

January 31, 2015
File No. 41.0162268.20

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Subject: Phase I Environmental Site Assessment
37-27 31st Street and 37-26 32nd Street
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Dear Mr. Herzka:

GZA GeoEnvironmental, Inc. (GZA) is pleased to provide the enclosed *Phase I Environmental Site Assessment* for the above-referenced site. The Phase I Environmental Site Assessment was completed in general accordance with the guidelines described in the American Society for Testing and Materials (ASTM) *Standard Practice for Phase I Environmental Site Assessments, E1527-13*.

The Phase I Environmental Site Assessment report was based on GZA's correspondences with current tenants, review of available historical and environmental records, and visual observations of the surface of the subject site and adjoining properties. **Section 11.0 - Findings and Conclusions** of the report should be reviewed in conjunction with the entire report.

We trust that this report satisfies your present needs. If you need any additional information, please call us at 212-594-8140.

Very truly yours,
GZA GEOENVIRONMENTAL, INC.

Clifford Bell
Senior Project Manager

John M. Gavras
Associate Principal

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Consultant Reviewer



**PHASE I ENVIRONMENTAL
SITE ASSESSMENT
37-27 31ST STREET AND 37-26 32ND STREET
BLOCK 373, LOTS 6 AND 45
LONG ISLAND CITY, NEW YORK**

PREPARED FOR:

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1.0 INTRODUCTION

1.10 PROJECT AUTHORIZATION AND ASSUMPTIONS

This report presents the results of a Phase I Environmental Site Assessment conducted by GZA GeoEnvironmental, Inc. (GZA) for 31/32 LIC, LLC (the Client) at the sites identified as 37-27 31st Street (alternate address is 37-29 31st Street) and 37-26 32nd Street in Long Island City, New York. Collectively, the two sites comprise the subject site of this Phase I Environmental Site Assessment. Authorization to proceed on this project was granted in accordance with GZA's signed proposal dated December 4, 2014. The site reconnaissance portion of the environmental assessment was conducted on December 15, 2014.

The Scope of Services described below was designed to be in general accordance with the *ASTM International (ASTM) Standard Practice for Phase I Environmental Site Assessments, E 1527-13 (ASTM 1527-13)*. As specified in our proposal for this work, GZA assumed that the purpose of this report is to assist the *User* of this report in qualifying for Landowner Liability Protection (LLP) against the federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). A *User* as defined by ASTM might include a potential purchaser of the property, a potential tenant of the property, an owner of the property, a lender, or a property manager. This Phase I Environmental Site Assessment constitutes an all-appropriate inquiry (AAI) into previous ownership and uses of the property that is consistent with good commercial and customary practice. GZA assumes that this Phase I Environmental Site Assessment is not being funded, in whole or in part, with a federal grant under the United States Environmental Protection Agency (USEPA) Brownfield Assessment and Characterization Program, and is not being funded by the U.S. Small Business Administration.

1.20 PROJECT OBJECTIVES

The objectives of this Phase I Environmental Site Assessment are to:

- Render an opinion as to whether surficial or historical evidence indicates the presence of recognized environmental conditions (REC), historical recognized environmental conditions (HREC), or controlled recognized environmental conditions (CREC), which could result in the presence of hazardous materials in the environment, as defined in the ASTM Standard Practice E1527-13 for Phase I Environmental Site Assessments; and
- Permit the User of this Phase I Environmental Site Assessment to satisfy one of the requirements to qualify for certain Landowner Liability Protections under CERCLA.



As defined by ASTM Method E1527-13, "...the term *recognized environmental condition* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment." *De minimis* conditions are not RECs.

As defined by ASTM Method E1527-13, a HREC is, "...a past release of any hazardous substances or petroleum products that occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

As defined by ASTM Method E1527-13, a CREC is, "...a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

1.30 SCOPE OF SERVICES

GZA's Phase I Environmental Site Assessment was completed in general accordance with ASTM E1527-13 and GZA's proposal for services. GZA's Scope of Services consisted of the following activities:

- Review of federal and state regulatory agency databases identified by ASTM for the site and a selected radius around the site.
- Contact with local environmental regulatory agencies to inquire about RECs at the site and in its vicinity.
- Review of the site history through available ASTM Standard Historical Sources.
- A site reconnaissance to make surficial observations for evidence of RECs.
- A vicinity reconnaissance of properties within 1/8 mile of the site.
- A review of adjoining properties to identify the potential use of hazardous materials.
- Interviews with the Key Site Manager regarding the current and past site usage and facility operations.

- Preparation of this report of our findings.



As defined by ASTM Method E1527-13, a data gap is, "...a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps might result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.)."

It should be noted that GZA's study does not include ASTM non-scope considerations, such as asbestos, lead paint, or regulatory compliance. Because of the dense urban development in the site vicinity, the vicinity reconnaissance was limited to a 1/8-mile radius.

This report presents GZA's field observations, results, and opinions. This report is subject to modification if GZA or any other party develops subsequent information. This report was prepared in accordance with the limitations presented in **Section 13.00** and in **Appendix A**.



2.00 BACKGROUND SITE INFORMATION

The following information was obtained during GZA’s site reconnaissance and from interviews with people knowledgeable about the site. Photographs depicting site conditions at the time of GZA’s site reconnaissance are presented in **Appendix B**. Additional information on site use and area observations and activity at the site are contained in **Sections 6.00 and 7.00**.

2.10 SITE LOCATION

The sites are located at 37-27 31st Street and 37-26 32nd Street, and they are further identified as Lots 6 and 45, respectively, on Block 373 in the Borough of Queens, New York. The site is bounded by 31st Street to the west, 32nd Street to the east, Lot 12 to the north (developed with a six-story commercial/residential building), and Lots 1 and 47 to the south (developed with one-story commercial/light manufacturing buildings). The Site Location is presented on **Figure 1**.

2.20 SITE DESCRIPTION

The site consists of two irregularly shaped lots. Lot 6 is approximately 14,250 square feet with 100 feet of frontage on 31st Street. Lot 45 is approximately 2,600 square feet with 70 feet of frontage on 32nd Street. A Site Plan is presented on **Figure 2**.

2.30 CURRENT SITE USE

The site is developed with one-story brick buildings on both lots. The Lot 6 building was built c. 1953 and was partitioned into spaces that are occupied by an auto body shop, a food cart preparation and refrigeration shop and a food cart manufacturing shop. The Lot 45 building was built in 1936 and, at the time of GZA’s inspection, was unoccupied. A more detailed description of site use is contained in Section 6.20.3. The site is in the “Special Long Island City Mixed Use Dutch Kills Subdistrict” redevelopment area, which was recently designated for rezoning to remove restrictions on residential development and conversions.

2.40 SURROUNDING PROPERTIES USE

During the site reconnaissance, GZA observed the following land use on adjoining and surrounding properties in connection with the site:

Direction From the Site		Street Address	Property Use
North	Directly adjoining	37-21 31 st Street	Mixed Residential/Commercial
East	Across 32 nd Street	37-27 32 nd Street	Commercial
		37-29 32 nd Street	Industrial Manufacturing
South	Directly adjoining	31-01 38 th Avenue	Transportation and Utility
		31-17 38 th Avenue	Industrial Manufacturing
West	Across 31 st Street	37-11 30 th Street	Industrial Manufacturing



2.50 AREA USE

The site is located in an area predominantly zoned for light manufacturing/medium density residential (M1-2/R6A) based on the City of New York Department of City Planning.

2.60 SITE UTILITIES

The site is serviced by potable water and the combined sewer system of the City of New York. Natural gas and electrical services to the site are provided by Consolidated Edison.



3.00 ENVIRONMENTAL SETTING

The following sections provide information regarding the general physiographic, hydrologic, and soil conditions in the area of the site.

3.10 REGIONAL PHYSIOGRAPHY

Based on information published by the United States Geological Survey 7.5 Minute Series 2013 Topographic Map of Central Park, New York Quadrangle, the site is located at approximately between 30 to 40 feet above mean sea level. The topographic gradient of the site and the surrounding area gradually slopes to the nearest water bodies: west towards the East River (approximately 4,700 feet from the site), and southwest towards Dutch Kills (approximately 4,500 feet from the site).

3.20 REGIONAL GEOLOGY

The regional geology of Queens County is comprised of sequences of Wisconsin age Upper Pleistocene glacial moraine (northern part) and outwash (southern part) deposits comprised of sand, gravel, cobbles, silt and clay; and glacial-drift materials comprised of lacustrine deposits, till, sand, gravel, and in some areas, fossil plant material disseminated in fine grained deposits. The Upper Pleistocene deposits are comprised of pre-Sangamon age Jameco Gravel unit unconformably overlain by Gardiner's clay of Sangamon age, and Cretaceous age deposits of continental origin consisting of the Raritan Formation and the Magothy Formation. Pre-Cambrian metamorphic bedrock underlying Queens is comprised of folded and faulted Ravenswood Granodiorite, and in some areas, Proterozoic Fordham Gneiss. The estimated depth to bedrock is greater than 100 feet below grade surface.

3.30 REGIONAL HYDROGEOLOGY

Physiographically, Queens County is part of the Long Island Hydrogeologic System. In a roughly north-south section, the geology can be characterized as a wedge shaped layer of Cretaceous and Pleistocene unconsolidated sediments, thickening south-southeast with several impermeable layers creating three distinct glacial aquifers. The water table is within the uppermost hydrogeologic unit or the upper glacial aquifer.

Based on the review of data provided by Environmental Data Resources Inc. (EDR) and the site topography, groundwater is inferred to flow south-southwest towards Dutch Kills. Review of the Central Park and Brooklyn New York U.S. Department of the Interior USGS Quadrangles indicates that the topography in the immediate vicinity of the site slopes to the south while the local topography trends to the west. However, localized flow direction in the site vicinity might vary because of underground utilities, septic systems, dewatering pumping or heterogeneous subsurface conditions. Subsequent references to upgradient and downgradient properties are based on the estimated southwesterly groundwater flow direction.



4.00 HISTORICAL USE INFORMATION

The site history was developed from ASTM Standard Historical Sources and available files from the EDR database (Inquiry No. 4160210), the New York City Department of Finance and the New York City Searchable Property Environmental E-Database.

ASTM dictates that, "...all obvious uses of the property shall be identified from the present, back to the property's first developed use, or back to 1940, whichever is earlier." Although ASTM suggests that, "...data failure is not uncommon" when trying to establish the historical use of a property, GZA obtained, in good faith efforts, the required information to complete this summary. Information obtained from ASTM historical sources and other databases is discussed in following sections.

4.10 SITE AND AREA HISTORY SUMMARY

The site and the surrounding properties were subdivided into several lots but were undeveloped from before 1898 until c. 1915. There is evidence of a road identified as 3rd Avenue, traversing the site diagonally from northeast to southwest still noticeable until 1915 upon review of the Sanborn Maps. By 1936, Lot 45 was improved by a one-story brick building and was occupied by a kindling wood factory, while the rest of the site remained undeveloped. From 1947 until c. 1950s, a plating works factory occupied Lot 45. From c. 1970 until 1979, Lot 45 was occupied by a welding equipment warehouse facility. The welding equipment facility ceased operations in 1980, and Lot 45 was converted to an auto body shop and auto service garage and was used as such until June 2014. Lot 45 is currently unoccupied.

Until 1953, Lot 6 was used as a storage facility for second hand lumber. Based on the review of the New York City Department of Building (NYCDOB) Records, Lot 6 was improved by a one-story brick building around 1953 and was used by Gotham Lighting as a lighting equipment factory. The lighting factory ceased operations in 1977, and the Lot 6 building was converted into an auto body shop. The auto body shop is still in operation occupying a smaller area (approximately 2,500 square feet) fronting 31st Street located on the north side of the parcel and accessed by the north bay door. The rest of Lot 6 was converted into a food cart manufacturing/metal shop facility in 2004 and a food cart preparation and refrigeration facility in 2008. Both food cart facilities are still in operation and are accessed by the south bay door.

Historically, the immediate site area (within 300 feet of site boundaries) consisted primarily of commercial and light industrial/manufacturing facilities, with some residential uses present.

4.20 CITY DIRECTORIES REVIEW

A report of historical city directories dated December 12, 2014, for 37-27 31st Street and 37-26 32nd Street was provided by EDR to GZA for review. The report was compiled from several sources including: The Metropolitan Directory Co., R.L. Polk & Co., New

York Telephone Co., NYNEX Information Resource, Hill Donnelly Information Services, and Cole Information Services.



City directories for the site and the surrounding properties for the years 1922, 1934, 1939, 1945, 1950, 1962, 1967, 1970, 1976, 1983, 1991, 1996, 2000, 2005, 2008, and 2013, were made available to GZA. The following table presents a summary of historical occupancy at the site.

37-27 31st Street Site

Year	City Directory Listings
1983	Angel Auto Inc. Abbeys Automate Inc.
2000	Network Collision
2005	Network Collision
2008	Network Collision
2013	Network Collision

37-26 32nd Street Site

Year	City Directory Listings
1945	Manfredonia Mach Co
1962	Special Welding Alloy Co.
1967	Special Welding Alloy Co.
1970	Lambretta Div of Normeco Normeco Inc
1983	Ahsia Auto Body Inc Choi Welding Co
1991	Scorpio Auto Body
2000	Scorpio Auto Body
2005	Scorpio Auto Body
2008	Datum Collision Scorpio Auto Body Collision

EDR’s December 12, 2014 City Directory Abstract report is included in **Appendix C**.

4.30 HISTORIC TOPOGRAPHIC MAP REVIEW

Historical topographic maps of the site and surrounding properties were provided by EDR for the years 1897, 1900, 1947, 1956, 1966, 1979, and 1995. The topographic map for 1947 showed greater urban densification well beyond the ½-mile radius of the site. There were not notable changes in structural development within the ½-mile radius of the site from the 1947 map to the 1995 map.

1897 USGS Harlem, NY Approximate Scale 1:62,500

The site and adjoining properties are shown as undeveloped land. Sections of Astoria to the north and Ravenswood to west of the site are shown as sub-divided undeveloped land.



1900 USGS Brooklyn, NY Approximate Scale 1:62,500

The site is not shown. According to the USGS topographic map, the properties south of the site in the Hunter's Point area appear to have minor development.

1947, 1956, 1966, 1979, 1995 USGS Central Park, NY 7.5 Minute Series, Approximate Scale 1:25,000

The site and the adjoining properties to the north, south, east and west, are shown as developed land. The elevated train tracks along 31st Street also are shown.

EDR's December 14, 2014 Historical Topographic Map Report is included in **Appendix D**.

4.40 AERIAL PHOTOGRAPH REVIEW

Aerial photographs for 37-27 31st Street and 37-26 32nd Street were compiled by EDR from several sources including: the USGS, FirstSearch, EDR's Proprietary Aerial View Point, and the United States Department of Agriculture (USDA). Historical aerial photographs for 1924, 1941, 1951, 1954, 1961, 1966, 1974, 1984, 1994, 2006, 2009, and 2011, were made available to GZA for review.

The historical aerial photograph dated 1924 shows the site as surrounded by fences and as undeveloped land. The 1941 and 1951 aerial photographs show the site with a structure on the east (lot 45) and undeveloped land on the west. The 1954, 1961, 1966, 1974, and 1984 show the site with a structure and dense development at adjoining properties and in the site vicinity.

Details of the 1994 and 1995 aerial photographs were difficult to discern. However, a structure appears to be present at the site in these photographs. Dense development is visible at adjoining properties to the site and in the site vicinity.

The 2006, 2009, and 2011 aerial photographs remain consistent with previous aerial photographs; the site is shown surrounded by dense development.

EDR's December 14, 2014 Aerial Photo Decade Package is included in **Appendix E**.

4.50 HISTORIC ATLAS REVIEW

Historical SanbornTM fire insurance maps of the site area were provided by EDR for the years 1898, 1915, 1936, 1947, 1950, 1970, 1977, 1979, 1980, 1985, 1986, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 2001, 2002, 2003, 2004, 2005, and 2006.

The 1898 and 1915 Sanborn maps show the site as sub-divided by fencing and undeveloped. The former 3rd Avenue roadway traverses the site from northeast to southwest.

The 1936 Sanborn map shows a one-story structure at the east of site as a kindling wood factory. Properties adjoining the site to the north are shown as Grand Rapids Store



Equipment Corporation and an auto warehouse corporation and to the south as 12 Stalls Auto Paint shop.

The 1947 and 1950 Sanborn maps depict Lot 6 as undeveloped land used as a second-hand lumber storage facility. Lot 45 was developed with a one-story building occupied by a tool manufacturing and plating works facility. Properties adjoining the site to the north are shown as a silkscreen printing shop, a hardware warehouse, and a heating supplies company, and to the south as an auto repair facility.

The 1970 Sanborn map shows the site as the Gotham Lighting Company occupying Lot 6 and a welding equipment warehouse occupying Lot 45. Properties adjoining the site to the north were occupied by Tempo Designs Inc. and to the south as a motor scooter parts company.

The 1977 Sanborn map shows Lot 6 as an auto body shop and Lot 45 as a welding equipment warehouse.

The 1979, 1980, 1985, 1986, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 2001, 2002, 2003, 2004, 2005, and 2006 Sanborn maps depict both lots of the site as an Auto Repair Facility. Properties adjoining the site to the north are shown as occupied by Tempo Design Inc. and to the south as occupied by wholesale produce warehouse and auto repair painting facility.

EDR’s December 14, 2014 Certified Sanborn® Map Report is included in **Appendix F**.

4.60 TITLE SEARCH AND HISTORY OF OWNERSHIP

No abstract of title was provided to GZA for review. Completion of a title search was not included in the Scope of Services for this Phase I Environmental Site Assessment. ASTM considers a title review a “User Responsibility”.

However, history of ownership records were provided by EDR in its Environmental Lien and Activity and Use Limitation (AUL) Search report dated December 14, 2014. A Deed of Sale recorded for 37-27 31st Street Site (Lot 6) indicated that Lot 6 was sold on September 7, 1977 by Gufil Realty Corporation to Abbeys Automate Inc. A Deed of Sale recorded for 37-26 32nd Street indicated that Lot 45 was sold on October 8, 1996 by Jean M. Burkhardt to Pablo O. Cosma.

Ownership history records for the site also were reviewed using the New York City Department of Finance Automated City Register Information System (ACRIS). These records are discussed further in Section 4.80. The following table presents a summary of previous site ownership according to the information reviewed in the ACRIS records.

37-26 31st Street Site

Previous Site Owner	Date Acquired
Gufil Realty	Unknown
Lester Feinberg	October 24, 1977



37-27 32nd Street Site

Previous Site Owner	Date Acquired
Jean M. Burkhardt	Unknown
Pablo O. Cosma	November 25, 1996

EDR’s December 14, 2014 Environmental Lien and AUL Search report, as well as records provided by the New York City Department of Finance ACRIS, are included in **Appendix H**.

4.70 BUILDING DEPARTMENT RECORDS

GZA requested and reviewed an EDR Building Permit Report dated December 14, 2014, which presents the results of a search of local municipal building permit records. According to EDR, as of December 12, 2014, no building permit records were found for the site. EDR’s April 28, 2014 Building Permit Report is included in **Appendix G**.

GZA also reviewed publicly available property information from the New York City Department of Buildings (DOB) Buildings Information System (BIS) for the 37-27 31st Street Site (Building Identification Number [BIN] # 4004535) and the 37-26 32nd Street Site (BIN# 4004538). Both sites were listed as New York City E-Designation Sites with information described for each building as follows:

37-27 31st Street Site (Alternate Address: 37-29 31st Street)

E-Designation	Environmental Concern
E-218	Air
E-218	Hazardous Materials
E-218	Noise

The Certificate of Occupancies (COs) for 37-27 31st Street dated August 10, 1943 and September 3, 1953 classify Lot 6 as commercial and residential, respectively. Based on the DOB records, eight resolved complaint cases, one open violation case, and three jobs/filings are referenced to the site.

37-26 32nd Street Site

E-designation	Environmental Concern
E-218	Air
E-218	Hazardous Materials

The CO for 37-26 32nd Street dated December 3, 1996 classifies Lot 45 as commercial. Based on the DOB records, four resolved complaint cases, one open violation case, and six jobs/filings are referenced to the site.

Copies of information obtained from NYCDOB Buildings Information System and NYCDEP are presented in **Appendix G**.



4.80 PROPERTY TAX FILES

GZA searched the New York City Department of Finance ACRIS, which provides property records for 1966 through 2014, for records pertaining to the site. The following table presents a summary of the records found and reviewed for the site.

37-27 31st Street Site (Alternate Addresses: 37-29 31st Street)

Document Type	Date Recorded	Description
Satisfaction of Mortgage	07/01/1996	Satisfaction of Mortgage between Abbeys Automate and Flushing Federal Savings Bank
Uniform Commercial Code 1 (UCC1)	03/15/1990	Initial financing between Abbeys Automate and Long Island Savings Bank
Satisfaction of Mortgage	03/15/1990	Satisfaction of Mortgage between Abbeys Automate and National Westminster Bank
Agreement	03/15/1990	Agreement between Long Island Savings Bank and Abbeys Automate
Mortgage	03/15/1990	Mortgage between Long Island Savings Bank and Abbeys Automate
Mortgage	03/14/1985	Mortgage between National Westminster Bank and Abbeys Automate
Satisfaction of Mortgage	11/04/1982	Satisfaction of Mortgage between Abbeys Automate and Gufil Realty Corp.
Easement	08/31/1982	Easement definition between Lester Feinberg and New York Telephone Co.
Mortgage	03/07/1978	Mortgage between Lester Feinberg and Cooper Commercial Corp.
Assignment Mortgage	10/24/1977	Assignment of Mortgage between Gufil Realty Corp. and Gustave Jaff

37-26 32nd Street Site

Document Type	Date Recorded	Description
Assignment of Leases and Rents	10/15/2004	Assignment of Leases and Rents from Cosma, Pablo O. to Ponce de Leon Federal Bank
Mortgage and Consolidation	10/15/2004	Consolidation of Mortgage from Cosma, Pablo O. to Ponce de Leon Federal Bank
Mortgage Assignment	11/05/2001	Assignment of Mortgage from Fleet Bank to Ponce de Leon Federal Bank
Mortgage Assignment	11/05/2001	Assignment of Mortgage from Cosma, Pablo O. to Ponce de Leon Federal Bank



Mortgage	11/05/2001	Mortgage dated November 5, 2001 between Cosma, Pablo O. and Ponce de Leon Federal Bank
UCC3 Termination	10/12/2001	UCC3 Financing termination between Cosma, Pablo O. and Fleet Bank
UCC3 Continuation	05/17/2001	UCC3 Financing continuation between Cosma, Pablo O. and Fleet Bank
Mortgage	11/25/1996	Mortgage dated November 5, 2001 between Cosma, Pablo O. and Fleet Bank
Deed	11/25/1996	Property transfer on 10/8/1996 from 11 Burkhardt, Jean M. to Cosma, Pablo O.
Initial UCC1	11/04/1996	Initial UCC1 financing between Cosma, Pablo O. and Fleet Bank

Records provided by the New York City Department of Finance ACRIS are provided in **Appendix H**.

5.00 PREVIOUS SITE INVESTIGATIONS

Information was obtained from the Client by GZA for the completion of this Phase I Environmental Site Assessment. The following documents were reviewed and detailed as follows:



37-27 31st Street Site

Title: *Tank Closure and Site Assessment Report*

Prepare By: Mark Turoff, BS, MA, PEA, CSP

Dated: October 17, 1998

Pertinent Information: On September 8, 1998, Mark Turoff of Environmental Systems Group of Howell, New Jersey was contracted by Steven Feinberg to perform tank closure activities at the 37-27 31st Street Site. Two 4,000-gallon carbon-steel underground storage tanks (USTs) used to store gasoline were registered, delisted, and closed-in-place. The tanks only contained water and were emptied by G and D Waste Recovery. Eight soil and two groundwater samples were collected around the tanks, and the samples analyzed for EPA Method 8021 STARS protocol gasoline compounds and revealed no indication of impacts. The tanks were then filled with 20 cubic yards of concrete slurry, covered, backfilled, and the concrete slab restored and re-cemented.

A copy of Tank Closure and Site Assessment Report dated October 17, 1998 is included in **Appendix I**.

37-26 32nd Street Site

Title: *Tank Abandonment Letter*

Prepared By: Pro Test Enterprises, New York City Fire Department (FDNY) Certificate No. 69151165

Dated: September 24, 1996

Pertinent Information: Documentation indicating the 550-gallon waste oil tank at 37-26 32nd Street was abandoned in place by removing lines, cleaning and purging, backfilling with concrete. No analysis of soil or groundwater was addressed in this letter.

A copy of the Tank Closure documentation is included in **Appendix I**.



Title: *Preliminary Environmental Site Screening of 37-26 32nd Street, Long Island City Queens, New York*

Prepared By: Freudenthal & Elkowitz Consulting Group, Inc.

Dated: August, 1996

Pertinent Information: A Preliminary Environmental Site Screening was conducted in accordance with Fleet Financial Group Property Risk Categories protocol of the 37-27 32nd Street Site. The results of the site inspection indicated that the building was “generally well maintained” and that “there was no significant spillage noted”. The report summarized two non-hazardous building material-related environmental concerns: 1) evidence of a former underground storage tank (i.e., the 550-gallon waste oil tank previously referenced above), and 2) two “soil pits” in the boiler room that contained dark compacted soil, but no odor was evident. GZA did not observe concerns during its reconnaissance of the site.

A copy of the Preliminary Environmental Site Screening is included in **Appendix I**.

Title: Draft Phase II Environmental Site Investigation Report 37-27 31st Street and 37-26 32nd Street, Long Island City, New York

Prepared By: GZA GeoEnvironmental, Inc.

Dated: February 2014

Pertinent Information: GZA conducted a Phase II ESI for the 37-27 31st Street Site and the 37-26 32nd Street Site. The Phase II ESI included a geophysical survey and a subsurface investigation consisting of sub-slab soil-vapor sampling, soil sampling, and groundwater sampling. Eight soil borings were drilled throughout the site through the building floor slabs to evaluate subsurface impacts. Two of the borings were converted to temporary well points, and four soil-vapor probes were installed.

Trichloroethene was detected in one shallow soil sample at a concentration of 2.0 milligrams per kilogram (mg/kg) or parts per million (ppm) exceeding its respective Unrestricted Use Soil Cleanup Objective (SCO). No other exceedances of the SCOs for VOCs were observed



in the soil samples collected and analyzed. Seven SVOCs were detected in one sample at concentrations exceeding their respective Unrestricted Use SCOs.

Three VOCs, chloroform, tetrachloroethene, and trichloroethene were detected in the two temporary well point locations, but their respective concentrations were below NYSDEC's Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values (AWQS).

Trichloroethene was detected in four sub-slab vapor samples at concentrations that exceeded its respective NYSDOH Air Guideline Value of micrograms per cubic meter (ug/m^3) with a maximum concentration of 5,100 ug/m^3 or three orders of magnitude above its respective Guidance Value of 5 ug/m^3 .



6.00 SITE RECONNAISSANCE

The purpose of GZA's site reconnaissance was to make surficial observations for evidence of RECs that could result in the presence of oil or hazardous materials in the environment. GZA Senior Project Manager Clifford Bell and Assistant Project Manager Reinbill Maniquez conducted the site reconnaissance on December 15, 2014. Steven Feinberg, the owner of 37-27 31st Street Site, and Pablo Cosma, owner of 37-26 32nd Street Site, accompanied GZA during the reconnaissance to the site. Observations were documented, and pertinent features and environmental conditions were photographed and referenced in the text. Selected photographs are included in **Appendix B**, and on **Figure 2 - Site Plan**, depicts pertinent site features. A summary of each area assessed is presented below.

6.10 EXTERIOR OBSERVATIONS

The periphery of the site and exterior portions of the site were visually assessed for RECs. Exterior portions of the site consist of concrete sidewalk surfaces as shown on **Figure 2**.

6.10.1 Underground Storage Tanks (UST)

Mr. Cosma indicated that a fuel-oil fill port existed on the sidewalk of 37-36 32nd Street, but the fill port reportedly was removed during reconstruction of the sidewalks in front of the building. No other surficial evidence of USTs (i.e., fill ports, vent pipes, pavement repairs, etc.) was observed during the exterior site reconnaissance.

6.10.2 Aboveground Storage Tanks (AST)

A vent line for a former AST was observed on the exterior of the 37-36 32nd Street building. The AST was identified by Mr. Cosma as an AST that supplied fuel oil to the former oil-fired boiler, which is referenced in the Preliminary Environmental Site Screening Report. The fill port referenced in Section 6.10.1 might be associated with the former AST. No ASTs were observed on the exterior portions of the remainder of the site.

6.10.3 Hazardous Substances or Petroleum Products Use

No hazardous substances or petroleum products were observed in the exterior areas of the site.

6.10.4 Staining

No surficial staining, other than typical driveway staining (*de minimis condition*) was observed.

6.10.5 Electrical Transformers/Equipment

No evidence of electrical transformers/equipment was observed at the site.

6.10.6 Drywells and Sumps



No surficial evidence of exterior drywells or sumps was observed during GZA's site reconnaissance.

6.10.7 Pits, Ponds, and Lagoons

No surficial evidence of pits, ponds, or lagoons was observed during GZA's site reconnaissance.

6.10.8 Wells

No surficial evidence of monitoring or water supply wells was observed during GZA's site reconnaissance. Municipal water supply provided by the City of New York is available to the site.

6.10.9 Solid Waste

No solid waste dumpsters or recycling containers were observed.

6.10.10 Process Wastewater

No surficial evidence of on-site process wastewater disposal was observed.

6.10.11 Septic System

No evidence of a septic system was observed on the site. New York City combined sewer services are available to the site.

6.10.12 Stressed Vegetation

No stressed vegetation was observed on the site, as there is no green space.

6.10.13 Soil/Water Sampling

Subsurface exploration or chemical analysis is not part of the Phase I Environmental Site Investigation. Limited information regarding subsurface conditions was obtained from the Tank Closure and Site Assessment Report discussed in Section 5.0 and included in **Appendix I**.

6.10.14 Oil/Water Separators

No surficial evidence of oil/water separators was observed during GZA's site reconnaissance.

6.10.15 Surface Water Runoff

No stormwater drains were observed at the site. Surface water runoff on the site is anticipated to flow into municipal storm drains located near the corner of 31st and 38th Avenue, the next block to the south, and 32nd Street and 38th Avenue.

6.10.16 Other Observations

No other significant exterior observations were made.



6.20 INTERIOR OBSERVATIONS

Representative areas of the interior of the site were visually assessed for evidence of RECs. Areas observed at the 37-26 32nd Street Site includes: an office, cellar, and a former auto body shop and auto service garage. Areas observed at the 37-27 31st Street Site include the auto body shop; the paint storage and mixing rooms; bathrooms; the food cart sheet metal manufacturing area; food cart storage and wash area; kitchen; hallway; and the cellar. The only inaccessible area for inspection was the refrigeration room. However, the general areas adjacent to the refrigeration room in the food preparation area were well maintained and well organized.

6.20.1 Construction

37-27 31st Street Site

The building is a one-story warehouse subdivided into three work areas: the auto body shop, a food cart preparation and refrigeration area, and a food cart sheet metal manufacturing area. The building footprint encompasses the entire Lot 6 area, which is approximately 14,250 square feet. The auto body shop is comprised of an exterior brick façade with a bay door (the northern of two bay door entries), and the interior areas are partitioned with concrete-block walls. The food cart servicing and storage area is located east of the garage area and is separated from the sheet metal area by a hallway that leads from the south bay door entrance that is used as a common egress and ingress with the sheet metal area. The floors in all three areas are poured concrete. A small cellar with a steel hatch cover to the north of the North Bay door entrance from the 31st Street sidewalk also was observed.

37-26 32nd Street Site

The building is a one-story structure with two garage bay doors. A small office and a bathroom are separated by concrete-block walls from the garage area most recently used for auto body shop and auto service garage. A small cellar with a steel hatch entrance from the 32st Street sidewalk also was observed.

A Site Plan showing key site features is included on **Figure 2**.

6.20.2 Current Site Use and Observations

37-27 31st Street Site

Auto Body Shop – The space is mainly used by Network Collision Co. for auto-body repair and painting. The main floor area is used for staging the cars. Small locker rooms were used as a paint mixing area. Drums, buckets and pints of solvents (e.g. lacquer thinner, reducer, stripper etc.) and paints (e.g., acrylic, urethane primer etc.) are stored in storage spaces near the office and bathroom. Open containers of unknown liquid were observed inside the storage spaces. Several unlabeled drums also were noted during the site reconnaissance.



Food Cart Preparation and Refrigeration – The area is used mainly as a food preparation/cooking facility and for refrigeration. The main floor area is used for staging food carts with food that was prepared in the kitchen area. A small kitchen and refrigeration area is located east of the main floor. A small office is located north of the main floor. A small-enclosed steel meshed area northwest of the main floor is used as storage area for beverages and food raw materials.

Food Cart Manufacturing – This space is used mainly as a manufacturing facility for food carts. The main floor is used as a cutting area for the carts' steel frames and metal sheet walls. An old compressor located southeast of the main floor is surrounded by open containers of unknown liquid. An unlabeled drum also was located in this area. However, no visible cracks were evident in the floor slab.

Cellar – This space houses the boiler that heats the entire building at this address. Some staining was observed at the cellar floor although there were no indications of breaches or breaks in the slab. GZA observed refuse and sewage material that indicated historic flooding from a backup in the sewer system. Steven Feinberg indicated there was a recent sewer line backup in the cellar.

37-26 32nd Street Site

Street Level - At the time of GZA's site reconnaissance, this building was unoccupied. Evidence of the previous use as an auto body shop and auto service garage was still apparent. One hydraulic lift was located at the main floor and an unlabeled drum and open container were located near the entrance to the site. No evidence of discharge was observed. There were no indications of where the hydraulic tank(s) might have been located.

Cellar - A small cellar was located north of the site with the egress/ingress located from a steel hatch in the sidewalk along 32nd Street. The cellar housed the boiler that heats the building at this address. GZA did not observe any evidence of release or staining in this area.

6.20.3 Heating and Cooling

37-27 31st Street Site

A natural gas-supplied steel Boiler in the cellar provides heating for the building. According to Steven Feinberg, the boiler used to be fired by fuel oil. An unknown size AST located at the back of the Sheet Metal Area supplied the boiler with heating oil. The AST was removed at an unknown date.

37-26 32st Street Site

Hot water for the building is provided by a Weil McLain Hot Water Boiler located in the cellar that is fueled by natural gas. Heat to the garage space is by a natural gas-supplied overhead forced air heater.



6.20.4 Aboveground Storage Tanks and Underground Storage Tanks (ASTs/USTs)

37-27 31st Street Site

No physical evidence of current or former ASTs were observed on the site, including the AST referenced in Section 6.10.2.

GZA observed a cement floor patch near the south bay door (the common entrance to the food cart preparation and food cart manufacturing areas) that was consistent with a patch resulting from in-place abandonment of a UST. Two vertical exhaust pipes were located on the common partition wall with the auto body shop (the center hallway to the food cart space). The location of the USTs and the vertical exhaust pipe is presented on **Figure 2**. Steven Feinberg explained that two 4,000-gallon USTs were closed in-place at this location in the 1990s.

37-26 32st Street Site

No evidence of current or former ASTs were observed at this address.

GZA's interview with Mr. Cosma revealed that a former UST of unknown size was closed-in-place by filling with cement in 1996. A cement floor patch near the hydraulic lift marked the location of the former UST referenced in Section 5.0 and as shown on Figure 2.

6.20.5 Chemical Use and Storage Areas

37-27 31st Street Site

Auto body Shop - More than a hundred pint-sized to gallon-sized containers of paint, paint thinners, car wash detergent, cleaning polish, car wax, reducer, and stripper solvents are stored in a steel cabinet located near the office. Three acetylene and oxygen tanks were located in the main floor detailing area. At least three unlabeled 55-gallon drums with unknown liquid were observed near the paint mixing area. An auto refinish automatic paint-mixing machine was located in a small room adjacent to the office. Evidence of historic paint releases was observed near the cabinet floors and the paint mixing area. The historic paint releases did not appear to be proximate to any of the floor drains, which according to Steven Feinberg are reportedly connected to New York City's sewer system.

Food Cart Preparation and Refrigeration Area - No evidence of chemical use and storage was observed.

Food Cart Manufacturing Area - GZA observed one unlabeled 55-gallon drum near the compressor on the southeast section of the food cart manufacturing area. Open containers of unknown liquid also were observed adjacent to the compressor.

Cellar- No evidence of chemical use and storage was observed.



37-26 32st Street Site

Street Level - Two unlabeled 55-gallon drums were located near the east wall of the site between the two bay doors. A bucket with unknown liquid also was observed.

A wall cabinet was observed in the garage behind the office area. There were no products or containers in the cabinet.

Cellar- No evidence of chemical use and storage was observed.

6.20.6 Hazardous Wastes Generated and Waste Storage Areas

37-27 31st Street Site

Steven Feinberg indicated that hazardous waste is not generated from any areas within the facility at this address. Dumpsters for municipal waste collection and storage are located to the left as one enters the south bay door, which is the common entrance to the food cart preparation and food cart manufacturing area.

37-26 32st Street Site

Mr. Cosma indicated that hazardous waste was not generated from the facility at the site. Since the site was unoccupied at the time of GZA's site reconnaissance, no municipal waste collection and storage were observed on the site.

6.20.7 Stains or Corrosion

37-27 31st Street Site

Food Cart Wash Area - Extensive fluid stains were observed near the wash area for the food carts by the south bay door. The source of the stains could not be identified as chemical or petroleum in nature and might have been residual wash fluids.

Auto body Shop - Evidence of historic paint releases was observed near the cabinet floors and the paint mixing area. Fluid stains on the floor also were observed near the bathroom and office area.

Food Cart Preparation and Refrigeration Area - Several fluid stains were observed near the refrigeration and kitchen areas. The source of the stains could not be identified as chemical or petroleum in nature and might have been residual wash fluids

Food Cart Manufacturing Area – Extensive oily stains and an accumulation of a petroleum-like thickness were observed around the compressor area.

Cellar - Extensive staining was observed at the cellar floor. The boiler pipes were observed to be extensively corroded. GZA observed refuse and sewage material that indicated historic flooding from a backup in the sewer system.



37-26 32st Street Site

Fluid stains were observed in the main floor area of the site. Evidence of oily stains near the 55-gallon drums and open container also were observed. However, no visible cracks were evident in the floor slab.

Cellar - Some staining was observed on the cellar floors and walls, but the type of stain and its source were not evident.

6.20.8 Floor Drains or Sumps

37-27 31st Street Site

Auto Body Shop – One square-shaped floor drain was observed on the main floor of the auto body shop. The floor drain is reportedly connected to New York City’s sewer system.

Food Cart Preparation and Refrigeration Area – GZA observed two floor drains located in the main floor of the food cart preparation and refrigeration area, and based on the floor cuts, the floor drains are believed to be connected by a pipe that diagonally traverses the site. A drainage trench covered by steel plates is located adjacent to the north wall of the area. According to Steven Feinberg, these floor drains reportedly discharge to New York City’s sewer system. A small sump also was observed near the entrance to the refrigeration area.

Food Cart Manufacturing Area – GZA observed linear floor drains on the main floor of the food cart manufacturing area. The drains are covered by steel grates/plates. According to Steven Feinberg, these floor drains reportedly are connected to New York City’s sewer system.

37-26 32st Street Site

One floor drain was located in the middle of the main floor area. Based on the floor cuts, the floor drain appears to be connected to a pipe that traverses the site from north to south. A small approximately 1.5-foot square, dry sump/drain was located near the entrance of the south bay door.

6.20.9 Hydraulic Machines and Lifts

37-27 31st Street Site

Auto body Shop – Two hydraulic lifts were located on the main floor of the auto body shop. We did not observe any on-site storage of hydraulic oil.

Food Cart Preparation and Refrigeration Area – No evidence of hydraulic lifts was observed.

Food Cart Manufacturing Area – A hydraulic machine used to cut sheet metal was located south of the main floor of the food cart manufacturing area. Immediately adjacent to this machine was a second hydraulic machine used to bend and cut steel

rods for the cart frames. We did not observe any releases associated with the machines.

37-26 32st Street Site

One abandoned hydraulic lift was located north of the main floor and adjacent to the bathroom of the site. We did not observe any indications of spills or any accumulation of hydraulic fluid on the concrete slab.

6.20.10 Transformers

No transformers were noted either inside or outside during the site reconnaissance at either of the lots.

6.20.11 Other Interior Observations

37-27 31st Street Site

Food Cart Preparation and Refrigeration Area – Floor cement patches were observed near the entrance to the bathroom and kitchen area. However, it is GZA's opinion that the cement patches are associated with the drainage trench as mentioned in Subsection 6.20.8.

Food Cart Manufacturing Area –An old abandoned compressor was located adjacent to the current compressor. According to Steven Feinberg, the compressor has not been utilized since the food cart manufacturing company occupied the area. Some staining was observed around the old compressor, but we did not observe any obvious pathway through the concrete floor slab.

37-26 32st Street Site

A small compressor was located near the bathroom and north of the hydraulic lifts. No surficial evidence of discharge was observed around it.





7.00 VICINITY RECONNAISSANCE

As part of GZA's Phase I Environmental Site Assessment, we conducted a vicinity reconnaissance (from public properties) of the properties adjoining the site, as well as the vicinity within a 0.125-mile radius of the site. The result of GZA's vicinity reconnaissance is presented below.

7.10 ADJOINING PROPERTIES

A new building was constructed on the adjoining property to the north of the site at 37-21 31st Street. Based on the current uses of the new building as a building materials supply store on the ground floor and residential use in the upper floors, use or storage of significant quantities of hazardous materials is unlikely with the possible exception of fuel oil for heating purposes.

The adjoining properties located at 31-01 38th Avenue and 31-17 38th Avenue to the south of the site are currently and historically used as an auto repair and auto servicing shop and a warehouse, respectively. The sites are E-Designated, and four gasoline tanks were reportedly installed in 1975 and were reportedly closed in 1996. Based on their historic usage, the businesses on the adjoining properties are likely to use hazardous materials and petroleum products.

Directly across the 31st Street Site and situated hydraulically downgradient is Marblette Corporation (Marblette), which reportedly manufactured plastics comprised primarily of synthetic resins of predetermined form, such as, rods, tubes, sheets, and other configurations. GZA was unable to ascertain whether Marblette is still in operation.

Directly across the 32nd Street Site and situated hydraulically upgradient is , and a night club called *Mist* located at 37-27 32nd Street, and Fortune Poly Products (Fortune) located at 37-21 32nd Street. Fortune reportedly manufactures plastic bags.

Production of plastics at Marblette and Fortune likely involves petroleum products and/or other hazardous materials.

7.20 VICINITY PROPERTIES AND USE

The area within 1/8-mile of the site is designated as light industrial/manufacturing with some residential uses. An elevated railway occupies the center of 31st Street, which is a commercial corridor. 32nd Street is lined with properties designated as office spaces and warehouses. Base on GZA's site reconnaissance, no RECs were evident in connection with the storage and usage of hazardous materials at vicinity properties as visible from publicly accessible areas. However, the site and the surrounding properties are within the Special Long Island City Mixed Use Dutch Kills Subdistrict that included historic manufacturing and intense industrial development until about the 1950s.

8.00 REGULATORY DATABASE REVIEW



The following section is based on public information obtained from various federal, state, and local agencies that maintain environmental regulatory databases. These databases provide information about the regulatory status of a property and incidents involving the use, storage, spillage, or transportation of oil or hazardous materials. Information was obtained by GZA personnel and by a professional data search company, Environmental Data Resources (EDR). A copy of EDR's December 14, 2014 Radius Map™ Report (Inquiry No. 4160210) is presented in **Appendix J**. A discussion of the reviewed information is presented in the following sections.

8.10 FEDERAL AGENCY DATABASES

Nine federal databases were searched by EDR and reviewed by GZA. These reports and the search distances used to review these databases are presented below.

Database	Radius Searched	Total Within Radius Searched
National Priorities List (NPL) Delisted NPL The NPL, or Superfund sites list, is EPA's database of confirmed uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program.	1 Mile 1 Mile	0 0
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) The CERCLIS database is a compilation by EPA of the sites that EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.	½ Mile	0
CERCLIS No Further Remedial Action Planned (NFRAP) The CERCLIS NFRAP database is EPA's list of sites that an assessment has been completed and no further steps will be taken to list this site on EPA's National Priority List.	½ Mile	0
Resource Conservation and Recovery Act (RCRA) Generator Database EPA's RCRA program identifies hazardous waste generators and tracks hazardous waste from the point of generation to the point of disposal.	¼ Mile	16
RCRA Treatment, Storage and Disposal (TSD) Facility Database The RCRA TSD Facilities database is a compilation by EPA of reporting facilities that store, treat, or dispose of hazardous waste.	½ Mile	0
RCRA Corrective Action Database (CORRACTS) The RCRA CORRACTS list is EPA's list of treatment, storage, or disposal facilities subject to corrective action under RCRA.	1 Mile	1
Emergency Response Notification System (ERNS) The ERNS list is a national database used to collect information on reported releases of oil and hazardous	Site only	0



Database	Radius Searched	Total Within Radius Searched
substances. The database contains information from spill reports made to federal authorities including the EPA, U.S. Coast Guard, National Response Center, and Department of Transportation.		
Federal Institutional/Engineering Controls Registries The USEPA maintains a list of sites with engineering and institutional controls in place. Engineering controls include caps, vapor barriers, and fences to eliminate contamination pathways. Institutional controls are administrative measures that often involve deed restrictions.	½ Mile	0

The site was not listed in the ASTM Federal databases searched by EDR and reviewed by GZA.

8.10.1 Resource Conservation and Recovery Act Generator Database

The RCRA Generator Database list 16 RCRA Generators within ¼ -mile from the site. One Large Quantity Generator, Trumbull Equities, LLC is located at 31-10 37th Avenue (north and within Block 373) and is inferred to be upgradient of the site. Trumbull Equities also is listed in the NY MANIFEST database, which lists and tracks hazardous waste from the generator through transporters to a TSD facility. The fifteen other facilities also are not adjoining the site. Based on their distance to the site, these facilities do not likely have a significant impact to the subject site.

8.10.2 RCRA Corrective Action (CORRACTS) Facility List

The RCRA CORRACTS database identified the Ravenswood PCB Storage Facility located at 40th Avenue and Vernon Boulevard, approximately ¾ - mile west-northwest and inferred downgradient of the site. Based on the distance to the site, it does not likely have a significant impact to the subject site.

8.20 STATE AGENCY DATABASE REVIEW

Twelve state databases were provided by EDR and reviewed by GZA. These reports and the search distances used to review these databases are presented in the table below.

Database	Radius Searched	Total Within Radius Searched
State and Tribal List of Hazardous Waste Sites (SHWS) This list includes known or suspected hazardous substance waste disposal sites. Sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites also are included.	1 Mile	13
State and Tribal List of Landfill or Solid Waste Disposal Sites (SWF/LF) Typically contains an inventory of solid waste disposal facilities or landfills, these might be active or inactive facilities or open dumps that failed to meet RCRA subtitle D Section 4004 criteria.	½ Mile	2



Database	Radius Searched	Total Within Radius Searched
State and Tribal List of Leaking Underground Storage Tanks (LTANKS) An inventory of reported leaking storage tanks incidents. The causes of the incidents are tank test failures, tank failures, or tank overfills.	½ Mile	44
State and Tribal List of Registered Underground and Aboveground Storage Tanks (UST/AST) Compiled list of sites with underground or aboveground storage tanks designated for petroleum storage.	Property and Adjoining Properties	7
State and Tribal List of Registered Chemical Bulk Storage (CBS) Compiled list of sites with underground or aboveground storage tanks designated for chemical storage.	Property and Adjoining Properties	3
State and Tribal Institutional/Engineering Control Registry (IC/EC) The State and Tribal Institution Control Registry is a database of sites receiving an Activity and Use Limitation (AUL). An AUL provides Notice to users of the property of the presence of oil or hazardous material contamination remaining at the location after a cleanup has been conducted. An AUL is a legal document that identifies activities and uses of the property owner's obligation and maintenance conditions that must be followed.	½ Mile	0
Spills Information (SPILLS) Data Collected on spills reported to the New York State Department of Environmental Conservation (NYSDEC)	⅛ Mile	8
State and Tribal Voluntary Cleanup Program (VCP) Sites VCP Sites is a voluntary program that uses private funding to remediate contaminated sites and allow for sites' productive use.	½ Mile	3
State and Tribal Brownfield Sites	½ Mile	3
New York Drycleaners	¼ Mile	5
EDR Historic Cleaners	¼ Mile	18
EDR Manufactured Gas Plant (MGP) MGP sites were used in the United States from the 1800s to the 1950s to produce gas that could be distributed as fuel, and produced significant amounts of waste.	1 Mile	0
EDR Historic Auto Stations Lists potential historic automobile gasoline filling stations and service stations.	¼ Mile	58
New York City E-Designation Sites – Lots are flagged 'E' on the Zoning Maps of the City of New York for potential hazardous material, air and/or noise quality impacts.	⅛ Mile	109

8.20.1 State and Tribal List of Hazardous Waste Sites (SHWS)

A review of the SHWS database indicates 13 SHWSs are located within the 1-mile ASTM standard search radius of the site. The nearest SHWS are Levco Metals located at 34-11 36th Street, which is approximately ¼ mile from the site on an inferred equal or upgradient elevation, and the Amtrak Sunnyside Yards located at 39-29

Honeywell Street at approximately 1/8 mile from the site on an inferred downgradient elevation.



As recorded on May 6, 2012, the Levco Metals facility was being remediated under the New York State Voluntary Cleanup Program (VCP) and undergoing groundwater monitoring. Considering the distance of this facility from the site and lack of a requirement by the State for active remediation, it is not anticipated to adversely affect the site.

As recorded on May 15, 2014, the Amtrak Sunnyside Railyards was used as a storage facility for railcars. There are numerous spill events listed for this facility. However, because of its distance and downgradient location and lower elevation relative to the site, it is GZA's opinion that it does not likely have a significant impact to the subject site.

The eleven other SHWS sites do not likely have a significant impact to the subject site because of their distance and downgradient elevation.

8.20.2 State and Tribal List of Landfill or Solid Waste Disposal Sites (SWF/LF)

A review of the SWF/LF database indicates two sites located within the 1/2 -mile ASTM standard search radius of the site. The City Used Auto Center Inc., located at 37-25 2st Street and the Rosenwach Tank Co., located at 40-25 Crescent Street are approximately 1/2 mile from the site on an inferred lower elevation. Because of the distance and lack of hydrogeologic connection to the site, the listed sites are not anticipated to impact the subject site.

8.20.3 State and Tribal List of Leaking Underground Storage Tanks (LTANKS)

A review of the LTANKS database indicates 44 LTANKS properties located within the 1/2-mile ASTM standard search radius of the site.

Among all LTANKS incidents, 43 were reportedly closed by the NYSDEC at the time of the database review. Only one spill, located at 34-20 32nd Street and approximately 1,500 feet away and potentially upgradient, remains open. According to the database, the LTANKS spill was caused by a tank test failure. The tank was reportedly emptied, cleaned, and replaced with a temporary unit.

One closed spill is documented at 32-15 37th Avenue involving the release and cleanup of 1,000 gallons of oil in 1993. The location of this spill is estimated at 265 feet from the site and at a higher elevation, potentially upgradient. For the remainder of the LTANKS properties, because of their distance from the site, the lack of a hydrologic connection to the site and their regulatory status as closed. Therefore, it is GZA's opinion that the listed sites are not anticipated to impact the subject site.



8.20.4 State and Tribal List of Registered Underground and Aboveground Storage Tanks (UST/AST)

The UST/AST database lists five NY UST sites and two NY AST sites that include the site and the adjoining properties. The mere presence of USTs and ASTs is not considered a REC. If historical releases from these tanks were known to have occurred, then the historical releases should have been reported and/or identified in the spills databases.

8.20.5 State and Tribal List of Registered Chemical Bulk Storage (CBS)

The site and the adjoining properties were not listed on the CBS database list.

8.20.6 State Spills (NY SPILLS)

Data collected on spills reported to NYSDEC were reviewed by GZA. A review of NY SPILLS database dated August 8, 2014 indicated eight sites that are within 1/8 mile of the site. All eight NY SPILLS were reportedly closed by the NYSDEC at the time of the database review, and therefore, are not anticipated to impact the subject site.

8.20.7 State and Tribal Brownfield Sites

A review of the Brownfields database indicates three NY Brownfield properties located within the 1/2-mile ASTM standard search radius of the site. However, the sites are at an inferred downgradient location to the site, and therefore, do not likely have a significant impact to the subject site.

8.20.8 NY Cleaners

A review of the NY Cleaners database indicates five drycleaners were located within 1/4-mile radius of the site. The closest listed property to the site was Enterprise/M&K 88 Cleaners, located approximately 350 feet north-northwest of the site. Because of its distance, this site does not likely have a significant impact to the subject site.

8.20.9 EDR Historic Cleaners

A review of the EDR Historic Cleaners database indicates 18 historic drycleaners were located within 1/4-mile radius of the site. The closest listed property to the site was 37th Laundromat, located approximately 0.055 miles northwest of the site. No active or historic violations and/or records of releases exist in the EDR report for the sites in the listing.

8.20.10 EDR Historic Auto Stations

A review of the EDR Historic Auto Stations database indicates fifty-eight potential historic auto service station properties located within the 1/4-mile search radius of the site. Note that this database is the result of a search conducted by EDR in selected national collections of business directories. EDR collected listings of



potential gas station/filling station/service station sites that were available to EDR researchers. A listing in the EDR Historic Auto Stations database does not necessarily indicate the historical presence of an auto service station establishment and this listing does not constitute a REC.

8.20.11 New York City E-Designation Sites

E-Designation Sites refer to lots on the Zoning Maps of the City of New York where development on a property might be adversely affected by noise, air emissions, and/or hazardous material contamination. The site and its surrounding properties are within the Special Long Island City Mixed Use Dutch Kills Subdistrict. There are 108 E-Designation Sites within approximately 0.125 miles of the site. As mentioned in Section 4.70, the 37-27 31st Street Site is listed as an E-Designation Site for air, hazardous materials, and noise, and the 37-26 32nd Street Site is listed as an E-Designation Site for air and hazardous materials.

Adjoining properties at 31-01 38th Avenue and 31-17 38th Avenue are E-Designation Sites. The property identified as 31-01 38th Avenue included two 2,000-gallon and two 550-gallon gasoline USTs that were installed in 1976 and closed in 1995.

8.30 LOCAL REGULATORY AGENCIES

To obtain information concerning the possible release of hazardous materials or oil at or near the site, GZA contacted the following local agencies:

- FDNY
- New York City Department of Health and Human Services
- New York City Department of Environmental Protection

As of the date of completion of this Phase I Environmental Site Assessment report, GZA did not receive responses to our requests from the above-listed agencies. If any records are subsequently received from the above agencies that significantly alter the findings, conclusions, and opinions of this Phase I Environmental Site Assessment report, then GZA will issue an addendum.

8.40 STATE AGENCY FILE REVIEW

To obtain information concerning the possible release of hazardous material or oil at or near the site, GZA contacted the following State agencies:

- New York State Department of Environmental Conservation
- New York State Department of Health

As of the date of completion of this Phase I Environmental Site Assessment report, GZA did not receive responses to our requests from the above-listed agencies. If any records are subsequently received from the above agencies that significantly alter the findings,

conclusions, and opinions of this Phase I Environmental Site Assessment report, then GZA will issue an addendum.



9.00 INTERVIEWS AND REFERENCES



GZA interviewed the following people as part of this Phase I Environmental Site Assessment: Steven Feinberg, the owner of 37-27 31st Street Site, and Pablo Cosma, the owner of 37-26 32nd Street. The information provided by Steven Feinberg and Mr. Cosma are discussed and referenced within the text of this Phase I Environmental Site Assessment.

GZA reviewed the following references as part of this Phase I Environmental Site Assessment:

- New York City Department of Buildings: building permit and actions information; <http://www.nyc.gov/html/dob/html/bis/bis.shtml>.
- New York City Department of Finance ACRIS; property tax assessment information;
- <http://nycprop.nyc.gov/nycproperty/nynav/jsp/selectbbl.jsp>.
- U.S. Department of the Interior Geological Survey, Central Park, NY
- Quadrangle Central Park 7, NY-NJ 2013 7.5 Minute Series (Topographic) Map
- Bedrock and Engineering Geologic Maps of New York County and Parts of Kings and Queens Counties, New York, 1994 Baskerville Map.
- Water-Table Altitude in Kings and Queens Counties, New York, March 1997.
- Roberts-Dolgin, Geneva, The Geology of Staten Island and Western Long Island, Kings and Queens Counties, New York. Environmental, Engineering and Urban Geology in the United States, New York State Geological Survey Open File No. IM1098, July 20-25, 1989.
- Soren, Julian, Subsurface Geology and Paleogeography of Queens County, Long Island, New York, U.S. Department of Interior, February 1978

10.00 USER RESPONSIBILITIES



GZA requested information from the Client regarding title information, environmental liens, Activity and Use Limitations, and specialized knowledge or commonly known information regarding the site and, if applicable, the reason for a significantly discounted purchase price. A completed User Questionnaire, dated December 30, 2014, 2014, was provided by Janet Craine of 31/32 LIC, LLC c/o NorthEnd Equities (User/Client).

Based on the User Questionnaire, GZA did not identify any additional RECs and any historical site uses beyond those indicated by other resources reviewed by GZA during our assessment of the site including regulatory information, the site reconnaissance, and interviews with site occupants. A copy of the User Questionnaire is provided in **Appendix K**.

11.00 FINDINGS AND CONCLUSIONS

11.10 FINDINGS



A Phase I Environmental Site Assessment following the general guidance of the ASTM Phase I Standard Practice was conducted at 37-27 31st Street and 37-26 32nd Street in Long Island City, New York. The study included a site reconnaissance, a review of site history, a review of selected local, state, and federal regulatory records, and interviews with persons familiar with the site. No subsurface exploration or chemical testing of soil or groundwater was conducted, and no assessment for the presence of lead hazards, radon, or asbestos was completed.

The findings below are based on the work conducted as part of this Phase I Environmental Site Assessment:

- The sites are situated on Queens Block 373 and are identified as the 37-27 31st Street Site (Lot 6) and the 37-26 32nd Street Site (Lot 45). Collectively, the two sites comprise the subject site of this Phase I Environmental Site Assessment. The site is bounded by 31st Street to the west, 32nd Street to the east, Lot 12 to the north (developed with a six-story commercial/residential building), and Lots 1 and 47 to the south (developed with one-story commercial/light manufacturing buildings).
- The site consists of two irregular shaped lots. Lot 6 is approximately 14,250 square feet with 100 feet of frontage on 31st Street. Lot 45 is approximately 2,600 square feet with 70 feet of frontage on 32nd Street.
- The site is developed with one-story brick buildings on both lots. The Lot 6 building was built c. 1953 and was partitioned into spaces which, at the time of GZA's site reconnaissance on December 15, 2014, were occupied by an auto body shop, a food cart preparation and refrigeration shop and a food cart manufacturing shop. The Lot 45 building was built around 1936.
- Based on information published by the United States Geological Survey 7.5 Minute Series 2013 Topographic Map of Central Park, New York Quadrangle, the site is located at approximately between 30 to 40 feet above mean sea level. The topographic gradient of the site and the surrounding area gradually slopes to the nearest water bodies: west towards the East River (approximately 4,700 feet from the site), and southwest towards Dutch Kills (approximately 4,500 feet from the site).
- Shallower soil at the site is classified as urban fill overlying glacial deposits and bedrock. Groundwater at the site might generally occur from 15 to 25 feet below ground surface near the site. Based on the review of data provided by Environmental Data Resources Inc. (EDR) and the site topography, groundwater is inferred to flow south-southwest towards Dutch Kills. However, localized



flow direction in the site vicinity might vary because of underground utilities, septic systems, dewatering pumping or heterogeneous subsurface conditions. Subsequent references to upgradient and downgradient properties are based on the estimated southwesterly groundwater flow direction.

- The site was historically designated for light industrial/manufacturing and commercial use. Production of lighting products typically involves the use of hazardous materials. Lot 45 was used as a kindling wood factory as early as 1936, as a plating works factory by 1947, as a welding equipment warehouse by 1979, then as an auto-mechanical facility by 1979 until June 2014. Lot 6 was used as a lighting equipment factory as early as 1953, then as an auto body shop by 1977 until today. Portions of Lot 6 were converted into a food cart manufacturing/metal shop facility in 2004 and a food cart preparation and refrigeration facility in 2008. Both food cart facilities are still in operation.
- A vent pipe was observed on the exterior of 37-26 32nd Street. Tank closure documents from 1996 indicate one 550-gallon tank was closed in place at this address. A cement floor patch near the hydraulic lift marked the location of the former UST in line with the vent pipe and the estimated location of the former fill port location in the sidewalk as indicated by Mr. Cosma.
- Two vent pipes were observed in the hallway at 37-27 31st Street adjacent to slab cuts in the floor near the south bay door. Tank closure documentation exists for two 4,000-gallon gasoline tanks identified by Steven Feinberg to be in the general area of the floor cuts. The tank closure documentation included a soil and groundwater investigation that reportedly did not indicate any impacts from gasoline-related constituents.
- More than a hundred pint-sized to gallon-sized containers of paint, paint thinners, car wash detergent, cleaning polish, car wax, reducer, and stripper solvents are stored in a steel cabinet located near the office of 37-27 31st Street auto body shop. Three acetylene and oxygen tanks were located in the main floor detailing area. At least three unlabeled 55-gallon drums with unknown liquid were observed near the paint mixing area. An auto refinish automatic paint-mixing machine was located in a small room adjacent to the office. Evidence of historic paint releases was observed near the cabinet floors and the paint mixing area.
- One unlabeled 55-gallon drum was observed near the compressor on the southeast section of the food cart manufacturing area at 37-27 31st Street Site. Open containers of unknown liquid also were observed adjacent to the compressor. However, no visible cracks were evident in the floor slab. Two unlabeled 55-gallon drums were located near the east wall of the 37-26 32nd Street Site between the two bay doors. A bucket with unknown liquid also was



observed. Similarly, no visible cracks were evident in the concrete floor slab in these areas.

- Extensive staining was observed at the cellar floor of 37-27 31st Street. The boiler pipes were observed to be extensively corroded. GZA observed refuse and sewage material that indicated historic flooding from a backup in the sewer system.
- Fluid stains were observed in the main floor area of the 37-26 32nd Street but the type of stain and its source were not evident. Evidence of extensive oily stains near the 55-gallon drums and open container between the bay doors also were observed. A small approximately 1.5-foot square, sump/drain which was dry was located near the south bay door entrance.
- An old abandoned compressor was located adjacent to the current compressor in southeast area of the food cart manufacturing shop. According to Steven Feinberg, the compressor has not been utilized since the food cart manufacturing company occupied the area. Extensive staining and accumulation of petroleum-like thickness was observed around the old compressor. There is no secondary containment surrounding the compressors. However, no visible cracks were evident in the concrete floor slab.
- A new building was constructed on the adjoining property to the north of the site at 37-21 31st Street. Based on the current uses of the new building as a building materials supply store on the ground floor and residential use in the upper floors, use or storage of significant quantities of hazardous materials is unlikely with the possible exception of fuel oil for heating purposes.
- The adjoining properties located at 31-01 38th Avenue and 31-17 38th Avenue to the south of the site are currently and historically used as an auto repair and auto servicing shop and a warehouse, respectively.
- Adjoining properties to the east and west of the site included Marblette on 31st Street and Fortune at 37-21 32nd Street, both of which reportedly manufacture plastics likely involving petroleum products and/or other hazardous materials. GZA did not observe current evidence of releases or staining near the two adjoining properties.
- The site and the surrounding properties are within the Special Long Island City Mixed Use Dutch Kills Subdistrict that included historic manufacturing and intense industrial development until about the 1950s. There are 108 E-Designation Sites within approximately 0.125 miles of the site.
- The site was not listed in the ASTM Federal or State databases searched by EDR and reviewed by GZA. In addition, no off-site properties were identified within



the ASTM search radii for Federal databases searched by EDR and reviewed by GZA.

- A review of the SHWS database indicates 13 SHWSs are located within the 1-mile ASTM standard search radius of the site. Because of their distance from the site and the lack of a hydrologic connection to the site, it is GZA's opinion that the listed SHWS properties do not likely have a significant impact to the subject site.
- A review of the LTANKS database indicates 44 LTANKS properties located within the ½-mile ASTM standard search radius of the site. Among all LTANKS incidents, 43 were reportedly closed by the NYSDEC at the time of the database review. Only one spill remains open, and the spill is located at the 34-20 32nd Street Site and 1,500 feet hydraulically upgradient of the site. Because of the distance and lack of hydrogeologic connection to the site, it is GZA's opinion that the one active listed LTANKS site does not likely have a significant impact to the subject site.
- A review of NY SPILLS database indicated eight sites that are within ⅛ mile of the site. All eight NY SPILLS were reportedly closed by the NYSDEC at the time of the database review and were of sufficient distance and lower elevation from the site.
- A review of the Brownfields database indicates three NY Brownfield properties located within the ½-mile ASTM standard search radius of the site. However, the sites are at an inferred downgradient location to the site, and therefore, do not likely have a significant impact to the subject site.
- A review of the New York City E-Designation Site database indicates that the site and its surrounding properties are included in the Long Island City Special Purpose District Zoning Resolution. The 37-27 31st Street Site is listed as an E-Designation Site for air, hazardous materials and noise; and the 37-26 32nd Street Site is listed as an E-Designation Site for air and hazardous materials.
- As of the date of completion of this Phase I Environmental Site Assessment report, GZA did not receive responses to our requests from the local and state agencies listed herein. If any records are subsequently received from these agencies that significantly alter the findings, conclusions, and opinions of this Phase I Environmental Site Assessment report, then GZA will issue an addendum.
- The GZA Phase II Site Investigation findings indicated impacts to soil and soil vapor with trichloroethane at values above the NYSDEC SCOs and NYSDOH AGVs, respectively. Trichloroethene was detected in one shallow soil sample exceeding its respective Unrestricted Use SCO. Seven SVOCs were detected in



one sample exceeding their respective Unrestricted Use SCOs. Three VOCs, chloroform, tetrachloroethene, and trichloroethene were detected in two groundwater samples, but their detected concentrations were below their respective NYSDEC TOGSAWQS.

- Trichloroethene was detected in four sub-slab vapor samples at concentrations that exceeded its respective NYSDOH Air Guideline Value of 5 ug/m³ with a maximum concentration of 5,100 ug/m³ or three orders of magnitude above its respective Guidance Value.

A title search and history of ownership was not provided to GZA for review as part of the User responsibilities. However, histories of ownership records were provided by EDR in its Environmental Lien and Activity and Use Limitation (AUL). A Deed of Sale recorded for 37-27 31st Street Site indicated that Lot 6 was sold on September 7, 1977 and the ownership was transferred from Gufil Realty Corporation to Abbeys Automate Inc. A Deed of Sale recorded for 37-26 32nd Street Site indicated that Lot 45 was sold on October 8, 1996 and the ownership was transferred from Jean M. Burkhardt to Pablo O. Cosma. Neither an Environmental Lien nor an Activity Use Limitation was discovered for either lot.

We note the following data gaps in connection with this Phase I Environmental Site Assessment:

- GZA observed one in-ground hydraulic car lifts in the northwestern corner of the garage at the 37-26 32nd Street Site. There were no indications of where the hydraulic tank(s) might have been located, and therefore, was not evaluated for impacts. This constitutes a data gap.
- It is our opinion that the closure by abandonment-in-place rather than closure-by-removal of the two 4,000-gallon tanks, the dispenser island, and the fuel lines at 37-27 31st Street and the lack of post-excavation sample documentation constitutes a data gap.
- It is our opinion that the closure by abandonment-in-place versus closure-by-removal of the 550-gallon fuel oil tank and fuel line at 37-26 32nd Street and the lack of underlying post-excavation sample documentation constitutes a data gap. The former fill port on the sidewalk in front of 37-26 32nd Street was likely the fill for the former AST fuel oil tank that serviced the former boiler. The fill port was apparently removed because of construction to replace the sidewalk. The environmental quality of the underlying soil represents a data gap.
- The southeast corner of the food cart manufacturing area that houses the old compressor and exhibits extensive staining and the accumulation of petroleum-like thickness should be investigated further for potential impacts to the underlying soil.

- It is our opinion that the lack of any documentation involving the above grade fuel oil tank, said to be positioned at the rear of the sheet metal manufacturing area, constitutes a data gap.



11.20 CONCLUSIONS AND OPINIONS

Based on the findings presented above, it is GZA's opinion that we performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of *ASTM Practice E 1527-13* of the 37-27 31st Street Site (Lot 6) and 37-26 32nd Street Site (Lot 45), Long Island City, New York. Any exceptions to, or deletions from, this practice are described in Section 1.00 of this report.

Based on this Phase I Environmental Site Assessment, the following RECs are identified in connection with the site. Lot 45 was used various industrial purposes including as a plating works factory and a welding equipment warehouse from 1947 until 1979, then as an auto-mechanical facility by 1979 until June 2014. Lot 6 was used as a lighting equipment factory from 1953 to 1977, then as an auto body shop until today. Because of the documented manufacturing usage of both lots for nearly 70 years, and the auto service usage in the last 35 years, the potential for releases of petroleum products or hazardous chemicals due to activities typically associated with auto service facilities and manufacturing operations is considered a REC.

A review of the LTANKS database indicates forty-four LTANKS properties located within the ½-mile ASTM standard, eight NY SPILLS database within ⅛ mile of the site, 108 E-Designation Sites within approximately 0.125 miles of the site, five drycleaners within ¼-mile radius of the site, and eighteen historic drycleaners were located within ¼-mile radius of the site. Due to the number of potential and/or confirmed sources of groundwater impacts and a history of manufacturing within the Special Long Island City Mixed Use Dutch Kills Subdistrict, the nearby properties represent a potential for groundwater and soil vapor impacts to the site. Therefore, the presence of nearby contaminated properties represents a REC.

The GZA Phase II Site Investigation findings indicated impacts to soil and soil vapor with trichloroethene at concentrations above the NYSDEC SCOs and NYSDOH AGVs, respectively. Groundwater concentrations of trichloroethene were below the respective NYSDEC AWQS as collected from temporary well points. However, documented soil and soil vapor impacts on the site are considered a REC as well as the potential for groundwater contamination.

It is our opinion that the closure by abandonment-in-place versus closure-by-removal of the 550-gallon fuel oil tank and fuel line at 37-26 32nd Street and the lack of underlying post-excavation sample documentation constitutes a REC.

This Phase I Environmental Site Assessment revealed the following potential construction-related conditions in connection with the proposed site redevelopment:

- The site is located in an urban and commercial/manufacturing setting since the c. 1950s. In our opinion, future development at the site that is ground intrusive could encounter residual contamination or contaminated materials from sources both identifiable from historic usage documented in this report, and unknown sources not unidentifiable through research documented in this report. Soil to be excavated for construction purposes might be impacted (defined here as soil contaminants higher than the applicable NYSDEC cleanup/reuse standards). Such soil is regulated and should be managed in accordance with applicable regulations.
- If dewatering is required for construction, groundwater sampling and testing should be performed in conformance with NYCDEP's sewer discharge permit/approval requirements.



12.00 ENVIRONMENTAL PROFESSIONAL OPINION

I declare, to the best of my professional knowledge and belief, that I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 12; that I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the site; and that I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312 The signature of the Environmental Professional (Clifford Bell) is contained on the cover page of this report. Environmental Professional Qualifications are provided in **Appendix L**.





13.00 LIMITATIONS

GZA GeoEnvironmental, Inc. (GZA) prepared this report on behalf of, and for the exclusive use of 31/32 LIC, LLC c/o NorthEnd Equities, LLC for the stated purpose(s) and location(s) identified in the Report. However, GZA acknowledges and agrees that the Report may be conveyed to the Lender specifically associated with the proximate financing of the site to the extent set forth in our signed Agreement. Use of this report, in whole or in part, at other locations, or for other purposes, may lead to inappropriate conclusions; and we do not accept any responsibility for the consequences of such use(s). Further, reliance by any party not identified in the agreement, for any use, without our prior written permission, shall be at that party's sole risk, and without any liability to GZA.

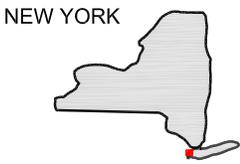
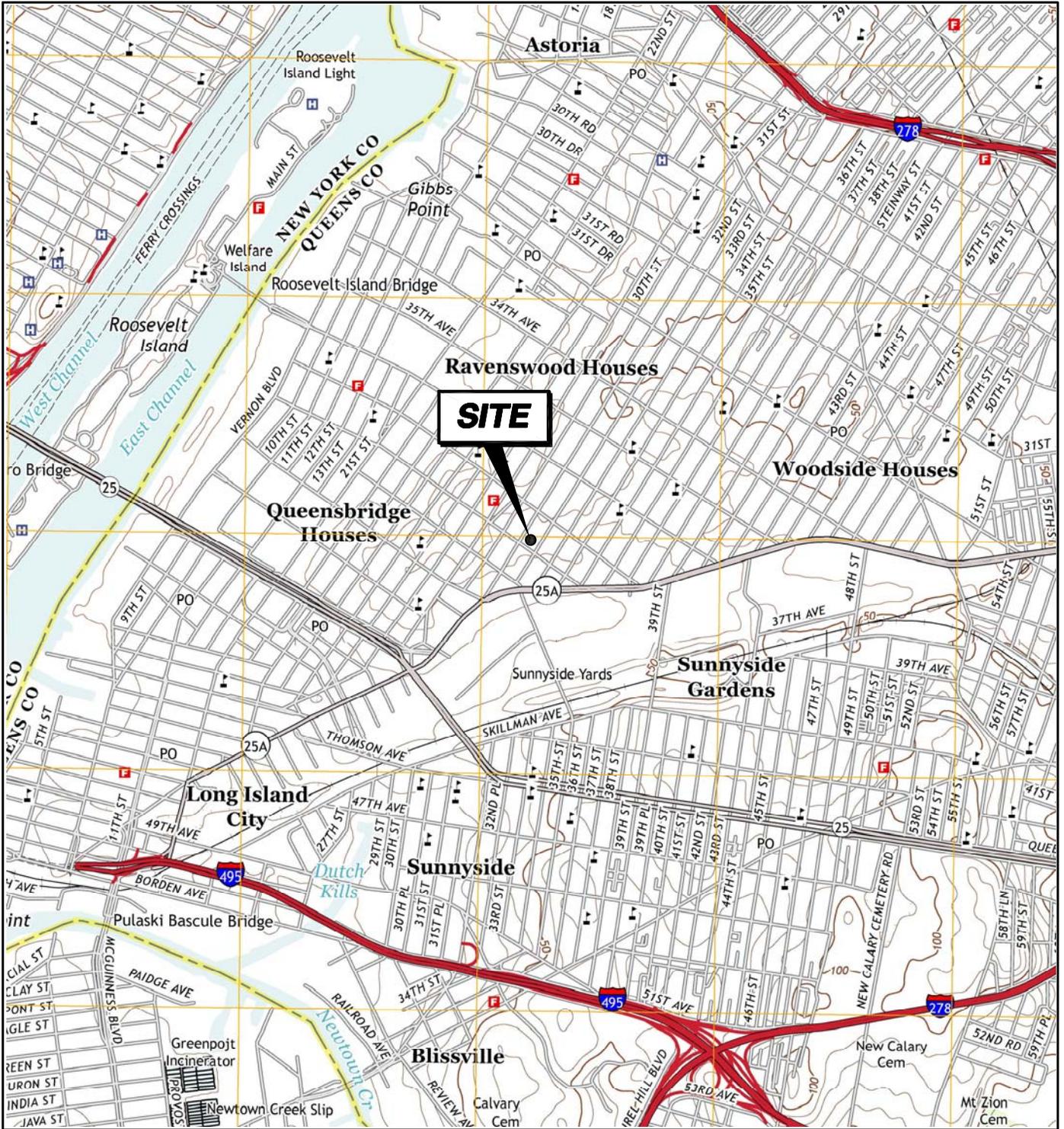
Our findings, conclusions, and opinions are based on the work conducted as part of the Scope of Services set forth in this report, and findings, conclusions, and opinions reflect our professional judgment. These findings and conclusions must be considered not as scientific or engineering certainties, but rather as our professional opinions concerning the limited data gathered during the course of our work. Conditions other than described in this report might be found at the subject location(s).

Our services were performed using the degree of skill and care ordinarily exercised by qualified professionals performing the same type of services, at the same time, under similar conditions, at the same or a similar property. No warranty, expressed or implied, is made.

This report also is subject to the specific limitations of ASTM Practice E 1527-13, which are provided in **Appendix A**.

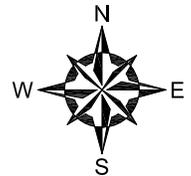


FIGURES



QUADRANGLE LOCATION

SOURCE:
 USGS TOPOGRAPHIC MAPS: CENTRAL PARK, NY-NJ (2013) &
 BROOKLYN, NY (2013). CONTOUR INTERVAL 10 FT.,
 NAVD-1988, ORIGINAL SCALE 1:24,000 (1"=2,000 FT.).



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37-27 31st STREET
 37-26 32nd STREET
 LONG ISLAND CITY, NEW YORK

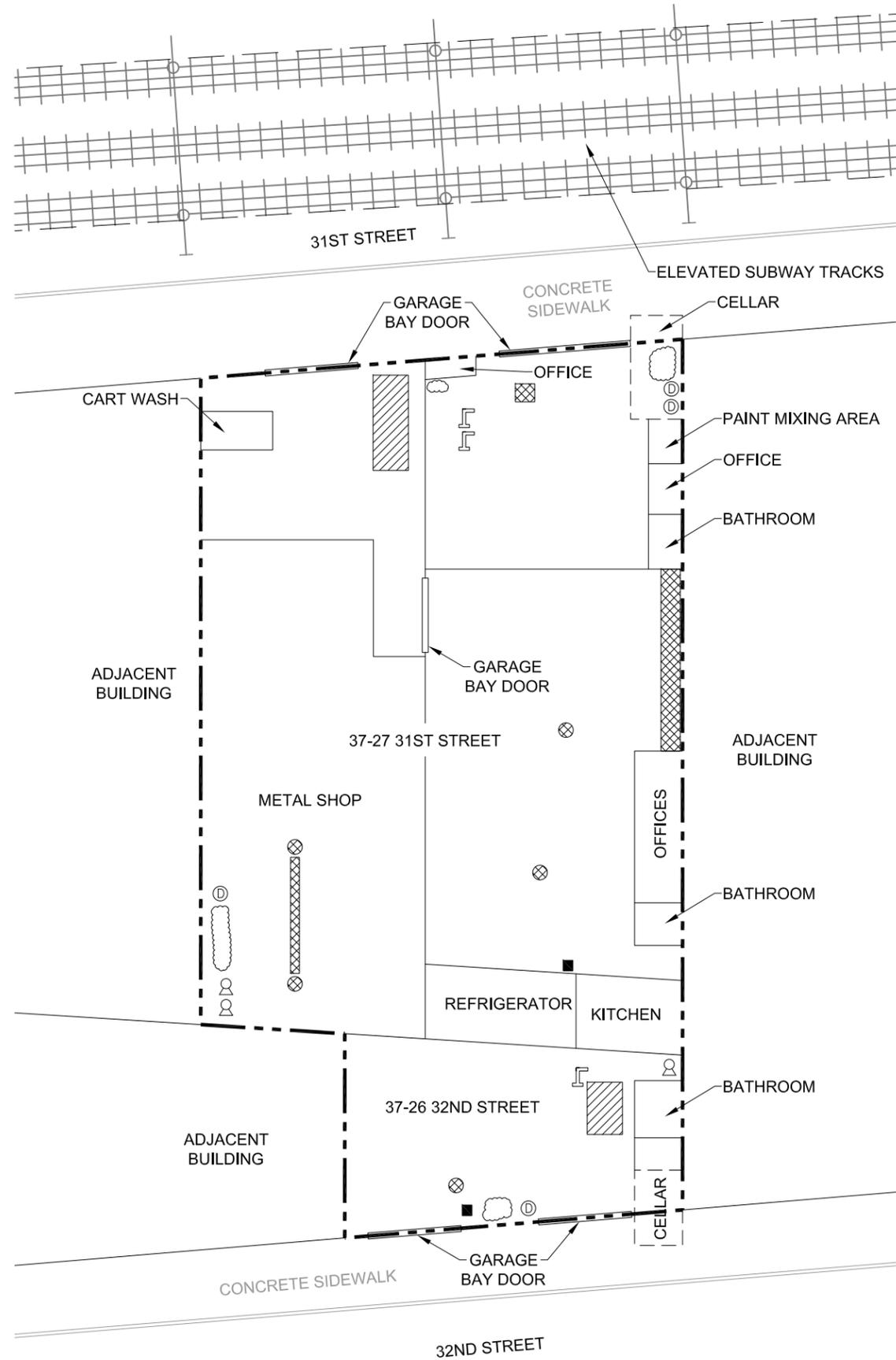
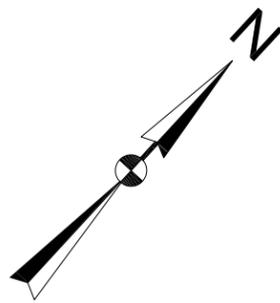
PREPARED BY:
 **GZA** GeoEnvironmental, Inc.
 Engineers and Scientists
 www.gza.com

PREPARED FOR:
 31/32 LIC, LLC
 45 BROADWAY, SUITE 630
 NEW YORK, NY 10006

PROJ MGR: PM	REVIEWED BY: PM	CHECKED BY: RM
DESIGNED BY: RM	DRAWN BY: MT	SCALE: 1" = 2000'
DATE: JANUARY 2015	PROJECT NO: 41.0162268.20	REVISION NO.

FIGURE
1
 SHEET NO.

SITE LOCATION PLAN



LEGEND:

- SITE BOUNDARY
- [Hatched Box] APPROXIMATE AREA OF UNDERGROUND STORAGE TANK(S)
- [Dashed Box] CELLAR BOUNDARY
- [Crossed Box] FLOOR DRAIN
- [Circle with D] 55-GALLON DRUM
- [Circle with X] COMPRESSOR
- [Cloud Shape] AREA OF OPEN CONTAINERS
- [L-shaped Symbol] HYDRAULIC LIFT
- [Square] FLOOR SUMP

NOTES:

- 1) BASE MAP DEVELOPED FROM PLAN ENTITLED "TAX MAP BLOCK 373 AND LOTS 6 & 45," ORIGINAL SCALE 1" = 25'.
- 2) SUBWAY LOCATION DEVELOPED FROM A PLAN ENTITLED "ROUTE 36 & 37 SECTION NO. 2 STRUCTURAL PLANS, SECOND AVE. - BOROUGH OF QUEENS AT FREEMAN AVE. PLAN AND PROFILE" DATED APRIL 8, 1913, ORIGINAL SCALE 1" = 20'.



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37-27 31st STREET 37-26 32nd STREET LONG ISLAND CITY, NEW YORK			
SITE PLAN			
PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com		PREPARED FOR: 31/32 LIC, LLC 45 BROADWAY, SUITE 630 NEW YORK, NY 10006	
PROJ MGR: PM	REVIEWED BY: PM	CHECKED BY: CW	FIGURE 2 SHEET NO.
DESIGNED BY: MY	DRAWN BY: MT	SCALE: 1" = 30'	
DATE: JANUARY 2015	PROJECT NO. 41.0162268.20	REVISION NO.	



APPENDIX A
LIMITATIONS



PHASE I ENVIRONMENTAL SITE ASSESSMENT LIMITATIONS

Use of Report

1. GZA GeoEnvironmental, Inc. (GZA) prepared this report on behalf of, and for the exclusive use of 31/32 LIC, LLC for the stated purpose(s) and location(s) identified in the Report. However, GZA acknowledges and agrees that the Report may be conveyed to the Lender associated with the proximate financing of the subject location(s) to the extent set forth in our signed proposal dated December 8, 2014. Use of this report, in whole or in part, at other locations, or for other purposes, may lead to inappropriate conclusions; and we do not accept any responsibility for the consequences of such use(s). Further, reliance by any party not identified in the agreement, for any use, without our prior written permission, shall be at that party's sole risk, and without any liability to GZA.

Standard of Care

2. Our findings and conclusions are based on the work conducted as part of the Scope of Services set forth in the Report, and reflect our professional judgment. These findings and conclusions must be considered not as scientific or engineering certainties, but rather as our professional opinions concerning the limited data gathered during the course of our work. Conditions other than described in this report may be found at the subject location(s).
3. Our services were performed using the degree of skill and care ordinarily exercised by qualified professionals performing the same type of services, at the same time, under similar conditions, at the same or a similar property. No warranty, expressed or implied, is made.

Uncertainty not Eliminated

4. No environmental site assessment can eliminate the uncertainty of the possible presence of Recognized Environmental Conditions (RECs). This report was prepared to help reduce, not to eliminate, such uncertainties. Consistent with American Society for Testing and Materials (ASTM) Guidance (ASTM 1527-13), our opinions were developed in light of the constraints imposed by time and budget.

Limits to Observations

5. As indicated in the Report, we made observations for evidence of RECs at the Site and for conditions at adjoining properties that could result in RECs at the Site. Observations were made of the Site and of structures on the Site as indicated within the report. Where access to portions of the Site or to structures on the Site was unavailable or limited, GZA renders no opinion as to the presence of hazardous substances,

hazardous wastes, or petroleum products, or to the presence of indirect evidence relating to these materials, in that portion of the Site or structure. In addition, GZA renders no opinion as to the presence of hazardous substances, hazardous wastes, or petroleum products, or to the presence of indirect evidence relating to these materials, where direct observation of the interior walls, floor, or ceiling of a structure on the Site was obstructed by objects or coverings on or over these surfaces. Our opinions are necessarily based on these limited observations. Additionally, some activities or events of potential interest, at the Site or on adjoining properties, may have been transient and not observable at the time of our visit.

Reliance on Information from Others

6. We relied upon information made available by Federal, state and local authorities, the Key Site Manager, and others. We did not attempt to independently verify the accuracy or completeness of that information. Inconsistencies in this information which we have noted, if any, are discussed in the Report.

Additional Information

7. Additional opinions or information regarding RECs may be developed by the lender, seller, buyer, or other parties. Such additional opinions or information may not fully support the opinions provided in this report. In the event such additional opinions or information is developed, we recommend that we be retained, in a timely manner, to review this material. This will provide us the opportunity to evaluate and modify, as necessary, the opinions provided in the Report

Compliance with Regulations and Codes

8. Our services were performed to render an opinion on the presence of RECs. Unless specifically addressed within the Report, we rendered no opinion on the compliance of Site conditions or activities with local, state, or Federal codes or regulations.

Shelf Life

9. The opinions expressed in this Report are based on conditions observed during the course of our work on this Site; these conditions may change over time. ASTM Guidance (see ASTM 1527-13) states that observations and opinions are only valid for 180 days. After 180 days, an update of portions of the Report may be necessary.



APPENDIX B
SITE PHOTOGRAPHS

SITE ADDRESS: 37-27 31ST STREET SITE

Auto-Body Collision Shop



Photo 1 : View of the Site facing east. Note the two bay door entrance.



Photo 2 : View of the 31st St. sidewalk facing south with the elevated train tracks to the right.



Photo 3: View of 31st St sidewalk with old fill ports



Photo 4: View of the 31st St. sidewalk facing north with the elevated train tracks to left.



Photo 5: View of auto-body/collision main floor with the office/ bathroom/ paint mixing room (blue door) in the left background

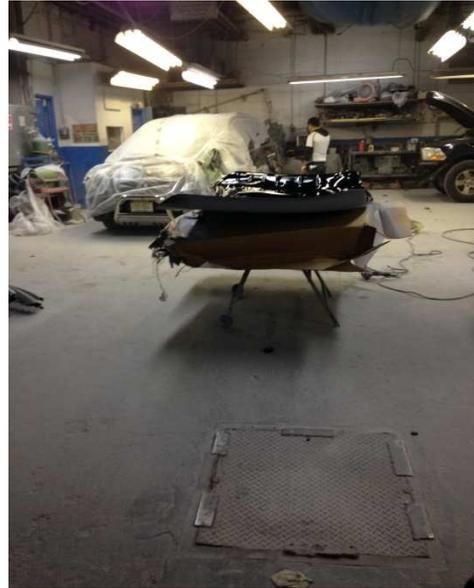


Photo 6: square-shaped floor drain in the middle of the main floor of the auto-body/collision



Photo 7: View of the main floor with the two hydraulic lifts in the foreground



Photo 8: view inside the automatic refining and paint mixing machine room.



Photo 9: view inside the steel cabinets in the storage rooms.



Photo 10: Unlabeled 55-gallon drums and buckets with paint containers right beside office wall.



Photo 11: An open container with unknown liquid, lacquer thinner, and spray paints



Photo 12: paint and solvent containers surround the main floor



Photo 13: Note evidence of flooding/ sewer backup of the cellar

Food Cart Preparation and Refrigeration Area



Photo 14: South bay door- the common entrance to the food cart preparation area and the food cart manufacturing area



Photo 15: Dumpsters near the south bay door for municipal waste. Note the cement floor patch – previous UST location

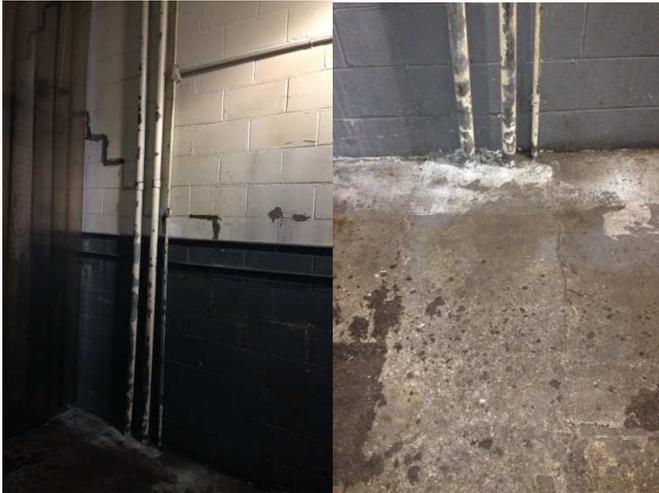


Photo 16: – Floor patch and vent pipes from historical USTs



Photo 17: Main floor of the food preparation and refrigeration area. The office is located in background to the left and the kitchen/refrigeration area is in the background to the right



Photo 18: Floor drains in the main floor



Photo 19: View of small sump/ drain near the refrigeration area

Food Cart Manufacturing Area



Photo 20: View of Food Cart Manufacturing facing east



Photo 21: View of Food Cart Manufacturing facing west



Photo 22: View of linear floor drains



Photo 23: View of two compressors located at the southeast corner of the food cart manufacturing area.



Photo 24: Closer view of compressor surrounded by open container



Photo 25: View of old compressor with floor stains around the base.

SITE ADDRESS: 37-26 32ND STREET SITE



Photo 26: View of 37-26 32nd St Site facing west



Photo 27: View of sidewalk facing south



Photo 28: View of sidewalk facing north

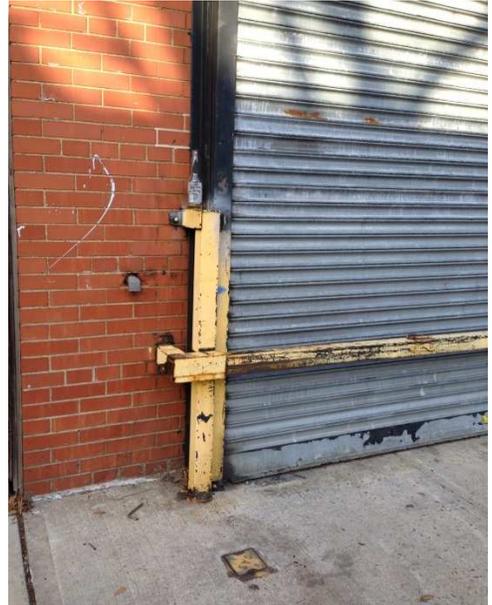


Photo 29: View of old fill port and historic AST vent pipe beside north garage bay door



Photo 30: View inside garage facing south

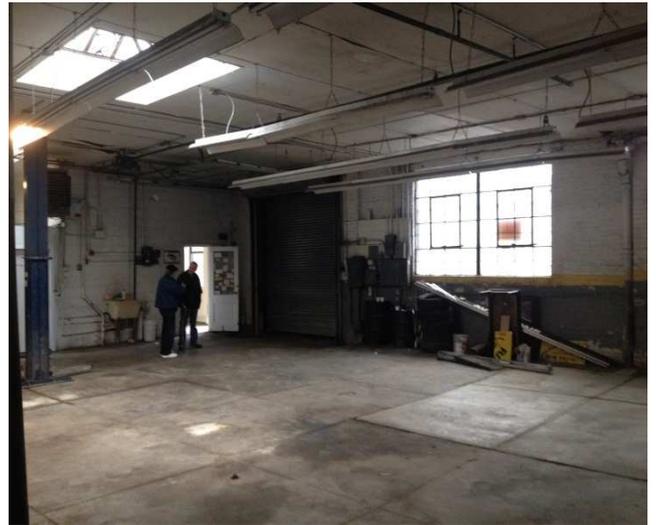


Photo 31: View inside garage facing north east



Photo 43: View inside garage facing northwest, Note the old hydraulic lift and old compressor in the background



Photo 45: View of unlabeled 55-gallon drum with open containers.



Photo 46: Closer view of sump



Photo 47: View of floor drain



Photo 48: View of hydraulic lift and the closer view of floor patch (location of historic UST).



Photo 49: View inside closet beside the bathroom



Photo 50: View of entrance to the office and entrance to cellar.



Photo 51: View of boiler inside cellar



Photo 50: View inside cellar