

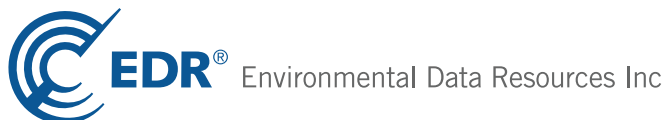
**Inspection - 7/2/2014**

251 Jericho Turnpike  
Syosset, NY 11791

Inquiry Number: 3995160.1s  
July 02, 2014

Provided by  
All Aspects Home Inspection

# The EDR Neighborhood Environmental Report™



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

Property Information:

**INSPECTION - 7/2/2014**  
**251 JERICHO TURNPIKE**  
**SYOSSET, NY 11791**



## Neighborhood Summary

### **ENVIRONMENTAL RECORDS WITHIN 300 FEET: *Good News!***

This report found no environmental records within 300 feet of the property located at 251 JERICHO TURNPIKE. Additional information is located in Section A.

### **ENVIRONMENTAL RECORDS BEYOND 300 FEET**

The report found 22 environmental records beyond 300 feet of the property. For additional information, see Section B.

## About This Report

This report has been compiled by Environmental Data Resources, Inc. (EDR). EDR is the leading national provider of environmental risk information to environmental and home inspection professionals. This report compares the property address against selected government databases of known and potential contamination sites. This report provides no information on the status of the interior structures on the property such as, but not limited to, the existence of mold, asbestos, lead, radon, vapor intrusion or other issues.

For your convenience, this report is organized into the following sections:

**Section A** provides information about records of known and potential environmental records within a 300 foot radius of the street address provided.

**Section B** provides information about records of known and potential environmental issues beyond 300 feet of the street address provided. The selected databases are searched to distances most commonly used by environmental professionals.

**Section C** provides information about records that lack sufficient address information for sites to be accurately located. Records where EDR can identify the site status as "closed" or "no further action" are not included in this section.

**Section D** provides descriptions and explanations of the databases used, and contact information for government agencies. If you have concerns about the findings in this report, we recommend that you contact the relevant government agency that can provide additional information about specific environmental issues.

## ENVIRONMENTAL RECORDS WITHIN 300 FEET

### Sites with **Known** Contamination Within 300 Feet: No Records Found

Sites are tracked by the government in a variety of databases. Database descriptions can be found in Section D of this report.

- ✓ No [Leaking Storage Tanks](#) were identified.
- ✓ No [Landfills](#) were identified.
- ✓ No [EPA Final Superfund Sites](#) were identified.
- ✓ No [EPA Proposed Superfund Sites \(CERCLIS\)](#) were identified.
- ✓ No [Hazardous Waste Treatment Storage and Disposal Sites](#) were identified.
- ✓ No [State Hazardous Waste Sites](#) were identified.
- ✓ No [Emergency Response Notification Sites](#) were identified.

### Sites with **Potential** Contamination Within 300 Feet: No Records Found

Sites are tracked by the government in a variety of databases. Database descriptions can be found in Section D of this report.

- ✓ No [Clandestine Drug Lab Sites from Federal Sources](#) were identified.
- ✓ No [CDC Environmental Health Assessments](#) were identified.
- ✓ No [Active Department of Defense Sites](#) were identified.
- ✓ No [Former Department of Defense Sites](#) were identified.
- ✓ No [Manufactured Gas Plants](#) were identified.
- ✓ No [Radioactive Material Activity Sites](#) were identified.

## ENVIRONMENTAL RECORDS BEYOND 300 FEET

### Sites with **Known** Contamination Beyond 300 Feet: 21 Records Found

Sites are tracked by the government in a variety of databases. Database descriptions can be found in Section D of this report.

- ▼ 20 [Leaking Storage Tanks](#) were identified beyond 300 feet and within 1/2 mile.
- ✓ No [Landfills](#) were identified beyond 300 feet and within 1/2 mile.
- ✓ No [EPA Final Superfund Sites](#) were identified beyond 300 feet and within 1 mile.
- ✓ No [EPA Proposed Superfund Sites \(CERCLIS\)](#) were identified beyond 300 feet and within 1/2 mile.
- ✓ No [Hazardous Waste Treatment Storage and Disposal Sites](#) were identified beyond 300 feet and within 1/2 mile.
- ▼ 1 [State Hazardous Waste Site](#) was identified beyond 300 feet and within 1 mile.

### Sites with **Potential** Contamination Beyond 300 Feet: 1 Record Found

Sites are tracked by the government in a variety of databases. Database descriptions can be found in Section D of this report.

- ✓ No [Clandestine Drug Lab Sites from Federal Sources](#) were identified beyond 300 feet and within 1/8 mile.
- ✓ No [CDC Environmental Health Assessments](#) were identified beyond 300 feet and within 1/4 mile.
- ✓ No [Active Department of Defense Sites](#) were identified beyond 300 feet and within 1/4 mile.
- ▼ 1 [Former Department of Defense Site](#) was identified beyond 300 feet and within 1/4 mile.
- ✓ No [Manufactured Gas Plants](#) were identified beyond 300 feet and within 1/4 mile.
- ✓ No [Radioactive Material Activity Sites](#) were identified beyond 300 feet and within 1/4 mile.

**DETAIL: SITES WITH KNOWN CONTAMINATION BEYOND 300 FEET**

Sites with **Known** Contamination are tracked by the government in a variety of databases. Database descriptions can be found in Section D of this report.

▼ 20 **Leaking Storage Tanks** were identified beyond 300 feet and within 1/2 mile.

Leaking Storage Tanks can leak petroleum into the ground. These chemicals can migrate underground to groundwater or other pathways to human contact.

Location	Distance from Property	EDR ID #
PORTA SYSTEMS CORP..... Date Closed: 11/6/1997	575 UNDERHILL BLVD..... 0.1 mile West	1000552606
LAZARUS BERMAN ASSOCIATION..... Date Closed: 1/11/1999 Date Closed: 9/11/1987	575 UNDERHILL BLVD..... 0.1 mile West	S103558237
SYOSSET COMMUNITY HOSPITA..... Date Closed: 4/17/1996	221 JERICHO TURNPIKE..... 0.2 mile East	S102232583
HESS STATION 32551..... Date Closed: 3/28/1990 Date Closed: 2/19/1988 Date Closed: 8/19/2000	42 WEST JERICHO TURNPIKE..... 0.2 mile WSW	S108466622
MERIT OIL CORP..... Date Closed: 12/22/1995	42 W JERICHO TNPK..... 0.2 mile WSW	1000263780
SPILL NUMBER 9811738..... Date Closed: 12/17/1998	23 PRESTON LANE..... 0.2 mile South	S104619887
EXXON COMPANY U S A 37741..... Date Closed: 3/26/1991	250 JERICHO TURNPIKE..... 0.2 mile East	1001756381
MOBIL..... Date Closed: 12/22/1994	251 JERICHO TPKE..... 0.2 mile East	S101340032
SHELL S/S..... Date Closed: 5/4/1990	JERICHO TPKE & BURKE ST..... 0.3 mile East	S100173368
PETRO KING S/S..... Date Closed: 10/29/1992	257 JERICHO TPKE..... 0.3 mile East	S102669337
HAWKINS COVE OIL CORP..... Date Closed: 11/19/1990	13 RAYNHAM DRIVE..... 0.3 mile NE	S102669024
MARTEK RESIDENCE..... Date Closed: 6/20/1989	122 SOUTHWOOD CIRCLE..... 0.4 mile East	S100147357
FALK RESIDENCE..... Date Closed: 2/5/1999	9 DONNA LANE..... 0.4 mile ESE	S103558619
MACDERMOTT RESIDENCE..... Date Closed: 6/7/2006	1 BRUCE STREET..... 0.4 mile East	S107789515
FELDMAN RESIDENCE..... Date Closed: 12/8/1992	29 WILTON DRIVE..... 0.4 mile NE	S100491998
GOLDSTEIN RESIDENCE..... Date Closed: 10/26/1993	25 STIRRUP LANE..... 0.4 mile WSW	S100560218
TRI-MORE REALTY..... Date Closed: 2/9/2004	343 JERICHO TURNPIKE..... 0.4 mile East	S100150413

ESTABROOK RESIDENCE.....18 SOUTHWOOD ROAD..... 0.5 mile SE.....S102140202  
 Date Closed: 4/26/1994

ISLIP ENTERPRISE.....6800 JERICHO TURNPIKE..... 0.5 mile WSW.....S100492826  
 Date Closed: 9/21/1990  
 Date Closed: 1/14/1993  
 Date Closed: 8/5/1996  
 Date Closed: 8/8/1996

DR NYEIN.....105 STIRRUP LANE..... 0.5 mile West ..... S104276263  
 Date Closed: 3/1/1989

▼ 1 [State Hazardous Waste Site](#) was identified beyond 300 feet and within 1 mile.

State Hazardous Waste Site list is the states' equivalent to CERCLIS. Releases of hazardous substances have occurred from uncontrolled sites contaminating water, soil and air which may have a long lasting affect on the environment

Location	Distance from Property	EDR ID #
MICHAEL DRIVE INDUSTRIAL AVENUE	300 MICHEAL DR.	0.5 mile SSW..... S102136677

**DETAIL: SITES WITH POTENTIAL CONTAMINATION BEYOND 300 FEET**

Sites with **Potential** Contamination are tracked by the government in a variety of databases. Database descriptions can be found in Section D of this report.

▼ 1 **Former Department of Defense Site** was identified beyond 300 feet and within 1/4 mile.

The Former Department of Defense Sites list includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

<u>Location</u>	<u>Distance from Property</u>	<u>EDR ID #</u>
SYOSSET NAV INDRESACFT.....	0.2 mile SW.....	1007211593



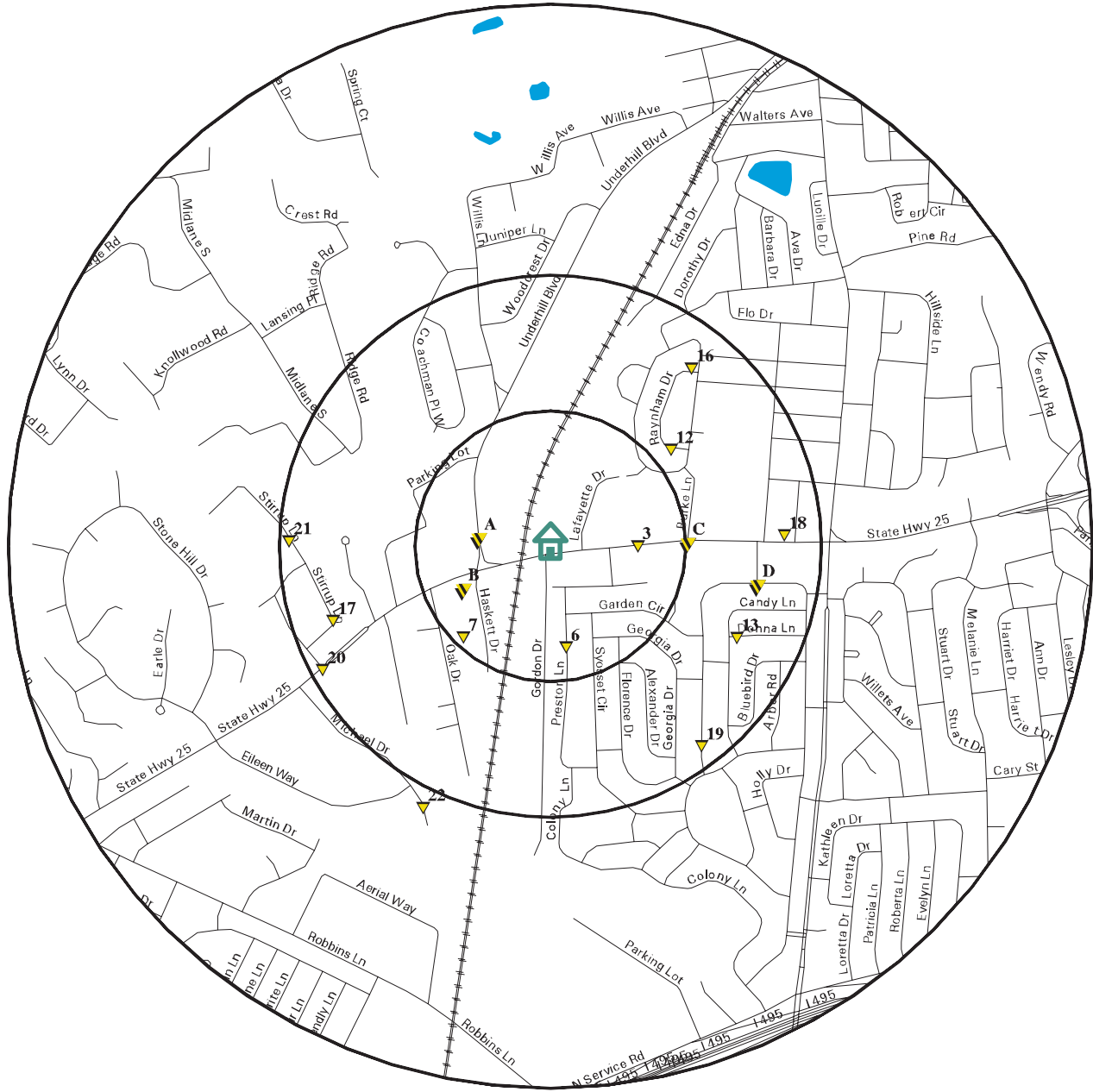
## UNLOCATED SITES

Government records occasionally lack sufficient address information for some sites to be accurately plotted to an exact location. The following site(s) may or may not be in a close proximity to the target property. Records where EDR can identify the site status as "closed" or "no further action" are not included in the following list.

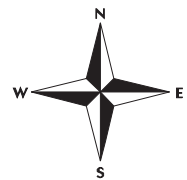
Location	Database(s)	EDR ID #
SYOSSET LANDFILL.....150 MILLER PLACE.....	OYSTER BAY....	CERCLIS, SWF/LF,1000386366
		LTANKS



# ENVIRONMENTAL MAP



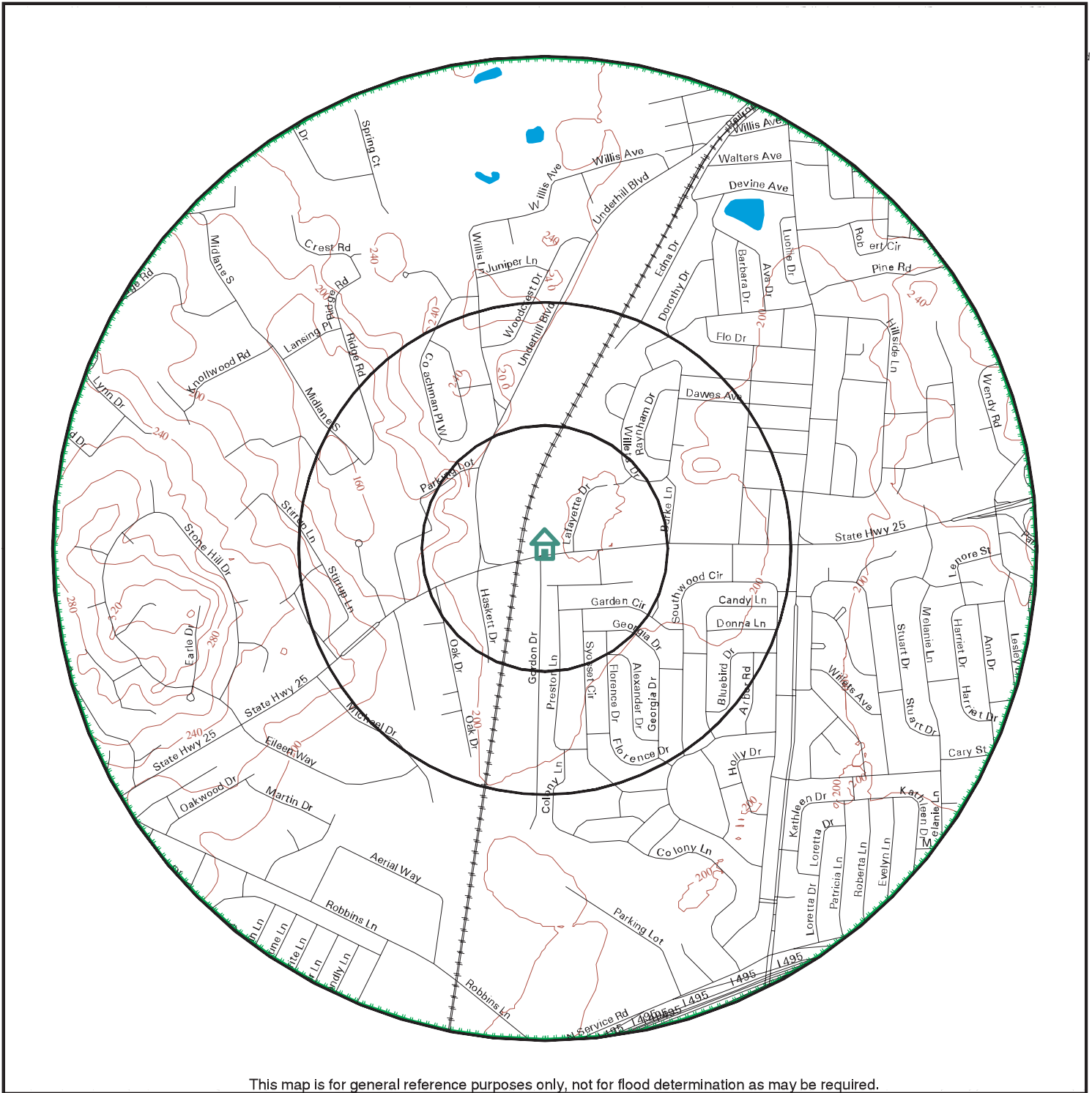
-  Target Property
-  Record Found
-  Several Records Found
-  National Priority List Sites
-  Dept. Defense Sites
-  CDC Health Assessment Sites








ADDRESS: 251 Jericho Turnpike  
 Syosset NY 11791  
 LAT/LONG: 40.810153 / 73.511639

INQUIRY #: 3995160.1s  
 DATE: July 2, 2014

# Flood Zone Map



This map is for general reference purposes only, not for flood determination as may be required.

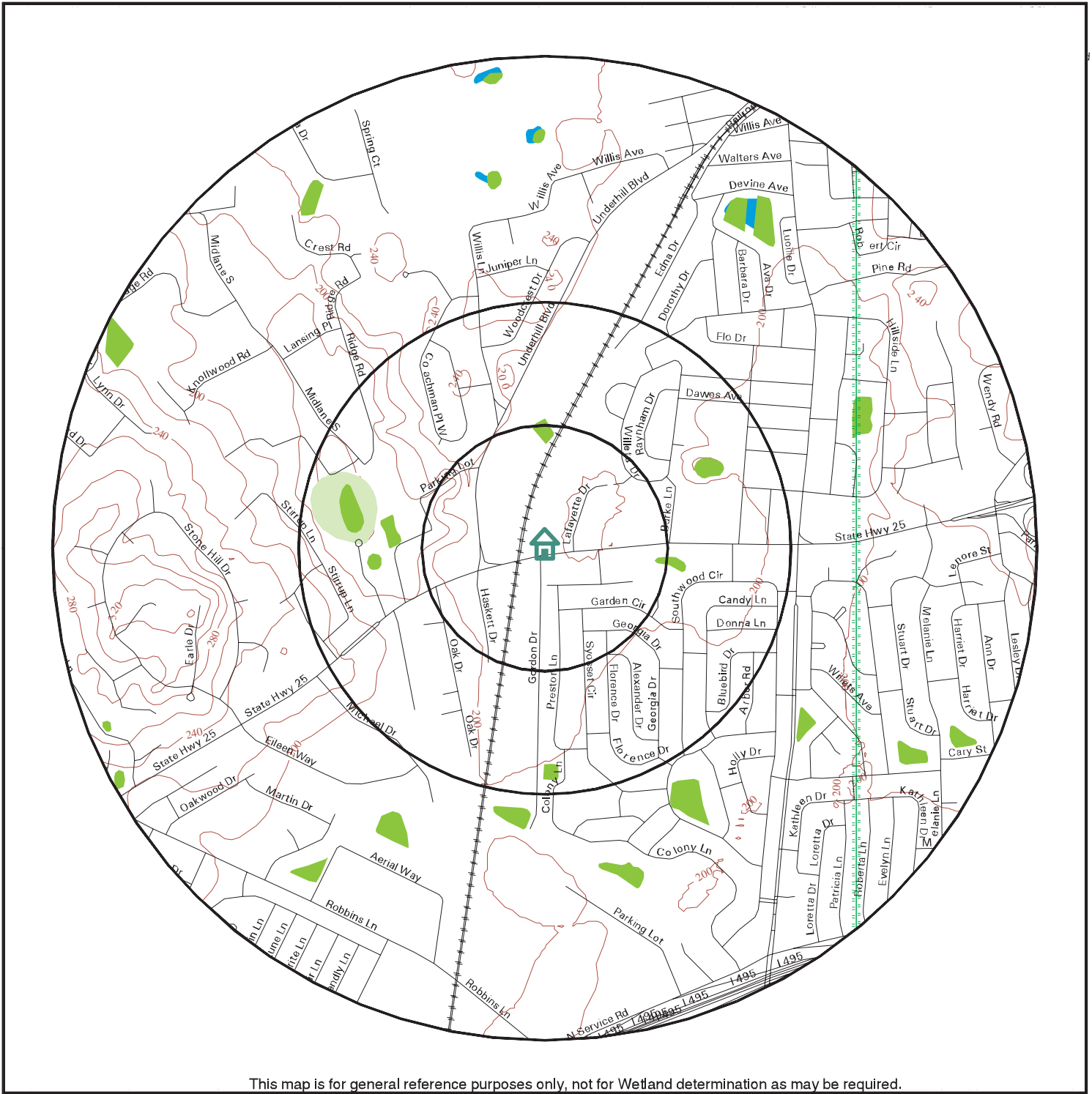
-  Contour Lines
-  100-year flood zone
-  500-year flood zone
-  Electronic FEMA data available
-  Electronic FEMA data not available








ADDRESS: 251 Jericho Turnpike  
 Syosset NY 11791  
 LAT/LONG: 40.810153 / 73.511639

INQUIRY #: 3995160.1s  
 DATE: July 2, 2014

# National Wetlands Inventory Map



-  Contour Lines
-  National Wetlands Inventory
-  State Wetlands
-  Electronic NWI data available
-  Electronic NWI data not available



ADDRESS: 251 Jericho Turnpike  
 Syosset NY 11791  
 LAT/LONG: 40.810153 / 73.511639

INQUIRY #: 3995160.1s  
 DATE: July 2, 2014

## EXPLANATION AND FOLLOW-UP DISCUSSION

Information in the EDR Neighborhood Environmental Report™ is gathered from certain Government agencies and proprietary sources. For each of the databases searched, the following section provides a:

- description of the database
- contact number and web site for more information (where available)
- version date of the database searched (where available)

## EXPLANATION: SITES WITH KNOWN CONTAMINATION

### Leaking Storage Tanks Database (LTANKS)

Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.

Status Field definition:

- Date Closed

The date in which corrective actions have been completed to the site.

For more information about Leaking Tanks in this report, contact the: New York Department of Environmental Conservation, <http://www.dec.state.ny.us/website/der/spills/>

Source: New York Department of Environmental Conservation

Date of Government Version: 08/19/2013

Search Distance in this report: 1/2 mile from Target Property

### Landfills Database (SWF/LF)

Solid Waste is any garbage, refuse, sludge from a wastewater treatment plant, water supply treatment plant, or air pollution control facility and other discarded materials including solid, liquid, semi-solid, or contained gaseous material, resulting from industrial, commercial, mining and agricultural operations, and from community activities, but does not include solid or dissolved materials in domestic sewage, or solid or dissolved materials in irrigation return flows or industrial discharges that are point sources subject to permit under 33 USC 1342, as amended (86 Stat. 880), or source, special nuclear or by-product material as defined by the Atomic Energy Act of 1954, as amended (68 Stat. 923) except as may be provided by existing agreements between the State of New York and the government of the United States.

For information about Landfills in this report, contact the: New York Department of Environmental Conservation, <http://www.dec.state.ny.us/website/dshm/sldwaste/newsw2.htm>

Source: New York Department of Environmental Conservation

Date of Government Version: 07/08/2013

Search Distance in this report: 1/2 mile from Target Property

### EPA Final Superfund Sites Database (NPL)

EPA Final Superfund Sites Database (NPL) is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.

Superfund is the Federal government's program to clean up the nation's uncontrolled hazardous waste sites. Under the Superfund program, abandoned, accidentally spilled, or illegally dumped hazardous waste that pose a current or future threat to human health or the environment are cleaned up. To accomplish its mission, EPA works closely with communities, Potentially Responsible Parties (PRPs), scientists, researchers, contractors, and state, local, tribal, and Federal authorities. Together with these groups, EPA identifies hazardous waste sites, tests the conditions of the sites, formulates cleanup plans, and cleans up the sites.

For more information about EPA Final Superfund Sites in this report, contact the: Environmental Protection Agency, Superfund Hotline, 800-424-9346 or 703-412-9810, <http://www.epa.gov/superfund/sites/npl/index.htm>.

Source: Environmental Protection Agency  
Date of Government Version: 04/26/2013  
Search Distance in this report: 1 mile from Target Property

### **EPA Proposed Superfund Sites Database (CERCLIS)**

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, was enacted by Congress on December 11, 1980. CERCLA contains information on hazardous waste sites, potential hazardous waste sites, and remedial activities across the nation, including sites that are on the National Priorities List (NPL) or being considered for the NPL.

Superfund is the Federal government's program to clean up the nation's uncontrolled hazardous waste sites. Under the Superfund program, abandoned, accidentally spilled, or illegally dumped hazardous waste that pose a current or future threat to human health or the environment are cleaned up. To accomplish its mission, EPA works closely with communities, Potentially Responsible Parties (PRPs), scientists, researchers, contractors, and state, local, tribal, and Federal authorities. Together with these groups, EPA identifies hazardous waste sites, tests the conditions of the sites, formulates cleanup plans, and cleans up the sites.

For more information about EPA Proposed Superfund Sites in this report, contact the: Environmental Protection Agency, 703-413-0223 or <http://www.epa.gov/superfund/action/law/cercla.htm>

Source: Environmental Protection Agency  
Date of Government Version: 04/26/2013  
Search Distance in this report: 1/2 mile from Target Property

### **Hazardous Waste Treatment Storage and Disposal Sites Database (RCRAInfo)**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

For more information about RCRA Treatment, Storage and Disposal sites in this report, contact the: Environmental Protection Agency at <http://www.epa.gov/osw/>

Source: Environmental Protection Agency  
Date of Government Version: 07/11/2013  
Search Distance in this report: 1/2 mile from Target Property

### **State Hazardous Waste Sites Database (SHWS)**

The State Hazardous Sites list, also known as The Inactive Hazardous Waste Disposal Site (IHWDS) Program, is the State's program for identifying, investigating and cleaning up sites where consequential amounts of hazardous waste may exist. These sites go through a process of investigation, evaluation, cleanup and monitoring that has several distinct stages.

An environmental investigation called a Preliminary Site Assessment (PSA) is performed when DER is made aware that hazardous waste has or may have been disposed of at a site. The goal of the PSA is to determine whether a site meets the state's definition of an inactive hazardous waste disposal site by confirming the presence of hazardous waste and determining the threat posed by the site to public health or the environment.

Once the presence of a consequential amount of hazardous waste is confirmed at a site, the site is added to the State's official list of sites and is given a classification code.

Status Field Definition:

- Class 1

Causing or presenting an imminent danger of causing irreversible or irreparable damage to the public health or environment - immediate action required

- Class 2

Significant threat to the public health or environment - action required

- Class 2a

Temporary classification assigned to sites that have inadequate and/or insufficient data for inclusion in any of the other classifications

- Class 3

Does not present a significant threat to the public health or the environment - action may be deferred

- Class 4

Site is properly closed - requires continued management

- Class 5

Site properly closed, no evidence of present or potential adverse impact - no further action is required.

For more information about State Hazardous Waste Site in this report, contact the: New York Department of Environmental Conservation, <http://www.dec.state.ny.us/website/der/ihws/>

Source: New York Department of Environmental Conservation

Date of Government Version: 08/19/2013

Search Distance in this report: 1 mile from Target Property

### **Emergency Response Notification System (ERNS)**

Emergency Response Notification System, also known as The National Response System (NRS), is the government's mechanism for emergency response to discharges of oil and the release of chemicals into the navigable waters or environment of the United States and its territories. Initially, this system focused on oil spills and selected hazardous polluting substances discharged into the environment. It has since been expanded by other legislation to include hazardous substances and wastes released to all types of media.

For more information about Emergency Response Notification System in this report, contact the: National Response Center, United States Coast Guard, 800-424-8802 or <http://www.nrc.uscg.mil/nrsinfo.html>

Source: National Response Center, United States Coast Guard

Date of Government Version: 12/31/2012

Search Distance in this report: 300 feet from Target Property

## **EXPLANATION: SITES WITH POTENTIAL CONTAMINATION**

### **Clandestine Drug Labs Sites from Federal Sources (US CDL)**

Clandestine Drug Labs Sites from Federal Sources is a listing of drug lab location from the U.S. Department of Justice ("the Department"). It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

For more information about Clandestine Drug Labs from Federal Sources in this report, contact the Drug Enforcement Administration, 202-307-1000

Source: Drug Enforcement Administration

Date of Government Version: 08/06/2013

Search Distance in this report: 1/8 mile from Target Property

### **CDC Environmental Health Assessments Database**

The Agency for Toxic Substances and Disease Registry, ATSDR, is an agency of the U.S. Public Health Service. It was established by Congress in 1980 under the Comprehensive Environmental Response, Compensation, and Liability Act, also known as the Superfund law. This law set up a fund to identify and clean up our country's hazardous waste sites. The Environmental Protection Agency, EPA, and the individual states regulate the investigation and clean up of the sites.

Since 1986, ATSDR has been required by law to conduct a public health assessment at each of the sites on the EPA National Priorities List. The aim of these evaluations is to find out if people are being exposed to hazardous substances and, if so, whether that exposure

is harmful and should be stopped or reduced. If appropriate, ATSDR also conducts public health assessments when petitioned by concerned individuals. Public health assessments are carried out by environmental and health scientists from ATSDR and from the states with which ATSDR has cooperative agreements.

**Exposure:** As the first step in the evaluation, ATSDR scientists review environmental data to see how much contamination is at a site, where it is, and how people might come into contact with it. Generally, ATSDR does not collect its own environmental sampling data but reviews information provided by EPA, other government agencies, businesses, and the public. When there is not enough environmental information available, the report will indicate what further sampling data is needed.

**Health Effects:** If the review of the environmental data shows that people have or could come into contact with hazardous substances, ATSDR scientists then evaluate whether or not there will be any harmful effects from these exposures. The report focuses on public health, or the health impact on the community as a whole, rather than on individual risks. Again, ATSDR generally makes use of existing scientific information, which can include the results of medical, toxicologic and epidemiologic studies and the data collected in disease registries. The science of environmental health is still developing, and sometimes scientific information on the health effects of certain substances is not available. When this is so, the report will suggest what further research studies are needed.

**Conclusions:** The report presents conclusions about the level of health threat, if any, posed by a site and recommends ways to stop or reduce exposure in its public health action plan. ATSDR is primarily an advisory agency, so usually these reports identify what actions are appropriate to be undertaken by EPA, other responsible parties, or the research or education divisions of ATSDR. However, if there is an urgent health threat, ATSDR can issue a public health advisory warning people of the danger. ATSDR can also authorize health education or pilot studies of health effects, full-scale epidemiology studies, disease registries, surveillance studies or research on specific hazardous substances.

For more information about CDC Environmental Health Assessments in this report, contact the: Center for Disease Control, 800-232-4636 or <http://www.atsdr.cdc.gov/hac/pha/index.asp>

Source: Center for Disease Control  
Date of Government Version: 11/29/2007  
Search Distance in this report: 1/4 mile from Target Property

### **Active Department of Defense Site Database (DOD)**

Over the last 20 years, the Defense Environmental Restoration Program (DERP) has evolved into a mature program addressing environmental restoration activities at its active installation, base realignment and closure (BRAC) installation, and formerly used defense sites (FUDS). Reducing and managing risk is a central element of the DERP. In its earlier years, the DERP focused heavily on the identification, investigation, and cleanup of land impacted by decades of defense operations and training activities. As the program expanded to include historic use of military munitions at its active installations, the program progressed from study to cleanup of industrial remediation of past contamination.

The DERP has also included demolition and removing unsafe buildings and structures primarily at former DoD properties that pose health risks to personnel and the general public. In all 50 states, the District of Columbia, and 8 U.S. territories, DoD is working to protect citizens and our natural resources by restoring public lands. DoD has created two distinct programs within the DERP to most effectively address remediation of its sites. The Installation Restoration Program (IRP) primarily addresses sites impacted by hazardous substances. These sites are similar sites across the country contaminated from past practices at industrial and commercial areas, such as municipal landfills and factories. The IRP is a proven program with successes achieved over the past two decades. Through the newly established Military Munitions Response Program (MMRP), DoD can most effectively respond to unexploded ordnance and military munitions waste at areas other than operational ranges. In the coming years, DoD will develop the MMRP to mirror the successes of the IRP.

For more information about Department of Defense Sites in this report, contact the: Department of Defense Cleanup Office, 800-225-3842 or <http://www.dtic.mil/envirodod/COoffice/COWebL.htm>.

Source: Department of Defense  
Date of Government Version: 12/31/2005  
Search Distance in this report: 1/4 mile from Target Property

### **Former Department of Defense Sites Database (FUDS)**

Formerly Used Defense Sites (FUDS) as defined by the Defense Environmental Restoration Program Management Guidance are real properties that were under the jurisdiction of the Secretary of Defense and owned by, leased by, or otherwise possessed by the United States. Located throughout the United States, these properties are now owned by private individuals, corporations, state and local governments, federal agencies, and tribal governments. The OSD Cleanup Office is responsible for programming and budgeting for FUDS requirements.

The Army is the executive agent for management of FUDS properties, while the U.S. Army Corps of Engineers (USACE) is the day-to-day executor for all aspects of the program. FUDS project categories include, but are not limited to:

- Hazardous, toxic and radioactive waste (HTRW);
- Management of FUDS properties, while the U.S. Army Corps of Engineers (USACE) is the day-to-day executor for all aspects of the program;
- Containerized HTRW;
- Building demolition and debris removal;
- Potentially responsible party sites;

USACE catalogs all FUDS properties on their site inventory, which details property locations, property number, and status of potentially hazardous findings. Three phases may be used to determine the restoration process at FUDS properties: Inventory, Investigation, and Cleanup. Once the property is confirmed as being formerly used by a defense agency, it is entered into the FUDS inventory. If contamination resulting from past Defense practices exists, an investigation must be conducted to determine the extent of the contamination and the appropriate response. Once these two phases are completed a cleanup process will begin to reduce the risk of human health and the environment, or to improve public safety. Cleanup activities are accomplished based on priority sites posing the greatest risks are addressed first.

For more information about Formerly Used Defense Sites in this report, contact the: US Army Corps of Engineers, 202-528-4285 or <http://hq.environmental.usace.army.mil/programs/fuds/fuds.html>.

Source: U.S. Army Corps of Engineers  
Date of Government Version: 12/31/2011  
Search Distance in this report: 1/4 mile from Target Property

### **EDR Proprietary Manufactured Gas Plants**

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Source: EDR Inc.  
Date of Government Version: 08/28/2009  
Search Distance in this report: 1/4 mile from Target Property

### **Radioactive Material Activity Sites Database (MLTS)**

Radioactive Material Activity Sites, also known as the Material Licensing Tracking System (MLTS), is maintained by the Nuclear Regulatory Commission (NRC) and contains a list of sites which possess or use radioactive materials and which are subject to NRC licensing requirements. MLTS database lists the NRC's licenses issued for the operation of nuclear power plants, nuclear waste repositories or medical, industrial, or research applications. The NRC is responsible for ensuring the public health and safety through licensing, inspection, and environmental reviews for all activities.

For more information about Radioactive Material Activity Site in this report, contact the: Nuclear Regulatory Commission, 800-368-5642

Source: Nuclear Regulatory Commission  
Date of Government Version: 07/22/2013  
Search Distance in this report: 1/4 mile from Target Property



## EXPLANATION: FLOOD INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

### Federal Contacts for Additional Information

Federal Emergency Management Agency 877-3362-627

### State Contacts for Additional Information

New York State Emergency Management Office 518-457-2200

## EXPLANATION: WETLANDS INFORMATION

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2004 from the U.S. Fish and Wildlife Service.

### Federal Contacts for Additional Information

Fish & Wildlife Service 813-570-5412

### State Contacts for Additional Information

Dept. of Environmental Conservation 518-457-5690

### STREET AND ADDRESS INFORMATION

(c) 2010 Tele Atlas North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

## DISCLAIMER, COPYRIGHT AND TRADEMARK NOTICE

### *Terms, Conditions and Limitations of Liability*

*This Report contains certain information described herein pertaining solely to the exterior of the target property, which information was obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. Environmental Data Resources, Inc. does not produce, maintain or verify the information contained in these sources; and assumes, without independent investigation, that the information in such sources is accurate and complete. The Beneficiary (defined below) may contact the EDR Partner or Reseller who provided this Report to obtain a list of the sources used to provide this Report. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources.*

*This Report is intended solely for the individual use of the EDR Partner or Reseller as part of a service that they provide to the residential property buyer, seller, listing agent and selling agent ("Beneficiary"), and is not provided for the benefit of any third parties (other than Beneficiary).*

*Any analyses, estimates, ratings or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. This Report is not a replacement for a home inspection. This Report does not provide information pertaining to the interior of the target property such as, but not limited to: mold, asbestos, lead, radon or other issues. Additionally, the information provided in this Report is not to be construed as legal advice.*

*Environmental Data Resources, Inc. maintains liability insurance including limits of at least one million dollars (\$1,000,000.00) per occurrence. If an action is brought as a result of an error, inaccuracy or omission in the disclosures included in this Report, and those errors, inaccuracies or omissions are caused by Environmental Data Resources, Inc., then Environmental Data Resources, Inc. shall provide a defense against an action and indemnify the Beneficiary or EDR Partner or Reseller against such claims. Such obligation shall not be effective if the Beneficiary or EDR-Certified Partner was aware of the error, inaccuracy or omission, or if the Beneficiary or EDR Partner or Reseller altered this Report and the alteration caused the error, inaccuracy or omission.*

*Beneficiary hereby indemnifies Environmental Data Resources, Inc. and EDR Partner or Reseller from and against all third party claims, lawsuits and losses (including claims sounding in contract or tort, including negligence), and any claim brought by or against Beneficiary, against Environmental Data Resources, Inc. or against EDR Partner or Reseller, alleging loss or harm to be caused by information contained in this Report, if such claims are caused by an alteration of this Report by Beneficiary, or if Beneficiary was aware of any errors, inaccuracies or omissions in this Report. This indemnification includes, but is not limited to prompt payment of all attorney's fees and costs incurred by Environmental Data Resources, Inc. and EDR Partner or Reseller. Beneficiary hereby agrees that any dispute relating to or arising out of this Report shall be heard exclusively by a single arbitrator under the rules of the American Arbitration Association. The exclusive venue for the arbitration shall be in the State of Connecticut, New Haven County. Any arbitration award shall be enforced solely in the Federal or State Courts of the State of Connecticut.*

*Beneficiary understands and acknowledges that Environmental Data Resources, Inc.'s service does not include direct support to the Beneficiary. Beneficiary acknowledges that the EDR Partner or Reseller who provided the service and this Report to Beneficiary is obligated to provide an explanation of the findings in this Report to Beneficiary. All questions, inquiries, and request for support and/or to requests to perform additional research must be directed to the EDR Partner or Reseller who provided the service and the Report. Environmental Data Resources, Inc. shall be under no obligation or commitment to discuss this Report with Beneficiary. In the event any one or more covenants, clauses or provisions of this Notice shall be held invalid or illegal, such invalidity or unenforceability shall not affect any other provisions of this Notice.*

**ENVIRONMENTAL DATA RESOURCES, INC., AND EDR PARTNER OR RESELLER SPECIFICALLY DISCLAIMS**

*THE MAKING OF ANY EXPRESS OR IMPLIED WARRANTIES IN CONNECTION WITH THIS REPORT, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC., OR EDR PARTNER OR RESELLER BE LIABLE TO ANYONE FOR SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES, EXCEPT AS PROVIDED IN A.R.S. 33-423.*

**COPYRIGHT NOTICE**

*Copyright 2014 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.*

**TRADEMARK NOTICE**

*Environmental Data Resources, Inc. and its logos (including EDR, Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.*