KOW BUILDING CONSULTANTS

Construction Loan Monitoring & Due Diligence

Environmental Services

Sustainability Services

Phase I ESA

123 Main Street
Brooklyn, New York

KOW JOB NUMBER
2025-xxx

(855) 966-5888

INCOMING@KOWBC.COM | KOWBC.COM

June 26, 2025

Client Name
Client Company
Client Address
Client Address

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

Enclosed find our **ASTM E1527-21 and Freddie Mac Compliant Phase I Environmental Site Assessment (ESA)** for the above referenced facility. This Report is in accordance with our Phase I ESA fee proposal instructions, and our executed fee proposal as returned by your office. 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

Liam Harrison, LEED GA
Environmental Specialist

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Reliance

This report is for the use and benefit of, and may be relied upon by

a. the Seller/Servicer (Client Name), Freddie Mac and any successors
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c. governmental agencies having regulatory authority over Lender;
d. designated persons pursuant to an order or legal process of any court or governmental agency;
e. prospective purchasers of the Mortgage; and
f. with respect to any debt (or portion thereof) and/or securities secured, directly or indirectly, by the Property which is the subject of this report, the following parties and their respective successors and assigns:

- Å any placement agent or broker/dealer and
- Å any initial purchaser or subsequent hold
- Å any Servicer or other agent acting on be
- Å any indenture trustee;
- Å any rating agency; and
- Å any institutional provider from time to

financings.

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Acronyms

ACM - Asbestos-Containing Materials
AIRS - Aerometric Information Retrieval System
AST - Aboveground Storage Tank
ASTM - American Society for Testing and Materials
CBS - Chemical Bulk Storage
CERCLA - Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS - Comprehensive Environmental Response, Compensation and Liability Information System
CORRACTS - Corrective Action
EDR - Environmental Data Resources
ERNS - Emergency Response and Notification System
FINDS - Facility Index System
FOIA - Freedom of Information Act
FOIL - Freedom of Information Law
FWM - Freshwater Wetlands Map
LCS - Lender Consulting Services, Inc.
LQG - Large Quantity Generator
LTANK - Leaking Tank
LUST - Leaking Underground Storage Tank
MDE ï New York Department of the Environment
MOSF - Major Oil Storage Facility
MSDS - Material Data Safety Sheets
MVOC - Microbial Volatile Organic Compound
N/A - Not Available, Not Applicable
NFRAP - No Further Remedial Action Planned
NPDES - National Pollution Discharge Elimination System
NPL - National Priorities List (ñSuperfundò)
NRCS - Natural Resource Conservation Service (by County)
NWI - National Wetlands Inventory
PBS - Petroleum Bulk Storage
PCB - Polychlorinated Biphenyl
pCi/L - Pico Curies per Liter
PEC - Potential Environmental Concern
RCRA - Resource Conservation and Recovery Act
RCRIS - Resource Conservation and Recovery Information System
REC - Recognized Environmental Condition
SPDES - State Pollution Discharge Elimination System
SQG - Small Quantity Generator
TSD - Treatment, Storage and Disposal Facility
USDA - United States Department of Agriculture
USEPA - United States Environmental Protection Agency
USFWS - United States Fish and Wildlife Service
USGS - United States Geological Survey
UST - Underground Storage Tanks

Executive Summary

At the request of Ms. Donna Miller of M&T Realty Capital Corporation (User), KOW Building Consultants, Inc. (KOW) performed a Phase I Environmental Site Assessment (ESA) of the Property located at 11420 and 11426 Brooklyn Pike; 5640 Nicholson Lane, Brooklyn, New York 20852 (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), EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) and Freddie Mac Multifamily Seller/Servicer Guide Chapter 61.

Property Information	
Site Addresses / Tax Account Numbers	123 Main Street
County	Brooklyn
State	New York
Zip Code	
Buildings on Lot	None. However, planned Development includes a seven-story residential apartment building, retail building, and six-story above ground parking garage.
Current Use	Vacant. Previously commercial offices
Lot Area	2,500 SF
Zoning	CR-4.0 C-3.5 R-3.5 H-300
FEMA Flood Zone	Zone X
FEMA Map Panel ID	24031C0361D eff. 9/29/2006

Please find below a summary of notable current surrounding properties:

Direction	Tenant / Use(s)
North	234 Main Street: Residential apartments
East	Rear yard with shrubs followed by 238 Suydam Street
South	567 Main Street: Residential apartments
West	789 Main Street: Residential apartments

The Subject Property is located at the northwest corner of the intersection of Main Street and Suydam Street, in Brooklyn, New York. There are currently no structures at the site; the Property was previously improved with three commercial buildings that have since been demolished to prepare for redevelopment with a proposed seven-story apartment building and a one-story retail building with an adjoining six-story above ground parking garage. The ground surface is currently a mix of paving and exposed concrete foundations from the former buildings. A large retaining wall is present along the southern property boundary, and vehicular access is available via inlets from Lake Ave to the west, Main Street to the north, and Suydam Street to the east.

The Subject Property was first developed sometime between 1957 and 1963 with developed with three large rectangular commercial buildings surrounded by parking areas. Some minor additions appear to have been made to

the northeast building between 1963 and 1969 while the rest of the site configuration remained largely unchanged through 2023. In 2024, the buildings at the Subject Property were demolished.

The adjoining site to the northeast located at 234 Main Street, has been used as a gas station since at least 1963. The adjoining site to the southwest located at 567 Main Street, has been a mixed-use commercial building since the 1960s.

Adjoining sites to the north and south were first developed in the early 1960's and have historically been used as retail stores. Adjoining sites to the east and west have been used as a car dealership and a parking lot, respectively, since the early 1960s.

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), 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.

Exxon #25719 Gas Station Release: There is an Open Oil Control Program Case for #14-0746MO at the adjoining site to the northeast, which has historically operated as a gasoline filling station since the 1960s. Soil and groundwater sampling at the Subject Property has indicated that petroleum contamination from this site has migrated onto south/southeast section of the Property. Most recent sampling from June 2022 indicated that soil samples detected low concentrations of TPH-DRO, TPH-GRO, and some VOCs. None of the detected soil contaminants exceeded applicable MDE Residential Cleanup Standards. Concentration of TPH-DRO, TPH-GRO, and some VOCs (benzene, ethylbenzene, styrene, and toluene) were detected at levels exceeding applicable MDE Groundwater Standards.

Our office understands that the Subject Property is in the process of applying for the VCP program. A letter from MDE dated May 5, 2025 indicates that this application has been received by the department is being reviewed. Additional testing and monitoring of soil and groundwater will likely be required as part of the VCP. When excavation commences, a Soil Management Plan should be in place to handle soil that has detectable concentrations of petroleum contamination.

De Minimus 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 HRECs 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.

Exxon #25719 Release: Soil and groundwater contamination is present at the south/southeast section of the Subject Property based on Phase II Sampling results from June 2022. Specifically, levels of TPH-DRO, TPH-GRO, and VOCs that exceed applicable MDE Groundwater Standards have been detected. It is our understanding that development plans include a vapor mitigation system to manage vapors from this contamination. Our office believes this is reasonable.

Controlled Recognized Environmental Conditions (CRECs)

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 CRECs 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, Freddie Mac 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 the User, 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). In addition, this report conforms with Freddie Mac Multifamily Seller/Servicer Guide and includes the information required by Sections 61.5 ï61.15 of the Guide.

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 E2600-22 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, and Mr. Liam Harrison served as the Environmental Professionals who conducted this Phase I ESA, review, and issuance. 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, Massachusetts 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 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 (EDR report) (Appendix B)
Certified Sanborn Fire Insurance Map(s)	Maps for intermittent years (Appendix D)
Historical Aerial Photograph(s)	Aerial photographs for intermittent years (Appendix E)
United States Geological Survey Topographic Maps	Topographic Maps for intermittent years (Appendix F)
City Directory	EDR City Directory Abstract (Appendix G)
Interviews Conducted	On site personnel (see Section 6.0 for details)

2.3 Site and Surrounding Area Reconnaissance

Pursuant to ASTM Standard Practice E1527-21 and Freddie Mac Standards, KOW Building Consultants conducted a reconnaissance of the Site and surrounding area 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 is located at the northwest corner of the intersection of Main Street and Lake Ave in the City of Brooklyn, New York. The Subject Property consists of two contiguous parcels; 567 Main Street (Tax Account Number 04-03747691) and 234 Main Street (Tax Account Number 04-03747678). There are currently no structures at the site; the Property was previously improved with three commercial buildings that have since been demolished to prepare for redevelopment with a proposed seven-story apartment building and a one-story retail building with an adjoining aboveground six-story parking garage. The ground surface is currently a mix of paving and exposed concrete foundations from the former buildings. A large retaining wall is present along the southern property boundary, and vehicular access is available via inlets from Lake Ave to the west, Suydam Street to the north, and Main Street to the east.

The Subject Property and surrounding 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

Direction	Tenant / Use(s)
North	234 Main Street: Residential apartments
East	Rear yard with shrubs followed by 238 Suydam Street
South	567 Main Street: Residential apartments
West	789 Main Street: Residential apartments

3.3 Topographic and Hydrogeologic Setting

Maps	7.5 Minute Topographic Maps, 24000 for the Brooklyn and Queens Quadrangles for intermittent years between 1946 and 2021. These maps are attached to this report as Appendix F.
Direction of Slope / Hydrology	The ground surface at the Subject Property is generally sloped to the east. Groundwater beneath the Subject Property is predicted to flow east/northeast.
Elevation	The Site sits approximately 8 feet above sea level according to EDR Radius Map Report.
Surface Water	The nearest surface water is the bay located approximately 530 feet east of the Subject Property.

3.4 Summary of Previous Environmental Reports

KOW was provided with the following previously completed environmental assessments:

Environmental Consultants and Contractors (ECC): Phase I Environmental Site Assessment, April 22, 2025

ECC identified an REC related to contamination from the offsite gas station at the adjoining site to the northeast located at 234 Main Street. Recommendations are as noted below as detailed below.

"The Subject Property is in the process of being enrolled in the New York Department of the Environment's Voluntary Cleanup Program (VCP) to address the contamination that has been documented on-site, and ECC has submitted an Inculpable Person (IP) status application to MDE on behalf of the User. ECC recommends obtaining IP status prior to taking title to the Subject Property and subsequently completing the VCP in order to acquire a Certificate of Completion."

Environmental Consultants and Contractors (ECC): Phase II Environmental Site Assessment, June 28, 2022

ECC's investigation was intended to investigate the gas station to the northeast, MDE Oil Control Program (OCP) Case #14-0746MO. In general, the investigation results for soil samples detected low concentrations of petroleum well below MDE Residential Cleanup Standards and Commercial Cleanup Standards. **While soil contamination does not pose a threat to human health or the environment, petroleum-impacted soil will be encountered during redevelopment. All petroleum-impacted soil excavated during redevelopment must be managed in accordance with the applicable State of New York and Federal regulations.**

For groundwater samples, all detected TPH-DRO and TPH-GRO concentrations, as well as several VOC concentrations detected in MW-20, exceed their respective MDE Groundwater Standards. Based on the presence of elevated petroleum contamination on the Subject Property, the potential exists for contaminant vapor intrusion into the existing commercial structures and planned residential structures**. Vapor intrusion mitigation measures such as installation of a contaminant vapor barrier and/or a sub-slab depressurization system (SSDS) should be installed beneath future buildings south of the northeast-adjacent gasoline station and possibly on other portions of the Site in order to close contaminant vapor intrusion pathways.**

Advantage Environmental Consults (AEC): Geotech and Environmental February 22, 2012

AECs investigation was based on the results of Subsurface investigation Report completed by Kleinfelder, Inc. in September 2009, which indicated that it is probable that petroleum impacted soils and groundwater exist at the Subject Property. The assessment confirmed the presence of petroleum-impacted soil and groundwater across portions of the Site, with elevated levels of VOCs ðparticularly benzene, toluene, and naphthalene ðdetected above regulatory standards in several monitoring wells along the eastern and southeastern sections of the Site, closest to Brooklyn Pike. The investigation included 13 soil borings, 2 of which were sampled for groundwater. Additional wells installed during previous investigations were also sampled. AEC estimated that approximately 47,500 cubic yards (70,000 ð95,000 tons) of petroleum-impacted soil would require off-site disposal at permitted facilities. Groundwater impacts suggest that construction dewatering will require treatment and permitting through MDE. AEC recommends preparing a contaminated soil management plan, retaining an environmental professional during excavation, conducting a post-grading soil gas survey, and using petroleum-compatible materials for foundation elements. These measures are necessary to address ongoing environmental concerns during redevelopment and ensure compliance with state environmental regulations.

4.0 Site History

Summary of Documents Reviewed:

Certified Sanborn Fire Insurance Maps	No mapping available for the Subject Property area ïAppendix D
Historical Aerial Photographs	Yes ïAppendix E
Topographic Maps	Yes ïAppendix F
City Directory Abstract	Yes ïAppendix G

4.1 Historical Site and Surrounding Property Usage

The Subject Property, located in the City of Brooklyn, New York, is first shown undeveloped and wooded until at least 1957. Sometime between 1957 and 1963, the Property had been cleared and developed with three large rectangular commercial buildings surrounded by parking areas. Between 1963 and 1969, the northeast building was expanded to form an ñLò shape, while largely unchanged through 2018. No further site modifications were observed to the onsite buildings or layout through the 2023 aerial photograph, although it should be noted that the buildings have been removed.

Surrounding development progressed steadily over time, with adjacent commercial and residential structures appearing to the north, east, and south including the addition of Executive Boulevard and associated mixed-use development known as North Bethesda Market by 2011.

The adjoining site to the northeast located at 123 Main Street, has been used as a gas station since at least 1963. The adjoining site to the southwest located at 567 Main Street, has been a mixed-use commercial building since the 1960s.

Adjoining sites to the north and south were first developed in the early 1960's and have historically been used as retail stores. Adjoining sites to the east and west have been used as a car dealership and a parking lot, respectively, since the early 1960s.

4.2 Certified Sanborn Fire Insurance Maps

KOW Building Consultants requested Certified Sanborn Fire Insurance Maps from EDR. A search returned no maps in the area of the Subject Property. A document certifying this is located in Appendix D.

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.

Year	Photograph Summary
1938, 1943, and 1951	**Onsite Development**: The Subject Property appears undeveloped and wooded. **Surrounding Developments:** Surrounding sites to the north, south, and west are undeveloped and wooded. The adjoining site to the east appears developed with four structures, apparently for

	residential/farm use. The site at the southeast corner of Main Street and Lake Ave (not adjoining, but nearby) is developed with at least three commercial structures.
1957	**Onsite Development**: No changes observed from previous Photographs. **Surrounding Developments:** Disturbed soil is present along the west side of Brooklyn Pike due to the addition of lanes to the highway. The adjoining site to the south has been developed with a large horseshoe shaped structure and similar parking lot.
1963	**Onsite Development**: The Subject Property has been razed and developed with three large rectangular commercial buildings with parking areas throughout. **Surrounding Developments:** The adjoining site to the north has been developed with a parking lot and rectangular building. The adjoining site to the northeast (currently Exxon) appears to be developed with a gasoline filling station.
1969	**Onsite Development**: The northeast building at the Subject Property has been added to and is now ñ L ò d.s h a p e **Surrounding Developments:** Adjoining site to the southwest is developed with a large rectangular commercial building. The adjoining site to the west is developed with a large parking lot. The adjoining site to the east appears to be developed with a commercial building and large parking lot consistent with the car dealership currently at the site.
1970	**Onsite Development**: No changes observed from previous Photographs. **Surrounding Developments:** No changes observed from previous Photographs.
1979	**Onsite Development**: No changes observed from previous Photographs. **Surrounding Developments:** No changes observed from previous Photographs.
1980	**Onsite Development**: No changes observed from previous Photographs. **Surrounding Developments:** The adjoining site to the south/southeast has been cleared and paved and is being used as a boat staging yard. The adjoining site to the northeast across Avenue C appears to have been developed with a water storage tank. The site to the north along Broadway appears to have been redeveloped with a gasoline filling station.
1988	**Onsite Development**: No changes observed from previous Photographs. **Surrounding Developments:** No changes observed from previous Photographs.
1998	**Onsite Development**: No changes observed from previous Photographs. **Surrounding Developments:** No changes observed from previous Photographs.
2005	**Onsite Development**: No changes observed from previous Photographs. **Surrounding Developments:** The adjoining site to the southwest appears to have been redeveloped as a similar, square shaped commercial building.
2011	**Onsite Development**: No changes observed from previous Photographs. **Surrounding Developments:** The buildings and parking lot to the south appear to have been developed, adding a roadway now called Executive Boulevard, a high-rise apartment building, and a mixed-use building.

2015	**Onsite Development**: No changes observed from previous Photographs. **Surrounding Developments:** No changes observed from previous Photographs.
2018	**Onsite Development**: No changes observed from previous Photographs. **Surrounding Developments:** No changes observed from previous Photographs.
2023	**Onsite Development**: No changes observed from previous Photographs. **Surrounding Developments:** No changes observed from previous Photographs.

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
7.5-minute 24000 Topographic Maps for the Brooklyn and Kensington Quadrangles for intermittent years between 1945 and 2021. 15-minute 62500 Topographic Maps for the Brooklyn Quadrangle for intermittent years between 1908 and 1944.	**Onsite Development:** The Subject Property appears to be undeveloped until sometime between 1956 and 1965, when three larger structures are depicted. **Offsite Development:** The 1908 through 1923 maps show the Georgetown Electric railroad running along the western property boundary of the Subject Property. At this time, adjoining sites to the east are sparsely developed with residential homes, and all other adjoining sites are shown as undeveloped. The 1956 map shows a horseshoe shaped building adjoining the Subject Property to the south. The 1965 map shows a rectangular building adjoining the Subject Property to the northeast. The 1971 Photograph shows additional development to the south, east, and southwest adjoining sites.

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.

Superlien Status

The State of New York does not currently have a super priority lien law in place.

Subject	Comments
Environmental Liens	No recorded environmental liens were noted. Our office did not complete an independent search for liens as this is outside the scope of a standard ASTM Phase I ESA.
Activity Use Limitations	No recorded AULs were reported to our office. Our office did not complete an independent search for liens as this is outside the scope of a standard ASTM Phase I ESA.

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	Intermittent years from 1920 through 2020 for East 11th Street, East 12th Street, Avenue C, and Broadway.
Sources Utilized	EDR Digital Archive, Cole Information, and Polk, Piedmont Directory Co., R. L. Polk & Co., Southern Directory Co., BellSouth Advertising & Publishing Corporation, Hill Donnelly Information Services, and Southern Bell Telephone and Telegraph Company
Notable Past/Present Tenants	**11420 Brooklyn Pike** Å **1992:** Cystic Fibrosis Home Health Services (special-ty care). Å **1995-2000:** Advanced/Comprehensive Weight-Control clinics, American Medical Laboratories, Women Å **2005:** National Clearinghouse for Alcohol & Drug Info; Social & Health Services (federal health-info contractors). Å **2010:** Alcohol & Drug Information and ICF Macro (public-health research). Å **2017:** Century 21 and Cintex Group (real-estate / consulting). Å **2020:** Virtual Physical Center, NRI Health Care, other individual medical/ professional offices. **11426-11428 Brooklyn Pike** Å **2005:** Anthony J. Cola Chartered, Higher-Ed Ctr for Alcohol Prevention, Social & Health Svcs, Chili Å **2010:** Nelsons Outreach Ministries, NFI Investigation Svc, Brooklyn Housing Svc, Century 21. Å **2014 – 2017:** City-related and civic groups (Chesapeake Public Strategies, VetsCorp, etc.). Å **2020:** Willis Williams BBQ, Cap City Home Remodeling **5640 Nicholson Lane** Å **1992-1995:** Advance Composition, BMIC Mortgage, Career Counseling Svcs, podiatry & courier firms.

	Å **2005:** BMIC Mortgage, Cygnus Health & weight-loss clinics. Å **2010:** AMC Financial, Joan W. Barkin MD, Projectivity Inc., Zimmer Development Co. Å **2014:** A &M Homes, Access Capital Mortgage, ComForCare Home Care, North Bethesda Transportation Partnership. • **2017:** Homeshap, JEI Learning Center, Total Quality Concepts, continued finance/medical mix.
Notable Surrounding Tenants	Adjoining sites with commercial and/or environmentally sensitive uses include the following: **Northeast:** • **11430:** White Flint Exxon (1980-2005)

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:

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

Subject Property Listings:

Facility Name	**BILL YOUNG DOD BONE MARROW**
Address:	NICHOLSON RESEARCH BLD A (Target Property)
Databases:	RCRA-SQG
Facility ID:	MDR000008433
Comments:	This facility is listed on the above database for the use of hazardous materials at the Subject Property. Listing is dated 4/1/1996 and is for Ignitable waste (D001), Corrosive Waste (D002), and Reactive Waste (D003). No releases or violations have been reported.

	Conclusion: Based on the nature of these listings, our office does not believe further investigation is warranted at this time.

Facility Name	**CHILIS BROOKLYN PIKE**
Address:	11428A BROOKLYN PIKE
Databases:	FINDS
Facility ID:	110001850998
Comments:	This facility is on the FINDS database for listing on the Air Facility System and the New York Permanent Emission, which contains compliance data for stationary sources of air pollution. **Conclusion:** Due to the remedial activities performed on-site and the current regulator status, our office does not believe further investigation is warranted at this time.

Facility Name	**HENRY M JACKSON FOUNDATION**
Address:	11426 BROOKLYN PIKE
Databases:	PRP
Facility ID:	COD980718985
Comments:	This listing indicates consideration for the National Priority List. The site was ultimately d e t e r m i n e ñ N o t o n t h e N P L ò , a n d w a **Conclusion:** Based on the nature of these listings, our office does not believe further investigation is warranted at this time.

Facility Name	**AMERICAN MEDICAL LABORATORIES INC**
Address:	11420 BROOKLYN PIKE B
Databases:	RCRA-VSQG
Facility ID:	MDR010098291
Comments:	This facility is listed on the above database for the use of hazardous materials at the Subject Property. Listing is dated 6/3/1998 and is for Ignitable waste (D001), Corrosive Waste (D002), and Nonhalogenated Solvents (F003). No releases or violations have been reported. **Conclusion:** Based on the nature of these listings, our office does not believe further investigation is warranted at this time.

Facility Name	**PIKE CLEANERS**
Address:	11409 WOODGLEN DR
Databases:	EDR HIST CLEANER
Facility ID:	Not applicable.
Comments:	This facility is listed on the above database for the suspected operation of drycleaning plant, which often involve chlorinated solvents that if released can contaminate soil and groundwater. Based on our review of this site and our review of previous consultants reports, it appears this is a drop-off location and not an actual dry cleaning facility.

	Conclusion: Based on the nature of these listings, our office does not believe further investigation is warranted at this time.

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:

Nearby Site Listings:

Federal Facilities:

Database Name:	RCRA Generators
Description:	RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).
Listings:	The EDR Radius Search identified 16 total facilities within the applicable search distance. The majority of these listings have been ruled out based on their distance from the Subject Property, down gradient location, and their regulatory status. Facilities that warrant further explanation are listed below: **EXXON / 123 Main Street:** This listing is at the adjoining site to the northeast and has listings from 1991 through 2001 for Lead, Ignitable Waste, and Benzene. No violations have been reported.

State and Tribal Sites:

Database Name:	State and Tribal Leaking Storage Tanks

Description:	These databases list facilities where petroleum storage tanks have leaked or have been suspected of leaking.
Listings:	The EDR Radius Search identified 39 total facilities within the applicable search distance. The majority of these listings have been ruled out based on their distance from the Subject Property, down gradient location, and their regulatory status. Facilities that warrant further explanation are listed below: **25719 WHITE FLINT EXXON / 123 Main Street:** This listing is at the adjoining site to the northeast. The facility status for Case #14-0746MO o f t h i s s i t e i s cases are listed for this (94-0561MO and 97-0912MO1) s i t e t h a n h a v ñC a n c e l e d ò . OCP Case No. 94-0561-MO was opened on August 16, 1993, following the detection of liquid-p h a s e h y d r o c a r b o n s (L P H) i n t h e v i 2009, multiple phases of monitoring and recovery well installation occurred, both on the Exxon parcel and the Subject Property. Monitoring wells MW-10, MW-11, MW-14 through MW-21, and recovery wells RW-12 and RW-13 are located on the Subject Property. By 2002, LPH had been detected in up to 10 wells. Groundwater extraction and soil vapor extraction (SVE) systems operated on both properties from April 1999 to April 2007. During this period, approximately 260 gallons of LPH, 267 pounds of dissolved-phase constituents, and 2,074,844 gallons of groundwater were recovered and treated. The SVE system, active from November 2000 to April 2000, recovered approximately 16,207 pounds of vapor-phase hydrocarbons. Recoverable LPH was only observed on the Subject Property in well MW-17, in 2001. No LPH was detected between 2002 and 2008, but detections were again reported in wells in 2008, 2009, and 2012, prompting continued remediation. As a result, MDE opened Case No. 14-0476-MO on January 14, 2016, indicating a new release had occurred, and subsequently closed Case No. 94-0561-MO on May 31, 2016. Elevated concentrations of petroleum-related constituents remain in groundwater on the Subject Property, particularly along the eastern and northeastern portions. Case No. 14-0476-MO remains open. **CECTEC DEMO PROPERTY / 567 Main Street:** This facility is located at the adjoining site to the southeast. Two OCP cases are listed for this facility, 90-1957MO which was closed 08/12/1991 and 03-2010MO1 which was closed 06/23/2003. There was a release reported with 03-2010MO1 which resulted in the tank, listed as a commercial heating oil tank, being closed. **COLONIAL DODGE INC / 234 Main Street:** This facility is located at the adjoining site to the east across Brooklyn Pike. Two Closed OCP cases are listed for this facility. 7-1526MO and 7-1196MO were both closed 03/13/1989. It should be noted that although adjacent and shown at higher elevation, groundwater in the area is predicted to flow southeast/away from the Subject Property.

Database Name:	State and Tribal Registered Storage Tanks

Description:	These databases list facilities that have registered underground or aboveground petroleum storage tanks.
Listings:	The EDR Radius Search identified 19 total facilities within the applicable search distance. The majority of these listings have been ruled out based on their distance from the Subject Property, down gradient location, and their regulatory status. Facilities that warrant further explanation are listed below: **25719 WHITE FLINT EXXON / 123 Main Street:** This UST database listing is at the adjoining site to the northeast with the Facility ID 2480. The site contains a total of six USTs, all installed on May 1, 1984, and constructed of fiberglass-reinforced plastic with matching piping. Three tanks remain in use: • Tank 1 (10,000 gallons) ïGasohol • Tank 3 (8,000 gallons) ïGasohol • Tank 4 (10,000 gallons) ïDiesel Three tanks have been permanently taken out of use: • Tank 2 (12,000 gallons) ïGasohol • Tank 5 (1,000 gallons) ïUsed Oil • Tank 6(1,000 gallons) ïHeating Oil **WOODGLEN PARK #1 / 567 Main Street:** This facility is listed on the UST database with the Facility ID 15146 for one 550-gallon heating oil tank that is reportedly permanently out of service. **28245 BROOKLYN EXXON / 123 Lake Ave:** This facility is located approximately 134 feet northeast of the Subject Property. The Facility ID is 6180. Three tanks are currently in use: • Tank 1 (6,000 gallons) ïGasohol • Tank 2 (8,000 gallons) ïGasohol • Tank 3 (8,000 gallons) ïGasohol One tank is permanently out of use: • Tank 4 (1,000 gallons) ïUsed Oil **COLONIAL DODGE INC / 567 Main Street:** This facility is located at the adjoining site to the east across Brooklyn Pike and is on the UST database Facility ID 17345. All tanks at this facility are permanently out of use and were December 1, 1971. • Tank 1 (2,000 gallons) ïGasoline • Tank 2 (550 gallons) ïUsed Oil • Tank 3 (2,000 gallons) ïOther

Conclusion: Based on our understanding of the Subject Property and the listings for Open OCP case at the 25719 WHITE FLINT EXXON / 123 Main Street facility, it is our opinion that this site constitutes an REC at this time.

5.2 Vapor Encroachment

A Tier 1 Vapor Encroachment Screening for the Subject Property was performed, in accordance with the ASTM International Practice E2600-22. EDR was used to conduct the appropriate searches of federal and state sites identified within the area of concern (AOC) specified by ASTM E2600-22. A VEC is defined by ASTM E2600-22 as the presence or likely presence of chemicals of concern (COC) vapors in the sub-surface of the target property caused by the release of vapors from contaminated soil or groundwater either on or near the target propert

The appropriate minimum search distances surrounding the Subject Property are as follows:

Standard Environmental Record Sources	Chemicals of Concern (mi)	Petroleum Hydrocarbon Chemicals of Concern (mi)
Registered storage tanks	Subject Property	Subject Property
Emergency Response Notification System (ERNS)	Subject Property	Subject Property
Federal and state institutional and engineering Controls list	Subject Property	Subject Property
Federal RCRA Generators	Subject Property	Subject Property
Federal NPL	1/3	1/10
State- and tribal-equivalent NPL	1/3	1/10
Federal CERCLIS	1/3	1/10
State- and tribal-equivalent CERCLIS	1/3	1/10
Federal RCRA	1/3	1/10
Federal RCRA CORRACTS facilities	1/3	1/10
State and tribal landfill and/or solid waste disposal sites	1/3	1/10
State and tribal voluntary cleanup sites (VCP)	1/3	1/10
State and tribal Brownfield sites	1/3	1/10

Minimum search distances when groundwater flow direction can be estimated		
Up-Gradient	**Cross-Gradient**	**Down-Gradient**
1/3 mile for chemicals of concern sources 1/10 mile for petroleum hydrocarbon sources	100 feet for chemicals of concern sources/petroleum hydrocarbon Light Non-Aqueous Phase Liquid (LNAPL) sources plus plume width consideration. 30 feet for dissolved petroleum hydrocarbon sources plus plume width consideration.	100 feet for chemicals of concern sources/petroleum hydrocarbon LNAPL sources. 30 feet for dissolved petroleum hydrocarbon sources.

There is an Open OCP case at the up gradient/adjoining site to the northeast, otherwise known as the 25719 WHITE FLINT EXXON facility, located at 123 Main Street. Based on this listing in addition to groundwater and soil sampling data reviewed for the Subject Property, this meets the definition of a VEC.

5.3 Freedom of Information Act Letter Responses

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

United States Environmental Protection Agency (US EPA)	Online access. Relevant documents attached in Appendix C and summarized through this report.
New York Department of the Environment – Oil Control Program	Online access. Relevant documents attached in Appendix C and summarized through this report.
New York Department of the Environment	Responses pending at this time.
Montgomery County Tax Assessment Maps	Online access.
Montgomery County Zoning Maps	Online access.
City of Brooklyn	Responses pending at this time.

6.0 Site Reconnaissance

The findings of the Site Reconnaissance conducted on June 18, 2025 are discussed below.

6.1 Property Use

Subject	Comments
Current Use of Property	The Subject Property was previously developed with three commercial buildings and surrounding parking area. The buildings have been razed to their foundations, and some of this demolition debris is present at the Site. This debris should be removed.
Past Uses of Property	The Subject Property was previously developed with three commercial office buildings and surrounding parking area. The buildings have been razed to their foundations, and some of this demolition debris is present at the Site.
Past Use of adjoining properties.	Primary past uses of the adjoining sites to the north and south have been retail businesses. The site to the northeast has been a gasoline filling station since the 1960ôs. The site to the east ha to the west has been a parking lot.

Current Use of Adjoining Properties:

Direction	Tenant / Use(s)
North	11500 Main Street, Brooklyn, NY: PORCELANOSA Washington, Tile and bath fixture retailer.
East	123 Main Street, Brooklyn, NY: Exxon gas station 11411 Main Street, Brooklyn, NY: Fitzgerald Hyundai, Genesis, and Subaru, car dealership.
South	11333 Woodglen Dr, Brooklyn, NY: American College of Gastroenterology, commercial offices, China Graden Han Gong. 11355 Woodglen Dr, Brooklyn, NY: Whole Foods Market, grocery store. 11418 Brooklyn Pike, Brooklyn, NY: NoBe Market Apartments, mixed use residential building with ground floor commercial businesses (Starbucks, CVS, etc.)
West	Parking lot and water tower.

6.2 Geologic, Hydrogeologic, Hydrologic, and Topographic

Geologic, hydrogeologic, hydrologic, and topographic: The topographic conditions of the property and surrounding area with 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	The land surface of the Subject Property slopes toward the south/southeast. There is a retaining wall at the southern property boundary.
Comments	Most surface runoff in the area will be diverted by the present stormwater management system.
Wetlands	Review of National Wetlands Inventory (NWI) map, provided by the United States Fish and Wildlife Service, indicated that no wetlands are currently mapped at the Subject Property or in the immediate vicinity as per: https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/
Soils/Geology	According to the USGS online GIS database of the geology of New York (http://mrdata.usgs.gov/geology/state/), the Subject Property is underlain by the Wissahickon Formation. This geologic unit is typically characterized by muscovite-chlorite albite schist, muscovite-chlorite schist, mica schist, and quartzite. Geotechnical reports provided to our office *(Advantage Environmental Consults: Geotech and Environmental February 22, 2012)* indicate that soils at the Subject Property are typically white/tan/brown/red silt to sands.
REC Potential	None.

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 bounded by Nicholson Lane to the north, Brooklyn Pike to the east, executive Boulevard to the South, and Woodglen Drive to the west.
Comments	None.
REC/CREC/BER Potential	No.

6.4 Utilities

Subject	Comments
Electric	PEPCO
Gas	Washington Gas
Water and Sewer	Washington Suburban Sanitary Commission (WSSC)

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 observed.
Monitoring Wells	Yes	Several monitoring wells were observed at the Subject Property interior and throughout the asphalt parking area. These are understood to be related to past investigations that are detailed in this report.
Transformers	Yes	Several transformer pads were observed throughout the Subject Property interior. At the time of the Site Inspection, this equipment had been removed.
Soil Piles with Unknown Origin	No	None.
Trash, Debris, and/or Other Waste Materials	Yes	Demolition material such as brick and concrete rubble were observed throughout the Subject Property, and are understood to be remnants of the former structures that were demolished in 2024.
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.

Heating and Cooling	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.

6.6 Drinking Water

Subject	Comments
Source at Property	Drinking and potable water at the Subject Property is provided via the public water system.
Nearby Wells	No drinking water wells were identified in the immediate area.
REC/CREC/BER Potential	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
Participant	Mr. John Doe, Developer (jd@developer.com) Mr. Jay Doe, Maintenance Personnel (555-555-5555)
Comments	Information provided is summarized in subsequent sections of this report.

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 by our office June 2025.
Organization(s)	See Section 5.3.
Comments	None.

7.3 User Questionnaire

KOW Building Consultants provided a Questionnaire to the User 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.

8.1 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 ós and peaked in the period between 1940 and into the 1970 ós. 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 ï A Building Owner ós 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.

Conclusions: An ACM survey was not performed because there are no structures present at the Subject Property. It has been communicated to our office that a previous ACM survey and subsequent pre-demolition abatement was performed, however, these reports were not provided for our review. An Invoice was provided for some of these abatement activities.

8.2 Lead-Based Paint

LBP is defined as any paint, varnish, stain, or other applied coating that contains lead equal to or exceeding 1.0 mg/cm² 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 ñTitle X ò defines a LBP hazard as ñany condition that causes exposure to lead that would result in adverse human health effects ò 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. 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.

Conclusions: An LBP survey was not performed because there are no structures present at the Subject Property. It has been communicated to our office that a previous LBP survey was completed, and the results of which indicated LBP was present in some building materials at the Subject Property. A summary table of these results were reviewed as part of a previous Phase I ESA, but full reports have not been provided.

8.3 Polychlorinated Biphenyls PCBs and Mercury

Polychlorinated biphenyls (PCBs) and mercury are considered potential environmental concerns due to their historical use and persistence in the environment. PCBs were commonly used as dielectric fluids in electrical equipment such as transformers, capacitors, and fluorescent light ballasts manufactured prior to 1979, when their production was banned under the Toxic Substances Control Act. Mercury may be present in older fluorescent light tubes, thermostats, pressure gauges, and certain industrial equipment. Both substances can pose significant risks to human health and the environment if released.

PCBs: No suspected PCB containing equipment was observed at the Subject Property, however, there were several transformer pads that apparently held equipment prior to its removal in 2024. No signs of a release were observed surrounding these pads.

Mercury: No suspected mercury containing equipment was observed during the assessment.

8.4 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.

Conclusion: No radon testing was performed at the Subject Property during this assessment; however, the Property is located in EPA Zone 1, indicating areas with an average indoor radon concentration of more than 4.0 pCi/L. Due to groundwater contamination with VOCs beneath the Subject Property, a vapor mitigation system is proposed as part of the buildings design. When implemented, this system will also address radon concerns.

8.5 Mold

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.

Conclusions: Not applicable as no structures are present at this time.

8.6 Per- and Polyfluoroalkyl Substances (PFAS)

PFAS are man-made chemicals that do not break down, causing concern for environmental persistence in soil, groundwater, and organisms. These compounds are typically used in industrial settings for their grease and water resistant properties. Some of the most widely known PFAS-contributing industries include commercial printing, electronics, plating, fabric and textiles, cosmetics manufacturers, fire protection, food packaging, mining, airports, and potentially carwashes, drycleaners, and laundries. Potential impacts of PFAS at a property are based on the historic or current PFAS generating usage of the site and whether or not exposure pathways (presence of drains, sumps, pits, or other surface and subsurface pathways through which PFAS can enter the environment) are present.

Conclusions: The Subject Property is in an area serviced by public drinking water and no wells are present. Our office has not observed evidence of activities linked to PFAS contamination at the Subject Property.

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), 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.

Exxon #25719 Gas Station Release: There is an Open Oil Control Program Case for #14-0746MO at the adjoining site to the northeast, which has historically operated as a gasoline filling station since the 1960s. Soil and groundwater sampling at the Subject Property has indicated that petroleum contamination from this site has migrated onto south/southeast section of the Property. Most recent sampling from June 2022 indicated that soil samples detected low concentrations of TPH-DRO, TPH-GRO, and some VOCs. None of the detected soil contaminants exceeded applicable MDE Residential Cleanup Standards. Concentration of TPH-DRO, TPH-GRO, and some VOCs (benzene, ethylbenzene, styrene, and toluene) were detected at levels exceeding applicable MDE Groundwater Standards.

Our office understands that the Subject Property is in the process of applying for the VCP program. A letter from MDE dated May 5, 2025 indicates that this application has been received by the department is being reviewed. Additional testing and monitoring of soil and groundwater will likely be required as part of the VCP. When excavation commences, a Soil Management Plan should be in place to handle soil that has detectable concentrations of petroleum contamination.

De Minimus 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 HRECs 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.

Exxon #25719 Release: Soil and groundwater contamination is present at the south/southeast section of the Subject Property based on Phase II Sampling results from June 2022. Specifically, levels of TPH-DRO, TPH-GRO, and VOCs that exceed applicable MDE Groundwater Standards have been detected. It is our understanding that development plans to include a vapor mitigation system to manage vapors from this contamination. Our office believes this is reasonable.

Controlled Recognized Environmental Conditions (CRECs)

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 CRECs 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.

- Pending some FOIA letter responses.
- Some areas of the ground surface were covered with building demolition debris, leading to some areas being unobservable during the Site Reconnaissance.

In general, KOW does not believe that the above item(s) will impact the conclusions of this assessment at this time.

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 11420 and 11426 Brooklyn Pike; 5640 Nicholson Lane, Brooklyn, New York 20852, 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 profess
ñWe have the specific qualifications based on edu
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

Kenneth F. Wille, PE., LEED AP, CEM
President and CEO

Liam Harrison, LEED GA
Environmental Specialist

FIGURES

1. Site Location Map

2. Site Plan

3. Radius Map Summary

4. FEMA and Wetlands Mapping

Figure 1: Site Location Map and Surrounding Area

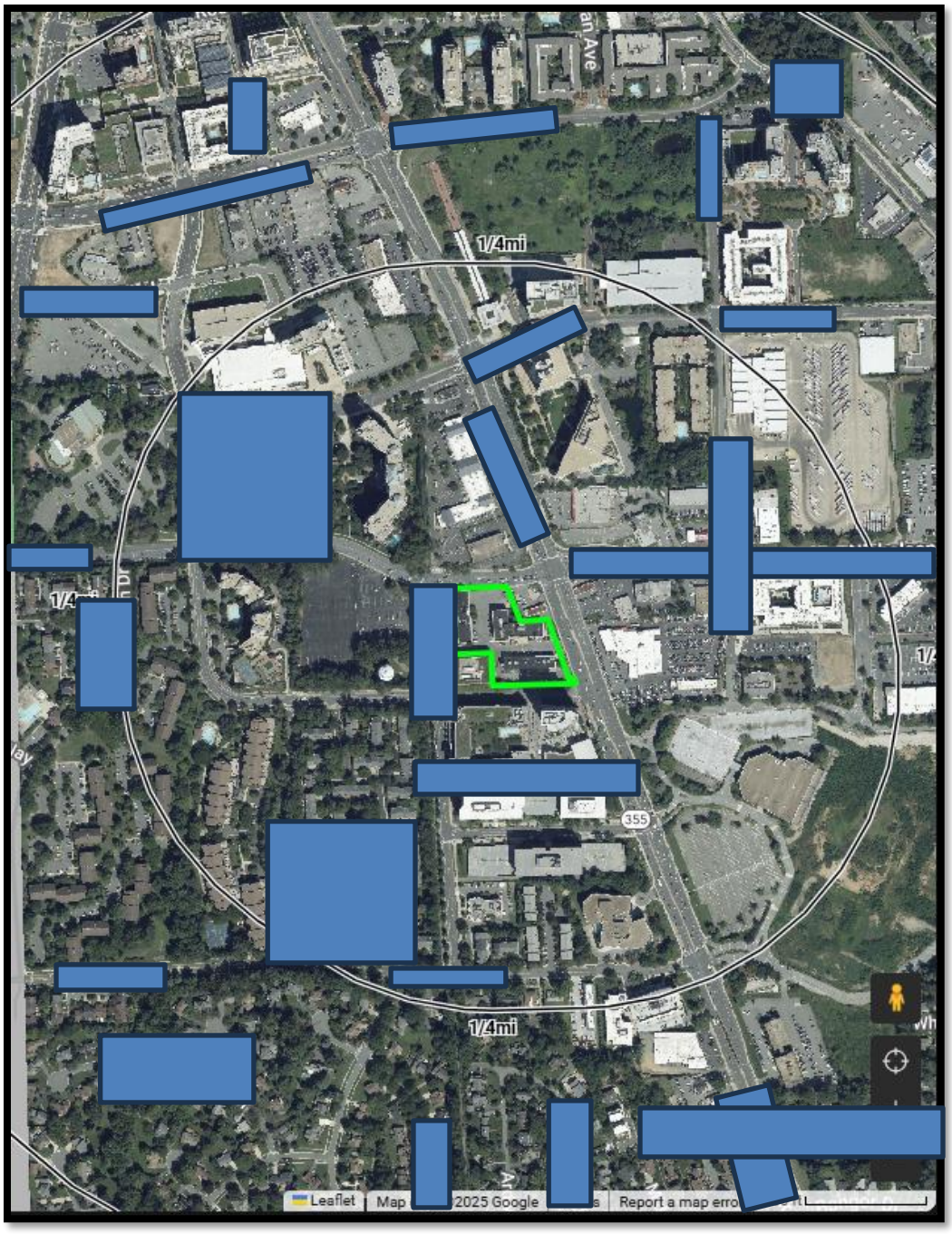


Figure 2: Site Plan and Property Boundary

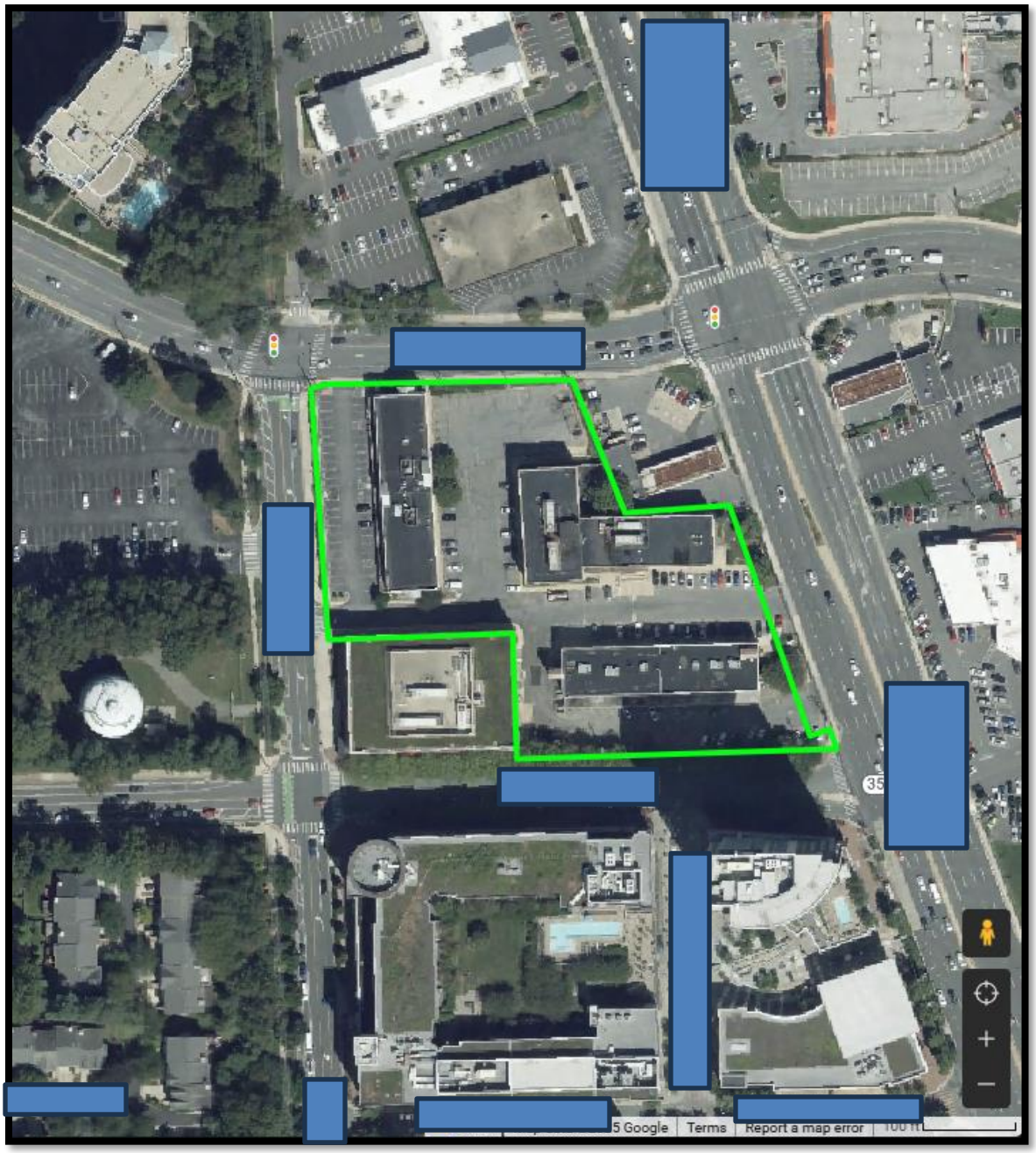


Figure 3: EDR Radius Map Summary

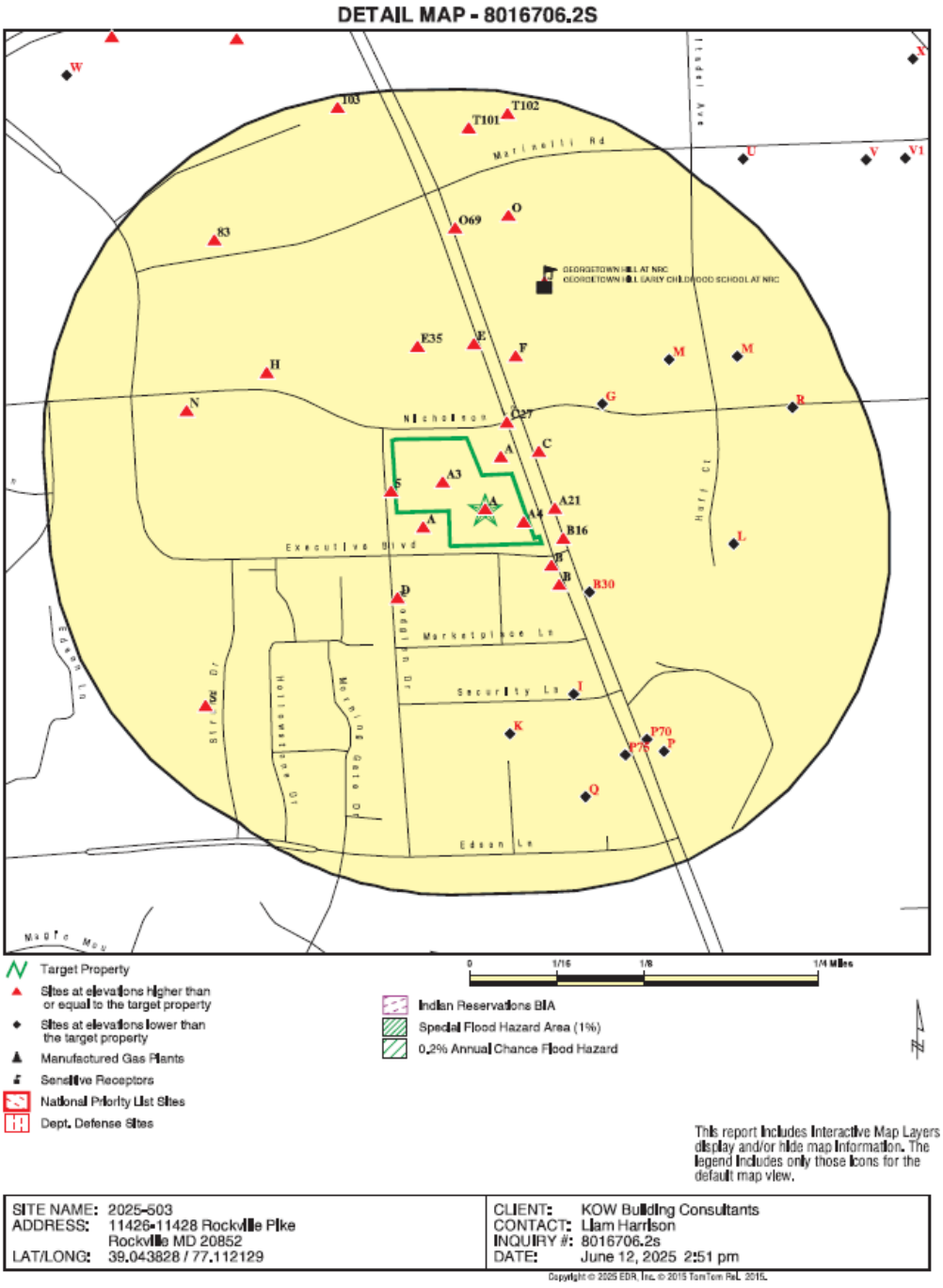
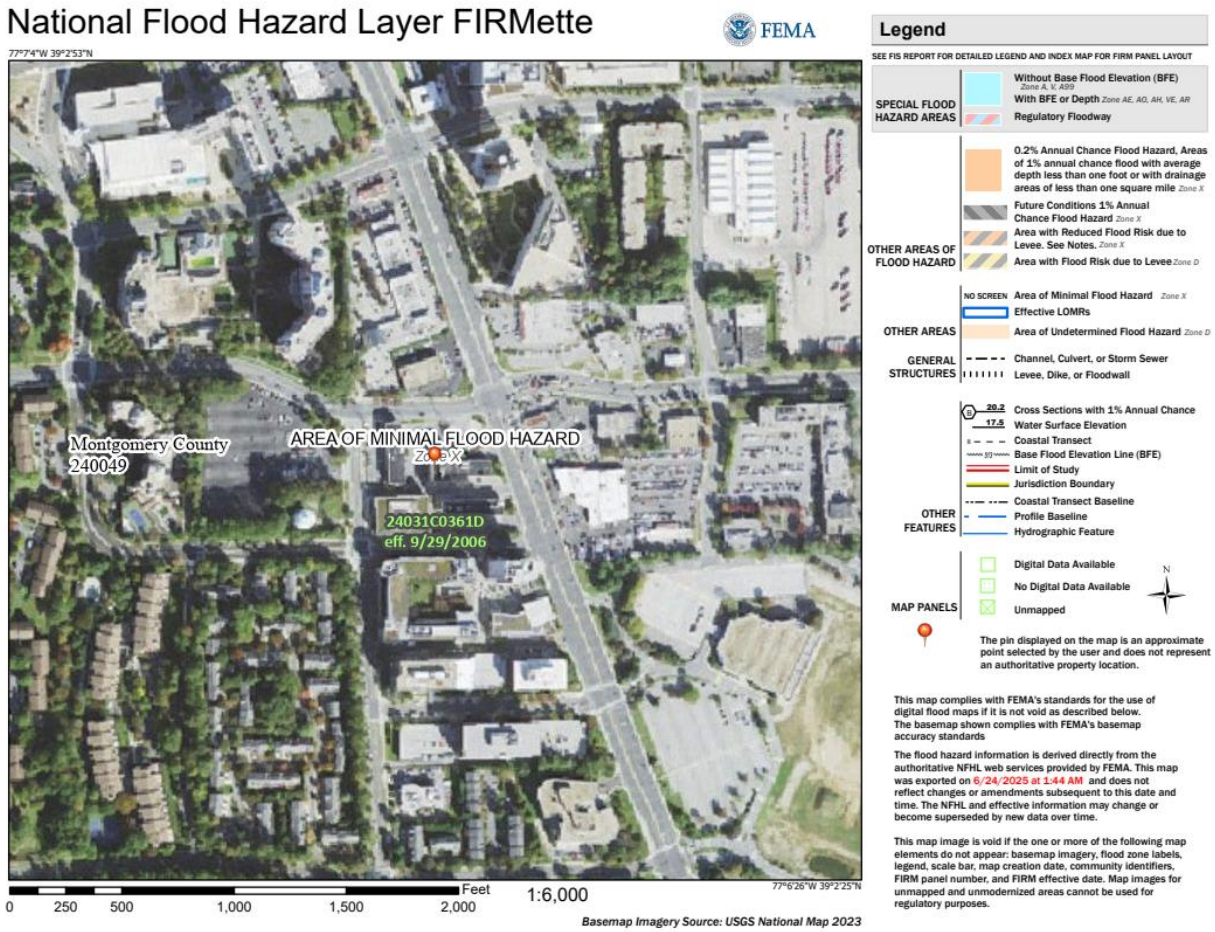
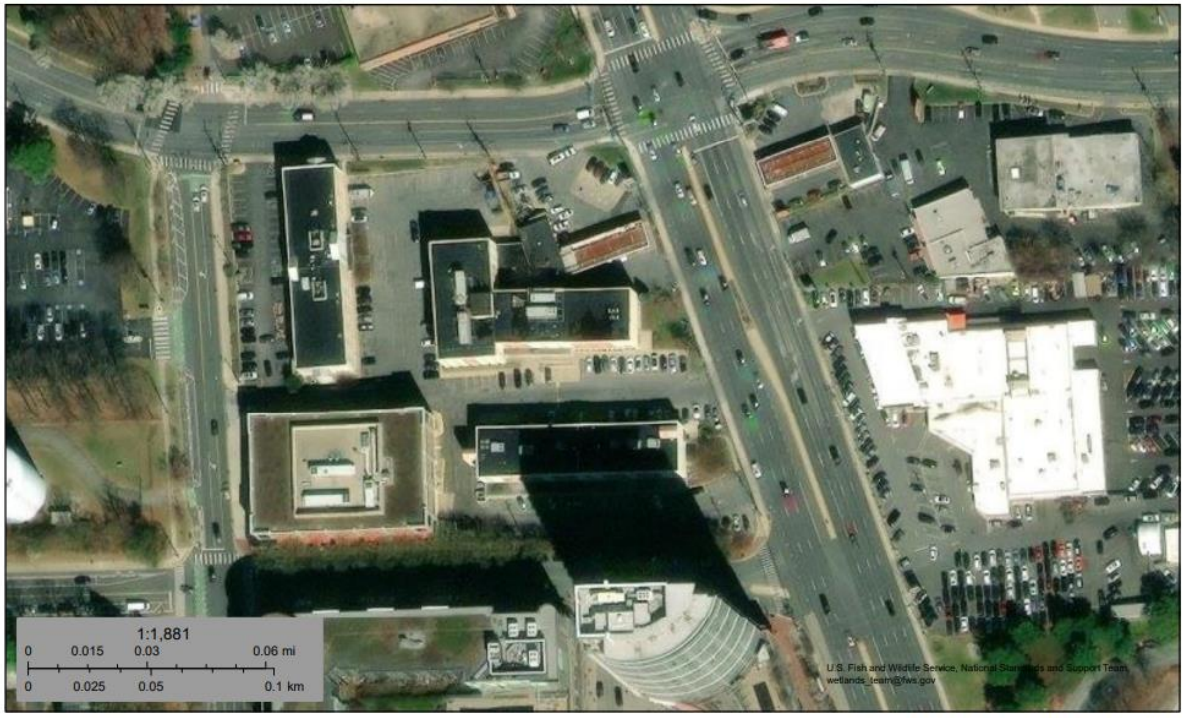


Figure 4: FEMA and Wetlands Mapping



U.S. Fish and Wildlife Service
National Wetlands Inventory

NoBe II Apartments



June 24, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper