

Construction Loan Monitoring & Due Diligence

Environmental Services

Sustainability Services

Historical Records and Database Review (HRDR) PROPOSAL

123 Main Street, Brooklyn, NY 10001

PREPARED FOR

Kenneth F. Wille, PE
KOW Building Consultants
240 Greenwich Street, 13th Floor, West
New York, NY 10286

KOW JOB NUMBER

2025-XXX



Historical Records and Database Review Report

**123 Main Street
Brooklyn, NY 10001**

Prepared For
Mr. John Doe
Bank Funding
123 Main Street, Suite 424-North
Great Neck, NY 10001

KOW Job Number
2025-XXX

Issue Date
March 26, 2025

March 26, 2025

Mr. John Doe
Bank Funding
123 Main Street, Suite 424-North
Great Neck, NY 10001

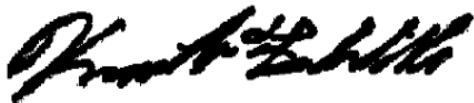
Facility Name: 123 Main Street
Facility Addresses: 123 Main Street
Brooklyn, NY 10001

Dear Mr.,

Enclosed find our **Historical Records and Database Review (HRDR) Report** for the above referenced facility. This Report is in accordance with Bayport Funding's instructions, and our executed fee proposal signed March 1, 2025. 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, CEM
President and CEO



Kevin Canavan, LEED GA, MFBA
Environmental Specialist



Liam Harrison, LEED GA
Environmental Specialist

Table of Contents

Executive Summary.....	3
Conclusions, Opinions, and Recommendations:	3
1.0 Methods of Investigation.....	4
1.1 General.....	4
1.2 Review of Readily Available Information.....	4
2.0 Property Description	5
2.1 Property Location and Description.....	5
3.0 Historical Records Review.....	6
4.0 Historical Database Review.....	7
4.1 Environmental Database Review.....	7
5.0 Findings and Recommendations	155
6.0 Report Assumptions and Limitations.....	156
APPENDICES.....	212

FIGURES

1. Site Location Map
2. Site Plan
3. Radius Map

APPENDICES

- A. Federal and State Environmental Databases
- B. Certified Sanborn Fire Insurance Maps
- C. Historical Aerial Photographs
- D. Historical Topographic Maps
- E. Professional Profiles

Executive Summary

At the request of Mr. John Doe of Bayport Funding (User), KOW Building Consultants, Inc. (KOW) completed a Historical Records and Database Review (HRDR) report of the Property located at **123 Main Street, Brooklyn, NY 10001, Block 1175 and Lot 31.** (Site) (Figure 1).

Please find below a summary of pertinent subject property information:

Property Information	
Site Address	123 Main Street
Tax Parcel ID Numbers	Block 1175 Lot 31
Neighborhood/Borough	Brooklyn
Property Type	Residential
Lot Size	2,640 Sf
Lot Dimensions	20' x 131''
Buildings on Lot	Vacant lot
Building Square Footage	Vacant lot
Stories	Vacant lot
Year Built	To be 2025-2025
Residential Units	0
Commercial Units	0
FEMA Flood Zone	Zone X per map 3604970212F
Elevation:	123.00 ft. above sea level

Conclusions, Opinions, and Recommendations:

Based on information gathered as a result of the Historical Records and Database Review for 123 Main Street, Brooklyn, NY 10001, KOW Building Consultants has not identified evidence of potential Recognized Environmental Conditions (RECs) in connection with the Subject Property. **No further investigation is recommended at this time.**

1.0 Methods of Investigation

The methods of investigation used to conduct this HRDR are outlined in the following sections.

1.1 General

The activities performed in conjunction with the Historical Records and Database Review (HRDR) of the Subject Property 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 A).
- Review of the historical information for the Site and surrounding areas outlined in Section 1.2.

1.2 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 March 18 2025 (EDR report) (Appendix A)
Certified Sanborn Fire Insurance Map(s)	Maps for intermittent year from 1888 through 2007 (Appendix B)
Historical Aerial Photograph(s)	Aerial photographs for intermittent years from 1934 through 2019 (Appendix C)
United States Geological Survey Topographic Maps	7.5 Minute Topographic Maps Brooklyn for intermittent years from 1947 through 2019 15-minute Topographic Maps Brooklyn Quadrangles for intermittent years from 1897 to 1900 (Appendix D)
City Directory	EDR City Directory Abstract (Appendix E)

2.0 Property Description

2.1 Property Location and Description

The Subject Property currently consists of a vacant, undeveloped lot located at 123 Main Street, Brooklyn, NY 10001. The lot is situated on the south side of Sterling Place between Classon Avenue to the west and Franklin Avenue to the east in the Prospect Heights neighborhood. The lot is approximately 2,160 square feet in size and is zoned for residential use.

3.0 Historical Records Review

KOW has obtained historical use information regarding the Property from one or more of the following sources:

- City Directory listings
- Historical Aerial Photographs
- Topographic Maps
- Sanborn Fire Insurance Maps
- Client-provided Documentation

Please find below a summary of pertinent information regarding the past use of the subject property and surrounding area:

Property Use Summary

Subject Property: The earliest available maps dating to 1888 depict the Subject Property as undeveloped. For all years available through 2007, the Subject Property appears vacant and undeveloped.

Surrounding Area:

North: In the earliest available maps dating to 1888, the sites to the north side of Sterling Place are depicted as undeveloped lots. Beginning in the 1908 maps all the way through the 2007 maps and 2019 aerial photographs, the sites are developed with row style 3-story apartment buildings.

South: In the earliest available maps dating to 1888, the adjacent sites to the south of the Subject Property are depicted as undeveloped lots. Beginning in the 1908 maps and all the way through the 2007 maps and 2019 aerial photographs, the adjacent sites are depicted as developed with 4-story with basement apartment buildings with rear yard auto stalls.

East: Adjacent sites to the east of the Subject Property are depicted as undeveloped in the 1888 available Sanborn map and developed with low rise residential structures with rear yards in all later Sanborn maps. Approximately 135 feet to the east of the Subject Property runs a north and southbound Right of Way which is utilized as the above ground MTA S train line which is shown in all available sources dating back to 1888. Aerial photographs appear to confirm these findings.

West: In the earliest available 1888 Sanborn Maps adjacent sites to the west are depicted as predominantly undeveloped lots and sparse low rise residential buildings. By the 1908 map, all adjacent sites are developed with low rise residential buildings with the exception of the 590 Sterling Place lot which is developed with a shed. All immediately adjacent sites will remain as low rise residential for all map years available with the 590 Sterling Place lot changing from a Shed designation in 1908, to an office and then later a post office in the 1932 and 1951 maps, respectively. This 590 Sterling Place site will remain as a post office until the late 1980's when it is then designated as a mixed-use site. In the 2007 available Sanborn map, this site is depicted as undeveloped. Aerial photographs appear to confirm these findings.

4.0 Historical Database 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.

4.1 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 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:

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<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	0	NR	NR	0
<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		2	3	NR	NR	NR	5
RCRA-SQG	0.250		1	2	NR	NR	NR	3
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	0	2	NR	2
<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

MAP FINDINGS SUMMARY

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		2	13	42	NR	NR	57
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		5	17	NR	NR	NR	22
NY CBS UST	0.250		0	0	NR	NR	NR	0
NY MOSF UST	0.500		0	0	0	NR	NR	0
NY CBS	0.250		0	0	NR	NR	NR	0
NY MOSF	0.500		0	0	0	NR	NR	0
NY AST	0.250		12	40	NR	NR	NR	52
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	1	NR	NR	NR	1
<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	2	NR	NR	2
NY INST CONTROL	0.500		0	0	2	NR	NR	2
<i>Lists of state and tribal voluntary cleanup sites</i>								
NY VCP	0.500		0	1	14	NR	NR	15
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	6	NR	NR	6
NY ERP	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
<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 SWRCY	0.500		0	0	0	NR	NR	0
NY SWTIRE	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	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
<i>Local Lists of Registered Storage Tanks</i>								
NY HIST UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NY HIST AST	TP		NR	NR	NR	NR	NR	0
<i>Local Land Records</i>								
NY LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	TP		NR	NR	NR	NR	NR	0
NY Spills	0.125		34	NR	NR	NR	NR	34
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
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		23	66	NR	NR	NR	89
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
MINES MRDS	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
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAINING	0.250		0	0	NR	NR	NR	0
PFAS PART 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	TP		NR	NR	NR	NR	NR	0
NY PFAS	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		1	2	NR	NR	NR	3
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 LEAD	TP		NR	NR	NR	NR	NR	0
NY MANIFEST	0.250		33	88	NR	NR	NR	121
PA MANIFEST	0.250		1	1	NR	NR	NR	2
NJ MANIFEST	0.250		3	26	NR	NR	NR	29
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 NYC OER	1.000		0	1	15	28	NR	44
NY MGP	1.000		0	0	0	0	NR	0
NY NYC LAND USE	TP	1	NR	NR	NR	NR	NR	1
NY ILI	0.500		0	0	0	NR	NR	0
UST FINDER	0.250		4	16	NR	NR	NR	20
UST FINDER RELEASE	0.500		0	0	13	NR	NR	13

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		2	NR	NR	NR	NR	2

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

NY RGA HWS	TP		NR	NR	NR	NR	NR	0
NY RGA LF	TP		NR	NR	NR	NR	NR	0

- Totals -- 1 124 278 97 30 0 530

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 below where appropriate. 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

The Subject Property was listed in the following searched databases.

Site Name:	Not Reported
Databases:	NYC Land Use
Address:	123 Main Street
Distance:	Target Property
Elevation:	Same
Release Reported:	N/A
Contaminant of Concern:	N/A
Spill Number:	Not applicable.
Media Impacted:	Not applicable.

Regulatory Status: Not applicable

Conclusion: This address is listed in the referenced land use database. It is listed as zoned as R6B residential district. Building Class is listed as a Three Family Walk Up Apartment building. Our office does not believe there to any environmental significance to this listing.

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 is 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: Manifest

Address: Front of 581 St. Johns Place

Distance: 31 feet south

Elevation: Higher

Release Reported: No

Contaminant of Concern: 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 lead based waste product as part of the Con Edison equipment at this location. Generally speaking, listings on these databases do not indicate a release at this time and these boxes are monitored and maintained by the utility company KOW believes it is unlikely that this listing indicates environmental impacts at the Subject Property.

Site Name: Con Edison – Manhole 44404

Databases: Manifest

Address: 579 St. Johns Place

Distance: 106 feet south

Elevation: Higher
Release Reported: No
Contaminant of Concern: Not indicated.
Spill Number: Not applicable.
Media Impacted: Not applicable.
Regulatory Status: Not applicable
Conclusion: This address is listed in the references database for the Con Edison equipment at this location. Generally speaking, listings on these databases do not indicate a release at this time and these boxes are monitored and maintained by the utility company KOW believes it is unlikely that this listing indicates environmental impacts at the Subject Property.

Site Name: Service Box 44399
Databases: SPILLS, NYC Land Use
Address: 561 St. Johns Place
Distance: 134 feet southwest
Elevation: Higher
Release Reported: Yes
Contaminant of Concern: Unknown petroleum
Spill Number: 9900964
Media Impacted: Soil
Regulatory Status: Spill Closed dated 6/13/2002.

Conclusion: This address is listed in the references database for the April 26, 1999 spill case involving an unknown sheen of oil on top of 15 gallons of water in service box No. 44399. The spill was reported was contained with no sewers or waterways affected, no sewer connection to the service box, and no oil filled equipment in the structure. Liquid samples were taken and clean up was completed. The tag for the case was removed and the incident closed officially on June 13, 2002. KOW believes it is unlikely that this listing indicates environmental impacts at the Subject Property

5.0 Findings and Recommendations

Based on information gathered as a result of the Historical Records and Database Review for **123 Main Street, Brooklyn, NY 10001**, KOW Building Consultants has not identified evidence of potential Recognized Environmental Conditions (RECs) in connection with the Subject Property. **No further investigation is recommended at this time.**

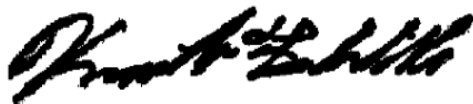
6.0 Report Assumptions and Limitations

The independent conclusions represent our professional judgment based on information and data available to us during the course of this Historical Records and Database Review. 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 at 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 HRDR 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 HRDR report are subject to professional interpretation, other professionals may reach differing conclusions.

We have performed a Historical Records and Database Review in conformance with the agreed upon scope and limitations of **123 Main Street, Brooklyn, NY 10001**, the 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 Historical Records and Database Review 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, CEM
President and CEO



Liam Harrison, LEED GA
Environmental Specialist



Kevin Canavan, LEED GA, MFBA

FIGURES

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

Figure 1: Site Location Map

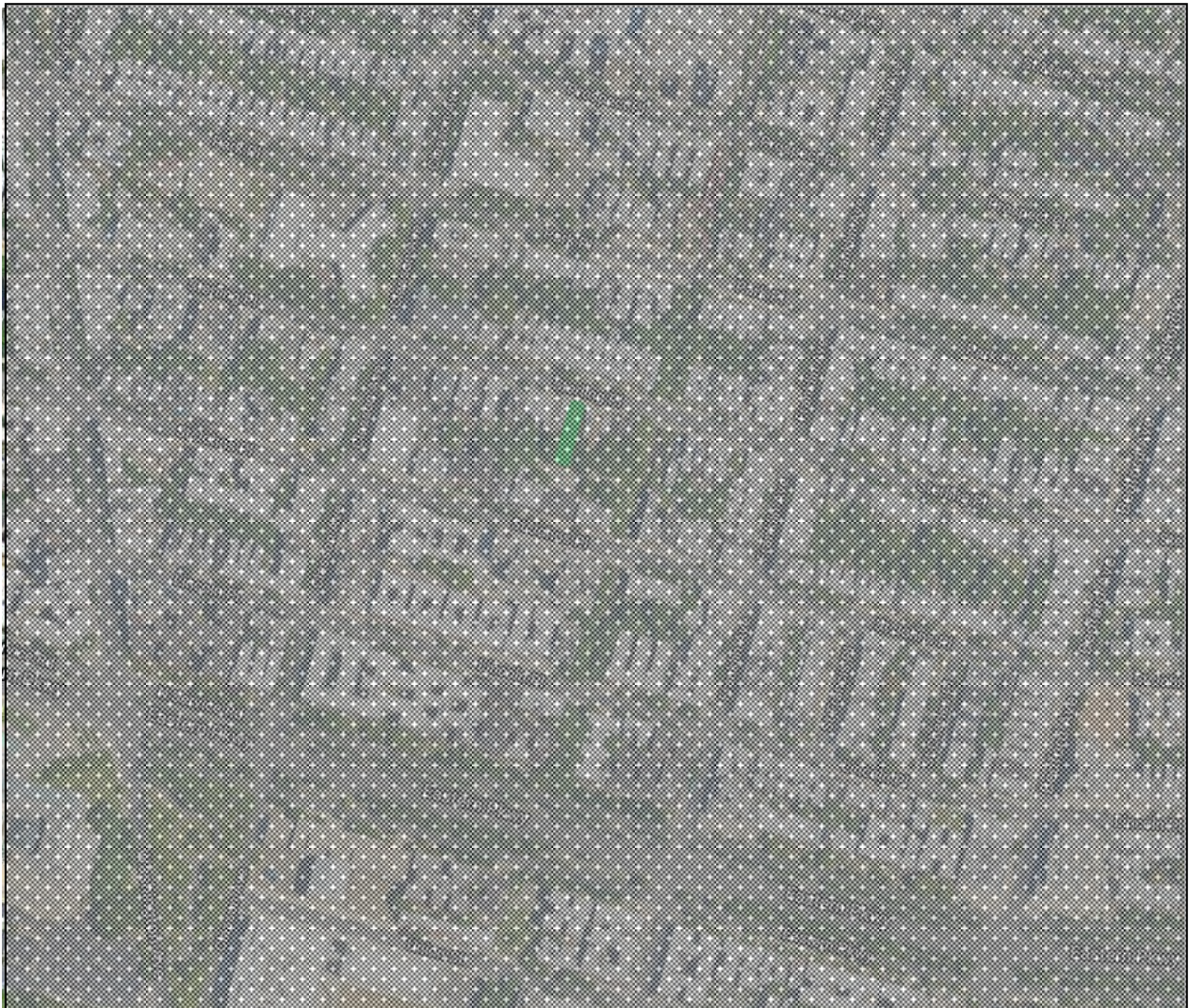


Figure 2: Site Plan

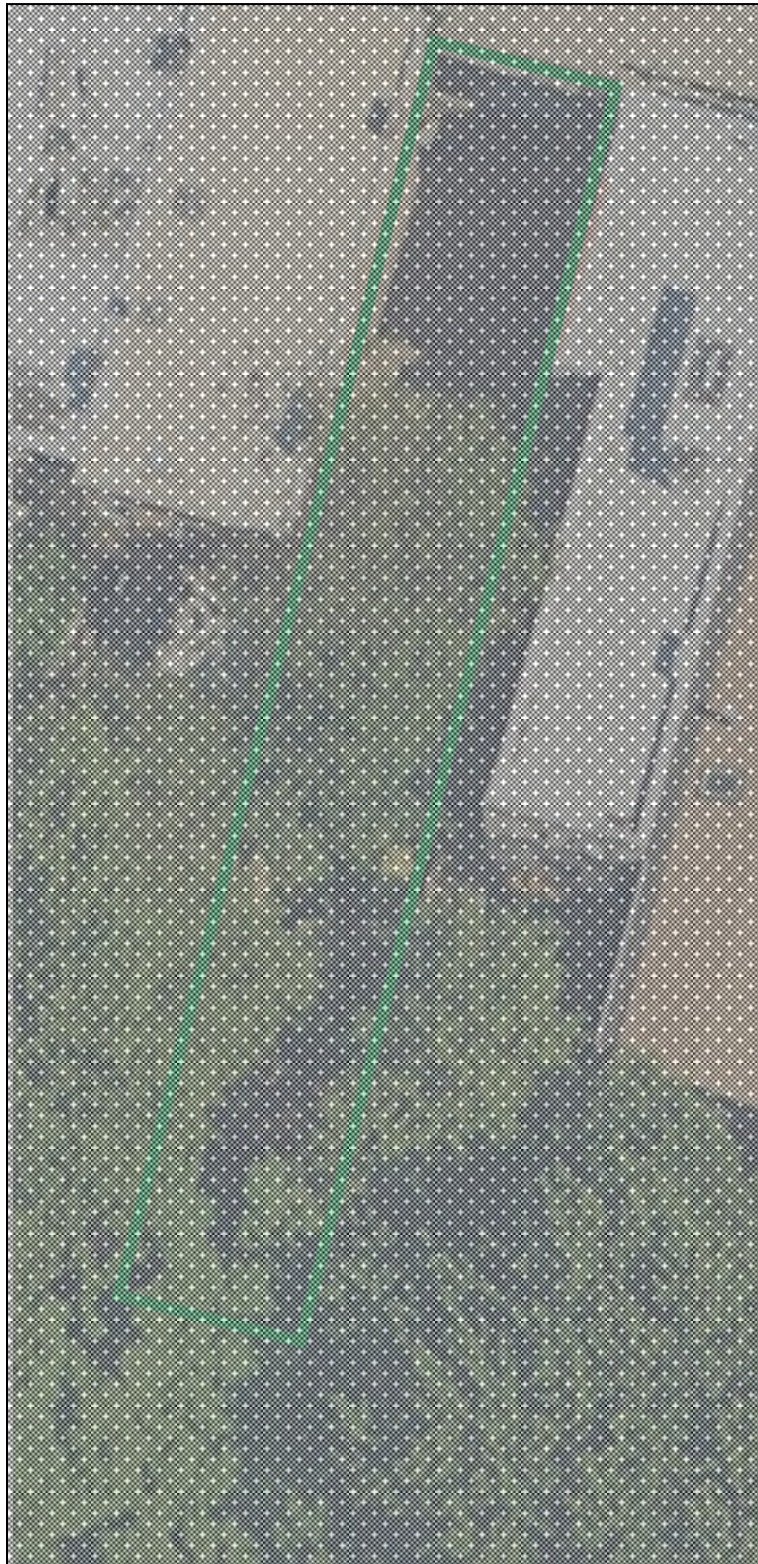
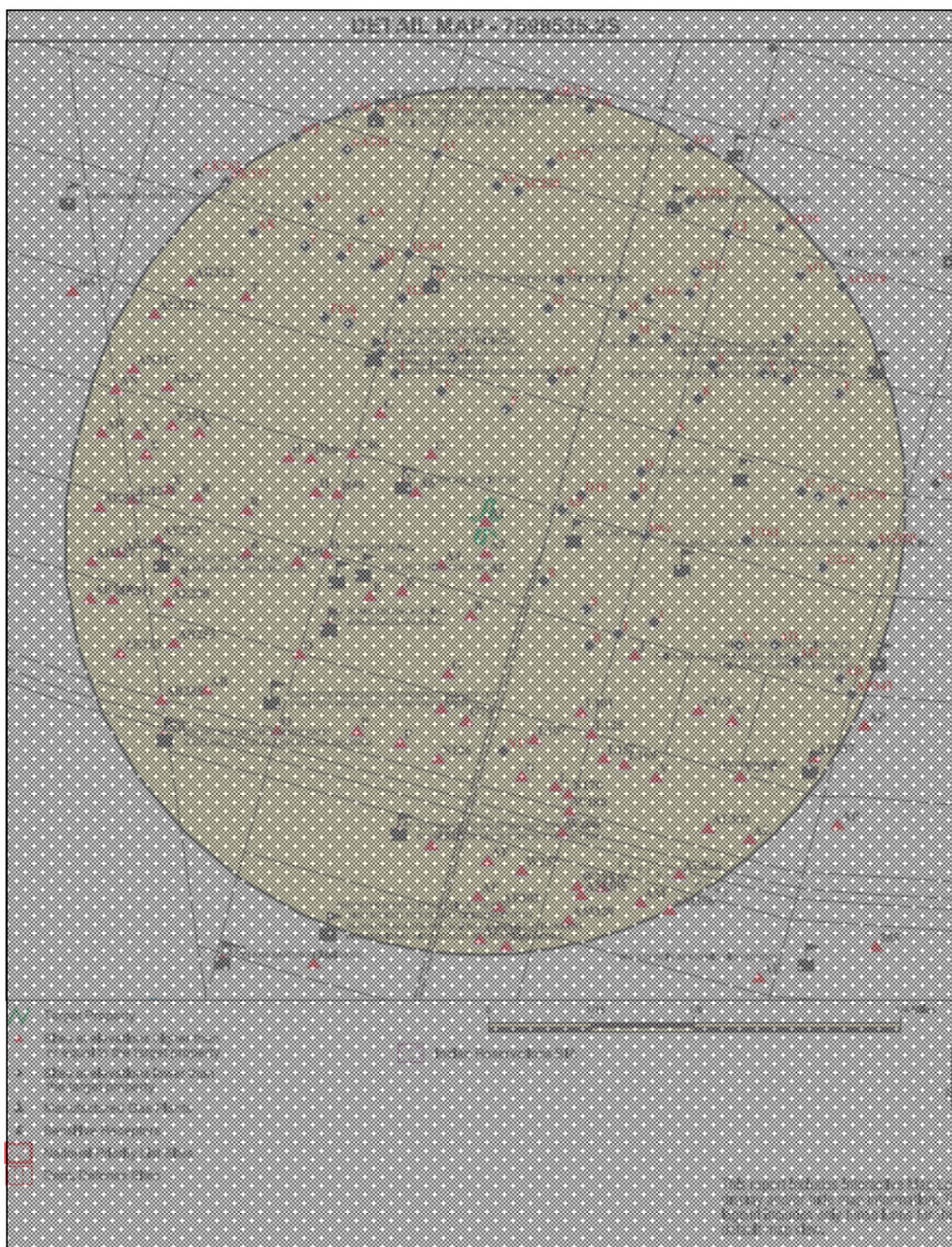


Figure 3: Radius Map Summary



APPENDICES