APPENDIX E

Freedom of Information Act Requests and Responses
April 14, 2014

Fire Department, City of New York
Bureau of Revenue Management
9 MetroTech East
Brooklyn, New York 11201-3857

Re: Freedom of Information Request
101 Lincoln Avenue
Bronx, New York
Block 2316, Lot 1
Langan Project No.: 170301301

Dear Sir or Madam:

Pursuant to the Federal Freedom of Information Act (5 U.S.C 552 et seq.) dealing with the examination and duplication of documents maintained by public agencies, Langan is requesting any information or copies of files regarding environmental conditions on the above property, such as environmental permits, notices of violations, spill/discharge incidents, storage or disposal of hazardous substances, Underground Storage Tanks (USTs), Leaking Underground Storage Tanks (LTANKs), asbestos abatement, and any other environmental reports that your department may have.

The subject property is located at 101 Lincoln Avenue (Tax Block 2316, Lot 1) in Bronx, New York.

Please contact me at 203-562-5771 with any questions or send your response to my attention at rwohlstrom@langan.com or at the below address:

Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
555 Long Wharf Drive, 9th floor
New Haven, CT 06511

Thank you in advance for your cooperation.

Sincerely,

Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.

[Signature]

Ryan Wohlstrom
Senior Staff Engineer
May 31, 2013

Attn: Records Access Officer
New York City Department of Environmental Protection
Bureau of Legal Affairs
59-17 Junction Boulevard, 19th Floor
Corona, New York 11368

Re: Freedom of Information Request
23-10 Queens Plaza South
Long Island City, New York
Block 425, Lot 5
Langan Project No.: 170244602

Dear Sir or Madam:

Pursuant to the Federal Freedom of Information Act (5 U.S.C 552 et seq.) dealing with the examination and duplication of documents maintained by public agencies, Langan is requesting any information or copies of files regarding environmental conditions on the above property, such as environmental permits, notices of violations, spill/discharge incidents, storage or disposal of hazardous substances, Underground Storage Tanks (USTs), Leaking Underground Storage Tanks (LTANKs), asbestos abatement, and any other environmental reports that your department may have.

The subject property is located at 23-10 Queens Plaza South (Tax Block 425, Lot 5) in Long Island City, New York.

Please contact me at 212-479-5483 with any questions or send your response to my attention at rwohlstrom@langan.com or at the below address:

Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
21 Penn Plaza
360 West 31st Street, 8th floor
New York, New York 10001-2727

Thank you in advance for your cooperation.

Sincerely,

Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.

Ryan Wohlstrom
Senior Staff Engineer
Thank You For Filling Out This Form

Shown below is your submission to NYC.gov on Monday, April 14, 2014 at 11:10:12

This form resides at http://www.nyc.gov/html/dep/html/contact_us/foil.shtml

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<tr>
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<td>BEC-Asbestos, BEC-Air, BEPA, BPS, BWT-Pretreatment</td>
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<td>Pursuant to the Federal Freedom of Information Act (5 U.S. C 552 et seq.) dealing with the examination and duplication of documents maintained by public agencies, Langan is requesting any information or copies of file regarding environmental conditions on the below property, such as environmental permits, notices of violations, spill/discharge incidents, storage or disposal of hazardous substances, Underground Storage Tanks (USTs), Leaking Underground Storage Tanks (LUST), asbestos abatement, and any other environmental report that your department may have. The subject property is located at 101 Lincoln Avenue in Bronx, New York (Block 2316, Lot 1). Please contact me at 203-562-5771 with any questions.</td>
</tr>
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<td>time-frame:</td>
<td>All</td>
</tr>
<tr>
<td>first-name:</td>
<td>David</td>
</tr>
<tr>
<td>last-name:</td>
<td>Granucci</td>
</tr>
<tr>
<td>phone:</td>
<td>203-562-5771</td>
</tr>
<tr>
<td>organization:</td>
<td>Langan</td>
</tr>
<tr>
<td>address:</td>
<td>555 Long Wharf Drive</td>
</tr>
<tr>
<td>city:</td>
<td>New Haven</td>
</tr>
<tr>
<td>state:</td>
<td>CT</td>
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<tr>
<td>zip-code:</td>
<td>06511</td>
</tr>
<tr>
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<td>Tax Block 2316, Lot 1</td>
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<tr>
<td>date:</td>
<td>4/14/2014</td>
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</table>
April 14, 2014

New York State Department of Environmental Conservation
Attn: Record Access Officer
625 Broadway
Albany, NY 12237

Re: Freedom of Information Request
101 Lincoln Avenue
Bronx, New York
Block 2316, Lot 1
Langan Project No.: 170301301

Dear Sir or Madam:

Pursuant to the Federal Freedom of Information Act (5 U.S.C 552 et seq.) dealing with the examination and duplication of documents maintained by public agencies, Langan is requesting any information or copies of files regarding environmental conditions on the above property, such as environmental permits, notices of violations, spill/discharge incidents, storage or disposal of hazardous substances, Underground Storage Tanks (USTs), Leaking Underground Storage Tanks (LTANKs), asbestos abatement, and any other environmental reports that your department may have.

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Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
555 Long Wharf Drive, 9th floor
New Haven, CT 06511

Thank you in advance for your cooperation.

Sincerely,
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.

[Signature]
Ryan Wohlstrom
Senior Staff Engineer
TO THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION:

I hereby apply to inspect the following records under the provisions of the Freedom of Information Law:

Address of Facility or Site (if applicable)

287 East Houston Street, New York, New York (Block 350, Lot 18)

Spill No. (if applicable) __________________________________ Facility ID No. (if applicable) ________________________________

PBS No. (if applicable) ________________________________________ Other: ________________________________________________

After inspection, should I desire copies of all or part of the records inspected, I will identify the records to be copied and hereby offer to promptly pay the established fees. (Cost of reproduction or 25¢ per page as applicable). Contact me if cost will exceed $_______.

Name (Print or type) Ryan Wohlstrom Telephone No. 2035625771 Fax No. 2037896142
Company (if applicable) Langan Engineering E-Mail Address Rwohlstrom@langan.com
Mailing Address 555 Long Wharf Drive, New Haven, CT 06511

Signature __________________________ Date_____________________

TO APPLICANT:

RECORDS PROVIDED

_____ The reproduction costs for the records provided $______

_____ Records have been (partially, fully) provided

(If not provided, date when records are expected to be fully provided: ____________)

RECORDS NOT AVAILABLE

_____ Records cannot be located after a diligent search _____ The Department is not the custodian for records indicated

RECORDS DENIED

I hereby advise that access to the records, or part of the records, has been denied for the reason(s) checked below:

_____ Specifically exempt by another statute

_____ Unwarranted invasion of privacy

_____ Would impair present or imminent contract awards or collective bargaining negotiations

_____ Trade secrets

_____ Compiled for law enforcement purposes

_____ Could endanger life or safety of any other person

_____ Inter-agency or intra-agency materials that are not:

• statistical or factual tabulations or data
• instructions to staff that affect the public
• final agency policy or determinations; or
• external audits, including but not limited to audits performed by the comptroller and the Federal government

_____ Other exemptions (as applicable)

Records Custodian signature __________________________ Date: __________________
INSTRUCTIONS

TO APPLICANT: (The completion of this form is voluntary; however, it will facilitate access to records you seek.)

1. Please identify the specific records you wish to inspect under the "applicant" portion of this form, sign and date in the appropriate place, and give or mail to the Records Access Officer, NYS Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1500. In the alternative, you may send your request electronically to foil@gw.dec.state.ny.us.

2. If after inspection you should desire copies, identify to the Records Custodian the specific records to be copied. Make check or money order payable to the “New York State Department of Environmental Conservation” for copies reproduced by the Department.

3. If you are denied access to records or portions of records, you may submit a written appeal to the FOIL Appeals Officer, Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1500. Such appeal has to be made within 30 days after the denial. Please attach a copy of this form showing the "Records Denied" portion when filing your appeal. The FOIL Appeals Officer will evaluate the appeal and respond in writing to you within ten (10) business days after receipt of the appeal.

TO DEC RECORDS CUSTODIAN:

1. Conduct search for records:
   1a. If records requested for inspection are not in the custody of the Department, advise the applicant if possible as to the identity and location of the proper custodial agency.
   1b. If records are found, determine accessibility (in accordance with Public Officers Law Section 87.2)

2. After determination of accessibility:
   2a. If accessible—make available to applicant for inspection.
   2b. If not accessible—complete "Records Denied" portion of this form, make and retain one copy of completed form, and give original to applicant fully explaining reason for denial.

3. If applicant desires copies—collect total cost from applicant, and make copies (or arrange with applicant to have copies made with outside vendor and applicant pays vendor). Originals must be returned to Department Records Custodian(s).

4. If you are not able to respond to a request within five (5) business days, acknowledge receipt of the request in writing by the fifth business day and estimate when your final response will be made. If a request can not be fulfilled within (20) business days from the date of the acknowledgment letter, you must advise the requester of a date certain for completion of the request.

SPECIAL NOTE

See www.dec.ny.gov/public/373.html for answers to the most commonly asked questions about DEC and the New York State Freedom of Information Law.
April 14, 2014

New York State Department of Health
Attn: Record Access Officer
Corning Tower, Room 2348
Albany, NY 12237

Re: Freedom of Information Request
101 Lincoln Avenue
Bronx, New York
Block 2316, Lot 1
Langan Project No.: 170301301

Dear Sir or Madam:

Pursuant to the Federal Freedom of Information Act (5 U.S.C 552 et seq.) dealing with the examination and duplication of documents maintained by public agencies, Langan is requesting any information or copies of files regarding environmental conditions on the above property, such as environmental permits, notices of violations, spill/discharge incidents, storage or disposal of hazardous substances, Underground Storage Tanks (USTs), Leaking Underground Storage Tanks (LTANKs), asbestos abatement, and any other environmental reports that your department may have.

The subject property is located at 101 Lincoln Avenue (Tax Block 2316, Lot 1) in Bronx, New York.

Please contact me at 203-562-5771 with any questions or send your response to my attention at rwohlstrom@langan.com or at the below address:

Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
555 Long Wharf Drive, 9th floor
New Haven, CT 06511

Thank you in advance for your cooperation.

Sincerely,
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.

Ryan Wohlstrom
Senior Staff Engineer
Dear Record Access Officer:

I, David Granucci, request copies of any inspection reports and/or records located in the Bureau of Health and Mental Hygiene, of the New York City Department of Health and Mental Hygiene.

The records pertain to:

- Lead Poisoning
- Animal bite
- Employment/Human Resources
- Contracts/RFPs
- Pest Control
- Correctional Health
- Early Intervention
- Food Safety
- Mental Health
- Communicable Diseases
- School Health
- Day Care
- Other: ____________________________________________________________

Please specify/describe the records you are requesting from the above program(s):

Environmental permits, notices of violations, spills/discharge incidents, storage or disposal of hazardous substances, Underground Storage Tanks (USTs), Leaking Underground Storage Tanks (LUST), asbestos abatement, and any other environmental reports for the property located at 101 Lincoln Avenue in Bronx, NY (Block 2316, Lot 1)

________________________________________________________________________

There is a charge of 25¢ per page or actual costs of reproduction, payable in advance.

Requester’s Name: David Granucci

(Please print) (Signature)

Requester’s Organization: Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.

Requester’s Address: 555 Long Wharf Drive, New Haven, CT 06511

Street City State Zip code

Telephone Number: (203) 562-5771 E-mail: dgranucci@langan.com

For more information, please visit: FOIL Requests page.
Pursuant to the Federal Freedom of Information Act (5 U.S. C 552 et seq.) dealing with the examination and duplication of documents maintained by public agencies, Langan is requesting any information or copies of file regarding environmental conditions on the below property, such as environmental permits, notices of violations, spill/discharge incidents, storage or disposal of hazardous substances, Underground Storage Tanks (USTs), Leaking Underground Storage Tanks (LUST), asbestos abatement, and any other environmental report that your department may have. The subject property is located at 101 Lincoln Avenue in Bronx, New York (Block 2316, Lot 1).

Please contact me at 203-562-5771 with any questions.
APPENDIX F

Deed Records
THIS INDENTURE, made the 20th day of December, nineteen hundred and Sixty-five
BETWEEN
G.P. HOLDING CORPORATION, a New York corporation having its
office & principal place of business at 777 East 138th Street,
Bronx, New York
party of the first part, and
GEROSA Haulage & Warehouse Corporation, a New
York corporation having its office & principal place of business at
777 East 138th Street, Bronx, New York
party of the second part,
WITNESSETH, that the party of the first part, in consideration of One Hundred and no/100 -
- - - - - - - - - - - - - - - - ($100.00) - - - - - - - -
and other good & valuable consideration paid
lawful money of the United States.
by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,
ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
by, and being in the Borough and County of the Bronx, City and State of
New York, bounded and described as follows:
BEGINNING at the southwesterly corner of Bruckner (formerly Southern)
Boulevard and Lincoln Avenue and running thence southerly along the
westerly line of Lincoln Avenue 240 feet to old high water mark on
the easterly shore of Harlem River; thence northwesterly along the
line of old high water mark about 411.73 feet to the westerly line
of the property acquired by the Mayor, Aldermen and Commonalty of
the City of New York in the proceeding commonly known as the Third
Avenue Bridge Proceeding; thence northeasterly and along said
easterly line 54.893 feet to the southerly line of Bruckner (formerly
Southern) Boulevard; thence easterly along the southerly line of
Bruckner (formerly Southern) Boulevard about 333.16 feet to the
point or place of Beginning; be said dimensions and distances more
or less. And also all the right, title and interest of the Party
of the First Part in and to the lands, rights, and privileges
granted to Lewis Morris by Letters Patent under the Great Seal of
the State of New York dated August 14, 1851, and recorded in the
Book of Patents No. 31, page 173 and conveyed by the Executor of
the said Lewis Morris to Clarence S. Brown by deed bearing date of
November 16, 1865, and recorded in the Office of the Register of
Westchester County in Liber 619 of Deeds at page 433, and conveyed
by said Clarence S. Brown to Bryan Lawrence by deed bearing date
May 12, 1889, and recorded in the Office of the Register of West-
chester County, in Liber 673 of Deeds at page 467 on May 14, 1889,
of, in and to all that part of the same bounded and described as
follows:
BEGINNING at the line of old high water mark on the westerly line
of Lincoln Avenue at a point distant 240 feet southerly from the
southwesterly corner of Bruckner (formerly Southern) Boulevard
and Lincoln Avenue; running thence southerly along the westerly line of Lincoln Avenue 190 feet, more or less, to the old boundary line between the Counties of New York and Westchester; thence northwesterly along the old boundary line between the Counties of New York and Westchester about 518.705 feet to the easterly line of the property acquired by the Mayor, Aldermen, Commonalty of the City of New York in the proceeding commonly known as the Third Avenue Bridge Proceeding; thence northeasterly along said easterly line 186.971 feet to the old high water line of the easterly shore of the Harlem River; thence southeasterly along old high water line of Harlem River about 411.73 feet to the westerly line of Lincoln Avenue at the point or place of Beginning, be the same more or less.

TOGETHER with all the right, title and interest of the Party of the First Part of, in and to the lands under water and the water rights and privileges in front of said premises to the bulkhead line.
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and
roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to
said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs of
successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of
the first part will receive the consideration for this conveyance and will hold the right to receive such consider-
ation as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply
the same first to the payment of the cost of the improvement before using any part of the total of the same for
any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first
above written.

IN PRESENCE OF:

G.D. HOLDING CORPORATION

By: [Signature] Pres.
On the 20th day of December 1965, before me personally came FRANK GEROSA to me known, who, being by me duly sworn, did depose and say that he resides at No. 75 Highview Terrace, Yonkers, New York, and that he is the President of G.B. HOLDING CORPORATION, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF NEW YORK
On the 20th day of December 1965, before me personally came FRANK GEROSA to me known, who, being by me duly sworn, did depose and say that he resides at No. 75 Highview Terrace, Yonkers, New York, and that he is the President of G.B. HOLDING CORPORATION, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF NEW YORK
On the day of 19 , before me personally came to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

STATE OF NEW YORK, COUNTY OF NEW YORK
On the day of 19 , before me personally came to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Bargain and Sale Deed
WITHOUT COVENANT AGAINST GRANTOR'S ACTS

G.B. HOLDING CORPORATION

TO

GEROSA HAULAGE & WAREHOUSE CORPORATION

STANDARD FORM OF NEW YORK BOARD OF TITLE INSURERS
Prepared by
THE TITLE GUARANTEE COMPANY
CHARTERED 1888 IN NEW YORK

Recorded At Request of The Title Guarantee Company
RETURN BY MAIL TO:

FRIDELMAN, MARX & HANDLER, ESQS.
233 Broadway, NYC (7)

OFFICE OF CITY REGISTER
Bronx County
RECORDED IN DEEDS
Witness my hand and official seal

CITY REGISTER
APPENDIX G

New York City Department of Building Records
NYC Department of Buildings

Property Profile Overview

101 LINCOLN AVENUE
LINCOLN AVENUE 101 - 101
3 AVENUE NO NUMBER
BRUCKNER BOULEVARD NO NUMBER

BRONX 10454
Health Area: 4700
Census Tract: 19
Community Board: 201
Buildings on Lot: 1

BIN# 2000759
Tax Block: 2316
Tax Lot: 1
Condo: NO
Vacant: NO

View DCP Addresses... Browse Block

View Zoning Documents View Challenge Results Pre - BIS PA View Certificates of Occupancy

STOP WORK ORDER EXISTS ON THIS PROPERTY

Cross Street(s): EAST 132 STREET, BRUCKNER BOULEVARD

DOB Special Place Name:
DOB Building Remarks:

Landmark Status: Special Status: N/A
Local Law: NO Loft Law: NO
SRO Restricted: NO TA Restricted: NO
UB Restricted: NO
Little 'E' Restricted: HAZMAT/NOISE/AIR Grandfathered Sign: NO
Legal Adult Use: NO City Owned: NO

Additional BINS for Building: NONE

Special District: MX-1 - MIXED USE-1 (PORT MORRIS, BX)

This property is located in an area that may be affected by the following:

Tidal Wetlands Map Check: Yes
Freshwater Wetlands Map Check: No
Coastal Erosion Hazard Area Map Check: No

Click here for more information

Department of Finance Building Classification: G1-GARAGE/GAS STATN

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

Elevator Records
- Electrical Applications
- Permits in-Process / Issued
- Illuminated Signs Annual Permits
- Plumbing Inspections
- Open Plumbing Jobs / Work Types
- Facades
- Marquee Annual Permits
- Boiler Records
- DEP Boiler Information
- Crane Information
- After Hours Variance Permits

Complaints 2 0
Violations - DOB 4 0
Violations - ECB (DOB) 0 0
Jobs/Filings 5
ARA / LAA Jobs 1
Total Jobs 6
Actions 5

OR Enter Action Type: 
OR Select from List: Select... ▼
AND Show Actions
If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.
NYC Department of Buildings

Overview for Complaint #:2070200 = RESOLVED

Complaint at: 101 LINCOLN AVENUE

BIN: 2000759
Borough: BRONX
ZIP: 10454

Re: FAILURE TO PROVIDE REQD INFO FOR APPL #200515889

Category Code: 83  CONSTRUCTION -CONTRARY/BEYOND APPROVED PLANS/PERMITS

DOB District: N/A

Assigned To: BRONX BOROUGH OFFICE

Priority: D

Received: 05/13/2005 09:36
Owner: GEROSA INC

Block: 2316 Lot: 1 Community Board: 201

Last Inspection: 08/01/2005 - - BY BADGE # 1851
Disposition: 09/11/2006 - A3 - FULL STOP WORK ORDER SERVED
Comments: NON COMPLIANCE FOR APPLICATION #200515889

DOB Violation #: 080105C0101WMM - 195117
Previous Violations: DOB: 080105C0101WMM - 195117

Complaint Disposition History

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<th>Disposition Date</th>
<th>Disposition Code</th>
<th>Disposition</th>
<th>Inspection By</th>
<th>Date</th>
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</table>

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.
NYC Department of Buildings

DOB Violations

Premises: 101 LINCOLN AVENUE BRONX

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<tr>
<td>V* 021097LL629111738</td>
<td>DOB VIOLATION - DISMISSED</td>
<td>02/10/1997</td>
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<td>V* 091697LL6291197235</td>
<td>DOB VIOLATION - DISMISSED</td>
<td>09/16/1997</td>
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<tr>
<td>V* 050312BENCH01122</td>
<td>DOB VIOLATION - DISMISSED</td>
<td>05/03/2012</td>
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If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.
NYC Department of Buildings

DOB Violation Display for 082995LL629117883

<table>
<thead>
<tr>
<th>Premises: 101 LINCOLN AVENUE BRONX</th>
<th>BIN: 2000759</th>
<th>Block: 2316</th>
<th>Lot: 1</th>
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<td>Device No.: 00089372 - 01-COMMERCIAL</td>
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<td>Violation Number: 17883</td>
<td>Description:</td>
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<td>ECB No.:</td>
<td>Disposition: D - DISMISSED</td>
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<td>Infraction Codes:</td>
<td>Date: 01/31/1996</td>
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<td>Description:</td>
<td>Inspector: 12</td>
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<td>Disposition:</td>
<td>Comments: DISMISSED PENALTY PAID SEE INV#60098516</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.
NYC Department of Buildings

DOB Violation Display for 021097LL629111738

Premises: 101 LINCOLN AVENUE BRONX

Issue Date: 02/10/1997
Violation Type: LL6291 - LOCAL LAW 62/91 - BOILERS
Violation Number: 11738

Violation Category: V - DOB VIOLATION - DISMISSED
Device No.: 00089372 - 01-COMMERCIAL

ECB No.: 
Infraction Codes: 
Description: 

Disposition:
Code: D - DISMISSED
Date: 09/17/1997

Inspector: 12

Comments: DISMISSED PENALTY PAID SEE INV#60147638 CK#82707804 $20,000

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.
NYC Department of Buildings

DOB Violation Display for 091697LL6291197235

Premises: 101 LINCOLN AVENUE BRONX

Issue Date: 09/16/1997
Violation Type: LL6291 - LOCAL LAW 62/91 - BOILERS
Violation Number: 197235

Violation Category: V* - DOB VIOLATION - DISMISSED
Device No.: 00089372 - 01-COMMERCIAL

ECB No.: 
Infraction Codes: 
Description: 

Disposition:

Code: D - DISMISSED
Date: 04/29/1998

Inspector: 12

Comments: DISMISSED PENALTY PAID INV#60166441 AMT$500.00 CK#00158049.

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.
NYC Department of Buildings

DOB Violation Display for 050312BENCH01122

Premises: 101 LINCOLN AVENUE BRONX

Issue Date: 05/03/2012
Violation Type: BENCH - FAILURE TO BENCHMARK
Violation Number: 01122
ECB No.: 

Violation Category: V" - DOB VIOLATION - DISMISSED
Device No.: 

Infraction Codes:
Description: FAILURE TO FILE BENCHMARKING REPORT OF ENERGY USE AS PER AD. CODE SEC. 28-309.4

Disposition:
Code: D - DISMISSED
Date: 08/21/2012
Inspector: 9999
Comments: PAID 20404547

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.
APPENDIX H

New York City Planning Commission Zoning Map
APPENDIX I

EDR Tax Map Search Info
101 Lincoln Avenue
101 Lincoln Avenue
Bronx, NY 10454

Inquiry Number: 3910510.6
April 14, 2014

The EDR Property Tax Map Report
Environmental Data Resources, Inc.’s EDR Property Tax Map Report is designed to assist environmental professionals in evaluating potential environmental conditions on a target property by understanding property boundaries and other characteristics. The report includes a search of available property tax maps, which include information on boundaries for the target property and neighboring properties, addresses, parcel identification numbers, as well as other data typically used in property location and identification.

Thank you for your business.
Please contact EDR at 1-800-352-0050 with any questions or comments.

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APPENDIX J

Aerial Photographs
EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR’s professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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**Date EDR Searched Historical Sources:**
Aerial Photography April 16, 2014

**Target Property:**
101 Lincoln Avenue
Bronx, NY 10454

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YEAR: 1994

= 500'
INQUIRY #: 3910510.12
YEAR: 2009

= 500’
APPENDIX K

Sanborn Fire Insurance Maps
The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Langan Environmental Services were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

### Certified Sanborn Results:

| Site Name: | 101 Lincoln Avenue |
| City, State, Zip: | Bronx, NY 10454 |
| Cross Street: | 101 Lincoln Avenue |
| P.O. # | 170301301 |
| Project: | 101 Lincoln Avenue |
| Certification #: | 9CF0-4ECD-85C6 |

Maps Provided:

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Langan Environmental Services (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

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Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

**2007 Source Sheets**

- Volume 9S, Sheet 1
- Volume 9S, Sheet 4
- Volume 9S, Sheet 5
- Volume 9S, Sheet 9

**2006 Source Sheets**

- Volume 9S, Sheet 1
- Volume 9S, Sheet 4
- Volume 9S, Sheet 5
- Volume 9S, Sheet 9

**2005 Source Sheets**

- Volume 8N, Sheet 92
- Volume 9S, Sheet 1
- Volume 9S, Sheet 4
- Volume 9S, Sheet 5
- Volume 9S, Sheet 9

**2004 Source Sheets**

- Volume 8N, Sheet 92
- Volume 9S, Sheet 1
- Volume 9S, Sheet 4
- Volume 9S, Sheet 5
- Volume 9S, Sheet 9
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.

- Volume 9S, Sheet 1
- Volume 9S, Sheet 4
- Volume 9S, Sheet 5
- Volume 9S, Sheet 9
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.

- Volume 9S, Sheet 1
- Volume 9S, Sheet 4
- Volume 9S, Sheet 5
- Volume 9S, Sheet 9
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.

Volume 8N, Sheet 92
Volume 9S, Sheet 1
Volume 9S, Sheet 4
Volume 9S, Sheet 5
Volume 9S, Sheet 9

Site Name: 101 Lincoln Avenue
Address: 101 Lincoln Avenue
City, ST, ZIP: Bronx NY 10454
Client: Langan Environmental Services
EDR Inquiry: 3910510.3
Order Date: 4/15/2014 10:47:00 AM
Certification #: 9CF0-4ECD-85C6
Copyright: 2002
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.

- Volume 9S, Sheet 1
- Volume 9S, Sheet 4
- Volume 9S, Sheet 5
- Volume 9S, Sheet 9

Site Name: 101 Lincoln Avenue
Address: 101 Lincoln Avenue
City, ST, ZIP: Bronx NY 10454
Client: Langan Environmental Services
EDR Inquiry: 38923112
Order Date: 4/10/2014 10:47:00 AM
Certification #: 9CF0-4ECD-85C6
Copyright: 1998
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.

- Volume 9S, Sheet 4
- Volume 9S, Sheet 5
- Volume 9S, Sheet 9
- Volume 9S, Sheet 1
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.

- Volume 9S, Sheet 1
- Volume 9S, Sheet 4
- Volume 9S, Sheet 5
- Volume 9S, Sheet 9
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.

Volume 9S, Sheet 1
Volume 9S, Sheet 4
Volume 9S, Sheet 5
Volume 9S, Sheet 9
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.

- Volume 8N, Sheet 92
- Volume 9S, Sheet 1
- Volume 9S, Sheet 4
- Volume 9S, Sheet 9
- Volume 9S, Sheet 5
- Volume 9S, Sheet 9

Certification #
9CF0-4ECD-85C6

Copyright: 1992

Order Date: 4/15/2014 10:47:00 AM
EDR Inquiry: 3910510.3

Site Name: 101 Lincoln Avenue
Address: 101 Lincoln Avenue
City, ST, ZIP: Bronx NY 10454
Client: Langan Environmental Services

4/15/2014 - 10:47:00 AM

Copyright: 1992

3910510 - 3  page 24
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.

Volume 9S, Sheet 1
Volume 9S, Sheet 4
Volume 9S, Sheet 5
Volume 9S, Sheet 9
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.

Volume 9S, Sheet 1
Volume 9S, Sheet 4
Volume 9S, Sheet 5
Volume 9S, Sheet 9
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Volume 9S, Sheet 1
Volume 9S, Sheet 4
Volume 9S, Sheet 5
Volume 9S, Sheet 9
Volume 8N, Sheet 92
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- Volume 9S, Sheet 1
- Volume 9S, Sheet 4
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- Volume 9S, Sheet 9
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- Volume 9S, Sheet 1
- Volume 9S, Sheet 4
- Volume 9S, Sheet 5
- Volume 9S, Sheet 9
This Certified Sanborn Map combines the following sheets.
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Volume 9S, Sheet 4
Volume 9S, Sheet 5
Volume 9S, Sheet 9
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Volume 9S, Sheet 1
Volume 9S, Sheet 4
Volume 9S, Sheet 5
Volume 9S, Sheet 9
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Volume 9S, Sheet 1
Volume 9S, Sheet 4
Volume 9S, Sheet 5
Volume 9S, Sheet 9
Volume 8N, Sheet 92
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Volume 9S, Sheet 1
Volume 9S, Sheet 4
Volume 9S, Sheet 5
Volume 9S, Sheet 9
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Volume 9S, Sheet 1
Volume 9S, Sheet 4
Volume 9S, Sheet 5
Volume 9S, Sheet 9
Volume 8N, Sheet 92
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- Volume 9S, Sheet 1
- Volume 9S, Sheet 4
- Volume 9S, Sheet 5
- Volume 9S, Sheet 9
This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

Volume 9, Sheet 1
Volume 9, Sheet 3
Volume 9, Sheet 4
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.

Volume 9, Sheet 1
Volume 9, Sheet 3
Volume 9, Sheet 4
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.

Volume Pier Maps, Sheet 22
Volume Pier Maps, Sheet 23
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.

Volume Pier Maps, Sheet 22
Volume Pier Maps, Sheet 23

Site Name: 101 Lincoln Avenue
Address: 101 Lincoln Avenue
City, ST, ZIP: Bronx, NY 10454
Client: Langan Environmental Services
EDR Inquiry: 3910510
Order Date: 4/15/2014 10:47:00 AM
Certification #: 9CF0-4ECD-85C6
Copyright: 1922

1922 Certified Sanborn Map
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.

Volume 9, Sheet 1
Volume 9, Sheet 3
Volume 9, Sheet xxxx
APPENDIX L

Historical USGS Topographic Quadrangle Maps Summary
101 Lincoln Avenue
101 Lincoln Avenue
Bronx, NY 10454

Inquiry Number: 3910510.4
April 15, 2014
EDR Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR’s Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

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Historical Topographic Map

**TARGET QUAD**

- **NAME:** CENTRAL PARK
- **MAP YEAR:** 1947
- **SERIES:** 7.5
- **SCALE:** 1:25000

**SITE NAME:** 101 Lincoln Avenue

- **ADDRESS:** 101 Lincoln Avenue
- **LAT/LONG:** 40.8076 / -73.9308

**CLIENT:** Langan Environmental Services

- **CONTACT:** David Granucci
- **INQUIRY#:** 3910510.4
- **RESEARCH DATE:** 04/15/2014
TARGET QUAD
NAME: CENTRAL PARK
MAP YEAR: 1956
SERIES: 7.5
SCALE: 1:24000

SITE NAME: 101 Lincoln Avenue
ADDRESS: 101 Lincoln Avenue
Bronx, NY 10454
LAT/LONG: 40.8076 / -73.9308

CLIENT: Langan Environmental Services
CONTACT: David Granucci
INQUIRY#: 3910510.4
RESEARCH DATE: 04/15/2014
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APPENDIX M

City Directory Abstract
The EDR-City Directory Abstract
Thank you for your business.
Please contact EDR at 1-800-352-0050 with any questions or comments.

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**EXECUTIVE SUMMARY**

**DESCRIPTION**

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1927 through 2013. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 100 feet of the target property.

A summary of the information obtained is provided in the text of this report.

**RESEARCH SUMMARY**

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

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<td>1940</td>
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<td>X</td>
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<td>1931</td>
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TARGET PROPERTY INFORMATION

ADDRESS
101 Lincoln Avenue
Bronx, NY 10454

FINDINGS DETAIL
Target Property research detail.

LINCOLN AVE

101 LINCOLN AVE

<table>
<thead>
<tr>
<th>Year</th>
<th>Uses</th>
<th>Source</th>
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<tr>
<td>2013</td>
<td>GEROSA INCORPORATED</td>
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<td>STANDARD BUS MAINTENANCE</td>
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<td>Gerosa Inc</td>
<td>Hill-Donnelly Information Services</td>
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<td>Cole Information Services</td>
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<td>1993</td>
<td>GEROSA CRANE SVCE CO INC</td>
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<td></td>
<td>GEROSA INC BRONX</td>
<td>New York Telephone</td>
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<td>GEROSA ROBERT L INC</td>
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<td>1983</td>
<td>GEROSA CRANE SVCE CO INC</td>
<td>New York Telephone</td>
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<td>New York Telephone Company</td>
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<td>GEROSA CRANE SVCE CO INC</td>
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<td></td>
<td>GEROSA HAULAGE &amp; WAREHOUSE CORP</td>
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LINCOLN PL

101 LINCOLN PL

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<td>MCKINNEY CAREW L</td>
<td>New York Telephone Company</td>
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<td>Year</td>
<td>Uses</td>
<td>Source</td>
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<tr>
<td>1965</td>
<td>MASIA PHILIP</td>
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ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

### LINCOLN AVE

#### 40 LINCOLN AVE

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<td>DEPEND A VERID EQUIPT CO</td>
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<td>BILL &amp; COIN CHANGERS BY HAMILTON</td>
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<td>CO-OP VENDORS OF N Y</td>
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### FINDINGS

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<td>HARLEM COAL BODY SRCE CO</td>
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<td>PEERLESS IRON WKS</td>
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#### LINCOLN RD

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<td>MEEK DOROTHY L</td>
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<td>MAY L C</td>
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<td>MENDELSOHN ETTA MRS</td>
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## FINDINGS

### 63 LINCOLN RD

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<td>MELNICK ABE</td>
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### W LINCOLN AVE

### 30 W LINCOLN AVE

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### 40 W LINCOLN AVE

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### W LINCOLN AVENUE

### 30 W LINCOLN AVENUE

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## FINDINGS

### TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

<table>
<thead>
<tr>
<th>Address Researched</th>
<th>Address Not Identified in Research Source</th>
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</thead>
<tbody>
<tr>
<td>101 Lincoln Avenue</td>
<td>1961, 1956, 1949, 1940, 1931, 1927</td>
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</table>

### ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

<table>
<thead>
<tr>
<th>Address Researched</th>
<th>Address Not Identified in Research Source</th>
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<td>Address Researched</td>
<td>Address Not Identified in Research Source</td>
</tr>
<tr>
<td>-------------------</td>
<td>------------------------------------------</td>
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</tbody>
</table>
APPENDIX N

Environmental Lien Search
101 Lincoln Avenue
101 Lincoln Avenue
Bronx, NY

Inquiry Number: 3910510.7
April 17, 2014

The EDR Environmental LienSearch™ Report

Environmental Data Resources Inc
The EDR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.
Please contact EDR at 1-800-352-0050 with any questions or comments.

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EDR Environmental LienSearch™ Report

TARGET PROPERTY INFORMATION

ADDRESS

101 Lincoln Avenue
101 Lincoln Avenue
Bronx, NY

RESEARCH SOURCE

Source 1: Bronx City Register
Source 2: Bronx County Clerk
Source 3: Bronx Department of Finance

DEED INFORMATION

Deed 1:
Type of Deed: Deed
Grantor: G. B. Holding Corporation
Grantee: Gerosa Haulage & Warehouse Corporation
Deed Recorded: 12/30/1965
Instrument: Book 2698, Page 49

LEGAL DESCRIPTION

Lot 1, Block 2316, also commonly known as 101 Lincoln Avenue, situated and lying in the City of Bronx, Bronx County, State of New York

Property Identifier: Block 2316 Lot 1

ENVIRONMENTAL LIEN

Found: ☐ Not Found: ❌

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Found: ☐ Not Found: ❌
Deed - Exhibit
THIS INDENTURE, made the 20th day of December, nineteen hundred and Sixty-five
BETWEEN
G.B. HOLDING CORPORATION, a New York corporation having its
office & principal place of business at 777 East 138th Street,
Bronx, New York

party of the first part, and
GEROSA HAULAGE & WAREHOUSE CORPORATION, a New
York corporation having its office & principal place of business at
777 East 138th Street, Bronx, New York

party of the second part,
WITNESSETH, that the party of the first part, in consideration of One Hundred and no/100 ---
and other good & valuable consideration

laid out in the lawful money of the United States.

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements therein erected, situate,

by name, being in the Borough and County of the Bronx, City and State of
New York, bounded and described as follows:

BEGINNING at the southwesterly corner of Bruckner (formerly Southern) Boulevard and Lincoln Avenue and running thence southerly along the
westerly line of Lincoln Avenue 240 feet to old high water mark on
the easterly shore of Harlem River; thence northwesterly along the
line of old high water mark about 411.73 feet to the easterly line
of the property acquired by the Mayor, Aldermen and Commonalty of
the City of New York in the proceeding commonly known as the Third
Avenue Bridge Proceeding; thence northeasterly and along said

easterly line 54.893 feet to the southerly line of Bruckner (formerly Southern) Boulevard; thence easterly along the southerly line of
Bruckner (formerly Southern) Boulevard about 333.16 feet to the
point or place of Beginning; be said dimensions and distances more
or less. And also all the right, title and interest of the Party
of the First Part in and to the lands, rights, and privileges
granted to Lewis Morris by Letters Patent under the Great Seal of
the State of New York dated August 14, 1851, and recorded in the
Book of Patents No. 31, page 173 and conveyed by the Executor of
the said Lewis Morris to Clarence S. Brown by deed bearing date of
November 16, 1865, and recorded in the Office of the Register of
Westchester County in Liber 519 of Deeds at page 435; and conveyed
by said Clarence S. Brown to Bryan Lawrence by deed bearing date
May 12, 1868, and recorded in the Office of the Register of West-
chester County, in Liber 673 of Deeds at page 467 on May 12, 1868,
of, in and to all that part of the same bounded and described as
follows:

BEGINNING at the line of old high water mark on the westerly line
of Lincoln Avenue at a point distant 240 feet southerly from the
southwesterly corner of Bruckner (formerly Southern) Boulevard
and Lincoln Avenue; running thence southerly along the westerly line of Lincoln Avenue 190 feet, more or less, to the old boundary line between the Counties of New York and Westchester; thence northerly along the old boundary line between the Counties of New York and Westchester about 518.205 feet to the easterly line of the property acquired by the Mayor, Aldermen, Commonalty of the City of New York in the proceeding commonly known as the Third Avenue Bridge Proceeding; thence northeasterly along said easterly line 186.971 feet to the old high water line of the easterly shore of the Harlem River; thence southeasterly along old high water line of Harlem River about 411.73 feet to the westerly line of Lincoln Avenue at the point or place of Beginning, be the same more or less.

TOGETHER with all the right, title and interest of the Party of the First Part of, in and to the lands under water and the water rights and privileges in front of said premises to the bulkhead line.
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs of successors and assigns of the party of the second part forever,

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

G.L. HOLDING CORPORATION

By: [Signature] Pres.
STATE OF NEW YORK, COUNTY OF NEW YORK

On the 20th day of December 1965, before me personally came FRANK GEROSA, to me known, who, being duly sworn, did depose and say that he resides at No. 75 Highview Terrace, Yonkers, New York, that he is the President of G.B. HOLDING CORPORATION, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

[Notary Public]

[Notary Seal]

Bargain and Sale Deed
Without Covenant Against Grantor's Acts

G.B. HOLDING CORPORATION

TO

GEROSA HAULAGE & WAREHOUSE CORPORATION

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

THE TITLE GUARANTEE COMPANY

CHARTERED 1858 IN NEW YORK

Recorded At Request Of The Title Guarantor Company
RETURN BY MAIL TO:

FRIEDMAN, MARX & HANDLER, ESQS.
233 Broadway, NYC (7)

OFFICE OF CITY REGISTER
Bronx County
RECORDED IN DEEDS
Witness my hand and official seal

CITY REGISTER
APPENDIX O

Radon Map
Michael D. Burke, LEED AP
Associate
Environmental Engineering and Remediation

15 years in the industry ~ 6 years with Langan

Mr. Burke is a geologist/environmental scientist whose practice involves site investigation and remediation, environmental site assessments, in-situ remedial technology, sub-slab depressurization system design, emergency response, environmental and geotechnical site investigations, and health and safety monitoring. He has experience with projects in the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup, Voluntary Cleanup and Spill Programs and New York City Department of Environmental Protection (NYCDEP) “E” Designated and New York City Brownfield Cleanup Program sites. He has extensive experience in soil and groundwater investigation and remediation, design of in-situ chemical oxidation and enhanced bioremediation strategies, Phase I Site Assessments, Phase II site investigations, UST Closures, NYSDEC spill closure, remedial excavation oversight and excavation and off-site treatment and/or disposal of contaminated soils.

Selected Projects

Meeker Avenue Plume Trackdown Site, Brooklyn, NY
Borden Avenue Distribution Facility, Queens, NY
Consolidated Edison of New York, West 17th Street Development Site (Former MGP Site), New York, NY
Consolidated Edison of New York, Governors Island Dielectric Fluid Spill, New York, NY
Montefiore Medical Center, PCB Remediation, Bronx, NY
New York University, 4 Washington Square Village Fuel Oil Remediation, New York, NY
New York City School Construction Authority (NYCSCA), Proposed New York City School Construction Sites, Boroughs of New York City, NY
Consolidated Edson of New York, East 60th Street Generating Station, New York, NY
82 Irving Place, New York, NY
1113 York Avenue, New York, NY
Peter Cooper Village/Stuyvesant Town, New York, NY
Superior Ink, New York, NY
Bronx Mental Health Redevelopment Project, Bronx, NY
2950 Atlantic Avenue, East New York, Brooklyn, NY
Consolidated Edison of New York, East 74th Street Generating Station, New York, NY
Gowanus Village I, Brooklyn, NY
Consolidated Edson of New York, First Avenue Properties, New York, NY
Queens West Development Corp. Stage II, Long Island City, Queens, NY

Education
M.S., Environmental Geochemistry
Rutgers University
B.S., Geological Sciences
Rutgers University
B.S., Environmental Science
Rutgers University

Professional Registration
OSHA Certification for Hazardous Waste Site Supervisor
OSHA 29 CFR 1910.120 Certification for Hazardous Waste Operations and Emergency Response
NJDEP Certification for Community Noise Enforcement
Troxler Certification for Nuclear Densometer Training
Michael D. Burke, LEED AP

Article X Project Experience, Proposed Electrical Generation Sites, Multiple Locations, New York State
Poletti Generating Station, Queens, NY
Arthur Kill Generating Station, Staten Island, New York, NY
K. Hovnanian, New Jersey Development Sites, New Jersey
Ryan J. Wohlstrom, EIT
Senior Staff Engineer
Environmental Engineering & Project Management

6 years in the industry

Mr. Wohlstrom is an environmental engineer with six years of experience. His environmental expertise includes Phase I and II Environmental Site Assessments, Underground Storage Tank (UST) permitting, removal specifications, and closure reporting; soil, soil gas, and groundwater remediation evaluation, innovative and sustainable remedial action design, environmental analysis, and oversight, design and specification generation for remediation operations with contaminants of concern to include polychlorinated biphenyls (PCBs), solvents, mercury, arsenic, lead, petroleum products, and asbestos. Mr. Wohlstrom is also experienced in the evaluation of laboratory analytical data and preparation of environmental reports. He regularly uses the latest Microsoft applications, all word-processing systems and AutoCAD.

Selected Projects

Columbia University, Manhattanville Development, New York, NY
Sheepshead Bay Development, Brooklyn, NY
Brooklyn Bridge Park Development, Brooklyn, NY
Goethals Bridge Development, New York, NY
Fashion Outlets of Niagara Falls, Town of Niagara, New York
Lehigh Northeast Cement Company Closed CKD Pile and Wetlands Assessments, Alsen NY
Gateway Estates Phase II, Brooklyn, NY
New York City Housing Authority (NYCHA), Various Sites in the Five Boroughs of New York City, NY
Hudson Yards, Terra Firma Development, New York, NY
29 Flatbush Avenue, Brooklyn, NY
Soil Vapor Remediation System Experience, Various Sites, Southern CA
Former Artistic Brass Facility, South Gate, CA
Hassayampa Superfund Site, Maricopa County, AZ
Client Confidential, Burbank, CA
Former CalStyle Manufacturing Facility, Compton, CA
Irvine Ranch Water District Cienega Filtration Project, Irvine, CA
Bolsa Chica Lowlands Assessment and Remediation, Orange County, CA
Post-Fire Emergency Response 2007 Santiago Fire, Orange County, CA
Lehigh Cement Company Cement Kiln Dust Pile, Metaline Falls, WA
Trident Plating, Santa Fe Springs, CA
Hi-Shear Corporation, Torrance, CA
Los Angeles Unified School District, San Pedro, CA
Newport Banning Ranch LLC, Newport Beach, CA
Client Confidential, Thousand Oaks, CA
Irvine Ranch Water District Cienega Filtration, Irvine, CA

Education
B.S., Engineering
Roger Williams University

Professional Registration
Engineer-in-Training (EIT)
OSHA 40-Hour HAZWOPER
Phase II Work Plan

For
101 Lincoln Avenue
Bronx, NY 10454
Block 2316, Lot 1
OER Project Number TBD

E-Designation E-145
CEQR Number 05DCP005X
Port Morris / Bruckner Blvd Rezoning

Prepared for:
NY developers
1825 65th Street
Brooklyn, NY 11204

Prepared by:

Environmental Business Consultants
1808 Middle Country Road
Ridge, NY 11961

October 2015
Introduction

This Phase II Investigation Work Plan has been developed for the above referenced site. The site is located within the Port Morris section of the borough of Bronx. The following work scope has been developed as per the OER meeting.

Site Location, Current Use, and Proposed Development Plan

The Site consists of one irregular-shaped lot located on the south side of Bruckner Boulevard, the south side of 3rd Avenue and the west side of Lincoln Avenue in the Port Morris neighborhood of the Borough of the Bronx, City of New York, and Bronx County, New York. The street address of the subject site is 101 Lincoln Avenue, Brooklyn, New York 10453 and is identified as Block 2316 Lot 1 on the NYC Tax Map (Figure 2). The lot includes approximately 430 feet of street frontage on Lincoln Avenue, 333 feet of frontage on Bruckner Boulevard and 241 feet of frontage on 3rd Avenue Bridge and extends approximately 518 feet deep for a total area of 133,700 sf. The site is currently developed with one L shaped two-story structure; occupied as office space.

The lot is currently zoned manufacturing and residential, M1-3 / R8, with no commercial overlay.

The proposed new building will consist of three new 25-story and one 18-story residential tower buildings. The towers will be interconnected with a common base which will include two 7-story, one 6-story, one 3-story and one single story buildings. The project will include 74,000 sf of underground parking, 31,199 sf of retail space, 2,872 sf of community space and 833,829 sf of residential space. The entire site will be excavated to a depth of approximately 12 feet. 95% of the site will be excavated to approximately 12 feet. 5% of the site; along the western façade of the proposed building, will not be excavated. This area serves as a buffer to the bridge structure.

The water table at the Site is expected to be approximately 7 feet below grade surface (bgs). See attached redevelopment plans for layout of the proposed site development.

Phase I Screening Summary

A Phase I screening was competed by EBC in September 2015. The following Site history was established based on historic Sanborn maps:

The Site was developed prior to 1887 with three 3-story store fronts with rear yards on the south side of the Site and two 2-story and one 1-story stables on the northern side of the Site. In 1904 the two western store fronts remained and merged into one 3-story store with a small 1-story addition in the rear yard of the western most building, the eastern most store remained the same with the addition of a single story building occupying the entire footprint of the rear yard, and the northern portion of the lot was redeveloped with one 3-story stable with an elevator and office. In 1918, the northern stable was noted as an auto warehouse on the first floor and the second and third floors were utilized as storage and a warehouse. The lot remained in this configuration until 1977. In 1977, the two western buildings on the southern side of the site and the 3-story building on the northern side of the site were demolished and the areas left vacant. In 2006, the western most portion of the lot was developed with a 5-story building consisting of a commercial space on the first floor and residential apartments on the remaining 4 floors. In 2007, the western building was not noted on the Sanborn map.
The western most portions and the northern portion of the lot have remained vacant, while the eastern building on the south side of the Site was utilized as commercial space on the first floor and two residential apartments on the second and third floors.

Based upon reconnaissance of the subject site and surrounding properties, and review of historical records and regulatory agency databases, no recognized environmental conditions were identified in connection with the subject site.

**Phase II Investigation Work Scope**

**Geophysical Survey**

A geophysical survey will not be performed on site due to the excavation plan of 12 feet across 100% of the site.

**Soil, Groundwater and Soil Vapor Summary**

An investigation of soil, soil vapor and groundwater is being performed to properly characterize the site for potential environmental impacts from historic on-site/off-site uses, operations, etc. The proposed sampling event will address historic fill, as well as to provide general horizontal/vertical characterization across the site for development purposes. The sampling procedures of this investigation will be performed in accordance with the NYSDEC Technical Guidance for Site Investigation and Remediation DER-10.

Twelve test borings will be completed at the site. Please see attached site plan depicting sample point locations, where soil, groundwater, and soil vapor samples will be collected. A minimum of two soil samples will be collected from each of the test borings. Six temporary groundwater monitoring wells will be installed and a total of Six groundwater samples will be collected. Eight soil vapor samples will be collected from approximately 12-14ft bgs. The depth of groundwater is expected to be encountered at approximately 7 feet bgs and general groundwater flow direction is expected to flow southwest. Each sample point location at the site will be accurately measured to fixed benchmarks (i.e., select properly lines, adjacent structures, etc.) or by a precision GPS that is capable of coordinating a fixed point with within +/- 1 foot.

**Soil Sampling**

A geologist/engineer/QEP will screen the soil samples during borehole advancement for organic vapors with a photo-ionization detector (PID) and evaluated for visual and olfactory impacts prior to collecting environmental samples. All field work will be recorded in a field log. A Geoprobe™ utilizing direct-push technology will be used and if necessary, more advanced drilling technology will be used to complete the site investigation. Two samples from each of the twelve borings will be collected; one at 0-2 feet and one at 12-14 feet. Discrete (grab) samples will be taken from the aforementioned sampling intervals. The subsurface soil samples may also serve as in-situ post-excavation soil samples for the remedial plan. A third soil sample may be collected from each or several test boring(s) if: 1) elevated PID readings and/or visual and olfactory observations are noted during borehole advancement; and/or 2) field observations identify an upper fill layer underlain by native material the additional soil sample from the upper zone of the native layer will help delineate the vertical migration of impacts (if any), as well as determine a more detailed remedy and potentially provide a cost savings for disposal options.
Monitoring Well Installation and Groundwater Sampling

Six, one-inch-diameter temporary groundwater monitoring wells will be installed. Representative groundwater samples will be collected using low-flow sampling techniques. Properly sized screen and silica sand pack will be used for noted site conditions. A representative groundwater sample will be collected from each well with a check valve and dedicated tubing. Sampling will be conducted in accordance with NYSDEC Draft DER-10 Technical Guidance for Site Investigation and Remediation, dated May 2010, and Sampling Guidelines and Protocols, dated March 1991. Groundwater wells will be gauged with a water level meter to record a depth to groundwater reading (1/100 foot), and if necessary, an interface meter to determine the thickness of LNAPL or DNAPL. The well casings will be surveyed by a trained QEP and/or NYS licensed surveyor to facilitate preparation of a groundwater contour map and determine the direction of groundwater flow.

Soil Vapor Sampling

Samples will be collected in accordance with the Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York (NYSDOH October 2006). Conditions in the field may require adjustment of sampling locations. Groundwater is expected to be encountered at a depth of 7 feet.

Eight soil vapor samples will be collected from approximately 12-14 ft bgs. The vapor implants will be installed with Geoprobe™ equipment. The implants will be made from stainless steel and fitted with disposable polyethylene tubing. The surface of the bore holes will be sealed with a hydrated bentonite powder. Sampling will occur for the duration of two hours. Samples will be collected in appropriate sized Summa canisters that have been certified clean by the laboratory and samples will be analyzed by using USEPA Method TO-15. Flow rate for both purging and sampling will not exceed 0.2 L/min. Twenty-four hours following soil vapor probe installation, one to three implant volumes shall be purged prior to the collection of any soil-gas samples. A sample log sheet will be maintained summarizing sample identification, date and time of sample collection, sampling depth, identity of samplers, sampling methods and devices, soil vapor purge volumes, volume of the soil vapor extracted, vacuum of canisters before and after the samples are collected, apparent moisture content of the sampling zone, and chain of custody protocols.

As part of the vapor intrusion evaluation, a tracer gas will be used in accordance with NYSDOH protocols to serve as a quality assurance/quality control (QA/QC) device to verify the integrity of the soil vapor probe seal. A container (box, plastic pail, etc.) will serve to keep the tracer gas in contact with the probe during testing. A portable monitoring device will be used to analyze a sample of soil vapor for the tracer gas prior to sampling. If the tracer sample results show a significant presence of the tracer, the probe seals will be adjusted to prevent infiltration. At the conclusion of the sampling round, tracer monitoring will be performed a second time to confirm the integrity of the probe seals.

Sample Analysis

Soil, groundwater, and soil vapor samples will be submitted to a NYSDOH Environmental Laboratory Accreditation Program (ELAP)-certified laboratory for Full analysis:

- Volatile Organic Compounds by EPA Method 8260;
- Semi-volatile organic compounds by EPA Method 8270;
- Pesticides/PCBs by EPA Method 8081/8082; and
• Target Analyte List metals by EPA Method 6010 and 7471;

• Soil vapor samples will be analyzed for VOCs by using USEPA Method TO-15.

All groundwater samples will be analyzed for both filtered (dissolved) and unfiltered (total) metals.

If either LNAPL and/or DNAPL are detected, appropriate samples will be collected for characterization and “finger print analysis” and required regulatory reporting (i.e. NYSDEC spills hotline) will be performed.

Quality Assurance/Quality Control Procedures

QA/QC procedures will be used to provide performance information with regard to accuracy, precision, sensitivity, representation, completeness, and comparability associated with the sampling and analysis for this investigation. Field QA/QC procedures will be used (1) to document that samples are representative of actual conditions at the Site and (2) identify possible cross-contamination from field activities or sample transit. Laboratory QA/QC procedures and analyses will be used to demonstrate whether analytical results have been biased either by interfering compounds in the sample matrix, or by laboratory techniques that may have introduced systematic or random errors to the analytical process. QA/QC samples (field and trip blanks, duplicates, etc.) will be collected and analyzed at an ELAP-certified laboratory.

Investigation Derived Waste

Cuttings may be disposed at the site within the borehole that generated them to within 24 inches of the surface unless:

• Free product or grossly contaminated soil, are present in the cuttings;
• The borehole has penetrated an aquitard, aquiclude or other confining layer; or extends significantly into bedrock;
• Backfilling the borehole with cuttings will create a significant path for vertical movement of contaminants. Soil additives (bentonite) may be added to the cuttings to reduce permeability;
• The soil cannot fit into the borehole.

Those soil cuttings needing to be managed on-site will be containerized in properly labeled DOT approved 55-gallon drums for future off-site disposal at a permitted facility. All boreholes which require drill cuttings disposal would ultimately be filled with bentonite chips (hydrated) and asphalt/concrete capping. Disposable sampling equipment including, spoons, gloves, bags, paper towels, etc. that came in contact with environmental media will be double bagged and disposed as municipal trash in a facility trash dumpster as non-hazardous trash.

Reporting

A Phase II Investigation Report (template version) will be prepared following completion of the field activities and receipt of the laboratory data. The report will provide detailed summaries of the investigative findings. Soil, groundwater and soil vapor analytical results will be compared to the NYSDEC Part 375-6.8(a) Unrestricted Used Soil Cleanup Objectives, appropriate Part 375-6.8(b) Restricted Soil Cleanup Objectives and NYSDEC Part 703 Groundwater Quality Standards (GQS) (class GA) or Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS), and NYSDOH October 2006 Final Guidance for Evaluating Soil Vapor Intrusion.
Matrices. The report will include an updated sampling plan, spider diagrams, analytical data tables for all reported constituent compounds (including non-detectable concentrations) and remedial recommendations, as warranted.

Investigation HASP

An OSHA compliant Health and Safety Plan that meets all OSHA HAZWOPER requirements will be implemented during the site work to protect worker safety. The Site Safety Coordinator will ensure full compliance of the HASP in accordance with applicable health and safety laws and regulations. All field personnel involved in investigation activities will participate in training required under OSHA HAZWOPER 29 CFR 1910.120, including 40-hour hazardous waste operator training and annual 8-hour refresher training. Emergency telephone numbers will be posted at the site location before any work begins. A safety meeting will be conducted before each shift begins. Topics to be discussed include task hazards and protective measures (physical, chemical, environmental); emergency procedures; PPE levels and other relevant safety topics including a highlighted route map to the nearest hospital/emergency room. Meetings will be documented in a log book or specific form. Potential on-site chemicals of concern include VOCs, SVOCs, Pesticides/PCBs, and Metals (specifically arsenic, lead, and mercury at a minimum). Information fact sheets and/or summary tables for each contaminant group are included in the HASP. The attached HASP will be on-site during each sampling event.
FIGURES
APPENDIX A
ARCHITECTURAL PLANS