



Phase I Environmental Site Assessment

ASTM E1527-21

Property:
123 Main Street
Brooklyn, NY 22301

Prepared For:
Client Name
Client Company
Client Address
Client Address
Client@email.com

KOW Job Number:
2022-XXX

Issue Date:
September XX, 2022

Valid Until:
February XX, 2023

September XX, 2022

Client Name
Client Company
Client Address
Client Address

Facility Name: **123 Main Street**

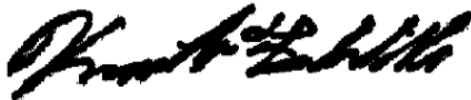
Facility Addresses: **123 Main Street
Brooklyn, NY 22301**

Dear Mr./Mrs./Ms. Client,

Enclosed find our **ASTM E1527-21 Compliant Phase I Environmental Site Assessment (ESA)** for the above referenced facility. This Report is in accordance with Client Company's Phase I ESA instructions, and our executed fee proposal signed August XX, 2022. If you should have any questions or comments, please do not hesitate to contact this office.

Sincerely yours,

KOW Building Consultants



Kenneth F. Wille, PE., LEED AP, C.E.M
President and CEO



Liam Harrison, LEED Green Associate
Environmental Specialist

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Executive Summary

At the request of Mr. Client Name of Client Company (User), KOW Building Consultants, Inc. (KOW) performed a Phase I Environmental Site Assessment (ESA) of the property located at 123 Main Street, Tax Block 3219 Lot 40 in Brooklyn, New York (Site) (Figure 1). The Phase I ESA is intended to define the historical uses of the Site and identify any potential Recognized Environmental Conditions (RECs) that could warrant further consideration, in accordance with ASTM International Standard Practice E1527-21 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process) and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).

Property Information	
Site Address	123 Main Street
Section/Block/Lot	3219 / 40
Neighborhood/Borough	Bushwick/Brooklyn
Property Type	Primarily two family with one store or office
Lot Size	2,500 sf
Lot Dimensions	25' x 100'
Gross Floor Area	5,937 sf
Zoning District	R6
Buildings on Lot	1
Stories	3
Residential Units	2
Commercial Units	1
Year Built	1931 (estimate)
FEMA Flood Zone	Zone X: Area of Minimal Flood Hazard
Map Panel ID	FEMA Flood Map 3604970208F
Elevation:	33 feet above sea level

Please find below a summary of notable current surrounding properties:

Direction	Tenant / Use(s)	Regulatory Database Listing(s)
North:	234 Main Street: Residential apartments	None.
South:	567 Main Street: Residential apartments	NY Manifest
East:	Rear yard with shrubs followed by 238 Suydam Street	None.
West	789 Main Street: Residential apartments	None.

The Subject Property consists of a three-story mixed-use structure, located on the west side of Hart Street between Knickerbocker Avenue and Wilson Avenue within the Bushwick area of Brooklyn, New York. The building consists of a ground floor commercial space and two upper floor units. The commercial space is currently occupied by Getir, a delivery convenience / grocery store. Heating and cooling are provided via individual split system units. Hot water is provided via individual gas hot water heaters.

Utilizing the Sanborn Maps and Historical Aerial Photographs, the Subject Property appears to have been first developed sometime prior to 1888 with an unidentifiable structure. The subject Project is then identified in 1933 as being vacant and then later in 1951 being occupied by an auto repair facility with a similar building footprint. In 1965 the Subject Project is identified as a garage which remains the same until the latest Sanborn map provided dated 2007. Adjoining properties to the south and east have been primarily residential with some commercial uses since 1907. The adjoining property to the west has been a Lutheran church and school since first reviewed materials from 1888. The adjoining property to the north has been mixed use commercial since 1907. The area the Property is situated in has apparently historically been primarily residential with some commercial development and highly urbanized for all years reviewed.

Based on information gathered as a result of the Phase I ESA process in conformance with ASTM Standard Practice E1527-21 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for 123 Main Street, KOW Building Consultants has identified the following in association with the Property:

Recognized Environmental Conditions (RECs)

ASTM Standard Practice E1527-21 defines RECs as: 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 recognized environmental conditions.

No REC's were identified at the Property during this assessment.

De Minimis Conditions

A de minimis condition, as defined in the ASTM Standard, is a condition that generally does not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not RECs or CRECs.

No De Minimus Conditions were identified at the Property during this assessment.

Business Environmental Risks (BERs)

Business Environmental Risk (BER) is defined by the ASTM Standard Practice E1527-21 as a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.

No BER's were identified at the Property during this assessment.

Historical Recognized Environmental Conditions (HRECs)

An HREC, as defined in the ASTM Standard, is a past release of hazardous substances or petroleum products that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the subject property to any required controls.

No HREC's were identified at the Property during this assessment.

Vapor Encroachment Concern (VEC)

A VEC, as defined in the ASTM Standard, is the presence or likely presence of chemical of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil and/or groundwater either on or near the target property.

No VEC's were identified at the Property during this assessment.

Controlled Recognized Environmental Conditions (HRECs)

A CREC, as defined in the ASTM Standard, is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

No CREC's were identified at the Property during this assessment.

1.0 Introduction

At the request of Mr. Client Name of Client Company (User), KOW Building Consultants, Inc. (KOW) performed a Phase I Environmental Site Assessment (ESA) of the property located at 123 Main Street, Tax Block 3219 Lot 40 in Brooklyn, New York (Site) (Figure 1). The Phase I ESA is intended to define the historical uses of the Site and identify any potential Recognized Environmental Conditions (RECs) that could warrant further consideration, in accordance with ASTM International Standard Practice E1527-21 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process) and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).

The Phase I ESA was conducted in accordance with the scope of work presented in the contract between KOW Building Consultants and Client Company dated August XX, 2022, and in general accordance with the ASTM International Standard Practice E1527-21 (Standard Practice for Environmental Site Assessments), consistent with the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (AAI) Rule (40 CFR Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule1).

The purpose of the Phase I ESA was to identify, to the extent feasible, RECs in connection with the Site. ASTM Standard Practice E1527-21 defines RECs as: 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 recognized environmental conditions.

ASTM Standard Practice E1527-21 provides that identified RECs can be evaluated and classified into Controlled Recognized Environmental Conditions (CRECs) or Historical Recognized Environmental Conditions (HRECs) based on the following definitions:

ASTM Standard Practice E1527-21 defines a CREC as: 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).

ASTM Standard Practice E1527-21 defines a HREC as: a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

Additionally, this Phase I ESA report included review of the regulatory database discussed therein in relation to section 8.3 of the ASTM E2600-15 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. If soil or groundwater is contaminated with a volatile compound (that is, something that can escape from water or soil to air, such as gasoline and solvents), that contaminant can migrate through the soil and end up in the air inside of buildings, especially within basement areas. The ASTM standard named this a vapor encroachment condition (VEC).

In order to assess the potential for RECs associated with the Site, KOW utilized a variety of information sources to perform the Phase I ESA, including a radial information search from federal, state, and local regulatory agency databases; Freedom of Information Act (FOIA)/public records responses from federal, state, and local regulatory agencies; and readily available information from the following sources: historical aerial photographs, historical topographic maps, Certified Sanborn Fire Insurance maps, and a City Directory Abstract. The historical research and interviews were conducted in order to develop an understanding of the following:

- Current and past uses of the Site
- Current and past uses of hazardous substances and/or petroleum at the Site, if any.
- Waste management and disposal practices that might have potentially caused releases or threatened releases of hazardous substances and/or petroleum products at the Site
- Current and past corrective actions and response activities undertaken to address past and ongoing releases of hazardous substances and/or petroleum products at the Site, if any.
- The existence of any engineering and/or institutional controls recorded for the Site
- Current and past uses of adjoining properties that could have resulted in releases or threatened releases of hazardous substances and/or petroleum products to the Site.

As outlined in ASTM E1527-21 Standard Practice, this Phase I Environmental Site Assessment does not include any testing or sampling of materials such as soil, water, air, or building materials.

Other Environmental Considerations such as ACMs, LBP, lead in drinking water, radon, mold, and wetlands can result in business environmental risks for property owners which may disrupt current or planned operations or cash flow and are generally beyond the scope of a Phase I assessment as defined by ASTM E1527-21. Based upon the agreed-on scope of services this ESA did not include subsurface or other invasive assessments, business environmental risks, or other services not specifically identified and discussed herein.

Mr. Kenneth F. Wille, PE, Mr. Kevin Canavan, and Mr. Liam Harrison served as the Environmental Professionals who conducted this Phase I ESA. Professional profiles are provided in Appendix H. Please contact our office for references if desired.

2.0 Methods of Investigation

The methods of investigation used to conduct this Phase I ESA are outlined in the following sections.

2.1 General

The activities performed in conjunction with the Phase I ESA of the Site include:

- Review of federal, state, and local environmental regulatory agency databases provided by Environmental Data Resources (EDR), Inc. of Shelton, Connecticut indicating locations of environmental concern within specified radii from the Site (Appendix B);
- Submission of FOIA/public records requests and inquiries to federal, state, and local regulatory agencies (Appendix C).
- Review of historical information for the Site and surrounding areas
- Reconnaissance of the Site and surrounding area
- Interview with Mr. Joshua John and Ms. Jin Lee (Key Site Representative).

2.2 Review of Readily Available Information

The resources compiled and reviewed by KOW to date are as follows:

Radius Map(s)	EDR Radius Map with GeoCheck, dated August 16, 2022 (EDR report) (Appendix B)
Certified Sanborn Fire Insurance Map(s)	Maps for intermittent year between 1888 and 2007 (Appendix D)
Historical Aerial Photograph(s)	Aerial photographs for intermittent year between 1924 and 2017 (Appendix E)
United States Geological Survey Topographic Maps	7.5 Minute Topographic Maps, Brooklyn Quadrangle for intermittent year 1947 through 2019 15 Minute Topographical Maps, Brooklyn Quadrangle for intermittent years 1897 through 1900
City Directory	EDR City Directory Abstract (Appendix G)
Interviews Conducted	Key Site Representative Mr. Joshua John and Ms. Jin Lee

2.3 Site and Surrounding Area Reconnaissance

Pursuant to ASTM Standard Practice E1527-21, KOW Building Consultants conducted a reconnaissance of the Site and surrounding area on August 18, 2022, to identify, investigate, and assess potential RECs and other environmental concerns. The reconnaissance included observation of the Site, including all structures, buildings, and surrounding area to determine the current use and condition of the Site, indications of past uses of the Site, and current uses of adjoining properties and the surrounding area. During the Site reconnaissance, KOW Building Consultants placed particular emphasis on identifying the following features, if present, in accordance with ASTM E1527-21:

- Hazardous substances and petroleum products in connection with identified uses;
- Storage tanks;
- Odors;
- Pools of liquid;
- Drums;
- Hazardous substances and petroleum products containers;
- Unidentified substance containers;
- Polychlorinated biphenyls (PCBs);
- Heating and cooling systems;
- Stains or corrosion;
- Drains and sumps;
- Pits, ponds, or lagoons;
- Stained soil or pavement;
- Stressed vegetation;
- Solid waste;
- Wastewater;
- Wells; and
- Septic systems.

In addition, observation of the general topographic setting of the Site was made, and inquiry was made into the source of potable water for the Site and other utilities, as presented in Section 6.0. Photographs from the Site Reconnaissance are presented in Appendix A.

3.0 Property Description

3.1 Property Location and Description

The Subject Property consists of a three-story mixed-use structure, located on the west side of Hart Street between Knickerbocker Avenue and Wilson Avenue within the Bushwick area of Brooklyn, New York. The building consists of a ground floor commercial space and two upper floor units. The commercial space is currently occupied by Getir, a delivery convenience / grocery store. Heating and cooling are provided via individual split system units. Hot water is provided via individual gas hot water heaters.

The Property and surround areas were inspected during the Site Reconnaissance. The findings of the Site Reconnaissance are summarized in Section 6.0.

3.2 Current Surrounding Property Usage

The area surround the Site currently consists of a mix of high-rise residential and commercial properties. The table below provides details on the surrounding property uses that are adjacent to the site.

North:	234 Main Street: Residential apartments
South:	567 Main Street: Residential apartments
East:	Rear yard with shrubs followed by 238 Suydam Street
West	789 Main Street: Residential apartments

3.3 Topographic and Hydrogeologic Setting

Map:	USGS 7.5 Minute Series Topographic map – Brooklyn 2019 (Appendix F)
Direction of Slope / Hydrology:	The Subject Property and surrounding areas are relatively flat. Groundwater in the area is predicted to flow west beneath the Subject Property and surrounding area.
Elevation:	The Site sits approximately 33 feet above sea level.
Surface Water:	The nearest surface water body is Newton Creek, a tributary that drains into the East River, located approximately 0.634 miles northwest of the Subject Property.
Flood Zone	Per FEMA map 3604970208F, the Subject Property is in flood zone “X” indicating minimal risk of flooding at the Property.

3.4 Summary of Previous Environmental Reports

A previously completed Phase 1 Environmental Site Assessment by Roux Associates, dated January 6, 2017 was provided for review. Based on the results of the site inspection, several environmental issues and possible RECs were identified at the site including:

1. The potential that the Site is underlain by historic urban fill as is common in Brooklyn.
2. The existence of service stations and /or gasoline tanks immediately upgradient at 792 Hart Street. The possibility of groundwater and/or soil vapor migration from this adjacent property was identified as a potential REC.
3. The Site was previously used for varnish manufacturing / storage. Storage and use of petroleum products may have resulted in onsite impacts.

A Limited Phase II investigation was conducted on September 1, 2015 to evaluate the identified issues. The sampling consisted of three soil borings/samples, one groundwater sample and two soil vapor samples. The results indicated minimal soil impacts (only lead in sample RSB-1 exceeded the Part 375 Unrestricted Use Soil standards). This eliminated the concern that the building was underlain by impacted fill. There were no exceedances of any New York State groundwater standards in the one groundwater sample. The two soil vapor samples contained several volatile organic compounds (VOCs) related to industrial degreasing, dry cleaning operations and petroleum products. Based on the relatively low-level concentrations of the results, there does not appear to be a source of subsurface contamination beneath the Site from a result of the former operations performed at the Site. Based on the groundwater and soil vapor results, the potential REC associated with upgradient use of hazardous materials can also be eliminated.

Based on the information gathered as a result of the Phase I ESA process and the limited Phase II sampling, no RECs, Historical RECs (HRECs) or Controlled RECs (CRECs) were identified in connection with the Site.

Roux Associates did not identify any data gaps in the information developed as part of the inquiry that affected the ability of the environmental professional to identify conditions indicative of releases at the Site.

4.0 Site History

Summary of Documents Reviewed:

Certified Sanborn Fire insurance maps	Yes – Appendix D
Historical aerial photographs	Yes – Appendix E
Topographic Maps	Yes – Appendix F
City Directory Abstract	Yes – Appendix G
Department of Finance Tax Parcel Maps	Yes, online resource

4.1 Historical Site and Surrounding Property Usage

Utilizing the Sanborn Maps and Historical Aerial Photographs, the Subject Property appears to have been first developed sometime prior to 1888 with an unidentifiable structure. The subject Project is then identified in 1933 as being vacant and then later in 1951 being occupied by an auto repair facility with a similar building footprint. In 1965 the Subject Project is identified as a garage which remains the same until the latest Sanborn map provided dated 2007. Adjoining properties to the south and east have been primarily residential with some commercial uses since 1907. The adjoining property to the west has been a Lutheran church and school since first reviewed materials from 1888. The adjoining property to the north has been mixed use commercial since 1907. The area the Property is situated in has apparently historically been primarily residential with some commercial development and highly urbanized for all years reviewed.

4.2 Certified Sanborn Fire Insurance Maps

KOW Building Consultants reviewed historical Certified Sanborn Fire Insurance maps for the Site (Appendix D). The table below provides descriptions of the Site and surrounding area from 1888 through 2007 as determined from the Certified Sanborn Fire Insurance maps. Based on information reviewed in these maps, no RECs have been identified at the Subject Property.

Date	Map Summary
1888	<p>Subject Property: The Subject Property is depicted as developed with a setback structure that is unidentifiable due to photo quality.</p> <p>North: Properties to the north are undeveloped at this time.</p> <p>East: Properties to the north are undeveloped at this time.</p> <p>South: Properties to the north are undeveloped at this time.</p>

	<p>West: The adjacent property to the west is undeveloped at this time.</p>
1907	<p>Subject Property: The Subject Property is depicted as developed with a setback structure that is unidentifiable due to photo quality.</p> <p>North: Properties to the north are developed with residential dwellings.</p> <p>East: Properties to the east are developed with residential dwellings.</p> <p>South: Properties to the south are developed with residential dwellings.</p> <p>West: Properties to the west are developed with residential dwellings.</p>
1933	<p>Subject Property: The Subject Property is depicted as developed with a setback structure that appears to be 3 stories with a basement. The Subject Project is identified as being vacant at this time.</p> <p>North: Properties to the north are developed with residential dwellings and some nonthreatening commercial tenants.</p> <p>East: Properties to the east are developed with residential dwellings and some nonthreatening commercial tenants.</p> <p>South: Properties to the south are developed with residential dwellings and some nonthreatening commercial tenants.</p> <p>West: Properties to the west are developed with residential dwellings and some nonthreatening commercial tenants.</p>
1951 through 2007	<p>Subject Property: Subject Property: The Subject Property is depicted as developed with a setback structure that appears to be 3 stories with a basement. The Subject Project is identified as being an auto repair facility and starting in 1965 as a garage.</p> <p>North: No significant changes were observed.</p> <p>East: No significant changes were observed.</p> <p>South: No significant changes were observed.</p> <p>West: No significant changes were observed.</p>

4.3. Historical Aerial Photographs

Historical aerial photographs may indicate past activities at a property that may not have been documented by other means or observed during a reconnaissance visit. Based on information reviewed in these maps, no RECs are identified.

Photograph Year	Photograph Summary
1924 through 2017	<p>Onsite Development: The photograph depicts primarily the Subject Property as developed with residential-use buildings consistent with that seen during the site reconnaissance. No changes are visible for subsequent years.</p> <p>Surrounding Developments: The surrounding sites appear to be used for primarily residential dwellings and commercial businesses. Most of the surrounding area appears low to mid-rise development.</p>

4.4. Historical Topographical Maps

Historical topographic maps of the Site were obtained from EDR, and they are provided in Appendix F. The topographic maps corroborate the reported general development timeline of the Site and surrounding area, as shown in the historical aerial photographs and Certified Sanborn Fire Insurance maps.

Map(s) Used	Comments
Brooklyn 2019 USGS 7.5-minute, 24000	This map did not indicate any environmentally significant Site uses such as landfills on or adjacent to the Subject Property, nor did they indicate radical elevation changes consistent with filling operations.

4.5. Lien Search and Activity Use Limitations

Recorded land title records and Activity Use Limitations may include explicit recognition by a federal, tribal, state, or local regulatory agency that residual levels of hazardous substances or petroleum products may be present on a property, and that unrestricted use of the property may not be accepted. KOW was not provided with land title records or made aware of any AULs on the Site. Due to substantial historical coverage gained from other sources reviewed by our office, we did not review land title records for the assessment. KOW does not consider this to be a data gap due to the extent of our assessment of other historical documentation reviewed in this report.

Subject	Comments
Environmental Liens	No recorded environmental liens were noted.
Activity Use Limitations	No recorded AULs were noted.

4.6. City Directory Abstract

A City Directory Abstract of the Site was obtained from EDR and is presented in Appendix G.

Subject	Comments
Time Period	1928-2017

Sources Utilized	Cole Information Services, Hill-Donnelly Corporation, NYNEX, New York Telephone, and R & L Polk.
Notable Past/Present Tenants	<p>All listings observed for the Subject Property have been commercial, however, not appearing to be environmentally concerning.</p> <p>SMB Design, Inc.: 1992, 1994, 1997</p> <p>Marquet Wholesale, Patisserie, Inc: 2009, 2014, 2017</p> <p>V&F Woodworking: 1985</p>
Notable Surrounding Tenants	Surrounding site uses are mainly residential with some offices, retail stores, commercial businesses, and similar uses. No industrial or other historically problematic uses were noted in the immediate Subject Property vicinity.

5.0 Historical Records Review

This section summarizes the information regarding the Site and adjacent or nearby properties that is contained in the standard and additional environmental record sources reviewed by KOW Building Consultants in accordance with ASTM Standard Practice E1527-21.

5.1 Environmental Database Review

KOW Building Consultants used a computerized environmental database and radius map report prepared by EDR to conduct a government records database search of properties of potential environmental concern. Additionally, facilities located immediately adjacent to the Site and topographically or hydraulically upgradient to the Site are examined due to their close proximity to the Site and the potential for surface water discharges (e.g., stormwater runoff, surface water effluent discharges) to enter the Site or through the migration of groundwater or soil vapor. Appendix B contains a complete copy of the EDR Radius Map Report with GeoCheck.

Summary of Pertinent Information from the EDR Report:

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	2	NR	NR	2
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	5	NR	NR	NR	5
RCRA-SQG	0.250		0	2	NR	NR	NR	2
RCRA-VSQG	0.250		1	1	NR	NR	NR	2
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
NY SHWS	1.000		0	0	1	3	NR	4
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
NY SWF/LF	0.500		0	0	3	NR	NR	3
<i>Lists of state and tribal leaking storage tanks</i>								
INDIAN LUST	0.500		0	0	0	NR	NR	0

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NY LTANKS	0.500		1	3	25	NR	NR	29
NY HIST LTANKS	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
NY UST	0.250		1	2	NR	NR	NR	3
NY CBS UST	0.250		0	0	NR	NR	NR	0
NY MOSF UST	0.500		0	0	0	NR	NR	0
NY MOSF	0.500		0	0	0	NR	NR	0
NY CBS	0.250		0	0	NR	NR	NR	0
NY AST	0.250		2	5	NR	NR	NR	7
NY CBS AST	0.250		0	0	NR	NR	NR	0
NY MOSF AST	0.500		0	0	0	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
NY TANKS	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
NY RES DECL	0.125		0	NR	NR	NR	NR	0
NY ENG CONTROLS	0.500		0	0	0	NR	NR	0
NY INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
NY VCP	0.500		0	0	3	NR	NR	3
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
NY BROWNFIELDS	0.500		0	0	1	NR	NR	1
NY ERP	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
NY SWTIRE	0.500		0	0	0	NR	NR	0
NY SWRCY	0.500		0	0	1	NR	NR	1
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
NY DEL SHWS	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
NY PFAS	0.500		0	0	0	NR	NR	0

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Local Lists of Registered Storage Tanks								
NY HIST UST	0.250		0	0	NR	NR	NR	0
NY HIST AST	TP		NR	NR	NR	NR	NR	0
Local Land Records								
NY LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
NY Spills	0.125		13	NR	NR	NR	NR	13
NY Hist Spills	0.125		0	NR	NR	NR	NR	0
NY SPILLS 90	0.125		0	NR	NR	NR	NR	0
NY SPILLS 80	0.125		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		27	106	NR	NR	NR	133
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
NY AIRS	TP		NR	NR	NR	NR	NR	0
NY COAL ASH	0.500		0	0	0	NR	NR	0
NY DRYCLEANERS	0.250		0	1	NR	NR	NR	1
NY E DESIGNATION	0.125		0	NR	NR	NR	NR	0
NY Financial Assurance	TP		NR	NR	NR	NR	NR	0
NY HSWDS	0.500		0	0	0	NR	NR	0
NY MANIFEST	0.250		48	144	NR	NR	NR	192
PA MANIFEST	0.250		1	0	NR	NR	NR	1
NJ MANIFEST	0.250		9	46	NR	NR	NR	55
NY SPDES	TP		NR	NR	NR	NR	NR	0
NY VAPOR REOPENED	0.500		0	0	0	NR	NR	0
NY UIC	TP		NR	NR	NR	NR	NR	0
NY COOLING TOWERS	TP		NR	NR	NR	NR	NR	0
NY LEAD	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0
<u>EDR HIGH RISK HISTORICAL RECORDS</u>								
<i>EDR Exclusive Records</i>								
EDR MGP	1.000		0	0	0	1	NR	1
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		2	NR	NR	NR	NR	2
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
NY RGA HWS	TP		NR	NR	NR	NR	NR	0
NY RGA LF	TP		NR	NR	NR	NR	NR	0
- Totals --		0	105	315	36	4	0	460
NOTES:								
TP = Target Property								
NR = Not Requested at this Search Distance								
Sites may be listed in more than one database								

A database search was performed that identified sites listed on state and federal databases within the ASTM-required search distances. Non ASTM-required databases were reviewed at the discretion of KOW personnel and are described at length in Appendix B. ASTM-required databases and their corresponding search distances are as follows:

1.0-Mile Search Radius

- Federal National Priority List (NPL)
- Federal RCRA CORRACTS Facilities List
- State- and Tribal-Equivalent NPL

0.5-Mile Search Radius

- Federal Delisted NPL
- Federal CERCLIS/SEMS
- Federal CERCLIS NFRAP List/SEMS-Archive
- Federal RCRA non-CORRACTS TSD Facilities List
- State- and Tribal-Equivalent CERCLIS
- State and Tribal Landfill and/or Solid Waste Disposal Site Lists
- State and Tribal Leaking Underground Storage Tanks (LUSTs)
- State and Tribal Voluntary Cleanup Sites
- State and Tribal Brownfields Sites

Subject Property and Adjacent Properties Only

- Federal RCRA Generators List
- State and Tribal Registered Storage Tanks

Subject Property Only

- Federal ERNS List
- Federal Institutional Controls/Engineering Controls Registries
- State and Tribal Institutional Controls/Engineering Controls Registries

No regulatory database listings for the Subject Property were identified during the Government Database Record Search.

KOW's review of the referenced databases also considered the potential or likelihood of contamination from adjoining and nearby sites. To evaluate which of the adjoining and nearby sites identified in the regulatory database report present an environmental risk to the subject property, KOW considered the following criteria:

- The type of database on which the site is identified.
- The topographic position of the identified site relative to the subject property.
- The direction and distance of the identified site from the subject property.
- Local soil conditions in the subject property area.
- The known or inferred groundwater flow direction in the subject property area.

- The status of the respective regulatory agency-required investigation(s) of the identified site, if any.
- Surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, rivers, lakes, and ditches) located between the identified site and the subject property.

Only those sites that are judged to present a potential environmental risk to the subject property and/or warrant additional clarification are further evaluated. Using the referenced criteria, and based upon a review of readily available information contained within the regulatory database report, KOW did not identify adjoining or nearby sites listed in the regulatory database report that were judged to present a potential environmental risk to the Property, with the exception of the following:

Site Name: Con Edison
Databases: NY Manifest
Address: 567 Main Street
Distance: 0.002 miles south
Elevation: Higher
Release Reported: Not applicable
Contaminant of Concern: Waste code D008 (lead)
Spill Number: Not applicable
Media Impacted: Not applicable
Regulatory Status: Not applicable
Conclusion: This address is listed in the references database for the handling of 80 gallons of liquid lead. Containers listed as cargo trucks and tank trucks. Transport dated July 2014.

Site Name: Con Edison
Databases: NY Manifest
Address: Front of 775 Hart Street
Distance: 0.011 miles south
Elevation: Higher
Release Reported: Not applicable
Contaminant of Concern: Waste code D008 (lead)
Spill Number: Not applicable
Media Impacted: Not applicable
Regulatory Status: Not applicable
Conclusion: This address is listed in the references database for the handling of 60 and 70 gallons of liquid lead. Containers listed as cargo trucks and tank trucks. Transports dated July 2014.

Site Name: Con Edison
Databases: RCRA NonGen / NLR
Address: 773 Hart Street
Distance: 0.016 miles south
Elevation: Higher

Release Reported: Not applicable
Contaminant of Concern: Waste code D008 (lead)
Spill Number: Not applicable
Media Impacted: Not applicable
Regulatory Status: Not applicable
Conclusion: This address is listed in the references database as a historic small quantity generator and verified federally as not a generator. This is not indicative of a release at this time.

Site Name: Con Edison
Databases: NY & NJ Manifest, RCRA NonGen / NLR
Address: 769 Hart Street
Distance: 0.021 miles south
Elevation: Higher
Release Reported: Not applicable
Contaminant of Concern: Waste code D008 (lead)
Spill Number: Not applicable
Media Impacted: Not applicable
Regulatory Status: Not applicable
Conclusion: This address is listed in the references database for the handling of 800 gallons of liquid lead. Containers listed as cargo trucks and tank trucks. Transports dated July 2015. Additionally, this site is listed as a historic small quantity generator and verified federally as not a generator. This is not indicative of a release at this time.

Site Name: Con Edison
Databases: NY Manifest
Address: 761 Hart Street
Distance: 0.035 miles south
Elevation: Higher
Release Reported: Not applicable
Contaminant of Concern: Waste code D008 (lead)
Spill Number: Not applicable
Media Impacted: Not applicable
Regulatory Status: Not applicable
Conclusion: This address is listed in the references database for the handling of 60 gallons of liquid lead. Containers listed as cargo trucks and tank trucks. Transport dated April 2014.

Site Name: Con Edison Service Box 11061
Databases: RCRA NonGen / NLR, FINDS
Address: 567 Main Street
Distance: 0.035 miles south

Elevation: Higher
Release Reported: Not applicable
Contaminant of Concern: Not applicable
Spill Number: Not applicable
Media Impacted: Not applicable
Regulatory Status: Not applicable
Conclusion: This address is listed as the location of an underground Con Edison service box. These boxes are owned by the utility and listing on these databases does not indicate a release at this time.

KOW does not believe that any of these database listings constitute an REC or other environmental concerns at this time.

5.2 Freedom of Information Act Letter Responses

FOIL letters were submitted to the USEPA, New York Department of Environmental Protection, and New York State Department of Environmental Conservation.

An acknowledgment of the FOIL request was received from all sources requested. If any additional pertinent environmental information is received from the FOIA requests following the issuance of this report, KOW Building Consultants will provide a letter addendum to this report detailing this information. Information obtained from the Internet Databases and FOIL responses is included as Appendix C.

Subject	Comments
NYSDEC	A response is pending at this time.
NYDEP	A response is pending at this time.
USEPA	A response is pending at this time.

6.0 Site Reconnaissance

The findings of the Site Reconnaissance conducted on August 18, 2022 are discussed below. At the time of our Site Reconnaissance, the Site was occupied. We were provided access to all common areas, mechanical rooms and site spaces. This Phase I ESA was performed in general conformance with the scope and limitations of ASTM Practice 1527-21. All areas of the Site were accessible at the time of inspection.

6.1 Property Use

Subject	Comments
Current Use of Property	The building is currently occupied by a delivery convenience store at the ground floor and residential units at upper floors.
Past Uses of Property	Similar use, residential.
Current use of Adjoining Properties	234 Main Street: Residential apartments 567 Main Street: Residential apartments 238 Suydam Street: Residential apartments 789 Main Street: Residential apartments
Past Use of adjoining properties.	Adjoining properties have all been commercial and residential for all years reviewed.

6.2 Geologic, Hydrogeologic, Hydrologic, and Topographic

Geologic, hydrogeologic, hydrologic, and topographic: The topographic conditions of the property and surrounding area will be visually/physically observed from the periphery of the property. If hazardous substance or petroleum products are suspected to migrate to/on the property, they are to be noted (i.e. dry cleaner up gradient of property).

Subject	Comments
Topographical Conditions	Site is relatively level. Groundwater flow in the area is predicted to flow southwest to northeast
Comments	Most surface runoff in the area will be diverted by municipal stormwater systems.
Wetlands	Review of National Wetlands Inventory (NWI) map, provided by the United States Fish and Wildlife Service, indicated the following:
Soils/Geology	Review of the Natural Resources Conservation Service (NRCS) Web Soil Survey data indicated the following: The Property is located in an area identified as the urban land complex. The urban land complex indicates that the predominant soil type has been disturbed and covered with an impervious layer consisting of buildings, sidewalks, streets, and other structures.

REC Potential	No.
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6.3 Roads

Public thoroughfares adjoining the property shall be identified and any roads, streets, and parking facilities on the property shall be noted.

Subject	Comments
Roadways	The Subject Property is located on the west side of Hart Street between Knickerbocker Avenue and Wilson Avenue within Brooklyn, New York.
Comments	None.
REC/CREC/BER Potential	No.

6.4 Utilities

Subject	Comments
Electric	Con Edison
Gas	Con Edison
Water	New York City DEP provided water.
Sewage Treatment	New York City Combination system provides sanitary service
Comments	None.
REC/CREC/BER Potential	None

6.5 Site Inspection

The following table summarizes the site observations. Affirmative responses are discussed in more detail following the table.

Feature	Observed	Comments
Building Exterior		
Stressed Vegetation	No	None.
Stained Soils or Pavement	No	None.
Monitoring Wells	No	None.
Transformers	No	None.

Soil Piles with Unknown Origin	No	None.
Trash, Debris, and/or Other Waste Materials	No	None.
Uncontrolled Dumping or Disposal Areas	No	None.
Surface Water Discoloration, Sheen or Free Product	No	None.
Strong, Pungent or Noxious Odors	No	None.
Pits, Ponds, or Lagoons	No	None.
Other	No	None.
Building Interior		
Elevators	No	None.
Air Compressors	No	None.
Hydraulic Lifts	No	None.
Incinerators	No	None.
Paint Booths	No	None.
Plating Tanks	No	None.
Dry Cleaning Equipment	No	None.
Other	No	None.
Substances and Storage Containers		
Bulk Storage Tanks	No	None.
Oil-Water Separator	No	None.
Floor Drain	No	None.
Containers > 5 Gallons	No	None.
Dry Wells	No	None.
Other	No	None.

7.0 Interviews and User Provided Responses

KOW Building Consultants utilized interviews and a completed questionnaire provided by the Key Site Representative to complete this Phase I Environmental Site Assessment. Pertinent information from these sources was detailed and utilized throughout this report. We have also included in the Appendix (Appendix I) a copy of the completed User Questionnaire completed by the Key Site Representative.

7.1 Interviews

The Owner shall identify and interview a person with good knowledge of the uses and physical characteristics of the Site. If an attempt to schedule the interview is unsuccessful, KOW will inquire whether an identified Key Site Manager is available to be interviewed at that time.

Subject	Comments
Date	August 18, 2022
Participant	Mr. Joshua John and Ms. Jin Lee
Participant Title	Property Owners
Comments	Findings from the interview were summarized in appropriate sections of this document

7.2 Interviews with Local Government Officials

A Freedom of Information Act (FOIA) request for information associated with the Subject Property was submitted to the below agencies. A response to the request submitted was not received in time for inclusion in this report. Upon receipt and review, any environmentally significant information will be submitted to the Client in an addendum letter.

Subject	Comments
Date	Submitted on September, 2022
Organization(s)	NYDEP, NYSDEC, and USEPA
Comments	Responses pending

7.3 User Questionnaire

KOW Building Consultants provided a Questionnaire to the User on August XX, 2022, regarding information for the Site. The completed Questionnaire is provided as Appendix I.

8.0 Non-ASTM Services

As outlined in ASTM E1527-21 Standard Practice, this Phase 1 Environmental Site Assessment does not include any testing or sampling of materials such as soil, water, air, or building materials. Other Environmental Considerations such as ACMs, LBP, lead in drinking water, radon, mold, and wetlands can result in business environmental risks for property owners which may disrupt current or planned operations or cash flow and are generally beyond the scope of a Phase I ESA as defined by ASTM E1527-21. Based upon the agreed-on scope of services this ESA did not include subsurface or other invasive assessments, business environmental risks, or other services not specifically identified and discussed herein.

Asbestos Containing Materials

Asbestos is the name for a group of naturally occurring silicate minerals that can be separated into fibers. The fibers are strong, durable, and resistant to heat and fire. They are also long, thin and flexible, so they can even be woven into cloth. Because of these qualities, asbestos has been used in thousands of consumer, industrial, maritime, automotive, scientific and building products. During the 20th century, some 30 million tons of asbestos have been used in industrial sites, homes, schools, shipyards and commercial buildings in the United States. Commercial use of ACM began in the early 1900's and peaked in the period between 1940 and into the 1970's. Common ACMs include pipe-covering, insulating cement, insulating block, refractory and boiler insulation materials, transit board, fireproofing spray, joint compound, vinyl floor tile, ceiling tile, mastics, roofing products, and duct insulation for HVAC applications. Inhalation of asbestos fibers can result in deleterious health effects. The potential for ACM was evaluated based the USEPA Guidance Document: Managing Asbestos in Place – A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials (the Green Book). The information below is for general informational purposes only and does not constitute an asbestos survey. In addition, the information is not intended to comply with federal, state or local regulations in regards to ACM. **Due to the age of the building at the Subject Property, there is the potential for ACMs to be present. However, the building has been recently renovated and no suspected ACM materials were observed during the site inspection.**

A limited list of typical suspect ACMs is included below:

- Vinyl-asbestos tile
- Roofing felt
- Roofing coatings
- Plastic roof cement
- Caulking putties
- Construction mastics
- Textured coatings
- Asbestos-cement items (shingles, corrugated sheets, flat sheets, pipes, flues)
- Pipeline wrap
- Millboard

Lead-Based Paint

LBP is defined as any paint, varnish, stain, or other applied coating that has ≥ 1 mg/cm² (5,000 μ g/g or 5,000 ppm) or more of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from 0.5 mg/cm² to 2.0 mg/cm². Section 1017 of the Housing and Urban Development (HUD) Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", defines a LBP hazard as "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Additionally, Under OSHA, LCP is defined as any paint with any detectable amount of lead present in it. Therefore, all LBP is considered LCP. Conversely, LCP may not meet the criteria to be considered LBP in accordance with HUD guidelines or some states' definition of LBP. The information below is for general informational purposes only and does not constitute a lead hazard evaluation. In addition, the information is not intended to comply with federal, state, or local regulations in regard to LBP. **Due to the age of the building at the Subject Property, there is the potential for LBPs to be present. However, the building has been recently renovated and all painted surfaces were observed to be intact at the time of the inspection.**

Radon

Radon is a naturally occurring, odorless, and invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings. The United States EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three radon zones, with Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action Limit of 4.0 pCi/L. Radon sampling was not requested as part of this assessment. **According to the US EPA, the radon zone level for the area is Zone 3, which has a predicted average indoor screening level less than 2 pCi/L, below the action level of 4 pCi/L set forth by the US EPA.**

Mold

Mold is everywhere. They are a normal presence in both indoor and outdoor air and mold can occur with the right conditions from excessive humidity, chronic leaks, condensation, water infiltration, flooding and other water events. With only moisture, oxygen and a food source, mold can grow on wood, paper, carpet, foods, and insulation. According to the Environmental Protection Agency (EPA), molds can produce allergens that can trigger allergic reactions or even asthma attacks in people allergic to mold. People with asthma, allergies, or other breathing conditions may be more sensitive to mold. People with immune suppression (such as people with HIV infection, cancer patients taking chemotherapy, and people who have received an organ transplant) are more susceptible to mold infections. The American College of Occupational and Environmental Medicine cited that approximately 10% of the population has allergic antibodies to fungal allergens and about 5% exhibit symptoms that may be mild but also include allergic asthma or allergic rhinitis (hay fever) and that a rare, but much more serious condition, hypersensitivity pneumonitis, may follow unusually high exposures to mold spores and dusts. What is alarming is that mold can go from microscopic spore to substantial microbial growth in a matter of days when conditions are right. Mold, if present, may or may not visually manifest itself. Neither the individual completing this inspection, nor KOW has any liability for the identification of mold-related concerns except as defined in applicable industry standards. In short, this Phase I ESA should not be construed as a mold survey or inspection.

This activity was not designed to discover all areas which may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication if significant (based on observed areas) mold growth is present at the subject property. Potential areas of mold growth, such as in pipe chases, HVAC systems, and behind enclosed walls and ceilings, were not observed as part of this limited assessment. KOW observed interior areas of the subject property building to identify the potential presence of mold. KOW did not note obvious visual or olfactory indications of the presence of mold, nor did KOW observe obvious indications of significant water damage. As such, no bulk sampling of suspect surfaces was conducted as part of this assessment and no additional action with respect to suspect mold appears to be warranted at this time.

9.0 Findings and Recommendations

Based on information gathered as a result of the Phase I ESA process in conformance with ASTM Standard Practice E1527-21 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for 277 Woodbine Street, KOW Building Consultants has identified the following in association with the Property:

Recognized Environmental Conditions (RECs)

ASTM Standard Practice E1527-21 defines RECs as: 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 recognized environmental conditions.

No REC's were identified at the Property during this assessment.

De Minimis Conditions

A de minimis condition, as defined in the ASTM Standard, is a condition that generally does not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not RECs or CRECs.

No De Minimis Conditions were identified at the Property during this assessment.

Business Environmental Risks (BERs)

Business Environmental Risk (BER) is defined by the ASTM Standard Practice E1527-21 as a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.

No BER's were identified at the Property during this assessment.

Historical Recognized Environmental Conditions (HRECs)

An HREC, as defined in the ASTM Standard, is a past release of hazardous substances or petroleum products that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the subject property to any required controls.

No HREC's were identified at the Property during this assessment.

Vapor Encroachment Concern (VEC)

A VEC, as defined in the ASTM Standard, is the presence or likely presence of chemical of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil and/or groundwater either on or near the target property.

No VEC's were identified at the Property during this assessment.

Controlled Recognized Environmental Conditions (HRECs)

A CREC, as defined in the ASTM Standard, is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

No CREC's were identified at the Property during this assessment.

10.0 Data Gaps

Defined as a lack of or inability to obtain information required by this practice despite good faith efforts by KOW to gather information. Data gaps may result from incompleteness in any of the activities required by the Phase I ESA, including Site Reconnaissance and interviews.

KOW has identified the following data gaps in the information developed as part of the inquiry that affected the ability of KOW to identify conditions indicative of releases or potential releases at the Site.

- Pending documentation included FOIA requests from NYDEP, NYSDEC, and USEPA. If any additional information is obtained, KOW Building Consultants will prepare a letter of addendum with a summary of the findings.

In general, KOW does not believe that the above data gaps impact the adequacy of this report at the time of issuance.

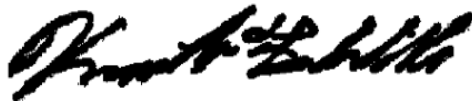
11.0 Report Assumptions and Limitations

The independent conclusions represent our professional judgment based on information and data available to us during the course of this Phase I ESA. Factual information regarding operations, conditions, and test data provided by the Client and Property Owner or their designated representatives, has been assumed to be accurate and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the on-site visit.

In expressing the opinions stated in this report, KOW has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time-frame, given the same or similar facts and circumstances. Documentation and data provided by the Client and Property Owner or their designated representatives, other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that KOW assumes no responsibility or liability for their accuracy. This Phase I ESA report has been prepared for the Client and authorized parties only. Environmental conditions and regulations are continually evolving and subject to change and interpretation. Furthermore, because data within this Phase I ESA report are subject to professional interpretation, other professionals may reach differing conclusions

KOW Building Consultants have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of 123 Main Street, Brooklyn, NY 22301, the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 1 of this report. Environmental Professional Statement: As required by 40 CFR § 312.21(d), the report shall include the following statements of the environmental professional(s) responsible for conducting the Phase I Environmental Site Assessment and preparation of the report. 12.13.1 KOW Building Consultants declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental professional as defined in §312.10 of 40 CFR § 312” and 12.13.2 “We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.”

KOW Building Consultants



Kenneth F. Wille, PE., LEED AP, C.E.M
President and CEO



Liam Harrison, LEED Green Associate
Environmental Specialist

FIGURES

- 1. Site Location Map**
- 2. Site Plan**
- 3. Radius Map Summary**

Figure 1: Site Location Map and Surrounding Area

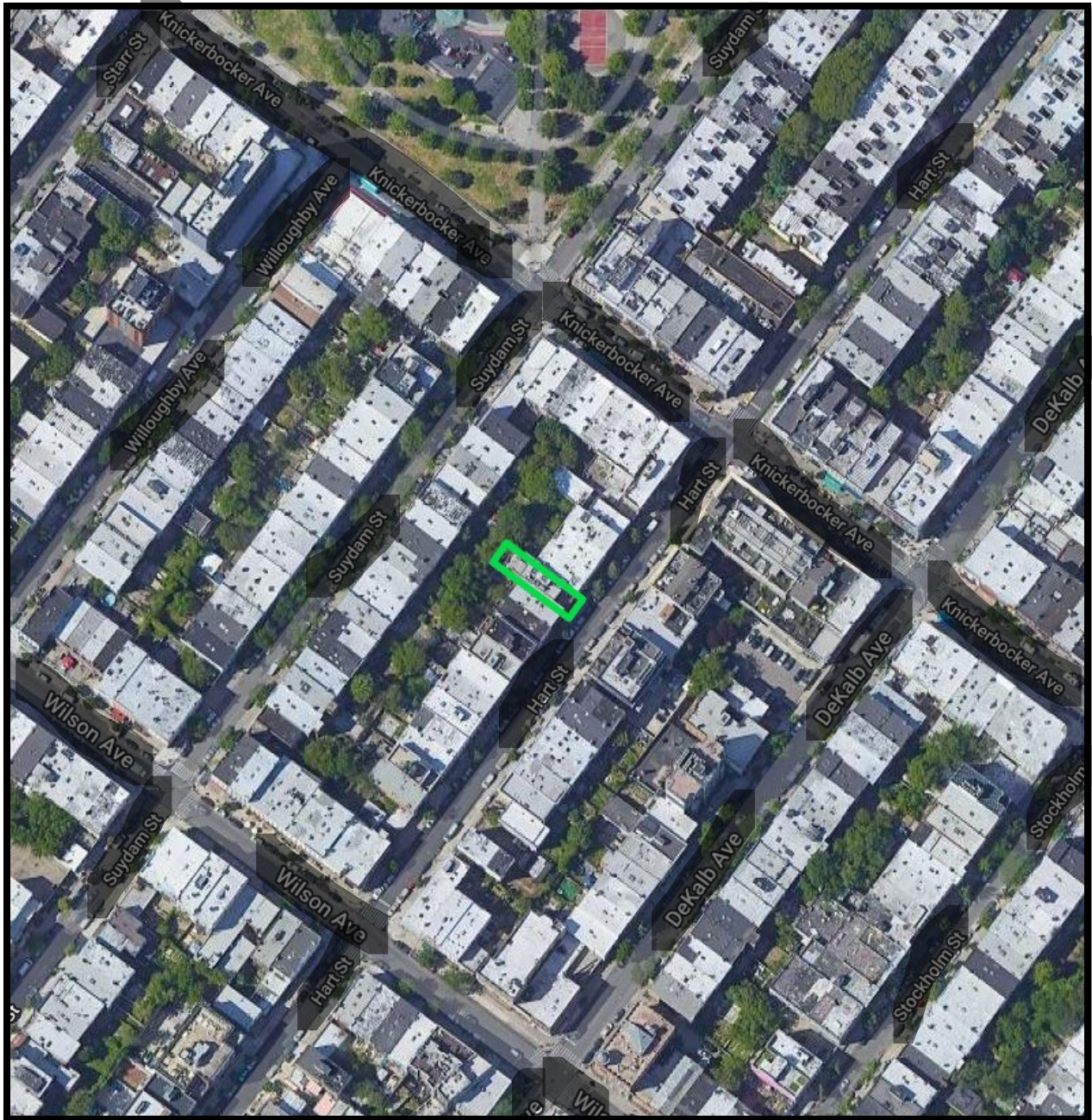


Figure 2: Site Plan and Property Boundary

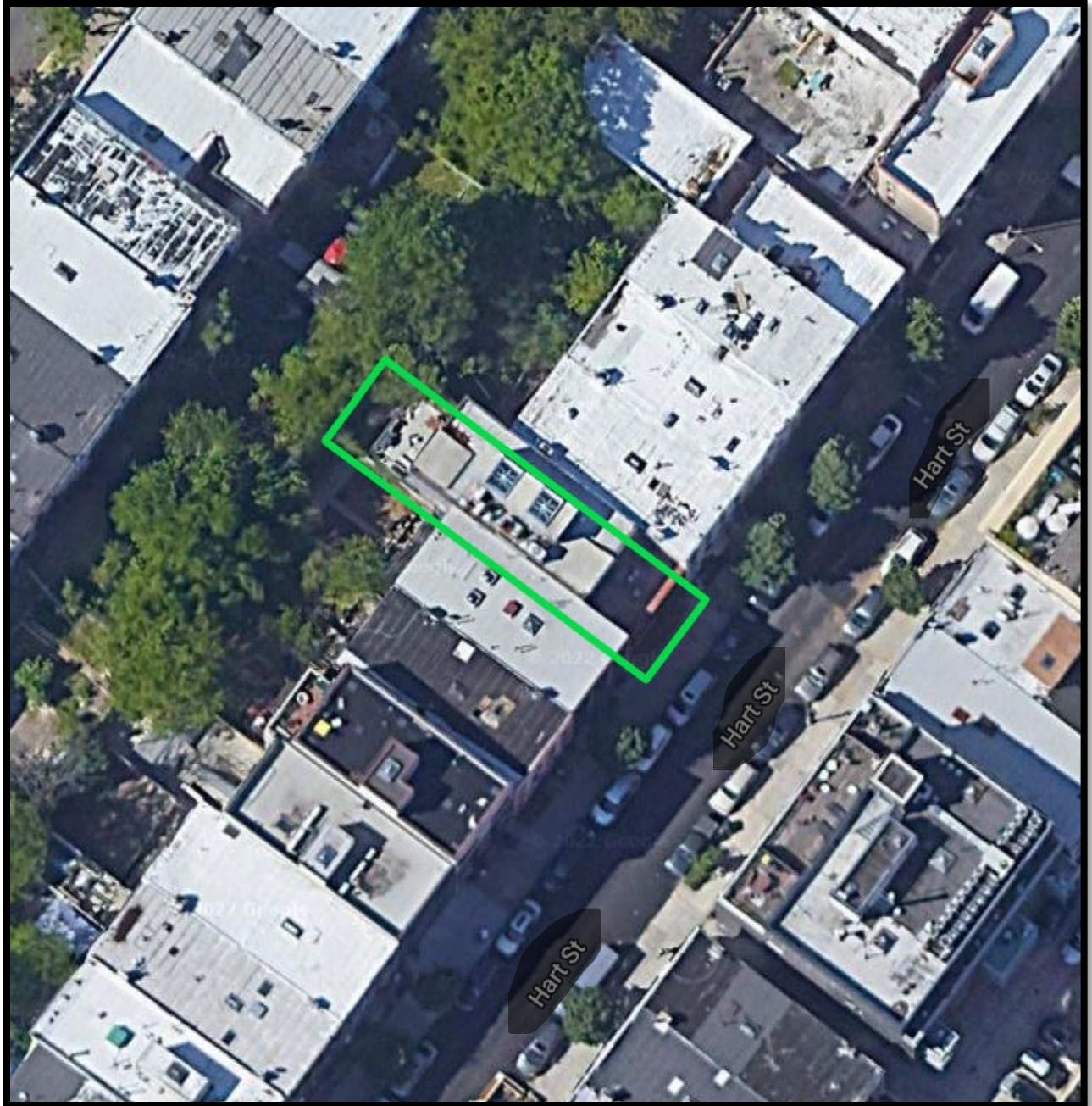


Figure 3: EDR Radius Map Summary

