EXECUTIVE SUMMARY

URS Corporation (URS) was retained by 470 Manhattan Avenue LLC to conduct a Phase I Environmental Site Assessment (ESA) of a property located at 470 Manhattan Avenue, Brooklyn Borough, NY. The properties are identified on Tax Maps as Block 2714 Lots 33. The purpose of URS’ Phase I ESA was to evaluate whether current or historical activities on or near the subject property may have resulted in significant contamination by hazardous substances or wastes, also known as a Recognized Environmental Condition (REC).

This Phase I ESA was performed in general conformance with the ASTM Standard Practice for Environmental Site Assessments (Standard E 1527-05) approved November 18, 2005. The Phase I ESA was also performed in accordance with the URS proposal to Hope Keap LLC dated July 12, 2013.

The subject property is situated in a mixed commercial/residential neighborhood which has numerous active construction sites in the immediate vicinity. The property is located at 470 Manhattan Ave in the Greenpoint section of Brooklyn, Kings County, New York State.

The property consists of a single story brick masonry warehouse building. The building is currently used for storage of file boxes. The Most of the interior building floor plan is covered by multiple rows of floor to ceiling shelves.

Available historical documents reviewed by URS dated back to 1887. According to the information reviewed, the subject property was constructed between 1951 and 1965 and its general use as commercial warehouses has remained essentially unchanged since then. Based on the results detailed herein, the historical use of the Site is not considered a Recognized Environmental Condition (REC) at the subject property. However, URS reviewed documents available from the New York City Department of Building’s online Building Information System for the subject property. The BIS indicated the subject property is an “e” designated site. Consequently, URS considers this a REC to the subject property.

No aboveground storage tanks (ASTs) or underground storage tanks (USTs) were observed or reported during the site visit. Evidence of USTs was noted at adjacent properties to the north and east.

According to the EDR Lien Search Report, environmental liens or activity and use limitations are not associated with the subject properties. The EDR lien search reflects a review of public records at the New York County Clerk and New York City Registry of Deeds. The search found no “environmental liens” and no “other activity and use limitations.”

Based on the preliminary findings of this Phase I ESA, URS recommends a Phase II subsurface investigation for the Site when the current tenant has vacated the space and the shelving has been
removed and prior to new development. The Phase II ESA should include the collection and analysis of soil, groundwater and vapor samples in accordance with New York State Department of Environmental Conservation guidelines set forth in 6 NYCRR Part 375.

Based on URS’ review of the regulatory databases, historical aerial photographs and a reconnaissance of visible areas of properties adjacent to the subject property, multiple off-site facilities are considered environmental concerns to the subject property.
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXECUTIVE SUMMARY</td>
<td>ii</td>
</tr>
<tr>
<td>1.0 INTRODUCTION</td>
<td>1</td>
</tr>
<tr>
<td>1.1 OBJECTIVE</td>
<td>1</td>
</tr>
<tr>
<td>1.2 SCOPE OF WORK</td>
<td>1</td>
</tr>
<tr>
<td>1.3 LIMITING CONDITIONS</td>
<td>1</td>
</tr>
<tr>
<td>1.4 LIMITATIONS OF THE ASSESSMENT</td>
<td>2</td>
</tr>
<tr>
<td>1.5 VALIDITY</td>
<td>3</td>
</tr>
<tr>
<td>2.0 SITE DESCRIPTION</td>
<td>4</td>
</tr>
<tr>
<td>2.1 PHYSICAL LOCATION AND DESCRIPTION OF PROPERTY</td>
<td>4</td>
</tr>
<tr>
<td>2.2 ENVIRONMENTAL SETTING</td>
<td>4</td>
</tr>
<tr>
<td>2.2.1 Topography</td>
<td>4</td>
</tr>
<tr>
<td>2.2.2 Hydrogeologic Conditions</td>
<td>4</td>
</tr>
<tr>
<td>2.2.3 Soils</td>
<td>5</td>
</tr>
<tr>
<td>2.2.4 Surface Water</td>
<td>5</td>
</tr>
<tr>
<td>2.2.6 Wetlands</td>
<td>5</td>
</tr>
<tr>
<td>3.0 USER PROVIDED INFORMATION</td>
<td>6</td>
</tr>
<tr>
<td>3.1 TITLE RECORDS</td>
<td>6</td>
</tr>
<tr>
<td>3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS</td>
<td>6</td>
</tr>
<tr>
<td>3.3 DATA GAPS</td>
<td>6</td>
</tr>
<tr>
<td>3.4 PREVIOUS INVESTIGATIONS</td>
<td>6</td>
</tr>
<tr>
<td>4.0 SITE INSPECTION</td>
<td>7</td>
</tr>
<tr>
<td>4.1 CURRENT USES OF THE PROPERTY</td>
<td>7</td>
</tr>
<tr>
<td>4.2 PAST USES OF THE PROPERTY</td>
<td>7</td>
</tr>
<tr>
<td>4.3 EXTERIOR AND INTERIOR SITE OBSERVATIONS</td>
<td>7</td>
</tr>
<tr>
<td>4.3.1 Hazardous Substances</td>
<td>7</td>
</tr>
<tr>
<td>4.3.2 Hazardous Wastes</td>
<td>8</td>
</tr>
<tr>
<td>4.3.3 Solid Waste</td>
<td>8</td>
</tr>
<tr>
<td>4.3.4 Aboveground/ Underground Storage Tanks</td>
<td>8</td>
</tr>
<tr>
<td>4.3.5 Drums and Containers</td>
<td>8</td>
</tr>
<tr>
<td>4.3.6 Wells</td>
<td>8</td>
</tr>
<tr>
<td>4.3.7 Drains and Sumps</td>
<td>8</td>
</tr>
<tr>
<td>4.3.8 Wastewater</td>
<td>9</td>
</tr>
<tr>
<td>4.3.9 Pits, Ponds, and Lagoons</td>
<td>9</td>
</tr>
<tr>
<td>4.3.10 PCB-Containing Equipment</td>
<td>9</td>
</tr>
<tr>
<td>4.3.11 High Tension Power Lines</td>
<td>9</td>
</tr>
<tr>
<td>4.3.12 Elevated Lead Levels in Water</td>
<td>9</td>
</tr>
<tr>
<td>4.3.13 Lead-in-Paint</td>
<td>9</td>
</tr>
<tr>
<td>4.3.14 Radon</td>
<td>9</td>
</tr>
<tr>
<td>4.3.15 Asbestos</td>
<td>9</td>
</tr>
</tbody>
</table>
4.3.16 Mold Conditions ................................................................. 9
4.3.17 Other Physical Evidence of Contamination ............................ 9

5.0 ADJOINING AND SURROUNDING LAND USE ......................... 10
5.1 CURRENT USES OF ADJACENT PROPERTIES ......................... 10
5.2 SURROUNDING PROPERTIES OF POTENTIAL ENVIRONMENTAL
    CONCERN .................................................................................. 10

6.0 HISTORIC SITE AND SURROUNDING PROPERTY CONDITIONS ...... 11
6.1 CURRENT AND PRIOR OWNERSHIP ......................................... 11
6.2 INTERVIEWS ............................................................................ 11
6.3 AERIAL PHOTOGRAPHS ......................................................... 11
6.4 SANBORN FIRE INSURANCE MAPS ........................................ 11
6.5 CITY DIRECTORies ................................................................. 12
6.6 TOPOGRAPHIC MAPS ............................................................. 13

7.0 REGULATORY AGENCY REVIEW ............................................. 14
7.1 DATABASE SEARCH ............................................................... 14
7.2 SUBJECT PROPERTY ............................................................. 15
7.3 ADJACENT PROPERTIES ....................................................... 16
7.4 SITE VICINITY ......................................................................... 18
7.5 UNMAPPED SITES ................................................................. 19
7.6 REGULATORY AGENCY CONTACTS/INTERVIEWS .................. 19

8.0 CONCLUSIONS ....................................................................... 21
8.1 FINDINGS .............................................................................. 21
8.2 DEVIATIONS ........................................................................... 21
8.3 USER OBLIGATION ............................................................... 22

9.0 QUALIFICATIONS AND SIGNATURES ..................................... 23

10.0 REFERENCES ........................................................................ 24

List of Figures
Figure 1  Site Vicinity Map

List of Appendices
Appendix A  Environmental Lien/AUL search
Appendix B  Site Photographs
Appendix C  Historical Information (Aerial Photos, Sanborn Fire Insurance Maps, City Directories,
             and Topographical Maps)
Appendix D  EDR Database Search
1.0 INTRODUCTION

URS Corporation (URS) was retained by 470 Manhattan LLC to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 470 Manhattan Avenue in Brooklyn, NY (subject property). The purpose of URS’s Phase I ESA was to evaluate whether current or historical activities on or near the subject property may have resulted in significant contamination by hazardous substances or wastes, also known as a Recognized Environmental Condition (REC).

This Phase I ESA was performed in general conformance with the ASTM Standard Practice for Environmental Site Assessments (Standard E 1527-05) approved November 18, 2005. The Phase I ESA was also performed in accordance with the URS proposal to 470 Manhattan Avenue, LLC dated July 12, 2013. The Phase I ESA objectives, scope, and limitations are presented in the following sections.

1.1 OBJECTIVE

The purpose of URS’ Phase I ESA was to gather information about the subject property and surrounding areas to identify releases and threatened releases of hazardous substances, pollutants and contaminants, petroleum or petroleum products, and controlled substances on, at, in or to the subject property that would represent an area of REC.

1.2 SCOPE OF WORK

URS’ Scope of Work for the Phase I ESA consisted of an inspection of the subject property and nearby area, a review of historical information on activities at the subject property, a review of readily available regulatory information concerning the subject property and other nearby properties of environmental concern, and preparation of a report detailing URS’ results and conclusions. The environmental assessment was prepared in general conformance with URS’ proposal dated July 12, 2013, which also references ASTM Standard E 1527-05.

1.3 LIMITING CONDITIONS

URS’ site inspection included a walking inspection of areas that were accessible by foot (interior and exterior), and a drive-by inspection (exterior only) of surrounding and adjacent properties, including those properties identified in the environmental database search. URS viewed the tenant space, however a small part of the subject property building (reported to be office space) was not accessible during the inspection. According to site representatives, no hazardous materials are stored within these spaces. Based on the reported uses of the inaccessible tenant spaces, URS does not anticipate revealing significant environmental concerns.
1.4 LIMITATIONS OF THE ASSESSMENT

URS has performed the Scope of Services set forth in the Proposal(s) related to this project, as they may have been amended (the "Proposals"), in specific reliance on the understandings and agreements reached between URS and 470 Manhattan Avenue, LLC and its affiliates ("Client or Lender") as reflected in the Proposals and the written agreement between them (the "Agreement"). URS’ Scope of Services was limited to that stated in the Proposal(s). Without limiting the generality of the foregoing, and to insure that there are no misunderstandings regarding the scope of URS’ activities, be advised that the Scope of Services did not include indoor air quality issues nor structural, electrical or mechanical issues, a full asbestos survey, wetlands assessments, or other activities not expressly described in the Proposal or in URS’ report for the work. URS did not assess/compare the purchase price to the fair market value of the property, as this was not included in the requested scope of services.

The Report and any other information which URS prepared and submitted to Client in connection with this project (collectively, the "Reports") are for the sole use and benefit of Client and may not be used or relied upon by any other person or entity without the prior written consent of Client and URS. Any such consent given by URS shall be deemed to be and shall be subject to the terms and conditions of the Proposals and the Agreement, including without limitation, the warranty, liability and indemnity terms thereof, and any person given such consent (the "Grantee") shall be deemed to have agreed to such terms and conditions by its use and reliance on the Reports. Such Grantee must also agree not to reveal the contents of the Reports to any other person or entity without the prior written consent of both Client and URS.

URS’ services in the development of this Report were conducted, within the limits prescribed by the Agreement, in a manner consistent with that level of care and skill ordinarily exercised by members of the same professions currently practicing in the same locality under similar conditions and no other guaranty, warranty, or representation, either expressed or implied, is included or intended herein.

Client recognizes and agrees that:

1. The information in the Reports relates only to the property specifically described in the Proposal and Report;

2. The information and conclusions provided in the Report apply only to the subject property as they existed at the time of URS’ site examination. Should site use or conditions change or should there be changes in applicable laws, standards or technology, the information and conclusions in the Report may no longer apply;
3. URS makes no representations regarding the value or marketability of this property or it’s suitability for any particular use, and none should be inferred based on the Report;

4. The Report is intended to be used in its entirety and no excerpts may be taken to be representative of the findings of this investigation.

1.5 VALIDITY

This report was prepared in conformance with the ASTM Standard E 1527-05 approved November 18, 2005. The following components of this report must be updated after one hundred eighty (180) days of the date of this report if the property has not been acquired within that period of time:

1. Interviews with owners, operator and occupants;

2. Searches for recorded environmental cleanup liens;

3. Reviews of federal, tribal, state, and local government records;

4. Visual inspection of the property and of adjoining properties; and

5. The declaration of the environmental professional responsible for the assessment or update.
2.0 SITE DESCRIPTION

Information concerning the subject property was obtained from a site inspection conducted by Ms. Cary Friedman of URS August 2, 2013. A representative of the current building tenant provided access to the building.

2.1 PHYSICAL LOCATION AND DESCRIPTION OF PROPERTY

The subject property located at 470 Manhattan Avenue, Brooklyn Borough, NY. The property is identified on Tax Maps as Block 2714 Lot 33. The subject property is situated in a mixed commercial and residential setting in Brooklyn. The property consists of a one-story brick masonry warehouse building. The warehouse space in the building was filled with rows of floor to ceiling metal shelves full of boxes that appeared to contain paper files.

The general location of the subject property is shown on the Site Vicinity Map, Figure 1.

The City of New York (municipal) provides potable water and sanitary sewer services to the subject property. Electricity and natural gas is provided by Consolidated Edison (Con Ed) of New York. The tenant representative said the building was currently not heated or air conditioned.

2.2 ENVIRONMENTAL SETTING

Environmental characteristics including topography, geology, and hydrogeology were evaluated based on site observations, published literature, and available maps.

2.2.1 Topography

According to the United States Geological Service (USGS) 7.5-Minute Topographic Quadrangle Map entitled Brooklyn, NY (1995) the subject property is located at an elevation of approximately 16 feet above mean sea level (msl). Based on the topographic map and subject property observations, surface topography in the vicinity of the subject property appears to be gently sloping to the west.

2.2.2 Hydrogeologic Conditions

Groundwater flow direction and depths may vary season to season based amounts of precipitation, geology, underground structures, and de-watering activities. Shallow groundwater flow typically mimics surface topography, but can also flow towards nearby surface water bodies. Surface topography near the site slopes very slightly to the west according to the EDR report. Records reviewed of nearby properties containing groundwater wells indicate that groundwater flows to the north/northeast towards Newtown Creek. Absent direct groundwater measurements at the site, URS considers sites to the east of the subject property as upgradient.
Groundwater in this area is not used as a source of drinking water, but groundwater in this area is classified as Class GA, a source of potable water. The subject property is located in an area of Brooklyn with historic groundwater contamination stemming from historic industrial activities.

2.2.3 Soils

According to The EDR Radius Map™ Report with GeoCheck®, soil in the subject property vicinity is classified as Urban Land, which is land that has been heavily disturbed by development in a highly urbanized area. Since the soil’s original structure and content have been altered by human development, the soil at the subject property has lost its original characteristics and is thus unidentifiable.

2.2.4 Surface Water

During the site reconnaissance, no natural surface water bodies were identified on the subject property.

2.2.6 Wetlands

URS reviewed a United States Department of Interior, United States Fish & Wildlife Service (FWS) National Wetlands Inventory (NWI) map provided in The EDR Radius Map™ Report with GeoCheck® and information provided online by the FWS website. According to the NWI map, wetland areas were not identified on the subject property. Wetlands delineation was not performed as part of this assessment.
3.0 USER PROVIDED INFORMATION

As required by AAI, additional inquiries are required to be conducted by the property purchaser. These inquiries include:

1. Identification of environmental cleanup liens against the subject property;

2. Specialized knowledge or experience regarding the subject property;

3. Relationship of the purchase price to the fair market value if the subject property was not contaminated;

4. Commonly known or reasonably ascertainable information regarding the subject property; and

5. Degree of obviousness of the presence or likely presence of contamination at the subject property.

CREA (the “Client”) did not provide the additional inquiry information to URS via an Information Transmittal Form (ITF) and ASTM User Questionnaire.

3.1 TITLE RECORDS

Procurement and review of a 50 Year Chain-of-Title was not included in the scope of services for this project.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

According to the EDR Lien Search Report, environmental liens or activity and use limitations are not associated with the subject properties. The EDR lien search reflects a review of public records at the New York County Clerk and New York City Registry of Deeds. The search found no “environmental liens” and no “other activity and use limitations.”

A copy of the EDR Environmental Lien/AUL search is provided as Appendix A.

3.3 DATA GAPS

URS’ ability to identify past uses of the subject property was limited by the following conditions identified during URS’ review of historical resources:

- Data gaps of greater than five years were identified in historical information and documentation.

- Site access to all building spaces.

During this assessment, URS did not identify other significant data gaps in the reasonably ascertainable information reviewed and described in this report regarding the subject property which would be expected to impact our conclusions. The indiscernible historical resource information is not expected to change the conclusions of this report.

3.4 PREVIOUS INVESTIGATIONS

URS was not provided with any previous Environmental Assessment/Investigation Reports or Correspondence.
4.0 SITE INSPECTION

URS inspected the subject property on August 2, 2013. Weather conditions at the time of the inspection were sunny and approximately 80 degrees Fahrenheit. Site activities included a walking inspection of the subject property and a walking survey was also completed of adjoining properties and nearby properties listed in the EDR Radius Map Report.

Photographs taken during URS’ site inspection are provided in Appendix B.

4.1 CURRENT USES OF THE PROPERTY

The subject property is situated in a mixed commercial/residential neighborhood which has numerous active construction sites in the immediate vicinity. The property is located at 470 Manhattan Avenue in the Williamsburg section of Brooklyn, Kings County, New York State. The subject property is located at a three-way intersection of Manhattan Avenue, Eckford Street, and Newton Street. The property consists of a one-story brick masonry warehouse building which takes up the entire site footprint. The building interior features a small amount of office space (inaccessible to URS on the date of inspection) and the main warehouse area which includes floor to ceiling metal shelves. The shelves were all full of file type boxes and indexed in alphabetical order.

The building is slab on grade constructed with no basement. The warehouse area has concrete floors in fair condition. One possible floor drain was observed, but no floor staining, or odors were observed during the inspection. Numerous pipes and electrical conduit pipes were visible at ceiling height and along the interior walls.

4.2 PAST USES OF THE PROPERTY

Available historical documents reviewed by URS dated back to 1887. Based on the documents reviewed, previous site uses were mostly storage of various products. Documents indicate that the current site building was constructed between 1951 and 1965 and it’s general use as a commercial warehouse has remained essentially unchanged.

Further information on the historical use of the subject property is presented in Section 6.0.

4.3 EXTERIOR AND INTERIOR SITE OBSERVATIONS

An exterior inspection of the subject properties found no visible indications of possible USTs. The tenant representative indicated that the building is currently not heated or air conditioned.

4.3.1 Hazardous Substances

Hazardous substances were not observed by URS during the site reconnaissance.
It is URS' opinion that the use and management of hazardous substances at the subject property is not an environmental concern.

4.3.2 Hazardous Wastes
URS did not observe hazardous waste or generation activities at the subject property during the site reconnaissance.

4.3.3 Solid Waste
During the site visit, the solid waste observed was minute and consisted of household waste, wastepaper, cardboard, general packaging. The City of New York collects solid waste from the subject property. No unusual stains or odors were observed near the solid waste cans at the time of the site visit. No grease bins were observed or reported at the subject property.

It is URS' opinion that the solid waste generation at the subject property is not an environmental concern.

4.3.4 Aboveground/ Underground Storage Tanks
No aboveground storage tanks (ASTs) or underground storage tanks (USTs) were observed or reported during the site visit.

4.3.5 Drums and Containers
Other than the materials discussed in Section 4.3.1, containers observed on the subject property during the site visit were limited to janitorial cleaning products and building maintenance products. These materials were mostly stored in retail-sized containers.

It is URS' opinion that the management of containers at the subject property is not an environmental concern at this time.

4.3.6 Wells
No potable, injection, or dry wells were observed on the subject property during the site visit. According to EDR’s radius report, one USGS well is located within 1/8 of a mile of the site; USGS well ID 40000829707 is located within 1/8 of a mile of the site to the south/southeast. The subject property building is connected to the New York City municipal water system.

4.3.7 Drains and Sumps
URS observed one floor drain during the site inspection.

Storm water runoff is collected in roof drains and municipal catch basins in the adjacent roadways, which are reportedly connected to the combined sewer system.
It is URS' opinion that the drains at the subject property are not an environmental concern at this time.

4.3.8 Wastewater

Wastewater generated at the subject property is limited, the tenant representative said there was one bathroom in the office area which was not accessible for inspection. No process wastewater is generated at the subject property. The wastewater discharges to the municipal sanitary system operated by the City of New York.

It is URS' opinion that the wastewater at the subject property is not an environmental concern.

4.3.9 Pits, Ponds, and Lagoons

Pits, ponds, and lagoons were not observed on the subject property during the site visit.

4.3.10 PCB-Containing Equipment

Suspected PCB-Containing Equipment was not observed on the subject property during the site visit.

4.3.11 High Tension Power Lines

No overhead high tension power lines were observed to be located within 300-feet of the subject property.

4.3.12 Elevated Lead Levels in Water

A lead in drinking water survey was not conducted nor included in the authorized scope of services.

4.3.13 Lead-in-Paint

A lead in paint survey was not conducted nor included in the authorized scope of services.

4.3.14 Radon

A radon screening survey was not conducted nor included in the authorized scope of services.

4.3.15 Asbestos

An asbestos survey was not conducted nor included in the authorized scope of services. However, given the age of the buildings, asbestos-containing material is likely present in building materials.

4.3.16 Mold Conditions

A formal mold assessment was not included in the scope of work.

4.3.17 Other Physical Evidence of Contamination

No unusual odors, pools of waste liquids, runoff patterns, and berms were observed on the subject property during the site inspection.
5.0 ADJOINING AND SURROUNDING LAND USE

URS performed a visual inspection of readily visible areas of adjacent properties. The following description of the current uses of adjoining properties and surrounding properties of potential environmental concern is based on URS’ observations on the date of the inspection and onsite interviews with real estate brokers and tenants.

5.1 CURRENT USES OF ADJACENT PROPERTIES

The subject property is located in the Williamsburg section of Brooklyn Borough, NY in an area that consists of mainly commercial and residential properties. In general, prominent adjoining land uses are as follows:

North: The subject property is bound to the north by a single story commercial building (16 Eckford Street) which houses a gym. North of that are residential buildings of more recent construction.

East: The subject property is bound to the east by a one-story commercial building that fronts on Newton Street.

South: The subject property is bound to the south by Manhattan Avenue, a mid-rise residential building (southeast) and Junior High School No. 126 (southwest).

West: The subject property is bound to the west by Eckford Street and Junior High School No. 126.

Additional information concerning neighboring facilities is discussed further in the appropriate portions of Section 7.0.

5.2 SURROUNDING PROPERTIES OF POTENTIAL ENVIRONMENTAL CONCERN

Based on URS’ observations during the site reconnaissance of visible areas of properties adjacent to the subject property, no properties of potential environmental concern were identified adjacent to the subject property with the exception of those identified in Section 7.0.
6.0 HISTORIC SITE AND SURROUNDING PROPERTY CONDITIONS

The history of land use on and near the subject property was evaluated from interviews, review of historical information and other documents referenced in Section 10.0.

6.1 CURRENT AND PRIOR OWNERSHIP

Procurement and review of a 50 Year Chain-of-Title was not included in the scope of services for this project.

6.2 INTERVIEWS

A representative of the tenant provided access to the subject property and information provided by the tenant representative is included throughout this report.

6.3 AERIAL PHOTOGRAPHS

Information regarding past site land use was obtained by a monoscopic review of historical aerial photographs obtained from EDR for the years 1924, 1941, 1954, 1966, 1975, 1984, 1994, 1995, 2006, 2009, and 2011 (Appendix C). The following is a summary of the review:

1924-1954 The subject property and site vicinity are shown as partially developed. An L-shaped building is shown on the subject property in the 1924 photograph. A different building is shown on the 1954 aerial. Adjacent to the site in the north, east, and south directions are densely developed. Land adjacent to the west is largely undeveloped.

1966-2011 The subject property was shown as developed with the current structure. Adjacent properties in north, east, and south directions remained densely developed. Adjacent to the west a large formally wooded lot was developed with multiple buildings and open air parking.

Based solely on the review of the historical aerial photograph, no RECs were identified associated with the subject property or adjacent properties.

6.4 SANBORNS FIRE INSURANCE MAPS

URS contacted EDR for information regarding Sanborn™ Fire Insurance Maps for the subject property. Sanborn™ Maps are published detailed city maps, which were originally designed to meet the requirements of the fire insurance industry. Fire insurance maps provide detailed property information by outlining all buildings in applicable areas, showing construction types, building heights, building numbers, use by occupancy, as well as, the location and content of USTs/ASTs.

Sanborn™ Fire Insurance Rate Maps were available for this area to provide historical background of the subject property and its vicinity for the years 1887, 1905, 1916, 1942, 1951, 1965, 1978, 1979, 1983,
Numerous site features are densely depicted on the subject property and adjacent properties; however, the scale of these maps is not sufficient to view the majority of onsite and adjacent facilities feature’s names.

1887 The subject property is depicted as unimproved. The streets surrounding the location of the subject property are Newton Street, Ewen Street (no longer exists), and an unnamed street. The immediate vicinity of the site is also unimproved.

1905 The subject property is depicted as unimproved. The streets surrounding the subject property are in their modern configuration; the intersection of Manhattan Avenue, Newton Street, and Eckford Street.

1916 The subject property is depicted as improved with a Barrel Shed. A building labeled “Cooperage” is shown to the north. West of the subject property is shown as unimproved, an iron works is shown to the south, and Paint Manufacturing to the southeast.

1942 The subject property is depicted as partially developed by Cooperage (formerly to the north). Various types of storage facilities are depicted in the vicinity of the site including lumber storage to the north and truck storage to the south. East of the subject property is illegible.

1951 The subject property is still depicted as partially improved by Cooperage. Adjacent to the subject property to the north is depicted as metal container manufacturing.

1965 The subject property is depicted with the current site warehouse building; no site usage is indicated on the map. West of the subject property now houses Junior High School No. 126. An auto repair shop (including a filling station) is shown to the northwest. North of the subject property is depicted as storage. East of the site is depicted as a motor station with at least one gas tank.

1978 - 1989 The subject property is depicted as unchanged as is the immediate vicinity of the site.

1991 The subject property is depicted as unchanged; the lot to the north is no longer labeled as storage.

1993 – 2005 The subject property is depicted as unchanged as is the immediate vicinity of the site.

2006 – 2007 The subject property is depicted as unchanged however the lot across Newton Street to the south is no longer depicted as truck storage.

Based solely on the review of the Certified Sanborn® Map Report obtained from EDR, environmental concerns were identified associated with the gas tank depicted on the lot immediately to the east of the subject property.

6.5 CITY DIRECTORIES

City directories provide an indication of past activities at and around the subject property by listing the name of the occupant, residential or commercial, by address. URS reviewed city directories obtained from EDR for the years spanning 1928 through 2012 (Appendix C).
The subject property addresses identified multiple commercial listings in the 1928 through 2012 city directory abstracts. Of note, the target property at 470 Manhattan Avenue is listed as SherDel Transfer from 1997 through 2012. Haywin Textile Products in 1976, and Greenman Irving Steel Drums in 1949.

Nearby and adjacent addresses were identified with multiple listings in the city directories searched by EDR. Additional information concerning neighboring facilities is discussed further in the appropriate portions of Section 7.0.

Based solely on the review of The EDR-City Directory Abstract obtained from EDR, no environmental concerns were identified associated with the historical uses of the subject property or adjacent properties.

6.6 TOPOGRAPHIC MAPS


1900-1924   Due to the scale of the topographic map, observations of the subject property and adjacent properties were limited as site-specific detail was not provided. Local roadways were depicted in a slightly different configuration.

1947-1995   The subject property area shown on the maps was shaded indicating it was a developed area of the City of New York. Roadways remained depicted similar to their current configurations surrounding the subject property area except that between 1947 and 1956 the Brooklyn Queens Expressway is now indicated on the maps.

Based solely on the review of the EDR Historical Topographic Map Report, environmental concerns were not identified associated with the historical uses of the subject property or adjacent properties.
7.0 REGULATORY AGENCY REVIEW

7.1 DATABASE SEARCH

URS reviewed information gathered from several environmental databases compiled by EDR in order to evaluate, to the extent possible, whether activities on or near the subject property have the potential to create adverse environmental impacts on the subject property. EDR reviews databases compiled by Federal, state, and local government agencies. The complete list of databases is provided in Appendix D.

It should be noted that this information is reported as URS received it from EDR, which in turn reports information as it is provided in various government databases. It is not possible for either URS or EDR to verify the accuracy or completeness of information contained in these databases. However, the use of and reliance on this information is a generally accepted practice in the conduct of environmental due diligence. A description of the pertinent databases searched and the information obtained is summarized below:

<table>
<thead>
<tr>
<th>AGENCY DATABASE</th>
<th>SURVEY DISTANCE</th>
<th>NO. OF SITES IDENTIFIED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>STANDARD ENVIRONMENTAL RECORD SOURCES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Federal NPL site list</td>
<td>1.0 mile</td>
<td>0</td>
</tr>
<tr>
<td>Federal Delisted NPL site list</td>
<td>1.0 mile</td>
<td>0</td>
</tr>
<tr>
<td>Federal CERCLIS list</td>
<td>0.5 mile</td>
<td>0</td>
</tr>
<tr>
<td>Federal CERCLIS NFRAP site list</td>
<td>0.5 mile</td>
<td>1</td>
</tr>
<tr>
<td>Federal RCRA CORRACTS facilities list</td>
<td>1.0 mile</td>
<td>0</td>
</tr>
<tr>
<td>Federal RCRA non-CORRACTS TSD facilities list</td>
<td>0.5 mile</td>
<td>0</td>
</tr>
<tr>
<td>Federal RCRA generators list</td>
<td>0.25 mile</td>
<td>4</td>
</tr>
<tr>
<td>RCRA-LQG</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>RCRA-SOG</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>RCRA-CESQG</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Federal institutional control/engineering control registries</td>
<td>0.5 mile</td>
<td>0</td>
</tr>
<tr>
<td>Federal ERNS list</td>
<td>Property</td>
<td>0</td>
</tr>
<tr>
<td>State and tribal lists of potentially hazardous waste sites –equivalent CERCLIS: SHWS VAPOR REOPENED</td>
<td>1.0 mile</td>
<td>7</td>
</tr>
<tr>
<td>State and tribal landfill and/or solid waste disposal site lists SWF/LF</td>
<td>0.5 mile</td>
<td>1</td>
</tr>
<tr>
<td>State and tribal leaking storage tank lists LTANKS</td>
<td>0.5 mile</td>
<td>25</td>
</tr>
<tr>
<td>And Target Property</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>