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**25-10 38TH AVE.
ASTORIA NY 11102**

Remedial Investigation Report

E-Designation: E218

OER Project Number: 14EHAZ129Q

Prepared for:

Gil Homes
1808 25th Road
Astoria, New York 11102

Prepared by:

Long Island Analytical Laboratories
110 Colin Drive
Holbrook, NY 11741

November 2013

REMEDIAL INVESTIGATION REPORT

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LIST OF ACRONYMS

Acronym	Definition
AOC	Area of Concern
CAMP	Community Air Monitoring Plan
COC	Contaminant of Concern
CPP	Citizen Participation Plan
CSM	Conceptual Site Model
DER-10	New York State Department of Environmental Conservation Technical Guide 10
FID	Flame Ionization Detector
GPS	Global Positioning System
HASP	Health and Safety Plan
HAZWOPER	Hazardous Waste Operations and Emergency Response
IRM	Interim Remedial Measure
NAPL	Non-aqueous Phase Liquid
NYC VCP	New York City Voluntary Cleanup Program
NYC DOHMH	New York City Department of Health and Mental Hygiene
NYC OER	New York City Office of Environmental Remediation
NYS DOH ELAP	New York State Department of Health Environmental Laboratory Accreditation Program
OSHA	Occupational Safety and Health Administration
PID	Photoionization Detector
QEP	Qualified Environmental Professional
RI	Remedial Investigation
RIR	Remedial Investigation Report
SCO	Soil Cleanup Objective
SPEED	Searchable Property Environmental Electronic Database



CERTIFICATION

I, Michael Veraldi, am a Qualified Environmental Professional, as defined in RCNY § 43-1402(ar). I have primary direct responsibility for implementation of the Remedial Investigation for the Redevelopment Project located at 25-10 38th Avenue Astoria, NY. I am responsible for the content of this Remedial Investigation Report (RIR), have reviewed its contents and certify that this RIR is accurate to the best of my knowledge and contain all available environmental information and data regarding the property.

Michael Veraldi 11/22/13 Michael Veraldi

Qualified Environmental Professional Date Signature



EXECUTIVE SUMMARY

The Remedial Investigation Report (RIR) provides sufficient information for establishment of remedial action objectives, evaluation of remedial action alternatives, and selection of a remedy pursuant to RCNY§ 43-1407(f). The remedial investigation (RI) described in this document is consistent with applicable guidance.

Site Location and Current Usage

The Site is located at 25-10 38th Street in the Astoria section of Queens, New York, and is identified as Block 387 and Lot 17 on the New York City Tax Map. Figure 1 shows the Site location. There is a single dwelling on the site which is a one (1) story commercial building with no basement, approximately 4,000-square feet and constructed in 1955. The exterior construction of the building is brick. The interior is divided into an office area, two (2) bathrooms and a warehouse area. The interior is finished with poured concrete floors, sheetrock or concrete block walls and concrete or acoustic tile ceilings. The surrounding properties are mainly commercial business and mixed residential apartment buildings. A map of the site boundary is shown in Figure 2.

Summary of Proposed Redevelopment Plan

The proposed future use of the Site will consist of a new 7-story residential apartment building. The structure will cover approximately 90% of the Lot and includes a cellar beneath the footprint of the building that will contain storage, sanitation, and mechanical equipment rooms. The ground floor will consist of a rear parking area, public entrance vestibule and a commercial/light manufacturing area. Layout of the proposed site development is presented in Figure 3. The current zoning designation is R6A/M1-2 special LIC Mixed use District Dutch Kills Sub-district. The proposed use is consistent with existing zoning for the property.

Summary of Past Uses of Site and Areas of Concern

A Phase I Environmental Assessment was completed by Long Island Analytical Laboratories (LIAL) on or about March 18, 2013 for Lot 17 (25-10-38th St Astoria). LIAL was able to establish a history for the property located to the north directly adjacent

38th Avenue there is an office building, to the south there are mixed use commercial



buildings located on 39th Avenue to the east there is a commercial building “Liberty Electric and Elevator Supply” located on 27th Street, and to the west there is a residential building located on Crescent Street.

Based upon historic Sanborn Maps, from 1898 through 1970 Lot 17 (25-10 38th Ave Astoria) was a two (2) story residential building. In 1970 the existing building was demolished, the site was improved by a one (1) story building which was used for electric motor and furniture storage. The site usage remained unchanged to the current date.

The AOCs identified for this Site include:

- Historic fill layer is present at the Site from grade to depths less than 1 foot below grade.

Summary of the Work Performed under the Remedial Investigation

Gil Homes Inc. performed the following scope of work:

1. Conducted a Site inspection to identify AOCs and physical obstructions (i.e. structures, buildings, etc.);
2. Installed 4 soil borings across the entire project Site, and collected 8 soil samples for chemical analysis from the soil borings to evaluate soil quality;
3. Installed 3 temporary groundwater monitoring wells throughout the Site to establish groundwater flow and collected 3 groundwater samples for chemical analysis to evaluate groundwater quality; and
4. Collected 3 soil vapor samples around site perimeter and collected 3 samples for chemical analysis.

Summary of Environmental Findings

1. Elevation of the property ranges from 34.98 to 37.35feet.
2. Depth to groundwater ranges from 33.1 to 33.3 feet at the Site.
3. Groundwater flow is generally from north to south beneath the Site.
4. Depth to bedrock is at the Site is greater than 100 feet.
5. The stratigraphy of the Site, from the surface down, consists of less than one foot of historic fill material underlain by native brown silty sand.



6. Soil/fill samples collected during the RI showed trace concentrations of acetone and PCE in one sample each. No VOCs were detected at concentrations above NYSDEC Unrestricted Use and/or the Restricted Residential Use Soil Cleanup Page | 5 Objectives. PCBs were not detected in any of the soil/fill samples. Semi-Volatile Organic (SVOC) hydrocarbons including benzo-(b)fluoranthene (maximum of 1,320 ppb), chrysene (maximum of 1,120 ppb), and indeno(1,23-cd)pyrene (maximum of 784 ppb) exceeded Restricted Residential Use SCOs in two shallow soil samples. All other SVOCs were well below Unrestricted Use SCOs. Two pesticides including 4,4-DDE (maximum of 6.39 ppb), and 4,4-DDT (maximum of 11.5 ppb) slightly exceeded Unrestricted Use SCOs, at levels well below their Restricted Residential SCOs. Two metals including lead (maximum of 297 ppm) and mercury (maximum of 0.44 ppm) exceeded Unrestricted Use SCOs in several soil samples. All other metal results were below Unrestricted Use SCOs. Overall, the findings of soil quality were unremarkable and do not point to any disposal conditions.

7. Groundwater samples collected during the RI showed no detection or exceedances of the NYSDEC 6NYCRR Part 703.5 Groundwater Quality Standards (GQS) for VOCs, PCBs, or pesticides. Several metals were detected in groundwater and only sodium exceeded its GQS.

8. Soil vapor samples collected during the RI showed thirteen (13) VOCs were detected at varying concentrations. Most compounds were detected at concentrations less than 25 $\mu\text{g}/\text{m}^3$ except for acetone at 130 $\mu\text{g}/\text{m}^3$ and Dichlorodifluoromethane at 290 $\mu\text{g}/\text{m}^3$. Chlorinated VOCs including tetrachloroethylene (PCE) was detected at a concentration of 150 $\mu\text{g}/\text{m}^3$ in one of three soil vapor samples. 1,1,1-Trichloroethane was detected at a concentration of 6.0 $\mu\text{g}/\text{m}^3$. TCE and carbon tetrachloride were not detected in any soil vapor samples. The PCE concentrations are within the monitoring level ranges established within the State DOH soil vapor guidance matrix.



REMEDIAL INVESTIGATION REPORT

1.0 SITE BACKGROUND

Gil Homes intends to enroll in the New York City Voluntary Cleanup Program (NYC VCP) to investigate and remediate the 4,000sq/ft. site located at 25-10 38th Avenue Astoria New York. Residential use is proposed for the property. The RI work was performed between March 7, 2013, and August 31, 2013. This RIR summarizes the nature and extent of contamination and provides sufficient information for establishment of remedial action objectives, evaluation of remedial action alternatives, and selection of a remedy that is protective of human health and the environment consistent with the use of the property pursuant to RCNY§ 43-1407(f).

1.1 Site Location and Current Usage

The Site is located at 25-10 38th Avenue Astoria, New York, and is identified as Block 387 and Lot 17 on the New York City Tax Map. Figure 1 shows the Site location. The Site is 4,000-square feet and is bounded to the north directly adjacent to 38th Avenue by an office building, to the south there are mixed use commercial buildings located on 39th Avenue, to the east there is a commercial building “Liberty Electric and Elevator Supply” located on 27th Street, and to the west there is a residential building located on Crescent Street. Currently the site is vacant.

1.2 Proposed Redevelopment Plan

The proposed future use of the Site will consist of a new 7-story residential apartment building with 19 apartments. The structure will cover approximately 75% of the Lot and includes a cellar beneath the footprint of the building which will be utilized for a gym, accessory recreation space, bicycle storage, laundry and meter rooms. Layout of the proposed site development is presented in Figure 3. The current zoning designation is R6A/M1-2. The proposed use is consistent with existing zoning for the property.

1.3 Description of Surrounding Property

The area surrounding the Site consists of a mix of residential, industrial and vacant



properties. Figure 4 shows the surrounding land usage of the adjacent properties listed below as well as additional properties located in the general area of the subject site.

Surrounding Property Usage

Direction	Property Description
North – Adjacent to 38 th Ave	Office building
South – Adjacent property	Mixed residential and commercial building.
East – Adjacent Property	Commercially developed lots with industrial/manufacturing properties.
West – Adjacent Property	Residential building



2.0 SITE HISTORY

2.1 Past Uses and Ownership

A Phase I Environmental Assessment was completed by Long Island Analytical Laboratories Inc. (LIAL) for Lot 17 (25-10 38th Ave Astoria NY). LIAL was able to establish a history for Lot 17 dating back to 1898 when the site was improved for residential usage. From 1955 through 1960 the Lot was used for retail sales only. Sometime after 1960 the site was used for electric motor services up until 1970. From 1970 up until June of 2012 the site was used as warehouse storage. The site has been vacant since June of 2012.

Based upon historic Sanborn Maps, the subject building was constructed sometime between 1950 and 1970 and had been used for Electric Motor Services. The site was originally developed sometime prior to 1898 for residential purposes.

2.2 Previous Investigations

LIAL has not been made aware of any previous subsurface investigations conducted at the Site.

2.3 Site Inspection

Ms. Diane Hawran of Long Island Analytical Laboratories Inc. (LIAL) performed the site inspection on March 7, 2013. The reconnaissance included a visual inspection of the Site, the sidewalk immediately in front of the Site, and the exterior of adjacent properties. At the time of the inspection, the Site consisted of a vacant commercial warehouse with office space.

2.4 Areas of Concern

The AOCs identified for this Site include:

- Historic fill layer is present at the Site from grade to depths less than 1 foot below grade.

A copy of the Phase 1 Report is presented in Attachment A.



3.0 PROJECT MANAGEMENT

3.1 Project Organization

The Qualified Environmental Profession (QEP) responsible for preparation of this RIR is Michael Veraldi

3.2 Health and Safety

All work described in this RIR was performed in full compliance with applicable laws and regulations, including Site and OSHA worker safety requirements and HAZWOPER requirements.

3.3 Materials Management

All material encountered during the RI was managed in accordance with applicable laws and regulations.



4.0 REMEDIAL INVESTIGATION ACTIVITIES

Gil Homes performed the following scope of work:

1. Conducted a Site inspection to identify AOCs and physical obstructions (i.e. structures, buildings, etc.);
2. Installed 4 soil borings across the entire project Site, and collected 8 soil samples for chemical analysis from the soil borings to evaluate soil quality;
3. Installed 3 temporary groundwater monitoring wells throughout the Site to establish groundwater flow and collected 3 groundwater samples for chemical analysis to evaluate groundwater quality; and
4. Installed 3 soil vapor probes around Site perimeter and collected 3 samples for chemical analysis.

4.1 Geophysical Investigation

A geophysical investigation was performed as a part of this assessment and no subsurface anomalies were identified.

4.2 Borings and Monitoring Wells

Drilling and Soil Logging

On June 7, 2013, a total of four soil borings (SB1 through SB4) were performed at the 25-10 38th Avenue Astoria NY. The four soil borings were chosen to gain representative soil, groundwater, and soil vapor quality information across the Lot. Soil samples were collected continuously from grade to a maximum depth of 10 feet below grade, using a five-foot steel macro-core sampler with acetate liners and Geoprobe direct-push equipment. Soil recovered from each of the soil borings was field screened for the presence of VOCs with a photo-ionization detector (PID) and visually inspected for evidence of contamination. No PID readings above background concentrations were obtained from any of the soil borings.

One sample was retained from each soil boring representing the interval 0 to 2 feet below grade, and one soil sample was retained from each soil boring representing the interval 8 to 10 feet below grade with the exception of SB-2 where one soil sample was secured



from the 0-2' interval and one from the 2-4, interval. Soil boring details are provided in Table 1.

Boring logs were prepared by a Qualified Environmental Professional and are attached in Attachment B. A map showing the location of soil borings and monitor wells is shown in Figure 5.

Groundwater Monitoring Well Construction

A temporary 1-inch diameter PVC monitoring well with 10 feet of 0.010 slot screen was installed at boring locations GW-1, GW-2 and GW-3 set to intersect the water table. Since groundwater was encountered at approximately 33 feet below grade, monitoring wells were installed to a depth of 43 feet. Monitoring well sampling details are provided in Table 1. Monitoring well locations are shown in Figure 5.

Survey

Soil borings and wells were located to the nearest 0.10 foot with respect to two or more permanent site features.

Water Level Measurement

Approximate groundwater level measurements were collected using a Solinst oil/water interface meter to ensure the surface of the water table was within the screened section of the monitoring well. No free product was observed, no petroleum sheen was observed within the three monitoring wells. Water level data is included in Table 1.

4.3 Sample Collection and Chemical Analysis

Sampling performed as part of the field investigation was conducted for all Areas of Concern and also considered other means for bias of sampling based on professional judgment, area history, discolored soil, stressed vegetation, drainage patterns, field instrument measurements, odor, or other field indicators. All media including soil, groundwater and soil vapor have been sampled and evaluated in the RIR. Discrete (grab) samples have been used for final delineation of the nature and extent of contamination and to determine the impact of contaminants on public health and the environment. The

Sampling performed and presented in this RIR provides sufficient basis for evaluation of



remedial action alternatives, establishment of a qualitative human health exposure assessment, and selection of a final remedy.

Soil Sampling

Eight soil samples were collected for chemical analysis during this RI. Data on soil sample collection for chemical analyses are reported in Tables 2 through 5. Figure 5 shows the location of samples collected in this investigation. Laboratories and analytical methods are shown below.

The 8 soil samples were collected in pre-cleaned, laboratory supplied glassware, stored in a cooler with ice and submitted for analysis to Long Island Analytical Laboratories of 110 Colin Drive Holbrook, NY 11741, a New York State ELAP certified environmental laboratory (ELAP Certification No. 11693). All soil samples were analyzed for the presence of volatile organic compounds (VOCs) by EPA Method 8260, semi-volatile organic compounds (SVOCs) by EPA Method 8270, pesticides/PCBs by EPA Methods 8081/8082 and target analyte list (TAL) metals.

Groundwater Sampling

Three groundwater samples were collected for chemical analysis during this RI. Groundwater samples were collected by installing a one-inch diameter PVC well, 5-feet below the water table interface (set at approximately 33 feet below grade). A groundwater sample was then collected from each temporary well utilizing dedicated polyethylene tubing, and a peristaltic pump. Groundwater samples were collected in pre-cleaned, laboratory supplied glassware, stored in a cooler with ice and submitted to Phoenix for analysis of VOCs by EPA Method 8260, SVOCs by EPA Method 8270, pesticides/PCBs by EPA Methods 8081/8082 and TAL metals. Groundwater sample collection data is reported in Tables 6 through 10. Sampling logs with information on purging and sampling of groundwater monitor wells are included in Attachment C. Figure 5 shows the location of groundwater sampling. Laboratories and analytical methods are shown below.

Soil Vapor Sampling



Three soil vapor probes, SV-1 through SV-3, were installed at 25-10 38th Avenue samples were collected for chemical analysis during this RI. Soil vapor sampling locations are shown in Figure 5. Soil vapor sample collection data is reported in Table 11. Methodologies used for soil vapor assessment conform to the *NYS DOH Final Guidance on Soil Vapor Intrusion, October 2006*.

The three soil vapor implants located at 25-10 38th Avenue were installed using Geoprobe™ equipment and tooling. The approximate location of each of the soil vapor implants is shown on Figure 5. The vapor implants that were installed were the Geoprobe™, which are constructed of a 6-inch length of double woven stainless steel wire. The implants were installed to a depth of 7 feet below grade at all locations. Each implant was attached to ¼ inch polyethylene tubing which extended approximately 18 inches beyond that needed to reach the surface. The tubing was capped with a ¼ inch plastic end to prevent the infiltration of foreign particles into the tube. Coarse sand was placed around the vapor implant to a height of approximately 1 foot above the bottom of the implant. The remainder of the borehole was sealed with a bentonite slurry to the surface.

The two sub-slab soil vapor implants were installed by drilling a 1/2 inch hole through the cellar and sub-cellar concrete slab with a handheld drill and then inserting 1/4 inch polyethylene tubing to no more than 2 inches below the base of the slab. The tubing was then sealed at the surface with hydrated granular bentonite.

Soil vapor sampling for the three implants installed on June 7, 2013. Prior to sampling, each sampling location was tested to ensure a proper surface seal had been obtained. In accordance with NYSDOH guidance (NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York, February 2005), a tracer gas (helium) was used as a quality assurance/quality control device to verify the integrity of the sampling point seal prior to collecting the samples. Prior to testing and collecting samples, the surface immediately surrounding the polyethylene tubing of the vapor implant was sealed using a 1 foot ft by 1 ft square sheet of 2 mil HDPE plastic firmly adhered to a wetted layer of granular bentonite. The seal was then tested by enriching the air space above the seal with



a tracer gas (helium) while continuously monitoring air drawn from the implant with a helium detector (Dielectric Model MGD-2002, Multi-Gas Detector) for a minimum of 15 minutes. The tracer gas test procedure was employed at all 5 soil vapor sampling locations. No surface seal leaks were observed at any of the locations.

Following verification that the surface seal was tight, one to three volumes (i.e., the volume of the sample probe and tube) of air was purged from the implant using a calibrated vacuum pump. After purging, a 6-liter Summa® canister, fitted with a 2-hour flow regulator, was attached to the surface tube of each of the 3 vapor implants. Prior to initiating sample collection, sample identification, canister number, date and start time were recorded on tags attached to each canister via a tag provided by the laboratory. Sampling then proceeded by fully opening the flow control valve on each canister in turn. Immediately after opening the flow control valve on a canister, the initial vacuum (inches of mercury) was recorded in the field book and on the sample tag. When the vacuum level in the canister was between 5 and 8 inches of mercury (approx 2 hours), the flow controller valve was closed, and the final vacuum recorded in the field notebook and on the sample tag.

The soil gas Sample identification, date, start time, start vacuum, end time and end vacuum were recorded on tags attached to each canister and on a sample log sheet (Attachment E). Samples were submitted to Phoenix for laboratory analysis of VOCs EPA Method TO-15.

Chemical Analysis

Chemical analytical work presented in this RIR has been performed in the following manner:

Factor	Description
Quality Assurance Officer	The chemical analytical quality assurance is directed by Long Island Analytical Laboratories
Chemical Analytical Laboratory	Chemical analytical laboratory(s) used in the RI is NYS ELAP certified and was Long Island Analytical Laboratories
Chemical Analytical Methods	Soil analytical methods: <ul style="list-style-type: none"> • TAL Metals by EPA Method 6010C (rev. 2007); • VOCs by EPA Method 8260C (rev. 2006); • SVOCs by EPA Method 8270D (rev. 2007);



	<ul style="list-style-type: none">• Pesticides by EPA Method 8081B (rev. 2000);• PCBs by EPA Method 8082A (rev. 2000); Groundwater analytical methods: <ul style="list-style-type: none">• TAL Metals by EPA Method 6010C (rev. 2007);• VOCs by EPA Method 8260C (rev. 2006);• SVOCs by EPA Method 8270D (rev. 2007);• Pesticides by EPA Method 8081B (rev. 2000);• PCBs by EPA Method 8082A (rev. 2000); Soil vapor analytical methods: <ul style="list-style-type: none">• VOCs by TO-15 VOC parameters.
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Results of Chemical Analyses

Laboratory data for soil, groundwater and soil vapor are summarized in Tables 2 through 11, respectively.

5.0 ENVIRONMENTAL EVALUATION

5.1 Geological and Hydrogeological Conditions

Stratigraphy

Subsurface soil at the Site consisted of historic fill, which was primarily comprised of brick, concrete, wood and other debris in a brown silty-sand matrix. The layer of historic fill extended to a depth ranging from ground surface to less than one foot below grade. Native soil consisting of a brown, silty sand is present below the historic fill layer.

Hydrogeology

A table of water level data for all monitor wells is included in Table 1. The average depth to groundwater is 33 feet below grade and the range in depth is 33.10 feet to 33.33 feet. It has been determined that the general Groundwater flow on the subject site is predominately from the north to the south. However, it should be noted that the direction of Groundwater flow may vary throughout the subject site.

5.2 Soil Chemistry

Data collected during the RI is sufficient to delineate the vertical and horizontal distribution of contaminants in soil/fill at the Site. A summary table of data for chemical analyses performed on soil samples is included in Tables 2 through 5. Results were compared to NYSDEC Unrestricted Use Soil Cleanup Objectives (UUSCOs) and



Restricted Residential Soil Cleanup Objectives (RRSCOs) as presented in 6NYCRR Part 375-6.8 and CP51. A copy of the laboratory report is provided in Attachment E. Figure 6 shows the location and posts the values for soil/fill that exceeds UUSCOs and RRSCOs.

Soil/fill samples collected during the RI showed trace concentrations of acetone and PCE in one sample each. No VOCs were detected at concentrations above NYSDEC Unrestricted Use and/or the Restricted Residential Use Soil Cleanup Objectives. PCBs were not detected in any of the soil/fill samples. Semi-Volatile Organic (SVOC) hydrocarbons including benzo-(b)fluoranthene (maximum of 1,320 ppb), chrysene (maximum of 1,120 ppb), and indeno(1,23-cd)pyrene (maximum of 784 ppb) exceeded Restricted Residential Use SCOs in two shallow soil samples. All other SVOCs were well below Unrestricted Use SCOs. Two pesticides including 4,4-DDE (maximum of 6.39 ppb), and 4,4-DDT (maximum of 11.5 ppb) slightly exceeded Unrestricted Use SCOs, at levels well below their Restricted Residential SCOs. Two metals including lead (maximum of 297 ppm) and mercury (maximum of 0.44 ppm) exceeded Unrestricted Use SCOs in several soil samples. All other metal results were below Unrestricted Use SCOs. Overall, the findings of soil quality were unremarkable and does not point to any disposal conditions.

5.3 Groundwater Chemistry

Data collected during the RI is sufficient to delineate the distribution of contaminants in groundwater at the Site. A summary table of data for chemical analyses performed on groundwater samples is included in Tables 6 through 10.

Groundwater samples collected during the RI showed no detection or exceedances of the NYSDEC 6NYCRR Part 703.5 Groundwater Quality Standards (GQS) for VOCs, PCBs, or pesticides. Several metals were detected in groundwater and only sodium exceeded its GQS.

5.4 Soil Vapor Chemistry



Data collected during the RI is sufficient to delineate the distribution of contaminants in soil vapor at the Site. A summary table of data for chemical analyses performed on soil vapor samples is included in Table 11.

Soil vapor samples collected during the RI showed thirteen (13) VOCs were detected at varying concentrations. Most compounds were detected at concentrations less than 25 $\mu\text{g}/\text{m}^3$ except for acetone at 130 $\mu\text{g}/\text{m}^3$ and Dichlorodifluoromethane at 290 $\mu\text{g}/\text{m}^3$. Chlorinated VOCs including tetrachloroethylene (PCE) was detected at a concentration of 150 $\mu\text{g}/\text{m}^3$ in one of three soil vapor samples. 1,1,1-Trichloroethane was detected at a concentration of 6.0 $\mu\text{g}/\text{m}^3$. TCE and carbon tetrachloride were not detected in any soil vapor samples. The PCE concentrations are within the monitoring level ranges established within the State DOH soil vapor guidance matrix.

5.5 Prior Activity

Based on an evaluation of the data and information from the RIR, disposal of significant amounts of hazardous waste is not suspected at this site.

5.6 Impediments to Remedial Action

There are no known impediments to remedial action at this property



TABLES



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Table 1

Construction Details



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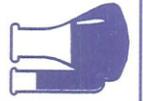
Table 2
25-10 30th Ave., Astoria, NY
Soil Analytical Result
Volatiles Organic Compounds

Compound	NYSDEC Part 375.6 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375.6 Restricted Residential Soil Cleanup Objectives	B1				B2				B3				B4					
			(0'-2') ug/kg		(0'-10') ug/kg		(0'-2') ug/kg		(0'-10') ug/kg		(0'-2') ug/kg		(0'-10') ug/kg		(0'-2') ug/kg		(2'-4') ug/kg			
			Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
1,1,1,2-Tetrachloroethane			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,1,1-Trichloroethane	680	100,000	ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,1,2,2-Tetrachloroethane			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,1,2-Trichloro-1,2,2-trifluoroethane			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,1,2-Trichloroethane			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,1-Dichloroethane	270	26,000	ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,1-Dichloroethylene	330	100,000	ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,1-Dichloropropylene			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,2,3-Trichlorobenzene			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,2,4,5-Tetramethylbenzene			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,2,4-Trichlorobenzene			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,2,4-Trimethylbenzene	3,600	52,000	ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,2-Dibromo-3-chloropropane			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,2-Dibromoethane			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,2-Dichlorobenzene	1,100	100,00	ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,2-Dichloroethane	20	3,100	ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,2-Dichloropropane			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,3,5-Trimethylbenzene	8,400	52,000	ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,3-Dichlorobenzene	2,400	4,900	ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,3-Dichloropropane			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,4-Dichlorobenzene	1,800	13,000	ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,4-Diethylbenzene			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
1,4-Dioxane			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
2,2-Dichloropropane			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
2-Chlorotoluene			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
4-Chlorotoluene			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
4-Ethyltoluene			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
4-Isopropyltoluene			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
Acetone	50	100,000	28.90	11.60	ND	10.80	19.90	11.40	ND	10.80	28.10	10.80	ND	11.80	39.50	11.10	14.50	10.30	ND	10.30
Acrylonitrile			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
Benzene	60	4,800	ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
Bromobenzene			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17
Bromochloromethane			ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.17

* - 6 NYCRR Part 375-6 Remedial Program Soil Cleanup Objectives
ND - Not Detected

RL - Reporting Limit

Bold/highlighted - indicated exceedance of the NYSDEC LUUSCO
Bold/highlighted - indicated exceedance of the NYSDEC RRSCCO



LONG ISLAND ANALYTICAL LABORATORIES INC.
"TOMORROWS ANALYTICAL SOLUTIONS TODAY"

Table 2
25-10 308th Ave, Astoria, NY
Soil Analytical Result
Volatiles Organic Compounds

Compound	760	1,100	370	250	1,000	260	120	50	930	12,000	12,000	3,900	260	11,000	5,900	1,300	700	190	470	20	
Bromodichloromethane	ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Bromoform	ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Bromomethane	ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Carbon disulfide	ND	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Carbon Tetrachloride	760	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Chlorobenzene	1,100	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Chlorodifluoromethane		5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Chloroethane	370	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Chloroform		5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Chloromethane		5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
cis-1,2-Dichloroethane	250	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
cis-1,3-Dichloropropylene		5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Dibromochloromethane		5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Dibromomethane		5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Dichlorodifluoromethane		5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Ethylbenzene	1,000	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Hexachlorobutadiene		5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Isopropylbenzene (Cumene)		5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
m,p-Xylenes	260	11.60	ND	10.30	ND	11.40	ND	11.40	ND	10.80	ND	11.80	ND	11.10	ND	10.30	ND	11.10	ND	10.30	10.30
Methyl Butyl Ketone (2-Hexanone)		5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Methyl Ethyl Ketone (2-Butanone)	120	11.60	ND	10.30	ND	11.40	ND	11.40	ND	10.80	ND	11.80	ND	11.10	ND	10.30	ND	11.10	ND	10.30	10.30
Methyl Isobutyl Ketone		5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Methylene Chloride	50	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Methyl-tert-Butyl Ether	930	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Naphthalene	12,000	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
n-Butylbenzene	12,000	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
n-Propylbenzene	3,900	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
o-Xylene	260	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
sec-Butylbenzene	11,000	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Styrene		5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
tert-Butyl alcohol		5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
tert-Butylbenzene	5,900	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Tetrachloroethylene	1,300	11.70	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Toluene	700	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
trans-1,2-Dichloroethylene	190	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
trans-1,3-Dichloropropylene		5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Trichloroethylene	470	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Trichlorofluoromethane		5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17
Vinyl chloride	20	5.79	ND	5.14	ND	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	ND	5.56	ND	5.17	5.17

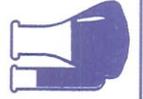
* - 6 NYCRR Part 375-6 Remedial Program Soil Cleanup Objectives

ND - Not Detected

RL - Reporting Limit

Bold/highlighted - indicated exceedance of the NYSDEC UUSCO

Red/highlighted - indicated exceedance of the NYSDEC RRSCO



LONG ISLAND ANALYTICAL LABORATORIES INC.
"TOMORROWS ANALYTICAL SOLUTIONS TODAY"

Table 3
25-10 388th Ave, Astoria, NY
Soil Analytical Result
Semi-Volatiles Organic Compounds

Compound	NYSDEC Part 375.6 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375.6 Restricted Residential Soil Cleanup Objectives *	B1			B2			B3			B4						
			(0'-2') ug/kg		(8'-10') ug/kg		(0'-2') ug/kg		(8'-10') ug/kg		(0'-2') ug/kg		(0'-2') ug/kg					
			Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL				
1,2,4-Trichlorobenzene			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
1,2-Dichlorobenzene			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
1,3-Dichlorobenzene			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
1,4-Dichlorobenzene			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
2,4,5-Trichlorophenol			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
2,4,6-Trichlorophenol			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
2,4-Dichlorophenol			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
2,4-Dimethylphenol			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
2,4-Dinitrophenol			ND	156.0	ND	139.0	ND	154.0	ND	146.0	ND	146.0	ND	159.0	ND	150.0	ND	140.0
2,6-Dinitrotoluene			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
2,6-Dinitrotoluene			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
2-Chloronaphthalene			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
2-Chlorophenol			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
2-Methylnaphthalene			ND	46.40	ND	41.10	ND	45.50	ND	43.20	77.30	43.40	ND	47.20	ND	44.50	ND	41.40
2-Methylphenol	330	100,000	ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
2-Nitroaniline			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
2-Nitrophenol			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
3,3'-Dichlorobenzidine			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
3-Nitroaniline			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
3/4-Methylphenol			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
4,6-Dinitro-2-methylphenol			ND	156.0	ND	139.0	ND	154.0	ND	146.0	ND	146.0	ND	159.0	ND	150.0	ND	140.0
4-Bromophenyl phenyl ether			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
4-Chloro-3-methylphenol			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
4-Chloroaniline			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
4-Chlorophenyl phenyl ether			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
4-Nitroaniline			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
4-Nitrophenol			ND	156.0	ND	139.0	ND	154.0	ND	146.0	ND	146.0	ND	159.0	ND	150.0	ND	140.0
Acenaphthene	20,000	100,000	ND	46.40	ND	41.10	94.80	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Acenaphthylene	100,000	100,000	50.70	46.40	ND	41.10	74.30	45.50	ND	43.20	52.80	43.40	ND	47.20	ND	44.50	ND	41.40
Aniline			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Anthracene			81.10	46.40	ND	41.10	267.0	45.50	ND	43.20	101.0	43.40	ND	47.20	ND	44.50	ND	41.40
Azobenzene			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Benzidine			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Benzo(a)anthracene			500.0	46.40	ND	41.10	890.0	45.50	ND	43.20	437.0	43.40	ND	47.20	206.0	44.50	ND	41.40

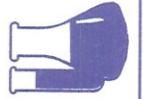
* - 6 NYCRR Part 375-6 Remedial Program Soil Cleanup Objectives

ND - Not Detected

RL - Reporting Limit

Bold/highlighted - indicated exceedance of the NYSDEC UIUSCO

Italic/highlighted - indicated exceedance of the NYSDEC BRSCO



LONG ISLAND ANALYTICAL LABORATORIES INC.
"TOMORROWS ANALYTICAL SOLUTIONS TODAY"

Table 3
25-10 308th Ave, Astoria, NY
Soil Analytical Result
Semi-Volatiles Organic Compounds

Compound	1,000	1,000	631.0	46.40	ND	41.10	884.0	45.50	ND	43.20	490.0	43.40	ND	47.20	232.0	44.50	ND	41.40
Benzo(a)pyrene	1,000	1,000	811.0	46.40	ND	41.10	1320.0	45.50	53.30	43.20	736.0	43.40	ND	47.20	355.0	44.50	ND	41.40
Benzo(b)fluoranthene	100,000	1,000	487.0	46.40	ND	41.10	698.0	45.50	ND	43.20	391.0	43.40	ND	47.20	182.0	44.50	ND	41.40
Benzo(g,h,i)perylene	800	1,000	263.0	46.40	ND	41.10	388.0	45.50	ND	43.20	242.0	43.40	ND	47.20	143.0	44.50	ND	41.40
Benzo(k)fluoranthene			221.0	46.40	ND	41.10	234.0	45.50	178.0	43.20	220.0	43.40	191.0	47.20	204.0	44.50	183.0	41.40
Benzoic Acid			ND	46.40	ND	41.10	ND	45.50	91.50	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Benzyl alcohol			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
bis(2-Chloroethoxy)methane			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Bis(2-Chloroethyl)ether			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Bis(2-chloroisopropyl)ether			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Bis(2-Ethylhexyl)phthalate			ND	46.40	ND	41.10	48.50	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Butyl benzyl phthalate			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Carbazole			ND	46.40	ND	41.10	157.0	45.50	ND	43.20	58.50	43.40	ND	47.20	ND	44.50	ND	41.40
Chrysene	1,000	1,000	522.0	46.40	ND	41.10	1120.0	45.50	46.80	43.20	561.0	43.40	ND	47.20	267.0	44.50	ND	41.40
Dibenz(a,h)anthracene	330	330	104.0	46.40	ND	41.10	168.0	45.50	ND	43.20	96.80	43.40	ND	47.20	44.50	44.50	ND	41.40
Dibenzofuran	7,000	59,000	ND	46.40	ND	41.10	66.0	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Diethyl phthalate			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Dimethyl phthalate			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Di-n-butyl phthalate			ND	46.40	ND	41.10	100.00	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Di-n-octyl phthalate			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Fluoranthene	100,000	100,000	855.0	46.40	ND	41.10	2200.0	45.50	91.50	43.20	882.0	43.40	ND	47.20	473.0	44.50	ND	41.40
Fluorene	30,000	100,000	ND	46.40	ND	41.10	88.00	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Hexachlorobenzene			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Hexachlorobutadiene			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Hexachlorocyclopentadiene			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Hexachloroethane			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Indeno(1,2,3-cd)pyrene	500	500	538.0	46.40	ND	41.10	784.0	45.50	ND	43.20	443.0	43.40	ND	47.20	213.0	44.50	ND	41.40
Isophorone			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Naphthalene	12,000	100,000	ND	46.40	41.80	41.10	75.10	45.50	ND	43.20	62.20	43.40	ND	47.20	ND	44.50	ND	41.40
Nitrobenzene			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
N-Nitrosodimethylamine			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
N-Nitroso-di-n-propylamine			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
N-Nitrosodiphenylamine			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Parathion (ethyl)			ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Pentachlorophenol	800	2,400	ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	63.80	44.50	ND	41.40
Phenanthrene	100,000	100,000	395.0	46.40	ND	41.10	1430.0	45.50	ND	43.20	531.0	43.40	ND	47.20	256.0	44.50	ND	41.40
Phenol	330	100,000	ND	46.40	ND	41.10	ND	45.50	ND	43.20	ND	43.40	ND	47.20	ND	44.50	ND	41.40
Pyrene	100,000	100,000	804.0	46.40	ND	41.10	1900.0	45.50	67.70	43.20	771.0	43.40	ND	47.20	380.0	44.50	ND	41.40
Pyridine			ND	156.0	ND	139.0	ND	154.0	ND	146.0	ND	146.0	ND	159.0	ND	150.0	ND	140.0

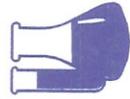
* - 6 NYCRR Part 375-6 Remedial Program Soil Cleanup Objectives

ND - Not Detected

RL - Reporting Limit

Bold/Highlighted - indicated exceedance of the NYSDEC UUSCO

Red/Underlined - indicated exceedance of the NYSDEC RRSO



LONG ISLAND ANALYTICAL LABORATORIES INC.

"TOMORROWS ANALYTICAL SOLUTIONS TODAY"

TABLE 4
25-10 30th Ave, Astoria, NY
Soil Analytical Result
Pesticides PCBs

Compound	NYSDEC Part 375.6 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375.6 Restricted Residential Soil Cleanup Objectives *	B1			B2			B3			B4						
			(0'-2')		(0'-10')		(0'-2')		(0'-10')		(0'-2')		(0'-10')		(0'-2')		(2'-4')	
			Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
4,4'-DDD	3.3	2,600	ND	3.48	ND	3.08	3.41	ND	3.24	ND	3.25	ND	3.54	ND	3.34	ND	3.10	
4,4'-DDE	3.3	1,800	ND	3.48	ND	3.08	3.41	ND	3.24	ND	3.25	ND	3.54	ND	3.34	ND	3.10	
4,4'-DDT	3.3	1,700	ND	3.48	ND	3.08	3.41	ND	3.24	ND	3.25	ND	3.54	ND	3.34	ND	3.10	
Aldrin	5	19	ND	5.79	ND	5.14	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	
alpha-BHC			ND	5.79	ND	5.14	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	
beta-BHC	36	72	ND	5.79	ND	5.14	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	
Chlordane	9.4	4,200	ND	17.40	ND	15.40	17.10	ND	16.20	ND	16.30	ND	17.70	ND	16.70	ND	15.50	
cis-Chlordane			ND	5.79	ND	5.14	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	
delta-BHC	40	100,000	ND	5.79	ND	5.14	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	
Dieldrin	5	39	ND	5.79	ND	5.14	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	
Endosulfan I	2,400	4,800	ND	5.8	ND	5.1	5.7	ND	5.4	ND	5.4	ND	5.9	ND	5.6	ND	5.2	
Endosulfan II	2,400	4,800	ND	5.79	ND	5.14	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	
Endosulfan Sulfate	2,400	4,800	ND	5.79	ND	5.14	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	
Endrin	14	2,200	ND	5.79	ND	5.14	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	
Endrin Aldehyde			ND	5.79	ND	5.14	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	
Endrin Ketone			ND	5.79	ND	5.14	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	
gamma-BHC	100	280	ND	5.79	ND	5.14	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	
Heptachlor	42	420	ND	5.79	ND	5.14	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	
Heptachlor Epoxide			ND	5.79	ND	5.14	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	
Methoxychlor			ND	5.79	ND	5.14	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	
Toxaphene			ND	116.0	ND	103.0	114.0	ND	108.0	ND	108.0	ND	118.0	ND	111.0	ND	103.0	
trans-Chlordane			ND	5.79	ND	5.14	5.69	ND	5.40	ND	5.42	ND	5.91	ND	5.56	ND	5.17	
Aroclor-1016	100	1,000	ND	57.90	ND	51.40	56.90	ND	54.00	ND	54.20	ND	59.10	ND	55.60	ND	51.70	
Aroclor-1221	100	1,000	ND	57.90	ND	51.40	56.90	ND	54.00	ND	54.20	ND	59.10	ND	55.60	ND	51.70	
Aroclor-1232	100	1,000	ND	57.90	ND	51.40	56.90	ND	54.00	ND	54.20	ND	59.10	ND	55.60	ND	51.70	
Aroclor-1242	100	1,000	ND	57.90	ND	51.40	56.90	ND	54.00	ND	54.20	ND	59.10	ND	55.60	ND	51.70	
Aroclor-1248	100	1,000	ND	57.90	ND	51.40	56.90	ND	54.00	ND	54.20	ND	59.10	ND	55.60	ND	51.70	
Aroclor-1254	100	1,000	ND	57.90	ND	51.40	56.90	ND	54.00	ND	54.20	ND	59.10	ND	55.60	ND	51.70	
Aroclor-1260	100	1,000	ND	57.90	ND	51.40	56.90	ND	54.00	ND	54.20	ND	59.10	ND	55.60	ND	51.70	
Aroclor-1262	100	1,000	ND	57.90	ND	51.40	56.90	ND	54.00	ND	54.20	ND	59.10	ND	55.60	ND	51.70	
Aroclor-1268	100	1,000	ND	57.90	ND	51.40	56.90	ND	54.00	ND	54.20	ND	59.10	ND	55.60	ND	51.70	

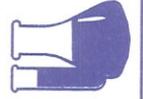
* - 6 NYCRR Part 375-6 Remedial Program Soil Cleanup Objectives

ND - Not Detected

RL - Reporting Limit

Bold/highlighted - indicated exceedance of the NYSDEC UUSCO

Red/italicized/highlighted - indicated exceedance of the NYSDEC RUSCO



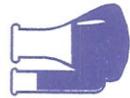
LONG ISLAND ANALYTICAL LABORATORIES INC.
"TOMORROW'S ANALYTICAL SOLUTIONS TODAY"

TABLE 5
25-10 38th Ave, Astoria, NY
Soil Analytical Result
Metals

Compound	NYSDEC Part 375.6 Unrestricted Use Soil Cleanup Objectives		NYSDEC Part 375.6 Restricted Residential Soil Cleanup Objectives *		B1				B2				B3				B4											
	(0-2')		(8-10)		(0-2')		(8-10)		(0-2')		(8-10)		(0-2')		(8-10)		(0-2')		(8-10)		(0-2')		(8-10)		(0-2')		(8-10)	
	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Aluminum	12700.0	156.0	3620.0	137.0	13900.0	156.0	11100.0	148.0	13500.0	148.0	18700.0	158.0	12100.0	157.0	10700.0	135.0												
Antimony	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65												
Arsenic	2.14	1.65	ND	1.65	9.33	1.65	ND	1.65	5.12	1.65	4.02	1.65	3.90	1.65	1.79	1.65												
Barium	58.70	1.56	15.50	1.37	142.00	1.56	39.80	1.48	71.50	1.48	39.10	1.58	66.10	1.57	29.70	1.35												
Beryllium	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65												
Cadmium	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65	2.12	1.65	ND	1.65												
Calcium	1110.00	8.25	613.00	8.25	1180.00	8.25	665.00	8.25	1400.00	8.25	702.00	8.25	1290.00	8.25	313.00	8.25												
Chromium	19.40	1.65	7.15	1.65	18.70	1.65	14.10	1.65	15.50	1.65	20.30	1.65	16.60	1.65	15.20	1.65												
Cobalt	5.7	1.7	2.9	1.7	6.3	1.7	6.2	1.7	5.3	1.7	6.1	1.7	5.3	1.7	5.6	1.7												
Copper	22.80	1.65	8.26	1.65	65.50	1.65	10.90	1.65	66.80	1.65	12.80	1.65	39.50	1.65	7.00	1.65												
Cyanide	ND	1.15	ND	1.01	ND	1.12	ND	1.10	ND	1.10	ND	1.18	ND	1.11	ND	1.03												
Iron	14200.0	156.0	6260.0	137.0	17800.0	156.0	13800.0	148.0	15800.0	148.0	24500.0	158.0	14200.0	157.0	13500.0	135.0												
Lead	102.00	1.65	2.27	1.65	297.00	3.12	4.52	1.65	148.00	1.65	9.35	1.65	122.00	1.65	5.80	1.65												
Magnesium	2910.00	7.82	1570.00	6.85	2280.00	3.12	3130.00	7.41	2750.00	7.41	3610.00	7.88	2200.00	7.85	2020.00	6.77												
Manganese	468.00	39.10	239.00	34.30	309.00	15.60	298.00	37.00	274.00	37.10	134.00	8.25	409.00	39.20	273.00	33.90												
Mercury	0.37	0.02	ND	0.02	0.19	0.02	ND	0.02	0.26	0.02	0.02	0.02	0.44	0.02	ND	0.02												
Nickel	11.40	1.65	6.80	1.65	12.30	1.65	12.30	1.65	12.70	1.65	11.70	1.65	11.50	1.65	9.73	1.65												
Potassium	688.00	1.65	499.00	1.65	685.00	1.65	719.00	1.65	656.00	1.65	785.00	1.65	577.00	1.65	457.00	1.65												
Selenium	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65												
Silver	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65												
Sodium	197.0	7.8	64.6	6.9	149.0	7.8	72.6	7.4	116.0	7.4	90.4	7.9	132.0	7.9	39.4	6.8												
Thallium	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65	ND	1.65												
Vanadium	17.70	1.65	7.34	1.65	28.80	1.65	19.10	1.65	20.30	1.65	29.90	1.65	17.90	1.65	18.30	1.65												
Zinc	55.60	1.65	17.70	1.65	91.20	1.65	27.10	1.65	81.80	1.65	42.20	1.65	108.00	1.65	43.50	1.65												

* - 6 NYCRR Part 375-6 Remedial Program Soil Cleanup Objectives
 ND - Not Detected
 RL - Reporting Limit

Bold/highlighted - indicated exceedance of the NYSDEC UUSCO
 Bold/highlighted - indicated exceedance of the NYSDEC RRSCO



LONG ISLAND ANALYTICAL LABORATORIES INC.
"TOMORROW'S ANALYTICAL SOLUTIONS TODAY"

TABLE 6
 25-10 38th Ave, Astoria, NY
 Groundwater Analytical Result
 Volatiles Organic Compounds

Compound	NYSDEC Groundwater Quality Standard ug/L	GW-1 ug/L		GW-2 ug/L		GW-3 ug/L	
		Result	RL	Result	RL	Result	RL
1,1,1,2-Tetrachloroethane	5	ND	5.00	ND	5.00	ND	5.00
1,1,1-Trichloroethane	5	ND	5.00	ND	5.00	ND	5.00
1,1,2,2-Tetrachloroethane	5	ND	5.00	ND	5.00	ND	5.00
1,1,2-Trichloro-1,2,2-trifluoroethane		ND	5.00	ND	5.00	ND	5.00
1,1,2-Trichloroethane	1	ND	5.00	ND	5.00	ND	5.00
1,1-Dichloroethane	5	ND	5.00	ND	5.00	ND	5.00
1,1-Dichloroethylene		ND	5.00	ND	5.00	ND	5.00
1,1-Dichloropropylene		ND	5.00	ND	5.00	ND	5.00
1,2,3-Trichlorobenzene		ND	5.00	ND	5.00	ND	5.00
1,2,3-Trichloropropane	0.04	ND	5.00	ND	5.00	ND	5.00
1,2,4,5-Tetramethylbenzene		ND	5.00	ND	5.00	ND	5.00
1,2,4-Trichlorobenzene		ND	5.00	ND	5.00	ND	5.00
1,2,4-Trimethylbenzene	5	ND	5.00	ND	5.00	ND	5.00
1,2-Dibromo-3-chloropropane	0.04	ND	5.00	ND	5.00	ND	5.00
1,2-Dibromoethane		ND	5.00	ND	5.00	ND	5.00
1,2-Dichlorobenzene	5	ND	5.00	ND	5.00	ND	5.00
1,2-Dichloroethane	0.6	ND	5.00	ND	5.00	ND	5.00
1,2-Dichloropropane	0.94	ND	5.00	ND	5.00	ND	5.00
1,3,5-Trimethylbenzene	5	ND	5.00	ND	5.00	ND	5.00
1,3-Dichlorobenzene	5	ND	5.00	ND	5.00	ND	5.00
1,3-Dichloropropane	5	ND	5.00	ND	5.00	ND	5.00
1,4-Dichlorobenzene	5	ND	5.00	ND	5.00	ND	5.00
1,4-Diethylbenzene		ND	5.00	ND	5.00	ND	5.00
2,2-Dichloropropane	5	ND	5.00	ND	5.00	ND	5.00
2-Chloroethyl Vinyl Ether		ND	5.00	ND	5.00	ND	5.00
2-Chlorotoluene	5	ND	5.00	ND	5.00	ND	5.00
4-Chlorotoluene	5	ND	5.00	ND	5.00	ND	5.00
4-Ethyltoluene		ND	5.00	ND	5.00	ND	5.00
4-Isopropyltoluene		ND	5.00	ND	5.00	ND	5.00
Acetone		ND	10.00	ND	10.00	ND	10.00
Acrolein		ND	5.00	ND	5.00	ND	5.00
Acrylonitrile	5	ND	5.00	ND	5.00	ND	5.00
Benzene	1	ND	0.70	ND	0.70	ND	0.70
Bromobenzene	5	ND	5.00	ND	5.00	ND	5.00
Bromochloromethane	5	ND	5.00	ND	5.00	ND	5.00
Bromodichloromethane		ND	5.00	ND	5.00	ND	5.00
Bromoform		ND	5.00	ND	5.00	ND	5.00
Bromomethane	5	ND	5.00	ND	5.00	ND	5.00
Carbon disulfide	60	ND	5.00	ND	5.00	ND	5.00
Carbon Tetrachloride	5	ND	5.00	ND	5.00	ND	5.00
Chlorobenzene	5	ND	5.00	ND	5.00	ND	5.00
Chlorodifluoromethane		ND	5.00	ND	5.00	ND	5.00
Chloroethane	5	ND	5.00	ND	5.00	ND	5.00
Chloroform	7	ND	5.00	ND	5.00	ND	5.00
Chloromethane	60	ND	5.00	ND	5.00	ND	5.00
cis-1,2-Dichloroethylene	5	ND	5.00	ND	5.00	ND	5.00

ND - Not Detected

Bold/highlighted - indicated exceedance of the NYSDEC Groundwater Standard



LONG ISLAND ANALYTICAL LABORATORIES INC.

110 Colin Drive • Holbrook, New York 11741

"TOMORROWS ANALYTICAL SOLUTIONS TODAY"

Phone (631) 472-3400 • Fax (631) 472-8505 • Email: LIAL@lialinc.com

TABLE 6
 25-10 38th Ave, Astoria, NY
 Groundwater Analytical Result
 Volatiles Organic Compounds

cis-1,3-Dichloropropylene		ND	5.00	ND	5.00	ND	5.00
Dibromochloromethane		ND	5.00	ND	5.00	ND	5.00
Dibromomethane	5	ND	5.00	ND	5.00	ND	5.00
Dichlorodifluoromethane	5	ND	5.00	ND	5.00	ND	5.00
Ethylbenzene	5	ND	5.00	ND	5.00	ND	5.00
Hexachlorobutadiene	0.5	ND	5.00	ND	5.00	ND	5.00
Isopropylbenzene (Cumene)	5	ND	5.00	ND	5.00	ND	5.00
m,p-Xylenes	5	ND	10.00	ND	10.00	ND	10.00
Methyl Acetate		ND	5.00	ND	5.00	ND	5.00
Methyl Butyl Ketone (2-Hexanone)		ND	5.00	ND	5.00	ND	5.00
Methyl Ethyl Ketone (2-Butanone)		ND	5.00	ND	5.00	ND	5.00
Methyl Isobutyl Ketone		ND	5.00	ND	5.00	ND	5.00
Methylene Chloride	5	ND	5.00	ND	5.00	ND	5.00
Methyl-tert-Butyl Ether	10	ND	5.00	ND	5.00	ND	5.00
Naphthalene	10	ND	5.00	ND	5.00	ND	5.00
n-Butylbenzene	5	ND	5.00	ND	5.00	ND	5.00
n-Propylbenzene	5	ND	5.00	ND	5.00	ND	5.00
o-Xylene	5	ND	5.00	ND	5.00	ND	5.00
sec-Butylbenzene	5	ND	5.00	ND	5.00	ND	5.00
Styrene	5	ND	5.00	ND	5.00	ND	5.00
tert-Butyl alcohol		ND	5.00	ND	5.00	ND	5.00
tert-Butylbenzene	5	ND	5.00	ND	5.00	ND	5.00
Tetrachloroethylene		ND	5.00	ND	5.00	ND	5.00
Toluene	5	ND	5.00	ND	5.00	ND	5.00
trans-1,2-Dichloroethylene		ND	5.00	ND	5.00	ND	5.00
trans-1,3-Dichloropropylene		ND	5.00	ND	5.00	ND	5.00
Trichloroethylene		ND	5.00	ND	5.00	ND	5.00
Trichlorofluoromethane		ND	5.00	ND	5.00	ND	5.00
Vinyl acetate		ND	5.00	ND	5.00	ND	5.00
Vinyl chloride	2	ND	5.00	ND	5.00	ND	5.00

ND - Not Detected

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TABLE 7
25-10 38th Ave, Astoria, NY
Groundwater Analytical Result
Semi-Volatiles Organic Compounds

Compound	NYSDEC Groundwater Quality Standard ug/L	GW-1 ug/L		GW-2 ug/L		GW-3 ug/L	
		Result	RL	Result	RL	Result	RL
1,2,4-Trichlorobenzene		ND	5.00	ND	5.00	ND	5.00
1,2-Dichlorobenzene		ND	5.00	ND	5.00	ND	5.00
1,3-Dichlorobenzene		ND	5.00	ND	5.00	ND	5.00
1,4-Dichlorobenzene		ND	5.00	ND	5.00	ND	5.00
2,4,5-Trichlorophenol	3	ND	5.00	ND	5.00	ND	5.00
2,4,6-Trichlorophenol	3	ND	5.00	ND	5.00	ND	5.00
2,4-Dichlorophenol		ND	5.00	ND	5.00	ND	5.00
2,4-Dimethylphenol		ND	5.00	ND	5.00	ND	5.00
2,4-Dinitrophenol		ND	5.00	ND	5.00	ND	5.00
2,4-Dinitrotoluene	5	ND	5.00	ND	5.00	ND	5.00
2,6-Dinitrotoluene	5	ND	5.00	ND	5.00	ND	5.00
2-Chloronaphthalene	10	ND	5.00	ND	5.00	ND	5.00
2-Chlorophenol		ND	5.00	ND	5.00	ND	5.00
2-Methylnaphthalene		ND	5.00	ND	5.00	ND	5.00
2-Methylphenol		ND	5.00	ND	5.00	ND	5.00
2-Nitroaniline	5	ND	5.00	ND	5.00	ND	5.00
2-Nitrophenol		ND	5.00	ND	5.00	ND	5.00
3,3'-Dichlorobenzidine	5	ND	5.00	ND	5.00	ND	5.00
3/4-Methylphenol		ND	5.00	ND	5.00	ND	5.00
3-Nitroaniline	5	ND	5.00	ND	5.00	ND	5.00
4,6-Dinitro-2-methylphenol		ND	5.00	ND	5.00	ND	5.00
4-Bromophenyl phenyl ether		ND	5.00	ND	5.00	ND	5.00
4-Chloro-3-methylphenol		ND	5.00	ND	5.00	ND	5.00
4-Chloroaniline	5	ND	5.00	ND	5.00	ND	5.00
4-Chlorophenyl phenyl ether		ND	5.00	ND	5.00	ND	5.00
4-Nitroaniline	5	ND	5.00	ND	5.00	ND	5.00
4-Nitrophenol		ND	5.00	ND	5.00	ND	5.00
Acenaphthene	20	ND	5.00	ND	5.00	ND	5.00
Acenaphthylene		ND	5.00	ND	5.00	ND	5.00
Aniline		ND	5.00	ND	5.00	ND	5.00
Anthracene	50	ND	5.00	ND	5.00	ND	5.00
Azobenzene		ND	5.00	ND	5.00	ND	5.00
Benzidine	5	ND	5.00	ND	5.00	ND	5.00
Benzo(a)anthracene	0.002	ND	5.00	ND	5.00	ND	5.00
Benzo(a)pyrene		ND	5.00	ND	5.00	ND	5.00
Benzo(b)fluoranthene	0.002	ND	5.00	ND	5.00	ND	5.00
Benzo(g,h,i)perylene		ND	5.00	ND	5.00	ND	5.00
Benzo(k)fluoranthene	0.002	ND	5.00	ND	5.00	ND	5.00
Benzoic Acid		ND	5.00	ND	5.00	15.40	5.00
Benzyl alcohol		ND	5.00	ND	5.00	ND	5.00
bis(2-Chloroethoxy)methane	5	ND	5.00	ND	5.00	ND	5.00
Bis(2-Chloroethyl)ether	1	ND	5.00	ND	5.00	ND	5.00
Bis(2-chloroisopropyl)ether		ND	5.00	ND	5.00	ND	5.00
Bis(2-Ethylhexyl)phthalate	5	ND	5.00	ND	5.00	ND	5.00
Butyl benzyl phthalate		ND	5.00	ND	5.00	ND	5.00
Carbazole		ND	5.00	ND	5.00	ND	5.00

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TABLE 7
 25-10 38th Ave, Astoria, NY
 Groundwater Analytical Result
 Semi-Volatiles Organic Compounds

Chrysene	0.002	ND	5.00	ND	5.00	ND	5.00
Dibenzo(a,h)anthracene		ND	5.00	ND	5.00	ND	5.00
Dibenzofuran		ND	5.00	ND	5.00	ND	5.00
Diethyl phthalate	50	ND	5.00	ND	5.00	ND	5.00
Dimethyl phthalate	50	ND	5.00	ND	5.00	ND	5.00
Di-n-butyl phthalate	50	ND	5.00	ND	5.00	ND	5.00
Di-n-octyl phthalate	50	ND	5.00	ND	5.00	ND	5.00
Fluoranthene	50	ND	5.00	ND	5.00	ND	5.00
Fluorene	50	ND	5.00	ND	5.00	ND	5.00
Hexachlorobenzene	0.04	ND	5.00	ND	5.00	ND	5.00
Hexachlorobutadiene	0.5	ND	5.00	ND	5.00	ND	5.00
Hexachlorocyclopentadiene	5	ND	5.00	ND	5.00	ND	5.00
Hexachloroethane	5	ND	5.00	ND	5.00	ND	5.00
Indeno(1,2,3-cd)pyrene	0.002	ND	5.00	ND	5.00	ND	5.00
Isophorone	50	ND	5.00	ND	5.00	ND	5.00
Naphthalene	10	ND	5.00	ND	5.00	ND	5.00
Nitrobenzene	0.4	ND	5.00	ND	5.00	ND	5.00
N-Nitrosodimethylamine		ND	5.00	ND	5.00	ND	5.00
N-Nitroso-di-n-propylamine		ND	5.00	ND	5.00	ND	5.00
N-Nitrosodiphenylamine	50	ND	5.00	ND	5.00	ND	5.00
Pentachlorophenol		ND	5.00	ND	5.00	ND	5.00
Phenanthrene	50	ND	5.00	ND	5.00	ND	5.00
Phenol		ND	5.00	ND	5.00	ND	5.00
Pyrene	50	ND	5.00	ND	5.00	ND	5.00
Pyridine		ND	5.00	ND	5.00	ND	5.00

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TABLE 8
 25-10 38th Ave, Astoria, NY
 Groundwater Analytical Result
 Pesticides / PCBs

Compound	NYSDEC Groundwater Quality Standard ug/L	GW-1 ug/L		GW-2 ug/L		GW-3 ug/L	
		Result	RL	Result	RL	Result	RL
4,4'-DDD	0.3	ND	1.0	ND	1.0	ND	1.0
4,4'-DDE	0.2	ND	1.0	ND	1.0	ND	1.0
4,4'-DDT	0.11	ND	1.00	ND	1.00	ND	1.00
Aldrin		ND	1.00	ND	1.00	ND	1.00
alpha-BHC	0.94	ND	1.00	ND	1.00	ND	1.00
beta-BHC	0.04	ND	1.00	ND	1.00	ND	1.00
Chlordane	0.05	ND	2.00	ND	2.00	ND	2.00
cis-Chlordane		ND	1.00	ND	1.00	ND	1.00
delta-BHC	0.04	ND	1.00	ND	1.00	ND	1.00
Dieldrin	0.004	ND	1.00	ND	1.00	ND	1.00
Endosulfan I		ND	1.00	ND	1.00	ND	1.00
Endosulfan II		ND	1.00	ND	1.00	ND	1.00
Endosulfan Sulfate		ND	1.00	ND	1.00	ND	1.00
Endrin		ND	1.00	ND	1.00	ND	1.00
Endrin Aldehyde	5	ND	1.00	ND	1.00	ND	1.00
Endrin Ketone		ND	1.00	ND	1.00	ND	1.00
gamma-BHC	0.05	ND	1.00	ND	1.00	ND	1.00
Heptachlor	0.04	ND	1.00	ND	1.00	ND	1.00
Heptachlor Epoxide	0.03	ND	1.00	ND	1.00	ND	1.00
Methoxychlor	35	ND	1.00	ND	1.00	ND	1.00
Toxaphene		ND	2.00	ND	2.00	ND	2.00
trans-Chlordane		ND	1.0	ND	1.0	ND	1.0
Aroclor-1016	0.09	ND	0.5	ND	0.5	ND	0.5
Aroclor-1221	0.09	ND	0.50	ND	0.50	ND	0.50
Aroclor-1232	0.09	ND	0.5	ND	0.5	ND	0.5
Aroclor-1242	0.09	ND	0.50	ND	0.50	ND	0.50
Aroclor-1248	0.09	ND	0.50	ND	0.50	ND	0.50
Aroclor-1254	0.09	ND	0.50	ND	0.50	ND	0.50
Aroclor-1260	0.09	ND	0.50	ND	0.50	ND	0.50

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TABLE 9
 25-10 39th Ave, Astoria, NY
 Groundwater Analytical Result
 TAL Metals

Compound	NYSDEC Groundwater Quality Standard mg/L	GW-1 mg/L		GW-2 mg/L		GW-3 mg/L	
		Result	RL	Result	RL	Result	RL
Aluminum	NS	0.3	0.1	0.1	0.1	3.5	0.1
Antimony	0.003	ND	0.05	ND	0.05	ND	0.05
Arsenic	0.025	ND	0.05	ND	0.05	ND	0.05
Barium	1	0.07	0.05	0.06	0.05	0.10	0.05
Beryllium	0.003	ND	0.02	ND	0.02	ND	0.02
Cadmium	0.005	ND	0.01	ND	0.01	ND	0.01
Calcium	NS	91.90	0.10	94.60	0.10	74.80	0.10
Chromium	0.05	ND	0.05	ND	0.05	ND	0.05
Cobalt	NS	ND	0.1	ND	0.1	ND	0.1
Copper	0.2	ND	0.02	ND	0.02	0.03	0.02
Cyanide		ND	0.02	ND	0.02	ND	0.02
Iron	0.5	0.3	0.1	0.1	0.1	4.2	0.1
Lead	0.025	ND	0.05	ND	0.05	ND	0.05
Magnesium	35	26.90	0.10	26.70	0.10	35.40	0.10
Manganese	0.3	ND	0.05	ND	0.05	0.33	0.05
Mercury	0.0007	ND	0.0020	ND	0.0020	ND	0.0020
Nickel	0.1	ND	0.05	ND	0.05	0.08	0.05
Potassium	NS	1.74	0.25	1.99	0.25	3.52	0.25
Selenium	0.01	ND	0.02	ND	0.02	ND	0.02
Silver	0.05	ND	0.01	ND	0.01	ND	0.01
Sodium	2	74.3	0.1	73.0	0.1	80.3	0.1
Thallium	0.0005	ND	0.05	ND	0.05	ND	0.05
Vanadium	NS	ND	0.05	ND	0.05	ND	0.05
Zinc	2	ND	0.05	ND	0.05	ND	0.05

ND - Not Detected

NS - No Standard

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TABLE 10
 25-10 38th Ave, Astoria, NY
 Groundwater Analytical Result
 TAL Filtered Metals

Compound	NYSDEC Groundwater Quality Standard mg/L	GW-1 mg/L		GW-2 mg/L		GW-3 mg/L	
		Result	RL	Result	RL	Result	RL
Aluminum	NS	ND	0.1	0.1	0.1	0.1	0.1
Antimony	0.003	ND	0.05	ND	0.05	ND	0.05
Arsenic	0.025	ND	0.05	ND	0.05	ND	0.05
Barium	1	0.06	0.05	0.05	0.05	0.06	0.05
Beryllium	0.003	ND	0.02	ND	0.02	ND	0.02
Cadmium	0.005	ND	0.01	ND	0.01	ND	0.01
Calcium	NS	92.80	0.10	92.80	0.10	77.90	0.10
Chromium	0.05	ND	0.05	ND	0.05	ND	0.05
Cobalt	NS	ND	0.1	ND	0.1	ND	0.1
Copper	0.2	0.02	0.02	ND	0.02	ND	0.02
Iron	0.5	0.08	0.05	0.09	0.05	0.11	0.05
Lead	0.025	ND	0.1	ND	0.1	ND	0.1
Magnesium	35	26.50	0.10	26.10	0.10	28.50	0.10
Manganese	0.3	ND	0.05	ND	0.05	0.08	0.05
Mercury	0.0007	ND	0.00	ND	0.00	ND	0.00
Nickel	0.1	ND	0.05	ND	0.05	ND	0.05
Potassium	NS	1.90	0.25	2.09	0.25	2.31	0.25
Selenium	0.01	ND	0.02	ND	0.02	ND	0.02
Silver	0.05	ND	0.01	ND	0.01	ND	0.01
Sodium	2	72.90	0.10	71.50	0.10	69.30	0.10
Thallium	0.0005	ND	0.1	ND	0.1	ND	0.1
Vanadium	NS	ND	0.05	ND	0.05	ND	0.05
Zinc	2	0.17	0.05	0.05	0.05	ND	0.05

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TABLE 11
25-10 38th Ave, Astoria, NY
Soil Gas - Volatiles Organic Compounds

Compound	NYSDOH Maximum Sub-Slab Value (ug/m ³) ⁽¹⁾	NYSDOH Soil Outdoor Background Levels (ug/m ³) ⁽²⁾	SV-1 8'10' ug/m ³		SV-2 8'10' ug/m ³		SV-3 8'10' ug/m ³	
			Result	RL	Result	RL	Result	RL
1,1,1-Trichloroethane	100	<2.0-2.8	6.0	1.0	0.0	13.0	ND	12.0
1,1,2,2-Tetrachloroethane		<1.5	ND	1.30	ND	16.00	ND	15.00
1,1,2-Trichloroethane		<1.0	ND	1.00	ND	13.00	ND	12.00
1,1-Dichloroethane		<1.0	ND	0.76	ND	9.30	ND	9.10
1,1-Dichloroethylene		<1.0	ND	0.75	ND	9.20	ND	8.90
1,2,4-Trimethylbenzene		<1.0	13.00	0.93	ND	11.00	0.01	11.00
1,2,4-Trichlorobenzene		NA	ND	1.40	ND	17.00	ND	17.00
1,2-Dibromoethane		<1.5	ND	1.40	ND	18.00	ND	17.00
1,2-Dichlorobenzene		<2.0	ND	1.1	ND	14.0	ND	13.0
1,2-Dichloroethane		<1.0	ND	0.76	ND	9.30	ND	9.10
1,2-Dichloropropane			ND	0.87	ND	11.00	ND	10.00
1,2-Dichlorotetrafluoroethane			ND	1.3	ND	16.0	ND	16.0
1,3,5-Trimethylbenzene		<1.0	9.10	0.93	ND	11.00	ND	11.00
1,3-Butadiene		NA	ND	0.82	ND	10.00	ND	9.70
1,3-Dichlorobenzene		<2.0	ND	1.10	ND	14.00	ND	13.00
1,4-Dichlorobenzene		NA	ND	1.10	ND	14.00	ND	13.00
1,4-Dioxane			ND	0.68	ND	8.30	ND	8.10
2-Butanone			26.00	0.56	0.01	6.80	ND	6.60
2-Hexanone			ND	0.77	ND	9.50	ND	9.20
4-Methyl-2-pentanone			ND	0.77	ND	9.50	ND	9.20
Acetone		NA	130.0	4.5	0.0	5.5	0.0	5.3
Benzene		<1.6-4.7	7.00	0.60	0.01	7.40	ND	7.20
Benzyl Chloride		NA	ND	0.98	ND	12.00	ND	12.00
Bromodichloromethane		<5.0	ND	1.20	ND	14.00	ND	14.00
Bromoform		<1.0	ND	1.90	ND	24.00	ND	23.00
Bromomethane		<1.0	ND	0.73	ND	9.00	ND	8.70
Carbon disulfide		NA	5.3	0.6	0.0	7.2	ND	7.0
Carbon Tetrachloride	5	<3.1	ND	0.59	ND	7.30	ND	7.00
Chlorobenzene		<2.0	ND	0.87	ND	11.00	ND	10.00
Chloroethane		NA	ND	0.50	ND	6.10	ND	5.90
Chloroform		<2.4	ND	0.92	ND	11.00	ND	11.00
Chloromethane		<1.0-1.4	ND	0.39	ND	4.80	ND	4.60
cis-1,2-Dichloroethylene			ND	0.75	ND	9.20	ND	8.90
cis-1,3-Dichloropropylene			ND	0.86	ND	10.00	ND	10.00
Cyclohexane		NA	1.80	0.65	ND	7.90	ND	7.70
Dibromochloromethane		<5.0	ND	1.50	ND	19.00	ND	18.00
Dichlorodifluoromethane		NA	290.00	9.30	3.20	29.00	0.66	11.00
Ethyl Acetate		NA	ND	0.68	ND	8.30	ND	8.10
Ethyl Benzene		<4.3	4.70	0.82	ND	10.00	ND	9.70
Freon 113			ND	1.40	ND	18.00	ND	17.00
Hexachlorobutadiene		NA	ND	2.00	ND	25.00	ND	24.00
Isopropanol		NA	56.00	0.46	ND	5.70	ND	5.50
m,p-Xylenes		<4.3	17.00	1.60	ND	20.00	ND	19.00
Methyl Methacrylate			ND	0.77	ND	9.40	ND	9.20
Methylene Chloride		<3.4	13.00	0.65	0.01	8.00	0.03	7.80
Methyl-t-butyl ether		NA	ND	0.68	ND	8.30	ND	8.10
n-Heptane			7.10	0.77	ND	9.50	ND	9.20
n-Hexane			7.50	0.66	ND	8.10	0.02	7.90

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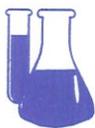
"TOMORROW'S ANALYTICAL SOLUTIONS TODAY"

TABLE 11
 25-10 38th Ave, Astoria, NY
 Soil Gas - Volatiles Organic Compounds

o-Xylene		<4.3	9.10	0.82	ND	10.00	ND	9.70
p-Ethyltoluene		NA	20.00	4.60	ND	57.00	ND	55.00
Propylene		NA	ND	0.32	ND	4.00	ND	3.90
Styrene		<1.0	ND	0.80	ND	9.80	ND	9.50
Tetrachloroethylene	100		150.00	1.30	0.02	16.00	0.29	15.00
Tetrahydrofuran		NA	1.70	0.56	ND	6.80	ND	6.60
Toluene		1.0-6.1	43.00	0.71	0.02	8.70	ND	8.40
trans-1,2-Dichloroethylene			ND	0.75	ND	9.20	ND	8.90
trans-1,3-Dichloropropylene			ND	0.86	ND	10.00	ND	10.00
Trichloroethylene	5	<1.7	ND	0.51	ND	6.20	ND	6.00
Trichlorofluoromethane		NA	1.40	1.10	ND	13.00	ND	13.00
Vinyl acetate			ND	0.66	ND	8.10	ND	7.90
Vinyl chloride		<1.0	ND	0.48	ND	5.90	ND	5.70

Figure 1

Site Location Map



**LONG
ISLAND
ANALYTICAL
LABORATORIES INC.**

110 Colin Drive • Holbrook, New York 11741

"TOMORROWS ANALYTICAL SOLUTIONS TODAY"

Phone (631) 472-3400 • Fax (631) 472-8505 • Email: LIAL@lialinc.com

2510 38TH AVENUE LONG ISLAND CITY, NY 11101



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 40.7555 Longitude: 73.9356)
- ▲ Identified Sites
- Indian Reservations BIA
- National Priority List Sites
- Dept. Defense Sites

Figure 2

Site Boundary Map



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Figure 3

Redevelopment Plan



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Figure 4

Surrounding Land Use Map



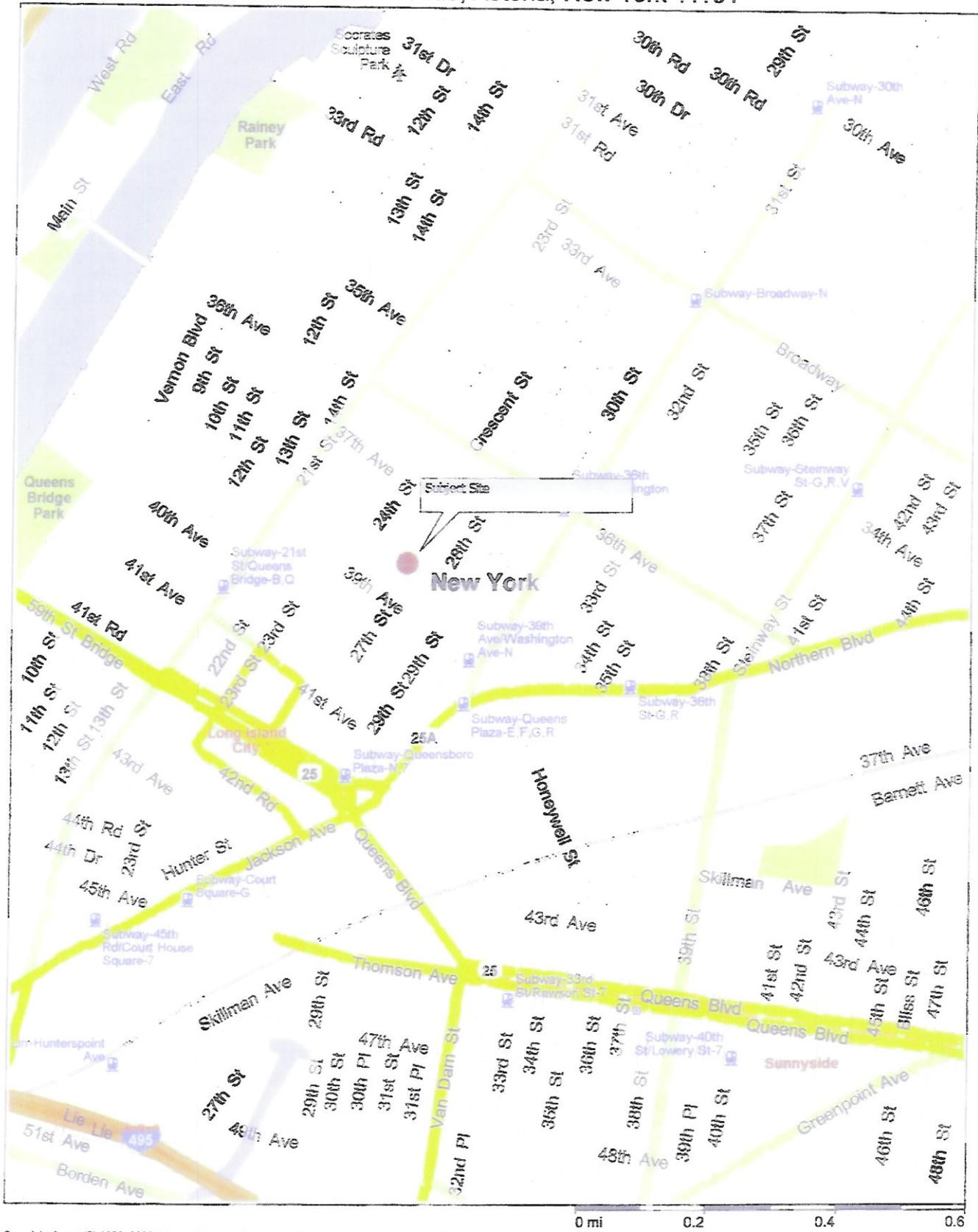
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25-10 38th Avenue, Astoria, New York 11101



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Figure 5

Soil, Groundwater, Soil-Vapor Location Map

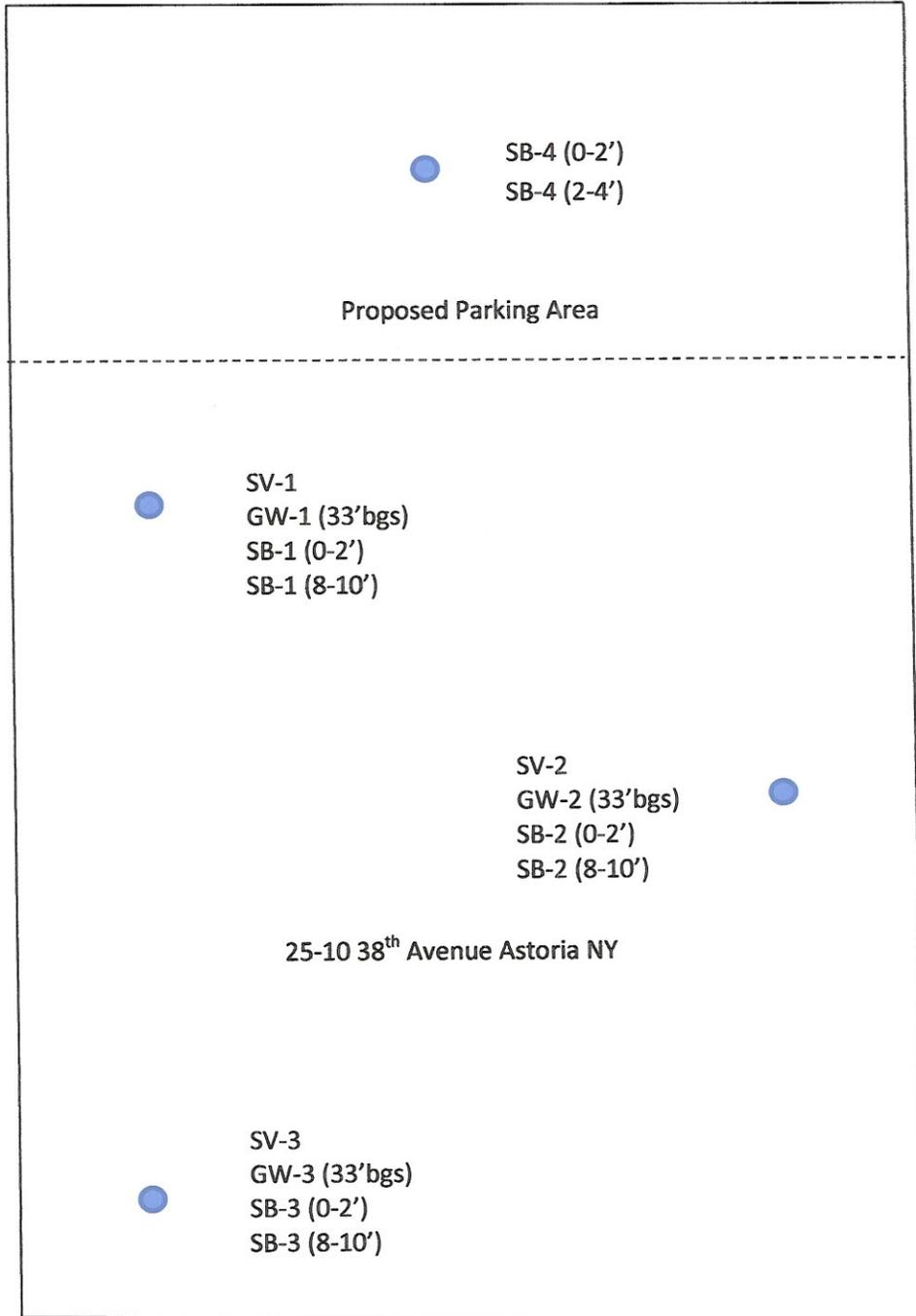


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38th Avenue



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Attachment A

Phase I Report Narrative



**LONG
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NYSDOH ELAP# 11693
USEPA# NY01273
CTDOH# PH-0284
NJDEP# NY012
PADEP# 68-2943

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
PREPARED FOR**

**Mika Construction
25-10 38th Avenue
Queens, New York 11101**

FOR THE PROPERTY LOCATED AT

**25-10 38th Avenue
Queens, New York 11101**

Inspection Date: March 7, 2013

Report Date: March 18, 2013

Prepared By: Long Island Analytical Laboratories Inc.
110 Colin Drive'
Holbrook, New York 11741

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**25-10 38TH AVENUE
QUEENS, NEW YORK 11101**

LIAL Project No. 2013033

Prepared For:

**Mika Construction
25-10 38th Avenue
Queens, New York 11101**

Inspection Date: March 7, 2013, 2011

Report Date: March 18, 2013

Prepared by:

**Long Island Analytical Laboratories, Inc.
110 Colin Drive
Holbrook, New York 11741**

EXECUTIVE SUMMARY
25-10 38th Avenue, Queens, New York 11101

Property Type: One (1) story commercial building, with no basement.
Size of Property: Approximately 4,000 square feet.
Number of Buildings: One (1).
Size of Building(s): Approximately 3,800 square feet
Construction Date(s): 1955.
Inspection Accessibility: The roof was inaccessible at the time of the site inspection. The rear bathroom was inaccessible at the time of the site inspection since this area was blocked by stored materials. Based on the fact that some areas were filled with stored materials, not all areas within the building were able to be closely viewed and assessed.

Environmental Issue	Acceptable (Y/N)	Routine Resolution (Y/N)	Additional Action *	Report Page
Site History / Prior Use	No	Yes	Phase II Subsurface Investigation - Dye Testing / Confirmation of On-Site Discharges.	6 / 9
Adjacent Properties	Yes			14
Federal & State Database Review	Yes			24
Local Records Review	No	Yes	Satisfy Little "E" Designation: Phase II Subsurface Investigation.	27 / 29
Hazardous Materials & Waste	Yes			15
Storage Tanks	No	Yes	Option I: Phase II Subsurface Investigation. Option II: Excavate and Remove UST.	16
PCBs	Yes			17
Solid Waste	Yes			18
Asbestos	No	Yes	Opt. I - Asbestos Inspection. Opt. II - Asbestos O & M Program.	18
Radon	Yes			20
Lead-Based Paint (LBP)	Yes			21
Wetlands	Yes			22

TBD = To Be Determined

* Additional action, if applicable, may consist of the following:

O & M: Operations & Maintenance (O & M) Program for the related environmental issue.

Phase II: Phase II Investigation for the related environmental issue.

Additional Information: Further information required for the related environmental issue.

Other: Indicating some undefined required action.

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APPENDIX G: US EPA, NYS DEC & TRIBAL / ASTM DATABASE SEARCHES

APPENDIX H: SITE PHOTOGRAPHS

REPORT SPECIFICATIONS

Copies and circulation of this report are as follows:

- Two (2) Original bound reports to Mr. Howard Hernandez, Mika Construction.
- One (1) Original report in the confidential client file at Long Island Analytical Laboratories, Inc.
- One (1) Original report on security protected computer disk at Long Island Analytical Laboratories, Inc.

This report is prepared for the exclusive use of parties noted above and is considered private and strictly confidential. Long Island Analytical Laboratories, Inc. shall not release this report or any of the findings of this report to any person or agency except with the authorization of the principal parties noted above.

1.0 INTRODUCTION

Long Island Analytical Laboratories, Inc. has been retained to prepare a Phase I Environmental Site Assessment for the property located at 25-10 38th Avenue, Borough of Queens, City of New York, New York, identified on the tax map as Block 387, Lot 17.

LIAL has prepared this assessment in accordance with good commercial and customary practices for conducting an environmental site assessment with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. The assessment is intended to satisfy one of the requirements to qualify for the "innocent landowner defense" to CERCLA liability. The assessment has been completed by a qualified professional in accordance with the specific requirements established by the American Society for Testing and Materials (ASTM) E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and the standards for conducting "All Appropriate Inquiry" (AAI), as set forth by the United States Environmental Protection Agency (US EPA) at 40 Code of Federal Regulations (CFR) Part 312. In addition, several non-scope considerations have been assessed, including asbestos containing materials (ACM), radon, lead-based paint (LBP), lead-in drinking (potable) water and wetlands.

1.1 Objectives / Scope of Work

The objective of this Phase I Environmental Site Assessment is to identify any existing or potential “recognized environmental conditions”. The term “recognized environmental conditions” is defined by the ASTM as “...the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.”

The objective of the Phase I Environmental Site Assessment (ESA) is as follows:

- To identify the presence, release, or threat of release, of any hazardous substance or petroleum products affecting the subject property.
- To gather preliminary information regarding the level of compliance with current environmental standards, laws, regulations, and permits with respect to the subject property.
- To establish a baseline of environmental conditions for historic and comparative purposes.
- To identify whether any hazardous substances have been stored, released or disposed of on the subject property.
- To reduce uncertainty regarding Recognized Environmental Conditions (RECs).
- To identify the need for additional testing to evaluate the scope, location, source, and nature of any releases or threat of releases of hazardous substances affecting the subject property.
- Constitute an all appropriate inquiry suitable for establishing innocent landowner status, pursuant to 42 U.S.C. 9601 (35) (B) and the Brownfields Revitalization and Environmental Restoration Act of 2001 (Brownfields Act).

1.2 Methodology

To complete the Phase I Environmental Site Assessment, the following tasks were conducted:

- 1) A detailed field inspection of the subject site was performed, including all accessible areas of the building(s) interior, exterior, property grounds and site perimeter.
- 2) Property owner(s), property manager(s), maintenance personnel, tenant(s), and other individuals deemed knowledgeable of the subject site were interviewed concerning activities conducted at the subject site, past and present.
- 3) Neighboring property utilization was evaluated to determine potential impact on the subject site.
- 4) The United States Environmental Protection Agency (US EPA), the New York Department of Environmental Conservation (NYS DEC) and the tribal regulatory databases were reviewed concerning the location of sites documented as having specific environmental concerns and/or threats proximal to the subject site.
- 5) Research was conducted through the New York City Department of Buildings (NYC DOB) and the City of New York Fire Department (NYC FD) for the following:
 - Records of all underground and/or aboveground storage tanks (USTs and ASTs) existing or previously existing at the subject site.
 - Records of all past or existing violations for the subject site, including "open" (non-cured) and "closed" (cured) violations.
 - To compile a chain-of-ownership of the subject site to identify past owners and past uses of the subject site.
- 6) A search was made for sensitive ecological areas and regulated wetlands in the vicinity of the subject site.

1.3 Significant Assumptions

LIAL utilized several research tools, including local Village/ Town / City records and First Search Technology Corporation to obtain records on file for the subject site. Although LIAL researched these documents to the extent available, additional documents may exist. Results of this Phase I ESA are based upon information obtained by LIAL during the field reconnaissance, interviews, historical research, and database search results. The information obtained is assumed to be from reliable sources; however, LIAL was not retained to verify publicly-available information. Therefore, LIAL assumes no responsibility or liability for errors in the public data utilized, statements from sources outside LIAL, or developments resulting from situations outside the scope of this project. In addition, LIAL assumes no responsibility for conditions not readily apparent or identifiable at the site during the field reconnaissance.

1.4 Limitations

The Phase I Environmental Site Assessment was completed with generally accepted protocols as established by the ASTM E 1527-05 Standard. The Phase I Environmental Site Assessment is a useful initial tool in determining the possibility of contamination to be present on-site or in the surrounding area of the subject site which may pose a threat to the subject site.

The accuracy of presenting the findings of this Phase I Environmental Site Assessment was considered of paramount importance during the formulation of this report. However, the report's accuracy is limited to the information available from interviews, records, files and plans released by the property owner and/or his representatives, and/or the respective regulatory agencies and/or information officers.

The Phase I Environmental Site Assessment relies principally on visual observations, a walk-through inspection of the subject site, and review of available records relating to current and former uses of the subject site. The Phase I Environmental Site Assessment does not typically include physical sampling, testing or laboratory analysis of suspect materials. A representative sampling procedure is required to fully assess the occurrence of environmental contaminants. The report is meant to provide the opinion of the environmental professional performing the assessment based on established procedures and protocols. The Phase I Environmental Site Assessment is not, and should not, be construed as a guarantee or warranty with regard to the absence, presence, or potential of environmental contaminants which may impact the subject site.

1.5 Special Terms and Conditions

The Scope of Services performed is in accordance with the contract between the client and LIAL. The format and content of the Phase I ESA Report are in general accordance with the ASTM Standard Practice for Environmental Site Assessments: Phase I Site Assessment Process E-1527-05.

It is the responsibility of the User of this report to provide certain information to the Environmental Professional, including reporting any environmental liens or activity and use limitations which are recorded against the subject site. The User is also required to provide the Environmental Professional with any specialized knowledge or experience that is material to recognized environmental conditions at the site, the relationship of the purchase price of the property to the fair market value of the site, and any commonly known or reasonably ascertainable information within the local community about the site that is material to recognized environmental conditions at the site.

1.6 Previous Environmental Assessments

A review was conducted in order to determine the existence of any and all previous reports pertaining to the subject property, including, but not limited to, Phase I Environmental Site Assessments, Phase II Subsurface Investigations, Asbestos Inspections, Lead-Based Paint (LBP) Screenings, etc.

The client did not have any previous environmental reports pertaining to the subject site. There were no environmental reports for the subject site made available at the time of this assessment.

1.7 Personnel

Inspection and Interviews

The inspection of the subject site and the primary interviews were conducted with the assistance of Mr. Kevin Hernandez, of Mika Construction, an owner of the site, on March 7, 2013. The site inspection and interviews were conducted by Senior Environmental Technician, Ms. Diane J. Hawran. The report has been written by Ms. Hawran and reviewed by Mr. Tom P. Smyth, both qualified Environmental Professionals as defined by the ASTM E 1527-05 Standard and the AAI Regulation.

2.0 SITE CHARACTERISTICS

The subject site was surveyed by inspecting the building interior on a room by room basis; areas of particular note were the sources of building heat, the structure's thermal and pipe insulation and areas where there was storage of chemicals or hazardous materials. The exterior was inspected by walking the grounds with special attention given to the perimeter of the site, point sources of discharge or emission, injection wells, drywells, above-ground storage facilities, storage drums, and above-ground connections to underground storage tanks (USTs). The activities conducted in every part of the property were identified for the purpose of determining potential environmental threats, of interest were the waste handling procedures, storage of hazardous materials and neighboring activities. Photographs were also taken of the subject site, please see Appendix H - Site Photographs.

2.1 Site Location and Legal Description	
Street Addresses	25-10 38th Avenue
Cross Streets	Crescent Street and 27 th Street
Municipality	Borough of Queens, City of New York
State	New York
Owner	Dylan Salant
Tax ID Number	Block: 387, Lot: 17
Site Size	Approximately 4,000 square feet
Building Sizes (footprint)	Approximately 3,800 square feet
References	Area Map - Figure 1.0 and Tax Map - Figure 3.0

2.2 Site Description	
Accessibility	The roof was inaccessible at the time of the site inspection. The rear bathroom was inaccessible at the time of the site inspection since this area was blocked by stored materials. Based on the fact that some areas were filled with stored materials, not all areas within the building were able to be closely viewed and assessed.
Property Type	One (1) story commercial building, with no basement.
Dates of Construction	1955
Number of Buildings	One (1)
Number of Apartment Units	None
Exterior Construction	Brick
Interior Improvements	The interior is divided into an office area, two (2) bathrooms and warehouse areas. The interior is predominantly finished with poured concrete floors, sheetrock or concrete block walls and concrete or acoustic tile ceilings.
Basement Improvements	N/A
Heating System	Oil fired system
Conveyance	N/A
Surrounding Properties	Commercial business and mixed use residential apartment buildings

Utilities	
Electric	Consolidated Edison
Gas	National Grid
Water	City of New York Bureau of Water
Sanitary / Sewer	New York City sewer system (reported)
<p>Note: The information obtained by LIAL and provided in this report regarding utilities is provided for informational purposes only. LIAL obtains the information regarding the use of utilities at the subject site from the respective utilities and reports the information. LIAL can not guarantee the accuracy of the information provided by the respective agencies. The user of the report should independently confirm all utility connections.</p>	

Sewer / Storm Water Discharge and Drywells	
Sanitary / Sewer	It was reported that the subject site is connected to the New York City municipal sewer system. The sewer trap is accessed via a steel plate within the north side of the building.
Storm Water Drainage	The storm water at the site is directed to the municipal storm water collection system.
Interior Discharge Points	There are typical sinks located in the bathrooms of the buildings. There is one (1) slop sink located within the former office area. A roof drain trap is located beneath the slop sink. There is one (1) septic cleanout located adjacent to the front bathroom.
Evidence of Staining / Spills	None.

2.3 Site History and Operations

The subject site is improved by a one (1) story commercial building, with no basement. It was reported that the site has been vacant since June 2012. Prior to that time, it was reported that a tenant used the site to store artwork for approximately ten (10) or twelve (12) years. Prior to that time, it was reported that Accardi Electric occupied the site. This company reportedly used the site to sell wires and electric controls. It was reported that the building was used for retail sales only. The building was originally constructed in 1955.

According to the New York City Department of Buildings "PROPERTY PROFILE OVERVIEW", Certificate of Occupancy (C/O) No. 100925, dated February 2, 1955 was issued for a one (1) story factory building.

According to Sanborn fire insurance maps, the subject building was constructed sometime between 1950 and 1970 and had been used for "electric motor service." The site was originally developed sometime prior to 1898 for residential purposes.

The subject site is listed with the US EPA as a RCRIS no longer regulated generator of hazardous waste under the name "Accardi Electric Co. Inc.", US EPA ID No. NYD012316667.

Sanborn Historical Map Search

Fire Insurance Maps are produced by private fire insurance map companies and indicate the uses of properties and immediately surrounding properties at specific dates. These fire insurance maps are typically updated, so as to provide the fire insurance company with the historical view of development for a given area.

A Fire Insurance Map Search was conducted for the subject site, and the private agency contacted was Sanborn Mapping and Geographic Information Service. A full search for any existing fire insurance maps was conducted. The Sanborn Fire Insurance Map Search revealed the following historical use of the subject site:

SANBORN MAP SEARCH

YEAR	HISTORICAL USE
1898	The subject site is improved by a two (2) story residential dwelling.
1915	There do not appear to be any significant changes noted in the subject site.
1936	There do not appear to be any significant changes noted in the subject site.
1947	There do not appear to be any significant changes noted in the subject site.
1950	There do not appear to be any significant changes noted in the subject site.
1970	The previous building has been demolished. The site is improved by a one (1) story building which is used for "electric motor" and "furniture storage."
1977	There do not appear to be any significant changes noted in the subject site.
1979	The building is now used for "electric motor service."
1980	There do not appear to be any significant changes noted in the subject site.
1985	There do not appear to be any significant changes noted in the subject site.
1986	There do not appear to be any significant changes noted in the subject site.
1988	There do not appear to be any significant changes noted in the subject site.
1989	There do not appear to be any significant changes noted in the subject site.
1990	There do not appear to be any significant changes noted in the subject site.
1991	There do not appear to be any significant changes noted in the subject site.
1992	There do not appear to be any significant changes noted in the subject site.
1993	There do not appear to be any significant changes noted in the subject site.
1994	There do not appear to be any significant changes noted in the subject site.
1995	There do not appear to be any significant changes noted in the subject site.
1996	There do not appear to be any significant changes noted in the subject site.
2001	There do not appear to be any significant changes noted in the subject site.
2002	There do not appear to be any significant changes noted in the subject site.
2003	There do not appear to be any significant changes noted in the subject site.
2004	There do not appear to be any significant changes noted in the subject site.
2005	There do not appear to be any significant changes noted in the subject site.
2006	There do not appear to be any significant changes noted in the subject site.

Please refer to the enclosed Sanborn Maps - Figure 7.0.

2.4 User Provided Information

The Phase I ESA is being conducted by the owner of the subject site in order to conduct due diligence and All Appropriate Inquiry (AAI) prior to a construction loan.

LIAL provided the client with the "User Questionnaire" from ASTM E 1527-05. The User was asked to fill out information regarding environmental clean-up liens and activity and use limitations (AULs) which have been filed against the site, specialized knowledge or experience that is material to recognized environmental conditions at the site, the relationship of the purchase price of the property to the fair market value of the site, and any commonly known or reasonably ascertainable information within the local community about the site that is material to recognized environmental conditions at the site.

User Questionnaire

LIAL provided the User of the Phase I ESA report with the ASTM E 1527-05 User Questionnaire. As of the date of this report, the User Questionnaire has not been filled out and returned to LIAL. Upon receipt, the User Questionnaire will be provided as an addendum to this report. It is recommended that the User, or purchaser of the site fill out the questionnaire in order to be in compliance with ASTM E 1527-05.

Title Report

LIAL requested that a copy of a title report be provided by the User. As of the date of this report, a title report has not yet been provided. The title report should be provided for review.

2.5 Interviews

Current Owners, Site Manager, and Occupants

According to Mr. Kevin Hernandez, an owner of the site, the site has been vacant since June 2012. Prior to that time, it was reported that a tenant used the site to store artwork for approximately ten (10) or twelve (12) years. Prior to that time, it was reported that Accardi Electric occupied the site. This company reportedly used the site to sell wires and electric controls. Mr. Hernandez reported that a 550 gallon fuel oil underground tank was abandoned in place at the site in 2001. The tank is proposed to be excavated and removed in the near future.

Past Owners, Operators, and Occupants

LIAL researched various historical sources in order to determine the immediate past owner(s) of the subject site. The research sources included tax assessor records, building department records, interviews with current owners, interviews with current occupants, and any records provided for review as part of this assessment. There was no information provided pertaining to the former owners of the site.

2.6 Data Gaps

Based on the fact that the user questionnaire and title report have not been obtained, a data gap exists for the site. The additional records may alter the findings of this report.

2.7 Site Hydrology and Geology

2.7.1 Surface Water Characteristics

The subject site is improved by the subject building and pedestrian sidewalks. The surface topography at the site is nearly level throughout. Storm water runoff is directed to the municipal storm water collection system. The up-gradient drainage area within 1,000 feet of the subject site is improved with mixed use residential buildings. The potential for flooding at the site is considered to be slight.

2.7.2 Groundwater Characteristics

The Borough of Queens is characterized by Alton stony loam (As) and Miami stony loam (Ms) and bedrock. According to groundwater contour maps provided by the United States Geologic Survey (USGS), the depth to groundwater at the subject site is estimated to be between twenty (20) and twenty-five (25) feet below ground surface. Groundwater generally flows west, northwest. Please note that actual groundwater flow can be affected by many variables including underground utilities and other subsurface openings or obstructions such as basements, underground parking garages and subway lines, bedrock geology, etc.

Groundwater is not used as a drinking water supply in the Borough of Queens. Potable (drinking) water is supplied to the subject site by the New York City Bureau of Water. The Bureau obtains potable water from the Croton Reservoir located in Westchester County and other fresh water reservoirs in upstate New York.

2.7.3 Geological Characteristics

According to the United States Department of Agriculture, Soil Conservation Service - Soil Survey, New York is located in the Atlantic Coastal Plain physiographic province which is characterized by low hills of unconsolidated sands, gravel and silt. The subsurface deposits consist of the Upper Glacial deposits that are characterized by southward sloping deposits of sand, gravel and silt. The Upper Glacial deposits have a maximum thickness of 600 feet.

They are underlain by the Magothy, Raritan and Lloyd Formations. The Gardiners clay and the Jameco gravel separate the Upper Glacial deposits and the Magothy Formation along the south west portion of Long Island. The Borough of Queens is underlain by bedrock, although the majority of it is at several hundred feet below land surface.

2.8 Groundwater Use

The use of local groundwater as a potable drinking water source can compound a property owner's potential financial exposure and associated liabilities from subsurface contamination. LIAL therefore evaluated the extent of the local groundwater usage in the area of the subject site.

Groundwater is not used as a drinking water supply in the Borough of Queens. Potable (drinking) water is supplied to the subject site by the New York City Bureau of Water. The New York City Bureau of Water obtains potable water from the Croton Reservoir located in Westchester County and other fresh water reservoirs in upstate New York.

2.9 Current Uses of Adjoining Properties

Direction	Directly Adjacent	Further Beyond
North	38 th Avenue.	Office building.
South	Mixed use commercial buildings.	39 th Avenue.
East	"Liberty Electrical and Elevator Supply."	27 th Street.
West	Residential buildings.	Crescent Street.

3.0 SITE INSPECTION / RECONNAISSANCE

3.1 Solid / Hazardous Materials and Waste

The subject property was inspected to determine the presence (generation, use and/or disposal) of hazardous materials.

The present operations do not entail the generation, use and/or disposal of hazardous materials or hazardous waste.

The subject site is listed with the US EPA as a RCRIS no longer regulated generator of hazardous waste under the name "Accardi Electric Co. Inc.", US EPA ID No. NYD012316667.

Storage Drums

There were no storage drums observed at the subject site at the time of the site inspection.

Chemical Staining and Stressed Vegetation

A surface spill of petroleum hydrocarbon products or other chemicals may be adsorbed onto the soil particles and retained in the near-surface sediments. Plant life near a spill will often be killed or will suffer stress from the contamination of the soil with these products. The condition of vegetative growth can be an indicator of near-surface soil conditions.

There were no signs of staining or stressed vegetation observed at the subject site at the time of the site inspection.

3.2 Underground and Aboveground Storage Tanks (USTs and ASTs)

Site Inspection	<p>There is one (1) - 275 gallon fuel oil AST located within the front former office area. The fill port and vent line are located at the north side of the building. There were no signs of leaks observed within the vicinity of the AST. There is one (1) abandoned 550 gallon fuel oil UST located within the front office area. The concrete sealed fill port and the vent line are located at the north side of the building. It was reported that the UST was abandoned in 2001.</p> <p>There was no other evidence of storage tanks observed, such as fill ports, vent lines, etc. observed at the time of the site inspection.</p>
Additional Documentation	<p>At the time of the site inspection, Mr. Kevin Hernandez provided GCI with a copy of an invoice, dated May 31, 2001, prepared by Colony Fuel Oil. The invoice indicates that one (1) - 550 gallon oil tank was cleaned and filled with sand and a new 275 gallon AST was installed. The tank was permitted with the NYC FD under Account No. 06725493C.</p>
NYS DEC PBS	<p>The New York State Department of Environmental Conservation (NYS DEC) Petroleum Bulk Storage (PBS) records provided by First Search Technology Corporation reported that there are no storage tanks registered at the subject site.</p>
NYC FD	<p>The City of New York Fire Department (NYC FD) reported that there are no active storage tanks permitted at the subject site. There is one (1) - 550 gallon fuel oil tank which was permitted with the NYC FD under Account No. 06725493C.</p>
NYC DOB	<p>The New York City Department of Buildings (NYC DOB) reported that there are no records of storage tanks on file for the subject site.</p>
Conclusions	<p>Based on the lack of assessment data for the 550 gallon fuel oil UST at the time of abandonment, the soil and/or groundwater quality within the vicinity of the UST has not been assessed.</p>

3.3 Poly-Chlorinated Biphenyls (PCBs)

Transformers

There are three (3) types of transformers defined in the PCB regulations:

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

Transformers often contain dielectric liquid for the primary purpose of increasing resistance of the unit to arcing and acting as a heat transfer media, helping to cool the coils. The majority of transformers are filled with mineral oil, but a small percentage of these liquid-filled transformers contain PCB Askarel coolant liquid. The term "Askarel" is a generic term used for a group of nonflammable synthetic chlorinated hydrocarbons. All types of Askarels sold prior to 1960, 1969 and 1971 contained 60 to 100 percent PCBs. Askarel transformers were manufactured in a variety of sizes, i.e. 3 to 3,000 gallons of PCB liquid, and are generally used in hazardous locations where flammability is of concern. PCB transformers are no longer produced because of EPA's ban on the manufacture of new equipment containing PCBs.

Inspection

There were no transformers observed at the subject site at the time of the site inspection.

3.4 Solid Waste Disposal

Based on the site inspection, as well as research records, there was no evidence found which would indicate that the operations of the subject site entail the generation or disposal of solid waste, other than typical refuse.

3.5 Asbestos

LIAL personnel performed a visual scan of accessible common areas for suspected asbestos containing material (ACM). Where a suspected asbestos material was observed, LIAL determined the condition of the material and estimated the amount of suspect material.

The US EPA designated material with more than 1% asbestos as an Asbestos Containing Material (ACM). Where asbestos material is determined to be "Friable" (capable of being crushed by hand pressure and having a high potential to release airborne fibers), it is the recommendation of EPA that strong response action be taken. Such actions may take the form of removal, encapsulating, repair, enclosure and the implementation of an operations and maintenance (O & M) program. The response action is determined depending on the severity and nature of the individual situation.

Inspection

A limited visual inspection of the property was conducted for suspect asbestos containing material (ACM), such as friable pipe insulation, friable surface material, and non-friable floor tile. There was no asbestos observed throughout the common / accessible / visible areas of the subject site at the time of the site inspection.

Based on the construction date of the subject building (1955), the presence of asbestos would be suspected in non-accessible areas. These non-accessible areas would include mechanical systems, electrical systems, plumbing systems and behind walls or within roofing materials. Please note that this inspection was limited to areas capable of being accessed and visible at the time of the site inspection. There was no destructive testing performed as part of the inspection.

In addition, according to Title 29 of the Code of Federal Regulations Part 1910.1001 (29 CFR 1910.1001), any thermal system insulation and surfacing material found in buildings constructed no later than 1980 is said to be "presumed asbestos containing material."

Asbestos Operations & Maintenance Program (O & M)

The operations and maintenance instructions should include a statement that in the event of repair, improvement, replacement or disturbance of the asbestos containing material those persons making the repair or disturbance should be cautioned and handle the material in accordance with EPA and industry standard for disturbing asbestos containing material. Building occupants, maintenance staff, custodial works, contract workers and miscellaneous persons should be informed about the location of the asbestos containing material (ACM) and cautioned them against disturbing or damaging the asbestos containing material.

An Operation and Maintenance Program should include the following:

- (1) A program for informing persons that may come in contact with the asbestos material.
- (2) Work practices for cleaning the building and minimizing ACM disturbance during maintenance and renovation.
- (3) Procedures for cleaning up asbestos fibers after a fiber release episode.
- (4) Respiratory protection and medical surveillance programs.
- (5) A training program for maintenance and service workers and requirements for outside contractors.
- (6) Regular surveillance of the ACM (assessing changes in ACM characteristics).
- (7) Record keeping.

3.6 Radon

Radon is a heavy colorless, odorless, radioactive gas formed by the radioactive decay of radium. Radon is associated with specific geologic formations which contain granite, uranium minerals, certain shales and phosphate related minerals. Radon, being a gas, can migrate to and accumulate in confined spaces such as building basements. Continued exposure of radon gas has been associated with increased lung cancer risk and possible genetic damage.

The US EPA and the Centers for Disease Control have used a continuous exposure level of 4.0 picocuries per liter (pCi/L) or a 0.02 working level as a guidance level at which the US EPA recommends further testing and/or remedial action to lower the concentrations.

The New York State Department of Health (NYS DOH), Bureau of Radiation Protection monitors radon levels throughout the state. There were 81 recorded test points located in Queens County. The average radon level in a living area was .620 pCi/L and 3% of these test points were 4 pCi/L or more. The average radon level in a basement area was 0.970 pCi/L and 7% of these test points were 4 pCi/L or more. The following chart summarizes radon information for Queens County.

NYS DOH RADON INFORMATION - QUEENS COUNTY

AREA	AVERAGE ACTIVITY	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	0.620 pCi/L	97%	0%	3%
Basement	0.970 pCi/L	93%	6%	1%

Conclusion

Given this information, radon is not considered an environmental concern for the subject site. In addition, the subject site is not residential in nature and there are no living spaces located below grade.

3.7 Lead-Based Paint (LBP)

The subject site is improved by a one (1) story commercial building which was constructed in 1955. In view of the fact that the subject building was constructed prior to 1978, the site has been deemed to be a "pre-1978 property." For this reason, the subject property would be suspected of having lead-based paint (LBP) present. The painted surfaces within the building were noted to be in good condition, with minimal chipping or peeling observed.

Being that the subject site is not residential in nature, the potential for lead-based paint (LBP) was not required to be scrutinized. Therefore, an on-site testing of painted surfaces for the presence of lead-based paint (LBP) was not performed.

As per the American Society for Testing and Materials (ASTM) Designation E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Section 12.1.4.3, lead-based paint (LBP) is considered a non-scope consideration. Lead-based paint (LBP) is not considered to be included in CERCLA's definition of hazardous substances (42 USC Sec. 9601(14)), and does not present potential CERCLA liability. Therefore the inspection for lead-based paint (LBP) is beyond the scope of this practice.

3.8 Wetlands

There are no designated wetlands located at the subject site, or within the immediate vicinity of the subject site, as indicated by the National Wetlands Inventory. The subject property is located in a highly developed commercial and residential neighborhood. There are no designated wetlands located within a one-half (½) mile radius of the subject site.

3.9 Other Potential Environmental Concerns

There were no pertinent site features, such as industrial process water, underground injection, groundwater monitoring wells, sensitive environmental receptors, etc. located at the subject site at the time of the site inspection.

4.0 FEDERAL, STATE, TRIBAL AND LOCAL REGULATORY AGENCY RECORDS

In order to determine if the subject site is listed, known, or suspected of being a listed hazardous waste site, federal and state listing databases were reviewed. The United States Environmental Protection Agency (US EPA), the New York Department of Environmental Conservation (NYS DEC) and the tribal database records were researched and reviewed. The database search was conducted as per the radii specified by the American Society for Testing and Materials (ASTM) E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The City of New York Fire Department (NYC FD) and the New York City Department of Buildings (NYC DOB) files were reviewed for any records which may have been maintained concerning the subject site.

4.1 US EPA, NYS DEC and Tribal Database Review

US EPA, NYS DEC and Tribal Database Review				
Database	Search Distance *	Subject Property Listed	Surrounding Properties Listed	Sites Potentially Impacting Subject Site
US EPA NPL	1.0 Mile	No	None	None
US EPA Delisted NPL	0.5 Mile	No	None	None
US EPA CERCLIS	0.5 Mile	No	None	None
US EPA CERCLIS-NFRAP	0.5 Mile	No	None	None
US EPA CORRACTS	1.0 Mile	No	1	None
US EPA RCRIS-TSD	0.5 Mile	No	None	None
US EPA RCRIS Generators	SP and APs	Yes	2	None
US EPA Institutional & Engineering Controls	SP	No	N/A	None
US EPA ERNS	SP	No	N/A	None
NYS DEC & Tribal IHWD	1.0 Mile	No	5	None
NYS DEC & Tribal SWF / LF	0.5 Mile	No	3	None
NYS DEC & Tribal LUST	0.5 Mile	No	9x	None
NYS DEC SPILLS	SP	No	N/A	None
NYS DEC and Tribal PBS	SP and APs	No	19	None
NYS DEC & Tribal Institutional & Engineering Controls	SP	No	N/A	None
NYS DEC & Tribal Voluntary Cleanup Sites	0.5 Mile	No	None	None
NYS DEC & Tribal Brownfield Sites	0.5 Mile	No	None	None

Please see the enclosed US EPA, NYS DEC and tribal database for more detailed information of the above search.

SP = Subject Property
 AP = Adjacent Properties

US EPA Corrective Action (CORRACTS) Sites

There is one (1) CORRACTS site located within a one (1.0) mile radius of the subject site. Based on the hydraulically down-gradient location of this site, it would be unlikely for contamination from this source to impact the subject site.

US EPA RCRIS Generators of Hazardous Waste

The subject site is listed as a RCRIS no longer regulated generator of hazardous waste, listed as follows:

- **Site:** Accardi Electric Co. Inc.
Address: 25-10 38th Avenue
Long Island City, NY
US EPA ID No.: NYD012316667

There are (2) RCRIS generators of hazardous waste located within a one-eighth (1/8) mile radius of the subject site.

NYS DEC Inactive Hazardous Waste Disposal (IHWD) Sites

There are five (5) IHWD sites located within a one (1.0) mile radius of the subject site. Based on the hydraulically cross-gradient, down-gradient or non-proximate locations of these sites, it would be unlikely for contamination from these sources to impact the subject site.

NYS DEC Solid Waste Facility/Landfill (SWF/LF) Sites

There are three (3) SWF/LF sites located within a one-half (1/2) mile radius of the subject site. Based on the hydraulically cross-gradient or down-gradient locations of these sites, it would be unlikely for contamination from these sources to impact the subject site.

NYS DEC Leaking Underground Storage Tank (LUST) Sites

There are ninety-eight (98) LUST sites located within a one-half (1/2) mile radius of the subject site. Of these LUST sites, twenty (20) are currently considered open/active. Based on the hydraulically cross-gradient or down-gradient locations of these active sites, it would be unlikely for contamination from these sources to impact the subject site.

NYS DEC Petroleum Bulk Storage (PBS) Sites

There are nineteen (19) PBS sites located within a one-eighth (1/8) mile radius of the subject site.

Orphan Sites

There are twenty-eight (28) orphan sites, which due to poor or inadequate address information cannot be mapped. By cross-referencing the street names of these sites with the street names surrounding the subject site, it was determined that none of the orphan sites are located within their ASTM-specified search distances in relation to the subject site.

US EPA, NYS DEC and Tribal Database Review Conclusion

Based on the review of the US EPA, NYS DEC and tribal regulatory agency databases mentioned above, as well as a review of the surrounding properties, there do not appear to be any off-site sources posing an apparent environmental threat to the subject site.

4.2 New York City Department of Buildings

Research was conducted in the New York City Department of Buildings to trace the history of all past applications to the City for modification of the subject property, such as permits, new buildings - NB, certificates of occupancy - CO, alterations - ALT, or any other changes at the site, and to search for any past or existing violations.

Violations

Research was conducted with the New York City Department of Buildings based on the property address, as well as tax block and lot numbers. Research revealed that there are no New York City Department of Buildings violations and no New York City Environmental Control Board violations currently considered open or "non-cured".

Jobs and Actions

The Department of Buildings (DOB) records indicated that New Building Permit No. NB 499-54, dated in 1954 and Demolition Permit No. DP 120-54, dated in 1954 are on file for the subject site.

Certificate of Occupancy

According to the New York City Department of Buildings "PROPERTY PROFILE OVERVIEW", Certificate of Occupancy (C/O) No. 100925, dated February 2, 1955 was issued for a one (1) story factory building.

Zoning

The Department of Finance classifies the site as "F4-Factory/Industrial", with no landmark status.

Little "E" Restricted

The subject site is listed as a Little "E" Restricted site under E No. E-218, CEQR No. 08DCP021Q and ULURP No. 080429ZMQ. Upon comparison of the site's tax map numbers to the most updated City Environmental Quality Review Requirements (CEQR) Declarations, it was determined that the "E" designation for the subject site pertains to "Hazardous Materials Phase I and II Testing Protocol." The E designation requires that the owner conduct a testing and sampling protocol, and remediation where appropriate, to the satisfaction of the NYC OER before the issuance of a building permit by the NYC DOB. The E designation also includes a mandatory construction related health and safety plan which must be approved by the NYC OER.

An E-Designation is a City zoning map designation that indicates the presence of an environmental requirement pertaining to potential hazardous materials contamination, window/wall noise attenuation, or air quality impacts on a particular tax lot. E-Designations are established on the Zoning Map by the City Planning Commission and City Council as a part of a zoning change. Before any new construction or change in land use can take place on your property, the environmental requirements of the (E) designation need to be satisfied.

A copy of the records obtained from the New York City Department of Buildings is enclosed in Appendix F - Historical Agency Records.

4.3 City of New York Fire Department

Violations

A search was made through the New York City Fire Department Bureau of Fire Prevention for any open or pending violations of the subject building. As of February 20, 2013, the City of New York Fire Department reported that there are no violations on file for the subject site.

Storage Tanks

A search was made through the City of New York Fire Department for all records regarding any storage tanks located at the subject site. As of February 20, 2013, the City of New York Fire Department reported that there are no storage tanks permitted at the subject site.

A copy of the records obtained from the City of New York Fire Department is included in Appendix E - Historical Agency Records.

5.0 OPINION OF THE ENVIRONMENTAL PROFESSIONAL

Based on the completion of the Phase I Environmental Site Assessment (ESA), the Environmental Professional has identified conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject site. This opinion is based on the conditions observed at the time of the site inspection, the records reviewed as part of this ESA report, as well as the present and historical uses of the site. Further justification for this opinion is explained in Section 6.0 Conclusions and Recommendations, which follows on the next page.

Note Regarding Data Gap

Based on the fact that the user questionnaire and title report have not been obtained, a data gap exists for the site. The additional records may alter the findings of this report.

6.0 CONCLUSIONS AND RECOMMENDATIONS

LLAL has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM E 1527-05 of the subject site. 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 (RECs) in connection with the property, with the exception of the following:

1. On-Site Discharges - Phase II Subsurface Investigation Dye Testing / Confirmation of On-Site Discharges

It was reported that the subject site is connected to the New York City municipal sewer system. The sewer trap is accessed via a steel plate within the north side of the building. The storm water at the site is directed to the municipal storm water collection system.

There are typical sinks located in the bathrooms of the buildings. There is one (1) slop sink located within the former office area. A roof drain trap is located beneath the slop sink. There is one (1) septic cleanout located adjacent to the front bathroom.

Based on the historical operations at the site entailing a US EPA RCRIS generator of hazardous waste and the use of the site for "electric motor service", there is a concern that any accidental spills and/or illegal discharges to the drainage points may have caused subsurface soil and/or groundwater contamination.

Documentation should be provided to confirm that all of the drainage points at the subject site are directed to the municipal sewer system. If such documentation cannot be provided, the drainage points should be smoke tested and/or line traced in order to confirm their respective discharge point(s). At this time it is assumed that these structures discharge to the municipal sewer system. If these drainage structures are found to discharge to an on-site leaching structure(s), then the leaching structure(s) should be sampled.

2. Storage Tanks

There is one (1) - 275 gallon fuel oil AST located within the front former office area. The fill port and vent line are located at the north side of the building. There were no signs of leaks observed within the vicinity of the AST. There is one (1) abandoned 550 gallon fuel oil UST located within the front office area. The concrete sealed fill port and the vent line

are located at the north side of the building. It was reported that the UST was abandoned in 2001. There was no other evidence of storage tanks observed, such as fill ports, vent lines, etc. observed at the time of the site inspection.

At the time of the site inspection, Mr. Kevin Hernandez provided GCI with a copy of an invoice, dated May 31, 2001, prepared by Colony Fuel Oil. The invoice indicates that one (1) - 550 gallon oil tank was cleaned and filled with sand and a new 275 gallon AST was installed. The tank was permitted with the NYC FD under Account No. 06725493C.

Based on the lack of assessment data for the 550 gallon fuel oil UST at the time of abandonment, the soil and/or groundwater quality within the vicinity of the UST has not been assessed.

The area of the UST should be assessed via a Phase II Subsurface Investigation. Soil borings should be installed around the tank and representative soil samples should be submitted to a laboratory for analysis. An option to the Phase II Subsurface Investigation would be to excavate and remove the UST. A Tank Excavation Assessment (TEA) should be conducted at the time of the removal in order to confirm the soil quality within the vicinity of the tank. Representative soil samples should be submitted to a National Environmental Laboratory Accreditation Program (NELAP) certified laboratory for the analysis of volatile organic compounds (VOCs) utilizing EPA Method 8021 (STARS) and for base/neutral semi-volatile organic compounds (SVOCs) utilizing EPA Method 8270 (STARS). The results of the analysis should be reviewed and compared to the Unrestricted Soil Cleanup Objectives listed in the New York State Department of Environmental Conservation (NYS DEC) "Division of Environmental Remediation 6 NYCRR Part 375".

3. Satisfy Little "E" Designation

The subject site is listed as a Little "E" Restricted site under E No. E-218, CEQR No. 08DCP021Q and ULURP No. 080429ZMQ. Upon comparison of the site's tax map numbers to the most updated City Environmental Quality Review Requirements (CEQR) Declarations, it was determined that the "E" designation for the subject site pertains to "Hazardous Materials Phase I and II Testing Protocol." The E designation requires that the owner conduct a testing and sampling protocol, and remediation where appropriate, to the satisfaction of the NYC OER before the issuance of a building permit by the NYC DOB. The E designation also includes a mandatory construction related health and safety plan which must be approved by the NYC OER.

An E-Designation is a City zoning map designation that indicates the presence of an environmental requirement pertaining to potential hazardous materials contamination, window/wall noise attenuation, or air quality impacts on a particular tax lot. E-Designations are established on the Zoning Map by the City Planning Commission and City Council as a part of a zoning change. Before any new construction or change in land use can take place on your property, the environmental requirements of the (E) designation need to be satisfied.

An "E" designation for potential hazardous material contamination may be satisfied and administratively removed from a zoning map through the following procedure:

- **Satisfaction of Requirements**
The owner of any tax lot with an (E) designation for potential hazardous material contamination may file DCP, a report from the OER specifying that the environmental requirements relating to such designation have been satisfied regarding that lot. Upon receipt of such report, the DCP shall indicate such satisfaction as to that lot on the listing of "E" designations appended to the zoning maps of the Zoning Resolution.

- **Removal of "E" Designation**
The DCP shall administratively remove the "E" Designation from a zoning map when all environmental requirements for potential hazardous material contamination have been met on all tax lots specified in the CEQR declaration.

The "E" Designation for the subject site should be satisfied to the satisfaction of the NYC OER. The Phase I ESA report should be submitted to the NYC OER. Upon review, the NYC OER will make a determination regarding the need for further work. Based on this review, it is likely that a Phase II Subsurface Investigation consisting of soil, soil gas and groundwater sampling will be required.

6.1 Non-Scope Consideration

Non-scope considerations are outside the scope of a Phase I ESA report, as defined by the American Society for Testing and Materials (ASTM) E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Non-scope considerations are conditions that may lead to contamination of the subject site or of nearby properties but are not included in CERCLA's definition of *hazardous substances* (42U.S.C. 9601(14)) or do not otherwise present potential CERCLA liability.

Based on the completion of the Phase I ESA for the subject site, the following non-scope consideration pertains to the subject site at this time:

1. Asbestos

A limited visual inspection of the property was conducted for suspect asbestos containing material (ACM), such as friable pipe insulation, friable surface material, and non-friable floor tile. There was no asbestos observed throughout the common / accessible / visible areas of the subject site at the time of the site inspection.

Based on the construction date of the subject building (1955), the presence of asbestos would be suspected in non-accessible areas. These non-accessible areas would include mechanical systems, electrical systems, plumbing systems and behind walls or within roofing materials. Please note that this inspection was limited to areas capable of being accessed and visible at the time of the site inspection. There was no destructive testing performed as part of the inspection.

In addition, according to Title 29 of the Code of Federal Regulations Part 1910.1001 (29 CFR 1910.1001), any thermal system insulation and surfacing material found in buildings constructed no later than 1980 is said to be "presumed asbestos containing material."

An asbestos inspection, including sampling and laboratory analysis, would be required in order to confirm the presence of all asbestos building materials. The removal / abatement of asbestos is not required by law for the subject building; therefore the asbestos can remain in place, or the asbestos can be removed / abated. If the asbestos remains in place, it is recommended that an ACM Operations and Maintenance (O & M) Program be implemented by the property owner. A general format for a suggested ACM O & M Program is included in Section 3.5 of this report.

6.2 De Minimus Conditions

De minimus conditions are defined as conditions which 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 minimus are not considered Recognized Environmental Conditions (RECs), although they do warrant discussion within a Phase I ESA report.

Based on the completion of the Phase I ESA for the subject site, there do not appear to be any de minimus conditions which pertain to the subject site at this time.

Limiting Conditions

The purpose of this investigation was to identify potential sources of contamination at the property, and to satisfy the all appropriate inquiry standard set forth in Section 9601 (35)(b) of CERCLA. The findings and conclusions set forth in this report are based upon information that was available to LIAL during its inspection of the property and after review of selected records and documents. If new information becomes available concerning the property after this date, or if the property is used in a manner other than that which is in this report, the findings and conclusions contained herein may have to be modified. Additionally, while this investigation was performed in accordance with good commercial and customary practice and generally accepted protocols within the consulting industry, LIAL cannot guarantee that the property is completely free of hazardous substances or other materials or conditions that could subject the client to potential liability. The presence or absence of any such condition can only be confirmed through the collection and analysis of air, soil and/or groundwater samples, which was beyond the scope of this investigation.

Future events and/or investigation could change the findings stated herein. Should additional investigations encounter differing conditions, sections of this report may require modification.

The preceding Environmental Assessment is subject to the following conditions and to such other conditions and limiting conditions as are set forth in the report.

1. LIAL assumes no responsibility for hidden or latent conditions or misrepresentation by the property owner, his representatives, public information officials or any authority consulted in connection with the compilation of this report.
2. This report is prepared for the sole and explicit purpose for assessing the potential liability with respect to the suspected presence of hazardous materials that may pose a potential health or environmental threat and for evaluating collateral risk associated with the same. This report is not intended to have any direct bearing on the value of the property.
3. The Environmental Assessment Report is for the sole use of the principal parties. No disclosure or reproduction shall be made of the preceding report without the prior written consent of LIAL.
4. LIAL or any representative of LIAL is not required to give testimony with reference to the opinions expressed herein without prior written arrangement.

Disclaimer

This report is for the use of the client as a guide in determining the possible presence of toxic materials on the subject property at the time of the inspection. This report is based on the review of historic records, relating to past occupants, and upon a visual inspection of the surrounding properties at the time of inspection. The records researched may be incomplete, and this report makes no determinations with respect to portions of the surrounding properties which were not inspected. This Phase I report is not a definitive determination of the presence or absence of toxic substances.

Any and all liability on the part of LIAL shall be limited solely to the cost of this environmental assessment. LIAL shall have no liability for any damages, whether consequential, compensatory, punitive, or special, arising out of, incidental to, or as a result of, this assessment and report. LIAL shall have no liability for any cleanup and/or response costs, or any other incidental, or consequential, punitive, or special costs arising out of, incidental to, or as a result of any action against the client brought by any federal, state, or local government agency. LIAL assumes no liability for the use of this assessment and report by any person or entity other than the client for whom it has been prepared.

APPENDIX A

REFERENCES

The following resources and agencies were contacted and or researched in conjunction with the preparation of this Phase I Environmental Site Assessment (ESA):

1. United States Environmental Protection Agency (US EPA)
2. New York State Department of Environmental Conservation (NYS DEC)
3. Consolidated - Edison Electric Company (Con ED)
4. City of New York Fire Department (NYC FD)
5. New York City Department of Buildings (NYC DOB)
6. New York City Bureau of Water (NYC BOW)
7. New York City Sewer System (NYC SS)
8. Sanborn Fire Insurance / Historical Use Maps
9. American Society for Testing and Materials (ASTM) Designation E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

APPENDIX B

SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

The findings, conclusions and recommendations of this Phase I Environmental Site Assessment have been prepared in accordance with generally accepted standards and practices. This report is limited to accessible areas of the subject site and information available at the time of the preparation. LIAL certifies that, to the best of our knowledge, the information presented is accurate and reliable with regard to apparent indications of existing or potential "recognized environmental conditions" observed at the time of the site inspection.

The above mentioned parties interest in issues presented herein is unknown to LIAL. LIAL expressly reserves its common law copyright and other property rights in this report. This report is not to be reproduced, changed or copied in any form or manner whatsoever, nor is it to be assigned to any third party, without first obtaining the express written permission and consent of LIAL.

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



Diane J. Hawran
Environmental Professional
Long Island Analytical Laboratories, Inc.



Tom P. Smyth
Environmental Professional
Long Island Analytical Laboratories, Inc.



Attachment B

Soil Borings



**LONG
ISLAND
ANALYTICAL
LABORATORIES INC.**

110 Colin Drive • Holbrook, New York 11741

"TOMORROWS ANALYTICAL SOLUTIONS TODAY"

Phone (631) 472-3400 • Fax (631) 472-8505 • Email: LIAL@lialinc.com

GEOLOGICAL BORING LOG SB-1

Long Island Analytical Laboratories
 110 Colin Drive
 Holbrook, NY 11741
 Phone: (631) 472-3400
 Fax: (631) 472-8505

Location: 25-10 38th Avenue, Queens, NY
Drill Date: June 6, 2013
Project No.: 2013094
Client: Mika Construction
Geologist: Mr. Tom P. Smyth
Boring Location: See Figure 4.0 - Site Diagram

Drilling Co.: LIAL

Driller: Mr. James F. Smyth

Drill Rig: Geoprobe® 5410

Total Well Depth (ft.): Not Applicable

Screen (ft.): Not Applicable

Riser (ft.): Not Applicable

Filter Pack: Not Applicable

Annular Seal: Not Applicable

Well Head: Not Applicable

Sample Depth (ft)

LITHOLOGICAL DESCRIPTION

Start	End	% Recovery	PID	
0' 0"	5' 0"	80 %	0.0 ppm	Dark brown, medium grain sand and urban fill. No odor or staining noted.
5' 0"	10' 0"	100 %	0.0 ppm	Light brown, fine to medium grain sand. No odor or staining noted.
33' 0"	37' 0"	NA	NA	The boring was continued directly to the groundwater interface at 33' 0". The groundwater sample was obtained from 33' 0" to 37' 0".

PID: Perkin-Elmer Model 2020 Weather Conditions: Sunny, 75 degrees Fahrenheit

Drilling Time: 2.5 hours.

Miscellaneous Site Conditions: No other pertinent site information.

APPLICABLE UNIFIED SOIL CLASSIFICATION

Soil Groups	Typical Soil Names
GM	Silty Gravels, Gravel-Sand-Silt Mixture
GC	Clayey Gravels, Gravel-Sand-Clay Mixture
SC	Clayey Sands, Sand-Clay Mixtures
SM	Silty Sands, Sand-Silt Mixtures



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GEOLOGICAL BORING LOG SB-2

Long Island Analytical Laboratories 110 Colin Drive Holbrook, NY 11741 Phone: (631) 472-3400 Fax: (631) 472-8505				Location: 25-10 38 th Avenue, Queens, NY Drill Date: June 6, 2013 Project No.: 2013094 Client: Mika Construction Geologist: Mr. Tom P. Smyth Boring Location: See Figure 4.0 - Site Diagram	
Drilling Co.: LIAL				Driller: Mr. James F. Smyth	
				Drill Rig: Geoprobe® 5410	
Total Well Depth (ft.): Not Applicable				Screen (ft.): Not Applicable	
Riser (ft.): Not Applicable				Filter Pack: Not Applicable	
Annular Seal: Not Applicable				Well Head: Not Applicable	
Sample Depth (ft)				LITHOLOGICAL DESCRIPTION	
Start	End	% Recovery	PID		
0' 0"	5' 0"	75 %	0.0 ppm	Dark brown and yellow, medium grain sand and urban fill. No odor or staining noted.	
5' 0"	10' 0"	100 %	0.0 ppm	Light brown, medium grain sand. No odor or staining noted.	
33' 0"	37' 0"	NA	NA	The boring was continued directly to the groundwater interface at 33' 0". The groundwater sample was obtained from 33' 0" to 37' 0".	
PID: Perkin-Elmer Model 2020 Weather Conditions: Sunny, 75 degrees Fahrenheit					
Drilling Time: 2.5 hours.				Miscellaneous Site Conditions: No other pertinent site information.	
APPLICABLE UNIFIED SOIL CLASSIFICATION					
Soil Groups			Typical Soil Names		
GM			Silty Gravels, Gravel-Sand-Silt Mixture		
GC			Clayey Gravels, Gravel-Sand-Clay Mixture		
SC			Clayey Sands, Sand-Clay Mixtures		
SM			Silty Sands, Sand-Silt Mixtures		



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GEOLOGICAL BORING LOG SB-3

Long Island Analytical Laboratories 110 Colin Drive Holbrook, NY 11741 Phone: (631) 472-3400 Fax: (631) 472-8505				Location: 25-10 38 th Avenue, Queens, NY Drill Date: June 6, 2013 Project No.: 2013094 Client: Mika Construction Geologist: Mr. Tom P. Smyth Boring Location: See Figure 4.0 - Site Diagram			
Drilling Co.: LIAL				Driller: Mr. James F. Smyth			
				Drill Rig: Geoprobe® 5410			
Total Well Depth (ft.): Not Applicable				Screen (ft.): Not Applicable			
Riser (ft.): Not Applicable				Filter Pack: Not Applicable			
Annular Seal: Not Applicable				Well Head: Not Applicable			
Sample Depth (ft.)				LITHOLOGICAL DESCRIPTION			
Start	End	% Recovery	PID				
0' 0"	5' 0"	50 %	0.0 ppm	Dark brown, medium grain sand and urban fill. No odor or staining noted.			
5' 0"	10' 0"	100 %	0.0 ppm	Light brown, medium grain sand. No odor or staining noted.			
33' 0"	37' 0"	NA	NA	The boring was continued directly to the groundwater interface at 33' 0". The groundwater sample was obtained from 33' 0" to 37' 0".			
PID: Perkin-Elmer Model 2020 Weather Conditions: Sunny, 75 degrees Fahrenheit							
Drilling Time: 2.5 hours.				Miscellaneous Site Conditions: No other pertinent site information.			
APPLICABLE UNIFIED SOIL CLASSIFICATION							
Soil Groups				Typical Soil Names			
GM				Silty Gravels, Gravel-Sand-Silt Mixture			
GC				Clayey Gravels, Gravel-Sand-Clay Mixture			
SC				Clayey Sands, Sand-Clay Mixtures			
SM				Silty Sands, Sand-Silt Mixtures			



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GEOLOGICAL BORING LOG SB-4

Long Island Analytical Laboratories 110 Colin Drive Holbrook, NY 11741 Phone: (631) 472-3400 Fax: (631) 472-8505				Location: 25-10 38 th Avenue, Queens, NY Drill Date: June 6, 2013 Project No.: 2013094 Client: Mika Construction Geologist: Mr. Tom P. Smyth Boring Location: See Figure 4.0 - Site Diagram	
Drilling Co.: LIAL				Driller: Mr. James F. Smyth	
				Drill Rig: Geoprobe® 5410	
Total Well Depth (ft.): Not Applicable				Screen (ft.): Not Applicable	
Riser (ft.): Not Applicable				Filter Pack: Not Applicable	
Annular Seal: Not Applicable				Well Head: Not Applicable	
Sample Depth (ft)				LITHOLOGICAL DESCRIPTION	
Start	End	% Recovery	PID		
0'0"	5'0"	90 %	0.0 ppm	Dark brown, medium grain sand and urban fill. No odor or staining noted.	
5'0"	10'0"	100 %	0.0 ppm	Light brown, medium grain sand. No odor or staining noted.	
PID: Perkin-Elmer Model 2020 Weather Conditions: Sunny, 75 degrees Fahrenheit					
Drilling Time: 1.0 hour.				Miscellaneous Site Conditions: No other pertinent site information.	
APPLICABLE UNIFIED SOIL CLASSIFICATION					
Soil Groups			Typical Soil Names		
GM			Silty Gravels, Gravel-Sand-Silt Mixture		
GC			Clayey Gravels, Gravel-Sand-Clay Mixture		
SC			Clayey Sands, Sand-Clay Mixtures		
SM			Silty Sands, Sand-Silt Mixtures		



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Attachment C

Laboratory Reports in Digital Format (CD)



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