paint is present.

9.5 Mold

PWGC did not visually observe significant sources of mold at the site during site reconnaissance.

10.0 FINDINGS AND OPINIONS

Based upon reconnaissance of the subject and surrounding properties, interviews and review of historical records and regulatory agency databases, the following potential RECs have been identified:

Onsite

- Historical and present day use as a gas station
- Historical and present day use of a car wash on site
- Presence of multiple 55-gallon drums on site, contents unknown
- Presence of USTs
- Stormwater drains and floor drains
- Subject property is listed in environmental database(s)
- Subject property is listed as a RCRA site
- Potential VEC at the subject property

Offsite

- Adjacent auto repair shops
- Adjacent properties with history of industrial use

Potential RECs identified at the subject property were evaluated to determine whether items initially suspected to be RECs are in fact RECs. Evaluation of potential RECs are as follows:

- The subject property has currently and historically used as a gasoline station. The use and storage of hazardous materials and/or petroleum products (e.g., USTs, drum storage) has been documented at the site. Multiple releases of petroleum products have been documented at the site. Based on this information, PWGC believes the historical usage of the site as a gasoline station represents a REC.
- A car wash has been on the eastern side of the property since at least 1977. Car washes have the potential to use cleaning compounds that contain hazardous substances, such as solvents/degreasers. The drains located at the car wash reportedly discharge into the municipal sewer system. The concrete in the vicinity of the drains appear to be in good condition with no cracks observed. Based on this information PWGC does not believe usage of the site as a car wash represents a REC.
- A total of eight 55-gallon drums labeled as Non-RCRA Regulated were observed on site. The drums are stored outside, along the eastern side of the convenience store, exposed to the elements. Each drum is covered with a lid, however, they are not properly stored in a containment area. As the drums are stored outdoors without a proper drum storage area, the drums appear to represent a hazardous substance

and/or petroleum product under conditions that pose a material threat of a future release to the environment. Based on this, PWGC believes the drums represent a REC.

- There are reportedly five USTs currently present on site; however, PWGC observed seven vent lines typically associated with USTs on the side of the convenience store building; the additional vent lines are reportedly associated with a wastewater storage tank. Recent tightness tests for the active USTs were not provided to PWGC. A multitude of tanks have been reportedly removed from the subject property in the past; however, details regarding the tank removal/closure (e.g., closure reports and/or sampling data) have not been provided to PWGC. Based on the additional potential UST vent lines, and the lack of documentations regarding the closure of USTs historically present at the site, there may potentially be unknown/out of service USTs present at the site. Unmaintained/out of service USTs represent a potential release of a hazardous substance and/or petroleum product to the environment. Based on this information, PWGC believes that the current/past presence of USTs at the site represents a REC.
- A total of six floor drains were located on the subject property: four within the car wash area and two in the bathrooms of the convenience store (one in each bathroom). Such structures represent a pathway for improper discharges of hazardous substances and/or petroleum products to the subsurface. According to EnviroTrac's geophysical survey, it appears that the drains discharge into the municipal sewer system. As the drains do not appear to discharge to the subsurface, PWGC does not believe that they represent a REC.
- The subject property is listed in the EDR database as a LTANKS site and a NYSPILLS site. Although there are different spill numbers associated with this site, they appear to be related to spill number 95-00846, which was opened on April 20, 1995 after release of gasoline into the soil. Contaminated soil was removed and groundwater monitoring was performed. The most recent sampling data available for PWGC to review (January 25, 2018) indicated non-detect to low concentrations for groundwater samples which collected from monitoring wells 1, 4, 6, 8 and CW-3. Monitoring wells 2, 3, 7 and 9 still showed concentrations of BTEX, but no benzene. The spill remains open as sampling continues. Due to the open status of the spill and documented presence of petroleum impact, this represents a REC.
- The subject property is listed as a RCRA site, generating ignitable waste and benzene. The subject property is currently listed as a CESQG, and has been previously listed as a CESQG, LQG and a SQG. No violations have been reported. Based on the lack of evidence of violations, PWGC believes the site's RCRA status does not represent a REC.

- The subject property is included in the VEC report. The historical and current usage as a gas station along with a documented on-site petroleum release that remains open represents a potential VEC. As of the date of this report, onsite soil vapor intrusion has not been evaluated by as part of the investigation of the active petroleum release. Based on this information, PWGC believes that potential vapor encroachment at the site represents a REC.
- An adjacent site appears to be used for industrial purposes (Standard Motor Products). Identified historical usages are likely to have used/stored hazardous substances and/or petroleum products at the site. However, the site appears to be located hydraulically downgradient of the subject property with respect to groundwater flow. Based on hydrogeologic conditions, impact to groundwater or soil vapor associated with the historic usage of this site would likely be migrating away from the subject property. Based on this information, PWGC does not believe that the usage of this site his represents a REC.
- An adjacent-upgradient property appears to be utilized Lexus auto sales and service. No spills or other issues have been reported at the site. Based on the lack of evidence of a release at this site, PWGC does not believe it usage represent a REC.

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11.0 CONCLUSIONS AND RECOMMENDATIONS

PWGC has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for the subject property. There were no exceptions to, or deletions from, this practice except as noted in Section 12.0 of this report. PWGC evaluated the findings associated with the subject property and identified four RECs, with respect to the subject property.

Based on the identified RECs, PWGC recommends a Phase II ESA be performed at the site. The Phase II ESA should include:

- Geophysical survey to identify potential out of service/unknown USTs at the site.
- Subsurface investigation to evaluate soil and groundwater conditions at the site related to the usage of the site as a gas station, current/historical presence of USTs at the site, documented petroleum releases at the site, and drum storage area.
- Soil vapor intrusion evaluation related to the open on-site spill #95-00846.

Although not a part of the ASTM E1527-13 scope, the following additional site concerns must be considered:

- Based on the apparent age of the buildings at the site, it is possible that ACM and/or lead-based paint are present within the structures. PWGC recommends that, prior to demolition or renovation of the buildings, a proper asbestos and/or lead survey be performed and identified ACM and/or lead based paint be properly abated.

12.0 DEVIATIONS

This Phase I ESA was conducted in accordance with the scope and limitations of the ASTM Standard E 1527-13 (Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process) and 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiry; Final Rule). Excluding data gaps identified in Section 2.8 and additional services outlined in Section 9.0, there were no deviations or deletions from this practice.

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13.0 REFERENCES

All Appropriate Inquiry, Final Rule, 40 CFR Part 312.

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

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14.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

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



Ryan Morley, PG
Senior Hydrogeologist



Thomas Melia, PG
Senior Project Manager

Report Completion Date: August 23, 2018

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FIGURES

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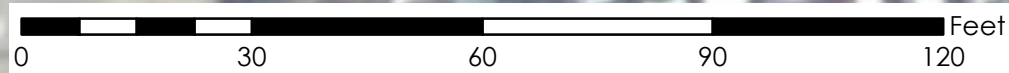
Project:	RDC1802	Designed by:	LS
Date:	4/17/2018	Drawn by:	WY
Scale:	AS SHOWN	Approved by:	LS

SITE PLAN

39-04 Northern Boulevard
Long Island City, NY 11101

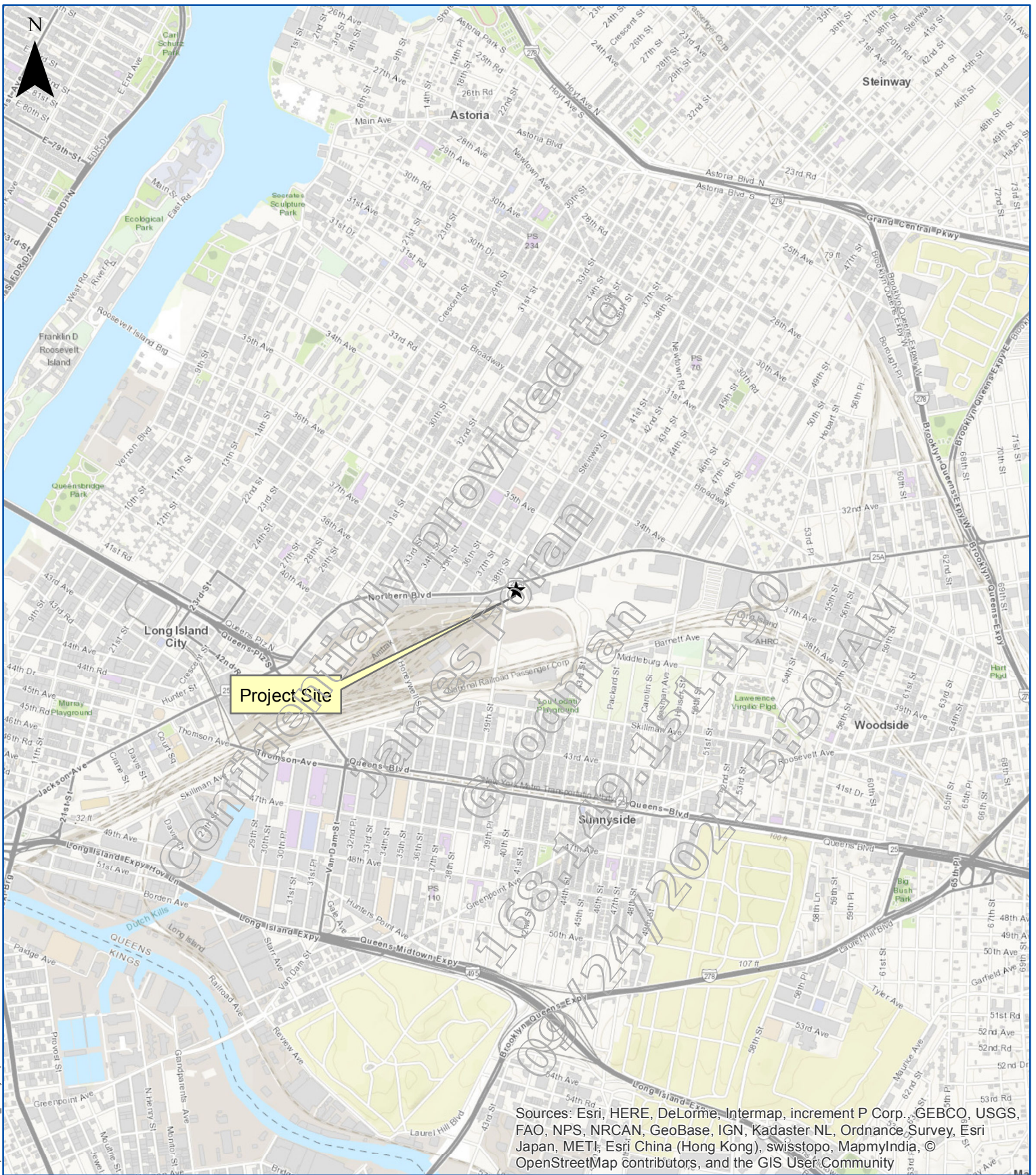
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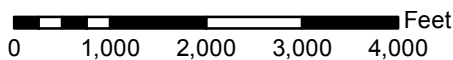
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Vicinity Map

39-04 Northern Boulevard
Long Island City, NY 11101



Project:	RDC1802
Date:	4/17/2018
Designed by:	LS
Drawn by:	WY
Approved by:	LS
Figure No:	1



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APPENDIX A
SITE PHOTOGRAPHS

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A view of the gasoline pump island at the subject property.



A view of the convenience store located at the subject property.



A view of the car wash located on the eastern portion of the subject property.



A view inside the car wash.



Car washing detergents and wax was stored inside the car wash facility.



A 200-gallon tank for car wash detergent was located inside the car wash.



A 100-gallon tank of water with a filtration system for the car wash was observed.



A total of eight non-RCRA regulated 55-gallon drums were located outside of the storage area on the western portion of the subject property.



Motor oils and cleaning supplies were stored in the convenience store.



A total of six floor drains were located on the subject property: four at the car wash and two in the bathrooms of the convenience store.



A total of six floor drains were located on the subject property: four at the car wash and two in the bathrooms of the convenience store.



Heat is powered by natural gas.



A total of seven vent pipes were observed; however, it is stated that only five gasoline USTs exist on site.

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