



PHASE I ENVIRONMENTAL SITE ASSESSMENT

**AFS Market, Inc. / Project # 51-12-01004-001
1102-1122 Myrtle Avenue
Brooklyn, NY 11206**

Prepared for:

**JP Morgan Chase Bank, N.A.
270 Park Avenue, Floor 41
New York, NY 10017**

Prepared by:

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**EFI Project No. 94705-04695.2
January 04, 2013**



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Project No. 94705-04695.2
January 4, 2013

Ms. Nicole Stutz
JP Morgan Chase Bank, N.A.
270 Park Avenue, Floor 41
New York, NY 10017

RE: Phase I Environmental Site Assessment
AFS Market, Inc.
1102-1122 Myrtle Avenue
Brooklyn, NY 11206
Project #: 51-12-01004-001

Dear Ms. Stutz:

EFI Global, Inc. (EFI) is pleased to provide the results of our Phase I Environmental Site Assessment (ESA) of the referenced property. This assessment was authorized and performed in general accordance with the scope of services outlined in the Project Task Order dated December 12, 2012, the JP Morgan Chase Bank, N.A. Environmental Due Diligence Guidance Document (revised December 2009) and the Master Service Agreement for Environmental Services between EFI and JP Morgan Chase & Co. dated November 4, 2009.

This assessment was also performed in accordance with ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and included a site reconnaissance, as well as research and interviews with private individuals, knowledgeable parties, and regulatory agency officials. An assessment was made, conclusions stated, and recommendations outlined.

EFI has no present or contemplated future ownership interest or financial interest in the real estate that is the subject of this Environmental Assessment Report; and EFI has no personal interest with respect to the subject matter of the Environmental Assessment Report of the parties involved and consultant has no relationship with the property or the owners thereof which would prevent an independent analysis of the environmental or other conditions of the property.

We appreciate the opportunity to provide environmental services to JP Morgan Chase Bank, N.A. on this project. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Mandeep S. Sandhu at 732-256-9111 or mandeep_sandhu@efiglobal.com.

Sincerely,

EFI Global, Inc.

Christopher Reiss
Field Professional

Dale Lanier
Senior Project Manager

Mandeep S. Sandhu
National Client Manager

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EXECUTIVE SUMMARY

EFI Global, Inc. (EFI) has performed a Phase I Environmental Site Assessment (ESA) of AFS Market, Inc. located at 1102-1122 Myrtle Avenue, Brooklyn, NY (the "Property") in accordance with ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. This ESA was authorized by JP Morgan Chase Bank, N.A. on December 12, 2012.

The Property is located within the Borough of Brooklyn, New York in an area consisting primarily of single and multi-family residential and commercial storefront development. The Property is located at 1102-1122 Myrtle Avenue, approximately 150 feet west of the intersection with Myrtle Avenue and Broadway. The Property is bordered to the north by Myrtle Avenue, beyond which are commercial storefront, offices and apartments; to the east by a New York Transit Authority Substation; to the south by single and multi-family residential development and an open lot; and to the west by Kinights Auto Care Quick Lube. Based upon topographic map interpretation and site observations, the inferred direction of groundwater flow is to north and east toward English Kills located approximately 0.9 mile north-northeast of the Property.

The Property is comprised of four adjoining tax parcels comprising 0.74 acre of land and is improved with a one-story supermarket, paved parking, and loading dock areas. The building is of one-story slab-on-grade construction with no below-grade areas. The building is finished on the exterior with brick masonry and stucco, and has a flat roof surfaced with asphaltic paper. The building is heated and cooled by rooftop HVAC units fueled by natural gas.

According to the historical information, the Property was first developed for residential purposes prior to 1887 with four residential dwellings located at 1110 and 1116-1120 Myrtle Avenue, one commercial storefront located at 1122 Myrtle Avenue and several vacant lots. The 1098-1100 Myrtle Avenue portion of the Property was originally developed as a Candy Factory which operated from approximately 1918 to 1934. This building was also operated as a furniture manufacturer from at least 1947 until at least 1968, and as the current supermarket warehouse and loading dock since approximately 2001. The 1102-1114 Myrtle Avenue portion of the Property was originally constructed circa 1921 and has historically been occupied by a parking garage from approximately 1921 to 1968, truck rental company from at least 1949 to approximately 1965, auto repair facility from at least 1977 to 1980, skating rink from 1981 to the early 1990s, and a supermarket since 1993. The 1116-1120 Myrtle Avenue parcels were originally developed for residential and purposes prior to 1887. By 1904, 1116 Myrtle Avenue was converted to a commercial storefront. All three parcels were also occupied by a furniture manufacturer from at least 1947 until approximately 1980. The former structures were reportedly demolished in 1947 and 1979, and this portion of the Property has since been occupied by paved parking areas associated with the current supermarket. The 1122 Myrtle Avenue parcel was originally developed as a commercial storefront prior to 1887 and is known to have been occupied by a paint shop in the early 1900s. The building was reportedly demolished in the early 1990s, and has since been occupied by paved parking areas associated with the current supermarket.

EFI reviewed regulatory databases and files from federal, state and local environmental regulatory agencies to identify use, generation, storage, treatment or disposal of hazardous materials or release incidents of such materials that may impact the Property. The records reviewed included, but were not limited to, the following: Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS); National Priorities List (NPL); Resource Conservation Recovery Information System (RCRIS); Treatment, Storage and Disposal Facilities (TSD); Large and Small Quantity Generators; Emergency Response Incidence Logs; state-registered underground storage tanks (UST); state leaking underground storage tank (LUST) incident reports; state solid waste facilities/landfill sites (SWF/LS); state hazardous waste sites (SHWS); and other local records.

No recognized environmental conditions (RECs) were noted based on the regulatory database search.

A 1,000-gallon gasoline UST was utilized at the Property between the approximate years of 1947 and 1968. The tank was situated in the northeast portion of the former parking garage building located at 1102-1114 Myrtle Avenue. As no records related to the removal or investigation of this UST have been identified to date, the potential presence of an unregulated UST is considered a recognized environmental condition (REC) relative to the Property.

The Property has been historically utilized for a variety of commercial and light industrial uses dating back to approximately 1921. Prior historic uses of environmental concern have included a furniture manufacturer from at least 1947 to 1968 (1098-1100 Myrtle), auto repair facility in 1934 and from at least 1977 to approximately 1980 (1102 Myrtle), and furniture manufacturer from at least 1947 to approximately 1980 (1116-1120 Myrtle). Based on the potential for adverse environmental impacts to the Property subsurface as the result of the former on-site activities, the historic use and occupancy of the Property has been identified as a REC.

Conclusions

EFI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of 1102-1122 Myrtle Avenue, Brooklyn, NY, the Property. Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the Property, except for the following:

- A 1,000-gallon gasoline UST was utilized at the Property between the approximate years of 1947 and 1968. The tank was situated in the northeast portion of the former parking garage building located at 1102-1114 Myrtle Avenue. As no records related to the removal or investigation of this UST have been identified to date, the potential presence of an unregulated UST is considered a REC relative to the Property.
- The Property has been historically utilized for a variety of commercial and light industrial uses dating back to approximately 1921. Prior historic uses of environmental concern have included a furniture manufacturer from at least 1947 to 1968 (1098-1100 Myrtle), auto repair facility in 1934 and from at least 1977 to approximately 1980 (1102 Myrtle), and furniture manufacturer from at least 1947 to approximately 1980 (1116-1120 Myrtle). Based on the potential for adverse environmental impacts to the Property subsurface as the result of the former on-site activities, the historic use and occupancy of the Property has been identified as a REC.

EFI's assessment included additional services to evaluate asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands and mold. This assessment has revealed no evidence of related conditions of concern in connection with the Property, except for the following:

- Suspect asbestos-containing building materials were observed in the building in the form of non-friable drywall and joint compound, non-friable ceiling tiles, non-friable vinyl floor tiles, non-friable grouts, mastics, and caulking and non-friable roofing materials. The aforementioned building components were noted to be in overall good condition with low potential for disturbance.

Recommendations

As a result of this assessment, EFI recommends the following:

- UST - EFI recommends a Phase II Limited Subsurface Investigation be performed to determine if the subsurface of the Property has been impacted by the former operation of a 1,000-gallon gasoline UST.
- Historic Property Use - EFI recommends a Phase II Limited Subsurface Investigation be performed to determine if the subsurface of the Property has been impacted by the historic use of the Property for furniture manufacturing and auto repair.
- Asbestos - Given the condition of the identified and suspect ACM, EFI is of the opinion that these materials can be effectively managed as part of an asbestos Operations and Maintenance (O&M) Plan until such time as renovation or demolition activities necessitate their removal. The objective of an O&M Plan is to implement a practical management approach to controlling identified ACM within the Property. The O&M Plan is designed to cleanup existing contamination, minimize future fiber release by controlling disturbance of ACM, and monitor the condition of the ACM until it is removed.

Environmental Report Summary

Report Section	No Further Action	REC	HREC	Issue/Further Investigation	Comments/Costs
2.3	Current Use of Property	X			
2.5	Current Use of the Adjoining Properties	X			
4.1	Standard Environmental Records Sources	X			
4.4.1	Historical Summary		X	X	Furniture manufacturing and auto repair activities were historically conducted on the Property - Phase II investigation - \$9,000 to \$11,000
4.4.7	Other Environmental Reports	X			
5.3.1	Hazardous Substances	X			
5.3.3	Underground Storage Tanks (USTs)		X	X	A 1,000-gallon gasoline UST formerly operated at the Property - Phase II investigation - see above for cost
5.3.4	Aboveground Storage Tanks (ASTs)	X			
5.3.6	Other Suspect Containers	X			
5.3.7	Polychlorinated Biphenyl Compounds (PCBs)	X			
5.3.12	Stained Soil/Stressed Vegetation	X			
7.1	Asbestos-Containing Materials			X	O&M Plan - \$500
7.2	Lead-Based Paint	X			
7.3	Radon	X			
7.4	Microbial Contamination (Mold)	X			
7.5	Lead in Drinking Water	X			

1.0 INTRODUCTION

EFI Global, Inc. (EFI) was retained by JP Morgan Chase Bank, N.A. to perform a Phase I Environmental Site Assessment (ESA) of AFS Market, Inc. located at 1102-1122 Myrtle Avenue in Brooklyn, NY (the "Property"). This ESA was performed in accordance with the Project Award Form dated December 12, 2012.

1.1 Purpose

The purpose of the ESA was to conduct all appropriate inquiry (AAI) into the previous ownership and uses of the Property consistent with good commercial or customary practice as defined at 42 U.S.C. Section 9601(35)(B). As such, this assessment is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation, and Liability Act liability.

1.2 Scope-of-Work

The scope of work for this project included observing Property and adjoining property conditions, reviewing regulatory agency database records, contacting local officials and other persons knowledgeable of the Property, and reviewing pertinent historical documents with regard to past land use, regional setting information, and ownership records, and summarizing our findings. Each task is conducted with the intent to identify recognized environmental conditions, as defined by American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments E 1527-05. This ASTM standard exceeds the requirements set forth in 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries.

Recognized environmental conditions generally include features suggesting the presence or likely presence of hazardous substances or petroleum products on the Property that cause or threaten to cause the incurrence of response actions. Recognized environmental conditions include hazardous substances or petroleum products under conditions that are in compliance with laws. Recognized environmental conditions may also include historical conditions that have been addressed in the past.

Recognized environmental conditions do not include de minimis conditions that generally do not present a threat to human health or the environment, and generally would not be subject to enforcement action if brought to the attention of appropriate governmental agencies.

In addition to the scope of work outlined above, the following additional non-ASTM scope considerations were included in our scope of services:

- EFI conducted a limited visual evaluation of accessible areas of the Property to determine the potential for asbestos containing material to be present at the Property. As a part of this evaluation, the condition and location of suspect or presumed asbestos containing materials were reported. If requested by the Client or stated in the Client's scope of work, sampling of suspect asbestos containing materials was performed. See Section 7.1 for additional details regarding this scope of work.
- A limited lead-based paint evaluation was performed in accessible areas of the Property during the site reconnaissance. The potential for lead-based paint was based on the date of construction and the condition and location of painted surfaces where noted. If requested by the Client or stipulated in the agreed scope of work, screening for lead based paint was performed by testing and/or sampling for laboratory analysis. See Section 7.2 for additional details regarding this scope of work.

- An evaluation of radon potential was provided utilizing average radon concentration zones available from the US Environmental Protection Agency (USEPA). If requested by the Client, sampling for site specific radon concentrations was performed. See Section 7.3 for additional details regarding this scope of work.
- A limited visual assessment of accessible areas of the Property were evaluated for the presence of mold growth. The location and quantity of mold growth observed, if any, was documented. If requested by the client, confirmatory sampling for mold was performed. See Section 7.4 for additional details regarding this scope of work.
- A limited visual assessment for wetlands vegetation was performed as part of the completion of the site reconnaissance. In addition, EFI reviewed readily ascertainable jurisdictional data or maps to confirm if jurisdictional wetlands are located on the Property. See Section 4.3.5 for additional details.
- An evaluation for lead in drinking water was provided utilizing annual drinking water quality reports or interviews with municipal or utility officials. If requested by the Client, sampling for lead in drinking water was performed. See Section 7.5 for additional details regarding this scope of work.

It should be noted that non-ASTM scope considerations provided as part of this ESA are not intended to satisfy a regulatory requirement but are to give a lender or user of this report, an indication of significant (significant due to quantity, accessibility, or condition) conditions which may exist at the Property. Additional investigation may be appropriate to satisfy regulatory requirements, or in the event of future demolition or maintenance work which may impact suspect materials.

1.3 Significant Assumptions

In conducting this Phase I ESA, EFI relied on federal and state regulatory agency database information, published historical and physical setting sources, and interviews with knowledgeable parties, regulatory officials, and other private individuals. EFI has assumed where reasonable to do so that the information provided is true and accurate. If information to the contrary is discovered, our conclusions and recommendations may not be valid.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.

EFI obtained environmental agency database information from Environmental Data Resources, Inc. (EDR). The databases usually present the location of the entities by their street address. In many cases this is the only reasonable means by which we may locate a database entry. The actual location of an entry may not be accurately indicated by the street address given.

Certain environmental hazards are impossible to visually identify; their presence can be verified only by testing and analysis. EFI can make no direct inferences as to the subsurface conditions at the Property based on the Phase I scope of work, which does not include a physical investigation of the subsurface. No detailed wetlands assessments, endangered species, or fault investigations were performed during this site assessment.

Conditions other than those observed may exist in inaccessible or unobserved areas of the Property. During the site visit, materials identified on the Property were not disturbed and underlying conditions were not observed. Should there be a substantial change in the functional utilization of the Property, or if additional improvements are planned, the conclusions presented here may not be valid. If there are changes in the use of the Property or changes in

the adjacent property activities or conditions, EFI should be notified so that we may observe these conditions.

Our conclusions and recommendations relate only to the areas we observed during the site reconnaissance and the findings of the research noted in this report. The scope of this report is limited to matters expressly covered.

1.4 Limitations and Exceptions

Along with all of the limitations set forth in various sections of the ASTM E 1527-05 protocol, the accuracy and completeness of this report may be limited by the following:

Outstanding Information Requests - At the time of report completion, replies from certain local government agencies/officials had yet to be received. Pertinent data will be forwarded to the Client upon receipt. Additionally, a completed environmental site assessment questionnaire was not provided to EFI.

Historical Data Source Failure - EFI was not able to document the historical use of the Property prior to 1887. This data failure is not considered critical and does not change the conclusions of this report, as the 1887 Sanborn map revealed the Property to be utilized for primarily residential and commercial storefront purposes. Additionally, gaps of greater than five-year intervals in the historical record were noted by EFI. However, because the Property occupants were consistent for the majority of these intervals, this data failure is not considered a significant concern.

It should be noted that this assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems (EMS) that may exist on the property. Where required, the documents provided in the appendices were used as reference material for the completion of the Phase I ESA. Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, EFI in certain instances has been required to assume that the information provided is accurate.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of EFI based on the data obtained from the work. Due to the nature of investigation and the limited data available, EFI cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations presented in this report should not be construed as legal advice.

Should additional information become available which differs significantly from our understanding of conditions presented in this report, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

1.5 Data Gaps

As required by the ASTM Standard E 1527-05, the ESA shall identify and comment on significant data gaps that affect the ability of the Environmental Professional to identify recognized environmental concerns.

No significant data gaps were encountered as a result of this assessment.

1.6 Deviations

No deviations from the recommended scope of ASTM Standard E 1527-05 were performed as part of this Phase I ESA with the exception of any additional services noted in Section 1.2 Scope of Work.

1.7 Special Terms and Conditions

There were no special terms and conditions. Authorization to perform this assessment was given by the client on December 12, 2012. Access to the Property was arranged by Mr. David Chung.

1.8 User Reliance

All reports, both verbal and written, are for the benefit of JPMC, its participants, co-lenders, and assignees of any indebtedness secured by the Property. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of EFI. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with EFI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against EFI, its officers, employees, vendors, successors or assigns. Reliance on this report by the Client and all authorized parties will be subject to the terms, conditions and limitations stated in accordance with JPMC's Task Order Form and the Master Services Agreement for Environmental Services, dated November 4, 2009, between EFI and JP Morgan Chase Bank, N.A.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The Property is known as AFS Market, Inc. and is located on the south side of Myrtle Avenue, approximately 150 feet west of the intersection of Myrtle Avenue and Broadway. Information obtained from the New York City Department of Finance indicates that the tax assessment parcel numbers for the Property are 1586-12, 1586-14, 1586-24 and 1586-27.

A legal description in the form of a tax parcel map was obtained from the New York City Department of Finance. A copy of the tax map is provided in Appendix F.

2.2 Site and Vicinity Description

The Property consists of approximately 0.74 acres and is developed with an approximately 21,000 square-foot commercial building. The ground surface at the Property is relatively flat with engineered slopes to facilitate site drainage. Ground cover consists primarily of the building footprint and concrete, asphalt-paved parking, and loading dock areas. The Property can be accessed from the south side of Myrtle Avenue or from an unpaved vacant lot on the rear (southern) side of the building.

The Property is zoned C8-2 (Commercial). The area surrounding the Property is comprised of a mixture of residential dwellings and commercial storefronts.

2.3 Current Use of Property

The Property is currently occupied by a Food Bazaar Supermarket.

2.4 Description of Structures and Other Improvements

The Property is improved with one single-commercial building with attached warehouse and loading dock area, totaling approximately 21,000 square feet. The side (eastern) portion of the Property is improved with a concrete-paved parking area, while the western portion features a concrete-paved loading dock area. The current building was constructed circa 1920 and has reportedly been renovated over time. The building is of concrete masonry units (CMU) and steel-frame construction and is finished on the exterior with brick and stucco. The Property building has a flat roof surfaced with rolled asphaltic paper.

The Property is heated via natural gas-fired rooftop HVAC units and ceiling-mounted natural gas-fired blowers in the warehouse which supply heating and cooling to the retail and office areas.

The utilities are discussed in the table below.

Property Summary

Size of Property (approximate):	0.74 acre
General Topography of Property:	Relatively flat
Adjoining and/or Access/Egress Roads:	Myrtle Avenue (adjoining to north)
Paved or Concrete Areas (including parking):	Asphalt and concrete-paved parking and loading dock areas
Unimproved Areas:	None
Landscaped Areas:	None
Surface Water:	None
Potable Water Source:	City of New York
Sanitary Sewer Utility:	City of New York

Storm Sewer Utility:	City of New York
Electrical Utility:	Con Edison
Natural Gas Utility:	Con Edison

2.5 Current Use of the Adjoining Properties

An area reconnaissance was conducted to assist in evaluating if adjacent land uses have or could have impacted the Property. The area reconnaissance was conducted within a ¼-mile radius of the Property by touring the area by automobile/walking, by viewing particular businesses from public right-of-ways, and by physical observations at selected businesses or properties. The following summary describes land use on the adjoining properties, based on our observations.

Direction From Site	Occupant	Use	Comments
North	Social Security Administration (1111)	Office	No features of potential environmental concern were noted.
North	New York 99 Cent Store (1123)	Retail	No features of potential environmental concern were noted.
North	L. Salzinger (1125-1127)	Commercial	Site is occupied by a historical nut and bolt manufacturer. No features of potential environmental concern were noted.
North	Star Deli & Grocery (1129)	Retail	No features of potential environmental concern were noted.
North	Bargain Bazaar Warehouse (1131)	Retail	An apparent basement AST fill port was noted along the front (northern) side of the building. No evidence of release or spillage was identified.
North	Vacant Building (1133)	Commercial	No features of potential environmental concern were noted.
North	New China Chinese Restaurant (1135)	Commercial	No features of potential environmental concern were noted.
North	Metro PCS (1137)	Retail	No features of potential environmental concern were noted.
North	Apartment Building (1139)	Residential	No features of potential environmental concern were noted.
East	NYC Transit System Substation (1124-1126)	Commercial	No features of potential environmental concern were noted.
South	Single and Multi-Family Dwellings (367-371 and 375-381 Vernon Avenue)	Residential	No features of potential environmental concern were noted.
South	Vacant Lot (367-373 Vernon Avenue)	Unimproved	No features of potential environmental concern were noted.
West	Knights Auto Care Quick Lube (1090)	Commercial	Site is used for auto repair purposes. No features of potential environmental concern were noted.

Our observations of the adjoining and adjacent properties did not reveal evidence of potential environmental concerns such as suspect storage facilities, visible fueling facilities or significantly stained surfaces. It should be noted that historical research indicates that a variety of commercial and industrial activities have historically been performed on the northern and western adjoining properties, however no environmental concerns were observed on these properties.

3.0 USER PROVIDED INFORMATION

3.1 User Responsibilities

ASTM E 1527-05 requires that the Environmental Professional request from the user of the Phase I ESA, the Client, certain information discussed below concerning the Property or request from the user the names of other individuals who can provide this information.

ASTM E 1527-05 assigns to the Client or its representative, the responsibility to check or engage a title company or title professional to check reasonably-ascertainable recorded land title records for environmental liens or activity and use limitations currently recorded against the Property and provide that information for inclusion in this report.

If this Client or its representative is aware of specialized knowledge or experience that is material to the identification of recognized environmental conditions, or if they have actual knowledge that the purchase price of the Property is significantly less than the purchase price of comparable properties, ASTM E 1527-05 assigns to the Client the obligation to communicate that information for inclusion in this report.

Requested information was not received prior to the issuance of this report. As a lender, the Client is assumed to have no knowledge of the Property which would significantly impact our ability to satisfy the objectives of this assessment and the lack of this information is not considered to represent a significant data gap.

3.1.1 Title Records

EFI requested that the Client provide information regarding environmental cleanup liens associated with the Property. This information is available through reasonably-ascertainable recorded land title records and lien records that are filed under federal, tribal, state or local law.

No information regarding environmental cleanup liens was provided by the Client.

3.1.2 Activity and Use Limitations Applicable to the Property

No information pertaining to AULs or governmental notification was provided by the Client.

3.1.3 Specialized Knowledge or Experience of the User

The Client did not provide any specialized knowledge relating to the Property. Property ownership/management who was interviewed as part of this investigation did not report any specialized knowledge of the Property outside of what is contained in this report.

3.1.4 Commonly Known or Reasonably Ascertainable Information

EFI requested the Client to describe any commonly-known or reasonably-ascertainable information about the Property that would be helpful to EFI to identify conditions indicative of releases or threatened releases to the Property.

The Client did not provide any environmentally-relevant, commonly-known or reasonably-ascertainable information pertaining to the Property.

3.1.5 Relationship to the Purchase Price to Fair Market Value

EFI asked the Client if the purchase price being paid for the Property reasonably reflects the fair market value of the Property. If there was a difference in the purchase price and fair market value, whether the lower price was a result of contamination known or believe to be present at the Property.

No information indicating that the purchase price of the Property is significantly less than the purchase price of comparable properties was reported to EFI by the Client or its representative.

3.1.6 Reason for Performing Phase I

We understand that the purpose of this assessment is to complete an evaluation that will help to provide the factual support of the innocent landowner defense to CERCLA liability and to understand potential environmental conditions that could materially impact the operation of the business associated with the Property (business environmental risk).

3.2 Additional Owner, Property Manager, and Occupant Information

No other pertinent information in connection with the Property was provided by the owner, the property manager, or the occupants.

4.0 RECORDS REVIEW

4.1 Standard Environmental Records Sources

EFI contracted Environmental Data Resources, Inc. (EDR) to conduct a search of Federal and State regulatory agency databases containing known and suspected sites of environmental contamination. The databases searched and the number of listed sites identified within the approximate minimum search distance from the Federal and State environmental records database listings specified in ASTM Standard E 1527-05 are summarized in the following table. Detailed information for each Federal and State database is provided below. Copies of the EDR research data and a description of the reviewed databases are included in Appendix C of this report.

Map Findings Summary

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1	0	0	0	0	NR	0
Proposed NPL		1	0	0	0	0	NR	0
NPL LIENS		TP	NR	NR	NR	NR	NR	0
DELISTED NPL		1	0	0	0	0	NR	0
CERCLIS		0.5	0	0	0	NR	NR	0
CERCLIS-NFRAP		0.5	0	0	0	NR	NR	0
CORRACTS		1	0	0	0	1	NR	1
RCRA-TSDF		0.5	0	0	0	NR	NR	0
RCRA-LQG		0.25	1	4	NR	NR	NR	5
RCRA-SQG		0.25	0	0	NR	NR	NR	0
RCRA-CESQG		0.25	1	1	NR	NR	NR	2
US ENG CONTROLS		0.5	0	0	0	NR	NR	0
US INST CONTROL		0.5	0	0	0	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
DOD		1	0	0	0	0	NR	0
FUDS		1	0	0	0	0	NR	0
US BROWNFIELDS		0.5	0	0	0	NR	NR	0
CONSENT		1	0	0	0	0	NR	0
UMTRA		0.5	0	0	0	NR	NR	0
ODI		0.5	0	0	0	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
LUCIS		0.5	0	0	0	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
LIENS 2		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.25	0	0	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
FTTS INSP		TP	NR	NR	NR	NR	NR	0
PCB TRANSFORMER		TP	NR	NR	NR	NR	NR	0
PRP		TP	NR	NR	NR	NR	NR	0

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SCRD DRYCLEANERS		0.5	0	0	0	NR	NR	0
COAL ASH EPA		0.5	0	0	0	NR	NR	0
EPA WATCH LIST		TP	NR	NR	NR	NR	NR	0
USGS WATER WELLS		1	0	0	0	0	NR	0
DEBRIS REGION 9		0.5	0	0	0	NR	NR	0
US FIN ASSUR		TP	NR	NR	NR	NR	NR	0
2020 COR ACTION		0.25	0	0	NR	NR	NR	0
ROD		1	0	0	0	0	NR	0
FEDERAL FACILITY		0.5	0	0	0	NR	NR	0
RCRA-NonGen		0.25	4	9	NR	NR	NR	13
PWS		TP	NR	NR	NR	NR	NR	0
US HIST CDL		TP	NR	NR	NR	NR	NR	0
COAL ASH DOE		TP	NR	NR	NR	NR	NR	0
HIST FTTS INSP		TP	NR	NR	NR	NR	NR	0
US CDL		TP	NR	NR	NR	NR	NR	0
FEMA UST		0.25	0	0	NR	NR	NR	0
NY MANIFEST		0.25	7	11	NR	NR	NR	18
NY DRYCLEANERS		0.25	2	1	NR	NR	NR	3
NY SWRCY		0.5	0	0	1	NR	NR	1
NY WELLS		1	0	0	0	0	NR	0
NY FINANCIAL ASSURANCE 1		TP	NR	NR	NR	NR	NR	0
NY HIST UST		0.25	0	7	NR	NR	NR	7
NY AIRS		TP	NR	NR	NR	NR	NR	0
NY CBS AST		0.25	0	0	NR	NR	NR	0
NY HIST SPILLS		0.125	5	NR	NR	NR	NR	5
NY LTANKS		0.5	1	6	12	NR	NR	19
NY SPILLS		0.125	8	NR	NR	NR	NR	8
NY MOSF		0.5	0	0	0	NR	NR	0
NY COAL ASH		0.5	0	0	0	NR	NR	0
NY LIENS		TP	NR	NR	NR	NR	NR	0
NY CBS UST		0.25	0	0	NR	NR	NR	0
NY HIST LTANKS		0.5	1	4	12	NR	NR	17
NY SPDES		TP	NR	NR	NR	NR	NR	0
NY VCP		0.5	0	0	0	NR	NR	0
NY RES DECL		0.125	0	NR	NR	NR	NR	0
NY VAPOR REOPENED		1	0	0	0	0	NR	0
NY TANKS		0.25	0	1	NR	NR	NR	1
NY HSWDS		0.5	0	0	0	NR	NR	0
NY SWF/LF		0.5	0	0	2	NR	NR	2
NY NCFM UST		0.25	0	0	NR	NR	NR	0
NJ MANIFEST		0.25	0	1	NR	NR	NR	1
NY FINANCIAL ASSURANCE 2		TP	NR	NR	NR	NR	NR	0
NY AST		0.25	5	5	NR	NR	NR	10
NY SWTIRE		0.5	0	0	0	NR	NR	0
NY UST		0.25	0	7	NR	NR	NR	7
NY E DESIGNATION		0.125	0	NR	NR	NR	NR	0
NY ERP		0.5	0	0	0	NR	NR	0
NY BROWNFIELDS		0.5	0	0	0	NR	NR	0
NY DEL SHWS		1	0	0	0	1	NR	1
NY SHWS		1	0	0	0	1	NR	1
NY HIST AST		TP	NR	NR	NR	NR	NR	0
NY DAY CARE		TP	NR	NR	NR	NR	NR	0

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NY INST CONTROL		0.5	0	0	0	NR	NR	0
NY MOSF AST		0.5	0	0	0	NR	NR	0
NY CBS		0.25	0	0	NR	NR	NR	0
NY UIC		TP	NR	NR	NR	NR	NR	0
NY MOSF UST		0.5	0	0	0	NR	NR	0
NY NCFM AST		0.25	0	0	NR	NR	NR	0
NY ENG CONTROLS		0.5	0	0	0	NR	NR	0
INDIAN LUST		0.5	0	0	0	NR	NR	0
INDIAN UST		0.25	0	0	NR	NR	NR	0
INDIAN VCP		0.5	0	0	0	NR	NR	0
INDIAN ODI		0.5	0	0	0	NR	NR	0
INDIAN RESERV		1	0	0	0	0	NR	0
Manufactured Gas Plants		1	0	0	0	1	NR	1

4.1.1 Federal Databases

Federal National Priority List (NPL)

The NPL is the U.S. EPA's list of uncontrolled or abandoned hazardous waste sites that have been identified for priority remedial actions under the Comprehensive Environmental Response, Compensation and Liability Act (Superfund).

The Property is not a Federal NPL facility and no Federal NPL facilities were identified within one mile of the Property.

Federal Delisted NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL when no further response is appropriate.

The Property is not a Federal Delisted NPL facility and no Federal Delisted NPL facilities were identified within one mile of the Property.

Federal CERCLIS List

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLIS contains sites that are either proposed to be or are on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL.

The Property is not a Federal CERCLIS-listed facility and no Federal CERCLIS-listed facilities were identified within a half mile of the Property.

Federal CERCLIS NFRAP Sites List

The CERCLIS No Further Remedial Action Planned (NFRAP) List indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

The Property is not listed as a CERCLIS-NFRAP facility and no CERCLIS-NFRAP sites are listed within a half mile of the Property.

Federal Resource Conservation and Recovery Act (RCRA) CORRACTS Facilities List

The EPA Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Treatment, Storage and Disposal (TSD) database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste. The CORRACTS database is the EPA's list of treatment storage or disposal facilities subject to corrective action under RCRA.

The Property is not listed as a RCRA CORRACTS TSD facility. One RCRA CORRACTS TSD facility is listed within one mile of the Property.

- The Pfizer Inc. facility is located at 13 Bartlett Street, approximately 0.65 mile west-northwest and down gradient of the Property. The available information indicates that site-wide investigations were conducted in 1992 and 1994 which resulted in a determination of medium corrective action priority. Based on respective distance, current site status, and regional topography, this facility is not considered an REC to the Property.

Federal Resource Conservation and Recovery Act (RCRA) Non-CORRACTS TSD Facilities List

The RCRA TSD database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste.

The Property is not listed as an RCRA TSD facility and no RCRA TSD sites are listed within a half mile of the Property.

Federal RCRA Generator List

The RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste.

The Property is not listed as a RCRA Generator and no RCRA Generator sites are listed on the adjoining properties.

Federal Institutional Control/Engineering Control Registries

The EPA maintains a listing of sites with institutional controls currently in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

The Property is not listed as a US IC/EC Controlled property and no US IC/EC Controlled properties are listed within a half mile of the Property.

Federal Emergency Response Notification System (ERNS)

The Emergency Response Notification System (ERNS) records information on reported releases of oil and hazardous substances. The database contains preliminary information on specific releases, including the spill location, substance released and the responsible party.

The Property is not listed on the ERNS database.

4.1.2 State Databases

State CERCLIS-Equivalent List

The State Hazardous Waste Sites (SHWS) records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Sites identified on the SHWS include both priority sites planned for clean up using state funds (state equivalent of Superfund) and sites where clean up will be paid for by potentially responsible parties.

The Property is not listed as a SHWS facility. One SHWS site is listed within a half mile of the Property.

- The Technical Metal Finishers site is located at 214 Starr Street, approximately 0.89 mile northeast and down gradient of the Property. The available information indicates that discovery, preliminary assessment and site inspection activities and investigations were conducted in 1984 and 1985 which resulted in a determination of low priority for corrective action. The site was officially archived in 1997 and can also be found on the Delisted SHWS database. Based on respective distance, current site status, and regional topography, this facility is not considered an REC to the Property.

Solid Waste Landfill Facilities (SWLF)

SWLF records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. The SWLF database was searched by EDR and reviewed by EFI for evidence of landfills and solid waste treatment facilities within a half mile of the Property.

The Property is not listed as a SWLF facility and two SWLF facilities were identified within a half mile of the Property.

- The Bedford Auto Sales site is located at 984 Myrtle Avenue, approximately 0.31 mile west and down gradient of the Property. The available information indicates that vehicle dismantling activities are currently performed at this site. Based on respective distance, regional topography, and since the site was not identified on additional federal or state databases related to the release or storage of hazardous substances, this facility is not considered an REC to the Property.
- The Ram Auto Wreckers site is located at 230 Cook Street, approximately 0.46 miles north-northeast and down gradient of the Property. The available information indicates that vehicle dismantling activities are currently performed at this site. Based on respective distance, regional topography, and since the site was not identified on additional federal or state databases related to the release or storage of hazardous substances, this facility is not considered an REC to the Property.

State Registered Underground Storage Tank List (UST)/ HIST UST

The New York State Department of Environmental Conservation (NYSDEC) compiles a list of registered UST locations.

The Property is not listed as an UST or HIST UST facility and no registered UST facilities were listed adjacent to the Property.

State Registered Underground Storage Tank List (AST)/ HIST AST

The NYSDEC compiles a list of registered AST locations.

The Property is not listed as an AST or HIST AST facility. One registered AST facility is listed adjacent to the Property.

- Five Star Transmission, Inc. is listed on the northern adjoining property at 1123 Myrtle Avenue. The available information indicates that a 275-gallon AST has been operated at this site in the past. At present, the building is occupied by a New York 99 Cent Store. Based on the cross-gradient location of this site in relation to the Property, and since site was not identified on additional federal or state databases related to the release or storage of hazardous substances, this facility is not considered an REC to the Property.

No other adjacent AST or HIST AST sites were identified in the database.

State Leaking Storage Tank List (LTANKS)/ HIST LTANKS

The NYSDEC compiles lists of all reported leaks of hazardous substances from USTs and ASTs.

The Property is not listed as a LTANKS or HIST LTANKS facility. A total of 19 LTANKS facilities and 17 HIST LTANKS facilities were identified within a half mile of the Property.

- The Private Parking Area is located at 358-374 Vernon Avenue, approximately 200 feet south of the Property. This facility is listed as a closed LTANKS and HIST LTANKS site related to the identification of petroleum-impacted soils during the removal of gas and fuel oil tanks in 1998. Following cleanup activities, that included the removal of approximately 40-50 yards of contaminated soil, the spill case was closed in July of 1999. Based on current site status and cross-gradient location, this facility is not considered an REC to the Property.

The remaining LTANKS/ HIST LTANKS sites are situated in excess of 700 feet from the Property. Based on the distances, site statuses and gradient locations, these listings are not considered to represent REC to the Property.

State Institutional Controls

The New York Department of Environmental Conservation (NYSDEC) compiles lists of No Further Action (NFA) Sites with Land Use Restrictions and Monitoring. A land use restricted site is a property where there are limits or requirements on future use of the property due to varying levels of cleanup possible, practical, or necessary at the Property.

The Property is not listed as having Land Use Restrictions or Institutional Controls.

State Voluntary Cleanup Program (VCP) Sites

The DEC compiles a listing of sites that are being voluntarily cleaned up by the Responsible Party(s) under supervision of State officials. The VCP database was searched by EDR and reviewed by EFI for evidence of properties in this program within a half mile of the Property.

The Property is not listed on the VCP database and no VCP properties were identified within a half mile of the Property.

State Brownfields Sites

The DEC compiles an inventory of Brownfields Projects. A Brownfields site is an abandoned, idled, or underused property where the threat of environmental contamination has hindered its redevelopment. All of the sites in the inventory are working toward a Brownfields agreement for cleanup and liability control. The state's Brownfields' database was searched by EDR and reviewed by EFI for evidence of properties in this program within a half mile of the Property.

The Property is not listed on the Brownfields database and no Brownfields properties were identified within a half mile of the Property.

4.2 Additional Environmental Record Sources

A summary of all additional environmental record sources can be found below.

Federal ASTM Supplemental

- Superfund (CERCLA) Consent Decrees (CONSENT)
- Records of Decision (ROD)
- National Priority List Deletions (Delisted NPL)
- Facility Index System/Facility Identification Initiative Program Summary Report (FINDS)
- Hazardous Materials Information Reporting System (HMIRS)
- Material Licensing Tracking System (MLTS)
- Mines Master Index File (MINES)
- Federal Superfund Liens (NPL Liens)
- PCB Activity Database System (PADS)
- Department of Defense Sites (DOD)
- Indian Reservations (INDIAN RESERV)
- Open Dump Inventory (ODI)
- Uranium Mill Tailings Sites (UMTRA)
- Formerly Used Defense Sites (FUDS)
- RCRA Administrative Action Tracking System (RAATS)
- Toxic Chemical Release Inventory System (TRIS)
- Toxic Substances Control Act (TSCA)
- Section 7 Tracking Systems (SSTS)
- FIFRA/TSCA Tracking System (FTTS INSP)

State or Local ASTM Supplemental

- Spills Incidents (SPILLS)
- Registered Bulk Fertilizer and Pesticide Storage Facilities (BULK)
- Drycleaner Facility Listing (DRYCLEANERS)

EDR Proprietary Historical Databases

- Former Manufactured Gas (Coal Gas) Sites

Brownfields Databases

- Listing of Brownfields Sites (US Brownfields)
- Sites with Restrictions (AUL)

Orphan (Unmappable) Sites

The Property is not listed as a NY SPILLS or HIST SPILLS facility. A total of 8 NY SPILLS and 5 HIST SPILLS facilities were identified within one quarter mile of the Property. As closure has been granted in association with each of the reported SPILLS incidents, the nearby SPILLS and HIST SPILLS listings are not considered an environmental concern to the Property.

No other potential issues of concern were identified during the review of the additional environmental record sources.

4.3 Physical Setting Source(s)

The elevation of the Property is approximately 70 feet above mean sea level, as depicted on the U.S.G.S. 7.5 Minute Series Topographic Map of the Brooklyn, NY Quadrangle, dated 1995. The Property and surrounding properties slope gently to the north and east. Storm water flow is routed to storm drains along the adjoining Myrtle Avenue.

4.3.1 Topography

The terrain in the general vicinity of the Property slopes gently to the north and northeast. The Property has been graded to generally level with engineered slopes for drainage. Land in the general vicinity consists of gently rolling hills. The Property did not appear to receive significant surface water runoff from adjoining properties.

4.3.2 Surface Water Bodies

No surface water is located on the Property. The nearest surface water in the vicinity of the Property is English Kills, located approximately 0.9 mile north-northeast of the Property.

4.3.3 Soils/Geology

Based on the soil survey maps published by the United States Department of Agriculture (USDA) Soil Conservation Service, the Property is mapped as Urban Land, which is made up of areas where the original soil characteristics have been permanently altered due to extensive urban development.

The Property is situated within central portion of Kings County, and according to the Generalized Bedrock Geology Map of New York, is comprised of consolidated gravels, sands and clays of the Cretaceous-era. The estimated depth to bedrock is more than 30 feet below land surface.

4.3.4 Hydrology

Based on the local topography of the area, shallow groundwater in the vicinity of the Property is expected to flow to the north and east. Available USGS data indicates that groundwater may be encountered at a depth of less than 25 feet below the ground surface.

4.3.5 Wetlands

No wetlands, settling ponds, lagoons, surface impoundments, or natural catch-basins were observed at the Property during this investigation. According to the US Fish and Wildlife Service Geospatial Wetlands Information online map interface (<http://www.fws.gov/wetlands/Data/Mapper.html>), there are no jurisdictional wetlands on the Property. A map illustrating the wetlands in the vicinity of the Property is provided in the EDR database.

4.3.6 Flood Zone Information

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to Panel Number 208 of 457, dated September 5, 2007, the Property is located in Flood Zone X. Flood Zone X regions consist of areas that are not within the 500-year flood zone. The distance to the nearest 500-year flood plain is approximately 0.9 mile to the north-northeast. A map illustrating the flood plains in the vicinity of the Property is provided in the EDR database.

4.3.7 Oil and Gas Exploration

No oil or gas extraction or exploration wells were identified at the Property during completion of this assessment.

4.3.8 Mining Activities

No indication of mining activities was identified during completion of this assessment.

4.4 Historical Use

4.4.1 Historical Summary

Historical information identifying the past use of the Property was obtained from a variety of sources as detailed in Appendix B of this report and included city directories, aerial photographs, Sanborn Fire Insurance maps, and topographic maps and building department records. According to the historical information, the Property was first developed for residential purposes prior to 1887 with four residential dwellings located at 1110 and 1116-1120 Myrtle Avenue, one commercial storefront located at 1122 Myrtle Avenue and several vacant lots.

The 1098-1100 Myrtle Avenue portion of the Property was originally developed as a Candy Factory which operated from approximately 1918 to 1934. This building was also operated as a furniture manufacturer from at least 1947 until at least 1968, and as the current supermarket warehouse and loading dock since approximately 2001.

The 1102-1114 Myrtle Avenue portion of the Property was originally constructed circa 1921 and has historically been occupied by a parking garage from approximately 1921 to 1968, truck rental company from at least 1949 to approximately 1965, auto repair facility from at least 1977 to 1980, skating rink from 1981 to the early 1990s, and a supermarket since 1993.

The 1116-1120 Myrtle Avenue parcels were originally developed for residential and purposes prior to 1887. By 1904, 1116 Myrtle Avenue was converted to a commercial storefront. All three parcels were also occupied by a furniture manufacturer from at least 1947 until approximately 1980. Former structures were reportedly demolished in 1947 and 1979, and this portion of the Property has since been occupied by paved parking areas associated with the current supermarket.

The 1122 Myrtle Avenue parcel was originally developed as a commercial storefront prior to 1887 and is known to have been occupied by a paint shop in the early 1900s. The building was reportedly demolished in the early 1990s, and has since been occupied by paved parking areas associated with the current supermarket.

Review of historical information indicates the following areas of suspect environmental concern at the Property and/or immediately adjoining properties:

- 1098-1100 Myrtle Avenue was utilized for candy manufacturing purposes from at least 1918 to approximately 1934.
- 1098-1100 Myrtle Avenue was utilized for furniture manufacturing purposes from at least 1947 to at least 1968.
- 1102-1114 Myrtle Avenue was utilized as a commercial parking garage with associated 1,000-gallon gasoline UST from at least 1935 to at least 1968.
- 1102-1114 Myrtle Avenue was utilized as an auto repair facility from at least 1977 to approximately 1980.
- 1116-1120 Myrtle Avenue was utilized for furniture manufacturing purposes from at least 1947 to at least 1980.
- 1122 Myrtle Avenue was utilized as a paint shop during the early 1900s.

The historical Property and adjoining site operations are discussed in the following sections:

4.4.2 City Directories

EFI reviewed city directories for the Property and adjoining properties provided by EDR that covered the years 1928, 1934, 1940, 1945, 1949, 1960, 1965, 1970, 1973, 1976, 1980, 1985, 1992, 1997, 2000, 2005, 2007 and 2012. The Property addresses were first listed in 1928 as a garage (1102), Robert S Storage Batteries (1120), Amity Products Corporation, Just Born Inc. French Chocolates, and Norma Chocolate Works (1100) and multiple residential listings. A copy of the city directories is provided in Appendix B. A summary of the city directories is provided below.

Summary

Date	Site Comments	Surrounding Area Comments
1928	Amity Products Corporation, Just Born Inc. French Chocolates, S H Born, Norma Chocolate Works and Irving C. Shaffer (1100); Garage and David Katz (1102); B A R Ellis (1118) and Robery S. Storage Batteries and Gustav Wanderer (1120)	Max Hermann Furniture and Wolf Brothers Wall Paper and Moulding (1125)
1934	Just Born Inc. (1100); Meile Auto Repair Company (1102); residential listings (1108); Broadway Garage and Pinkus Realty Corporation (1114); residential listings 1118); Servel Sales and Service (1120) and Max Mallio HDW (1122).	Wolf Brothers Wall Paper (1125)
1940	Dante Furniture Company (1100); Broadway Garage (1114); residential listing (1118); and Best Wick Distributors and Lester and Company Hardwoods (1122).	Wolf Brothers Wall Paper and Moulding (1125)
1945	Dante Furniture Company and Charles Spina Furniture (1100); Broadway Garage (1114); residential listing (1118); and Brooklyn Show Machinery Company and Ralph Catalano Machinery (1122).	No surrounding addresses listed.
1949	Ferrigno Brothers Furniture Company Inc. (1100); Brooklyn Truck Renting Company (1114); Mallin Lock Manufacturing Company and residential listing (1118); and Brooklyn Show Machinery Company and Ralph Catalano Machinery (1122).	National Bolt and Nut Company and Louis Salzinger Bolts & Nuts (1125)
1960	Majestic Staple Company and Trova Sportswear Inc. (1100); Metropolitan Truck Leasing Service (1114); Durro Process Printing Company and Glenwood Sportswear Inc. (1118); and Ralph Catalano Machinery (1122).	National Bolt and Nut Company and Louis Salzinger Bolts & Nuts (1125)
1965	PG Dean Inc. (1098); Majestic Staple Company and Trova Sportswear Inc. (1100); Metropolitan Truck Leasing Service (1114); Durro Elliot Corporation (1116); and Brooklyn Shoe Machinery Company and Anthony Fedele Machinery (1122).	National Bolt and Nut Company Inc. and Louis Salzinger Bolts & Nuts (1125)
1970	Stabbe Senter Press Inc. (1116) and Brooklyn Shoe Machinery Company (1122).	National Bolt and Nut Company Inc. and Louis Salzinger Bolts & Nuts (1125)

Date	Site Comments	Surrounding Area Comments
1973	Brooklyn Shoe Machinery Company and Speed O Magic Corporation (1122).	National Bolt and Nut Company Inc. and Louis Salzinger Bolts & Nuts (1125)
1976	L&L Auto Radiator Service (1102)	No surrounding addresses listed.
1980	Addresses not listed.	No surrounding addresses listed.
1985	Skate City (1102)	Naz Auto Repairs Inc. (1123)
1992	Addresses not listed.	Naz Transmission and Auto Repairs Inc. (1123)
1997	Neighborhood Wholesaler Brooklyn	Naz Transmission and Auto Repairs Inc. (1123)
2000	AFS Market Inc. (1102)	Naz Trans & At Inc. (1123); B&Z Steel Equipment (1125)
2005	First Dimension AFS Market Inc. (1102)	Five Star Transmissions (1123); B&Z Steel Equipment (1125)
2007	Addresses not listed.	No surrounding occupants of potential environmental concern were identified.
2012	Addresses not listed.	No surrounding occupants of potential environmental concern were identified.

4.4.3 Aerial Photos

Available aerial photographs dated 1954, 1966, 1980, 2004 and 2006 from HistoricAerials.com and 1994, 2001, 2008, and 2012 from Google Earth were reviewed for this Environmental Site Assessment. Copies of selected photographs are included in Appendix B of this report. A summary of the aerial photographs is provided below.

Summary

Date	Site Comments	Surrounding Area Comments
1954 - 1966	The Property is depicted with structures located at 1098-1100 Myrtle Avenue, 1102-1114 Myrtle Avenue, and 1116-1122 Myrtle Avenue (four buildings). No on-site features of concern were noted.	Surrounding areas are fully developed for apparent commercial and residential purposes. No off-site features of concern were noted.
1980	The structure at 1098-1100 Myrtle Avenue has been demolished, as have the structures located at 1116, 1118 and 1120 Myrtle Avenue. The 1122 Myrtle Avenue commercial storefront is visible at the eastern edge of the Property.	No major changes to surrounding areas were noted.
1994	The Property appears as currently configured. The current warehouse and loading dock at 1098-1100 Myrtle Avenue have not been constructed yet, and appear as an open lot.	No major changes to surrounding areas were noted.
2001 - 2012	The Property appears as currently configured. The current warehouse and loading dock at 1098-1100 Myrtle Avenue are clearly visible.	Surrounding areas remain fully developed for apparent commercial and residential purposes. No off-site features of concern were noted.

4.4.4 Sanborn/Historical Maps

Historical Sanborn Fire Insurance maps dated 1887, 1888 1904, 1907, 1933, 1935, 1947, 1950, 1951, 1965, 1968, 1977, 1979, 1980, 1981, 1982, 1984, 1986, 1987, 1988, 1989, 1991, 1994, 1995, 1996, 2001, 2002, 2003, 2004, 2005, 2006 and 2007 for the Property were provided by EDR. EFI's review of the maps indicates that the Property was originally

developed for residential and commercial storefront purposes sometime prior to 1887. Copies of selected maps are included in Appendix B of this report. A summary of the Sanborn maps is provided below.

Summary

Date	Site Comments	Surrounding Area Comments
1887	The Property is occupied by four residential dwellings (1110 and 1116-1120 Myrtle Ave.), one commercial storefront (1122 Myrtle Ave.) and several vacant lots. No on-site features of concern were noted.	Surrounding areas are occupied by stables, repair shops, iron works, print shop and horse sheds to the north; commercial storefronts to the east; and vacant lots to the south and west. No off-site features of concern were noted.
1904	The 1122 Myrtle Avenue portion of the Property is depicted as a commercial storefront and paint shop. No additional major changes to the Property were noted.	Surrounding areas are occupied by commercial storefronts and an elevated rail station to the north and northeast; commercial storefronts to the east; and residential dwellings to the south and west. No off-site features of concern were noted.
1918	The Property is occupied by residential dwellings (1116-1118 Myrtle Ave.), commercial storefronts (1120-1122 Myrtle Ave.) and several vacant lots. The westernmost portion of the Property (current warehouse/loading dock) is depicted with a candy factory, with an address of 1098-1100 Myrtle Avenue. No on-site features of concern were noted.	No major changes to surrounding areas were noted. Surrounding areas remain occupied by commercial storefronts and an elevated rail station to the north and northeast; commercial storefronts to the east; and residential dwellings to the south and west. No off-site features of concern were noted.
1935	The 1102-1114 Myrtle Avenue portion of the Property is shown as a 120-car parking garage. A 1,000-gallon gasoline UST is located near the northeast corner of the garage, adjacent to a former boiler room. 1116-1120 and 1122 Myrtle Avenue are occupied by a two-story structure (apparent commercial) and commercial storefront, respectively. In addition, there is a vacant commercial building located at 1098-1100 Myrtle Avenue (current warehouse/loading dock). The presence of an unregulated gasoline UST associated with the former garage is considered a REC to the Property.	Surrounding areas are occupied by commercial storefronts, parking garage and elevated rail station to the north and northeast; commercial storefronts to the east; and residential dwellings to the south and west. A 750-gallon gasoline UST is located on the northern adjoining parking garage property beyond Myrtle Avenue. No additional off-site features of concern were noted.
1947 - 1968	The 1102-1114 Myrtle Avenue portion of the Property remains occupied by the above-referenced 120-car parking garage with associated 1,000-gallon gasoline UST near the northeast corner of the garage, adjacent to a former boiler room. 1116-1120 Myrtle Avenue is occupied by a furniture manufacturing facility, and 1122 Myrtle Avenue is occupied by a commercial storefront. In addition, there is a furniture manufacturing facility located at 1098-1100 Myrtle Avenue (current warehouse/loading dock). The presence of an unregulated gasoline UST associated with the former garage is considered a REC to the Property.	One of the northern adjoining commercial storefronts is identified as a wholesale hardwood facility on the 1947 and 1950 Sanborn maps. The former parking garage to the north is shown as a furniture warehouse in the 1965 Sanborn map. No additional major changes to surrounding areas were noted.

Date	Site Comments	Surrounding Area Comments
1977 - 1980	The 1102-1114 Myrtle Avenue portion of the Property is shown as an auto repair facility, while 1116-1120 remains occupied by a furniture manufacturing facility, and 1122 by a commercial storefront. The 1098-1100 portion is shown as an undeveloped lot. No references to the aforementioned 1,000-gallon gasoline UST were identified, and no additional major changes to the Property were noted.	Surrounding areas are occupied by commercial storefronts, an auto repair shop and elevated rail station to the north and northeast; NYC Transit Authority Substation to the east; residential dwellings and vacant lots to the south; and several vacant lots to the west. No additional off-site features of concern were noted.
1981 - 1989	The 1102-1114 portion of the Property is shown with a commercial building. 1116-1120 Myrtle Avenue is depicted as an open lot, with an apparent commercial storefront located at 1122 Myrtle Avenue. The 1098-1100 portion is shown as an undeveloped lot. No on-site features of concern were noted.	No major changes to surrounding areas were noted. Surrounding areas remain occupied by commercial storefronts, an auto repair shop and elevated rail station to the north and northeast; NYC Transit Authority Substation to the east; residential dwellings and vacant lots to the south; and several vacant lots to the west. No additional off-site features of concern were noted.
1993 - 1996	The 1122 Myrtle Avenue portion of the Property is shown as a fire ruin. No additional major changes to the Property were noted.	The western adjoining property appears as a junk yard in the 1995 and 1996 Sanborn maps. No additional major changes to surrounding areas were noted.
2001 - 2007	The Property is improved with a commercial structure located at 1102-1114 Myrtle Avenue, and appears to have been combined with the current one-story warehouse building located at 1098-1100 Myrtle Avenue. The 1116-1122 portion of the Property is depicted as a vacant (parking) lot. No on-site features of concern were noted.	Surrounding areas are occupied by commercial storefronts, an auto repair shop and elevated rail station to the north and northeast; NYC Transit Authority Substation to the east; residential dwellings and undeveloped lots to the south; and junk yard to the west. No off-site features of concern were noted.

4.4.5 Historical Topographic Maps

Available topographic maps dated 1906, 1910, 1916, 1924, 1931, 1938, 1947, 1958, 1959, 1961, 1966, 1967, 1970, 1975, 1979 and 1999 from HistoricAerials.com were reviewed for this Environmental Site Assessment. Representative copies have not been included in the appendices due to copyright concerns. A summary of the topographic maps is provided below.

Summary

Date	Quad	Site Comments	Surrounding Area Comments
1906-1938, 1948, 1959, 1961 and 1966	Brooklyn, NY	The eastern portion of the Property appears developed. Remaining areas to the west are depicted as undeveloped land. No on-site features of concern were noted.	Surrounding areas are shown as developed to the north, east and south with undeveloped land depicted to the west. No off-site features of concern were noted.
1947	Brooklyn, NY	The entire Property is shown as developed. No on-site features of concern were noted.	Surrounding areas are shown as developed in all directions. No off-site features of concern were noted.
1958, 1967-1999	Brooklyn, NY	The Property is depicted with pink/orange shading indicative of dense urban development. No building	Surrounding areas are shown with pink/orange shading indicative of dense urban development. An

		footprint or other on-site features were noted.	elevated rail station is located further north of the Property. No additional off-site features were noted.
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4.4.6 Title Records

Review of a 50-year chain of title was not included in the scope of the assessment. A title report was requested from the Client, but was not received prior to issuance of this report. As a result, the information required for review of recorded land title records is considered not to be readily ascertainable.

4.4.7 Other Environmental Reports

No prior environmental assessments or other reports were provided for EFI's review as part of this assessment.

4.4.8 Building Department Records

Records from New York City Department of Buildings were reviewed for evidence indicating the developmental history of the Property, and for the presence of documentation relative to USTs utilizing the department's internet website and the Property Profile Overview (PPO) records. Pertinent information relative to each Property parcel is as follows:

1098-1100 Myrtle Avenue - Alteration permits were identified dating back at least 1917 and a full demolition permit was identified in 1970. The current warehouse addition was first occupied in 2001.

1102 Myrtle Avenue - A new building permit was identified in 1920. Certificates of Occupancy for a roller skating rink and supermarket were also identified in 1981 and 1993, respectively.

1116 Myrtle Avenue - Permit records dating back to 1921 were identified, including two demolition permits in 1946 and 1979 as well as an oil burner application in 1947.

1122 Myrtle Avenue - References to the 1935 installation (construction) of a store and one-car garage were identified, in addition to an oil burner application in 1948 and full demolition permit in 1992.

No other records of historical or environmental significance were identified. Please see Appendix F for a copy of the pertinent records.

4.4.9 Other Land Use Records

New York City Fire Department (NYCFD)-

EFI submitted a Fuel Tank Special Report Request Form for the Property to the NYCFD on December 21, 2012 for evidence indicating the presence of fuel oil tanks at the Property. A response has not been received from the NYCFD as of the release date of this report. Any pertinent information will be forwarded to the upon receipt. Please see Appendix F for a copy of the Tank Request Form.

New York City Department of Finance-

EFI reviewed assessment records on the New York City Department of Finance website. The Property is known as 1102-1122 Myrtle Avenue (Block 1586, Lots 12, 14, 24 and 27). The lots encompass a reported 32,501 square feet (0.74 acres) of land. The Property is occupied by a one-story supermarket with attached one-story warehouse and loading dock with a footprints of

195.67 feet by 100 feet and approximately 40 feet by 50 feet, respectively. The Property owner is listed as Spenceran Inc. No additional information of interest was listed.

New York City Department of Health-

A review of pertinent information was conducted at the New York City Environmental Health Department's website. One active "work without a permit" violation related to the demolition of 1122 Myrtle Avenue is listed in February of 1992. No additional environmental control board (ECB) violations were identified for the Property.

In addition, EFI submitted a Freedom of Information Letter (FOIL) for the Property to the New York City Department of Health and Mental Hygiene-Bureau of Environmental Health Services on December 23, 2012 for information pertaining to hazardous substances, USTs, releases, inspection records, asbestos, mold and LBP violations, etc. A response has not been received from this agency as of the release date of this report. Any pertinent information will be forwarded to the Client upon receipt. Please see Appendix F for a copy of the FOIL request.

4.5 Data Failure

Based on the definition presented in ASTM E1527-05, data failure occurs when all of the standard historical sources that are reasonably-ascertainable and likely to be useful have been reviewed and the historical use of the Property has not been documented back to the Property's first developed use, or 1940 whichever is earlier. When data failure occurs, ASTM E 1527-05 requires the Environmental Professional to document the data failure and assess the potential impact on the ability of the Environmental Professional to identify recognized environmental conditions.

The following data failures have been identified:

- EFI was not able to document the historical use of the Property prior to 1887. This data failure is not considered critical and does not change the conclusions of this report, as the 1887 Sanborn map revealed the Property to be utilized for primarily residential and commercial storefront purposes. In addition, the adjacent and surrounding areas are shown as a mixture of commercial occupancy and undeveloped land.
- Gaps of greater than five-year intervals in the historical record were noted by EFI. However, because the Property occupants were consistent for the majority of these intervals, this data failure is not considered a significant concern.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The site reconnaissance was conducted on December 20, 2012 by Christopher Reiss, Field Professional with EFI, accompanied by Mr. John Park, Food Bazaar Manager. The weather was partly cloudy an approximate temperature of 35 degrees Fahrenheit. The visual reconnaissance consisted of observing the boundaries of the Property and systematically traversing the Property to provide an overlapping field of view, wherever possible. The periphery of the on-site structure was observed along with interior accessible common, storage, maintenance, mechanical and warehouse areas of the supermarket. Photographs of pertinent site features identified during the site reconnaissance are included in Appendix A.

5.2 General Site Setting

5.2.1 Site Description

The Property consists of approximately 0.74 acres and is developed with an approximately 21,000 square-foot commercial building occupied by a Food Bazaar Supermarket. The ground surface at the Property is relatively flat with engineered slopes to facilitate site drainage. Ground cover consists primarily of the building footprint and concrete and asphalt-paved parking and loading dock areas. The Property can be accessed from the south side of Myrtle Avenue or from an unpaved vacant lot on the rear (southern) side of the building.

5.2.2 Exterior Observations

The building is single-story, slab-on-grade construction. The building is finished on the exterior with brick masonry and stucco. Asphalt-paved parking areas are located on the eastern side of the building, with an attached warehouse and loading dock present off the western side.

5.2.3 Interior Observations

The building finishing materials included sheetrock, 2'x 4' ceiling tiles, fiberglass-reinforced plastic, unpainted concrete, and ceramic and vinyl floor tiles. No evidence of trench drains, pits, significant staining or bulk chemical storage was observed inside the building.

5.2.4 Potable Water

The Property is connected to the municipal water supply provided by the City of New York. The source of the water is from a variety of regional surface resources.

5.3 Site Visit Findings

5.3.1 Hazardous Substances

EFI found evidence of hazardous substances in the form of small quantities of motor/lubricating oils located in the rooftop compressor room during the inspection of the Property.

Summary

Material	Quantity	Use	Comments
Motor/Lubricating Oils	Less than 10 gallons	Compressor Maintenance	The materials appeared to be properly managed and maintained at the time of the site inspection. No evidence of significant fluid release or spillage was identified.

5.3.2 Petroleum Products

Petroleum products were identified on the Property during the site reconnaissance. A summary of the materials, quantities, and use is provided below.

Summary

Material	Quantity	Use	Comments
Motor/Lubricating Oils	Less than 10 gallons	Compressor Maintenance	The materials appeared to be properly managed and maintained at the time of the site inspection. No evidence of significant fluid release or spillage was identified.

5.3.3 Underground Storage Tanks (USTs)

No evidence of USTs was observed at the Property during the site reconnaissance. However, a review of Sanborn maps has identified a 1,000-gallon gasoline UST which was operated at the Property from at least 1935 to at least 1965. The tank was identified near the northeast corner of the former parking garage (current supermarket building), adjacent to western side of a former boiler room. No evidence of the removal or prior investigation of this unregulated storage tank has been identified to date.

5.3.4 Aboveground Storage Tanks (ASTs)

No evidence of ASTs was observed at the Property during the site reconnaissance.

5.3.5 Subsurface Equipment

The presence of subsurface equipment such as sump pumps, septic systems or elevators was not observed at the time of the reconnaissance.

5.3.6 Other Suspect Containers

No evidence of other suspect containers was observed on the Property during the site reconnaissance.

5.3.7 Polychlorinated Biphenyl Compounds (PCBs)

Electrical transformers and certain equipment that contains hydraulic fluids are a potential source of environmental concern due to the potential presence of polychlorinated biphenyl (PCB) containing cooling oils used in some units.

Con Edison transformer vaults and manholes were noted in the sidewalk areas along Myrtle Avenue. As Con Edison would be responsible for cleanup and disposal in the event of a leak or release, the presence of the utility-owned transformers are not considered an REC to the Property.

A hydraulic trash compactor and cardboard baler were noted in the loading dock area on the western side of the building. No evidence of the release or spillage of hydraulic fluids was noted in locations proximal to the compactor or baler. Based on the anticipated age of the units (relatively new), PCB-containing fluids are not anticipated to exist within the units.

5.3.8 Interior Staining/Corrosion

No interior staining or corrosion was observed in the building during the site reconnaissance.

5.3.9 Discharge Features

Floor drains and storm drains were observed at the Property. Other discharge features (oil/water separators, etc.) were not observed at the Property. Details regarding the observations are provided below.

Summary

Feature Identified	Location	Discharge Points	Details
Floor drain(s)	Meat Department	Sanitary sewer	No evidence of the improper disposal of hazardous materials such as staining or corrosion was observed around or in close proximity to the identified floor drains.
Other	Loading Dock Area	Sanitary sewer	Storm drains were noted adjacent to the loading dock on the western side of the building. No evidence of hazardous material disposal such as staining or corrosion was observed around or in close proximity to the identified storm drains.

5.3.10 Pits, Ponds, and Lagoons

Pits, ponds or lagoons were not observed on the Property during the site reconnaissance.

5.3.11 Solid Waste Dumping/Landfills

Readily apparent evidence of solid waste dumping, suspect fill material, or landfills was not identified on the Property during the site reconnaissance.

5.3.12 Stained Soil/Stressed Vegetation

Stained soil or stressed vegetation was not observed on the Property during the site reconnaissance.

5.3.13 Wells

Evidence of water supply or groundwater monitoring wells was not observed on the Property during the site reconnaissance.

5.3.14 Additional Hazardous Observations

During the site reconnaissance, EFI did not observe evidence of additional hazards at the Property. No additional hazards were reported by those interviewed during the site visit. Additionally, EFI did not note any unusual odors indicative of hazardous substances.

6.0 INTERVIEWS

6.1 Interview with Owner

A representative from property ownership was not available for interview as part of this assessment.

6.2 Interview with Site Manager

EFI provided an environmental property questionnaire to property management requesting information about the Property, past and current operations, historical uses and any known environmental concerns including asbestos-containing material, lead-based paint, underground storage tanks, aboveground storage tanks, poly-chlorinated biphenyls, and spills or releases of hazardous materials. A completed copy of the questionnaire was not returned to EFI. Please see Appendix F for a blank copy of the questionnaire.

According to Store Manager Mr. John Park, who has been familiar with the Property for the last six months, the Property has historically been utilized for commercial purposes. Mr. Park was not aware of any USTs, ASTs, releases or spills associated with the Property. Additionally, Mr. Park informed EFI that no environmental violations or liens were known to exist in association with the Property. He further noted he was unaware of any prior environmental assessment or other reports for the Property.

6.3 Interviews with Site Occupants

For the purposes of this assessment, the site manager and site occupant are one and the same. Details associated with the site manager are interview are presented above.

6.4 Interviews with Local Government Officials

Please see Section 4.4.8 and 4.4.9 for information obtained from interviews with local government officials / agencies.

6.5 Interviews with Others

No additional individuals, agencies, and/or sources were interviewed during the course of this assessment.

7.0 OTHER ENVIRONMENTAL CONDITIONS

7.1 Asbestos-Containing Materials

Asbestos is the name for a group of naturally occurring silicate minerals that can be separated into fibers. The fibers are strong, durable, and resistant to heat and fire. They are also long, thin and flexible, so they can even be woven into cloth. Because of these qualities, asbestos has been used in thousands of consumer, industrial, maritime, automotive, scientific and building products. During the 20th century, some 30 million tons of asbestos have been used in industrial sites, homes, schools, shipyards and commercial buildings in the United States. Common ACMs include pipe-covering, insulating cement, insulating block, refractory and boiler insulation materials, transite board, fireproofing spray, joint compound, vinyl floor tile, ceiling tile, mastics, roofing products, and duct insulation for HVAC applications. Inhalation of asbestos fibers can result in deleterious health effects.

The potential for asbestos-containing material (ACM) was evaluated based the USEPA Guidance Document: Managing Asbestos in Place - A Building Owner's Guide on Operations and Maintenance Programs for Asbestos-Containing Materials (the Green Book). The Green Book was used as a guide in identifying suspect materials while the definition of suspect ACM and presumed asbestos-containing material is taken from 29 CFR Parts 1910, et al. Occupational Exposure to Asbestos; Final Rule. OSHA considers building materials (and specifically friable surfacing material and thermal system insulation) installed prior to 1981, presumed to be asbestos containing until tested by laboratory analysis to prove otherwise.

Based on the circa 1920 date of construction, building materials may contain asbestos. According to the EPA, while suspect or ACM may be managed in place under an operations and maintenance program (O&M), sampling would be required to document the presence or absence of asbestos-containing material. A summary of suspect or presumed ACM is provided below.

Summary

Material	Location	Estimated Quantity	Friable	Physical Condition	Action
Drywall and Joint Compound	Throughout	Not Quantified	No	Good	O&M Plan
Ceiling Tiles	Retail Areas	15,000 sq ft	No	Good to Fair	O&M Plan
Vinyl Floor Tiles	Retail Areas	15,000 sq ft	No	Good to Fair	O&M Plan
Grouts, Caulking, Mastics and Adhesives	Throughout	Not Quantified	No	Good	O&M Plan
Roofing Materials	Rooftop	21,000 sq ft	No	Good	O&M Plan

7.2 Lead-Based Paint

Many buildings constructed before 1978 have paint that contains lead. Due to the circa 1920 construction date (pre-1978), lead-based paint may be present. All painted surfaces were observed to be in good to fair condition with no chalking, peeling, or flaking. Since the Property is not used for residential purposes, lead-based paint is not considered to be a significant concern.

7.3 Radon

Radon gas is a product of the decay series that begins with uranium. Radon is produced directly from radium, which can be commonly found in bedrock that contains black shale and/or granite. Radon gas can migrate through the ground and enter buildings through porous concrete or fractures. Radon tends to accumulate in poorly ventilated basements. Long-term exposure to radon has been associated with lung cancer.

To satisfy the requirements of the Client, an evaluation of radon potential was performed utilizing the research results available from the USEPA. The USEPA has designated three zones depending on radon potential. Zone 1 is an area with the average predicted indoor radon concentration in residential dwellings exceeding the EPA action limit of 4.0 picoCuries per Liter (pCi/L). Zone 2 are areas with average predicted indoor radon concentration of 2.0 - 4.0 pCi/L and Zone 3 are those areas with an average predicted indoor radon concentration in residential dwellings below 2.0 pCi/L.

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location.

Review of the USEPA Map of Radon Zones places the Property in Zone 2. Based on the zone classification and the current non-residential use of the Property, radon is not considered to be a significant concern. No additional action is warranted at this time.

7.4 Microbial Contamination (Mold)

In accordance with the scope of work, the site reconnaissance is to include a visual inspection for indications of water intrusions or the presence of active mold growth on readily accessible interior and exterior surfaces. Confirmation sampling was not included in the scope of work for the ESA. Readily accessible areas of the building were observed for visual or olfactory indications of mold and for areas of water damage.

No evidence of mold growth or suspect moisture intrusion was identified.

7.5 Lead in Drinking Water

The Property receives its drinking water from the City of New York. According to the annual water quality report, the water is tested before it enters the distribution system. The water supplied to the Property meets federal and state drinking water standards, including those for lead and copper.

8.0 CONCLUSIONS AND RECOMMENDATIONS

8.1 Findings and Opinions

8.1.1 On-Site Recognized Environmental Conditions

The following on-site Recognized Environmental Conditions were identified during the course of this assessment:

- A 1,000-gallon gasoline UST was utilized at the Property between the approximate years of 1947 and 1968. The tank was situated in the northeast portion of the former parking garage building located at 1102-1114 Myrtle Avenue. As no records related to the removal or investigation of this UST have been identified to date, the potential presence of an unregulated UST is considered a REC relative to the Property.
- The Property has been historically utilized for a variety of commercial and light industrial uses dating back to approximately 1921. Prior historic uses of environmental concern have included a furniture manufacturer from at least 1947 to 1968 (1098-1100 Myrtle), auto repair facility in 1934 and from at least 1977 to approximately 1980 (1102 Myrtle), and furniture manufacturer from at least 1947 to approximately 1980 (1116-1120 Myrtle). Based on the potential for adverse environmental impacts to the Property subsurface as the result of the former on-site activities, the historic use and occupancy of the Property has been identified as a REC.

8.1.2 Off-Site Recognized Environmental Conditions

No off-site Recognized Environmental Conditions were identified that were considered likely to impact the Property.

8.1.3 Historical Recognized Environmental Conditions

Historical Recognized Environmental Conditions are environmental conditions which in the past would have been considered a Recognized Environmental Condition, but which may or may not be considered a Recognized Environmental Condition currently based on the current threat or regulatory status of the concern.

No Historical Recognized Environmental Conditions (HRECs) were identified during the course of this assessment.

8.1.4 De Minimis Environmental Conditions

De minimis conditions are those that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.

No *de minimis* environmental conditions were identified in connection with the Property during completion of this assessment.

8.1.5 Other Environmental Considerations (Non-ASTM Scope Considerations)

This assessment also included other environmental considerations identified at Section 7.0. The following related Issues of Concern were identified:

- Asbestos- Suspect ACMs were observed in the building in the form of non-friable drywall and joint compound, non-friable ceiling tiles, non-friable vinyl floor tiles, non-friable

grouts, mastics, and caulking and non-friable roofing materials. The aforementioned building components were noted to be in overall good condition with low potential for disturbance.

8.2 Conclusions

EFI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of 1102-1122 Myrtle Avenue, Brooklyn, NY. Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the Property, except for the following:

- A 1,000-gallon gasoline UST was utilized at the Property between the approximate years of 1947 and 1968. The tank was situated in the northeast portion of the former parking garage building located at 1102-1114 Myrtle Avenue. As no records related to the removal or investigation of this UST have been identified to date, the potential presence of an unregulated UST is considered a REC relative to the Property.
- The Property has been historically utilized for a variety of commercial and light industrial uses dating back to approximately 1921. Prior historic uses of environmental concern have included a furniture manufacturer from at least 1947 to 1968 (1098-1100 Myrtle), auto repair facility in 1934 and from at least 1977 to approximately 1980 (1102 Myrtle), and furniture manufacturer from at least 1947 to approximately 1980 (1116-1120 Myrtle). Based on the potential for adverse environmental impacts to the Property subsurface as the result of the former on-site activities, the historic use and occupancy of the Property has been identified as a REC.

EFI's assessment included additional services to evaluate asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands and mold. This assessment has revealed no evidence of related conditions of concern in connection with the Property, except for the following:

- Suspect asbestos-containing building materials were observed in the building in the form of non-friable drywall and joint compound, non-friable ceiling tiles, non-friable vinyl floor tiles, non-friable grouts, mastics, and caulking and non-friable roofing materials. The aforementioned building components were noted to be in overall good condition with low potential for disturbance.

8.3 Recommendations

As a result of this assessment, EFI recommends the following:

- UST - EFI recommends a Phase II Limited Subsurface Investigation be performed to determine if the subsurface of the Property has been impacted by the former operation of a 1,000-gallon gasoline UST.
- Historic Property Use - EFI recommends a Phase II Limited Subsurface Investigation be performed to determine if the subsurface of the Property has been impacted by the historic use of the Property for furniture manufacturing and auto repair.
- Asbestos - Given the condition of the identified and suspect ACM, EFI is of the opinion that these materials can be effectively managed as part of an asbestos Operations and Maintenance (O&M) Plan until such time as renovation or demolition activities necessitate their removal. The objective of an O&M Plan is to implement a practical management approach to controlling identified ACM within the Property. The O&M Plan



is designed to cleanup existing contamination, minimize future fiber release by controlling disturbance of ACM, and monitor the condition of the ACM until it is removed.

9.0 REFERENCES

Interviews:

New York City Fire Department - (718) 999-2441
New York City Department of Health - (347) 396-6078
Site Contact - Mr. John Park - Food Bazaar Store Manager - (718) 919-0197

Research:

ASTM, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM Designation E 1527-05, published November 1, 2005.

Environmental Data Resources, Inc. (EDR) Radius Map with GeoCheck Report, 1102 Myrtle Avenue, Brooklyn, NY, Inquiry Number: 3477114.2s.

EDR Sanborn Map® Report, maps dating 1887 through 2007.

EDR City Directory Report, directories dating 1928 through 2012.

HistoricAerials.com, aerial photographs dating 1954 through 2006.

HistoricAerials.com, topographic maps dating 1906 through 1999.

7.5-Minutes Series Topographic Map, Brooklyn, NY Quadrangle, U.S. Department of the Interior Geological Survey, provided by EDR, dated 1995.

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at <http://websoilsurvey.nrcs.usda.gov/>.

Bedrock Geologic Map of New York, State Geological Survey.

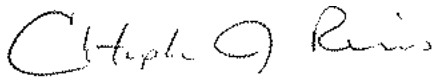
Federal Emergency Management Agency (FEMA) Flood Map, www.floodsmart.gov.

United States Environmental Protection Agency, EPA Map of Radon Zones - www.epa.gov/iaq/radon/zonemap/zmapp38.htm.

10.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

As required by 40 CFR 312.21(d), the report shall include the following statements of the environmental professional(s) responsible for conducting the Phase I Environmental Site Assessment and preparation of the report.


We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312; and, we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Christopher Reiss
Field Professional



Michael Cronin
Project Manager



Dale Lanier
Senior Project Manager

On Behalf Of Mandeep Sandhu - National Client Manager

11.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

11.1 Definition of an Environmental Professional

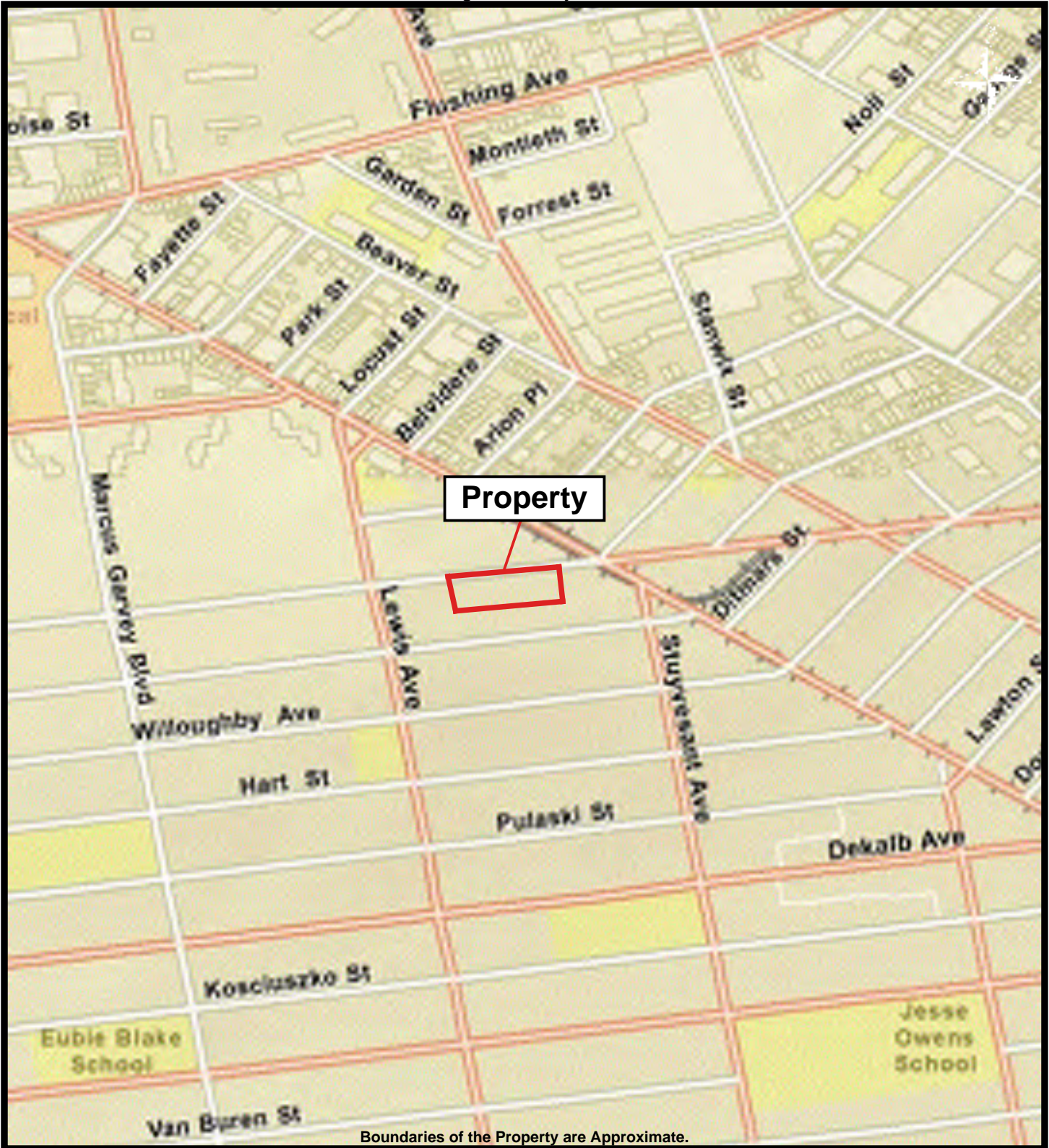
An Environmental Professional means: (1) a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f). (2) Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience. (3) An environmental professional should remain current in his or her field through Participation in continuing education or other activities. (4) The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as Part of the inquiry identified in §312.21(b). (5) A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this Part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

11.2 Relevant Experience

Relevant experience, as used in the definition of environmental professional in this Section, means: Participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see §312.1(c)) to the Property.

Resumes for the Environmental Professionals involved in this project are included in Appendix G.

Figures



Site Location Map

AFS Market, Inc. / Project # 51-12-01004-001

1102-1122 Myrtle Avenue

Brooklyn, NY 11206

PROJ. #: 94705-04695.2



Site Plan

AFS Market, Inc. / Project # 51-12-01004-001

1102-1122 Myrtle Avenue

Brooklyn, NY 11206

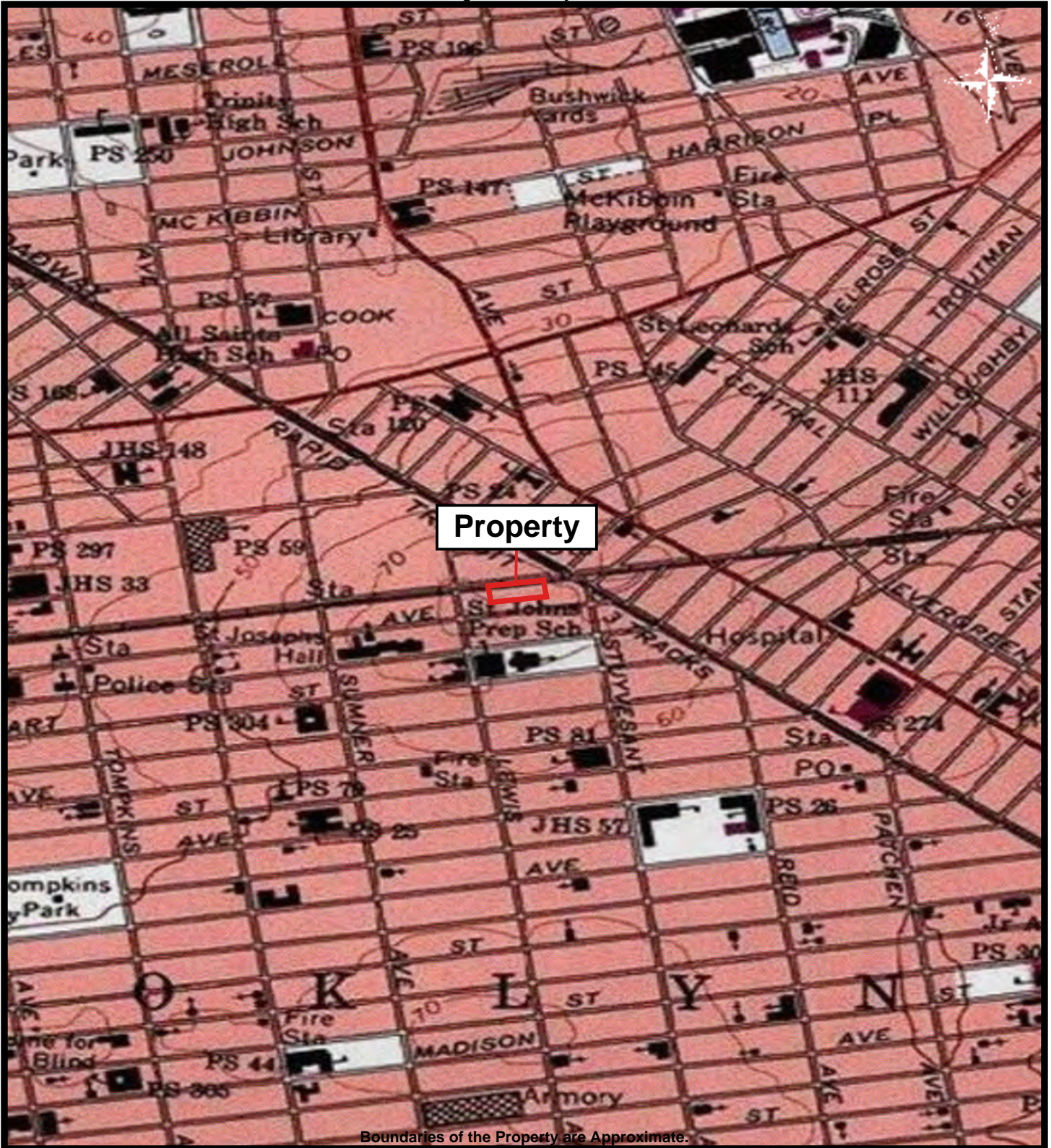
Project # 94705-04695.2



Boundaries of the Property are Approximate.



Site Aerial Photograph
AFS Market, Inc. / Project # 51-12-01004-001
1102-1122 Myrtle Avenue
Brooklyn, NY 11206
PROJ. #: 94705-04695.2



Boundaries of the Property are Approximate.



Site Topographic Map
AFS Market, Inc. / Project # 51-12-01004-001
1102-1122 Myrtle Avenue
Brooklyn, NY 11206
PROJ. #: 94705-04695.2

Appendix A:
Site Photographs



Property overview



Front (eastern) elevation



Side (northern) elevation



Approximate location of former UST (northeast corner)



Warehouse addition on western side of building



Loading dock



Western exterior wall (loading dock)



Rear (southern) elevation



Rooftop overview



Compressor room (refrigeration)



Parking lot of eastern side of building



Con Edison transformer vault



Trench drain in loading dock area



Trash compactor



Cardboard baler



Northern adjoining commercial development



Northern adjoining commercial development



Eastern adjoining NY Transit Substation



Southern adjoining residential dwellings



Southern adjoining vacant lot



Southern adjoining residential development



Western adjoining auto repair facility



Supermarket interior



Meat packaging



Aisle interior



Warehouse interior



Break room



Damaged floor tile



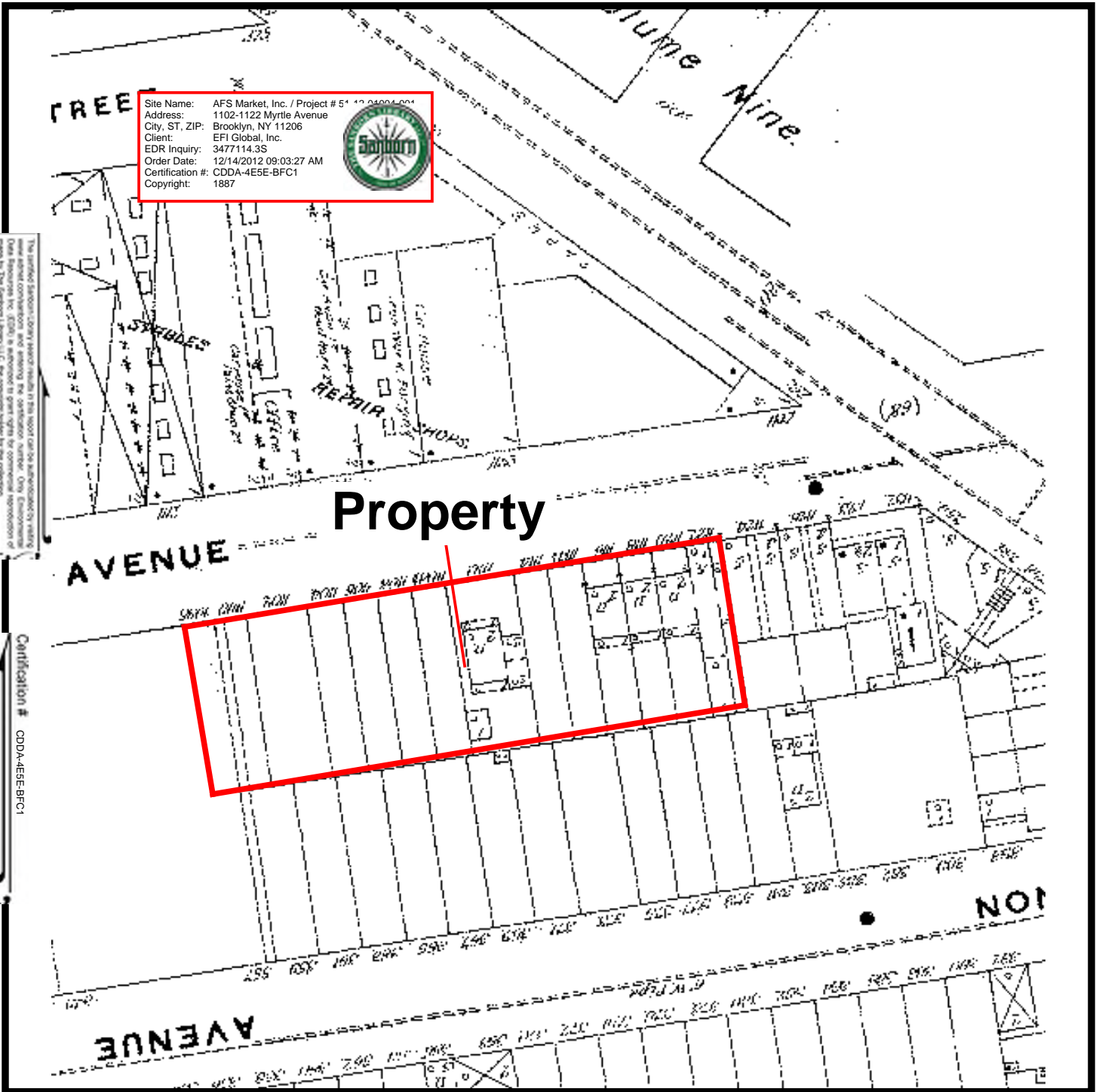
Ceiling tiles



Gas-fired warehouse heater

Appendix B:

Historical Research Documentation



Site Name: AFS Market, Inc. / Project # 51-12-01004-001
Address: 1102-1122 Myrtle Avenue
City, ST, ZIP: Brooklyn, NY 11206
Client: EFI Global, Inc.
EDR Inquiry: 3477114.3S
Order Date: 12/14/2012 09:03:27 AM
Certification #: CDDA-4E5E-BFC1
Copyright: 1887



Property

MYRTLE AVENUE

AVENUE

NON

Certification # CDDA-4E5E-BFC1

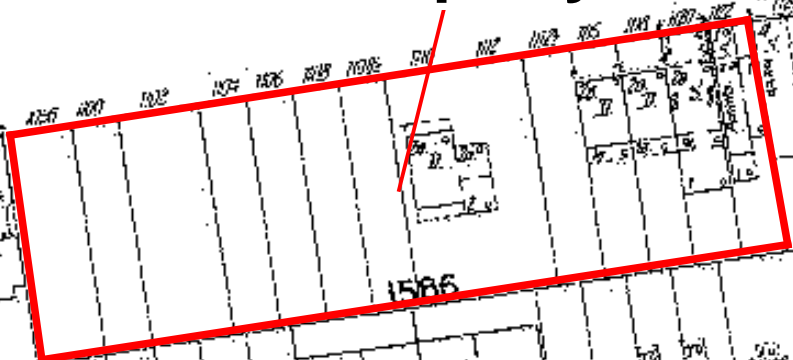


1887 Sanborn Map
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Brooklyn, NY
PROJ. #: 94705-04695.2

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Address: 1102-1122 Myrtle Avenue
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Client: EFI Global, Inc.
EDR Inquiry: 3477114.3S
Order Date: 12/14/2012 09:03:27 AM
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Copyright: 1904



Property VE.



1584

1586

AVE.

RNON

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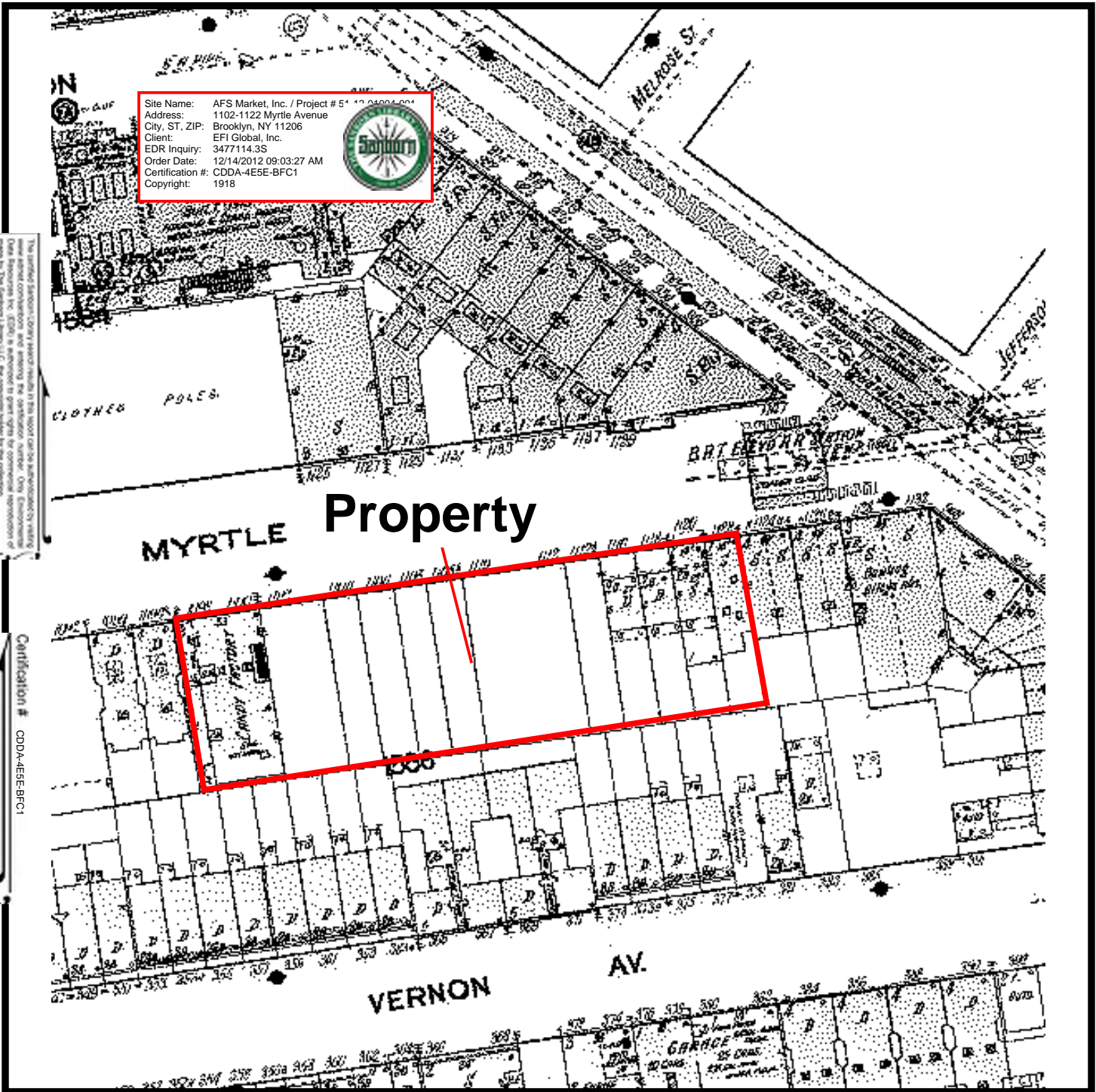
1904 Sanborn Map
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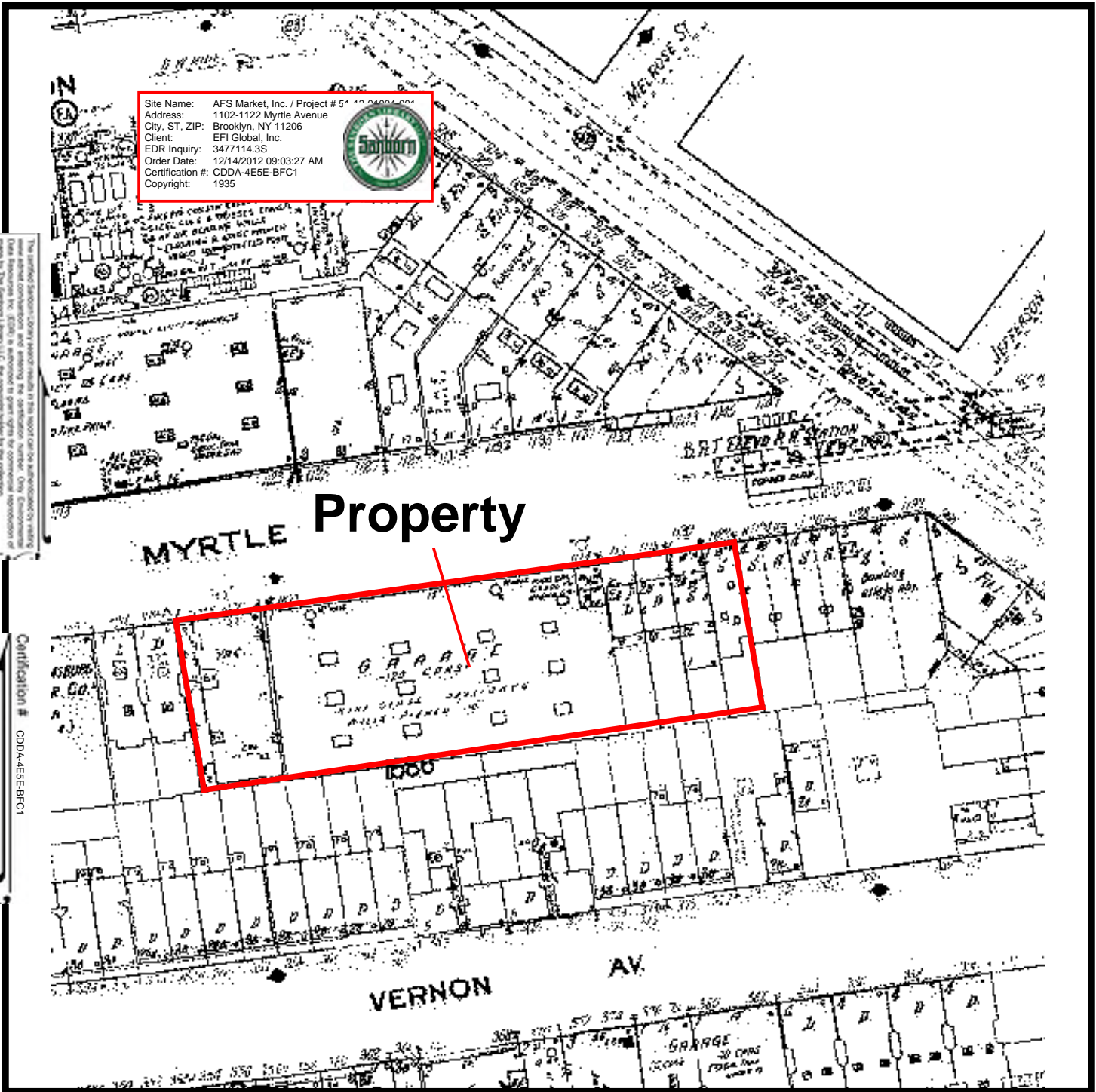
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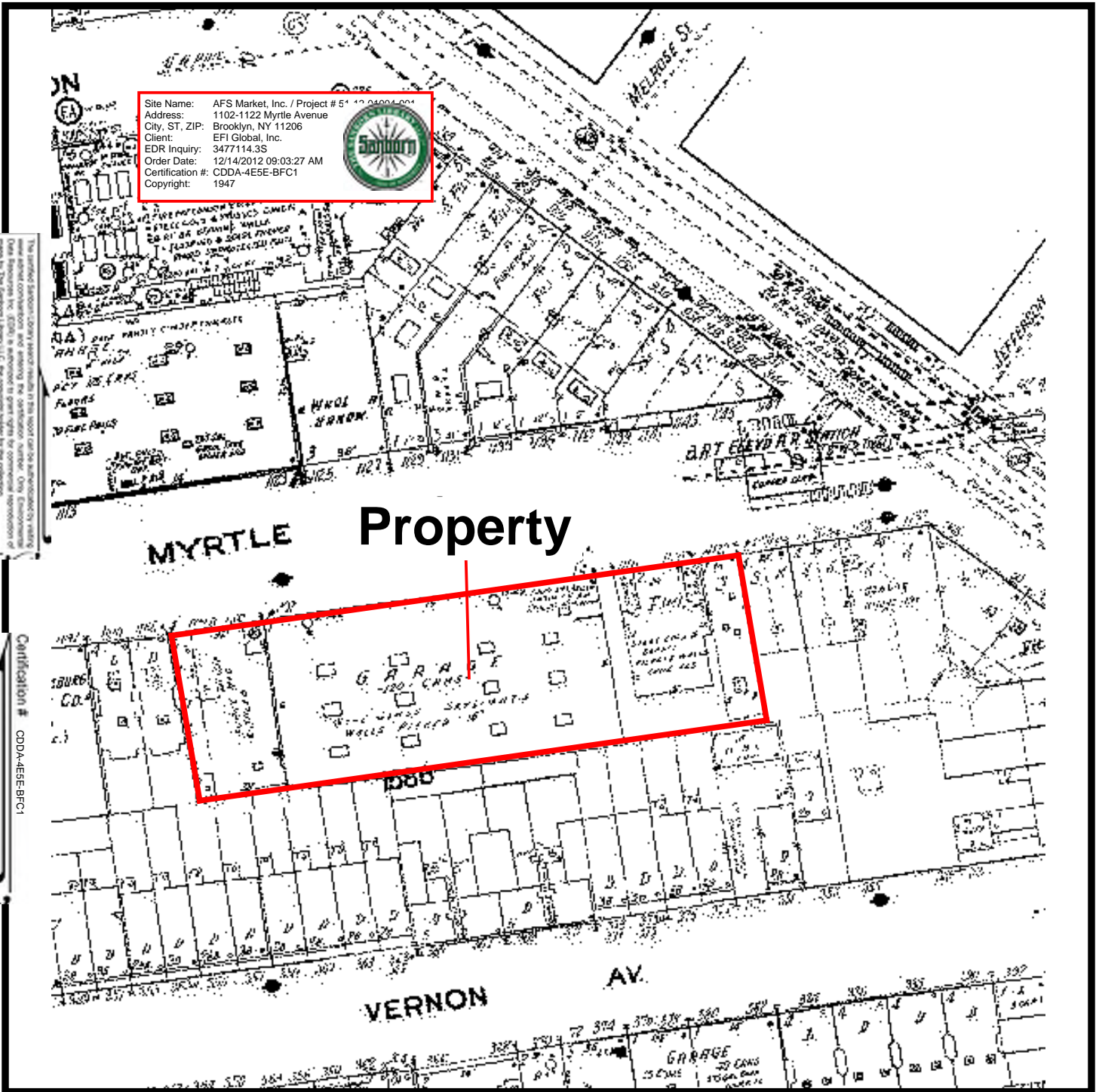
1935 Sanborn Map
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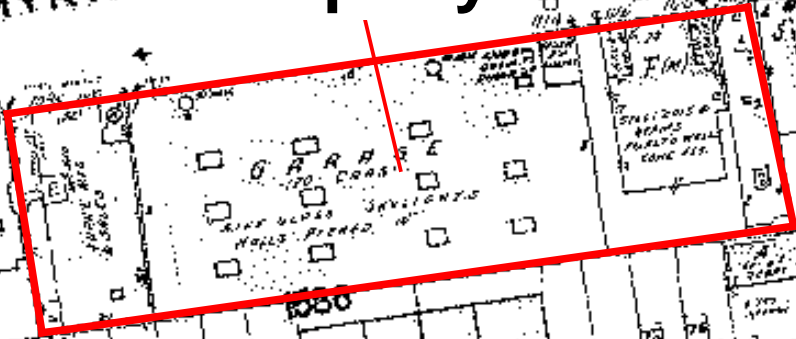
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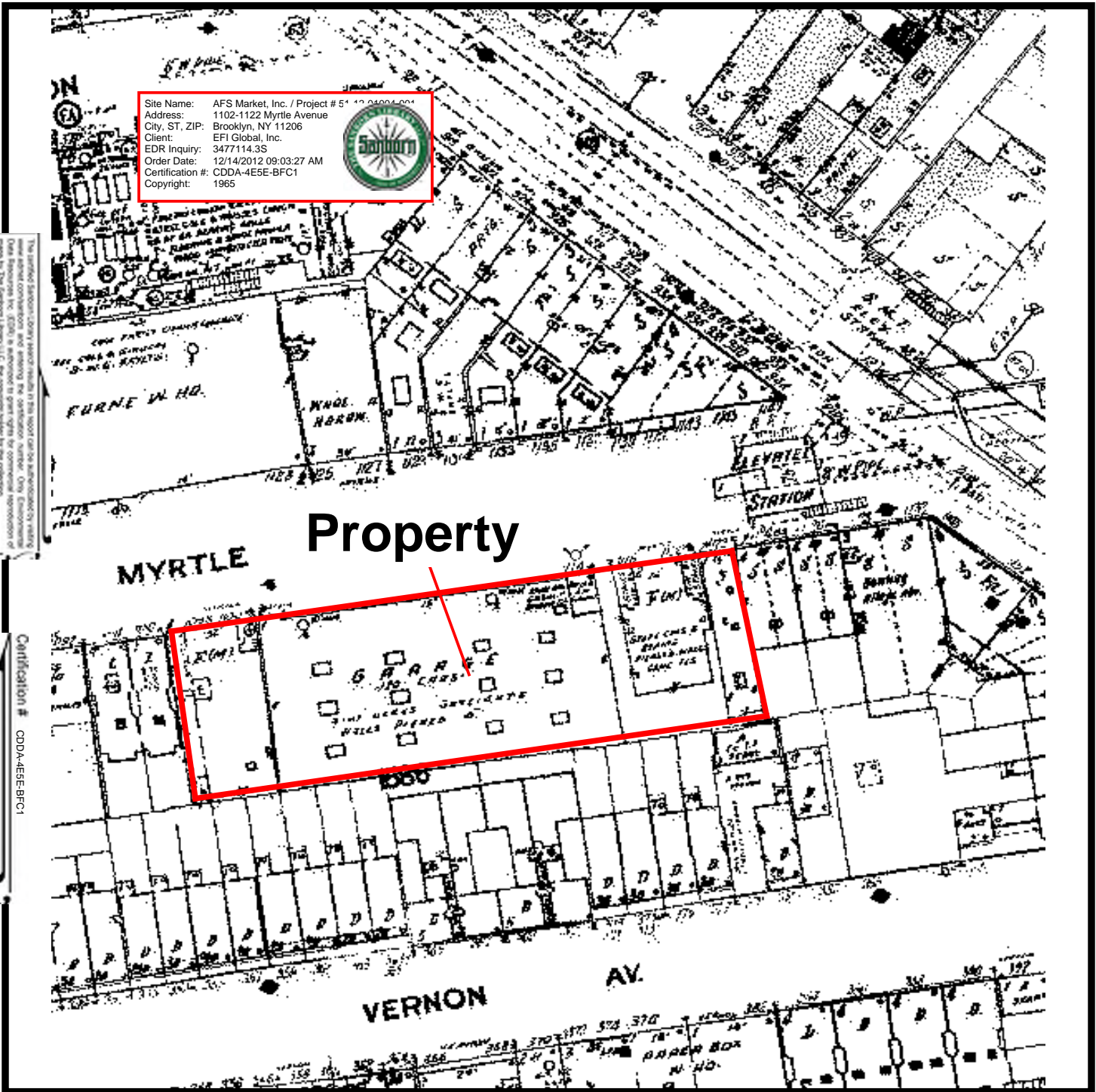
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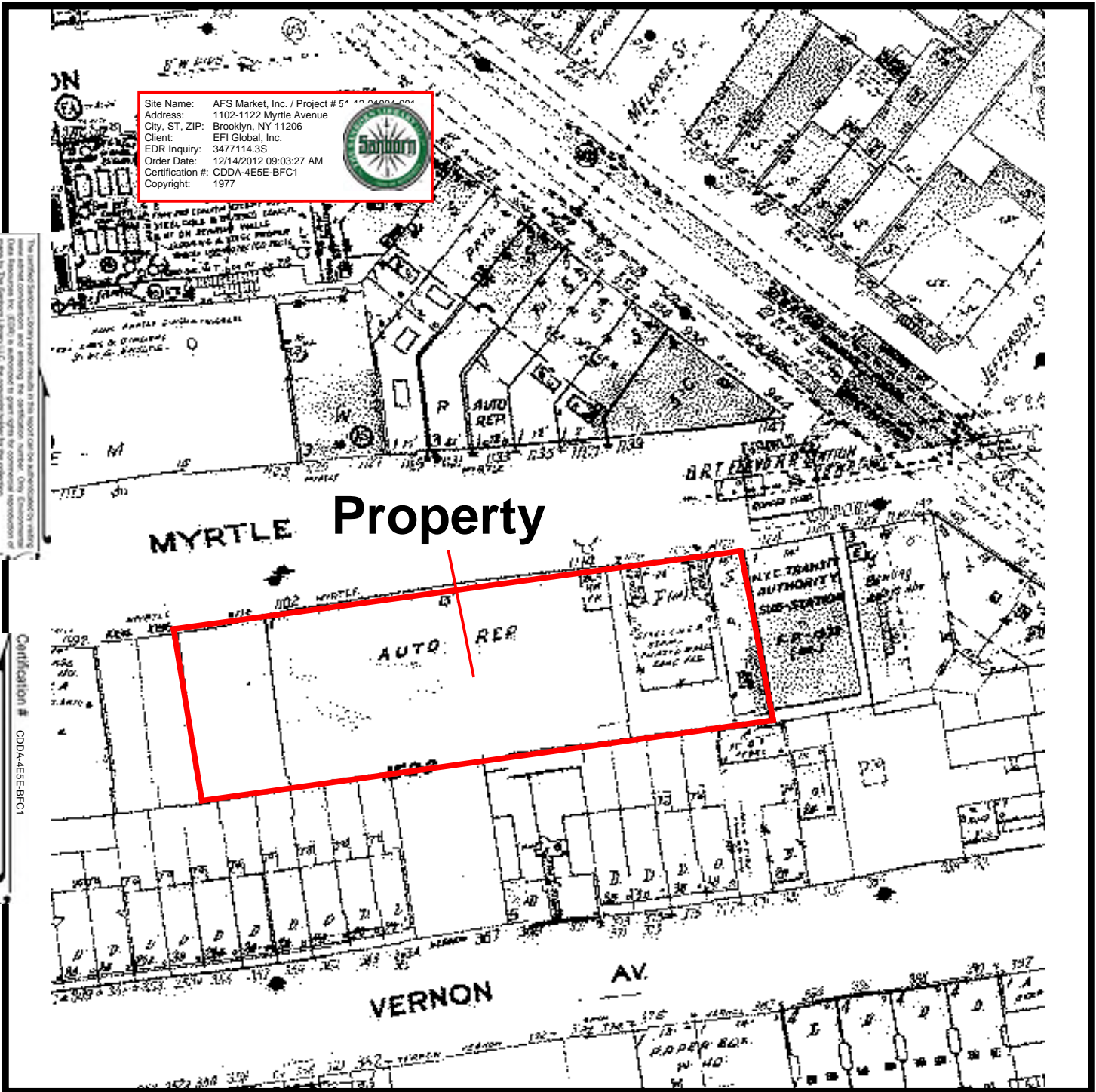
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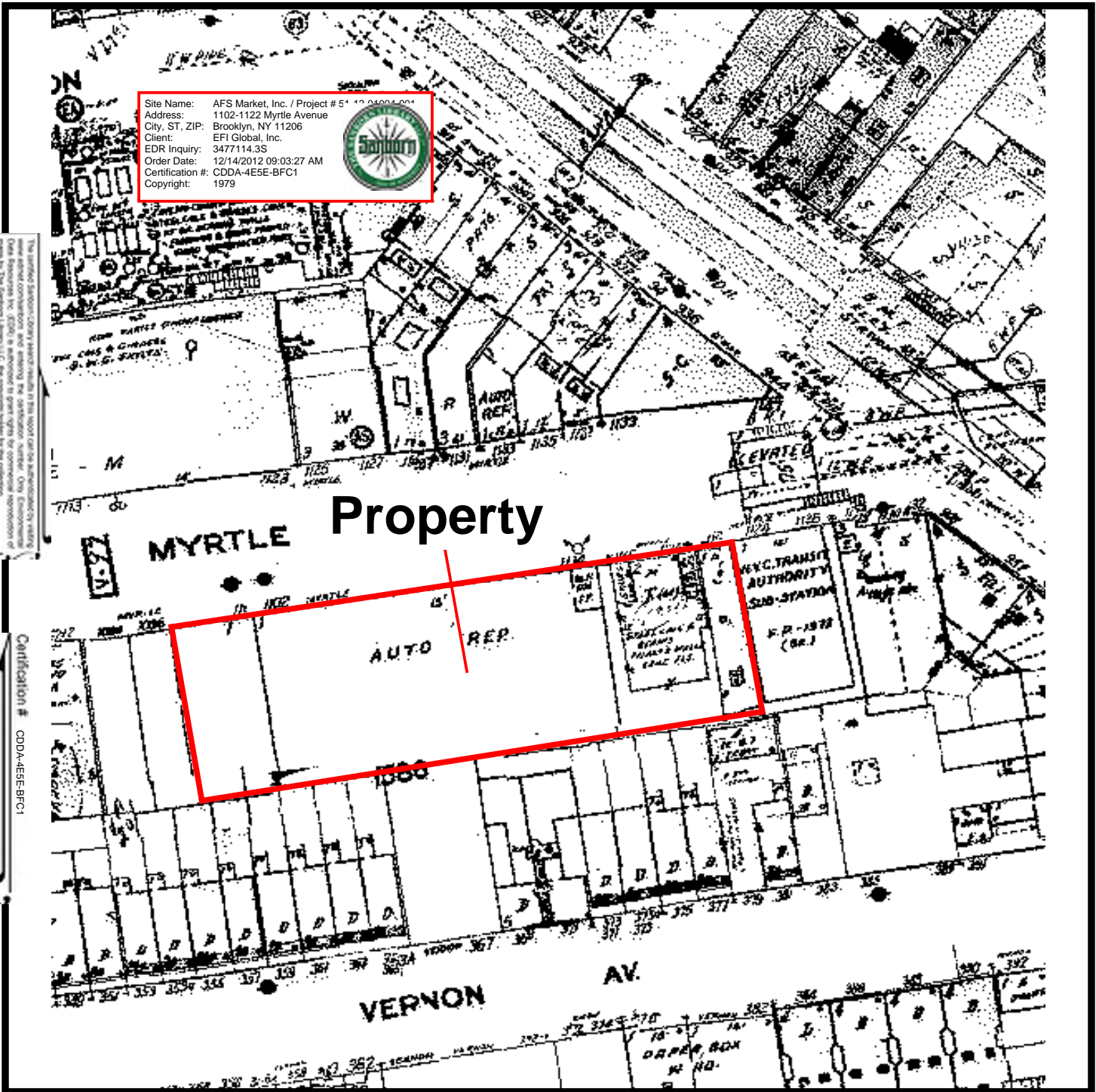
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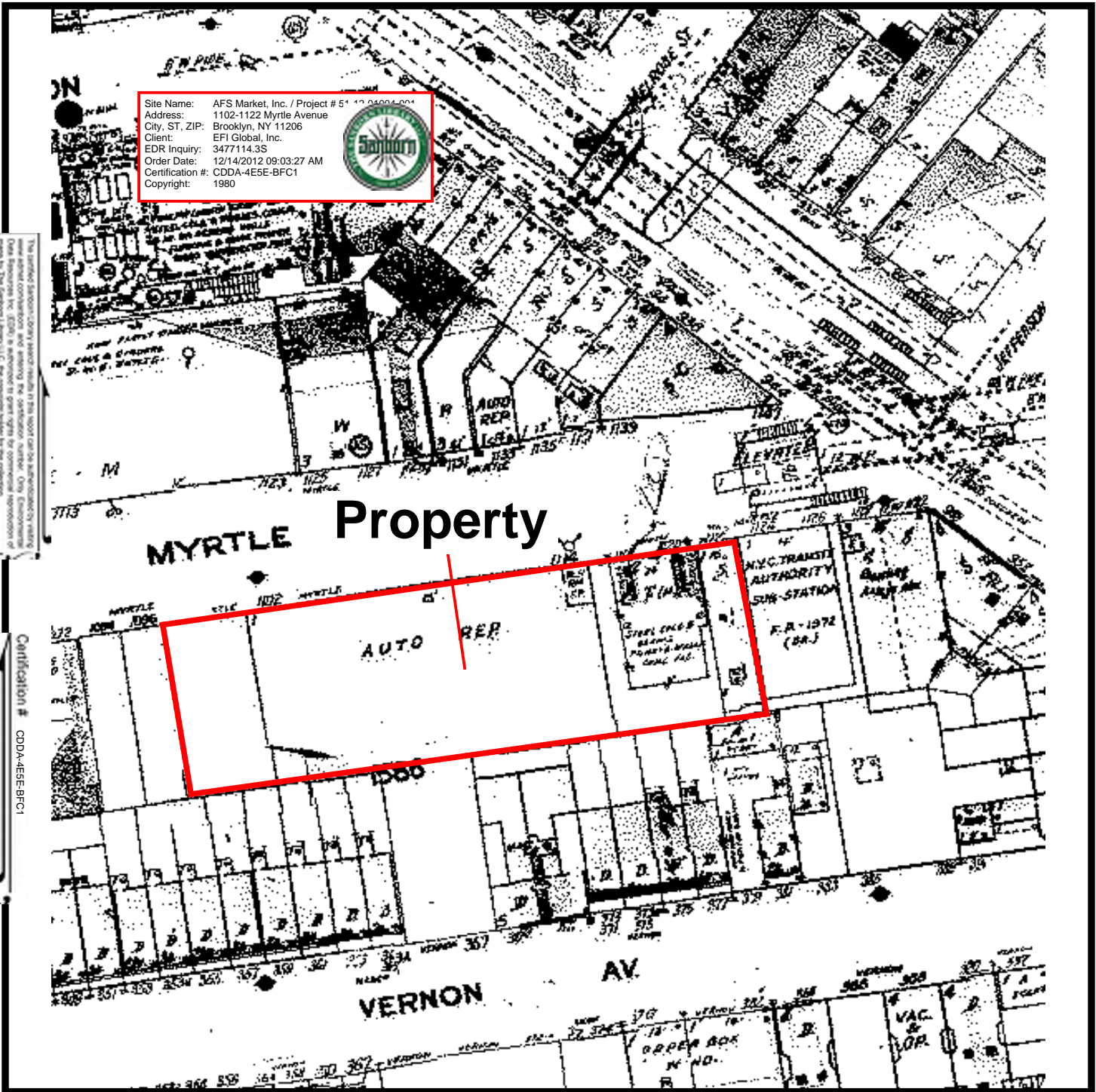
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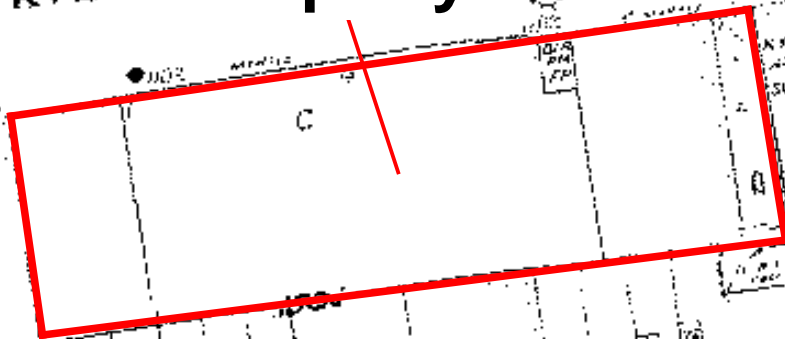
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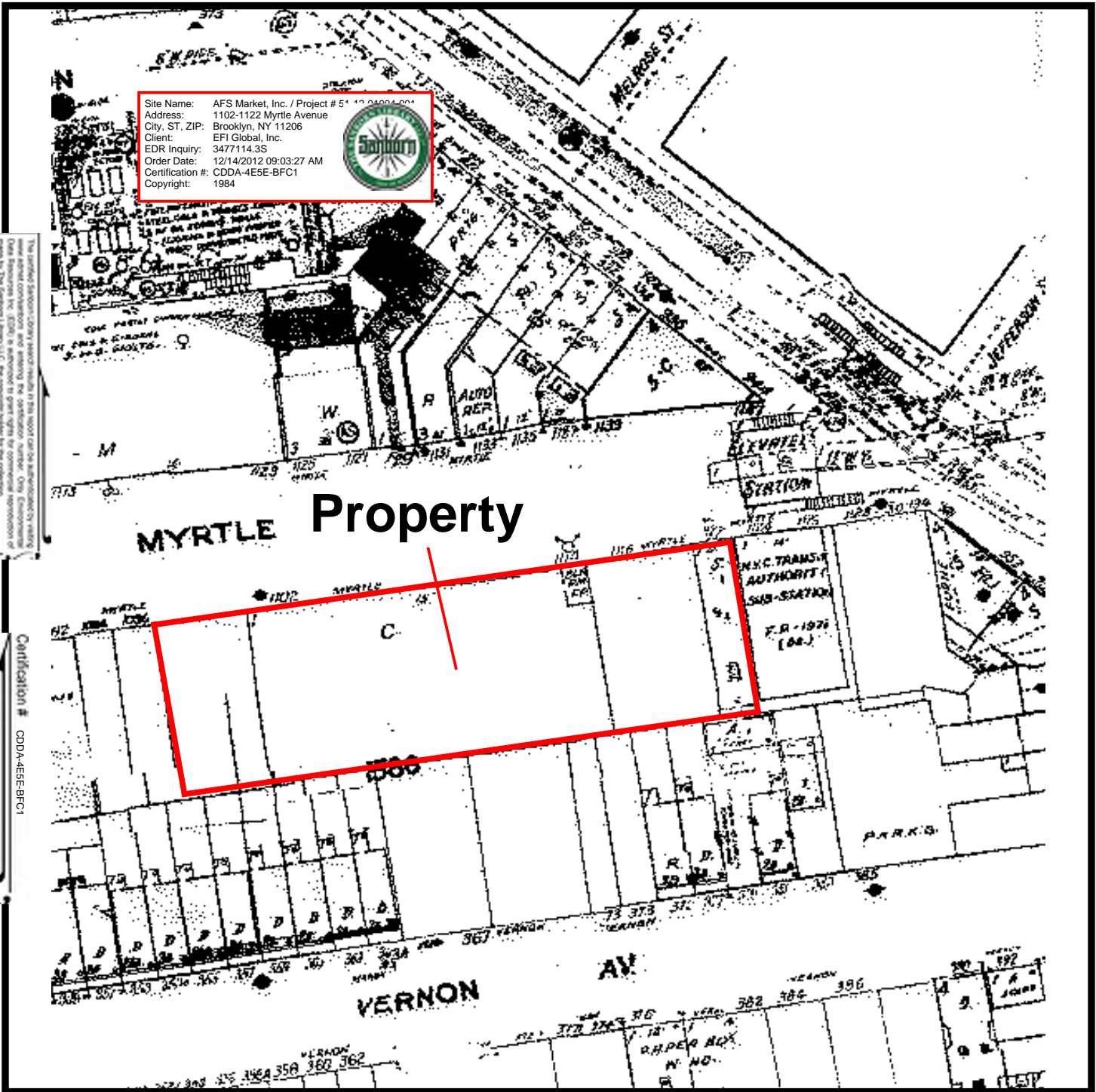
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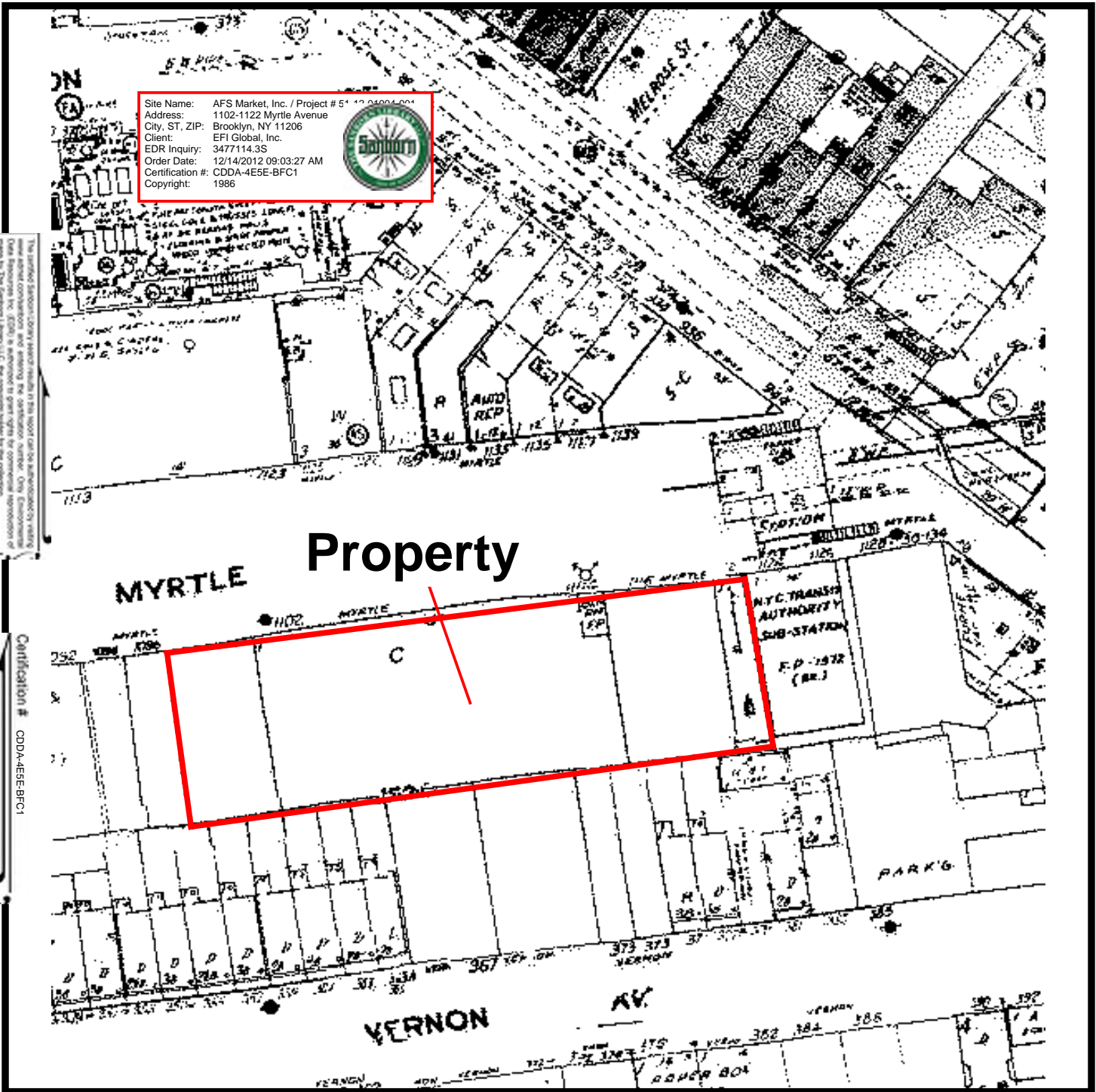
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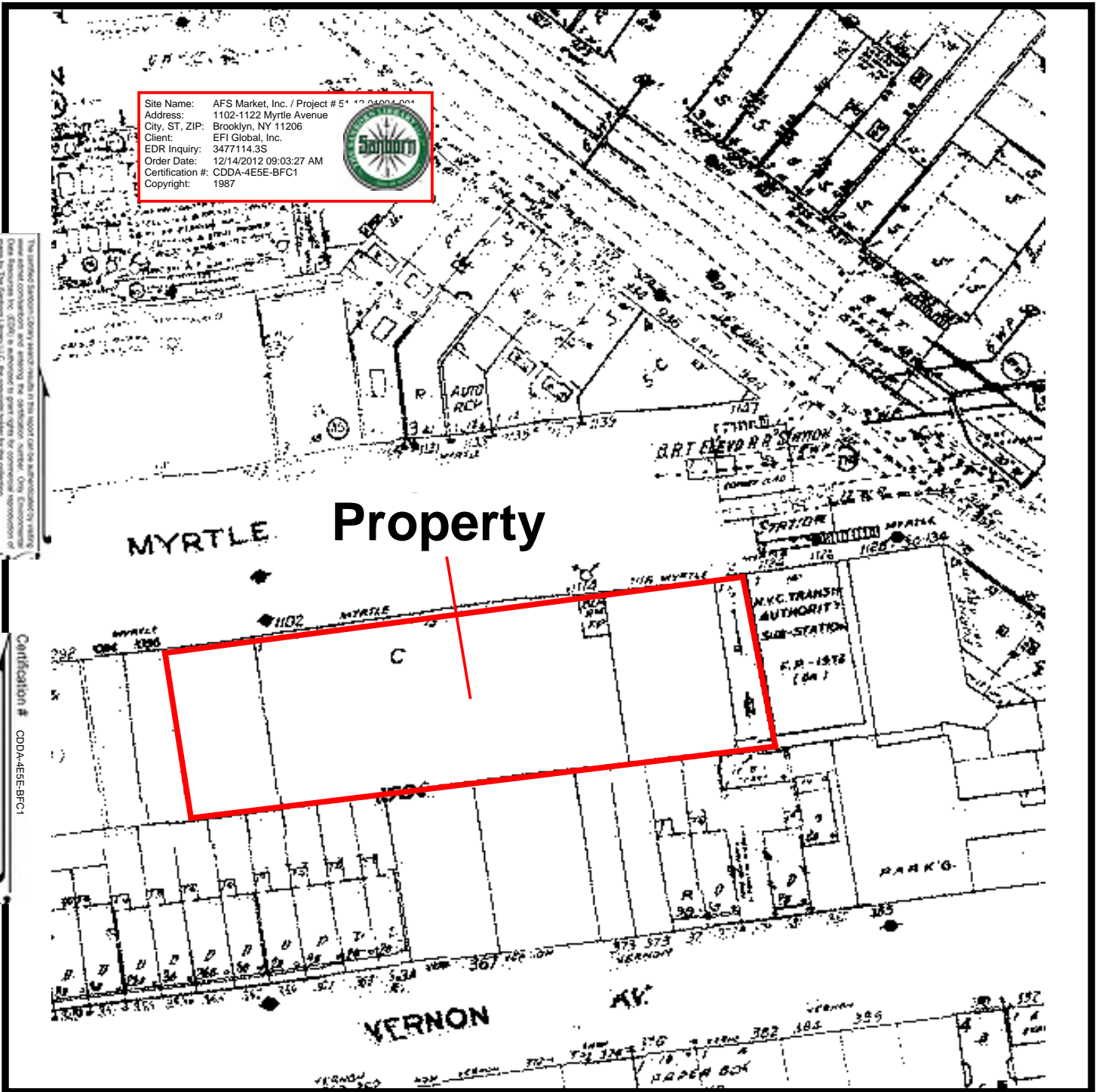
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 Brooklyn, NY
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 Address: 1102-1122 Myrtle Avenue
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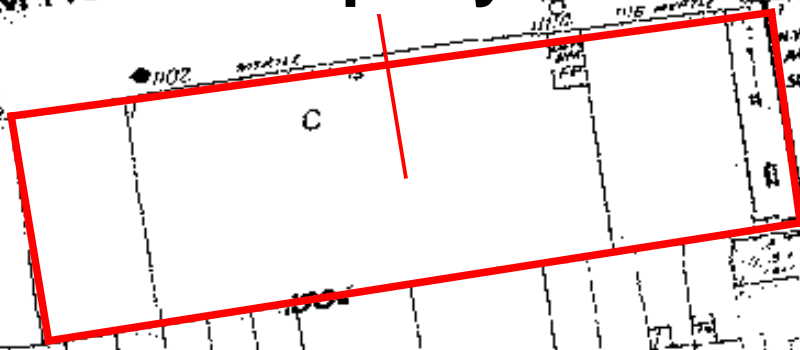
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Address: 1102-1122 Myrtle Avenue
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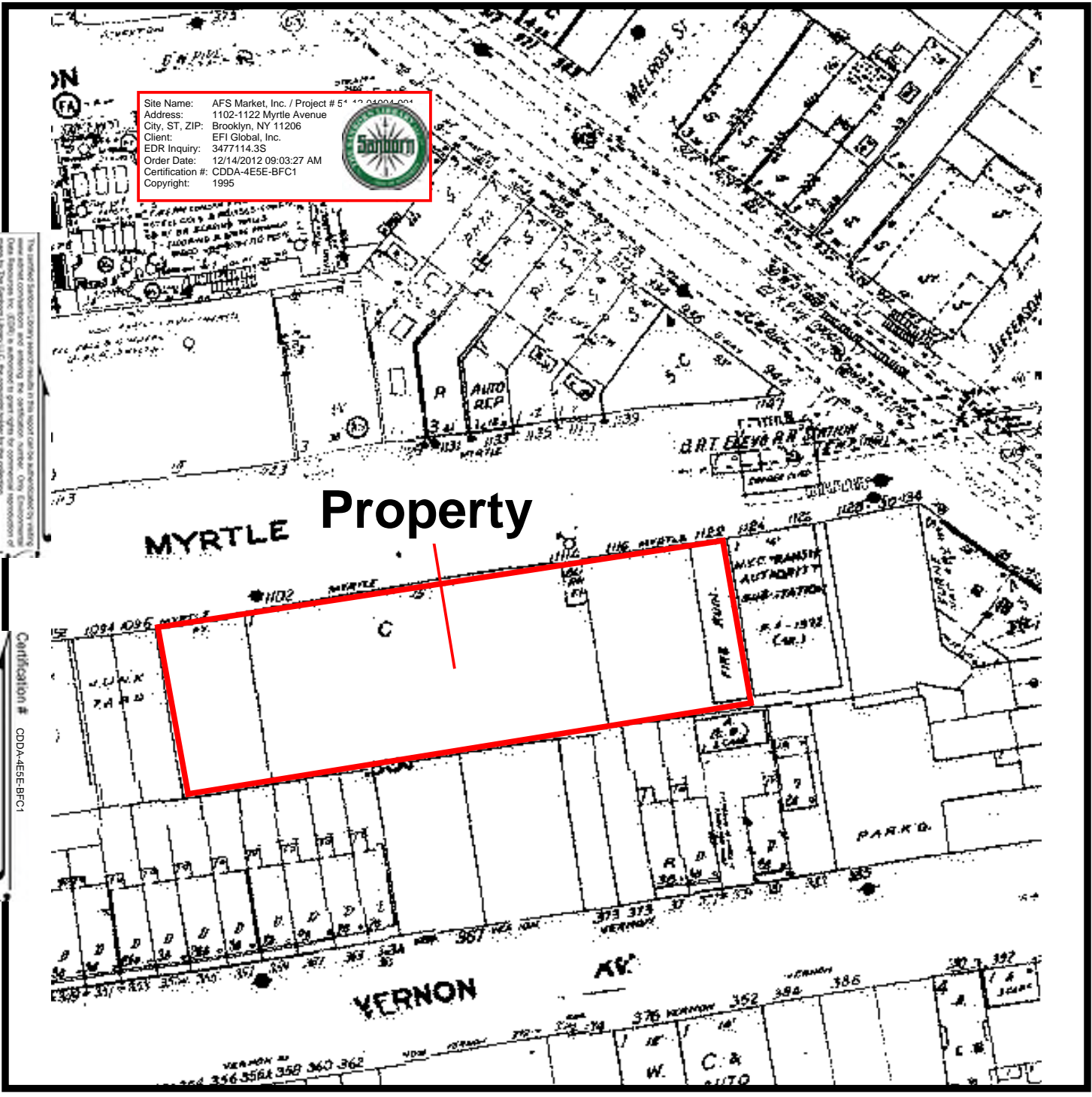
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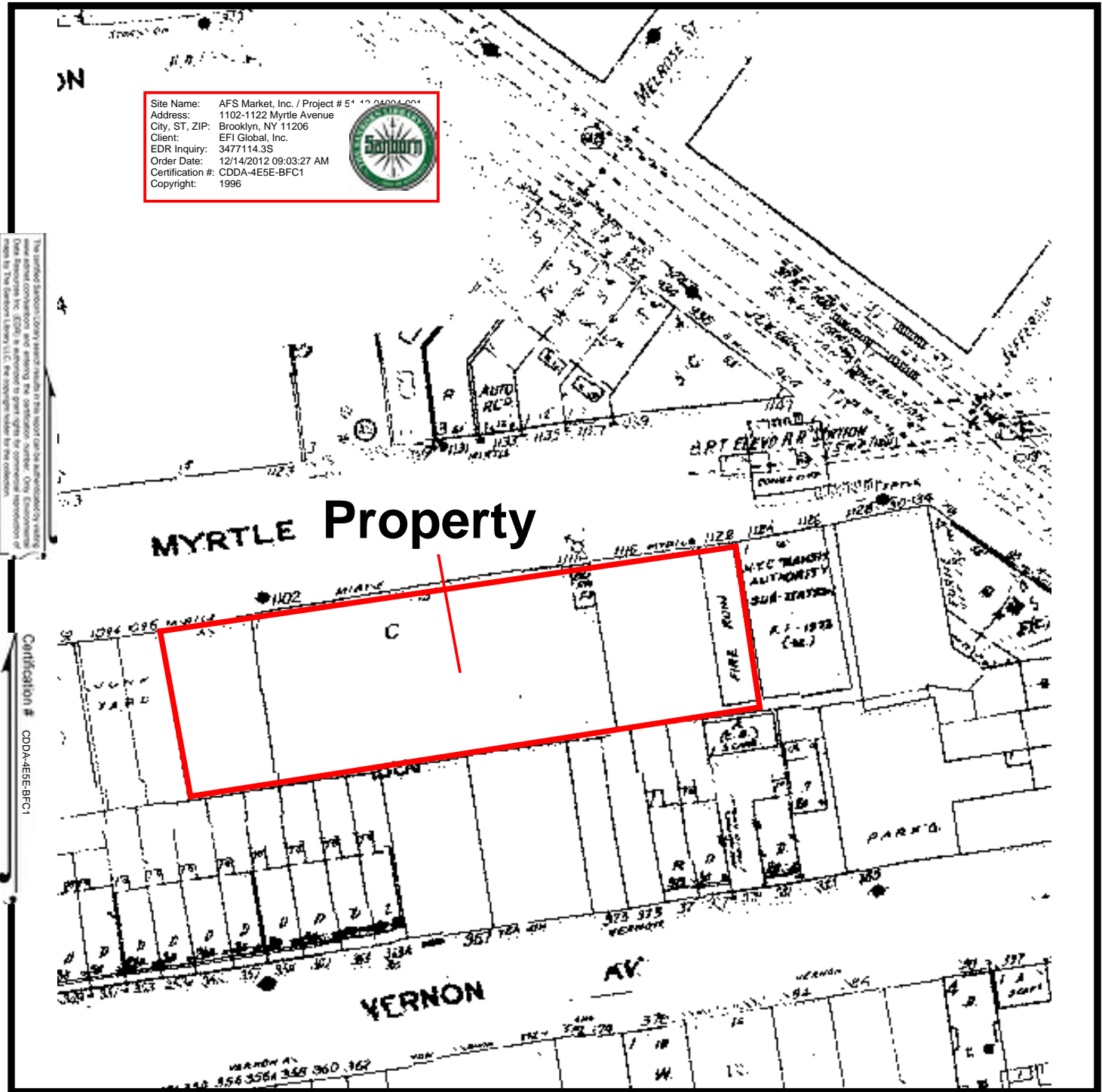


1995 Sanborn Map
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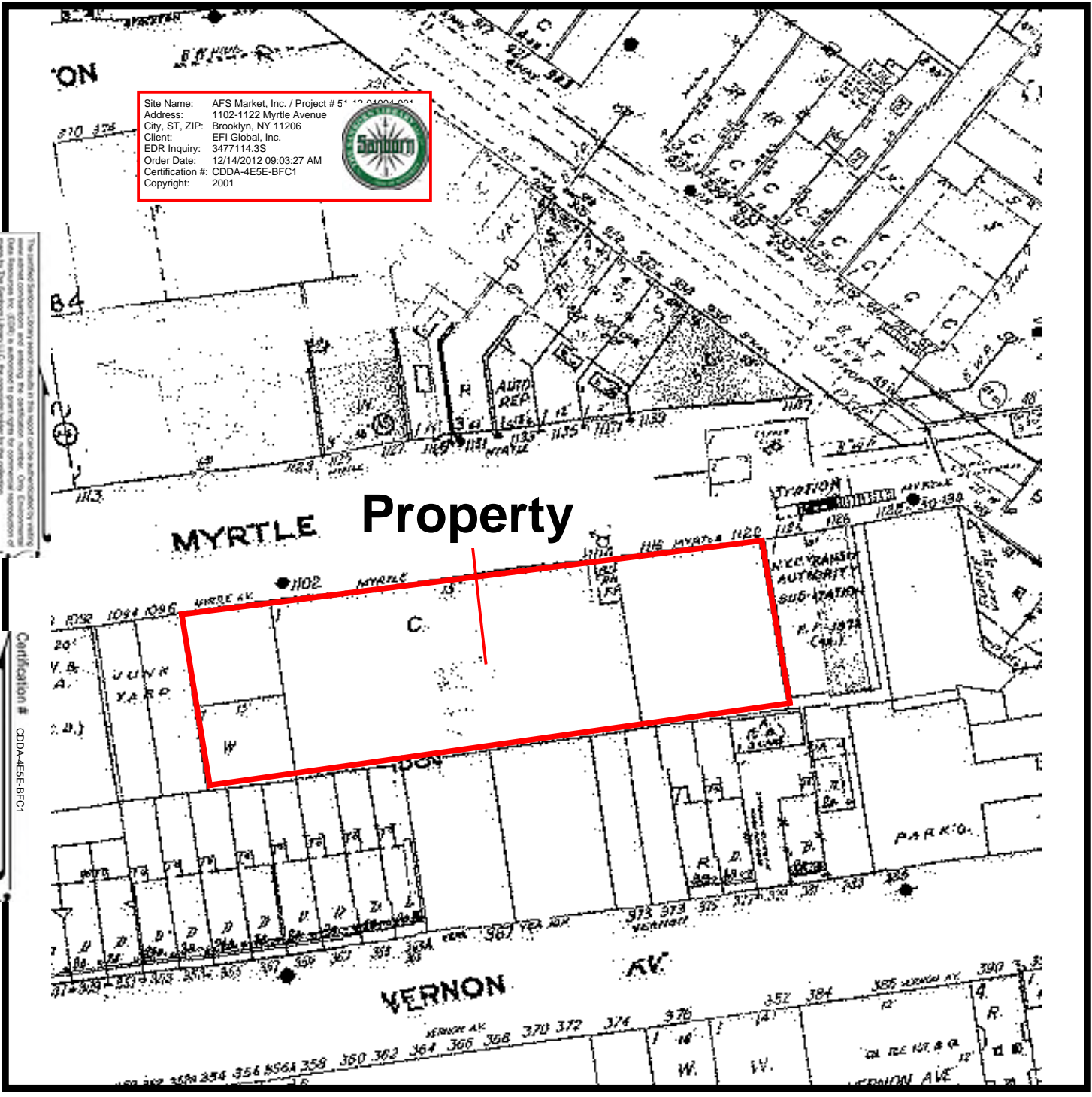
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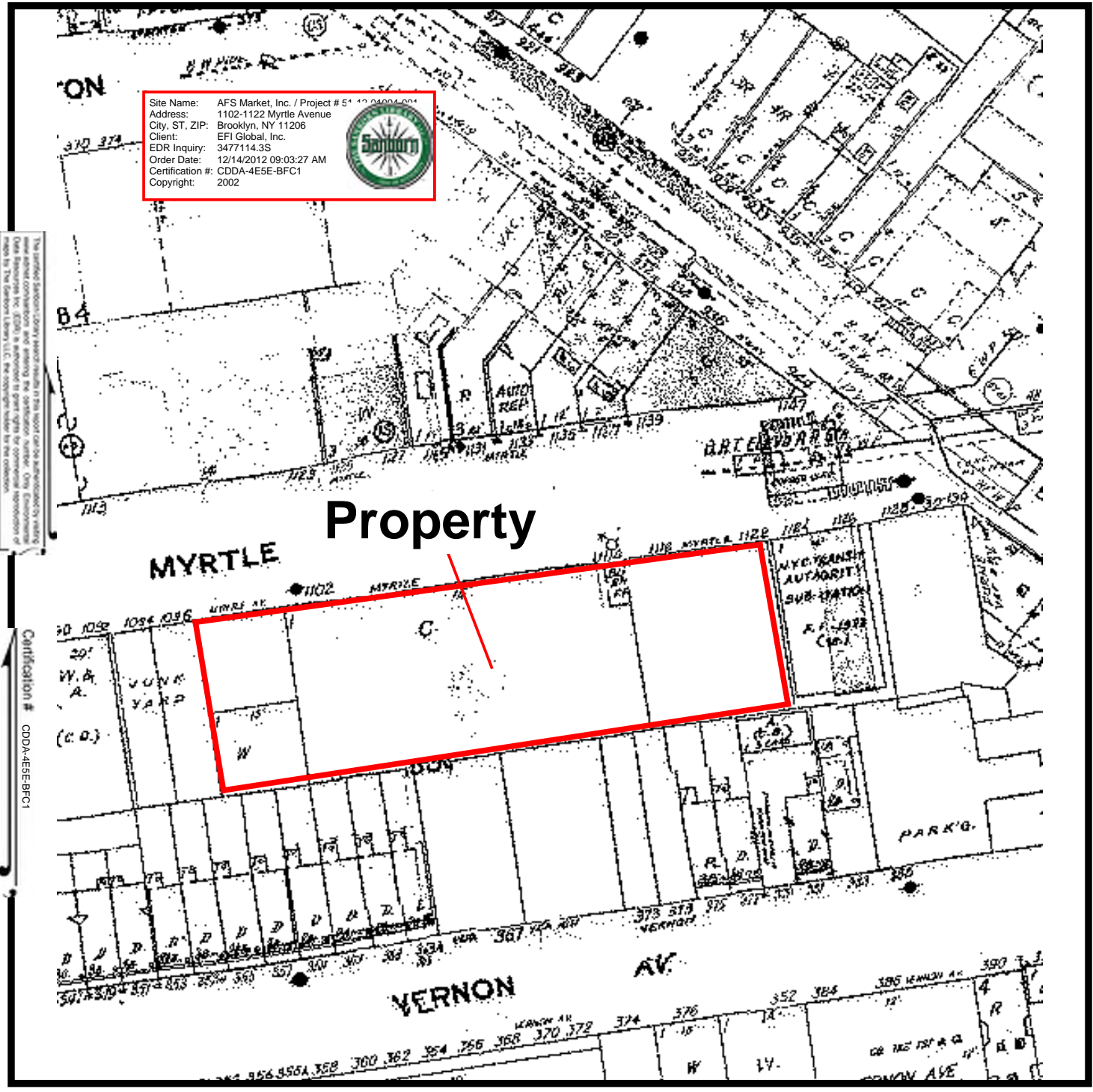


2001 Sanborn Map
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 EDR Inquiry: 3477114.3S
 Order Date: 12/14/2012 09:03:27 AM
 Certification #: CDDA-4E5E-BFC1
 Copyright: 2002



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Property



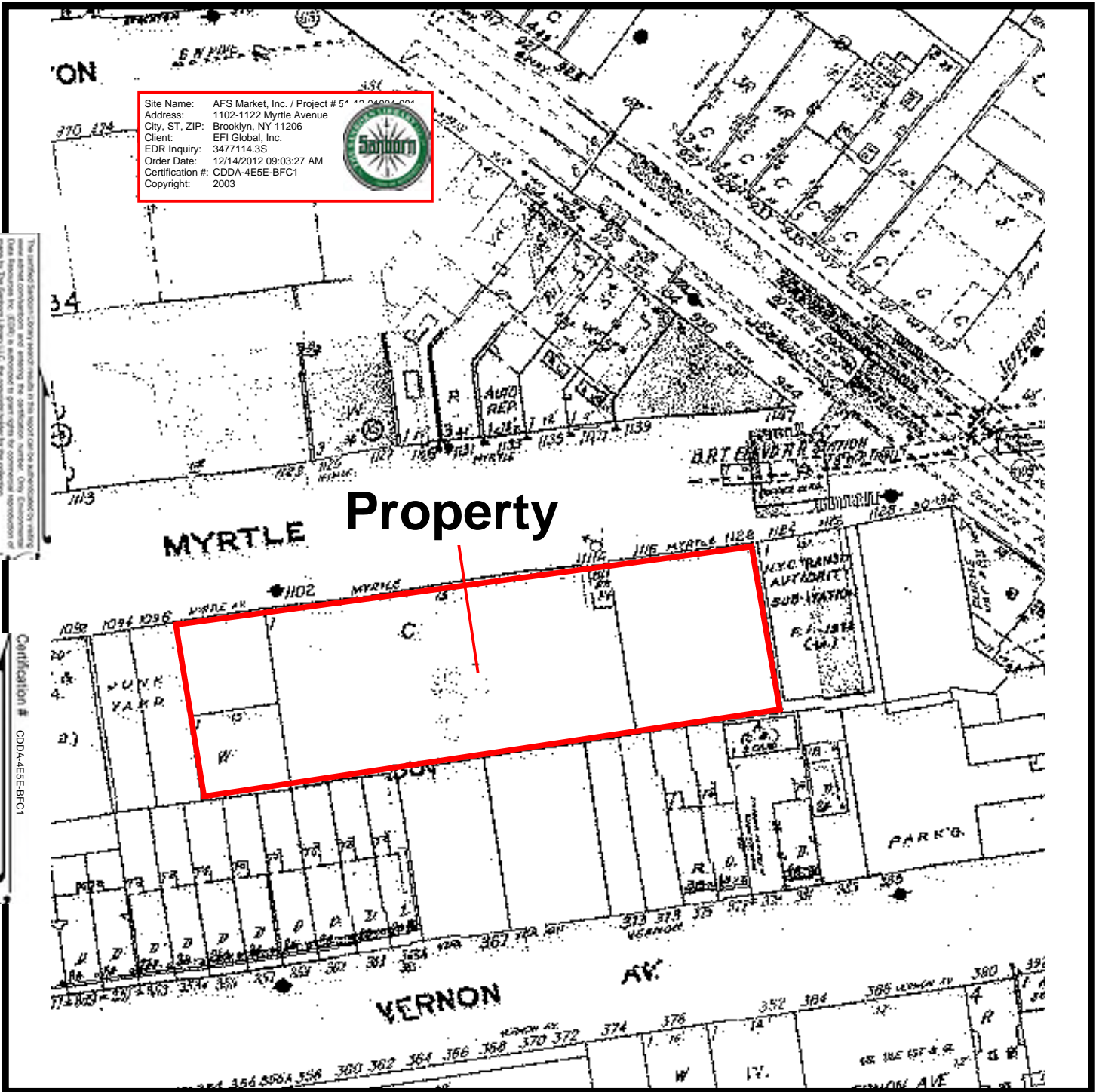
2002 Sanborn Map
 AFS Market, Inc. / Project # 51-12-01004-001
 1102-1122 Myrtle Avenue
 Brooklyn, NY
 PROJ. #: 94705-04695.2

Site Name: AFS Market, Inc. / Project # 51-12-01004-001
 Address: 1102-1122 Myrtle Avenue
 City, ST, ZIP: Brooklyn, NY 11206
 Client: EFI Global, Inc.
 EDR Inquiry: 3477114.3S
 Order Date: 12/14/2012 09:03:27 AM
 Certification #: CDDA-4E5E-BFC1
 Copyright: 2003



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Certification # CDDA-4E5E-BFC1

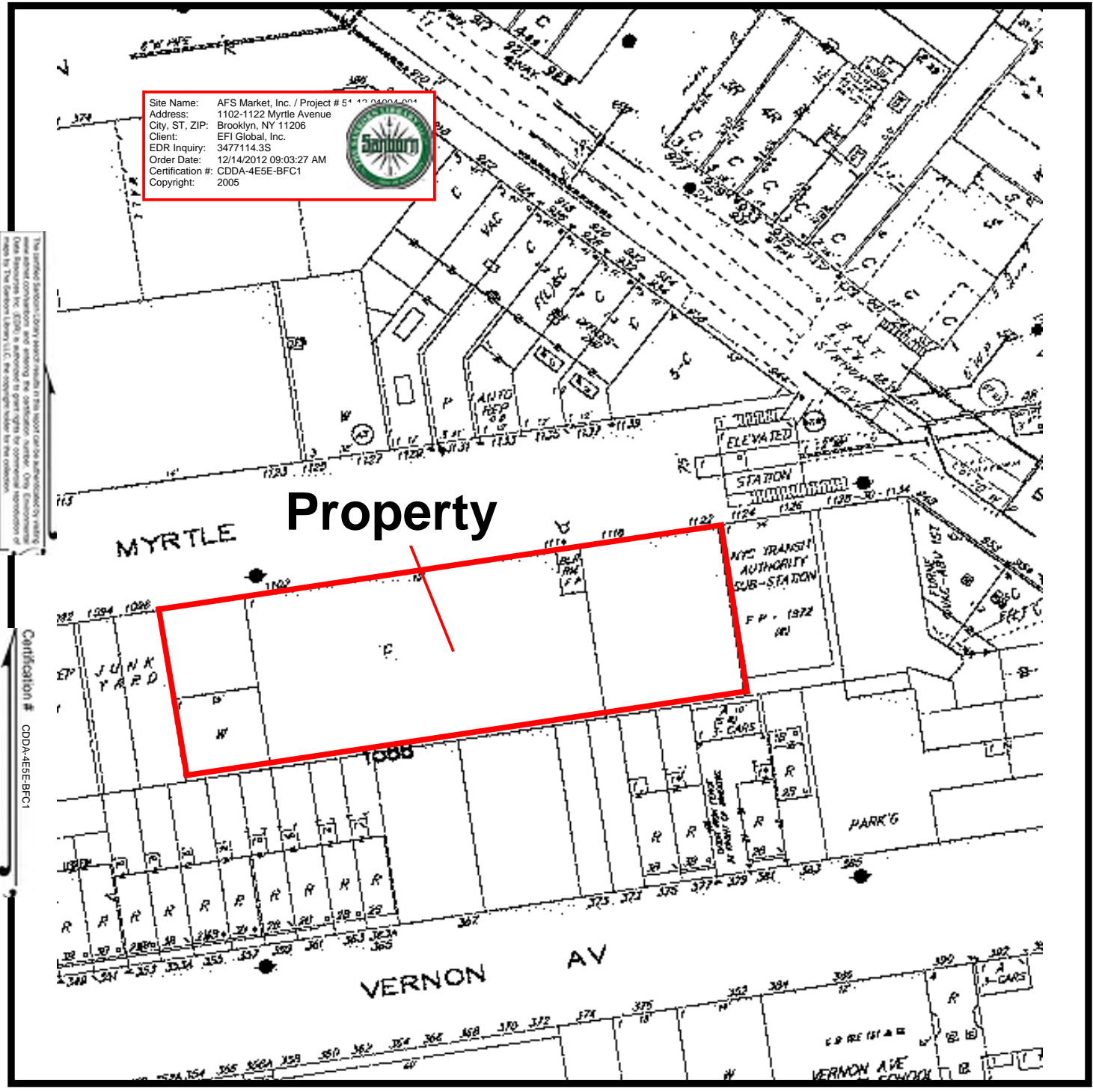


2003 Sanborn Map
 AFS Market, Inc. / Project # 51-12-01004-001
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Property



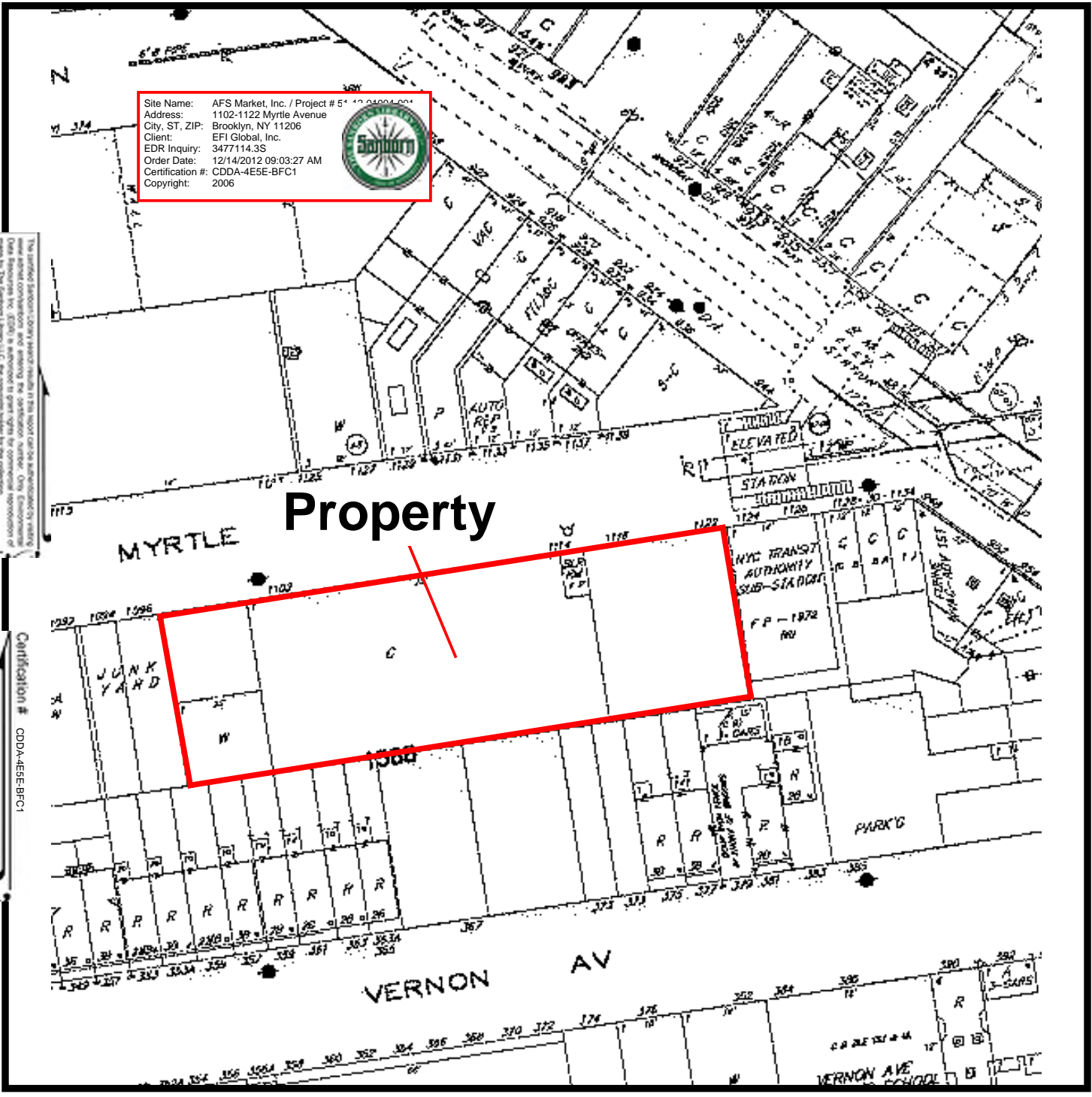
2005 Sanborn Map
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 Address: 1102-1122 Myrtle Avenue
 City, ST, ZIP: Brooklyn, NY 11206
 Client: EFI Global, Inc.
 EDR Inquiry: 3477114.3S
 Order Date: 12/14/2012 09:03:27 AM
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 Copyright: 2006

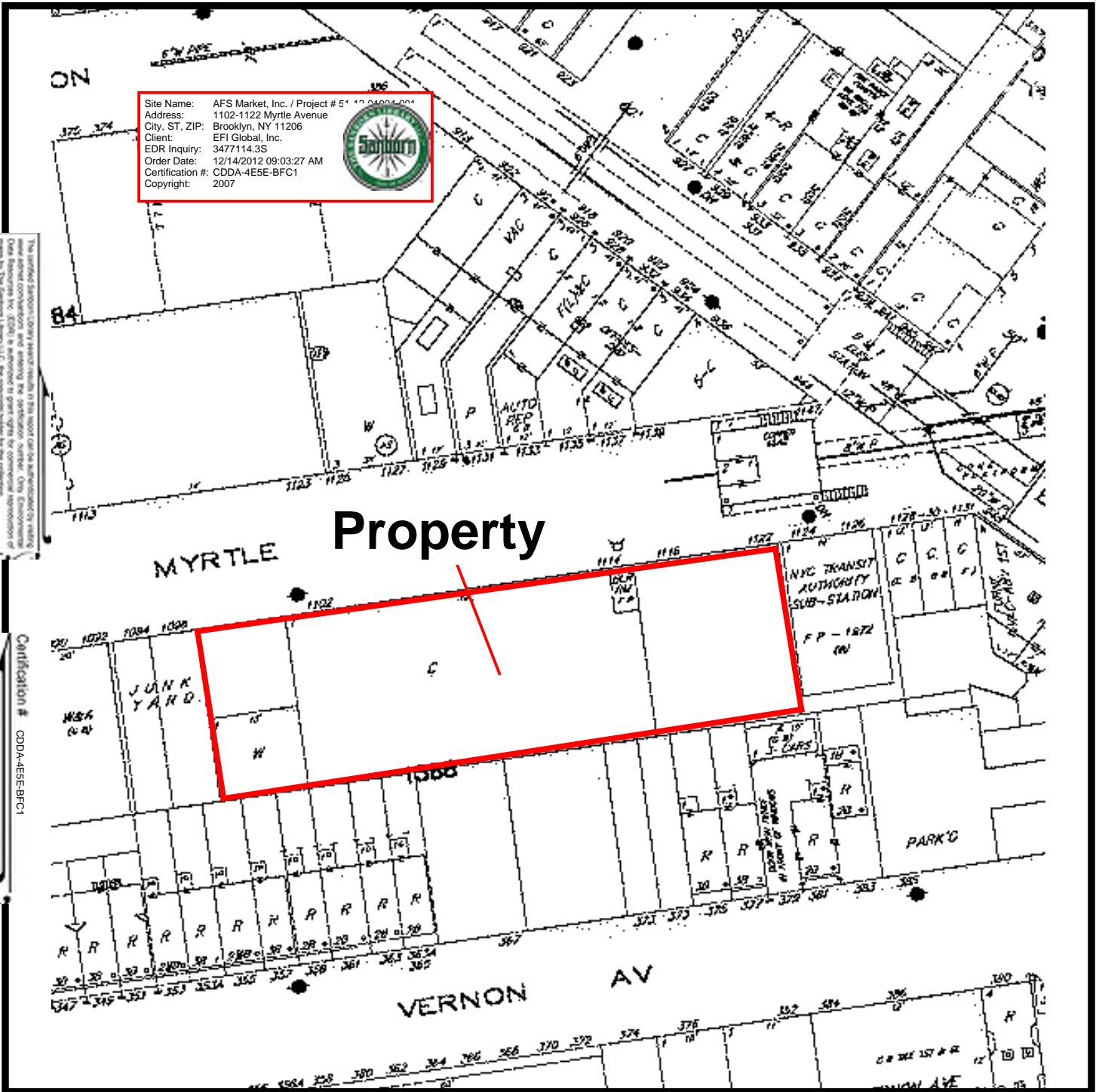


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2006 Sanborn Map
 AFS Market, Inc. / Project # 51-12-01004-001
 1102-1122 Myrtle Avenue
 Brooklyn, NY
 PROJ. #: 94705-04695.2



Site Name: AFS Market, Inc. / Project # 51-12-01004-001
 Address: 1102-1122 Myrtle Avenue
 City, ST, ZIP: Brooklyn, NY 11206
 Client: EFI Global, Inc.
 EDR Inquiry: 3477114.3S
 Order Date: 12/14/2012 09:03:27 AM
 Certification #: CDDA-4E5E-BFC1
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Property

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2007 Sanborn Map
 AFS Market, Inc. / Project # 51-12-01004-001
 1102-1122 Myrtle Avenue
 Brooklyn, NY
 PROJ. #: 94705-04695.2



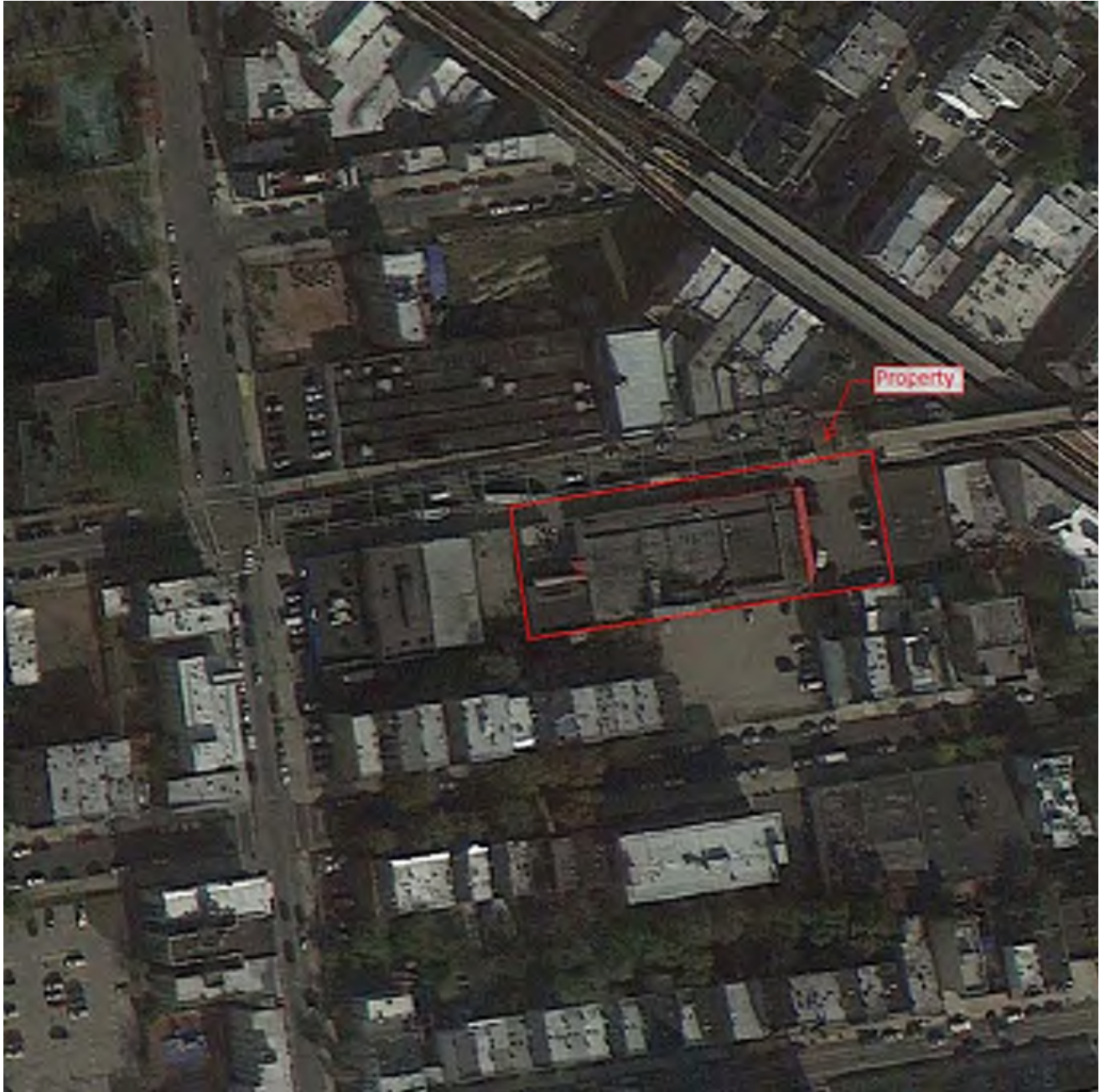
1994 AERIAL PHOTOGRAPH
AFS Market, Inc. / Project # 51-12-01004-001
1102-1122 Myrtle Avenue
Brooklyn, NY 11206
Project # 94705-04695.2



2001 AERIAL PHOTOGRAPH
AFS Market, Inc. / Project # 51-12-01004-001
1102-1122 Myrtle Avenue
Brooklyn, NY 11206
Project # 94705-04695.2



2008 AERIAL PHOTOGRAPH
AFS Market, Inc. / Project # 51-12-01004-001
1102-1122 Myrtle Avenue
Brooklyn, NY 11206
Project # 94705-04695.2



2012 AERIAL PHOTOGRAPH
AFS Market, Inc. / Project # 51-12-01004-001
1102-1122 Myrtle Avenue
Brooklyn, NY 11206
Project # 94705-04695.2

94705-04695.2 AFS Market, Inc.

1102 Myrtle Avenue
Brooklyn, NY 11206

Inquiry Number: 3477114.4
December 14, 2012

The EDR-City Directory Abstract

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SECTION

Executive Summary

Findings

City Directory Images

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 1928 through 2012. 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.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2012	Cole Information Services	-	-	-	-
2007	Cole Information Services	-	X	X	-
2005	Hill-Donnelly Corporation	X	X	X	-
2000	Cole Information Services	X	X	X	-
1997	NYNEX	X	X	X	-
1992	NYNEX Information Resource Co.	-	X	X	-
1985	NYNEX Information Resources Company	X	X	X	-
1980	New York Telephone	-	-	-	-
1976	New York Telephone	X	-	X	-
1973	New York Telephone	X	X	X	-
1970	New York Telephone	X	X	X	-
1965	New York Telephone	X	X	X	-
1960	New York Telephone	X	X	X	-
	New York Telephone Company	X	X	X	-
1949	New York Telephone Company	X	X	X	-
1945	New York Telephone Company	X	X	X	-
1940	New York Telephone Company	X	X	X	-
1934	R. L. Polk & Co.	X	X	X	-
1928	New York Telephone	X	X	X	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

1102 Myrtle Avenue
Brooklyn, NY 11206

FINDINGS DETAIL

Target Property research detail.

MYRTLE AVE

1102 MYRTLE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	First Dimension Afs Market Inc	Hill-Donnelly Corporation
2000	A F S MARKET INC	Cole Information Services
1997	Neighborhood Wholesaler Brooklyn	NYNEX
1985	SKATE CITY	NYNEX Information Resources Company
1976	L & L AUTO RADIATOR SVC	New York Telephone
1934	MIELE AUTO REPAIR CO	R. L. Polk & Co.
1928	GARAGE	New York Telephone
	KATZ DAVID	New York Telephone

1108 MYRTLE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1934	GAUTHLER GEO SHOE REPRMN H	R. L. Polk & Co.
	GAUTHLER GERARD MANGR R	R. L. Polk & Co.

Myrtle Ave

1114 Myrtle Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	METROPOLITN TRUCK LEASING SVCE	New York Telephone
	Metropolitn Truck Lease Svce	New York Telephone Company
	Metropolitn Truck Leasing Svce	New York Telephone Company
1949	Bklyn Truck Rentng Co	New York Telephone Company
1945	Broadway Garage	New York Telephone Company
1940	Broadway Garage	New York Telephone Company
1934	BROADWAY GRAGE	R. L. Polk & Co.
	PINKUS REALTY CORP ABR PINKUS PRES JACOB PINKUS SEC-TREAS AUTO GARAGE	R. L. Polk & Co.

FINDINGS

1116 Myrtle Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Stabbe Senter Press Inc	New York Telephone
1965	Durro Elliot Corp	New York Telephone
1960	DURRO PROCESS PRNTNG CO	New York Telephone
	GLENWOOD SPORTSWR INC	New York Telephone
	Durro Process Prntng Co	New York Telephone Company
	Glenwood Sportswr Inc	New York Telephone Company
1949	Brandt Marie B	New York Telephone Company
	Mallin Lock Mfg Co b	New York Telephone Company
1945	Spraggs S J	New York Telephone Company
1940	Spraggs S J	New York Telephone Company
1934	LEWIS CHAS RESTR WKR H	R. L. Polk & Co.
	SPRAGGS JOHN TCHR H	R. L. Polk & Co.
	WHITEHURST FELICIA R	R. L. Polk & Co.
	WHITEHURST ISALAH LAB H	R. L. Polk & Co.
	WHITEHURST MELVIN R	R. L. Polk & Co.
	WHITEHURST NATHANIEL LAB R	R. L. Polk & Co.

1118 Myrtle Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1928	ELLIS B A R	New York Telephone

1120 Myrtle Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1934	SERVEL SALES & SERVICE	R. L. Polk & Co.
1928	ROBERT S STORAGE BATTERIES	New York Telephone
	WANDERER GUSTAV CHROPDST	New York Telephone

1122 Myrtle Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1973	Brooklyn Shoe Machinery Co	New York Telephone
	Speed O Magic Corp	New York Telephone
1970	Bklyn Shoe Machy Co	New York Telephone
1965	Bklyn Shoe Machy Co	New York Telephone
	Fedele Anthony machy	New York Telephone
1960	CATALANO RALPH MACHY	New York Telephone
	Catalano Ralph machy	New York Telephone Company
1949	Bklyn Shoe Machy Co	New York Telephone Company
	Catalano Ralph machy	New York Telephone Company

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1945	Bklyn Shoe Machy Co	New York Telephone Company
	Catalano Ralph machy	New York Telephone Company
1940	Best Wick Distributrs	New York Telephone Company
	Lester & Co hrdwr	New York Telephone Company
1934	MALLIO MAX HDW	R. L. Polk & Co.

FINDINGS

ADJOINING PROPERTY DETAIL

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

MYRTLE AVE

1086 MYRTLE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2007	CUTS & GEAR BARBER SHOP & SPORTS	Cole Information Services
	MYRTLE LIVE POULTRY INC	Cole Information Services

1096 MYRTLE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1973	Baez Ramon	New York Telephone
	Ramos Rogelio	New York Telephone
	Rivas Ismael	New York Telephone
1970	Ramos Rogelio	New York Telephone
	Simpkins Harrison	New York Telephone
	Ventura Angelo	New York Telephone
1965	Benyard Rosalind	New York Telephone
1960	LOWINSKI CHAS	New York Telephone
	O NEAL ROBERTA	New York Telephone
	O NEAL TONY	New York Telephone
	TAYLOR LILLIAN	New York Telephone
	Lowinski Chas	New York Telephone Company
	ONeal Roberta	New York Telephone Company
	ONeal Tony	New York Telephone Company
	Taylor Lillian	New York Telephone Company
1949	Jones Fred	New York Telephone Company
1934	ANTONELLI ANTHONY MACH H	R. L. Polk & Co.
	BANNACH FRED P H	R. L. Polk & Co.
	FLAD LOURAD H	R. L. Polk & Co.
	ISRAEL ROSE R	R. L. Polk & Co.
	JOHNSON WM GARAGEMN R	R. L. Polk & Co.
	ROHDE WM LAB H	R. L. Polk & Co.
1928	BLUMENTHAL WM R	New York Telephone
	CHRISTIANSEN CHAS E R	New York Telephone
	FLAD ADA H MRS R	New York Telephone

FINDINGS

1098 MYRTLE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1965	PG Dean Inc	New York Telephone

1100 MYRTLE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1965	Majestic Staple Co	New York Telephone
	Trova Sportswr Inc	New York Telephone
1960	MAJESTIC STAPLE CO	New York Telephone
	TROVA SPORTSWR INC	New York Telephone
	Majestic Staple Co	New York Telephone Company
	Trova Sportswr Inc	New York Telephone Company
1949	Ferrigno Bros Furn Co Inc	New York Telephone Company
1945	Dante Furn Co	New York Telephone Company
	Spina Chas furn	New York Telephone Company
1940	Dante Furn Co	New York Telephone Company
1934	JUST BORN INC SAML H BORN PRES IRVING SCHEFFER SEC-TREAS CONF	R. L. Polk & Co.
1928	AMITY PRODUCTS CORP	New York Telephone
	BORN JUST INC FRENCH CHOCOLATES	New York Telephone
	BORN S H	New York Telephone
	JUST BORN INC FRENCH CHOCOLATES	New York Telephone
	NORMA CHOCOLATE WKS	New York Telephone
	SHAFFER IRVING C	New York Telephone

1111 MYRTLE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2007	SOCIAL SECURITY ADMINISTRATION	Cole Information Services

1123 MYRTLE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	Fire Star Transmissions	Hill-Donnelly Corporation
2000	NAZ TRANS & AT INC	Cole Information Services
1997	Naz Transmission & Auto Reprs Inc	NYNEX
1992	NAZ TRANSMISSION & AUTO REPRS INC	NYNEX Informantion Resource Co.
	ELDERT AUTO REPR	NYNEX Informantion Resource Co.
1985	NAZ AUTO REPRS INC	NYNEX Information Resources Company

FINDINGS

1125 MYRTLE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	B & Z Steel Equip i	Hill-Donnelly Corporation
2000	B & Z STEEL EQUIP	Cole Information Services
1973	Natl Bolt & Nut Co Inc	New York Telephone
	Salzinger Louis bolts & nuts	New York Telephone
1970	NATL BOLT & NUT CO INC	New York Telephone
	SALZINGER LOUIS bolts & nuts	New York Telephone
1965	NATL BOLT & NUT CO INC	New York Telephone
	SALZINGER LOUIS bolts & nuts	New York Telephone
1960	SALLZLNGER LOUIS BOLTS & NUTS	New York Telephone
	SALLZi NGER LOUIS bolts & nuts	New York Telephone Company
	NATL BOLT & NUT CO	New York Telephone Company
1949	NATL BOLT & NUT CO	New York Telephone Company
	SALZINGER LOUIS bolts & nuts	New York Telephone Company
1940	Wolf Bros wall papr mouldg	New York Telephone Company
1934	R	R. L. Polk & Co.
	WOLF BROS WALL PAPER	R. L. Polk & Co.
1928	HERMANN MAX FURNITURE	New York Telephone
	WOLF BROS WALL PPR MOULDG	New York Telephone

1127 MYRTLE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1934	MORRISSEY GRACE R	R. L. Polk & Co.

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.

Address Researched

1102 Myrtle Avenue

Address Not Identified in Research Source

2012, 2007, 1992, 1980

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.

Address Researched

1086 MYRTLE AVE

1096 MYRTLE AVE

1098 MYRTLE AVE

1100 MYRTLE AVE

1111 MYRTLE AVE

1123 MYRTLE AVE

1125 MYRTLE AVE

1127 MYRTLE AVE

Address Not Identified in Research Source

2012, 2005, 2000, 1997, 1992, 1985, 1980, 1976, 1973, 1970, 1965, 1960, 1949, 1945, 1940, 1934, 1928

2012, 2007, 2005, 2000, 1997, 1992, 1985, 1980, 1976, 1945, 1940

2012, 2007, 2005, 2000, 1997, 1992, 1985, 1980, 1976, 1973, 1970, 1960, 1949, 1945, 1940, 1934, 1928

2012, 2007, 2005, 2000, 1997, 1992, 1985, 1980, 1976, 1973, 1970

2012, 2005, 2000, 1997, 1992, 1985, 1980, 1976, 1973, 1970, 1965, 1960, 1949, 1945, 1940, 1934, 1928

2012, 2007, 1980, 1976, 1973, 1970, 1965, 1960, 1949, 1945, 1940, 1934, 1928

2012, 2007, 1997, 1992, 1985, 1980, 1976, 1945

2012, 2007, 2005, 2000, 1997, 1992, 1985, 1980, 1976, 1973, 1970, 1965, 1960, 1949, 1945, 1940, 1928

Appendix D:
Interview Records

Record of Communication

Name: Mr. John Park

Affiliation: Site Manager

Telephone #: (718) 919-0197

Conversation Date: 12/20/2012

RE: Environmental Concerns / Historical Knowledge

Comments: According to Store Manager Mr. John Park, who has been familiar with the Property for the last six months, the Property has historically been utilized for commercial purposes. Mr. Park was not aware of any USTs, ASTs, releases or spills associated with the Property.

Mr. Park informed EFI that no environmental violations or liens were known to exist in association with the site. He further noted he was unaware of any prior environmental assessment or other reports for the Property.

Appendix E:
Client-Provided Documentation

**No documents have been associated
with this appendix.**

Appendix F:
Other Supporting Documentation



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

**NYC Department of Buildings
Property Profile Overview**

1100 MYRTLE AVENUE
MYRTLE AVENUE 1100 - 1100

BROOKLYN 11206
Health Area : 1900
Census Tract : 287
Community Board : 303

BIN# 3848334
Tax Block : 1586
Tax Lot : 12
Condo : NO
Vacant : YES

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[View Certificates of Occupancy](#)

Cross Street(s): LEWIS AVENUE, BROADWAY
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: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, or Coastal Erosion Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: E3-WAREHOUSE

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.

	Total	Open	Elevator Records
Complaints	0	0	Electrical Applications
Violations-DOB	3	1	Permits In-Process / Issued
Violations-ECB (DOB)	1	1	Illuminated Signs Annual Permits
Jobs/Filings	4		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	4		Facades
Actions	15		Marquee Annual Permits
OR Enter Action Type:			Boiler Records
OR Select from List: <input type="text" value="Select..."/>			DEP Boiler Information
AND <input type="text" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

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.



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NYC Department of Buildings
DOB Violations

Page: 1

Premises: 1100 MYRTLE AVENUE BROOKLYN

BIN: [3848334](#) Block: 1586 Lot: 12

NUMBER	TYPE	FILE DATE
ALT 459-17	ALTERATION	01/23/1917
ALT 3051-18	ALTERATION	06/18/1918
ALT 681-19 REVIVED	ALTERATION	03/17/1919
ALT 8153-35 S&P	ALTERATION	07/11/1935
ALT 1475-64	ALTERATION	06/05/1964
ALT 1027-69	ALTERATION	06/09/1969
ALT 2438-18	ALTERATION	07/31/1918
ALT 1392-19	ALTERATION	03/21/1919
ALT 5795-35	ALTERATION	07/24/1935
BN 3753-39	BUILDING NOTICE	06/05/1939
CO 300868737	(PDF) CERTIFICATE OF OCCUPANCY	10/31/2001
DEM 1488-70 (1098)	DEMOLITION	11/15/1970
ES 556-50(1100)	ELECTRIC SIGN	05/25/1950
PRS 5603-44(1100)	PLUMBING REPAIR SLIP	06/05/1944
UB 884-68*	UNSAFE BUILDING	08/02/1968
V 2553-61*	DOB VIOLATION - ACTIVE	10/30/1961
V* 31/46-56*	DOB VIOLATION - CLOSED	11/28/1956
CLOSURE DATE: 09/28/2011		
V* 041701C03FC02	DOB VIOLATION - DISMISSED	04/17/2001
VECL 041701C03FC02	VIOLATION ECB LIEN - ACTIVE	04/17/2001

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.



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NYC Department of Buildings
Property Profile Overview

1102 MYRTLE AVENUE

BROOKLYN 11206

BIN# 3042895

MYRTLE AVENUE 1102 - 1102

Health Area : 1900
 Census Tract : 287
 Community Board : 303
 Buildings on Lot : 1

Tax Block : 1586
 Tax Lot : 14
 Condo : NO
 Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[View Certificates of Occupancy](#)

Cross Street(s): LEWIS AVENUE, BROADWAY

DOB Special Place Name:

DOB Building Remarks:

Landmark Status: Special Status: N/A

Local Law: YES 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: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, or Coastal Erosion Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: K1-STORE BUILDING

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.

	Total	Open	Elevator Records
Complaints	0	0	Electrical Applications
Violations-DOB	14	0	Permits In-Process / Issued
Violations-ECB (DOB)	2	0	Illuminated Signs Annual Permits
Jobs/Filings	6		Plumbing Inspections
ARA / LAA Jobs	3		Open Plumbing Jobs / Work Types
Total Jobs	9		Facades
Actions	26		Marquee Annual Permits
OR Enter Action Type:			Boiler Records
OR Select from List: <input type="text" value="Select..."/>			DEP Boiler Information
AND <input type="text" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

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.


[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
DOB Violations

Page: 1

Premises: 1102 MYRTLE AVENUE BROOKLYN

BIN: [3042895](#) Block: 1586 Lot: 14

NUMBER	TYPE	FILE DATE
ALT 800-80 (1102)	ALTERATION	00/00/1980
ALT 1695-85	ALTERATION	11/07/1985
ALTA 800-80		00/00/1980
CERI FICATEISSUED8637NB15		00/00/0000
CERT 219516-81	(PDF) CERTIFICATE OF OCCUPANCY	00/00/1981
CO 219516	(PDF) CERTIFICATE OF OCCUPANCY	07/27/1981
CO 242691	(PDF) CERTIFICATE OF OCCUPANCY	12/15/1993
ES 10067-21	ELECTRIC SIGN	00/00/1921
ES 14925-21	ELECTRIC SIGN	00/00/1921
ES 3207-26	ELECTRIC SIGN	00/00/1926
ES 4203-26	ELECTRIC SIGN	00/00/1926
ES 2704-30	ELECTRIC SIGN	00/00/1930
ES 2725-30	ELECTRIC SIGN	00/00/1930
ES 3000-30	ELECTRIC SIGN	00/00/1930
ES 3001-30 (1102)	ELECTRIC SIGN	00/00/1930
ES 11071-31	ELECTRIC SIGN	00/00/1931
ES 8105-31	ELECTRIC SIGN	00/00/1931
ES 141-1102-4-43	ELECTRIC SIGN	00/00/1943
MIS 986-46	MISCELLANEOUS	00/00/1946
MISC 683-90	MISCELLANEOUS	06/13/1990
NB 14426DENIED-20	NEW BUILDING	00/00/1920
NB 1516-21	NEW BUILDING	00/00/1921
PA** 19-1102-80		09/25/2000
PRS 1727-85	PLUMBING REPAIR SLIP	10/02/1985
SPR 684-86	SPRINKLERS	08/11/1986

[Next](#)

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.


[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

**NYC Department of Buildings
DOB Violations**

Page: 2

Premises: 1102 MYRTLE AVENUE BROOKLYN

BIN: [3042895](#) Block: 1586 Lot: 14

NUMBER	TYPE	FILE DATE
V* 021381C101RR DISMISSAL DATE: 12/22/1998	DOB VIOLATION - DISMISSED	00/00/1981 BADGE NO.: 0605
V* 041581PA102RR DISMISSAL DATE: 12/22/1998	DOB VIOLATION - DISMISSED	00/00/1981 BADGE NO.: 0605
V* 120883PA101R DISMISSAL DATE: 12/14/1983	DOB VIOLATION - DISMISSED	12/08/1983
V* 012485PA106N DISMISSAL DATE: 00/00/0000	DOB VIOLATION - DISMISSED	00/00/1985
V* 012485PA106NDEC DISMISSAL DATE: 10/03/2000	DOB VIOLATION - DISMISSED	00/00/1985 BADGE NO.: 1773
V* 012485PA107N DISMISSAL DATE: 09/22/2000	DOB VIOLATION - DISMISSED	00/00/1985 BADGE NO.: 1773
V* 012485PA1079DEC DISMISSAL DATE: 10/03/2000	DOB VIOLATION - DISMISSED	00/00/1985 BADGE NO.: 1773
V* 100785P012 DISMISSAL DATE: 10/12/2000	DOB VIOLATION - DISMISSED	00/00/1985 BADGE NO.: 1702
V* 111885C1201H DISMISSAL DATE: 12/22/1998	DOB VIOLATION - DISMISSED	00/00/1985 BADGE NO.: 0605
V* 111885PA1201H DISMISSAL DATE: 12/22/1998	DOB VIOLATION - DISMISSED	00/00/1985 BADGE NO.: 0605
V* 040286C1001U DISMISSAL DATE: 12/22/1998	DOB VIOLATION - DISMISSED	00/00/1986 BADGE NO.: 0605
V* 040286C1001Y CLOSURE DATE: 09/28/2011	DOB VIOLATION - CLOSED	00/00/1986
V* 062386PAST12T2 DISMISSAL DATE: 00/00/0000	DOB VIOLATION - DISMISSED	00/00/1986
V* 100187LL16NRF04396 DISMISSAL DATE: 10/17/1988	DOB VIOLATION - DISMISSED	00/00/1987
WORK 6-061721		00/00/1921
VEL* 091592C03T3	VIOLATION ECB LIEN DISMISSED	09/15/1992
VEL* 092592C03T1	VIOLATION ECB LIEN DISMISSED	09/25/1992

Previous

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.



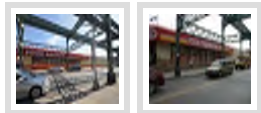
Property Report for:
1102 Myrtle Ave, Brooklyn, NY 11206

1 Your Notes

No notes found.

2 Photos

[Subscribe to see full size photos](#)



[Upload photos for this property](#)

Other Photos: [Google StreetView](#) • [Microsoft Bird's Eye View](#)

3 Overview

Location

Primary Address	1102 Myrtle Ave
Zip	11206
Borough	Brooklyn
Block & lot	01586-0014
First 3 alt addresses	1102 Myrtle Ave

Neighborhood

School district	14
Community board	3
Neighborhood	Bedford-Stuyvesant
City council	36
Census tract	0287.00

Nearest

Police precinct	81
Police station	263 Tompkins Ave
Distance to	0.65 Miles
Fire station	940 De Kalb Ave
Distance to	0.26 Miles

Property Tax Assessment

Actual land	\$88,200
Assessment	\$923,400
Tax class	4
Annual tax bill	\$93,743.57
Annual tax bill projected	\$90,298.99

Property Maps

Zoning map	13b
Tax map	30604
Sanborn map	303 067
Link to tax map	Click here

Most Recent Sale

Sale date	11/1/1999
Sale price	\$0

Square Feet

Building SF	19,545
Retail SF	19,545
Lot SF	19,545

Ratio of Building SF to Lot SF (FAR)

FAR as built	Subscribe Now!
Max allowed FAR	Subscribe Now!
SF under FAR	Subscribe Now!
SF over FAR	Subscribe Now!
Usable floor area	Subscribe Now!
Maximum usable floor area	Subscribe Now!

Building

Building dimensions	195.67 ft x 100 ft
Stories	1
Residential units	n/a
Commercial units	1
Has extension	No
Has garage	No
Year built	1920
Year last altered	1999

Lot

Lot dimensions	195.67 ft x 100 ft
Corner lot	No
Buildings on lot	1

Zoning, Use & C-of-O

Zoning district	Subscribe Now!
2nd zoning district	Subscribe Now!
Building class	One Story Store Building (K1)
E-Designation	None
Historic district	None

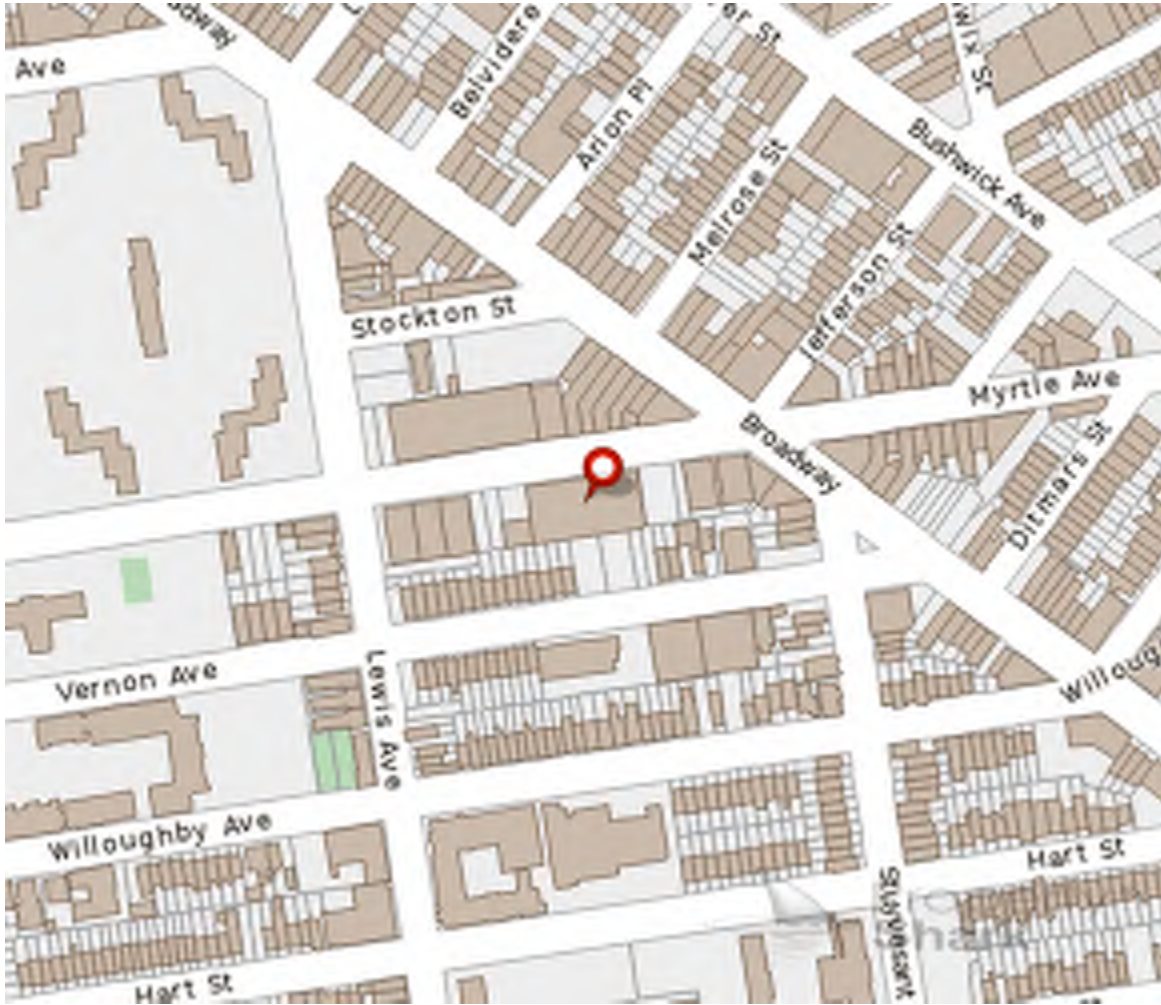
Hazards & Environment

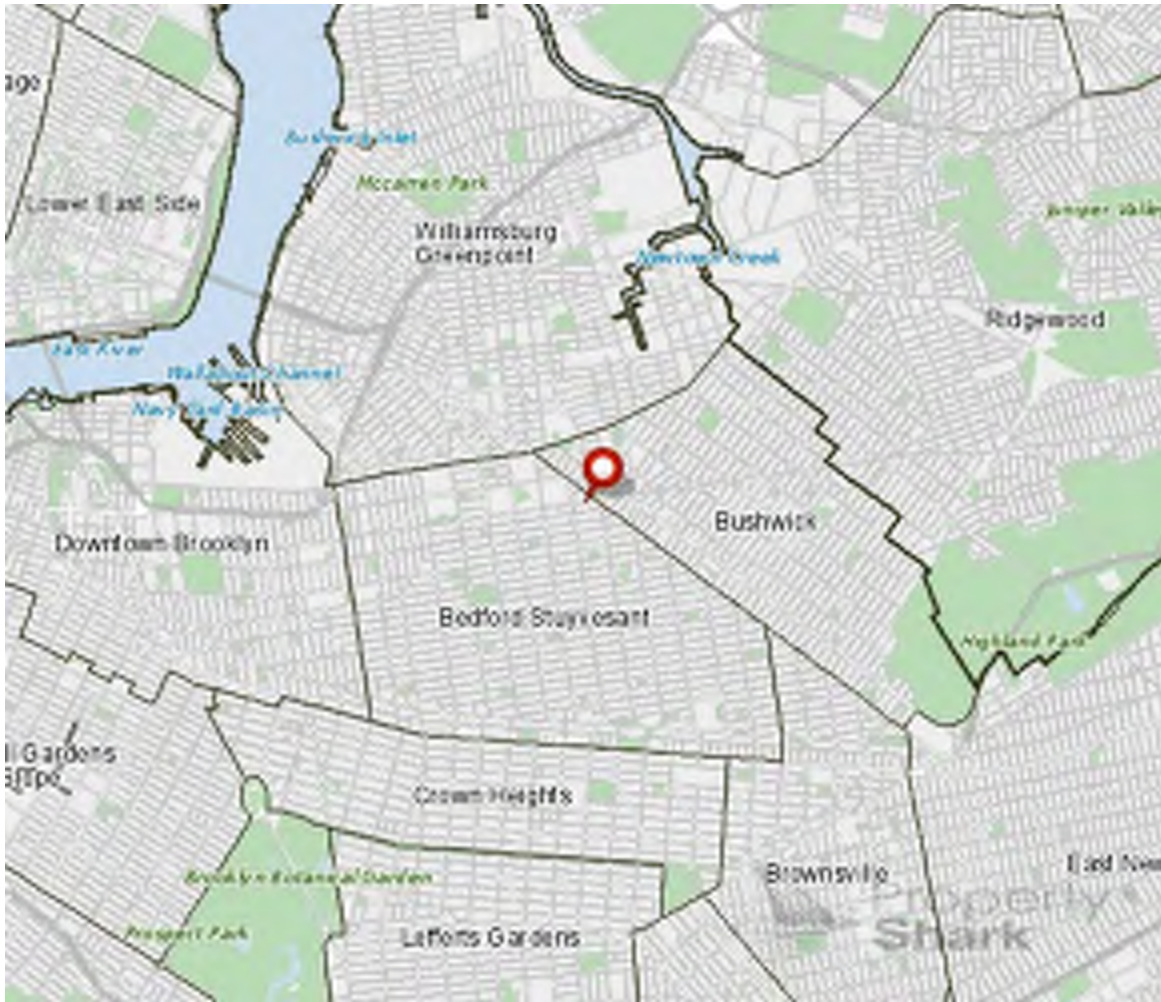
Toxic site on this property	No
Neighboring toxic sites	No

Current Owner

Full name	Spenceran Inc
Address	650 Fountain Ave
City state zip	Brooklyn Kings NY 11208

4 Maps





6 Sale & Property History

No records found.

1 Ownership Summary

Subscribe and Get More!

Only PropertyShark can help you get behind the LLC's, find out who really controls the property, and find their real address and phone number. [Subscribe today](#) and get ownership records from building permits, title documents, and HPD registrations.

[See more about 1102 Myrtle Ave's ownership.](#)

The Department of State - Division of Corporations - allows you to search for [LLC owners](#).

2 Phone Records - Tenants

[Download in Excel format](#)

Name	Unit	Number	Export	Listed
Afs Market Inc	Business	(ownership subscribers only)	Add to Address Book	1989

3 Registered Voters

Subscribe and Get More!

Only PropertyShark can help you get behind LLCs and find out who really owns the property, including the real owner's address and phone number. [Subscribe today](#) for complete access to ownership records from building permits, title documents, and HPD registrations.

1 Liens

Liens are available only to customers subscribed to our lis pendens product.

For details see our [plan & pricing](#)

2 Title Documents

Recorded	Document Date	Type	Amount	Party1 name	Party2 name
11/1/2011	6/30/2011	Mortgage	\$6,592,000	161 CONCOURSE HOLDINGS LLC 37TH AVENUE MARKET INC 452 WYCKOFF HOLDINGS LLC AFS MARKET INC BOGOPA INC BOGOPA-170TH INC BOGOPA-BRUCKNER IN C BOGOPA-COLUMBIA INC BOGOPA-CONCOURSE INC BOGOPA-JUNCTION INC BOGOPA-JUNIUS INC BOGOPA-MANHATTAN NC BOGOPA-UNION AV E , INC F&S EQUITIES INC Spenceran Inc BOGOPA-GATES INC	NARA BANK
11/1/2011	6/30/2011	Agreement	n/a	161 CONCOURSE HOLDINGS LLC 37TH AVENUE MARKET INC 452 WYCKOFF HOLDINGS LLC AFS MARKET INC BOGOPA INC BOGOPA-170TH INC BOGOPA-BRUCKNER IN C BOGOPA-COLUMBIA INC BOGOPA-CONCOURSE INC BOGOPA-GATES INC BOGOPA-JUNCTION INC	NARA BANK

				BOGOPA-JUNIUS INC BOGOPA-MANHATTAN NC BOGOPA-UNION AV E , INC F&S EQUITIES INC Spenceran Inc	
12/29/2005	8/28/2005	Initial Ucc1	n/a	Afs Market, Inc	Nara Bank
12/29/2005	8/28/2005	Initial Ucc1	n/a	Spenceran, Inc	Nara Bank
12/6/2005	8/3/2005	Agreement	n/a	Grocery Leasing Corp As Designee	Nara Bank
12/6/2005	8/3/2005	Assignment, Mortgage	n/a	Grocery Leasing Corp As Designee	Nara Bank
12/6/2005	8/3/2005	Assignment Of Leases And Rents	n/a	NARA BANK	BOGOPA-170TH INC BOGOPA-CONCOURSE INC BOGOPA-JUNIUS INC BOGOPA-MANHATTAN INC 161 CONCOURSE HOLDINGS LL C 452 WYCKOFF HOLDINGS LLC AFS MARKET IN C BOGOPA INC BOGOPA-BRUCKNER INC BOGOPA-BRUCKNER LL C BOGOPA-COLUMBIA IN C BOGOPA-GATES INC BOGOPA-UNION AVE IN C F & S EQUITIES INC SPENCERAN INC
12/6/2005	8/3/2005	Mortgage	\$9,629,791	A F S MARKET IN C BOGOPA -GATES INC BOGOPA BRUCKNER INC BOGOPA BRUCKNER LLC BOGOPA COLUMBIA INC BOGOPA INC BOGOPA-170TH INC BOGOPA-CONCOURSE INC BOGOPA-JUNIUS INC BOGOPA-MANHATTAN INC BOGOPA-UNION AVE INC F&S EQUITIES INC SPENCERAN IN C	NARA BANK

1 Valuation Model

Our database has 5 properties that meet the following criteria:

- Sold within the last 6 months
- In the 11206 zip code
- Property classes similar to One Story Store Building
- Sale price over \$25,000

Expecting more results? Occasionally the actual use and recorded building use are different. Maybe you should be looking at a different building class.

[Browse more recently sold properties](#) in the neighborhood!

2 Sales & Values Maps

1 Exemptions and Tax Abatements

Both the City and State of New York offer property tax reductions through exemptions and abatements for residential property, commercial constructions, and properties used by governmental, industrial, and not-for-profit organizations. Exemptions provide tax relief by reducing a property's assessed value, and abatements reduce taxes by applying credits to the amount of tax due. The information in this section presents a summary of the granted amounts and other related values of the benefit programs. This data comes from NYC Department of Housing Preservation and Development (HPD) and the Department of Finance, departments which administer the [J-51 Program](#) and the [421a Program](#).

2 Tentative Values

Every year in January, the NYC Department of Finance Commissioner publishes the tentative property assessment roll for the current fiscal year. All properties are valued by law according to their condition on the taxable status date of January 5th. Owners who believe that the Department of Finance has used incorrect information to determine their market value may [file forms](#) providing corrections. After Finance verifies the complaints, the agency will make any corrections before the final assessment roll is published on May 25. The final roll will also include changes, based on the decisions made by the New York City Tax Commission, an independent City agency, as well as new information Finance gathers about abatements, exemptions and other adjustments. In June, Finance will use the final roll and new tax rates adopted by the City Council to generate property tax bills for the fiscal year beginning July 1st.

Tentative Transitional Values

Tentative transitional land	\$88,200
Tentative transitional total	\$889,470
Tentative exempt land	\$0
Tentative exempt total	\$0

Tentative Actual Values

Tentative actual land	\$88,200
Tentative actual total	\$958,950
Tentative actual exempt land	\$0
Tentative actual exempt total	\$0

3 Property Tax

The following values are from the latest assessment roll and give information about the fiscal years **2011/2012** and **2012/2013**. The City's fiscal year runs from July 1 to June 30.

Market Value

The property tax assessment process starts when the city's assessors estimate a property's market value, based upon the available information. The assessors use three approaches to value the property: sales, cost, and income. The *market value* is generally defined as what the property would sell for in a competitive and open market.

		2011/2012		2012/2013
Land market value		\$196,000		\$196,000
Building market value	+	\$1,856,000	+	\$1,935,000
Market value	=	\$2,052,000	=	\$2,131,000

Assessed Value

Assessed value is a calculation of the property value for tax purposes. It usually represents a percentage of the market value and is subject to limits on annual increases. Sometimes the city will exempt part of the assessed value from taxation, as an incentive to make improvements to an existing structure or to build on a vacant lot. There are also several [tax reductions programs](#) for residential properties that may apply and may lower the property's tax bill.

		2011/2012		2012/2013
Land assessed value		\$88,200		\$88,200
Building assessed value	+	\$835,200	+	\$870,750
Assessed value	=	\$923,400	=	\$958,950
Exemptions granted by city	-	\$0	-	\$0
Net assessed value	=	\$923,400	=	\$958,950

Transitional Value

While the city's assessors have noted the rapid appreciation of property in New York City, the state understands that it would be burdensome for

property taxes to rise too fast. Therefore, increases in the *assessed value* are phased in over a number of years. This introduces the *transitional assessed value*, which is a limit on the portion of the assessed value introduced into the tax base. When the *assessed value* is phased in, sometimes the *exemptions* are as well.

		2011/2012		2012/2013
Transitional land value		\$88,200		\$88,200
Transitional building value	+	\$1,025,280	+	\$801,270
Transitional value	=	\$1,113,480	=	\$889,470
Transitional exemption value	-	\$0	-	\$0
Transitional net value	=	\$1,113,480	=	\$889,470

Taxable Value

The *taxable value*, for 2011/2012, is the smaller of the city's *net assessed value* and the *transitional net assessed value*.

Taxable value = \$923,400

Property Tax

Base tax is an estimate of what an owner **not** benefiting from tax exemptions would pay and is determined by multiplying the assessed value by the *tax rate*. *Current tax* is calculated by multiplying the taxable value by the tax rate.

For a very small number of properties owner-related exemptions (for which we currently don't have information) apply, and so the values given below may be slightly different from the official ones. In addition to exemptions, the city also grants *tax abatements* to some properties. An *abatement* is simply a discount which is subtracted directly from the current tax. This results in the *property tax*, the amount the current owner pays.

Tax description	Assessed/taxable value 11/12	Tax rate 11/12	Tax amount 11/12
Base tax	\$923,400	* 10.1520%	= \$93,743.00
Current tax	\$923,400	* 10.1520%	= \$93,743.00
Total abatements			- \$0.00
Property tax			= \$93,743.57

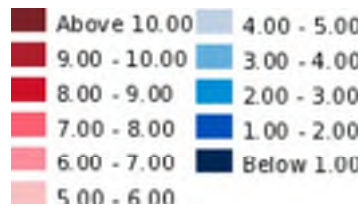
Tax description	Assessed/taxable value 12/13	Tax rate 11/12	Tax amount 12/13
Base tax	\$889,470	* 10.1520%	= \$90,298.99
Current tax	\$889,470	* 10.1520%	= \$90,298.99
Total abatements			- \$0.00
Property tax			= \$90,298.99

For more information please visit New York City's [property tax section](#). Also, you can view this property's assessment, tax bill and account statements [here](#).

Tax per Square Foot



On this map, you can see the tax value paid per square foot for this property.



Click on the map to expand!

4 Assessment History

Year	Use code	Market value	Land asmt	Assessment	Taxable	Tax rate%	Base tax	Property tax
2012/13	K1	\$2,131,000	\$88,200	\$958,950	\$889,470	10.152%	\$90,298	\$90,298
2011/12	K1	\$2,052,000	\$88,200	\$923,400	\$923,400	10.152%	\$93,743	\$93,743
2010/11	K1	\$1,870,000	\$88,200	\$841,500	\$841,500	10.312%	\$86,775	\$86,775
2009/10	K1	\$1,950,000	\$88,200	\$877,500	\$877,500	10.426%	\$91,488	\$91,488
2008/09	K1	\$1,880,000	\$88,200	\$846,000	\$846,000	10.241%	\$86,638	\$86,638
2007/08	K1	\$4,620,000	\$88,200	\$2,079,000	\$765,810	10.059%	\$77,032	\$77,032

1 Zoning and Building Class

Accounts are free, but the Zoning and Building Class map is only available to people subscribed to reports.

[Subscribe Now!](#)

2 Floor Area Ratio & Air Rights

Accounts are free, but the Floor Area Ratio and Air Rights maps are only available to people subscribed to reports.

[Subscribe Now!](#)

3 Building Permits

Found 8 permits on 7 jobs.

Filed	Type	Cost	Permits Filed	Work Types
Job #301101368				
	A3	\$5,000	2001	AL-
<i>Description: Installation of awning 200'long non illuminated. awning reads "food dimensions on supermarket" less than 12 sq ft of let tering.</i>				
Job #301069206				
	A2	\$5,000		
<i>Description: Install sprinkler alarm panel with central station connection</i>				
Job #301038197				
	A2	\$20,000	2000	EW-MH
<i>Description: To install ac units and refriger compressors on roof. no change in use egress or occupancy. existing dunnage.</i>				
Job #300952501				
	A2	\$5,000	1999	EW-SP
<i>Description: To modify the existing sprinkler system to match the proposed ceiling height. no change to use, occupancy or egress.</i>				
Job #300952486				
	A2	\$5,000		
<i>Description: ** Post approval amendment **</i>				
Job #300869889				
	A2	\$25,000	1999 1999 1999	EW-OT EQ-FN EW-OT

Filed	Type	Cost	Permits Filed	Work Types
<i>Description:</i> Interior renovation of exist food market, relocate toilets, install storefront windows, and replace entrance doors. no change of use, egress and occupancy is involved.				
Job #300073907				
	A2	\$7,000	1991 1991	PL- EW-OT

Description: Repair existing decayed pipes in the fl. slab. repair existing floor drains. install one new floor drain in meat cutting area. install a new sink by the wall near storage area. there is no change of egress or occupancy, or use

Please note: the NYC Department of Buildings is the only authoritative source for information on building permits. Please consult the Building Information System on the [DOB web site](#).

4 DOB Actions

No records found.

For more information please consult the [DOB web site](#).

1 Housing Preservation and Development Violations

When excessive violations are present, this can adversely affect the support given by The NYC Department of Housing Preservation and Development (HPD). These violations can result in building-wide inspections, fees, and the requirement of extensive repair work to correct underlying conditions. In some cases, outstanding violations may result in a lien being placed on the property. It is also substantially more difficult to mortgage a building with extensive violations.



HPD Violations

On this color-coded map, view all properties with open violations that have been left uncorrected.

Legend

- Uncorrected Violation(s)
- 25 Total number of violations

Open **A** class violations: **0**
 Open **B** class violations: **0**
 Open **C** class violations: **0**
 Open **I** class violations: **0**

Number of units: **0**

* Sorry, for this property we don't have any information about open violations.

Description of the Classes

Sorry, no records were found!

Please note: the NYC HPD is the only authoritative source for information on housing violations. Please consult the [HPD web site](#) for up-to-date violations.

PropertyShark obtains its records from HPD and updates them monthly.

2 ECB Violations

There are eleven city agencies that administer the City's quality-of-life laws and issue Notices of Violation (NOVs) for alleged violations. The ECB is a separate and independent agency that hears challenges to those NOVs. The agencies that issue the most violations for real estate are:

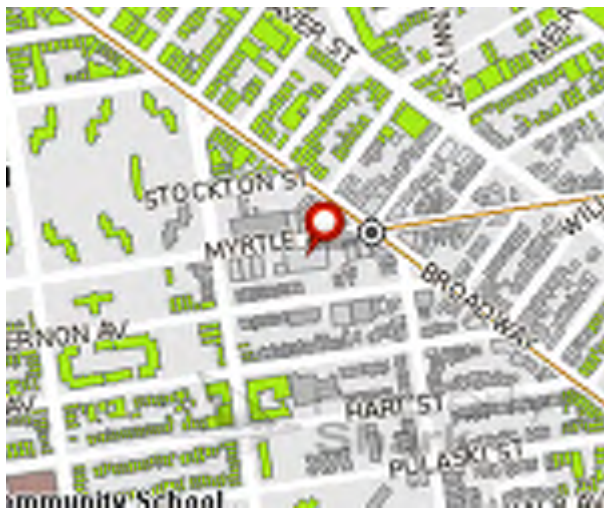
- Department of Buildings (DOB)
- Department of Environmental Protection (DEP)
- Fire Department
- Landmarks Preservation Commission (LPC)
- Department of Sanitation

PropertyShark obtains its ECB NOV records from the DOB and updates them nightly. Records go back to 1988

No records found.

For more information about the ECB and the types of NOVs that it handles, visit its [home page](#) or this page with a [list of rules, laws and agencies](#).

1 Distance To



Distance to Elementary Schools

On this map, view the distance between the closest Elementary School and this property.

Legend

- Elementary School
- Inside 1000 ft *
- * distances are calculated as radius from Elementary School

Distance (feet): n/a

Building is not inside a 1000ft radius from the nearest Elementary School.



Distance to Junior High

On this map, view the distance between the closest Junior High School and this property.

Legend

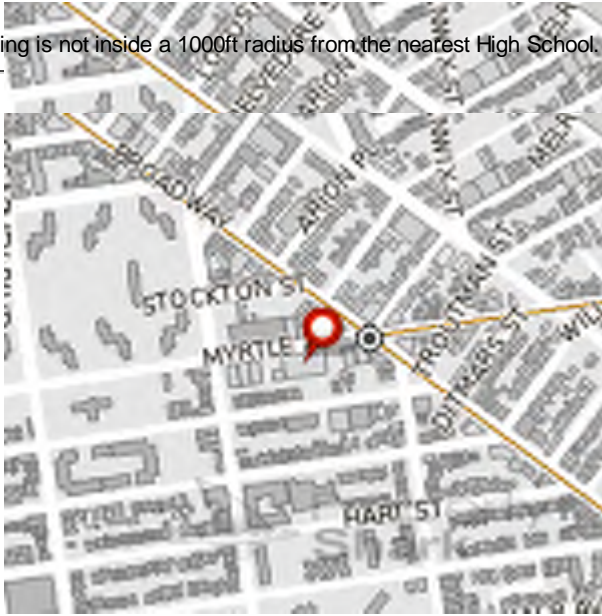
- Junior High School
- Inside 1000 ft *
- * distances are calculated as radius from Junior High School

Distance (feet): n/a

Building is not inside a 1000ft radius from the nearest Junior High School.

Distance to High School

Building is not inside a 1000ft radius from the nearest High School.



On this map, view the distance between the closest High School and this property.

Distance to University

On this map, view the distance between the closest University and this property.

Legend

- High School
- Inside 1000 ft *
- * distances are calculated as radius from High School
- University / College
- Inside 1000 ft *
- * distances are calculated as radius from University/College

Distance (feet): n/a

Name: n/a

Distance (feet): n/a

Subway accessibility (nearest subway station)

On this color-coded map, view the nearest subway station for each building.

Legend

- Subway Station
- Inside 1000 ft *
- Inside 2000 ft *
- Inside 3000 ft *
- * distances are calculated as radius from station



Name: 926 Broadway

Distance: 215.98

Lines: J-M-Z

2 Businesses



Discover retail businesses in Manhattan.

Find restaurants, shops, retail banks, bars and stores on our new interactive map.

Click on a parcel on the map to look up property ownership data, building photos and other property details.



Food Bazaar

1102 Myrtle Ave

[Website](#)

3 Urban Landscape Maps



Year Built

On this color-coded map, view the year each property was built.

Legend

- 2010 and later
- 2000 - 2009
- 1990 - 1999
- 1970 - 1989
- 1950 - 1969
- 1900 - 1949
- 1900 and earlier

* Year Built: 1920

4 Neighbors

Address	Property class	Square feet	Sale date	Sale price
90-104 Myrtle Ave	Office building - Fireproof - Up to Nine Stories	598,232	11/8/2006	\$144,795
322 Myrtle Ave	Primarily Two Family With Store or Office	2,690	6/29/2005	\$750,000
324 Myrtle Ave	Primarily Two Family With Store or Office	3,367	11/19/2004	\$625,000

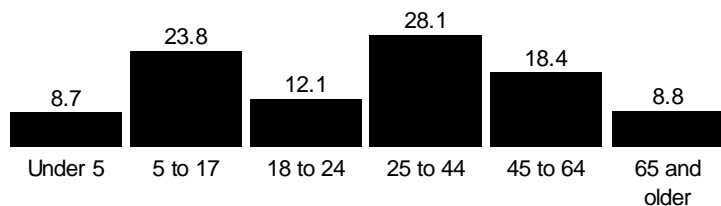
Address	Property class	Square feet	Sale date	Sale price
330 Myrtle Ave	Primarily Two Family With Store or Office	3,240	4/19/2004	\$350,000
View all 20 records				

5 Demographics By Zip Code

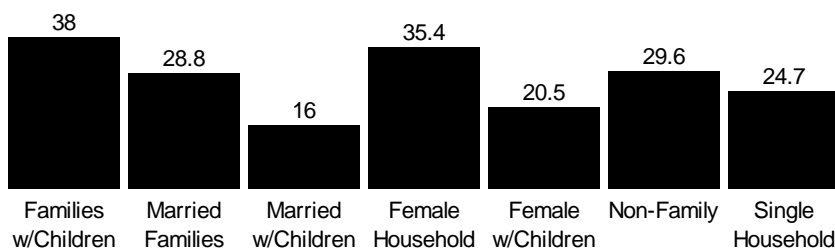
Profile of Zip Code

Pop 2000	69032
Female pop	37086 (53.7%)
Male pop	31946 (46.3%)
Households	24080 (92.6% occupied)
Home owners	1909 (7.9%)
Renters	20392 (84.7%)
Misc density pop	999.99
Misc density area	1.43
House average household	3

Age Distribution



Household Type



Note: totals often exceed 100% for household type because respondents may choose multiple categories.

1 Toxic Sites

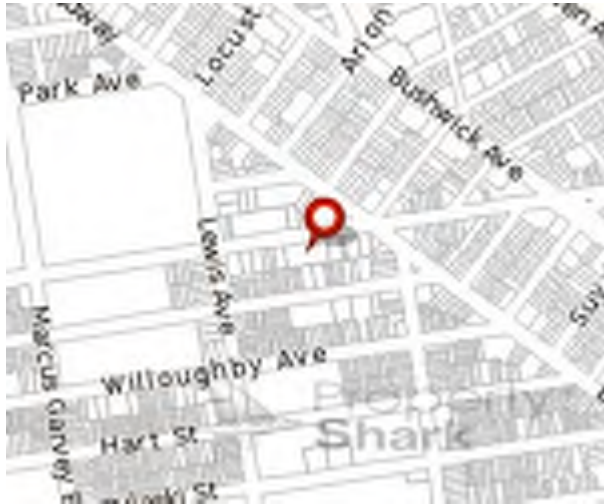
Accounts are free, but the Toxic Sites map is only available to people subscribed to reports.

[Subscribe Now!](#)

Call **800-2-TOXICS** (800-286-9427 NYS only) or **607-273-3391** for more info.

2 Fema Flood Zones Map

To understand flood zoning within the current neighborhood you can review the full map by clicking on this 'minimap'. Flood zoning codes, Fema map panel, and publication date all can be extracted for this target property.



Find out more about: [FEMA Flood Hazard Map](#)

Legend

- Moderate to Low Risk Areas**
 - X < 1% ACF
 - 0.2 PCT ACFH * < 1% ACF
 - High Risk Areas**
 - A 1% ACF, no base flood elevations
 - AE 1% ACF, periodic base flood elevations
 - High Risk-Coastal Areas**
 - VE => 1% ACF + Storm Waves
 - Floodway
 - COBRA **
 - Open Water
- * 0.2% Annual Chance of Flood Hazard
 ** Coastal Barrier Resources System Area
 ACF = Annual Chance of Flooding

Note: This map was constructed using Fema Flood DFIRM data set.

Link to the map for this property at [FEMA's Map Service Center](#) (may not be available in all locations)

FEMA Flood Zoning

FEMA flood zone	X - Low Risk Area
FEMA flood zones	X
Costal barrier resources system area (COBRA)	No
FEMA floodway	n/a

Distance to...

Nearest distance to coastline (ft)	4592
Compass direction to coastline	71
Nearest distance to 100 year flood zone area (ft)	133
Compass direction to 100 year flood zone	171

FEMA Map Details

Map panel ID	3604970208F
Map quaderant ID	40073-F8
Quaderant name	Brooklyn
Mapped to scale 1	6000
Map (source data) publication date	09/05/2007

Disclaimer

Copyright 2003-2008 by Property Research Partners LLC

All data comes from government sources. No attempt has been made to validate it. No attempt has been made to validate the accuracy of the programming of this web site. Do not rely on this report to support investment decisions. The only authoritative source for the information in this report is the government agencies from which the data was acquired.



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
Property Profile Overview

1116 MYRTLE AVENUE
 MYRTLE AVENUE 1116 - 1116

BROOKLYN 11206
 Health Area : 1900
 Census Tract : 287
 Community Board : 303

BIN# 3822184
 Tax Block : 1586
 Tax Lot : 24
 Condo : NO
 Vacant : YES

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[View Certificates of Occupancy](#)

Cross Street(s): LEWIS AVENUE, BROADWAY
 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: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, or Coastal Erosion Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: G7-GARAGE/GAS STAT'N

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.

	Total	Open	Elevator Records
Complaints	0	0	Electrical Applications
Violations-DOB	2	0	Permits In-Process / Issued
Violations-ECB (DOB)	0	0	Illuminated Signs Annual Permits
Jobs/Filings	0		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	0		Facades
Actions	6		Marquee Annual Permits
OR Enter Action Type:			Boiler Records
OR Select from List: <input type="text" value="Select..."/>			DEP Boiler Information
AND <input type="text" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

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.



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
DOB Violations

Page: 1

Premises: 1116 MYRTLE AVENUE BROOKLYN

BIN: [3822184](#) Block: 1586 Lot: 24

NUMBER	TYPE	FILE DATE
BN 391-56	BUILDING NOTICE	00/00/1956
DEM 79-46	DEMOLITION	00/00/1946
DEM 677(1116-20)-79	DEMOLITION	00/00/1979
FO 9089-47	OIL BURNER APPLICATION	00/00/1947
UB 126(1116-20)-75	UNSAFE BUILDING	00/00/1975
UNK REP.1544-21CORRSP.S31605	UNKNOWN	00/00/1921
V* 755-59* /1116/ CLOSURE DATE: 09/28/2011	DOB VIOLATION - CLOSED	00/00/1959
V* 2260/1116*-64 CLOSURE DATE: 09/28/2011	DOB VIOLATION - CLOSED	00/00/1964

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.



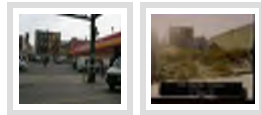
Property Report for:
1116 Myrtle Ave, Brooklyn, NY 11206

1 Your Notes

No notes found.

2 Photos

[Subscribe to see full size photos](#)



[Upload photos for this property](#)

Other Photos: [Google StreetView](#) • [Microsoft Bird's Eye View](#)

3 Overview

Location

Primary Address	1116 Myrtle Ave
Zip	11206
Borough	Brooklyn
Block & lot	01586-0024
First 3 alt addresses	1116 Myrtle Ave

Neighborhood

School district	14
Community board	3
Neighborhood	Bedford-Stuyvesant
City council	36
Census tract	0287.00

Nearest

Police precinct	81
Police station	263 Tompkins Ave
Distance to	0.68 Miles
Fire station	940 De Kalb Ave
Distance to	0.28 Miles

Property Tax Assessment

Actual land	\$70,650
Assessment	\$70,650
Tax class	4
Annual tax bill	\$5,760.96
Annual tax bill projected	\$6,524.69

Property Maps

Zoning map	13b
Tax map	30604
Sanborn map	303 067
Link to tax map	Click here

Most Recent Sale

Sale date	11/1/1999
Sale price	\$0

Square Feet

Lot SF	5,942
--------	-------

Ratio of Building SF to Lot SF (FAR)

FAR as built	Subscribe Now!
Max allowed FAR	Subscribe Now!
SF under FAR	Subscribe Now!
SF over FAR	Subscribe Now!
Usable floor area	Subscribe Now!
Maximum usable floor area	Subscribe Now!

Building

Building dimensions	n/a
Stories	n/a
Residential units	n/a
Has extension	No
Has garage	No
Year built	0
Year last altered	n/a

Lot

Lot dimensions	59.42 ft x 100 ft
Corner lot	No
Buildings on lot	

Zoning, Use & C-of-O

Zoning district	Subscribe Now!
2nd zoning district	Subscribe Now!
Building class	Unlicensed Parking Lot (G7)
E-Designation	None
Historic district	None

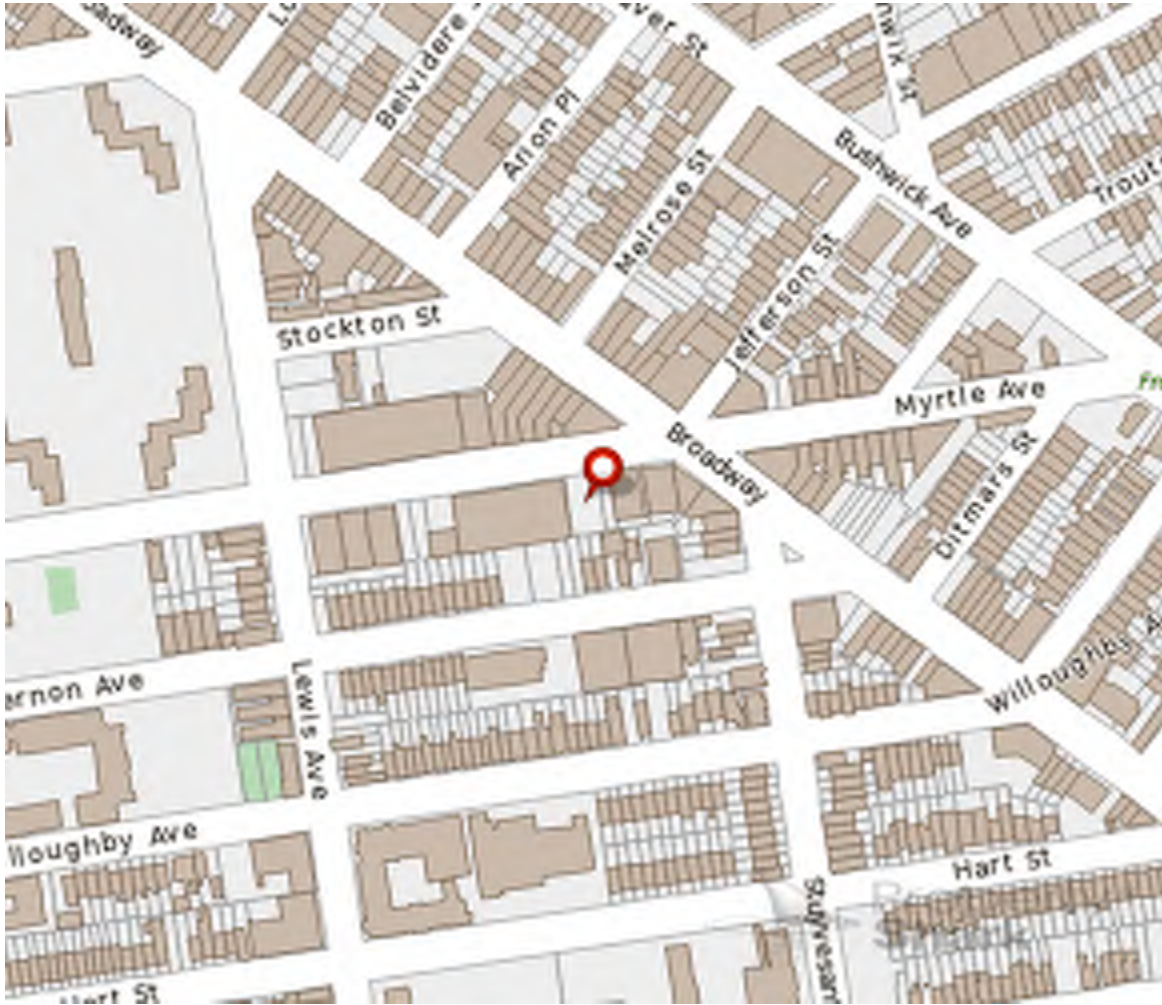
Hazards & Environment

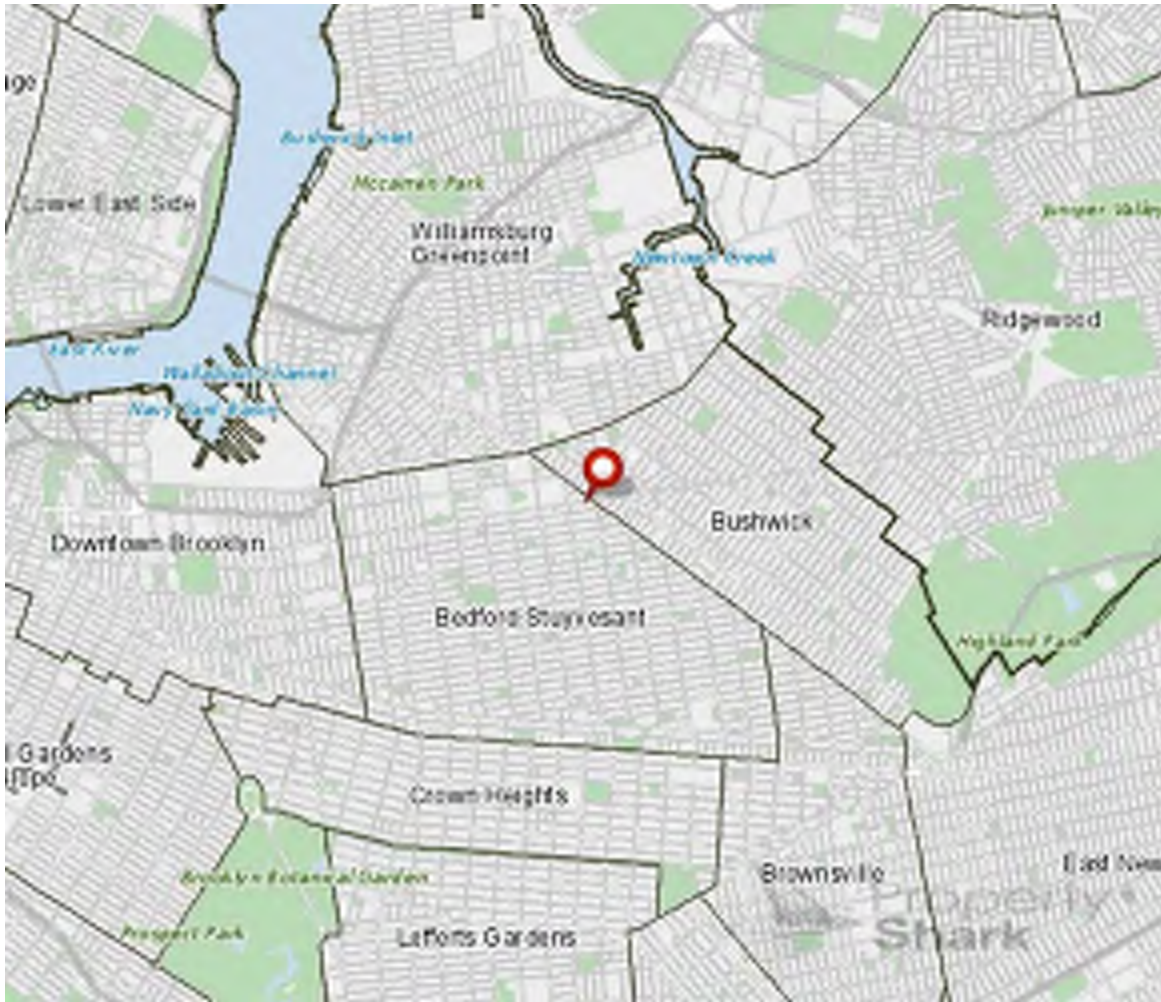
Toxic site on this property	No
Neighboring toxic sites	No

Current Owner

Full name	Spenceran Inc
Address	1116 Myrtle Ave
City state zip	Brooklyn Kings NY 11206

4 Maps





6 Sale & Property History

No records found.

1 Ownership Summary

Subscribe and Get More!

Only PropertyShark can help you get behind the LLC's, find out who really controls the property, and find their real address and phone number. [Subscribe today](#) and get ownership records from building permits, title documents, and HPD registrations.

[See more about 1116 Myrtle Ave's ownership.](#)

The Department of State - Division of Corporations - allows you to search for [LLC owners](#).

2 Phone Records - Tenants

[Download in Excel format](#)

No phone listings were found.

3 Registered Voters

Subscribe and Get More!

Only PropertyShark can help you get behind LLCs and find out who really owns the property, including the real owner's address and phone number. [Subscribe today](#) for complete access to ownership records from building permits, title documents, and HPD registrations.

1 Liens

Liens are available only to customers subscribed to our lis pendens product.

For details see our [plan & pricing](#)

2 Title Documents

Recorded	Document Date	Type	Amount	Party1 name	Party2 name
11/1/2011	6/30/2011	Agreement	n/a	161 CONCOURSE HOLDINGS LLC 37TH AVENUE MARKET INC 452 WYCKOFF HOLDINGS LLC AFS MARKET INC BOGOPA INC BOGOPA-170TH INC BOGOPA-BRUCKNER IN C BOGOPA-COLUMBIA INC BOGOPA-CONCOURSE INC BOGOPA-GATES INC BOGOPA-JUNCTION INC BOGOPA-JUNIUS INC BOGOPA-MANHATTAN NC BOGOPA-UNION AV E , INC F&S EQUITIES INC Spenceran Inc	NARA BANK
11/1/2011	6/30/2011	Mortgage	\$6,592,000	161 CONCOURSE HOLDINGS LLC 37TH AVENUE MARKET INC 452 WYCKOFF HOLDINGS LLC AFS MARKET INC BOGOPA INC BOGOPA-170TH INC BOGOPA-BRUCKNER IN C BOGOPA-COLUMBIA INC BOGOPA-CONCOURSE INC BOGOPA-GATES INC BOGOPA-JUNCTION INC BOGOPA-JUNIUS INC BOGOPA-MANHATTAN NC BOGOPA-UNION AV E , INC F&S EQUITIES INC Spenceran Inc	NARA BANK

9/12/2011	6/30/2011	Mortgage	\$3,710,000	SPENCERAN, IN C	NARA BANK
9/12/2011	6/30/2011	Assignment Of Leases And Rents	n/a	SPENCERAN, IN C	NARA BANK
9/12/2011	6/30/2011	Mortgage	\$1,590,000	SPENCERAN, IN C	NARA BANK
9/12/2011	6/30/2011	Assignment Of Leases And Rents	n/a	SPENCERAN, IN C	NARA BANK
12/29/2005	8/28/2005	Initial Ucc1	n/a	Spenceran, Inc	Nara Bank
12/6/2005	8/3/2005	Agreement	n/a	Grocery Leasing Corp As Designee	Nara Bank

Page 1 of 3 / [Show all](#)

[Next records](#)

1 Valuation Model

Our database has 3 properties that meet the following criteria:

- Sold within the last 6 months
- In the 11206 zip code
- Property classes similar to Unlicensed Parking Lot
- Sale price over \$25,000

Expecting more results? Occasionally the actual use and recorded building use are different. Maybe you should be looking at a different building class.

[Browse more recently sold properties](#)
in the neighborhood!

2 Sales & Values Maps



* Recent Sale Date: n/a

The map shows sales of neighboring properties. Find out how recent the property has been sold. For Condos and Coops the value is not reflective.

Legend

- second half of 2012
- first half of 2012
- second half of 2011
- first half of 2011
- second half of 2010
- first half of 2010
- 2008 - 2009
- < 2008

Sale Date

Time Since Last Recorded Sale

n/a

1 Exemptions and Tax Abatements

Both the City and State of New York offer property tax reductions through exemptions and abatements for residential property, commercial constructions, and properties used by governmental, industrial, and not-for-profit organizations. Exemptions provide tax relief by reducing a property's assessed value, and abatements reduce taxes by applying credits to the amount of tax due. The information in this section presents a summary of the granted amounts and other related values of the benefit programs. This data comes from NYC Department of Housing Preservation and Development (HPD) and the Department of Finance, departments which administer the [J-51 Program](#) and the [421a Program](#).

2 Tentative Values

Every year in January, the NYC Department of Finance Commissioner publishes the tentative property assessment roll for the current fiscal year. All properties are valued by law according to their condition on the taxable status date of January 5th. Owners who believe that the Department of Finance has used incorrect information to determine their market value may [file forms](#) providing corrections. After Finance verifies the complaints, the agency will make any corrections before the final assessment roll is published on May 25. The final roll will also include changes, based on the decisions made by the New York City Tax Commission, an independent City agency, as well as new information Finance gathers about abatements, exemptions and other adjustments. In June, Finance will use the final roll and new tax rates adopted by the City Council to generate property tax bills for the fiscal year beginning July 1st.

Tentative Transitional Values		Tentative Actual Values	
Tentative transitional land	\$64,270	Tentative actual land	\$72,900
Tentative transitional total	\$64,270	Tentative actual total	\$72,900
Tentative exempt land	\$0	Tentative actual exempt land	\$0
Tentative exempt total	\$0	Tentative actual exempt total	\$0

3 Property Tax

The following values are from the latest assessment roll and give information about the fiscal years **2011/2012** and **2012/2013**. The City's fiscal year runs from July 1 to June 30.

Market Value

The property tax assessment process starts when the city's assessors estimate a property's market value, based upon the available information. The assessors use three approaches to value the property: sales, cost, and income. The *market value* is generally defined as what the property would sell for in a competitive and open market.

		2011/2012		2012/2013
Land market value		\$157,000		\$162,000
Building market value	+	\$0	+	\$0
Market value	=	\$157,000	=	\$162,000

Assessed Value

Assessed value is a calculation of the property value for tax purposes. It usually represents a percentage of the market value and is subject to limits on annual increases. Sometimes the city will exempt part of the assessed value from taxation, as an incentive to make improvements to an existing structure or to build on a vacant lot. There are also several [tax reductions programs](#) for residential properties that may apply and may lower the property's tax bill.

		2011/2012		2012/2013
Land assessed value		\$70,650		\$72,900
Building assessed value	+	\$0	+	\$0
Assessed value	=	\$70,650	=	\$72,900
Exemptions granted by city	-	\$0	-	\$0
Net assessed value	=	\$70,650	=	\$72,900

Transitional Value

While the city's assessors have noted the rapid appreciation of property in New York City, the state understands that it would be burdensome for property taxes to rise too fast. Therefore, increases in the *assessed value* are phased in over a number of years. This introduces the *transitional assessed value*, which is a limit on the portion of the assessed value introduced into the tax base. When the *assessed value* is phased in, sometimes the *exemptions* are as well.

		2011/2012		2012/2013
Transitional land value		\$56,747		\$64,270
Transitional value	=	\$56,747	=	\$64,270
Transitional exemption value	-	\$0	-	\$0
Transitional net value	=	\$56,747	=	\$64,270

Taxable Value

The *taxable value*, for 2011/2012, is the smaller of the city's *net assessed value* and the *transitional net assessed value*.

Taxable value = \$56,747

Property Tax

Base tax is an estimate of what an owner **not** benefiting from tax exemptions would pay and is determined by multiplying the assessed value by the *tax rate*. *Current tax* is calculated by multiplying the taxable value by the tax rate.

For a very small number of properties owner-related exemptions (for which we currently don't have information) apply, and so the values given below may be slightly different from the official ones. In addition to exemptions, the city also grants *tax abatements* to some properties. An *abatement* is simply a discount which is subtracted directly from the current tax. This results in the *property tax*, the amount the current owner pays.

Tax description	Assessed/taxable value 11/12	Tax rate 11/12	Tax amount 11/12
Base tax	\$56,747	* 10.1520%	= \$5,760.00
Current tax	\$56,747	* 10.1520%	= \$5,760.00
Total abatements			- \$0.00
Property tax			= \$5,760.96

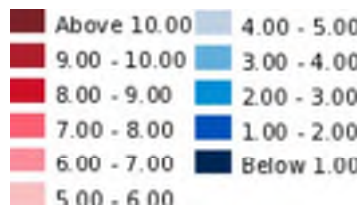
Tax description	Assessed/taxable value 12/13	Tax rate 11/12	Tax amount 12/13
Base tax	\$64,270	* 10.1520%	= \$6,524.69
Current tax	\$64,270	* 10.1520%	= \$6,524.69
Total abatements			- \$0.00
Property tax			= \$6,524.69

For more information please visit New York City's [property tax section](#). Also, you can view this property's assessment, tax bill and account statements [here](#).

Tax per Square Foot



On this map, you can see the tax value paid per square foot for this property.



Click on the map to expand!

4 Assessment History

Year	Use code	Market value	Land asmt	Assessment	Taxable	Tax rate%	Base tax	Property tax
2012/13	G7	\$162,000	\$72,900	\$72,900	\$64,270	10.152%	\$6,524	\$6,524
2011/12	G7	\$157,000	\$70,650	\$70,650	\$56,747	10.152%	\$5,760	\$5,760
2010/11	G7	\$157,200	\$70,740	\$70,740	\$49,035	10.312%	\$5,056	\$5,056
2009/10	G7	\$148,550	\$66,848	\$66,848	\$40,234	10.426%	\$4,194	\$4,194
2008/09	G7	\$89,400	\$40,230	\$40,230	\$31,491	10.241%	\$3,224	\$3,224

2007/08 G7 \$78,400 \$35,280 \$35,280 \$28,071 10.059% \$2,823 \$2,823

1 Zoning and Building Class

Accounts are free, but the Zoning and Building Class map is only available to people subscribed to reports.

[Subscribe Now!](#)

2 Floor Area Ratio & Air Rights

Accounts are free, but the Floor Area Ratio and Air Rights maps are only available to people subscribed to reports.

[Subscribe Now!](#)

3 Building Permits

No records found.

1 Housing Preservation and Development Violations

When excessive violations are present, this can adversely affect the support given by The NYC Department of Housing Preservation and Development (HPD). These violations can result in building-wide inspections, fees, and the requirement of extensive repair work to correct underlying conditions. In some cases, outstanding violations may result in a lien being placed on the property. It is also substantially more difficult to mortgage a building with extensive violations.



* Sorry, for this property we don't have any information about open violations.

HPD Violations

On this color-coded map, view all properties with open violations that have been left uncorrected.

Legend

■ Uncorrected Violation(s)
 25 Total number of violations

Open A class violations: **0**
 Open B class violations: **0**
 Open C class violations: **0**
 Open I class violations: **0**

Number of units: **0**

Description of the Classes

Sorry, no records were found!

Please note: the NYC HPD is the only authoritative source for information on housing violations. Please consult the [HPD web site](#) for up-to-date violations.

PropertyShark obtains its records from HPD and updates them monthly.

2 ECB Violations

There are eleven city agencies that administer the City's quality-of-life laws and issue Notices of Violation (NOVs) for alleged violations. The ECB is a separate and independent agency that hears challenges to those NOVs. The agencies that issue the most violations for real estate are:

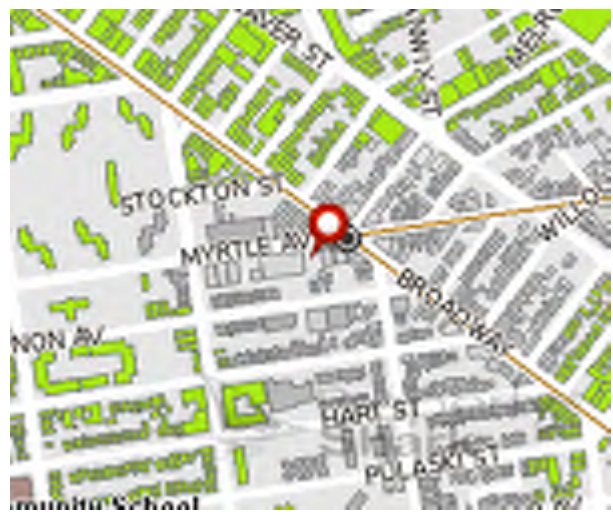
- Department of Buildings (DOB)
- Department of Environmental Protection (DEP)
- Fire Department
- Landmarks Preservation Commission (LPC)
- Department of Sanitation

PropertyShark obtains its ECB NOV records from the DOB and updates them nightly. Records go back to 1988

No records found.

For more information about the ECB and the types of NOVs that it handles, visit its [home page](#) or this page with a [list of rules, laws and agencies](#).

1 Distance To



Distance to Elementary Schools

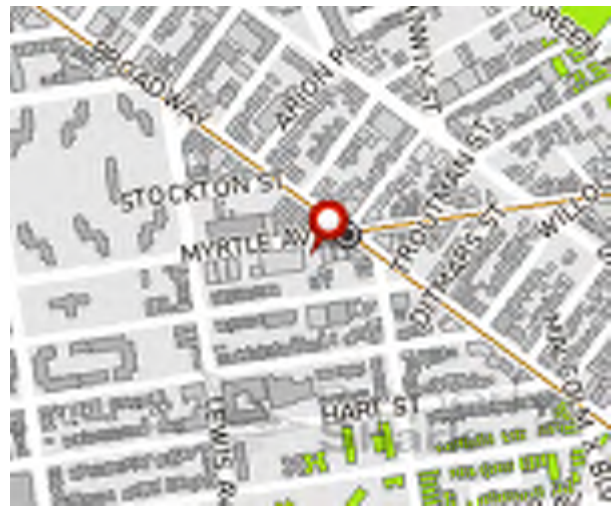
On this map, view the distance between the closest Elementary School and this property.

Legend

- Elementary School
- Inside 1000 ft *
- * distances are calculated as radius from Elementary School

Distance (feet): n/a

Building is not inside a 1000ft radius from the nearest Elementary School.



Distance to Junior High

On this map, view the distance between the closest Junior High School and this property.

Legend

- Junior High School
- Inside 1000 ft *
- * distances are calculated as radius from Junior High School

Distance (feet): n/a

Building is not inside a 1000ft radius from the nearest Junior High School.

Distance to High School



Building is not inside a 1000ft radius from the nearest High School.

On this map, view the distance between the closest High School and this property.

Distance to University

On this map, view the distance between the closest University and this property.

Legend

- High School
- Inside 1000 ft *
- University / College
- Inside 1000 ft *

* distances are calculated as radius from High School

* distances are calculated as radius from University/College

Distance (feet): n/a

Name: n/a

Distance (feet): n/a



Subway accessibility (nearest subway station)

On this color-coded map, view the nearest subway station for each building.

Legend

- Subway Station
- Inside 1000 ft *
- Inside 2000 ft *
- Inside 3000 ft *

* distances are calculated as radius from station

Name: Broadway-Myrtle Ave Nw

Distance: 128.96

Lines: J-Z

2 Urban Landscape Maps

3 Neighbors

Address	Property class	Square feet	Sale date	Sale price
90-104 Myrtle Ave	Office building - Fireproof - Up to Nine Stories	598,232	11/8/2006	\$144,795
322 Myrtle Ave	Primarily Two Family With Store or Office	2,690	6/29/2005	\$750,000
324 Myrtle Ave	Primarily Two Family With Store or Office	3,367	11/19/2004	\$625,000
330 Myrtle Ave	Primarily Two Family With Store or Office	3,240	4/19/2004	\$350,000

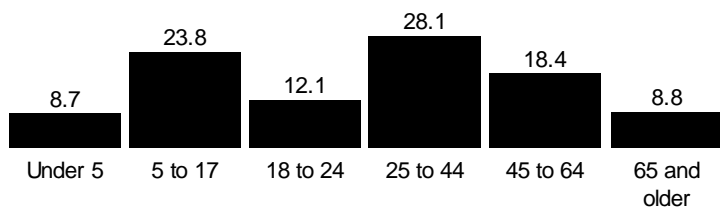
[View all 20 records](#)

4 Demographics By Zip Code

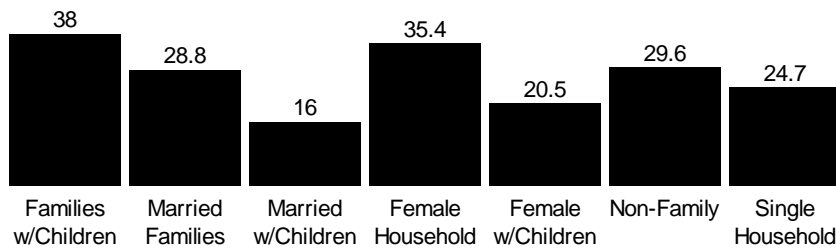
Profile of Zip Code

Pop 2000	69032
Female pop	37086 (53.7%)
Male pop	31946 (46.3%)
Households	24080 (92.6% occupied)
Home owners	1909 (7.9%)
Renters	20392 (84.7%)
Misc density pop	999.99
Misc density area	1.43
House average household	3

Age Distribution



Household Type



Note: totals often exceed 100% for household type because respondents may choose multiple categories.

1 Toxic Sites

Accounts are free, but the Toxic Sites map is only available to people subscribed to reports.

[Subscribe Now!](#)

Call **800-2-TOXICS** (800-286-9427 NYS only) or **607-273-3391** for more info.

2 Fema Flood Zones Map

To understand flood zoning within the current neighborhood you can review the full map by clicking on this 'minimap'. Flood zoning codes, Fema map panel, and publication date all can be extracted for this target property.

Legend

Note: This map was constructed using Fema Flood DFIRM data set.

Link to the map for this property at [FEMA's Map Service Center](#) (may not be available in all locations)

FEMA Flood Zoning

FEMA flood zone	X - Low Risk Area
FEMA flood zones	X
Costal barrier resources system area (COBRA)	No
FEMA floodway	n/a
Distance to...	
Nearest distance to coastline (ft)	4565
Compass direction to coastline	71
Nearest distance to 100 year flood zone area (ft)	141
Compass direction to 100 year flood zone	3

Find out more about: [FEMA Flood Hazard Map](#)

Moderate to Low Risk Areas

0.2 PCT ACFH * < 1% ACF

FEMA Map Details

High Risk Areas

Map panel ID	3604970208F
Map quadrant ID	40073-F8
Quaderant name	Brooklyn
Mapped to scale	6000
Map (source data) publication date	09/05/2007

Floodway

COBRA **

Open Water

* 0.2% Annual Chance of Flood Hazard

Disclaimer

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All data comes from government sources. No attempt has been made to validate it. No attempt has been made to validate the accuracy of the programming of this web site. Do not rely on this report to support investment decisions. The only authoritative source for the information in this report is the government agencies from which the data was acquired.



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
Property Profile Overview

1122 MYRTLE AVENUE

BROOKLYN 11206

BIN# 3042896

MYRTLE AVENUE 1122 - 1122

Health Area : 1900
 Census Tract : 287
 Community Board : 303
 Buildings on Lot : 1

Tax Block : 1586
 Tax Lot : 27
 Condo : NO
 Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[View Certificates of Occupancy](#)

Cross Street(s): LEWIS AVENUE, BROADWAY

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: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, or Coastal Erosion Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: G7-GARAGE/GAS STAT'N

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.

	Total	Open	Elevator Records
Complaints	3	0	Electrical Applications
Violations-DOB	1	1	Permits In-Process / Issued
Violations-ECB (DOB)	0	0	Illuminated Signs Annual Permits
This property has 1 open DOB "Work Without A Permit" Violations and may be subject to DOB civil penalties upon application for a permit.			Plumbing Inspections
Jobs/Filings	1		Open Plumbing Jobs / Work Types
ARA / LAA Jobs	0		Facades
Total Jobs	1		Marquee Annual Permits
Actions	8		Boiler Records
OR Enter Action Type:			DEP Boiler Information
OR Select from List: <input type="text" value="Select..."/>			Crane Information
AND <input type="text" value="Show Actions"/>			After Hours Variance Permits

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.



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
DOB Violations

Page: 1

Premises: 1122 MYRTLE AVENUE BROOKLYN

BIN: [3042896](#) Block: 1586 Lot: 27

NUMBER	TYPE	FILE DATE
A 8466-35	ALTERATION	00/00/1935
ALT 7360EXTENSION-35	ALTERATION	00/00/1935
ALT 5301-35 1-1B STORE/GARAG	ALTERATION	00/00/1935
CERT ISSD76376-31ALT5301-35	(PDF) CERTIFICATE OF OCCUPANCY	00/00/1935
FO 2786-48	OIL BURNER APPLICATION	00/00/1948
UNK REP.3820 V*2687-15	UNKNOWN	00/00/1915
UNK REP.9670 V*4679-16	UNKNOWN	00/00/1916
UNK REP.3225-18	UNKNOWN	00/00/1918
<u>VW 020392C03T1VW-92</u>	VIOLATION WORK WITHOUT PERMIT - ACTIVE	02/03/1992

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.



Borough Boundary	C50 Condo Flag/Condo Number
Tax Block Boundary	A50 Air Right Flag/Lot Number
50 Tax Block Number	S50 Subterranean Right Flag/Lot Number
Tax Lot Boundary	R REUC Flag
50 Tax Lot Number	- - - - Under Water Tax Lot Boundary
50 Condo FKA Tax Lot Number	- · - · - Other Boundary
50.5 Tax Lot Dimension	Possession Hook
+/-5.5 Approximate Tax Lot Dimension	Misc Miscellaneous Text
1500 - 1550 Condo Units Range Label	Small Tax Lot Dimension
Building Footprint	Surface Water

HOUSING AND DEVELOPMENT ADMINISTRATION
DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH

DISTRICT

DATE:

JUL 27 1981 No. **219516**

ZONING DISTRICT **C-4**

This certificate supersedes C.O. No. **0637**

THIS CERTIFIES that the new--altered--existing--building--premises located at

1102 Myrtle Avenue

Block **1506**

Lot **14**

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
1st, Fl.	C.O.	908			12	P-3	Roller Skating Rink
<p>NOTE: AS SHOWN ABOVE</p> <p>NOTE: No Sprinklers Required</p>							

OPEN SPACE USES

(SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

**NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED**

**THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
 SPECIFICATIONS NOTED ON THE REVERSE SIDE.**

George E. [Signature]
 BOROUGH SUPERINTENDENT

[Signature]
 COMMISSIONER

ORIGINAL

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

242691

BOROUGH **BROOKLYN**

DATE: **DEC 15 1993** NO.

ZONING DISTRICT **C8-2**

This certificate supersedes C.O. NO

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building premises located at

1102 MYRTLE AVENUE

Block **1586** Lot **14 & 24**

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
FIRST	ON GROUND	300			6	COMM.	SUPERMARKET, ACCESSORY PARKING TEN (10) SPACES, ACCESSORY LOADING BERTH
MEZZANINE		2					OFFICES

OLO CODE

OPEN SPACE USES _____ (SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

**NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
 A NEW AMENOE0 CERTIFICATE OF OCCUPANCY IS OBTAINED**
 THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONOITIONS AND
 SPECIFICATIONS NOTED ON THE REVERSE SIDE.

[Signature]
 BOROUGH SUPERINTENDENT

[Signature]
 COMMISSIONER

ORIGINAL OFFICE COPY DEPARTMENT OF BUILDINGS COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the **SOUTH** **WEST** side of **MYRTLE AVENUE**
 distant **132'-1"** MYRTLE AVENUE feet from the corner formed by the intersection of
 running thence **SOUTH 100'** feet; thence **WEST 255'-1"** feet;
 thence **NORTH 100'** feet; thence **EAST 255'-1"** feet;
 thence feet; thence feet;
 thence feet; thence feet;
 to the point or place of beginning.

ALT#1695/85

PERMIT NO. _____ DATE OF COMPLETION **06/02/93** CONSTRUCTION CLASSIFICATION **1 & 3**
 BUILDING OCCUPANCY GROUP CLASSIFICATION **COMM.** HEIGHT **ONE** STORIES, **13'** FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

- A) STORM SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

SANITARY DRAINAGE DISCHARGES INTO:

- A) SANITARY SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO. _____
 CITY PLANNING COMMISSION CAL. NO. _____
 OTHERS: _____



PLICATE

CITY OF NEW YORK

No. 76376

OFFICE OF THE PRESIDENT OF THE BOROUGH OF BROOKLYN

DEPARTMENT OF BUILDINGS

DATE August 20, 1935

CERTIFICATE OF OCCUPANCY

Standard form adopted by the Board of Standards and Appeals July 22, 1932, and issued pursuant to Section 2209 of the Greater New York Charter, and Chapter 5, Building Code, Code of Ordinances, City of New York

This certificate supersedes all previously issued certificates.

The owner or owners of the building or premises:

THIS CERTIFIES that the ~~NEW~~ **ALTERED** ~~BUILDING~~ **PREMISES**

located at 1170 Myrtle Ave. S. 119' 3" W of Broadway

Block 1566, Lot 27, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and CERTIFIES FURTHER that any provisions of law relating to standpipe and sprinkler equipment have been complied as certified by a report of the Fire Commissioner to the Commissioner of Buildings.

THIS CERTIFICATE IS ISSUED SUBJECT TO THE LIMITATIONS HEREINAFTER SPECIFIED AND TO THE FOLLOWING RESOLUTIONS OF THE BOARD OF STANDARDS AND APPEALS:
(Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS LBS. PER SQ. FT.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
					Home
					One Store & One Garage
					One Store & One Garage

No. 5301²⁵ Type of Construction Brick
1 stories, 13 feet. Date of completion, construction 8/20/35
 in Business zone at time of issuance of permit. plumbing N.P.

NO CHANGE OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE COMMISSIONER OF BUILDINGS.

Unless an approval for the same has been obtained from the Commissioner of Buildings change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved to one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads producing the stresses in the construction in any story shall not exceed the live loads specified above; the number of persons of either sex in any story shall not exceed that specified when sex is indicated; shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

This certificate does not in any way relieve the owner or owners or any other persons in possession or control of the building, or any part thereof, from obtaining such permits, licenses or approvals as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the construction and operation of elevators; nor from the installation of fire alarm systems where required by law; nor from complying with any lawful order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any lawful order of the fire commissioner with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary", it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the tenement house commissioner unless it is also approved and endorsed by him; and it must be replaced by a full certificate at the date of its expiration.

Examined by

Thomas H. Madden

Per

Erwin H. Thalber

Commissioner of Buildings,
Borough of Brooklyn.

Additional copies of this certificate will be issued, upon written request, to persons having an interest in the building or premises.



FIRE DEPARTMENT - CITY OF NEW YORK
Public Records Unit / Tanks Section

9 MetroTech Center
Brooklyn, New York 11201-3857
(718) 999-2441 or 2442



**Fuel Tank Special Report
Request Form**

SECTION A

CUSTOMER INFORMATION

Please print the required information below.

Christopher Reiss
Name
721 Bradford Terrace
Address
West Chester, PA 19382
State Zip Code
484-459-2624
Telephone Number

OFFICE USE ONLY

Cashier / Search No. _____

PRU Staff
Accepted By/Initials: _____

Searched By: _____

Total Amount: _____

Note: Please make sure you complete this form and attach all required documents. Enclose a check or money order made payable to the **NYC Fire Department** and a stamped self-addressed envelope (with postage). Mail checks or money orders directly to the address and unit listed above. **DO NOT MAIL CASH.**

SECTION B

FUEL TANK REPORT - FEE \$10.00 / PER REPORT

1102-1122 Myrtle Avenue Brooklyn
House Number Street Name Borough

- THE TOTAL AMOUNT AND SIZE OF EXISTING FUEL OIL / HEATING TANKS
- THE TOTAL AMOUNT AND SIZE OF REMOVED OR SEALED FUEL OIL / HEATING TANKS
- THE TOTAL AMOUNT AND SIZE OF EXISTING BURIED MOTOR VEHICLE TANKS
- THE TOTAL AMOUNT AND SIZE OF REMOVED OR SEALED BURIED MOTOR VEHICLE TANKS
- MOST RECENT TANK / PIPING TEST RESULTS
- HISTORY OF BURIED TANKS LEAKS

Note: Requests will be responded to within 10 business days.

PR3 (July-08)



NEW YORK CITY DEPARTMENT OF HEALTH AND MENTAL HYGIENE

For office use only CONTROL NUMBER:

[Empty box for control number]

FREEDOM OF INFORMATION LAW REQUEST FORM

To: Records Access Officer
NYC Department of Health and Mental Hygiene
42-09 28th Street, 14th Floor, CN 31
Long Island City, NY 11101
Phone: (347) 396-6078/6116
Fax: (347) 396-6088
recordsaccess@health.nyc.gov

Date 12/23/12

Dear Record Access Officer:

I, Christopher Reiss request copies of any inspection reports and/or records located in the Bureau of Brooklyn 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: hazardous materials use/storage, UST's, spills or releases

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

1102-1122 Myrtle Avenue, Brooklyn, NY
Block 1586 Lots 12, 14, 24 and 27.

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

Requester's Name: Chris Reiss (Please print)

Chris Reiss (Signature)

Requester's Organization: EFI Global, Inc.

Requester's Address: 721 Bradford Terrace West Chester PA 19382
Street City State Zip code

Telephone Number: (484) 459-8624

E-mail: creiss@evolutionenv.com



2201 Coronation Blvd.
 Suite 197
 Charlotte, NC 28227
 Tel: 704.246.2420
 Fax: 704.246.2421
 www.efiglobal.com

**ENVIRONMENTAL SITE ASSESSMENT
 SITE OWNERSHIP, KEY SITE MANAGER, AND SITE USER QUESTIONNAIRE**

AAI requires that the representative of site ownership, the key site manager, and the site user be interviewed. Please indicate **Yes** or **No** in each column in response to each question and provide detail where appropriate. The completed form may be sent via facsimile to EFI Global at 732.256-9146 or 704.246.2421.

Property Name: _____ Address: _____
 _____ City/State/Zip _____

This questionnaire was completed by:

Name: _____ Title: _____
 Company: _____ Years Associated with Property: _____
 Signature: _____ Date: _____

PROPERTY DESCRIPTION *Provide a Site Plan or appropriate map, if available*

Property Size: _____ Number of Building(s): _____
 Size of Building(s): _____ Date of Construction: _____

For retail, office or industrial, please provide net rentable SF: _____

For multifamily, hotel, mobile home park, provide number of living units, guest rooms or pad sites: _____

UTILITIES & SERVICES *Provide the name of the contractor or utility providing the following:*

Electric	_____	Pest Control	_____
Gas	_____	HVAC Maintenance	_____
Potable Water	_____	Fire/Security	_____
Sanitary Sewer	_____	Elevator Maintenance	_____
Storm Water	_____	Roof Maintenance	_____
Landscaping	_____	Pool	_____
Solid Waste	_____	Other	_____

Item	Response
Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Subject Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Subject Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the subject property or any adjoining property currently used, or have they ever been used, for industrial purposes?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the property or any adjoining property currently used, or have they ever been used, as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Has fill dirt been brought onto the property that originated from a contaminated site or that is of an unknown origin?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have there been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or disposal?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials been dumped above grade, buried and/or burned, on the property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there currently or have there been previously, any registered or unregistered above ground or underground storage tanks or vent or fill pipes located on the property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there any electrical transformers, capacitors or hydraulic equipment on the subject property? a) If so, who owns the equipment? b) Has the equipment been sampled for PCBs?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

Please indicate in the right-hand column if copies will be provided or if the documents have already been provided to our client for distribution.

Document	Does/Does Not Exist (Yes/No)	Availability (copies to be provided or already provided to our client)
Environmental Site Assessment		
Environmental Compliance Audits		
UST and AST Registrations		
Registrations for underground injection systems		
Material safety data sheets		
Community right-to-know plan		
Safety plans		
Spill (SPCCC) plans		
Reports regarding hydro geologic conditions in the area		
Notices or other correspondence from government agencies relating to past or current violations of environmental laws with respect to the property of relating to environmental liens encumbering the property.		
Environmental permits		
Hazardous waste generator notices or reports		
Geotechnical studies		
Risk assessments		
Recorded activity and land use limitations		