

PHASE I ENVIRONMENTAL SITE ASSESSMENT for



**303-311 Wythe Avenue
(a.k.a. 69-73 South 2nd Street)
Brooklyn, NY 11249
(Block: 2404, Lot: 1)**

March 2, 2022

PHASE I
ENVIRONMENTAL SITE ASSESSMENT
ASTM E 1527-13

SITE ADDRESS: 303-311 Wythe Avenue (a.k.a. 69-73 S 2nd Street)
Brooklyn, NY 11249
(High one-story warehouse)

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DATE: March 2, 2022

SCOPE OF THIS PHASE I ENVIRONMENTAL SURVEY

To thoroughly inspect all accessible areas and facilities in and around the subject property located at **303-311 Wythe Avenue (a.k.a. 69-73 South 2nd Street), Brooklyn, NY 11249**, and to assess the environmental status of the subject property. The tasks were conducted via a visual inspection of the site, review of available historical records documenting usage of the Property along with persons knowledgeable about the subject property.

The main objective of this ESA was to identify *Recognized Environmental Conditions (RECs)* in connection with the subject Property, defined in ASTM Practice E 1527-13 as the presence or likely presence of any hazardous substances or petroleum products that indicate an existing release, a past release, or a material threat of a release. This ESA also includes a preliminary evaluation of certain potential environmental conditions that are outside the scope of ASTM Practice E 1527-13.

This survey assessed any ongoing or former operations, whether current or former operators/lessees used or stored chemicals on the premises, if any waste materials arising from operations have been dumped on the premises or if any landfill operations have taken place. Visual inspection of the immediate vicinity around the premises were also conducted, wherever possible or reasonable, in order to determine whether any sites adjoining the premises are used for heavy manufacturing or the generation, storage, shipping or disposal of hazardous waste, chemical materials or fuel supplies; if there are any underground or suspended transformer, capacitors, etc. containing PCBs on the subject property or if there are any underground storage tanks.

As part of this environmental survey, inquiry was made with the U.S. Environmental Protection Agency and appropriate State and Local Agencies to ascertain the location of any potential, alleged, or known hazardous waste sites within a one-half mile radius of subject property. The CERCLIS (Comprehensive Emergency Response, Compensation and Liability Information System) is the U.S. EPA's compilation of such alleged, potential or known hazardous waste sites brought to the attention of the U.S. EPA Office of Emergency and Remedial Response, which has been, will be or are currently under investigation for suspected or known environmentally hazardous activities. The National Priorities List (NPL) is the U.S. EPA's listing of known contaminated sites, which have been targeted for cleanup due to the immediate threat posed to human health, and/or the environmental integrity of that property as well as its marketability.

If appropriate inquiry was also made with the US Environmental Protection Agency and appropriate State and Local agencies regarding their acknowledgment that the presence and/or disposal of hazardous or toxic chemicals, if any, are within their guidelines and compliance.

Recommendations, wherever appropriate, have been given as to the action, if any, which must be taken to confirm with the most current guidelines and rules for compliance as set forth by these agencies.

The Phase I Environmental Survey is limited in budget and scope. No sampling, testing or laboratory analysis is conducted unless so noted and the assessment is based on the professional opinion of the Environmental Consultant. The Phase I Environmental Survey is not and should not be considered a warranty or guarantee about the presence or absence of environmental contaminants which might affect the subject property.

The owner is responsible for investigating environmental liens on the subject property. This report was prepared in accordance with ASTM E 1527-13 protocols for Phase I Environmental Site Assessments.

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EXECUTIVE SUMMARY

SITE DESCRIPTION

- The subject property discussed in this report is known as:
 - 303-311 Wythe Avenue (a.k.a. 69-73 South 2nd Street), Brooklyn, NY 11249 (Block: 2404, Lot: 1)
- The Primary zoning for the subject property is R6 which is mapped for built-up, medium-density residential usage in Kings County in Brooklyn, NY.
- The subject property is a rectangular-shaped parcel with lot area of approximately 7,500-sq.ft. in size. Historically, the subject property was inhabited with five multi-storied structures utilized as commercial and residential from circa 1887 to 1950.
- The lot is situated north of South 2nd Street, south of South 1st Street, east of Wythe Avenue and west of Berry Street.
- RSK performed a site reconnaissance on February 24, 2022; during our site reconnaissance, access was gained throughout the subject property, from north of S 2nd Street.

SURROUNDING LAND USE

DIRECTION	ADJOINING USE(S)	VICINITY USE(S)
North	Attached residential and industrial buildings <ul style="list-style-type: none"> • Along south 1st street 	Mixed-use
South	Detached residential and commercial buildings <ul style="list-style-type: none"> • Along South 2nd Street 	Mixed-use
East	Attached residential buildings <ul style="list-style-type: none"> • Along Berry Street 	Residential-use
West	Detached commercial buildings <ul style="list-style-type: none"> • Along Wythe Avenue 	Mixed-use

- Surrounding properties are used for commercial and residential purposes; manufacturing properties are also located within a one-mile radius.

SITE ACTIVITIES

- During our site reconnaissance, the subject property was confirmed as a high one-story warehouse with concrete masonry unit (c.m.u.) construction with wooden beams and steel joists, a brick façade and flat roof. A loading dock was identified on the northwestern section of the building and a wooded framed office was identified within the most southeastern section of the warehouse along Wythe Avenue and a suspected cold storage room exists onsite on the most eastern section of the warehouse which may have been previously used. The warehouse was identified as being utilized for storage of bath tissues. Three (3) gas-fired overhead blowers were observed within the warehouse, and a small electric forklift transformer unit battery charger on a skid was identified at

the southwestern section of the building. Roof was inaccessible during the site inspection. The lot was bounded by a one-story structure to the right along Wythe Avenue, and a four-story residential apartment building on the left along S 2nd Street.

MUNICIPAL & PUBLIC RECORDS REVIEW

A review of available public records for the subject property located at **303-311 Wythe Avenue (a.k.a. 69-73 S 2nd Street), Brooklyn, NY 11249** are as follows:

- An Environmental Liens and AUL search conducted by EDR on February 22, 2022, that resulted as follows:
 - An Indenture type deed (Reel 4202, Page 972) was found for the subject property, dated March 15, 1998, which stated that the title was vested in NHK Realty Inc., from 303 Wythe Realty Corp., for the subject property identified as Block 2404, Lot 1 (303 Wythe Avenue) in the Borough of Brooklyn.
- According to a Building Permit Report search conducted on February 22, 2022, the following permit was found for the subject property:
 - Electrical permit # K22784 was filed on August 8, 1985, by Haber Electric Co. Inc., with a completed status.
- An NYCDOB search was conducted as part of this Phase-I ESA on February 22, 2022. The Subject Property was identified with BIN # 3062893.
- According to a radius search conducted by EDR on February 22, 2022, the following was identified for the subject property:
 - Lexa Metal Corp., 303 Wythe Ave, EPA ID: NYD986987626. The subject property was identified in the RCRA NonGen/NLR, FINDS, ECHO, E-DESIGNATION and PRP databases. Historically, the subject property was a non-generator from 1992, to 2007. No NAICS code or violations were identified. One (1) Evaluation was found data February 4, 1993, with a description “compliance evaluation inspection on-site”. According to the EPA FRS detail report, the property was registered under RCRA as 110004483470.
 - CEQR #04DCP003K. The subject property is identified with E-138 for Underground gasoline storage tanks (testing protocol) and Window wall attenuation & alternate ventilation.
 - The PRP (Potentially Responsible Parties) database identified the subject property as a PRP for the Superfund Site Tonolli Corp. (site) located at Route 54, Nesquehoning, PA 18240. The site was registered in the Final National Priorities List (NPL) on April 20, 1989. The site operations included storage, breaking, processing, and smelting of spent batteries, battery components and other lead-bearing materials. Primary contaminants of concern (COC) are arsenic, lead, cadmium and chromium in soil and wastewater. All soils and debris with exceeding levels of heavy metals from the Site, Nesquehoning Creek and surrounding residential areas were consolidated into the landfill. The sludge and lagoon soils were treated, and all previous operating buildings were demolished. An underground storage tank is installed to collect the leachate from the landfill, which is then transported off-site for treatment and disposal. A limestone trench

was constructed to treat the overburden water parallel to the Creek. The EPA signed the Prelim Close-Out Report (PCOR) on December 13, 1999, to document the completion of construction. Land Use and groundwater restrictions have been implemented on the site as institutional controls. According to the five-year summary report prepared by EPA, dated May 24, 2018, the deep groundwater wells indicated declining trend of contamination, whereas shallow wells indicated static or increasing contamination. On-site natural attenuation is being monitored. Surface water samples did not indicate the presence of significant levels of contaminant discharge. Site inspection of the vegetation landfill cover appeared to be in satisfactory condition, and erosion was not evident.

- According to a radius search conducted by EDR on February 22, 2022:
 - Con Edison Service, Wythe Ave & S 2nd St. (EPA ID NYP004784732). The site was identified in the RCRA NonGen/NLR, FINDS, ECHO databases located 100-ft. southwest of the subject property at a lower elevation. The site was historically utilized as a Large Quantity Generator in 2015. No NAICS code, evaluations or violations were found for the site. According to the FRS detail report, it is registered under the RCRA as 110069657776.
 - 301 Wythe Avenue, CEQR #04DCP003K. The subject property is identified with E-138 for Underground gasoline storage tanks (testing protocol) and Window wall attenuation & alternate ventilation.
 - General Auto Repair, 255 Berry Street. The site was identified in the EDR HIST AUTO database and was located approximately 600-ft. northeast of the subject property at a higher elevation. The site was utilized as a gasoline service station from 1973-1974 (as Andy's service Station), from 1975-1983 (as Noel Service Station) and from 1994-2006 (General Auto repair).
 - H&B Plastics Plating, 299 Wythe Ave (EPA ID NYD982270597). The site was identified in the RCRA-VSQG, FINDS, ECHO and NY MANIFEST databases located 70-ft. north of the subject property at a lower elevation. The site was reported to have generated F006 (wastewater treatment sludges from electroplating operations). Historically, the site was a small quantity generator (1999-2007), and a large quantity generator (in 1987). No NAICS code or violations were found. Two (2) evaluations were found for December 1992 and September 1999. According to the EPA FRS detail report, the site was registered under RCRA as 110004417266. Manifest # NJA5005906 was generated on March 31, 2004, for transporting (EPA ID NJR000023325) waste to a TSD facility (EPA ID NJR000022442) for treatment.
 - 72 S 2nd St. The site is active under NYCOER as 18EHAZ065K, CEQR# 04DCP003K and prospective VCP site. The current phase is approved remedial plan. The contaminants of concerns are heavy metals in soil, Tetrachloroethene (PCE) and petroleum-related VOCs (BTEX) in soil gases. No groundwater was encountered.
- A FOIL request was submitted to the NY State Department of Environmental Conservation (NYSDEC) on February 22, 2022, in order to request information/records of spills, violations/complaints, deeds of the property, any hazardous/non-hazardous

manifests pertaining to the subject property. The results are currently pending at the time of the preparation of the report.

SITE HISTORY

Certified Sanborn® Map Report and Aerial Photographs:

In reviewing the history of the subject property, a Sanborn Map Search and Aerial Photograph Search was conducted for **303-311 Wythe Avenue (a.k.a. 69-73 S 2nd Street), Brooklyn, NY 11249**. The Sanborn Map available for the subject property were from 1887 to 2007.

YEAR	OBSERVATIONS for Subject property	OBSERVATIONS for Surrounding properties
1887	<i>The subject property was identified as individually parceled lots. 303 Wythe Ave was developed with a four-story brick lined structure utilized as a store, attached to two-story. 305-307 Wythe Ave was developed with a one-story building utilized partially as a store and a printing shop. 69 S 2nd St. was developed as a three-story store, 71 S 2nd St. was developed as a three-story residential building, and 73 S 2nd Street was developed with a two-story residential building attached to two (2) two-story structures.</i>	<i>Surrounding properties were identified as developed with multi-storied commercial and residential buildings. AA Livery/Carriage house at 76 1st St., a laundry, and an upholstery shop southwest of the subject property, paint works facility at 37-39 S 3rd St. and commercial/industrial facilities named W.M. Baxter & Co. and W.B. Weddle's Whiting factory southwest of the subject property.</i>
1904	<i>The subject property was identified in a similar configuration as the 1887 map. However, the printing shop was now depicted as a store.</i>	<i>Surrounding properties south of the subject property were identified as further developed with multi-stories commercial and residential structures. A rectory at 71-73 S 3rd St. (northeast of the subject property), no laundry or upholstery shops were depicted. A Brass foundry identified at 34-40 S 1st St., along with a US weigher's office and tool house at 30-32 S 1st St. (west of the subject property), a perforated shelf paper manufacturer at 54-56 S 2nd St., and U.S. Bung Manufacturing Co. at 50 S 2nd St.</i>
1905	<i>The subject property was not depicted on the 1905 map.</i>	<i>Surrounding properties to the north were identified as further developed. Brooklyn Coal Co. identified at 106-110 Grand St.</i>
1916	<i>The subject property was not depicted in the 1916 map.</i>	<i>Surrounding properties to the north were identified as further developed. No coal yards were depicted, however, Structural Iron Yard named Thog W. Kiley & Co. depicted at 98-100 Grand St.</i>
1918	<i>The subject property was depicted in a similar configuration as the 1904 map.</i>	<i>Surrounding properties were identified as further developed. Dugan Bros Bakery identified at 84-92 S 1st St. (northeast of the subject property), Fulton Bag & Cotton Mills at 328-336 Wythe Ave, S. Monday & Sons Tobacco Manufacturing at 36-40 S 1st St., and American Sugar Refining Co. at 32 S 1st St. (west), American Sugar Refining Co. at 37-49 S 4th St. and Coal yard southwest of the subject property.</i>
1922-1928	<i>The subject property was not depicted in the 1922-1928 maps.</i>	<i>The surrounding properties were not depicted in the 1922-1928 maps.</i>

1935	<i>The subject property was depicted in a similar configuration as the 1918 map. Subject property at 71-73 S 2nd St. was depicted as two (2) open & vacant buildings.</i>	<i>Surrounding properties were identified as further developed. A one-story Baker's Supplies warehouse at 240-246 Wythe Ave (west of the subject property), one-story laundry at 37-39 S 1st St. (northwest of the subject property).</i>
1942	<i>The subject property was depicted in a similar configuration as the 1942 map.</i>	<i>Surrounding properties to the north were identified as further developed. A WM. E. Sheridan playground identified at 69-85 S 1st St.</i>
1947	<i>The subject property was depicted as merged parcel of land, with the two (2) previously developed structures on 305-307 Wythe Ave, and 69 S 2nd St., utilized as stores.</i>	<i>Surrounding properties were identified as further developed. Paper box warehouse at 84-92 S 1st St. (northeast of the subject property), a gasoline tank observed at the Bakers Supplies at 340-342 Wythe Ave, a shipping and delivery service at 328-338 Wythe Ave (west of the subject property), Lace Paper works at 54-56 S 2nd St., Bottling works at 64-66 S 2nd St. and Broom manufacturing on 1st floor at 36-38 S 2nd St. (southwest of the subject property).</i>
1950-1951	<i>The subject property was depicted in a similar configuration as the 1947 map.</i>	<i>Surrounding properties were identified in similar configuration as the 1947 map.</i>
1965	<i>The subject property was identified as developed with a one-story brick pilastered building with steel beams utilized as scrap metals facility.</i>	<i>Surrounding properties were identified as further developed. A light fixtures warehouse at 84-92 S 1st St., shipping/delivery facility at 74-76 S 1st St., paper products warehouse at 65 S 2nd St. (northeast of subject property), Fulton metal works was not depicted, but a shipping/delivery facility was identified (west of subject property), no laundry depicted, however, various multi-storied shipping/delivery services were identified northwest of the subject property.</i>
1977-1978	<i>The subject property was depicted in the similar configuration as the 1965 map.</i>	<i>Surrounding properties were identified as further developed. An auto repair identified at 295-297 Berry Street (southeast of the subject property), private garage with an onsite gasoline tank and truck parking identified southwest of the subject property, Amstar Corp. identified west of the subject property, and The Jose De Diego School identified at north of the subject property.</i>
1979-1984	<i>The map depicted the subject property in the similar configuration as the 1978 map.</i>	<i>Surrounding properties were identified in similar configuration as the 1978 map.</i>
1984-1992	<i>The map depicted the subject property in the similar configuration as the 1984 map.</i>	<i>Surrounding properties were identified in similar configuration as the 1984 map. A junk yard identified west of the property along Berry Street.</i>
1993-1996	<i>The map depicted the subject property in the similar configuration as the 1992 map.</i>	<i>Surrounding properties were identified in similar configuration as the 1992 map. A warehouse identified to the north adjacent to the subject property, and Domino Sugar factory identified west of the subject property.</i>
2001-2007	<i>The map depicted the subject property in the</i>	<i>Surrounding properties were identified in similar</i>

	<i>similar configuration as the 1995 map.</i>	<i>configuration as the 1995 map.</i>
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According to the Sanborn maps, the lot was historically inhabited with a residential building, commercial stores, printing facility and then onwards a scrap metals facility. There is a possibility of potential subsurface contamination due to on-site historic uses and presence of a buried anomaly/tank, hence these are considered as Recognized Environmental Concerns (RECs) at the time.

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

Aerial Photographs Findings:

YEAR	OBSERVATIONS for Subject property	OBSERVATIONS for Surrounding properties
1924	<i>The 1924 aerial photograph depicted the subject property developed with multiple structures.</i>	<i>Surrounding properties were identified as developed with various multi-storied buildings.</i>
1951	<i>The 1951 aerial photograph depicted the subject property developed with an L-shaped structure.</i>	<i>Surrounding properties were identified as further developed.</i>
1961	<i>The 1961 aerial photograph depicted the subject property as vacant parcel.</i>	<i>Surrounding properties were identified in a similar configuration as the 1951 photograph.</i>
1966	<i>The 1966 aerial photograph depicted the subject property with a structure developed a 100% on the lot.</i>	<i>Surrounding properties were identified in a similar configuration as the 1961 photograph.</i>
1974-2017	<i>The 1974-2017 aerial photographs depicted the subject property in a similar configuration as the 1966 map.</i>	<i>Surrounding properties were identified in a similar configuration as the 1966 photograph.</i>

City Directory:

The subject property was identified in the city directory search as 303-311 Wythe Avenue (69-73 S. 2nd Street), Brooklyn, NY 11249:

YEAR	OBSERVATIONS for Subject property at 303 Wythe Avenue
1934	BAILEY ALONZA LAB R BLAIR KENNETH LAB H CORRIE JAS AUTO WASHER FENNER EDW MACH OPR H
1965	ABB METALS INC
1970	ABB METALS INC
1973	ABB METALS INC LEXA METAL CORP

1976	<i>ABB METALS INC LEXA METAL CORP</i>
1980	<i>ABB METALS INC</i>
1985	<i>ABB METALS INC LEXA METAL CORP</i>
1992	<i>CARLAN KNITWEAR CO LEXA METAL CORP</i>
1997	<i>KAPOK USA INC SAM KEY CO</i>
1999	<i>NHK REALTY INCORPORATED</i>
2000	<i>NHK REALTY INC</i>
2004	<i>LAUS TRADING CORP</i>

Review of Previous Environmental Reports:

- No previous environmental reports were available for review for the subject property.

FUEL OIL AND GASOLINE STORAGE TANK

- At the time of inspection, there were no visual signs of fuel oil and/or gasoline storage tanks identified within subject property.
- A FOIL request was submitted to the New York City Fire Department (FDNY) on February 22, 2022, in order to determine the list of registered or unregistered tanks that currently exist or may have existed on the subject property, along with any violations/permits. The results are currently pending at the time of the preparation of the report.
- According to the radius search through EDR, the following UST site was identified at SS Peter & Paul's R.C. Church, 86 South 2nd St., Site ID: 3269 (PBS ID 2-109177) approximately 190-ft. southeast of the subject property at a higher elevation with the following tank records:
 - Tank #001 (ID 3937); a 3,000-gallon steel/carbon steel #2 fuel oil underground storage tank was closed-removed on May 24, 2016, that was installed on December 1, 1963. The tank was last modified on June 23, 2017.
- According to the radius search conducted through EDR, the following AST site was identified at South First Realty Corp., 90 South 1st St., Site ID: 3976 (PBS ID 2-117129) approximately 310-ft. to the east of the subject property at a higher elevation with the following tank records:
 - Tank #001 (ID 7908); a 1,500-gallon #2 fuel oil aboveground storage tank placed on ground, with direct contact to soil, was closed-removed, and last modified on April 14, 2017.

SPILLS IDENTIFIED ON SITE

- According to a radius search through EDR, no spills were reported for the subject property.

SPILLS IDENTIFIED ON SURROUNDING PROPERTY

- According to a radius search conducted through EDR, twenty-eight (28) LTANKS sites were recorded within a 1-mile radius to the subject property; and twenty-two (22) NY SPILLS sites were recorded within a 1-mile radius to the subject property.
 - Drum Run, 340-342 Wythe Ave, Site ID: 352595, Spill # 0507228. The site was identified approximately 100-ft. west of the subject property at lower elevation. The site encountered waste/used oil spill on September 15, 2005, which affected the soil on site, due to an abandoned drum. The spill was closed October 6, 2005.
 - Commercial, 348 Wythe Ave, Site ID: 526650, Spill # 1601332. The site was identified approximately 180-ft. southwest of the subject property at lower elevation. The site encountered a 5-gallon anti-freeze spill on May 10, 2016, which affected the sewer, due to equipment failure of a commercial vehicle. According to the DEC Memo, “the anti-freeze spill was cleaned up, and no other resources were impacted. Further investigation is not required.” The spill was closed on May 10, 2016.

VAPOR ENCROACHMENT CONDITIONS

- All readily ascertainable information including all applicable Federal, State, Tribal and local database information, historical usage information, soil and groundwater sources and information from the site reconnaissance were reviewed to determine if there is a possibility of a Vapor Encroachment Condition regarding the subject property. A VEC concern was identified for the subject property from the historic usage of the surrounding property located approximately 90-ft. north of the subject property, H&B Plastics Plating facility. Potential contaminants of concerns are heavy metals and volatile organic compounds in soil. *This is considered as a REC at this time.*

PCB's

- During our site reconnaissance, no signs of PCB storage tank was identified within the accessible areas.

WASTE CONTAINERS

- During our site reconnaissance, no waste containers were identified on the subject property. However, eight (8) small containers of unknown liquid were identified in the small mezzanine section of the warehouse.
This is considered as a de-minimis condition since there is no immediate threat to the environment. All unlabeled buckets must be identified, re-labeled and re-packed into DOT-UL approved drums.

ENVIRONMENTAL DATA RESEARCH

- An Environmental Data Research Summary was performed for 303-311 Wythe Avenue (a.k.a. 69-73 S 2nd Street), Brooklyn, NY 11249

DATABASE	SEARCH DISTANCE	TARGET PROPERTY	OFF-SITES LISTED
SEMS	½ MILE	-	1
SEMS-ARCHIVE	½ MILE	-	1
CORRACTS	1 MILE	-	1
RCRA-TSDF	½ MILE	-	1
FEDERAL RCRA-LQG	¼ MILE	-	12
FEDERAL RCRA-SQG	¼ MILE	-	4
FEDERAL RCRA-VSQG	¼ MILE	-	3
NY SHWS	1 MILE	-	11
NY SWF/LF	½ MILE	-	9
NY LTANKS	½ MILE	-	28
NY UST	¼ MILE	-	20
NY CBS UST	¼ MILE	-	2
NY MOSF UST	½ MILE	-	1
NY CBS	¼ MILE	-	8
NY MOSF	½ MILE	-	2
NY AST	¼ MILE	-	39
NY CBS AST	¼ MILE	-	4
NY MOSF AST	½ MILE	-	1
NY TANKS	¼ MILE	-	3
NY ENG CONTROLS	½ MILE	-	6
NY INST CONTROLS	½ MILE	-	6
NY VCP	½ MILE	-	36
NY BROWNFIELDS	½ MILE	-	9
NY SWRCY	½ MILE	-	2
NY SPILLS	⅛ MILE	-	22
RCRA NONGEN / NLR	¼ MILE	1	63
FUDS	1 MILE	-	1
2020 COR ACTION	¼ MILE	-	1
PRP	TP	1	-
FINDS	TP	1	-
ECHO	TP	1	-
NY E-DESIGNATION	⅛ MILE	1	38
NY HSWDS	½ MILE	-	1
NY MANIFEST	¼ MILE	-	99
TX Ind. Haz Waste	¼ MILE	-	1
PA MANIFEST	¼ MILE	-	7
NJ MANIFEST	¼ MILE	-	31
EDR MGP	1 MILE	-	5
EDR HIST AUTO	⅛ MILE	-	3

** Due to poor or inadequate address information 20 records were unmapped. **

CONDITIONS OUTSIDE THE SCOPE OF ASTM PRACTICE E 1527-13

- **ASBESTOS CONTAINING MATERIALS (ACM)**
 - Structures that were built prior to 1980 are more likely to contain asbestos.
 - During our site reconnaissance, RSK identified the subject property developed with a high one-story warehouse, constructed circa 1950. Visual signs of asbestos containing materials were not identified, however, the pipe insulation is presumed asbestos containing material, due to the age of the building. An asbestos inspection should be conducted by an asbestos inspector.
- **LEAD BASED PAINT (LBP)**
 - Structures that were built prior to 1978 are more likely to contain LBP than structures that were built after 1978.
 - During our site reconnaissance, RSK identified the subject property developed with a high one-story warehouse, constructed circa 1950. Due to the age of the building, a lead-based paint inspection should be conducted by a lead-based paint inspector.
- **LEAD IN DRINKING WATER**
 - The subject property is connected to the municipal potable water supply as provided by the New York City Environmental Protection. According to the New York City Drinking Water Supply and Quality Report for 2019 the drinking water supplied to the subject property is compliant with state and federal standards, including those for lead and copper.
- **MOLD**
 - During our site reconnaissance, RSK identified the subject property developed with a high-ceiling one-story warehouse, constructed circa 1950. Visual areas of water damage were identified on the ceilings and walls of the two (2) bathrooms within the warehouse on the subject property. Water damaged areas should be repaired to avoid further damage, and growth of mold.
- **RADON**
 - Radon is a colorless, odorless, radioactive gas. Radon comes from the natural decay of uranium that is found in nearly all soils. Radon typically moves through the ground and into building through cracks and openings in the foundation. The U.S. Environmental Protection Agency's Map (USEPA) has developed a "Map of Radon Zones" indicating the levels of radon concentrations from testing and aerial surveys conducted in all counties in the state of New York. The USEPA's Map of Radon Zones identified the Subject Property as a Radon Zone 3 (Counties with predicted average indoor radon screening levels less than 2 pCi/L). Radon concentration can vary widely within a tier location, depending upon the geology and amount of uranium in the soil. Homes in low or moderate radon potential areas can have elevated radon concentrations. The USEPA recommend that you take action to mitigate your home if your test results indicate radon levels of 4 pCi/L of radon or higher. Due to the subject property inhabiting a Radon Zone 3 (Counties with

predicted average indoor radon screening levels less than 2 pCi/L), a radon test is not warranted at this time for the subject property.

- **WETLANDS**

- RSK reviewed available information regarding wetlands on the subject Property, including National Wetlands Inventory online GIS mapping. RSK made general site observations for readily observable potential wetland characteristics. RSK did not observe surface water bodies or any evidence of potential wetlands on or adjacent to the subject Property. The nearest body of water was identified as the East River located approximately 0.16-miles west of the subject property.

FINDINGS AS DEFINED BY ASTM E1527-13

A **Recognized Environmental Condition (REC)** refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property, due to release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment.

- This assessment **has revealed** evidence of three (3) RECs in conjunction with the subject property.
 - According to the review of historical aerial photographs and Sanborn Maps, the lot was historically inhabited with a residential building, commercial stores, printing facility, machine operator, and then onwards a scrap metals facility. There is a possibility of potential subsurface contamination due to on-site historic uses and presence of a buried anomaly/tank, hence these are considered as Recognized Environmental Concerns (RECs) at the time.
 - During the site reconnaissance, a loading dock was identified within the warehouse on the subject property. There is a possibility of potential subsurface contamination due to on-site historic uses, and is considered as a REC at this time.
 - Due to onsite historical usage, and surrounding historic usage of 299 Wythe Avenue, as an electroplating facility, potential vapor encroachment concerns is identified at the subject property, and is considered a REC.

Controlled Recognized Environmental Conditions (CRECs) are defined by the ASTM Standard Practice E1527-13 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 NFA letter or equivalent, or meeting risk-based criteria established by the 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).

- This assessment **has not revealed** evidence of a CREC in conjunction with the subject property.

Historical Recognized Environmental Conditions (HRECs) are defined by the ASTM Standard Practice E1527-13 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 residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

- This assessment **has not revealed** evidence of a HREC in connection with the subject property.

Business Environmental Risk (BER) is defined by ASTM as "a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in ASTM Standard Practice E1527-13. Consideration of

business environmental risk issues may involve addressing one or more non-scope considerations."

- This assessment **has not revealed** evidence of BER in connection with the subject property.

De Minimis Conditions: Findings which would otherwise be characterized as Recognized Environmental Conditions, but which generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies are classified as *de minimis* in accordance with the agreed scope of work. De Minimis Conditions are not considered RECs.

- This assessment **has revealed** evidence of a De minimis environmental condition in connection with the subject property:
 - Eight (8) small containers of unknown liquid were identified in the small mezzanine section of the warehouse. This is considered as a de-minimis condition since there is no immediate threat to the environment. However, all unlabeled buckets must be identified, re-labeled and re-packed into DOT-UL approved drums.

CONCLUSIONS AND RECOMMENDATIONS

RSK has completed this Phase-I ESA in conformance with the scope and limitations as specified in the ASTM Practice E 1527-13 for the subject property located at 303-311 Wythe Avenue (a.k.a. 69-73 South S 2nd Street), Brooklyn, NY 11249. RSK has considered the nature and extent of onsite sources of potential subsurface contamination by evaluating the current and available historical usage of the subject Property through the review of available data as was summarized in this Phase-I ESA.

REC Recommendations

- RSK recommends that a Phase-II Environmental Subsurface Investigation (ESI) must be conducted at the subject property to assess the condition of soil, groundwater and soil gases beneath the property. A geophysical survey should be conducted on the entire subject property, as part of the Phase-II, in order to rule out any buried tanks/anomalies. Any buried tanks encountered should be closed properly in accordance with local, state and federal guidelines.

Non-ASTM Recommendations

- RSK recommends that all unlabeled buckets must be identified, re-labeled and re-packed into DOT-UL approved drums.
- The subject property was identified as an NY E-Designation Hazmat/Noise Site. RSK recommends, prior to any re-development or modification to the site, a review must be filed with the New York City Office of Environmental Remediation (NYCOER).

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INTRODUCTION

GENERAL

The general purpose of this Phase-I Environmental Site Assessment (ESA) is to determine whether or not the Property is subject to certain Recognized Environmental Conditions (*RECs*) that may affect Property use or increase the risk of liability exposure associated with the Property. Recognized Environmental Conditions include the presence or possible presence of hazardous substances or petroleum related products that indicate an existing release, past release, or a significant threat of a release into structures on the Property, into the ground, groundwater or surface water. Recognized Environmental Conditions can include past uses, disposal practices, spills, off-site contamination, and regulatory compliance.

This Environmental Site Assessments report includes a description of the subject Property and surrounding areas, review of records and contains information gathered during site reconnaissance and interviews. RSK Environmental Group (RSK) Phase-I Environmental Site Assessments are prepared by environmental professionals, supervised by Professional Engineers.

LIMITING CONDITIONS & METHODOLOGY UTILIZED

The limiting conditions and methodology used in preparing this Phase-I Environmental Site Assessments report are those contained in ASTM Standard E 1527-13. This practice does not address requirements of any state or local laws or any federal laws other than the appropriate inquiry provisions of *CERCLA's "Innocent Landowner Defense"*. Users are cautioned that federal, state and local laws may impose environmental assessments obligations that are beyond the scope of this practice. Users should also be aware that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the Property that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance.

The report is not, and should not be construed as, a guaranty, warranty, or certification of the presence or absence of any toxic substances, (which can be made only with testing), and contains no formal plans or recommendations to rectify or remediate the presence of any toxic substances, (which may be subject to regulatory approval). No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the Property. Performance of this practice under ASTM Standards is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the Property.

Except for acts and omissions by RSK, or its employees which are shown to be grossly negligent and which represent intentional misconduct, the client has agreed, to the maximum extent permitted by law, to hold harmless and indemnify RSK from and against any and all claims and liabilities arising in respect to the Environmental Site Assessment performed by RSK on behalf of the client. All liability on the part of RSK shall be limited solely to the cost of this report. RSK shall have no liability for any other damages, whether consequential, compensatory, punitive, or special arising out of, incidental to, or as a result of this report. RSK assumes no liability for the use of this report by any person of entity other than the client for whom the report was prepared.

SITE INFORMATION

Survey of the Subject Property

A Phase-I Environmental Site Assessment survey was conducted on the property located **303-311 Wythe Avenue (a.k.a. 69-73 S 2nd Street), Brooklyn, NY 11249 (Block: 2404, Lot: 1)** beginning with a visual inspection by an Environmental Professional to determine if hazardous or potentially toxic materials or substances might be present. RSK performed a site reconnaissance on February 24, 2022, the weather was cloudy and 35°F. During our site reconnaissance, access into the subject property was gained through the north of S 2nd Street. A Phase-I Environmental Site Assessment does not involve any sampling, testing or laboratory analysis of on-site soil or groundwater, unless so noted and cannot confirm the nature of subsurface soil or groundwater quality on the subject property.

Location and Legal Description of the Subject Property

The subject property is a rectangular-shaped parcel with lot area of approximately 7,500-sq.ft. in size. Historically, the subject property was inhabited with five multi-storied structures utilized as commercial and residential from circa 1887 to 1950. The Primary zoning for the subject property is R6 which is mapped for built-up, medium-density residential usage in Kings County in Brooklyn, NY. The lot is situated north of South 2nd Street, south of South 1st Street, east of Wythe Avenue and west of Berry Street.

Current Uses of the Subject Property

During our site reconnaissance, the subject property was confirmed as a high one-story warehouse with concrete masonry unit (c.m.u.) construction with wooden beams and steel joists, a brick façade and flat roof. A loading dock was identified on the northwestern section of the building and a wooded framed office was identified within the most southeastern section of the warehouse along Wythe Avenue and a suspected cold storage room exists onsite on the most eastern section of the warehouse which may have been previously used. The warehouse was identified as being utilized for storage of bath tissues. Three (3) gas-fired overhead blowers were observed within the warehouse, and a small electric forklift transformer unit battery charger on a skid was identified at the southwestern section of the building. Roof was inaccessible during the site inspection. The lot was bounded by a one-story structure to the right along Wythe Avenue, and a four-story residential apartment building on the left along S 2nd Street.

Current Uses of the Surrounding Property

The current uses of the adjoining properties were mixed-use commercial, residential and manufacturing properties within a one-mile radius.

DIRECTION	ADJOINING USE(S)	VICINITY USE(S)
North	Attached residential and industrial buildings <ul style="list-style-type: none"> • Along south 1st street 	Mixed-use
South	Detached residential and commercial buildings <ul style="list-style-type: none"> • Along South 2nd Street 	Mixed-use

East	Attached residential buildings <ul style="list-style-type: none"> • Along Berry Street 	Residential-use
West	Detached commercial buildings <ul style="list-style-type: none"> • Along Wythe Avenue 	Mixed-use

SITE PHYSICAL SETTING

Topography

The subject Property and vicinity characteristics listed below were analyzed utilizing a current USGS 7.5 Minute Topographic Map. This information is useful in determining the grade and topography of the subject property. The subject property is located at an elevation of approximately 43-feet above mean sea level (msl). The topography of the subject property was consisted of some slight sloping observed towards the south. The slopes on the subject property range from 0 to 3 percent and 3 to 8 percent. The general topographic gradient is generally northwest. The subject property has been graded as for residential usage.

Geology and Soils

No bedrock outcroppings were observed at the subject property. Near-surface geology in heavily developed areas such as the subject property and vicinity is considered "Urban land-till substratum" and is characterized by a non-homogeneous distribution of cemented material till 15-inches and deep gravelly sandy loam from 15 to 79-inches. Excavation and backfilling for building foundations, utility conduits, subway systems and other construction results in a varied subsurface profile. In this setting, estimation of local subsurface parameters such as permeability, moisture content, and organic fraction is not feasible without site-specific testing data.

Hydrogeology and Hydrology

Local groundwater gradient is expected to follow with surface topography; therefore, groundwater flow near the subject property is expected to flow generally northwest. Groundwater depths and flow gradients are best evaluated by a subsurface investigation involving the installation of at least three groundwater monitoring wells and precise measurements of hydrostatic pressure. No monitoring wells were observed on the subject property.

USER PROVIDED INFORMATION

Interview with Key Site Manager

The property owner was partially available for the interview during site inspection. The property was bought in 1992, and no major changes were made to the building. The site was utilized as a warehouse.

Environmental Pre-Survey Questionnaire

Pursuant to ASTM E 1527-13, RSK requested the following site information from the User of this report and from the owner of the Property, (see the Transaction Screen Questionnaire attached as Appendix J).

Title Records

Title record information associated with the subject Property has not been provided to RSK by the owner/tenant/occupant/user. Land title records provide information on previous ownership of any Property. Typically, deeds signifying transfer of a land parcel are recorded in county files and can be researched to determine the identity of past owners. A "chain of title" is a continuous record of ownership for a specific parcel. A 50-year chain of title search was not included in the scope of work for this assessment.

Environmental Liens

The owner/key site personnel of the Property have no special knowledge of Environmental Liens or Activity/Use Limitations on the site. An environmental lien search conducted by EDR as part of this assessment did not find any environmental liens and/or other activity and use limitations (AULs).

Specialized Knowledge

The owner/key site personnel of the Property have no specialized knowledge concerning Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or Historical Recognized Environmental Conditions (HRECs). RSK was not provided with or made aware of previous environmental assessments or other documentation that is material to RECs, CRECs or HRECs in connection with the subject Property.

Commonly Known or Reasonably Ascertainable Information

The owner/key site personnel have no commonly known or reasonably ascertainable information within the local community about the subject Property that is material to RECs, CRECs or HRECs in connection with the subject Property.

Reason for Performing Phase I ESA Report

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

Prior Environmental Reports

No previous environmental reports were available for review during the preparation of this Phase I.

ENVIRONMENTAL SITE ASSESSMENT

A visual inspection of the subject property and surrounding areas took place on February 24, 2022; the weather was cloudy and 38°F. During our site reconnaissance, access was gained throughout the entire subject property.

Improvements

The subject property is a rectangular-shaped parcel developed with a high one-story warehouse with concrete masonry unit (c.m.u.) construction with wooden beams and steel joists, a brick façade and flat roof. The lot area is approximately 7,500-sq.ft. in size.. The Primary zoning for the subject property is R6 which is mapped for built-up, medium-density residential usage in Kings County in Brooklyn, NY.

Streets

The lot is situated north of South 2nd Street, south of South 1st Street, east of Wythe Avenue and west of Berry Street.

Potable Water Supply

The potable water in the neighborhood supply is provided by the municipal water system within the vicinity.

Sewage Disposal

The sewage disposal in the neighborhood is provided by the municipal sewer system.

Heating and Cooling System

Three (3) overhead gas-fired blowers were identified within the warehouse on the subject property.

Electrical Supply

The electricity in the neighborhood is provided by Con Edison.

RECORDS REVIEW

Standard Environmental Record Sources

Information from standard Federal and State environmental record sources was provided through Environmental Data Resources, Inc. (EDR). Data from governmental agencies lists are updated and integrated into one database, which is updated accordingly as these data are released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address uncertainties. The demographic and geographic information available, provides assistance in identifying and managing potential environmental risk. The accuracy of the geological locations ranges between 1/8-mile to 1-mile radius to the subject Property.

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

Regulatory information from the following database sources regarding possible recognized environmental conditions, within the ASTM minimum search distance from the subject Property, were reviewed. Specific facilities are discussed below if determined likely that a potential recognized environmental condition has resulted at the subject Property from the listed facilities. Specific Property identified within the database report are further discussed below.

TARGET PROPERTY LISTINGS

E DESIGNATION: E DESIGNATION SITE LISTING. The (E (Environmental)) designation would ensure that sampling and remediation take place on the subject properties, and would avoid any significant impacts related to hazardous materials at these locations. The (E) designations would require that the fee owner of the sites 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) designations also include a mandatory construction-related health and safety plan which must be approved by NYCDEP.

A review of the E DESIGNATION list, as provided by EDR, and dated December 13, 2021 has revealed that subject property was identified in the database.

- The subject property is an E-designated (Hazmat), effective May 11, 2005, with E-138 code and description - Underground gasoline storage tanks testing protocol and Window wall attenuation & alternate ventilation. CEQR Number 04DCP003K is part of the Greenpoint-Williamsburg Rezoning in the Brooklyn borough of New York City.

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated September 13, 2021, has revealed that subject property was identified in the database.

- Lexa Metal Corp, 303 Wythe Avenue, EPA ID NYD986987626. The site was not historically a generator. According to the EPA FRS Facility detail report, No NAICS code was identified for the site. A compliance evaluation inspection on-site was conducted on February 4, 1993, with no violation found. Target property was also cross-referenced in the FINDS and ECHO databases.

PRP: Potentially Responsible Parties. A listing of verified Potentially Responsible Parties.

A review of the PRP, as provided by EDR, and dated October 20, 2021, has revealed that the subject property was identified in the database.

Lexa Metal Corp, 303 Wythe Avenue (Superfund EPA ID: PAD073613663, Tonolli Corp). An ADM ORDR settlement with the code AC-1 was listed. The subject property was listed as a PRP for the Superfund Site Tonolli Corp. (site) located at Route 54, Nesquehoning, PA 18240. The site was registered in the Final National Priorities List (NPL) on April 20, 1989. The site operations included storage, breaking, processing, and smelting of spent batteries,

battery components and other lead-bearing materials. Primary contaminants of concern (COC) are arsenic, lead, cadmium and chromium in soil and wastewater. All soils and debris with exceeding levels of heavy metals from the Site, Nesquehoning Creek and surrounding residential areas were consolidated into the landfill. The sludge and lagoon soils were treated, and all previous operating buildings were demolished. An underground storage tank is installed to collect the leachate from the landfill, which is then transported off-site for treatment and disposal. A limestone trench was constructed to treat the overburden water parallel to the Creek. The EPA signed the Prelim Close-Out Report (PCOR) on December 13, 1999, to document the completion of construction. Land Use and groundwater restrictions have been implemented on the site as institutional controls. According to the five-year summary report prepared by EPA, dated May 24, 2018, the deep groundwater wells indicated declining trend of contamination, whereas shallow wells indicated static or increasing contamination. On-site natural attenuation is being monitored. Surface water samples did not indicate the presence of significant levels of contaminant discharge. Site inspection of the vegetation landfill cover appeared to be in satisfactory condition, and erosion was not evident

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal sites subject to CERCLA removals and CERCLA orders

SEMS: SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the SEMS list, as provided by EDR, and dated 10/20/2021 has revealed that there is 1 SEMS site within approximately 0.5 miles of the target property.

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 10/20/2021 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 09/13/2021 has revealed that there is 1 CORRACTS site within approximately 1 mile of the target property.

List of Federal RCRA TSD facilities

RCRA-TSDF: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as

defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-TSDF list, as provided by EDR, and dated 09/13/2021 has revealed that there is 1 RCRA-TSDF site within approximately 0.5 miles of the target property.

- Radiac Research Corp, 33 S 1st St (EPA ID NYD049178296). The site was identified in the CORRACTS, RCRA-TSDF, RCRA NONGEN/NLR, 2020 COR ACTION, PADS, FTTS, HIST FTTS, and MANIFEST databases.

Federal RCRA generators list

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 09/13/2021 has revealed that there are 12 RCRA-LQG sites within approximately 0.25 miles of the target property.

- Public School 84K, 250 Berry St (NYR000010462). The site was identified in the RCRA-LQG, LEAD, FINDS, ECHO, and MANIFEST databases, located 427-ft. northeast of the subject property at a higher elevation. The site was historically utilized as a large quantity generator (2016), small quantity generator (2014), and conditionally exempt small quantity generator (1995). NAICS code 61111 (Elementary and Secondary Schools) was identified for the site. No violations or evaluations were found. Manifest tracking #004163900FLE was generated for 100-kg of B007 waste – Other PCB wastes, including contaminated soil, solids, sludges, clothing, rags, and dredge material – to a TSDF (EPA ID NYD077444263) for landfill.

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 09/13/2021 has revealed that there are 4 RCRA-SQG sites within approximately 0.25 miles of the target property.

RCRA-VSQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective

information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-VSQG list, as provided by EDR, and dated 09/13/2021 has revealed that there are 3 RCRA-VSQG sites within approximately 0.25 miles of the target property.

- H & B Plastics Plating, 299 Wythe Ave (EPA ID NYD982270597). The site was identified in the RCRA VSQG, FINDS, ECHO, and MANIFEST databases, located 90-ft. north of the subject property at a lower elevation. The site generated F006 waste (wastewater treatment sludges from electroplating). The site was historically a large quantity generator (1987), small quantity generator (1999), and conditionally exempt small quantity generator (2006, 2007). No NAICS code was found. A compliance evaluation inspection on-site was conducted and no violation was found. A manifest number #NJA5005906 was generated for the waste (not reported) transported (Transporter EPA ID NJR000023325) on March 31, 2004 to a TSDF (EPA ID NJR000022442).

State- and tribal -hazardous waste facilities

NY SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Environmental Conservation's Inactive Hazardous Waste Disposal Sites in New York State.

A review of the NY SHWS list, as provided by EDR, and dated 01/06/2022 has revealed that there are 11 NY SHWS sites within approximately 1 mile of the target property.

Lists of state and tribal landfills and solid waste disposal facilities

NY SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the list.

A review of the NY SWF/LF list, as provided by EDR, and dated 09/30/2021 has revealed that there are 9 NY SWF/LF sites within approximately 0.5 miles of the target property.

State and tribal leaking storage tank lists

NY LTANKS: Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. 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.

A review of the NY LTANKS list, as provided by EDR, and dated 08/09/2021 has revealed that there are 28 NY LTANKS sites within approximately 0.5 miles of the target property.

- Btwn Nerry St & White St, 65 South 3rd Street, DEC Spill #9401369, Site ID: 213756. The site was identified in the LTANKS database, located 344-ft. south of the subject property at a higher elevation. 275-gallon of diesel was encountered on site on 04/28/1994 due to tank failure, affecting the soil beneath the site. According to DEC Memo, “275 gallon oil tank in backyard leaking on property on to street.” The spill was closed on 11/22/1996.
- 108 South 2nd Street, DEC Spill #9913287, Site ID – 117343. The site was identified in the LTANKS database, located 495-ft. southeast of the subject property at a higher elevation. 10-gallon of #2 fuel oil was encountered on site on 03/23/2000 due to tank overfill, affecting the soil beneath the site. According to DEC Memo, “driver overfilled the tank-spilled to stairs and basement.” The spill was closed on 03/07/2000.

State and tribal registered storage tank lists

NY UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Conservation’s Petroleum Bulk Storage (PBS) Database.

A review of the NY UST list, as provided by EDR, has revealed that there are 20 NY UST sites within approximately 0.25 miles of the target property.

- According to the radius search through EDR, the following UST site was identified at SS Peter & Paul’s R.C. Church, 86 South 2nd St., Site ID: 3269 (PBS ID 2-109177) approximately 190-ft. southeast of the subject property at a higher elevation with the following tank records:
 - Tank #001 (ID 3937); a 3,000-gallon steel/carbon steel #2 fuel oil underground storage tank was closed-removed on May 24, 2016, that was installed on December 1, 1963. The tank was last modified on June 23, 2017.

NY AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Environmental Conservation’s Petroleum Bulk Storage (PBS) Database.

A review of the NY AST list, as provided by EDR, has revealed that there are 39 NY AST sites within approximately 0.25 miles of the target property.

- According to the radius search conducted through EDR, the following AST site was identified at South First Realty Corp., 90 South 1st St., Site ID: 3976 (PBS ID 2-117129) approximately 310-ft. to the east of the subject property at a higher elevation with the following tank records:
 - Tank #001 (ID 7908); a 1,500-gallon #2 fuel oil aboveground storage tank placed on ground, with direct contact to soil, was closed-removed, and last modified on April 14, 2017.

NY CBS UST: Chemical Bulk Storage Database. Registration data collected as required by 6 NYCRR Part 596. It includes facilities storing hazardous substances listed in 6 NYCRR Part 597, in aboveground tanks with capacities of 185 gallons or greater, and/or in underground

tanks of any size. Includes facilities registered (and closed) since effective date of CBS regulations (July 15, 1988) through the date request is processed.

A review of the NY CBS UST list, as provided by EDR, and dated 01/01/2002 has revealed that there are 2 NY CBS UST sites within approximately 0.25 miles of the target property.

NY CBS AST: Chemical Bulk Storage Database. Registration data collected as required by 6 NYCRR Part 596. It includes facilities storing hazardous substances listed in 6 NYCRR Part 597, in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size. Includes facilities registered (and closed) since effective date of CBS regulations (July 15, 1988) through the date request is processed.

A review of the NY CBS AST list, as provided by EDR, and dated 01/01/2002 has revealed that there are 4 NY CBS AST sites within approximately 0.25 miles of the target property.

NY MOSF UST: Major Oil Storage Facilities Database. Facilities are licensed pursuant to Article 12 of the Navigation Law, 6 NYCRR Part 610 and 17 NYCRR Part 30. These facilities may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater. Includes MOSF's licensed or closed since April 1, 1986, (responsibility was transferred from DOT on October 13, 1985) plus available data obtained from DOT facilities licensed since Article 12 became law on April 1, 1978.

A review of the NY MOSF UST list, as provided by EDR, and dated 01/01/2002 has revealed that there is 1 NY MOSF UST site within approximately 0.5 miles of the target property.

NY MOSF AST: Major Oil Storage Facilities Database. Facilities are licensed pursuant to Article 12 of the Navigation Law, 6 NYCRR Part 610 and 17 NYCRR Part 30. These facilities may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater. Includes MOSF's licensed or closed since April 1, 1986, (responsibility was transferred from DOT on October 13, 1985) plus available data obtained from DOT facilities licensed since Article 12 became law on April 1, 1978.

A review of the NY MOSF AST list, as provided by EDR, and dated 01/01/2002 has revealed that there is 1 NY MOSF AST site within approximately 0.5 miles of the target property.

NY CBS: These facilities store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size.

A review of the NY CBS list, as provided by EDR, and dated 09/20/2021 has revealed that there are 8 NY CBS sites within approximately 0.25 miles of the target property.

NY MOSF: These facilities may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

A review of the NY MOSF list, as provided by EDR, and dated 09/20/2021 has revealed that there are 2 NY MOSF sites within approximately 0.5 miles of the target property.

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.

A review of the NY TANKS list, as provided by EDR, has revealed that there are 3 NY TANKS sites within approximately 0.25 miles of the target property.

State and tribal institutional control / engineering control registries

NY ENG CONTROLS: Environmental Remediation sites that have engineering controls in place.

A review of the NY ENG CONTROLS list, as provided by EDR, and dated 01/06/2022 has revealed that there are 6 NY ENG CONTROLS sites within approximately 0.5 miles of the target property.

Environmental Remediation sites that have institutional controls in place.

A review of the NY INST CONTROL list, as provided by EDR, and dated 01/06/2022 has revealed that there are 6 NY INST CONTROL sites within approximately 0.5 miles of the target property.

Lists of state and tribal voluntary cleanup sites

NY VCP: Voluntary Cleanup Agreements. The voluntary remedial program uses private monies to get contaminated sites remediated to levels allowing for the sites' productive use. The program covers virtually any kind of site and contamination.

A review of the NY VCP list, as provided by EDR, has revealed that there are 36 NY VCP sites within approximately 0.5 miles of the target property.

Lists of state and tribal brownfield sites

NY BROWNFIELDS: Brownfields Site List.

A review of the NY BROWNFIELDS list, as provided by EDR, dated 01/06/2022 has revealed that there are 9 NY BROWNFIELDS sites within approximately 0.5 miles of the target property.

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

Registered Recycling Facility List from the Department of Environmental Conservation.

A review of the NY SWRCY list, as provided by EDR, and dated 09/30/2021 has revealed that there are 2 NY SWRCY sites within approximately 0.5 miles of the target property.

Records of Emergency Release Reports

NY Spills: Data collected on spills reported to NYSDEC. is required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

A review of the NY SPILLS list, as provided by EDR, and dated 01/31/2022 has revealed that there are 22 NY SPILLS sites within approximately 0.125 miles of the target property.

- Drum Run, 340-342 Wythe Ave, Site ID: 352595, Spill # 0507228. The site was identified approximately 100-ft. west of the subject property at lower elevation. The site encountered waste/used oil spill on September 15, 2005, which affected the soil on site, due to an abandoned drum. The spill was closed October 6, 2005.
- Commercial, 348 Wythe Ave, Site ID: 526650, Spill # 1601332. The site was identified approximately 180-ft. southwest of the subject property at lower elevation. The site encountered a 5-gallon anti-freeze spill on May 10, 2016, which affected the sewer, due to equipment failure of a commercial vehicle. According to the DEC Memo, “the anti-freeze spill was cleaned up, and no other resources were impacted. Further investigation is not required.” The spill was closed on May 10, 2016.

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA’s comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 09/13/2021 has revealed that there are 63 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

- Con Edison Service, Wythe Ave & S 2nd St. (EPA ID NYP004784732). The site was identified in the RCRA NonGen/NLR, FINDS, ECHO databases located 100-ft. southwest of the subject property at a lower elevation. The site was historically utilized as a Large Quantity Generator in 2015. No NAICS code, evaluations or violations were found for the site. According to the FRS detail report, it is registered under the RCRA as 110069657776.

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 10/26/2021 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

2020 COR ACTION: The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

A review of the 2020 COR ACTION list, as provided by EDR, and dated 09/30/2017 has revealed that there is 1 2020 COR ACTION site within approximately 0.25 miles of the target property

NY E DESIGNATION: Lots designated with an E on the Zoning Maps of the City of New York for potential hazardous material contamination, air and/or noise quality impacts.

A review of the NY E DESIGNATION list, as provided by EDR, and dated 12/13/2021 has revealed that there are 38 NY E DESIGNATION sites within approximately 0.125 miles of the target property.

- 301 Wythe Avenue, CEQR #04DCP003K. The subject property is identified with E-138 for Underground gasoline storage tanks (testing protocol) and Window wall attenuation & alternate ventilation.

NY HSWDS: The List includes any known or suspected hazardous substance waste disposal sites. Also included are sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites and non-registry sites that U.S. EPA Preliminary Assessment (PA) reports or Site Investigation (SI) reports were prepared. Hazardous Substance Waste Disposal Sites are eligible to be Superfund sites now that the New York State Superfund has been refinanced and changed. This means that the study inventory has served its purpose and will no longer be maintained as a separate entity. The latest version of the study is frozen in time. The sites on the study will not automatically be made superfund sites, rather each site will be further evaluated for listing in the registry. So, overtime they will be added to the registry or not.

A review of the NY HSWDS list, as provided by EDR, and dated 01/01/2003 has revealed that there is 1 NY HSWDS site within approximately 0.5 miles of the target property.

NY MANIFEST: Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

A review of the NY MANIFEST list, as provided by EDR, and dated 01/01/2019 has revealed that there are 99 NY MANIFEST sites within approximately 0.25 miles of the target property.

- Con Edison, Wythe Ave & S 2nd St. (EPA ID NYP004784732). The site was identified in the NY MANIFEST database located 100-ft. southwest of the subject property at a lower elevation. Manifest Tracking # 014467722JJK was generated for the waste shipped by a transporter (EPA ID NJ0000027193) on May 20, 2015, at a TSDF (EPA ID NJD002200046) for generating 2,000-pounds of D008 (lead) waste.

- Con Edison, Wythe Ave & S 2nd St. (EPA ID NYP004683124). The site was identified in the NY MANIFEST database located 100-ft. southwest of the subject property at a lower elevation. Manifest Tracking # 012774624JJK was generated for the waste shipped by a transporter (EPA ID NJ0000027193) on October 23, 2014, at a TSDF (EPA ID NJD002200046) for generating 400-gallons of D008 (lead) waste.

TX Ind. Haz Waste: The Industrial and Hazardous Waste Database contains summary reports by waste handlers, generators, and shippers in Texas.

A review of the TX Ind. Haz Waste list, as provided by EDR, and dated 09/14/2021 has revealed that there is 1 TX Ind. Haz Waste site within approximately 0.25 miles of the target property

PA MANIFEST: Hazardous waste manifest information.

A review of the PA MANIFEST list, as provided by EDR, and dated 06/30/2018 has revealed that there are 7 PA MANIFEST sites within approximately 0.25 miles of the target property.

NJ MANIFEST: Hazardous waste manifest information.

A review of the NJ MANIFEST list, as provided by EDR, and dated 12/31/2018 has revealed that there is 31 NJ MANIFEST site within approximately 0.25 miles of the target property.

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (Manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

A review of the EDR MGP list, as provided by EDR, has revealed that there are 5 EDR MGP sites within approximately 1 mile of the target property.

EDR Hist Auto: 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.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 3 EDR Hist Auto sites within approximately 0.125 miles of the target property.

- General Auto Repair, 255 Berry Street. The site was identified in the EDR HIST AUTO database and was located approximately 600-ft. northeast of the subject property at a higher elevation. The site was utilized as a gasoline service station from 1973-1974 (as Andy's service Station), from 1975-1983 (as Noel Service Station) and from 1994-2006 (General Auto repair)

SEE RADIUS MAP SEARCH ATTACHED AS APPENDIX A.

**** Due to poor or inadequate address information 20 sites were unmapped.****

Historical Usage of the Subject Property and Surrounding Property

In reviewing the history of the subject property, a Sanborn Map Search and Aerial Photograph Search was conducted for **303-311 Wythe Avenue (a.k.a. 69-73 S 2nd Street), Brooklyn, NY 11249**. The Sanborn Map available for the subject property were from 1887 to 2007.

YEAR	OBSERVATIONS for <i>Subject property</i>	OBSERVATIONS for <i>Surrounding properties</i>
1887	<i>The subject property was identified as individually parceled lots. 303 Wythe Ave was developed with a four-story brick lined structure utilized as a store, attached to two-story. 305-307 Wythe Ave was developed with a one-story building utilized partially as a store and a printing shop. 69 S 2nd St. was developed as three-story store, 71 S 2nd St. was developed as a three-story residential building, and 73 S 2nd Street was developed with a two-story residential building attached to two (2) two-story structures.</i>	<i>Surrounding properties were identified as developed with multi-storied commercial and residential buildings. AA Livery/Carriage house at 76 1st St., a laundry, and an upholstery shop southwest of the subject property, paint works facility at 37-39 S 3rd St. and commercial/industrial facilities named W.M. Baxter & Co. and W.B. Weddle's Whiting factory southwest of the subject property.</i>
1904	<i>The subject property was identified in a similar configuration as the 1887 map. However, the printing shop was now depicted as a store.</i>	<i>Surrounding properties south of the subject property were identified as further developed with multi-stories commercial and residential structures. A rectory at 71-73 S 3rd St. (northeast of the subject property), no laundry or upholstery shops were depicted. A Brass foundry identified at 34-40 S 1st St., along with a US weigher's office and tool house at 30-32 S 1st St. (west of the subject property), a perforated shelf paper manufacturer at 54-56 S 2nd St., and U.S. Bung Manufacturing Co. at 50 S 2nd St.</i>
1905	<i>The subject property was not depicted on the 1905 map.</i>	<i>Surrounding properties to the north were identified as further developed. Brooklyn Coal Co. identified at 106-110 Grand St.</i>
1916	<i>The subject property was not depicted in the 1916 map.</i>	<i>Surrounding properties to the north were identified as further developed. No coal yards were depicted, however, Structural Iron Yard named Thog W. Kiley & Co. depicted at 98-100 Grand St.</i>
1918	<i>The subject property was depicted in a similar configuration as the 1904 map.</i>	<i>Surrounding properties were identified as further developed. Dugan Bros Bakery identified at 84-92 S 1st St. (northeast of the subject property), Fulton Bag & Cotton Mills at 328-336 Wythe Ave, S. Monday & Sons Tobacco Manufacturing at 36-40 S 1st St., and American Sugar Refining Co. at 32 S 1st St. (west), American Sugar Refining Co. at 37-49 S 4th St. and Coal yard southwest of the subject property.</i>
1922-1928	<i>The subject property was not depicted in the 1922-1928 maps.</i>	<i>The surrounding properties were not depicted in the 1922-1928 maps.</i>

1935	<i>The subject property was depicted in a similar configuration as the 1918 map. Subject property at 71-73 S 2nd St. was depicted as two (2) open & vacant buildings.</i>	<i>Surrounding properties were identified as further developed. A one-story Baker's Supplies warehouse at 240-246 Wythe Ave (west of the subject property), one-story laundry at 37-39 S 1st St. (northwest of the subject property).</i>
1942	<i>The subject property was depicted in a similar configuration as the 1942 map.</i>	<i>Surrounding properties to the north were identified as further developed. A WM. E. Sheridan playground identified at 69-85 S 1st St.</i>
1947	<i>The subject property was depicted as merged parcel of land, with the two (2) previously developed structures on 305-307 Wythe Ave, and 69 S 2nd St., utilized as stores.</i>	<i>Surrounding properties were identified as further developed. Paper box warehouse at 84-92 S 1st St. (northeast of the subject property), a gasoline tank observed at the Bakers Supplies at 340-342 Wythe Ave, a shipping and delivery service at 328-338 Wythe Ave (west of the subject property), Lace Paper works at 54-56 S 2nd St., Bottling works at 64-66 S 2nd St. and Broom manufacturing on 1st floor at 36-38 S 2nd St. (southwest of the subject property).</i>
1950-1951	<i>The subject property was depicted in a similar configuration as the 1947 map.</i>	<i>Surrounding properties were identified in similar configuration as the 1947 map.</i>
1965	<i>The subject property was identified as developed with a one-story brick pilastered building with steel beams utilized as scrap metals facility.</i>	<i>Surrounding properties were identified as further developed. A light fixtures warehouse at 84-92 S 1st St., shipping/delivery facility at 74-76 S 1st St., paper products warehouse at 65 S 2nd St. (northeast of subject property), Fulton metal works was not depicted, but a shipping/delivery facility was identified (west of subject property), no laundry depicted, however, various multi-storied shipping/delivery services were identified northwest of the subject property.</i>
1977-1978	<i>The subject property was depicted in the similar configuration as the 1965 map.</i>	<i>Surrounding properties were identified as further developed. An auto repair identified at 295-297 Berry Street (southeast of the subject property), private garage with an onsite gasoline tank and truck parking identified southwest of the subject property, Amstar Corp. identified west of the subject property, and The Jose De Diego School identified at north of the subject property.</i>
1979-1984	<i>The map depicted the subject property in the similar configuration as the 1978 map.</i>	<i>Surrounding properties were identified in similar configuration as the 1978 map.</i>
1984-1992	<i>The map depicted the subject property in the similar configuration as the 1984 map.</i>	<i>Surrounding properties were identified in similar configuration as the 1984 map. A junk yard identified west of the property along Berry Street.</i>
1993-1996	<i>The map depicted the subject property in the similar configuration as the 1992 map.</i>	<i>Surrounding properties were identified in similar configuration as the 1992 map. A warehouse identified to the north adjacent to the subject property, and Domino Sugar factory identified west of the subject property.</i>

2001-2007	<i>The map depicted the subject property in the similar configuration as the 1995 map.</i>	<i>Surrounding properties were identified in similar configuration as the 1995 map.</i>

** Any data gaps identified herein, as defined by ASTM Practice E 1527-13 are not considered to have significantly affected the ability to identify Recognized Environmental Conditions (RECs) in connection with the subject Property and do not alter the conclusions of this report.

According to the Sanborn maps, the lot was historically inhabited with a residential building, commercial stores, printing facility and then onwards a scrap metals facility. There is a possibility of potential subsurface contamination due to on-site historic uses and presence of a buried anomaly/tank, hence these are considered as Recognized Environmental Concerns (RECs) at the time.

SEE SANBORN (FIRE INSURANCE) MAP SEARCH ATTACHED AS APPENDIX B.

Aerial Photographs

Historical aerial photographs may be used to evaluate changes in land use and to identify visible areas of potential environmental concern. A search for historical aerial photographs depicting the Subject Property and vicinity was conducted by researching available historical aerial photographs from www.historicaerials.com and other available resources. Aerial photographs depicting the subject Property were reviewed and are summarized in the following table.

YEAR	<i>OBSERVATIONS for Subject property</i>	<i>OBSERVATIONS for Surrounding properties</i>
1924	<i>The 1924 aerial photograph depicted the subject property developed with multiple structures.</i>	<i>Surrounding properties were identified as developed with various multi-storied buildings.</i>
1951	<i>The 1951 aerial photograph depicted the subject property developed with an L-shaped structure.</i>	<i>Surrounding properties were identified as further developed.</i>
1961	<i>The 1961 aerial photograph depicted the subject property as vacant parcel.</i>	<i>Surrounding properties were identified in a similar configuration as the 1951 photograph.</i>
1966	<i>The 1966 aerial photograph depicted the subject property with a structure developed a 100% on the lot.</i>	<i>Surrounding properties were identified in a similar configuration as the 1961 photograph.</i>
1974-2017	<i>The 1974-2017 aerial photographs depicted the subject property in a similar configuration as the 1966 map.</i>	<i>Surrounding properties were identified in a similar configuration as the 1966 photograph.</i>

SEE CITY AERIAL PHOTOGRAPH SEARCH ATTACHED AS APPENDIX C.

City Directories

Street directories are commercial publications containing names and addresses, and in many cases, occupations of the occupants of a community. The directories may also contain information pertaining to business processes conducted within a community. A search for historical street directories was conducted by EDR for the subject property.

YEAR	<i>OBSERVATIONS for Subject property at 303 Wythe Avenue</i>
<i>1934</i>	<i>BAILEY ALONZA LAB R BLAIR KENNETH LAB H CORRIE JAS AUTO WASHER FENNER EDW MACH OPR H</i>
<i>1965</i>	<i>ABB METALS INC</i>
<i>1970</i>	<i>ABB METALS INC</i>
<i>1973</i>	<i>ABB METALS INC LEXA METAL CORP</i>
<i>1976</i>	<i>ABB METALS INC LEXA METAL CORP</i>
<i>1980</i>	<i>ABB METALS INC</i>
<i>1985</i>	<i>ABB METALS INC LEXA METAL CORP</i>
<i>1992</i>	<i>CARLAN KNITWEAR CO LEXA METAL CORP</i>
<i>1997</i>	<i>KAPOK USA INC SAM KEY CO</i>
<i>1999</i>	<i>NHK REALTY INCORPORATED</i>
<i>2000</i>	<i>NHK REALTY INC</i>
<i>2004</i>	<i>LAUS TRADING CORP</i>

SEE CITY DIRECTORY SEARCH ATTACHED AS APPENDIX D.

Vapor Encroachment Conditions

All readily ascertainable information including all applicable Federal, State, Tribal and local database information, historical usage information, soil and groundwater sources and information from the site reconnaissance were reviewed to determine if there is a possibility of a Vapor Encroachment Condition regarding the subject property. A VEC concern was identified for the subject property from the historic usage of the surrounding property located approximately 90-ft. north of the subject property, H&B Plastics Plating facility. Potential contaminants of concerns are heavy metals and volatile organic compounds in soil. *This is considered as a REC at this time.*

Presence of PCB's in Transformers and Other Electrical Equipment

An inspection was conducted at the subject Property and in the immediate vicinity for the presence of any underground, surface or suspended transformers and visible power supply sources. Oil-containing transformers are known to frequently contain PCBs (Polychlorinated biphenyls). PCBs are contained in older transformers and other electrical equipment and have the potential for serious health risks. The U.S. Environmental Protection Agency, Regulations 40 CFR Part 761, regulates the level of PCB content in such transformers and electrical equipment.

During our site reconnaissance, no signs of PCB storage tank was identified within the accessible areas.

Fuel Oil and Gasoline Storage Tanks

At the time of inspection, there were no visual signs of fuel oil and/or gasoline storage tanks identified within subject property.

A FOIL request was submitted to the New York City Fire Department (FDNY) on February 22, 2022, in order to determine the list of registered or unregistered tanks that currently exist or may have existed on the subject property, along with any violations/permits. The results are currently pending at the time of the preparation of the report.

Spills Identified on the Sites

According to a radius search through EDR, no spills were reported for the subject property.

Spills Identified on Surrounding Property

According to a radius search conducted through EDR, twenty-eight (28) LTANKS sites were recorded within a 1-mile radius to the subject property; and twenty-two (22) NY SPILLS sites were recorded within a 1-mile radius to the subject property.

- Drum Run, 340-342 Wythe Ave, Site ID: 352595, Spill # 0507228. The site was identified approximately 100-ft. west of the subject property at lower elevation. The site encountered waste/used oil spill on September 15, 2005, which affected the soil on site, due to an abandoned drum. The spill was closed October 6, 2005.
- Commercial, 348 Wythe Ave, Site ID: 526650, Spill # 1601332. The site was identified approximately 180-ft. southwest of the subject property at lower elevation. The site encountered a 5-gallon anti-freeze spill on May 10, 2016, which affected the sewer, due to equipment failure of a commercial vehicle. According to the DEC Memo, “the anti-

freeze spill was cleaned up, and no other resources were impacted. Further investigation is not required.” The spill was closed on May 10, 2016.

Waste Containers

During our site reconnaissance, no waste containers were identified on the subject property. However, eight (8) small containers of unknown liquid were identified in the small mezzanine section of the warehouse.

This is considered as a de-minimis condition since there is no immediate threat to the environment. All unlabeled buckets must be identified, re-labeled and re-packed into DOT-UL approved drums.

FINDINGS AS DEFINED BY ASTM E1527-13

A ***Recognized Environmental Condition (REC)*** refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property, due to release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment.

- This assessment **has revealed** evidence of three (3) RECs in conjunction with the subject property.
 - According to the review of historical aerial photographs and Sanborn Maps, the lot was historically inhabited with a residential building, commercial stores, printing facility, machine operator, and then onwards a scrap metals facility. There is a possibility of potential subsurface contamination due to on-site historic uses and presence of a buried anomaly/tank, hence these are considered as Recognized Environmental Concerns (RECs) at the time.
 - During the site reconnaissance, a loading dock was identified within the warehouse on the subject property. There is a possibility of potential subsurface contamination due to on-site historic uses, and is considered as a REC at this time.
 - Due to onsite historical usage, and surrounding historic usage of 299 Wythe Avenue, as an electroplating facility, potential vapor encroachment concerns is identified at the subject property, and is considered a REC.

Controlled Recognized Environmental Conditions (CRECs) are defined by the ASTM Standard Practice E1527-13 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 NFA letter or equivalent, or meeting risk-based criteria established by the 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).

- This assessment **has not revealed** evidence of a CREC in conjunction with the subject property.

Historical Recognized Environmental Conditions (HRECs) are defined by the ASTM Standard Practice E1527-13 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 residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

- This assessment **has not revealed** evidence of a HREC in connection with the subject property.

Business Environmental Risk (BER) is defined by ASTM as "a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in ASTM Standard Practice E1527-13. Consideration of

business environmental risk issues may involve addressing one or more non-scope considerations."

- This assessment **has not revealed** evidence of a BER in connection with the subject property.

De Minimis Conditions: Findings which would otherwise be characterized as Recognized Environmental Conditions, but which generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies are classified as *de minimis* in accordance with the agreed scope of work. De Minimis Conditions are not considered RECs.

- This assessment **has revealed** evidence of a De minimis environmental condition in connection with the subject property:
 - Eight (8) small containers of unknown liquid were identified in the small mezzanine section of the warehouse. This is considered as a de-minimis condition since there is no immediate threat to the environment. However, all unlabeled buckets must be identified, re-labeled and re-packed into DOT-UL approved drums.

CONCLUSIONS AND RECOMMENDATIONS

RSK has completed this Phase-I ESA in conformance with the scope and limitations as specified in the ASTM Practice E 1527-13 for the subject property located at 303-311 Wythe Avenue (a.k.a. 69-73 South S 2nd Street), Brooklyn, NY 11249. RSK has considered the nature and extent of onsite sources of potential subsurface contamination by evaluating the current and available historical usage of the subject Property through the review of available data as was summarized in this Phase-I ESA.

REC Recommendations

- RSK recommends that a Phase-II Environmental Subsurface Investigation (ESI) must be conducted at the subject property to assess the condition of soil, groundwater and soil gases beneath the property. A geophysical survey should be conducted on the entire subject property, as part of the Phase-II, in order to rule out any buried tanks/anomalies. Any buried tanks encountered should be closed properly in accordance with local, state and federal guidelines.

Non-ASTM Recommendations

- RSK recommends that all unlabeled buckets must be identified, re-labeled and re-packed into DOT-UL approved drums.
- The subject property was identified as an NY E-Designation Hazmat/Noise Site. RSK recommends, prior to any re-development or modification to the site, a review must be filed with the New York City Office of Environmental Remediation (NYCOER).

CONDITIONS OUTSIDE THE SCOPE OF ASTM PRACTICE E 1527-13
FINDINGS AND RECOMMENDATIONS MADE BY AN RSK ENVIRONMENTAL CONSULTANT:

Asbestos Containing Materials (ACM)

Asbestos is the generic name for a group of naturally occurring hydrated mineral silicates that are characterized by fibers or bundles of fine single crystal fibers. The New York City Department of Environmental Protection defines asbestos containing materials as “any material which contains more than one percent asbestos by weight.” Asbestos materials were used for many years in a variety of ways in building construction due to its excellent acoustic insulating and thermal barrier property. The durability of asbestos fibers and their small size and fibrous shape make asbestos an unusual environmental contaminant. Water infiltration contact during routine maintenance and age are major factors breaking down asbestos containing materials and creating exposure problems. According to the Environmental Protection Agency and included in the publication #EPA 560/5-85-024 “Guidance for Controlling Asbestos Containing Materials (ACM) in Buildings” asbestos containing materials are found in three forms: (1) Sprayed or troweled on ceilings and walls and structural steel; (2) in insulation around hot and cold piping, ducts, boilers and tanks; and (3) in a non-friable state in products such as ceilings/ floor tiles, wallboards and outside materials such as shingles and roofing materials in general, ACM in the first two categories is of greatest concern, especially if it is friable, causing the materials to release fibers into the air.

Presumed Asbestos Containing Material (PACM)

Structures that were built prior to 1980 are more likely to contain asbestos. During our site reconnaissance, RSK identified the subject property developed with a high one-story warehouse, constructed circa 1950. Visual signs of asbestos containing materials were not identified, however, the pipe insulation is presumed asbestos containing material, due to the age of the building. An asbestos inspection should be conducted by an asbestos inspector.

Lead Based Paint (LBP)

Paint samples were **NOT** taken for lead content during our site reconnaissance. However, in older buildings it is likely that lead based paint was used within the multi-layered painted surfaces. (Lead base paint was banned in 1978). Lead paint can be hazardous if digested, especially by small children. During our site reconnaissance, RSK identified the subject property developed with a high one-story warehouse, constructed circa 1950. Due to the age of the building, a lead-based paint inspection should be conducted by a lead-based paint inspector.

Lead in Drinking Water

The subject property is connected to the municipal potable water supply as provided by the New York City Environmental Protection. According to the New York City Drinking Water Supply and Quality Report for 2019 the drinking water supplied to the subject property is compliant with state and federal standards, including those for lead and copper.

Radon

Radon is a colorless, odorless, radioactive gas. Radon comes from the natural decay of uranium that is found in nearly all soils. Radon typically moves through the ground and into building through cracks and openings in the foundation. The U.S. Environmental Protection Agency's Map (USEPA) has developed a "Map of Radon Zones" indicating the levels of radon concentrations from testing and aerial surveys conducted in all counties in the state of New York. The U.S. Environmental Protection Agency's Map (USEPA) has developed a "Map of Radon Zones" indicating the levels of radon concentrations from testing and aerial surveys conducted in all counties in the state of New York. The USEPA's Map of Radon Zones identified the Subject Property as a Radon Zone 3 (Counties with predicted average indoor radon screening levels less than 2 pCi/L). Radon concentration can vary widely within a tier location, depending upon the geology and amount of uranium in the soil. Homes in low or moderate radon potential areas can have elevated radon concentrations. The USEPA recommend that you take action to mitigate your home if your test results indicate radon levels of 4 pCi/L of radon or higher.

Due to the subject Property inhabiting a Radon Zone 3 (Counties with predicted average indoor radon screening levels less than 2 pCi/L), a radon test is not warranted at this time for the subject property.

Mold

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

During our site reconnaissance, RSK identified the subject property developed with a high-ceiling one-story warehouse, constructed circa 1950. Visual areas of water damage were identified on the ceilings and walls of the two (2) bathrooms within the warehouse on the subject property. Water damaged areas should be repaired to avoid further damage, and growth of mold.

Wetlands

RSK reviewed available information regarding wetlands on the subject Property, including National Wetlands Inventory online GIS mapping. RSK made general site observations for readily observable potential wetland characteristics. RSK did not observe surface water bodies or any evidence of potential wetlands on or adjacent to the subject Property. The nearest body of water was identified as the East River located approximately 0.16-miles west of the subject property.

Local Regulatory Agency Records

New York City Department of Environmental Protection (Website)

A FOIL request was submitted to the New York City Department of Environmental Protection in order to review documentation regarding Deed/ownership information, violations, permits/permit requests, or plans exist for the subject property. The results returned no tank records pertaining to the subject property.

New York City Fire Department (Fuel Tank Search)

A FOIL request was submitted to the New York City Fire Department in order to determine if any active or previously removed tanks existed on the subject property, or if there are currently any tanks which exist, and to determine if any violations or spills exist for the subject property. The results of the request submitted returned no results for the presence of fuel oil tanks on the property.

RSK Environmental Group LLC has conducted this Phase I Environmental Survey as an aid in determining the presence of potentially toxic or hazardous chemicals or substances as of the date of inspection. Observations are made herein and conclusions drawn are not to be considered as a warranty or guarantee, and are based solely upon those areas directly visible and observable, without the removal or alterations of any item or structure and reflect conditions as on the day of inspection.

RSK Environmental Group LLC, their principals and employees are indemnified for any future changes or conditions of deterioration in or on the subject Property. In as much as each has made no guarantees of the premises, expressed or implied in connection with this report, any liability, which each may have, shall be limited to the fee for the inspection of the three Property.

User Reliance

This Phase I Environmental Site Assessment (ESA) Report is for the benefit of B Contractors Group LLC, Mr. Jack Klein, and affiliated entities, and this report may not be relied upon by any other person or entity without the written consent of RSK Environmental Group, LLC.

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

Reliance is provided in accordance with RSK's Standard Phase I Environmental Site Assessment Contract, and this report is for the benefit of B Contractors Group LLC, Mr. Jack Klein and affiliated entities, and its successors and assigns. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of RSK Environmental Group, LLC.

Preliminary Budget:

Item	Quantity	Estimated Cost
Phase-II Environmental Subsurface Investigation (including Geophysical Survey)	Entire	\$8,500.00 to \$12,000.00
E-Designation (Hazmat/Noise) Review	Entire	\$35,000.00 to \$42,500.00
Waste Removal and Disposal (non-Haz.)	Selective	\$1,000.00 to \$2,000.00

PHOTOS

APPENDICES

The following sources were utilized to determine the physical setting of the subject site, current and past usage of the site and are researched to evaluate and Recognized Environmental Conditions that might have an adverse effect on the subject Property.

- APPENDIX A – EDR Radius Map
- APPENDIX B – Sanborn Fire Insurance Maps
- APPENDIX C – Aerial Photograph Search
- APPENDIX D – EDR City Directory Abstract
- APPENDIX E – EDR Topographic Maps
- APPENDIX F – EDR Building Permit Report
- APPENDIX G – EDR Environmental Liens and AUL Search
- APPENDIX H – EDR Property Tax Map Report
- APPENDIX I – Property Info
- APPENDIX J – Transaction Screen Questionnaire

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