



SAMPLE REPORT

Phase I Environmental Site Assessment

ASTM E1527-21 · EPA All Appropriate Inquiries (40 CFR Part 312)

Two attached mixed-use buildings · Brooklyn, New York

Client name, property address, ownership history and Environmental Professional details have been redacted. Appendices are abridged.



Breeze Environmental Solutions

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What this Phase I found

Two attached three-story mixed-use buildings built circa 1920, most recently used as daycare centers with apartments above. Site reconnaissance on June 25, 2026; signed report delivered July 7, 2026.

Recognized environmental condition: an oil-tank vent pipe was found with no visible fill port, and city records show oil-fired boilers from 1945 and 1972. A buried heating-oil tank may remain.

Recommendation: non-destructive ground-penetrating radar (GPR) survey of both lots. Estimated cost: \$1,500.

Key findings at a glance

Historical use. Vacant land (1888–1908), residences from the 1920s, later medical offices and daycare centers (Sanborn maps 1888–2007, city directories 1920–2024, aerials 1924–2024)

Past release on site. 200-gallon #2 fuel oil spill on the driveway in 2006; cleaned up and closed by NYSDEC within 3 days

Vapor encroachment. Possible, based on the closed on-site spill and a closed 50-gallon spill on an upgradient neighboring lot

Federal sites. No NPL sites within 1 mile; one removal-only SEMS site about 2,250 ft away, downgradient

Dry cleaners. Several within 1/4 mile, all over 1,000 ft away and at lower elevation; not a concern for this property

Asbestos & lead. No damaged friable asbestos observed; lead paint likely given building age. Testing recommended before any renovation

PCBs, radon, mold. No PCB transformers on site (utility letter); EPA Radon Zone 3; no mold observed

Liens & AULs. None found

What a full Breeze report includes

The complete version of this report ran 1,715 pages: the 44-page narrative shown here plus the full regulatory database report, Sanborn fire insurance maps, city directories, historic and current aerials, building department records, the utility PCB letter, NYSDEC spill records, deed history, the User Questionnaire and the Environmental Professional's qualifications.

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- ❖ Qualification Information
- ❖ Property Card (Deed History)
- ❖ Aerial Photographs
- ❖ Site Photographs
- ❖ Property Overview Profile
- ❖ Government Search
- ❖ User Questionnaire
- ❖ Power Company PCB Report
- ❖ NYSDEC Heating Oil Storage Tank Information
- ❖ NYSDEC Spill Report
- ❖ City Directory Abstract
- ❖ Environmental Data
- ❖ Sanborn Fire Insurance Maps
- ❖ Historic Aerial Photographs
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SAMPLE

PHASE I ENVIRONMENTAL SITE ASSESSMENT

ASTM E 1527-21

████ & ██████████
Brooklyn, New York

EXECUTIVE SUMMARY

The Site / building are located in Brooklyn in Kings County, New York City, New York State. Two attached three (3)-story commercial / residential buildings and street-level finished cellars are located on Site. An Environmental Site Assessment, past and present has been conducted for the Site and adjacent properties. Previously, the commercial spaces were used as daycare centers, they are currently vacant. The Site is surrounded by other residential and commercial buildings. Inspection of the buildings / Site did not reveal evidence of storage and use of hazardous materials. On January 14, 2006, a spill was reported at ██████████ ██████████ driveway area, Spill Number ██████████ was assigned. Approximately 200 gallons of #2 oil was found on the driveway, the cause of the spill is unknown. The area was cleaned up and the case was closed on January 17, 2006.

The buildings were constructed in 1920s and no damaged, friable asbestos containing thermal system insulation was noted. Search documents indicate potential presence of an underground oil storage tank(s) at the Site. There are no environmental violations or environmental liens associated with the Site.

Based upon site investigations and search documentation as described in this Assessment, the following is recommended.

- ❖ Presence of an oil storage tank vent pipe at ██████████ ██████████ property. Conduct a non-destructive Ground Penetrating Radar, GPR test for both properties to investigate potential presence of underground oil storage tank(s) at the Site.

Based upon the recommendation made above, the following is an estimate cost of this investigation, not including potential cost of remediation:

- ❖ GPR investigation\$1,500

July 7, 2026

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1.0 INTRODUCTION AND BACKGROUND

Phase I site investigations are intended to provide a preliminary characterization of recognized hazardous substances and hazardous wastes from a past release, a present release or a potential release and their potential impact (if any). Additionally, the aim to identify pathways by which pollutants migrate from the original site of disposal, to determine what human population as well as biota and other natural resources might be affected by these pollutants, to observe how the disposal area was used or operated, and to gather information regarding who might be responsible for environmental conditions and/or wastes at the site. The inspection also involves research into the past use, history of the site, which includes reviewing government agencies reports, permits and violations. A walk through of the property and an interview with the owner or occupant of the property is mandatory.

Preliminary data and evaluations from Phase I investigations are then used to determine what actions, if any, should next be undertaken at the site.

Breeze Environmental , is familiar with applicable federal, state and local environmental laws and ordinances affecting this site.

This Phase I Environmental Site Assessment has been performed in conformance with the scope and limitations of ASTM Practice E1527-21. Any exceptions to, or deletions from, this practice have been noted as follows:

- No Exceptions

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2.0 SITE DESCRIPTION

2.1 Location and Current Use

The following environmental site assessment consists of two (2) properties:

1. █:

The building is located on the north side of █ between █ to the east and █ to the west. It is a multi-family residential / commercial building.

The parcel is a rectangular-shape with lot area of █ square feet (█ feet frontage x █ feet deep). The building was constructed circa 1920, with gross floor area of █ square feet. New York City Building Department records indicate a total building renovation in 2012.

In the Brooklyn, Kings County, the property is designated as █, █, BIN █

It is a three (3)-level mixed-use building, with a commercial space in the cellar area, (street level) and two (2) residential units on first and second floors. At the time of site inspection, the commercial space was occupied as:

- ❖ **Vacant** – The entire building was vacant. The cellar-floor commercial space was previously occupied by “█”

A Certificate of Occupancy was issued by New York City Building Department on June 20, 1925, and November 11, 1925 indicating presence of three 2-family residential units at the Site.

A Certificate of Occupancy, █ was issued by New York City Building Department, on September 26, 1956, indicating presence of a medical office in the cellar area, a one-family residential and doctor's office on the first floor and a one-family residential unit on the second floor.

A Certificate of Occupancy, █ was issued by New York City Building Department, on February 16, 1973, indicating presence of a medical office, boiler room, laundry room and storage on cellar level; medical offices, laboratory on the first floor and one-family residential unit on the second floor. As indicated on this C of O (listed as █) an oil boiler use was approved on February 5, 1973.

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A Certificate of Occupancy, █ was issued by New York City Building Department, on November 25, 2014, the building was altered to accommodate a daycare in the cellar area, and two (2) one-family residential units on the first and second floors.

Copies of the Certificate of Occupancies are included in the Attachments. At the time of site inspection, the building was completely vacant.

These documents do not indicate significant environmental issues of concern for the Site, except presence of an oil-fired boiler.

2. █:

The building is located on the north side of █ between █ to the east and █ to the west. It is a multi-family residential / commercial building.

The parcel is a rectangular-shape with lot area of █ square feet (█ frontage x █ feet deep). The building was constructed circa 1920, with gross floor area of █ square feet. New York City Building Department records indicate a total building renovation in 1997.

In the Brooklyn, Kings County, the property is designated as █, █, BIN █

It is a three (3)-level mixed-use building, with commercial spaces on the cellar level, (street level) and on the first floor. One (1) residential unit is located on second floor of the building. At the time of site inspection, the commercial spaces were occupied as:

- ❖ **Vacant** – The entire building was vacant. The commercial spaces were previously occupied by “█”

A Temporary Certificate of Occupancy was issued by New York City Building Department on April 15, 1998, indicating presence of a daycare in the cellar and first floors with a one-family residential unit on the second floor.

Copies of the Certificate of Occupancies are included in the Attachments. At the time of site inspection, the building was completely vacant.

These documents do not indicate significant environmental issues of concern for the Site, except presence of an oil-fired boiler.

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2.2 Site and Area Features

The Site is located in a commercial and residential area. All areas around the Site are fully developed. The Site is surrounded by other buildings, roads, sidewalks, and parking areas.

The Site is zoned R6:

R6 Residence Districts are medium-density districts that allow all forms of residences at the same density as R6A Districts on wide streets and lower on narrow streets. The district allows use of more flexible building envelopes, including eligible site and sky exposure planes provisions. R6 districts are mapped in Mott Haven, Morrisania and University Heights, The Bronx; Williamsburg, Crown Heights, Brownsville and Borough Park, Brooklyn; Greenwich Village, Manhattan; and Astoria and Flushing, Queens.

2.3 Abutters and Near-by Properties

Abutting the Site are residential buildings. There are no gasoline stations, auto body / repair shops, dry cleaners or similar types of properties that could influence the environmental stability of the Site. Adjacent properties are identified as follows:

Direction	Adjacent Properties
North	Two (2)-story residential building (█),
South	█ – 3.5-story residential buildings (█ █)
East	Two (2)-story residential building (█),
West	Four (4)-story residential building – (█),

2.4 Topography, Surface Water Bodies and Drainage

A Current USGS 7.5 Minute Topographic Map showing the site area has been reviewed. The Subject property is located on relatively flat land. Based on maps obtained from the U.S. Geological Survey (7.5 Minute Topographic Map), the elevation of the Subject property is approximately 111-feet, with groundwater flow is toward south and southeast. Towards Jamaica Bay. A topographic map is provided in the Attachments.

Soils are natural, three-dimensional bodies at the earth's surface. They formed through the interaction of five major factors parent material, relief, climate, plant and animal life,

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and time. The relative influence of each of these factors modifies the effect of the others. In places one factor may dominate and determine most of a soil's properties. Typically, broad areas consist of one or more major soils and some minor soils. Soils making up one unit can occur in another, but in a different pattern.

Areas of moderate or minimal hazard are studied based upon the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local stormwater drainage systems are not normally considered in a community's flood insurance study. The failure of a local drainage system can create areas of high flood risk within these zones. Flood insurance is available in participating communities, but is not required by regulation in these zones. Nearly 25-percent of all flood claims filed are for structures located within these zones.

Soils are natural, three-dimensional bodies at the earth's surface. They formed through the interaction of five major factors parent material, relief, climate, plant and animal life, and time. The relative influence of each of these factors modifies the effect of the others. In places one factor may dominate and determine most of a soil's properties. Typically, broad areas consist of one or more major soils and some minor soils. Soils making up one unit can occur in another, but in a different pattern.

The soil in this region of Brooklyn is dominantly urban land and nearly level, well drained, moderately coarse textured soils on plains.

Component Description: Cemented material Gravelly sandy loam, Urban land, till substratum, 0 to 3 percent slopes

Component: Urban land (92%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component: Greenbelt (3%)

Generated brief soil descriptions are created for major components. The Greenbelt soil is a minor component.

Component: Ebbets (2%)

Generated brief soil descriptions are created for major components. The Ebbets soil is a minor component.

Component: Laguardia (2%)

Generated brief soil descriptions are created for major components. The Laguardia soil is a minor component. Component:

Component: Central Park (1%)

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Generated brief soil descriptions are created for major components. The Central Park soil is a minor component.

2.5 Utilities

Electrical service to the site is provided by Consolidated Edison Company of New York, ConEd. Natural gas is provided by National Grid.

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3.0 GEOLOGY/HYDROLOGIC CONDITIONS

The surficial geology of the Subject property is characterized as bedrock. A map of the Brooklyn is accompanied by a legend providing an additional description of the deposits which underlie the site.

Here the bedrock is a questionable character and of an extremely complex, undifferentiated mixture of gneisses, schists, and amphibolites. This region is underlain by loose gravel, sand, clay and marl deposits rather than consolidated rock. Particularly in the Brooklyn, Queens, and Long Island glacial deposits cover Cretaceous sand and gravels.

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4.0 HISTORICAL INFORMATION

4.1 Historical Sources Used

Fire Insurance maps provide a historical perspective of the use of the site and the properties immediately surrounding the Site. Historical uses are identified as follows:

Year	Source	Subject Property	Adjacent Property
1888	Sanborn Map	The Site and majority of the surrounding areas were vacant lots and vacant lands.	Majority of the surrounding areas were vacant lots and vacant lands. A few one & two-story residential and storage can be depicted to the east.
1908	Sanborn Map	The Site remained vacant	More of residential dwellings can be seen on the east. All streets and roads developed and named.
1932	Sanborn Map	3-story residential buildings were located on the sites	N- 2-story residential buildings S- █ █- 3-story residential buildings E – 3-story residential buildings W- 4- story residential building
1951, 1963, 1965	Sanborn Map	Two 3-story residential buildings with rear 2 car garages depicted on the Site	No changes to the surrounding properties. The area was fully developed.
1978 1979 1980	Sanborn Map	As 1965 with one commercial / office spaces in each building	No changes to the surrounding properties. The area was fully developed
1982 1987 1988 1989 1991 1992 1993 1994 1995	Sanborn Map	As 1980 with one commercial / office spaces in each building	No major changes in the surrounding properties.
2001 2002 2003 2004 2005 2006 2007	Sanborn Maps	As 1995 with one commercial / office spaces in each building	No major changes in the surrounding properties.
2026	Site Visit	Two 3-story daycare and residential buildings, no rear car garages - removed	No major changes in the surrounding properties.

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4.2 Site and Area Description Chain of Use

A 50-year deed search has been made of the property. Recent deed history is attached. Currently the █ property is owned by "█ LLC".

A deed was executed on 6/27/1997 between █ as the first party and █ as the second party for the entire lot.

A deed was executed on 1/9/1999 between █ as the first party and █ as the second party for the entire lot.

A deed was executed on 11/15/2011 between █ as the first party and █, Inc as the second party for the entire lot.

A deed was executed on 5/11/2001 between █ as the first party and █ Corp. as the second party for the entire lot.

A deed was executed on 3/7/2002 between █ Corp. as the first party and Dennis █ as the second party for the entire lot.

A deed was executed on 4/9/2002 between █ as the first party and █ Corp. as the second party for the entire lot.

A deed was executed on 11/15/2011 between █ as the first party and █, Inc as the second party for the entire lot.

A deed was executed on 11/15/2011 between █, Inc. as the first party and █, LLC, Inc as the second party for the entire lot.

A deed was executed on 2/14/2013 between █, LLC as the first party and █ as the second party for the entire lot.

A deed was executed on 8/26/2016 between █ as the first party and █, LLC. as the second party for the entire lot.

No other deed history is available for █.

Currently the █ property is owned by "█ LLC".

A deed was executed on 4/26/1973 between █ as the first party and █ Inc. as the second party for the entire lot.

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A deed was executed on 12/29/1988 between █, Inc. as the first party and █ as the second party for the entire lot.

A deed was executed on 11/4/1992 between █ as the first party and █ as the second party for the entire lot.

A deed was executed on 3/7/1995 between █ as the first party and █ as the second party for the entire lot.

A deed was executed on 1/24/1997 between █ as the first party and █ as the second party for the entire lot.

A deed was executed on 10/13/2000 between City Of New York Parking Violations Bureau/DEF as the first party and █, Inc. as the second party for the entire lot.

A deed was executed on 9/6/2002 between █ as the first party and █ Corp. as the second party for the entire lot.

A deed was executed on 10/22/2002 between █ Corp. as the first party and █ as the second party for the entire lot.

A deed was executed on 12/6/2005 between █ as the first party and █ as the second party for the entire lot.

A deed was executed on 11/26/2007 between █ as the first party and █ as the second party for the entire lot.

A deed was executed on 6/6/2009 between █ as the first party and █ as the second party for the entire lot.

A deed was executed on 6/30/2016 between █ as the first party and █, LLC. as the second party for the entire lot.

No other deed history is available for █.

4.3 City Directory

Street directories are commercial publications containing names and addresses, and in many cases, occupations of the occupants of a community. The directories may also contain information pertaining to business processes conducted within a community. A

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search for historical street directories was conducted by ERIS. Historical street directories for the subject property have been ordered and is attached.

The City Directory would only provide a list of the tenants at the Site, also indicating the nature of the business operated. The following is the list of sources used:

		█	█
2024	Cole Information	Residential	█
2022	Cole Information	Residential	█
2017	Cole Information	Residential	█
2014	Cole Information	Residential	█
2010	Cole Information	Residential	█
2005	Cole Information	Residential	unlisted
2000	Cole Information	Residential	█
1995	Cole Information	█	█
1992	Cole Information	█	unlisted
1991	NYNEX	Residential	Unlisted
1985	NYNEX	Residential	█
1983	Cole	Residential	█
1980	NY Telephone Co	Residential	Residential
1977	Cole	Residential	Residential
1976	NY Telephone Co	Residential	Residential
1973	NY Telephone Co	Residential	Residential
1972	Cole	Residential	Residential
1970	NY Telephone Co	█ / Res	Residential
1969	NY Telephone Co	Residential	█
1965	NY Telephone Co	█ Res	█
1961	NY Telephone Co	█ / Res	█
1960	NY Telephone Co	Residential	█
1949	NY Telephone Co	Residential	█
1947	NY Telephone Co	Residential	█
1945	NY Telephone Co	Residential	█
1942	NY Telephone Co	█ / residential	█
1940	NY Telephone Co	Residential	█
1938	NY Telephone Co	Residential	█
1937	NY Telephone Co	Residential	█
1934	NY Telephone Co	Residential	█
1928	NY Telephone Co	Residential	unlisted
1923	NY Telephone Co	Residential	unlisted
1920	NY Telephone Co	Residential	Unlisted

4.4 Aerial Photographs

Historical aerial photographs may be used to evaluate changes in land use and to identify visible areas of potential environmental concern. A search for historical aerial photographs depicting the subject property and vicinity was conducted by researching available historical aerial photographs from Land Use Map and other available resources. Aerial photographs depicting the subject property was reviewed and are summarized in as the following:

An Aerial photo of 1924 indicates the Sites were vacant. The surrounding areas were mostly developed with Highrise buildings.

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An aerial photo of 1951 indicates both buildings were constructed on the parcels along with the surrounding areas showing all sites were and expanded in all directions.

Aerial photos of 1996 through 2024 and the Site visit in 2026 indicate no major changes on the exterior of the three (3)-story current buildings configurations.

At the time of Breeze Environmental Site visit on June 25, 2026, no changes were observed in the Site / building configurations since the original construction.

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5.0 SITE RECONNAISSANCE

5.1 Description of Site Process

The buildings/Site is presently vacant; the buildings were constructed circa 1920 for residential use which it was partially changed to doctors' offices and to daycare centers in 2010. Currently, the buildings are vacant. No medical care facility, doctor's office, dentist's office or laboratory is currently located in the buildings/on the Site. The buildings have been cleaned up and all medical equipment and medical waste have been removed. There is good reason to believe that no bio-hazardous waste being generated in the buildings/on the Site for the past fifteen (15) years.

5.2 Hazardous Substances Usage/Storage

Refrigerant, lubricant (machine oil), algicide and cleaning products are no longer stored and used in the buildings/on the Site. These are hazardous materials but commonly used as institutional chemicals. These materials are stored in either 55-gallon drums or 5-gallon containers. No stained or improperly disposed materials were observed.

5.3 Petroleum Products Usage/Storage

The residential units in the buildings are heated with individual low-pressure gas-powered boilers, Crown Boilers with 78,000 Btu/hr. output. The commercial spaces are heated by circulating hot water baseboard heaters, powered by natural gas-fired boiler systems, located in the commercial spaces of the buildings.

There is no emergency electric system. No fuel storage tanks associated with this type of equipment are located at the Site.

There is no gasoline storage tanks at the Site.

5.4 Underground and Aboveground Storage Tanks

According to New York City Building Department, a Certificate of Approval █ was issued on February 5, 1973 for an oil-fired boiler at █. The information has been noted on the Certificate of Occupancy # █, issued on February 16, 1973. This Certificate of Occupancy was issued for █ (█). The boiler Certificate of Approval █ was also noted on the Certificate of Occupancy # █ for █ property as well. Apparently, the same boiler was used for both properties; █ and █. Further investigation showed two applications were submitted for █ in 1945 (█) and in 1972 (█) for oil-burner installations.

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On February 1, 2007, an application was signed off to replace the existing boiler with a gas-fired boiler, Pennco, Model # 1508HWD located at ██████████. Potentially at one point, one boiler was used for both buildings, and the oil storage tank was located at ██████████. At the time of Site inspection, no aboveground oil storage tank was noted in the buildings, rather a vent pipe was observed at ██████████ Site. Further investigation is required to determine the status of the previously used oil storage tank(s) at the Site.

There is no other known storage tanks located on the Site. There is no hydraulic elevator in the building.

5.5 Drums, Containers

Other than those identified in 5.2, there are no other drums or containers on the Site.

5.6 PCBs Usage

Polychlorinated Biphenyls (PCBs) were widely used in electrical equipment until the EPA banned manufacture of PCBs in 1979. Transformers often contain dielectric liquid for the primary purpose of increasing resistance of the unit to arcing and acting as a heat transfer media, helping cool the coils. The majority of transformers are filled with mineral oil, but a small percentage of these liquid-filled transformers contain PCB Askarel coolant liquid. The term "Askarel" is a generic term used to a group of nonflammable synthetic chlorinated hydrocarbons. All types of Askarels sold prior to 1979 contained 60 to 100 percent PCBs and are generally used in hazardous locations where flammability is of concern.

There are three EPA categories of transformers:

- a. PCB Transformers: Any transformer containing 500 ppm PCBs or greater.
- b. PCB-Contaminated Transformer: Any transformer containing 40-499 ppm PCBs. These transformers are not subject to parts of the regulations such as marking requirements or, if drained of liquid, to the disposal requirements. Any liquid drained from these transformers must be stored and disposed of in accordance with the regulations.
- c. Non-PCB Transformer: Any transformer containing less than 50 ppm PCBs.

A letter from the Power Company is provided as an attachment to further clarify the status of its transformers. No PCB-containing transformers are located on the Site.

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5.7 Stains, Corrosion, Stained Vegetation

All areas outside the building appeared to be well maintained. At the time of inspection, there was no evidence that hazardous chemicals or petroleum products were stored outside the building. Strong, pungent or noxious odors were not identified. Stains or chemical leaks were not noticeable anywhere outside the building. Surrounding areas (establishments and hazardous facilities within a 1/4 mile perimeter) were also evaluated for any obvious waste or hazardous materials which might affect the subsurface quality (soil and/or groundwater quality) of the subject property. No interactions with surrounding areas were found to be environmentally harmful to this property. To the extent visually or physically observed, stressed vegetation was not found.

5.8 Solid Waste Disposal

Waste from the future occupants will be managed and carted by the Department of Sanitation (DSNY) and private carters.

5.9 Waste water

Waste water from the buildings is collected in the sewer system maintained by New York City.

5.10 Wells

The buildings is provided with drinking water from the New York City Municipal System.

There have never been, nor were there any at the time of inspection, any monitoring wells, or groundwater supply wells on the Site.

5.11 Sewage Disposal Systems

Sewage from the buildings is collected in the sewer system maintained by the City of New York.

5.12 Drains and Sumps

Storm water drains are collected in the sewer system maintained by the City of New York. There are no sumps on the Site; no environmental issues were noted.

5.13 Pits, Ponds and Lagoons

There are no pits, ponds or lagoons on the Site.

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5.14 Asbestos

All accessible areas of the buildings were inspected including the roof for potential presence of asbestos containing material.

The Environmental Protection Agency identifies three categories of asbestos-containing material, (ACM), used in building:

- Surfacing Materials--ACM sprayed or troweled on surfaces (walls, ceilings, structural members) for acoustical, decorative, or fireproofing purposes. This includes plaster and fireproofing insulation.
- Thermal System Insulation--Insulation used to inhibit heat transfer or prevent condensation on pipes, boiler, tanks, ducts, and various other components of hot and cold water systems and heating, ventilation, and air conditioning (HVAC) systems. This includes pipe lagging, pipe wrap; block, batt, and blanket insulation; cements and "muds"; and a variety of other products such as gaskets and ropes.
- Miscellaneous Materials--Other, largely nonfriable products and materials such as floor tile, ceiling tile, roofing felt, concrete pipe, outdoor siding, and fabrics.

The inspection revealed the following:

- No known Surfacing Material was used as a building material.
- No known damaged, friable asbestos containing Thermal System Insulation was found at the Site.
- No Miscellaneous asbestos containing Materials observed at the Sites.

NYC DEP requires testing of all interior and exterior of buildings to further identify potential presence of asbestos containing building material.

5.15 Lead Paint

Lead based paint is commonly found in a building of this age. No apparent peeling or cracking on painted surface was observed during this inspection. The presence of lead-based paint in the building can be determined only by testing.

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5.16 Lead In Drinking Water

Drinking water for this building is provided by the municipal system of the NYC Water District. Regular and frequent drinking water analysis is performed by the Department of Health to monitor levels of lead in the drinking water. Drinking water can be contaminated with lead from the distribution piping system. An exact determination of lead levels in the drinking water at a particular fixture can only be determined by analysis.

5.17 Radon

Radon is a radioactive gas that is found in the earth's crust and seeps into buildings from the surrounding soil and sometimes, contaminated well water. Radon is formed by the natural breakdown of radium, a radioactive product of decaying uranium. As radon decays, it creates "progeny" or daughters which, if inhaled, can damage the lung and eventually lead to lung cancer. Typically, the annual average indoor radon level nationwide is 1.5 pCi/liter of air and outdoor radon levels are less than 0.4 pCi/liter. The EPA's recommended action guideline level is 4 pCi/liter on a yearly average.

Federal EPA Radon Zone for KINGS County: 3

Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L

Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L

Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L

Regional area information related to radon activity is available by zip code for New York City and New York State region from the New York State Department of Health. The Subject property lies in a region, where typical indoor levels are less than 2 pCi/l. While a locality's geology may indicate a potential radon problem, the only way to determine if there is a problem in a specific structure is by measuring radon levels.

5.18 Mold

Mold can produce compounds that become airborne along with the mold spores. A toxic substance called mycotoxin and other substances may be found within spores. Mold growth can originate where there is high humidity, mild temperature and an organic surface to grow on. Excessive mold growth in a building could become an indoor air quality problem, even though the environmental hazard is not encompassed by CERCLA's appropriate inquiry responsibilities, accessible areas of the building were inspected during the site visit. No areas of mold growth or conditions for mold growth were observed.

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5.19 Cooling Tower

This property does not contain a cooling tower, evaporating condenser, or fluid cooler. Any future use of this equipment is required to be registered with the NYS Health Department. A current Annual Certification, which confirms that the equipment was inspected, tested, cleaned and disinfected, in compliance with Local Law of New York State is also required to be filed with the NYS Department of Health.

Local HVAC units are used at the Site. A search of registered cooling towers in the State of New York did not indicate presence of any cooling tower equipment on the Site.

5.20 Other Issues of Concern

Generally, formaldehyde and other hazards are commonly found in this type of building. Formaldehyde may be emitted from certain types of foam insulation. This type of wall insulation was not observed in the building. According to the Building Superintendent, no record of eye irritation or odor complaint was noticed by the personnel or tenants in the building.

5.21 PFAS and PFOA - Fluorine Containing Chemicals

PFAS, PFOA and PFOS are a group of chemicals made up of eight (8) carbon atoms containing fluorine atoms. These are generally known as Teflon coatings, lubricant and firefighting foam. They can be found in soil, groundwater and air.

New York State prohibits the sale of certain products that contain intentionally added PFAS on and after January 1, 2026 requires manufacturers of products containing PFAS to provide notice of such fact to persons that offer the products for sale or distribution; provides penalties for violations.

Currently they are not considered a hazardous material, except certain industries. They have been added as an additional non-scope material as a BER. No site within 0.5-miles of the target properties has been reported to contain PFAS.

National Primary Drinking Water Regulation (NPDWR)

Finalized on April 10, 2024, this rule sets limits for six PFAS in drinking water, including PFOA, PFOS, PFHx, PFNA, and HFPO-DA. The rule also includes limits for mixtures of PFNA, PFHx, HFPO-DA, and PFBS. The EPA estimates that this rule will prevent exposure to PFAS in drinking water for about 100 million people over many years, and could prevent thousands of deaths and tens of thousands of serious illnesses. The rule became effective on June 25, 2024.

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Toxics Release Inventory (TRI) reporting

Finalized on May 16, 2024, this rule adds seven PFAS to the list of chemicals that facilities must report to the EPA annually under the TRI. The rule applies to facilities in certain industries and federal facilities that manufacture, process, or use these chemicals above specific quantities.

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)

Finalized in April 2024, this rule designates PFOA and PFOS as hazardous substances under CERCLA, also known as Superfund. The EPA also issued a separate enforcement policy that focuses enforcement on parties that significantly contributed to the release of PFAS into the environment.

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6.0 REGULATORY INFORMATION

The following tables contains a review of Federal, State, local and tribal records pertaining to past or present potential Recognized Environmental Conditions (REC) at the subject property and the surrounding areas. The information is based on a computerized database provided by Environmental Data Resources, Inc. The approximate search distance from the subject property is in accordance with ASTM E1527-21.

6.1 NPL Sites

The National Priorities List (Superfund Sites) contains sites identified for possible long term remedial action.

A search of the NPL database, did not find NPL sites within approximately 1.00miles of the project property.

6.2 NPL Liens

Issued in May 2002 to enhance Superfund cost recovery efforts.

A search of the NPL Liens database, did not find SEMS ARCHIVE site(s) within approximately 0.50miles of the project property.

6.3 Delisted NPL Sites

The National Priority List (Superfund Sites) Deletions.

A search of the Delisted NPL sites database, did not find SEMS ARCHIVE site(s) within approximately 0.50miles of the project property.

6.4 SEMS (CERCLIS Sites)

Superfund Enterprise Management System tracks hazardous waste sites, potentially hazardous waste sites and remedial activities performed in support of USEPA's Superfund Program. The Comprehensive Environmental Response, Compensations, and Liability Information System is a database which contains information on hazardous waste disposal sites that have either been listed by the EPA on the NPL or nominated for consideration to the NPL.

A review of the SEMS list, as provided by EDR, and dated 03/26/2026 has revealed that there is one (1) SEMS site within approximately 0.5 miles of the target property.

elevation. Site ID: █ EPA Id: █ NPL: Not on the NPL, Non
NPL H S Finishing Products - █, located N, 2,252 feet away and
on a lower Status: Removal Only Site. (No Site Assessment Work Needed).

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6.5 SEMS-Archive (CERCLIS – NFRAP)

Superfund Enterprise Management System Archive tracks sites that have no further interest under the Federal Superfund Program. The Comprehensive Environmental Response, Compensations, and Liability Information System – No Further Remediation Action Planned.

A search of the SEMS ARCHIVE database, did not find SEMS ARCHIVE site(s) within approximately 0.50miles of the project property.

6.6 RCRA Corrective Action Sites

Corrective Action sites regulated under the Resource Conservation and Recovery Act (RCRA) are maintained on this database.

A search of the RCRA Corrective Action Sites database, did not find SEMS ARCHIVE site(s) within approximately 0.50miles of the project property.

6.7 RCRA TSD Facilities

Treatment, Storage and/or Disposal Facilities (TSD) regulated under the Resource Conservation and Recovery Act (RCRA) are maintained on this database.

A search of the RCRA database, did not find SEMS ARCHIVE site(s) within approximately 0.50miles of the project property.

6.8 RCRA Generators

Generation of hazardous waste regulated under the Resource Conservation and Recovery Act (RCRA) is maintained on this database.

A search of the **RCRA LQG** database, did not find RCRA LQG site within approximately 0.25miles of the project property.

A review of the **RCRA-SQG** list, as provided by EDR, and dated 06/07/2026 has revealed that there are three (3) RCRA-SQG sites within approximately 0.25 miles of the target property.

Sam's Cleaners - ██████████, located NNW, 1,062 feet away and on a lower elevation. EPA ID: ██████████ Registry ID: ██████████ Waste Code: F002, Waste Description: The Following Spent Halogenated Solvents. Notices of violations were found. Violation Short Description: Generators – Manifest. The dry cleaner is located over 1,000 feet away and on a lower elevation.

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NYC Board of Education - █, located NNE, 1,254 feet away and on a lower elevation. EPA ID: █ Registry ID: █ Waste Description: Lead; verified in 2006 as a Not a generator.

NYC Dept Of Education - █, located W, 1,300 feet away and on a lower elevation. Waste Description: Ignitable Waste, Corrosive Waste, Lead, Spent Halogenated Solvents, Spent Nonhalogenated Solvents. In 2006 it was verified as not a generator. No Violations Found.

A review of the **RCRA-VSQG** list, as provided by EDR, and dated 06/07/2026 has revealed that there are two (2) RCRA-VSQG sites within approximately 0.25 miles of the target property.

Daniel Dry Cleaners - █, located NNW, 1,095 feet away and on a lower elevation. EPA ID: █ Registry ID: █ Waste Description: Ignitable Waste, Spent Halogenated Solvents. In 1995, it was verified as a Not-Generator.

Paradise Cleaners █, located W, 1,131 feet away and on a lower elevation. EPA ID: █ FRS ID: █ Facility Received notices of Violations. Waste Description: Spent Halogenated Solvents.

A review of the RCRA Non-Gen

RCRA Non-Gen / NLR list, as provided by EDR, and dated 06/07/2026 has revealed that there are 104 RCRA Non-Gen / NLR sites within approximately 0.25 miles of the target property.

Con Edison Service B - █, located NNW, 67 feet away and on an equal or higher elevation. EPA ID: █ not a generator, verified.

Con Edison Service B - █, located W, 200 feet away and on an equal or higher elevation. EPA ID: █

Con Edison Service B - █, located W, 282 feet away and on an equal or higher elevation. EPA ID: █

Con Edison Service B - █, located SW, 304 feet away and on an equal or higher elevation. EPA ID: █

Con Edison - Service - █, located SW, 321 feet away and on an equal or higher elevation. EPA ID: █

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Shimmies Cleaners - █, located NNW, 361 feet away and on an equal or higher elevation. EPA ID: █

Con Edison Service B - █, located E, 185 feet away and on a lower elevation. EPA ID: █

Con Edison Service B - █, located ENE, 220 feet away and on a lower elevation. EPA ID: █

Con Edison Service B - █, located S, 260 feet away and on a lower elevation. EPA ID: █

Con Edison Service B - █ & Roche, located SE, 342 feet away and on a lower elevation. EPA ID: █

Almost all of non-Gen sites are related to Con Edison activities, located over 340-feet away, no environmental issues are expected. No Recycler Activities have been reported for sites.

6.9 ERNS

The Emergency Response Network System (ERNS) maintains information on reported releases of oil and hazardous substances.

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Federal Database Search	Subject Property	Radius mile	Sites	Comments
NPL	No	1.0	0	
NPL LIENS	No	Site	0	
Delisted NPL	No	1.0	0	
SEMS (CERCLIS)	No	0.50	1	The site listed does not represent significant environmental conditions.
SEMS – Archive (CERC-NFRAP)	No	0.50	0	
CORRACTS	No	1.0	0	
RCRA TSDF	No	0.50	0	
RCRA Large Generators	No	0.25	0	
RCRA Small Generators	No	0.25	3	Any sites listed do not represent significant environmental conditions.
RCRA VSQG	No	0.25	2	Any sites listed do not represent significant environmental conditions.
RCRA NON-GEN	Yes	0.25	104	Any sites listed do not represent significant environmental conditions.
ERNS	No	Site	0	

6.10 Tribal Database Search

As part of record search, Environmental Protection Agency, EPA requires search and review of tribal data search for the subject and adjunct properties.

Tribal Database Search	Subject Property	Radius mile	Sites	Comments
Indian Reservation	No	1.0	0	
Indian LUST	No	0.5	0	
Indian UST	No	0.25	0	

6.11 State Hazardous Waste Sites

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There are no active hazardous waste sites in New York State. A list of inactive hazardous waste sites is those planned for clean-up using state funds which may or may not be on the federal CERCLIS listed.

A search of the SHWS database, did not find SHWS sites within approximately 1.00miles of the project property.

6.12 HSWDS - Hazardous Substance Waste Disposal Sites

A list of sites included in Hazardous Substance Waste Disposal Site Study reports made available by the New York Department of Environmental Conservation Division of Hazardous Waste Remediation. Provides information regarding the evolving status of hazardous substance waste disposal sites in New York.

A search of the HSWDS database, did not find HSWDS sites within approximately 1.00miles of the project property.

6.13 NYC OER CLEANUP – Office of Environmental Remediation - NYC OER Cleanup Sites. Properties remediated under OER's oversight, both in the E-Designation program and the NYC. Voluntary Cleanup Program. Includes sites completed and in progress.

A review of the NY NYC OER list, as provided by EDR, and dated 03/02/2026 has revealed that there are 30 NYC OER sites within approximately 1 mile of the target property.

All known OER Cleanup sites are over 2,300 feet away and all located on lower elevations. No environmental issues to be expected for the target properties.

6.14 Vapor Intrusion (Re-opened)

Vapor intrusion legacy site list. Sites with migration of volatile chemicals from groundwater or soil into overlying building.

A search of the VAPOR database, did not find vapor intrusion site(s) within approximately 1.00miles of the project property.

6.15 State Landfill/Solid Waste Disposal Sites

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Locations of Landfills and Solid Waste Disposal Facilities are maintained by the State of New York.

A search of the SWF/LF database, did not find SWF/LF site(s) within approximately 0.50 miles of the project property.

6.16 Recycling

Recycling Facilities A search of the RECYCLING database, did not find RECYCLING site(s) within approximately 0.50 miles of the project property.

6.17 Leaking Underground Storage Tanks

This database contains records of chemical and petroleum spill incidents. They include leaking aboveground storage tanks or leaking underground storage tanks, with incidents of tank test failures, tank failures and tank overfill. This list is made available by New York State Department of Environmental Conservation's Spill Response Program. Leaking Underground Storage Tank incidents are maintained on the LST database.

A review of the NY LTANKS list, as provided by EDR, and dated 02/02/2026 has revealed that there are 37 NY LTANKS sites within approximately 0.5 miles of the target property.

All known spill cases were over 600 feet away and on lower elevations. All spill sites have been remediated and received closure.

6.18 Underground and Aboveground Storage Tank Sites

Storage Tanks registered with New York State are maintained on the PBS database. Underground petroleum storage facilities with a combined storage capacity over eleven hundred (1,100) gallons. This list is made available by New York Department of Environmental Conservation's Environmental Site Database Search.

A review of the NY UST list, as provided by EDR, has revealed that there are eleven (11) NY UST sites within approximately 0.25 miles of the target property.

JDE Realty Corp - JDE - █, located WNW, located 156 feet away and on an equal or higher elevation. This is an apartment complex with a 5,000-gallon UST. NYSDEC ID: 2-070955, Status: Active.

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Central Harlem Mutual Housing Association HDFC - █, located ENE, 220 feet away and on a lower elevation. NYSDEC ID: 2-613120, Status: 3,000-gallon Unregulated/Closed.

All other known UST storage tanks are over 380-feet away. No environmental issues are expected on the target properties.

A review of the NY AST list, as provided by EDR, has revealed that there are 79 NY AST sites within approximately 0.25 miles of the target property.

█, located WNW, 23 feet away and on an equal or higher elevation. Database: AST NYSDEC Facility Id: 2-610109. An active aboveground oil storage tank with 2,500-gallon capacity is located at the site. This is abutting four (4)-story residential building to the west of the target Site. See the spill report on this property.

1470-1482 Saint John, located N, 318 feet away and on a higher elevation. Database: AST, NYSDEC Facility Id: 2-511625. In March of 1991, a 5,000-gallon aboveground #2 oil storage tank has been taken out of service and closed in place.

█, located E, 143 feet away and on a lower elevation. A 2,000-gallon AST was closed in place in March of 1999. Facility Id: 2-604102.

█, located E, 185 feet away and on a lower elevation. A 2,000-gallon active AST is located at the site. Facility Id: 2-604112.

█, located E, 240 feet away and on a lower elevation. A 2,000-gallon AST was closed in place in March of 1999. Facility Id: 2-604103.

█, located S, 271 feet away and on a lower elevation. An active 4,500-gallon #2 oil storage tank is located at the site. Facility Id: 2-610841.

█, located SSE, 273 feet away and on a lower elevation. A 4,750-gallon active #2 oil AST is located at the site. Facility Id: 2-305510

All other known AST storage tanks are over 540-feet away. No environmental issues are expected on the target properties.

6.19 VCP - Voluntary Cleanup Agreements

A review of the NY VCP list, as provided by EDR, has revealed that there is 1 NY VCP site within approximately 0.5 miles of the target property.

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██████████, located NE, 2,292 feet away and on a lower elevation. The site is active and is under construction.

6.20 MOSF - Major Oil Storage Facilities

A search of the MOSF database, did not find MOSF site(s) within approximately 0.50miles of the project property.

6.21 CBS - Chemical Bulk Storage (CBS)

A search of the CBS database did not find CBS site(s) within approximately 0.25miles of the project property.

6.22 US / NY Brownfields

A review of the US BROWNFIELDS list, as provided by EDR, and dated 03/09/2026 has revealed that there is one (1) US BROWNFIELDS site within approximately 0.5 miles of the target property.

Bushwick Housing Sit Site 1 - Central Ave, located NNE, 2,375 feet away and on a lower elevation. Registry ID: ██████████

6.23 Facility Registry Service/Facility Index – FINDS / FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the U.S. Environmental Protection Agency.

A search of the FINDS/FRS database did not locate FINDS/FRS sites within approximately 0.02miles of the project property.

6.24 PFAS E-MANIFEST - PFAS Waste Transfers from RCRA E-Manifest

A search of the PFAS IND database, did not find PFAS IND site(s) within approximately 0.50miles of the project property.

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6.25 PFAS IND - PFAS Industry Sectors

A search of the PFAS IND database, did not find PFAS IND site within approximately 0.50miles of the project property.

6.26 PS CONTAM - PFAS Remedial Sites

A search of the PFAS CONTAM database did not find any PFAS CONTAM site(s) within approximately 0.50miles of the project property.

6.27 Lens

Search for the existence of environmental cleanup liens against the Subject property, filed or recorded under federal, tribal, state or local law. No environmental Lien has been found for the property.

6.28 MGP - Manufactured Gas Plants

A search of the MGP database, did not find MGP site(s) within approximately 1.00miles of the project property.

6.29 Spills

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

A review of the NY Spills list, as provided by EDR, and dated 02/02/2026 has revealed that there are 21 NY Spills sites within approximately 0.125 miles of the target property.

A spill was reported at █ driveway, the Site, on January 14, 2006, Spill Number █ was assigned. Approximately 200 gallons of #2 oil was found on the driveway, the cause of the spill is unknown. The area was cleaned up and the case was closed on January 17, 2006.

Spill #	Spill	Distance	Spill Date	Spill	Spill	Spill Closed
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	Location	from Site		caused by	Quantity	Date
█	█ █ █ apartment	WNW, 23 ft away at higher elevation	12/2/2007	overfill #2 oil	50 gallons	12/10/2007
█	█ █ █	NE, 129 ft, away at higher elevation	4/7/1999	#2 oil, equipment failure	unknown	7/2/1999
█	█ █ █	W, 227 ft away at higher elevation	6/14/2007	Equipment failure	Unknown #2 oil	7/1/2008
█	█ █ █	SSW, 270 ft away ft away at higher elevation	7/13/2007	unknown	Unknown Fuel oil	7/16/2007
█	█ █ █	E, 185 ft away, lower elevation	1/14/2006	unknown	50 gallon lead - base paint	1/23/2006

All other known spills were over 300 feet away, the sites have been cleaned up and received closure.

6.30 DRYCLEANERS - Registered Dry Cleaner Facilities

A review of the **NY DRYCLEANERS** list, as provided by EDR, and dated 02/25/2026 has revealed that there are Six (6) NY DRYCLEANERS sites within approximately 0.25 miles of the target property.

█ Green Cleaners - █, located NW, 750 feet away and on a lower elevation. EPA ID: █ Facility Id: 2-6104-00518, FRS ID: █ Waste Description: Spent Halogenated Solvents. No Violations Found.

Sam's Cleaners - █, located NNW, 1,062 feet away and on a lower elevation. Facility Id: 2-6104-00344.

Daniel Dry Cleaners - █, located NNW, 1,095 feet away and on a lower elevation. Facility Id: 2-6104-00874, EPA ID: █ Waste

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Description: Ignitable Waste and Spent Halogenated Solvents. Registry ID: █
No Violations Found.

French National Cleaners - █, located ENE, 1,126 feet away and on a lower elevation. Facility Id: 2-6104-01293, EPA ID: █ Waste Description: Ignitable Waste and Spent Halogenated Solvents. No Violations Found.

Paradise Cleaners - █, located W, 1,131 feet away and on a lower elevation. Facility Id: 2-6104-00856, EPA ID: █ FRS ID: █ Waste Description: Ignitable Waste and Spent Halogenated Solvents.

█ Cleaners - █, located SSW, 1,313 feet away and on a lower elevation. Facility Id: 2-6104-01120.

A review of the EDR **Historic Cleaner** list, as provided by EDR, has revealed that there is one (1) EDR Historic Cleaner site within approximately 0.125 miles of the target property.

Shimmies Cleaners -1460 Saint John's Pl, located NNW 361 feet away and on a higher elevation. EPA ID: █ Registry ID: █ No Violations Found.

All known dry cleaners are over 750 feet away and all are located on lower elevations. no environmental issues are expected on the Site.

6.31 NY MANIFEST - Hazardous Waste Manifest Facilities

A review of the NY MANIFEST list, as provided by EDR, and dated 12/31/2019 has revealed that there are 125 NY MANIFEST sites within approximately 0.25 miles of the target property.

Con Edison - █, located NNW, 67 feet away and on an equal or higher elevation. Waste Code: Lead, 50 gallons, Generator Ship Date: 04/08/2014, EPA ID: █

Con Edison Service BOX: 17748 - █, located W, 200 feet away and on an equal or higher elevation. Waste Code: Lead, 50 gallons, Generator Ship Date: 02/27/2014, EPA ID: █ No Violations Found.

Con Edison - █, located W, 282 feet away and on an equal or higher elevation. Waste Code: Lead, 50 gallons, Generator Ship Date: 03/31/2014, EPA ID: █

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Con Edison Service Box: 17761 - ██████████, located E, 185 feet away and on a lower elevation. Waste Code: Lead, 50 gallons, Generator Ship Date: 02/27/2014, EPA ID: ██████████ No Violations Found.

Con Edison - ██████████, located ENE, 220 feet away and on a lower elevation. Waste Code: Lead, 50 gallons, Generator Ship Date: 04/03/2014 EPA ID: ██████████

Con Edison Service Box: 17767 - ██████████, located S, 260 feet away and on a lower elevation. Waste Code: Lead, 100 gallons Generator Ship Date: 03/11/2014, EPA ID: ██████████ No Violations Found.

All other known Manifests are over 350 feet away, and mostly are related to Con Edison work, conducted in a limited time and limited space.

6.32 GEN MANIFEST – Generators from Hazardous Waste Manifests

List of generator facilities located in New York that are included in the Hazardous Waste Manifest Data Downloads Location Address data file made available by the New York Department of Environmental Conservation (DEC), which are identified as a generator in associated manifests. The Hazardous Waste Manifest Data made available by the NY DEC is compiled from hazardous waste manifest shipments to, from, or within New York State. The Bureau of Program Management, in the Division of Environmental Remediation, is responsible for maintaining hazardous waste manifest records. Hazardous Waste Code Descriptions are from NY Part 371.4 (6 CRR-NY 371.4) Identification and Listings of Hazardous Waste, unless otherwise noted.

A search of the GEN MANIFEST database, there are no GEN MANIFEST sites within approximately 0.12miles of the project property.

6.33 E DESIGNATION - New York City E-Designated Sites

A search of the E-DESIGNATION database, did not find E-DESIGNATION sites within approximately 0.12miles of the project property.

6.34 Cooling Towers NYS & NYC - Cooling Tower Registrations

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A search of the COOLING TOWERS database, did not find State COOLING TOWERS sites or NYC Cooling Towers within approximately 0.12miles of the project property.

6.35 Local Waste Sites

Local Waste Sites are identified in 6.13 and 6.14.

/State & Local Database Search	Subject Property	Radius mile	Sites	Comments
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State Hazardous Waste Sites	No	1.0	0	
Hazardous Substance Waste Disposal Sites	No	1.0	0	
Vapor Reopened	No	1.0	0	
SWF / State Landfill	No	0.50	0	
OER NYC	No	0.25	30	Any sites listed do not represent significant environmental conditions.
Leaking AST & UST Storage Tanks	No	0.50	37	Any sites listed do not represent significant environmental conditions.
UST (PBS)	No	0.25	11	Any sites listed do not represent significant environmental conditions.
CBS UST	No	0.25	0	
MOSF UST	No	0.50	0	
AST	No	0.25	79	Any sites listed do not represent significant environmental conditions.
CBS AST	No	0.25	0	
MOSF AST	No	0.50	0	
US / NY BROWNFIELDS	No	0.50	1	The site listed does not represent significant environmental conditions.
VCP	No	0.50	1	The site listed does not represent significant environmental conditions.
FINDS / FRS	No	Site	0	Any sites listed do not represent significant environmental conditions.
PFAS Ind.	No	0.50	0	
NY Manifests	No	0.125	125	The site listed does not represent significant environmental conditions.
Gen Manifest	No	0.125	0	
MGP	No	0.125	0	
SPILLS (PBS, CBS)	Yes	0.125	22	Any sites listed do not represent significant environmental conditions.
DRY CLEANERS	No	0.25	6	The site listed does not represent significant environmental conditions.
LIENS	No	Site	0	
E-Designation	No	0.125	0	
Cooling Tower	No	0.125	0	

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7.0 INTERVIEWS

7.1 *Present Owners/Operators*

█ performed the inspection of the site. He was accompanied by Mr. █, representative of the Site owner with the occupancy duration of over ten (10) years. Responses from the interviews are documented as specific information in this Assessment.

7.2 *Previous Owners/Operators*

█ was not able to perform interviews with the previous representative of the site owner. Responses from the interviews are documented as specific information in this Assessment.

7.3 *Government Officials*

7.3.1 *State Agency*

All state agency information was obtained from the database search.

7.3.2 *Department of Health*

All New York State Department of Health information was obtained from the database search.

7.3.3 *Fire Department*

New York City Fire Department information was obtained from available clerical personnel at the Violations Unit.

7.3.4 *Department of Buildings*

New York City Department of Buildings information was obtained from available personnel at the borough Municipal Building.

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8.0 DATA GAPS AND EXPLANATION

Data gap may result from lack of information or inability to obtain such information required by ASTM E1527-21 in spite of **good faith** efforts by the **environmental professionals**. Data gap could be caused by many factors such as lack of historical maps, information, data failure, and inability to interview key site manager or regulatory officials. Data gap would become significant if according to the environmental professional's experience some specific activities on the target property or adjacent properties would lead to a Recognized Environmental Condition, REC.

8.1 *Recognized Environmental Condition (REC)*

A Recognized Environmental Condition (REC) refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property, due to release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment. Data gap would become significant if according to the environmental professional's experience some specific activities on the target property or adjacent properties would lead to a Recognized Environmental Condition, REC.

8.2 *Historical Recognized Environmental Condition (HREC)*

A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfactions of applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls. If the past release to be recognized to be a REC at the time of inspection, then the site should be considered as HREC.

8.3 *Controlled Recognized Environmental Condition (CREC)*

A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfactions of applicable regulatory authority and that is subject to activity and use limitations, then the site should be considered as CREC.

8.4 *Migration – Intrusion*

Movement of hazardous substances or petroleum products in any form at the surface or subsurface and vapor in the subsurface.

The data gap for the target property is believed to be:

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Based on Breeze Environmental site inspection and review of available information, the apparent data gap for the target properties are:

A review of New York City Building Department records indicates presence of oil-fired boiler(s) at both properties. Certificate of Occupancies and a list of completed Actions at the Sites, 1945 and 1972 listing presence of an oil-fired boiler. Copies of the records are attached. At the time of Site inspection, an oil vent pipe was observed at ██████████ Site. No oil fill port could be located. Further investigation is required to determine potential presence of one or more underground oil storage tanks. This data gap is considered as a REC.

8.5 Vapor Encroachment Conditions

All readily ascertainable information including all applicable Federal, State, Tribal and local database information, historical usage information, soil and groundwater sources and information from the site reconnaissance were reviewed to determine if there is a possibility of a Vapor Encroachment Condition regarding the subject property. Spill cases listed for the surrounding properties were equipment failure related to Con Edison manholes or vault clean ups. All known spill sites have been remediated and the spill cases have been closed. No aboveground or underground oil storage tanks or gasoline storage tanks were listed nor were observed at Site. ASTM E1527-21 includes potential vapor migration within its scope from adjacent properties.

On January 14, 2006, 200 gallons of #2 oil was found on the driveway of ██████████ and reported to NYSDEC, Spill number ██████████ was assigned. The area was cleaned up and the case was closed on 1/17/2006. The source of the spill is not known.

A search of available documentation indicates, a 50-gallon oil spill at the west side abutting residential building, ██████████, located on a higher elevation. The spill occurred on 12/2/2007 and was reported to NYSDEC the same day; Spill number ██████████ was assigned. According to NYSDEC the area was cleaned up and the case was closed on 12/10/2007.

Although the above known spills received closure, DEC requires and interested in cleaning the surface areas, but not potential subsurface contamination. Considering the quantities of these spills, Vapor encroachment conditions may exist for the Site.

8.6 Business Environmental Risk (BER)

BER is defined by [ASTM](#) as "a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in ASTM Standard Practice E 1527-21. Consideration

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

The rear two-car garages shown on historical Sanborn maps have since been removed. The current buildings were constructed circa 1920 under the NYC Building Code. No suspect asbestos containing material or lead containing paints exist in the commercial area, daycare centers of the building. The residential units could not be inspected potential presence of any lead paint and asbestos containing material. Any future demolition, construction, expansion would require testing for potential presence of lead and asbestos throughout the building by a NYC certified inspectors.

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9.0 PREVIOUS ENVIRONMENTAL SITE INSPECTIONS

No previous environmental site assessment report provided as of the date of this report.

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10.0 FINDINGS AND CONCLUSIONS

10.1 Findings and Recommendations

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of 2021 for █ **and** █
█, **Brooklyn, New York**. Any exceptions to, or deletions from, this practice are described in Section 1.00 of this Report. This Assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- ❖ Presence of an oil storage tank vent pipe at █
█ property. Conduct a non-destructive Ground Penetrating Radar, GPR test for both properties to investigate potential presence of underground oil storage tank(s) at the Sites.

10.2 Estimated Cost of Remediation

Based upon the recommendation made above, the following is an estimate cost of this investigation, not potential cost of remediation:

- ❖ GPR investigation\$1,500

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11. REFERENCES

New York State Department of Environmental Conservation, NYSDEC, Spill Incidents Database Search
<http://www.dec.state.ny.us/cfm/extapps/derfoil/index.cfm?pageid=2>

United States Environmental Protection Agency, USEPA National Priority List,
<http://www.epa.gov/superfund/sites/npl/npl.htm>

US Environmental Protection Agency, EPA Map of Radon Zones,
<http://www.epa.gov/radon/zonemap/newyork.htm>

New York State Department of Environmental Conservation, NYSDEC, Environmental Site Remediation Database Search
<http://www.dec.state.ny.us/cfm/extapps/derfoil/index.cfm?pageid=3>

New York State Department of Environmental Conservation, NYSDEC, Inactive Hazardous Waste Disposal Site
<http://www.dec.state.ny.us/website/der/ihws/siteclassifications.html>

New York City – Fire Department, Public Records Unit / violations Section
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New York City Building Department
<http://home2.nyc.gov/html/dob/html/home/home.shtml>

New York City Department of Environmental Protection – DEP Bureau of Air Resources Records Search Department; Corona, New York.

New York City Department of Environmental Protection – DEP Boiler Compliance Query

Environmental Data Resources, EDR, Inc. Environmental Risk Information Database. 6 Armstrong Road, 4th Floor Shelton, CT 06484

Environmental Data Resources, EDR, Inc. City Directory Abstract. 6 Armstrong Road, 4th Floor Shelton, CT 06484

Environmental Data Resources, Inc. (EDR), Sanborn Fire Insurance Maps.

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12.0 DISCLAIMER and SIGNATURE PAGE

In the performance of this Phase I Environmental Site Assessment, ASTM E 1527-21, Breeze Environmental warrants that the degree of skill and care required by customarily accepted good practices and procedures have been exercised. There may however, be unknown conditions that were not revealed by the site inspections and searches. As a result, the potential additional environmental hazards cannot be completely eliminated.

I declare that to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in section 312.10 of 40 CFR Part 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

I certify that the information provided in this Assessment is true and accurate to the best of my knowledge.

Site Inspection:

Date: June 25, 2026

Environmental Site Inspector:

█

Date: July 7, 2026

█,

Environmental Project Manager

APPENDIX

Selected site photographs

Every Breeze Phase I includes a photo log from the in-person site visit. A selection is shown here; exterior views that would identify the property have been omitted.

SAMPLE



Figure 4 - Boiler room at [REDACTED]



Figure 5 - REDACTED Daycare area



Figure 7 - Baseboard heating at [REDACTED] daycare



Figure 10 - [REDACTED] Daycare area



Figure 11 - Baseboard heating at [REDACTED]



Figure 13 - gas fired boiler and hot water heater at [REDACTED]



Figure 14 - Central fire alarm system for both buildings



Figure 15 - exterior wall and window at [REDACTED] – requires some repair



Figure 22 - View of [REDACTED] roof



Figure 23 - View of an oil tank vent pipe by [REDACTED] property

What's in the full report

This sample is abridged. Your report includes every attachment below, delivered as one searchable PDF.

Attachment	Pages in original
Regulatory database report (federal, state, tribal and local records, ASTM search distances)	1,437
Qualifications of the Environmental Professional	4
Property card and deed history	5
Current aerial photograph and site photograph log	26
NYC DOB property profile and Certificates of Occupancy	21
User Questionnaire	3
Utility PCB letter	12
NYSDEC heating oil tank and spill records	4
Certified Sanborn fire insurance maps (1888–2007)	35
City directory report (1920–2024)	110
Historic aerial photographs (1924–2024) and historic site photos	8
Report narrative (included in this sample)	49
Total	1,715

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