
**PHASE II
ENVIRONMENTAL SITE ASSESSMENT**

PROJECT Envirodox PhII-20177

38-68 13th St
Long Island City, NY 11101

PREPARED FOR

BankAsiana
172 Main Street
Fort Lee, NJ 07024

June 12, 2009

Envirodox, Inc.

16533 Old Valley Blvd., 2nd Flr, La Puente, CA 91744 TEL 323-868-8268 FAX 213-596-3724
Real Estate Consulting, Environmental Engineering, and Assessment Services

Envirodax, Inc.

16533 Old Valley Blvd., 2nd Flr, La Puente, CA 91744 TEL 323.868.8268 FAX 213.596.3724

June 12, 2009

Leonard Shin
BankAsiana
172 Main Street
Fort Lee, NJ 07024

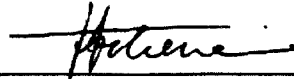
Dear Mr. Shin:

We appreciate the opportunity to serve you with our professional services in environmental assessment. Please contact us at 323-868-8268 if you have further questions.

Sincerely



Steve Oak, Environmental Assessor



Cherie Lim, Project Manager
REA # 30100



Envirodax, Inc.

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(323) 868-8268, Fax: (213) 596-3724 www.envirodox.com

June 12, 2009

Client Information

Mr. Leonard Shin
BankAsiana
172 Main Street
Fort Lee, NJ 07024

Subject property

Project #: PhII-20177

38-68 13th St, Long Island City, NY 11101

Dear Mr. Shin,

Envirodox, Inc. (Envirodox) is pleased to present this Phase II Site Investigation Report regarding the property located at 38-68 13th Street in Long Island City, New York. The following report details the results of the June 2, 2009 subsurface investigation that was completed at the property. A total of two groundwater samples were collected during the subsurface investigation. Two groundwater samples were collected from two soil borings completed outside the building in the sidewalk located in the front of the subject property along 13th Street. The sampling results and procedures are detailed below.

Subsurface Investigation

Envirodox mobilized to the site on June 2, 2009 in order to characterize subsurface conditions by collecting groundwater samples from the site. A total of two soil borings were advanced at the property. Soil borings SB-1 and SB-2 were advanced in the sidewalk located in front of the subject property along 13th Street. Please refer to Figure 1 for soil boring locations. Soil borings SB-1 and SB-2 were advanced utilizing Geoprobe direct push technology. Both soil borings were advanced to approximately 10 feet below surface grade (bsg). The soil encountered in SB-1 and SB-2 was concrete/sidewalk material from 0 to 1 foot bgs, brick fragments with fine gravel from 1-2 feet bsg, brown, fine to medium sand, with little gravel to a depth of approximately 4 feet bsg; followed by brown to dark brown fine sand with silt and clay to a depth of approximately 10 feet bsg. No odors, staining, or photo-ionization detector readings were observed in the soil columns of SB-1 or SB-2. Groundwater was encountered at a depth of approximately 7 to 8 feet bsg. No soil samples were collected during this investigation. A groundwater sample from each soil boring was collected by installing a temporary PVC monitoring well in each boring hole. The soil borings were backfilled to surface grade.

Samples were sent to Analytical Laboratory Services, Inc. located in Middletown, Pennsylvania. The samples were submitted for volatile organic compound analysis.

The laboratory analysis for SB-1 and SB-2 revealed several volatile organic compound concentrations exceeding their applicable NYSDEC Groundwater Quality Standards in both samples. SB-1 detected

Tetrachloroethene (PCE) at 9.8 µg/l and SB-2 detected PCE at 25.6 µg/l and cis-Dichloroethene (DCE) at 62.7 µg/l above the NYSDEC GWQS of 5 µg/l for both PCE and DCE. A copy of the laboratory analytical report is provided as Attachment 1. A summary for the Groundwater samples is included on Table 1. The groundwater sampling results are summarized in Tables 2. A drawing with the results is included as Figure 2.

Summary and Conclusions

Envirodox was retained by BankAsiana to complete a subsurface investigation at the site. The investigation was completed to determine if historic site operations had impacted site groundwater.

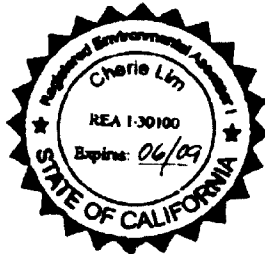
Analytical results have indicated that groundwater at the site has been impacted with PCE and DCE above applicable NYSDEC Groundwater Quality Standards. Envirodox recommends additional groundwater investigations at the site to determine the vertical and horizontal extent of the impacted groundwater.

We appreciate the opportunity to serve you with our professional services in environmental assessment. Please contact us at (323) 868-8268, if you have further questions.

Sincerely,



Cherie Lim, Project Manager
REA # 30100



TABLES

Table 1
Groundwater Data
38-68 13th Street
Long Island City, New York

Sample ID	Date Collected	Matrix	Latitude/Longitude	Lab ID	Laboratory Analysis
SB-1	6/2/2009	Ground Water	40.452964/73.562323	9793009001	VO+10
SB-2	6/2/2009	Ground Water	40.452946/73.562334	9793009002	VO+10

Notes:
 VO+10: Volatile Organic Compounds

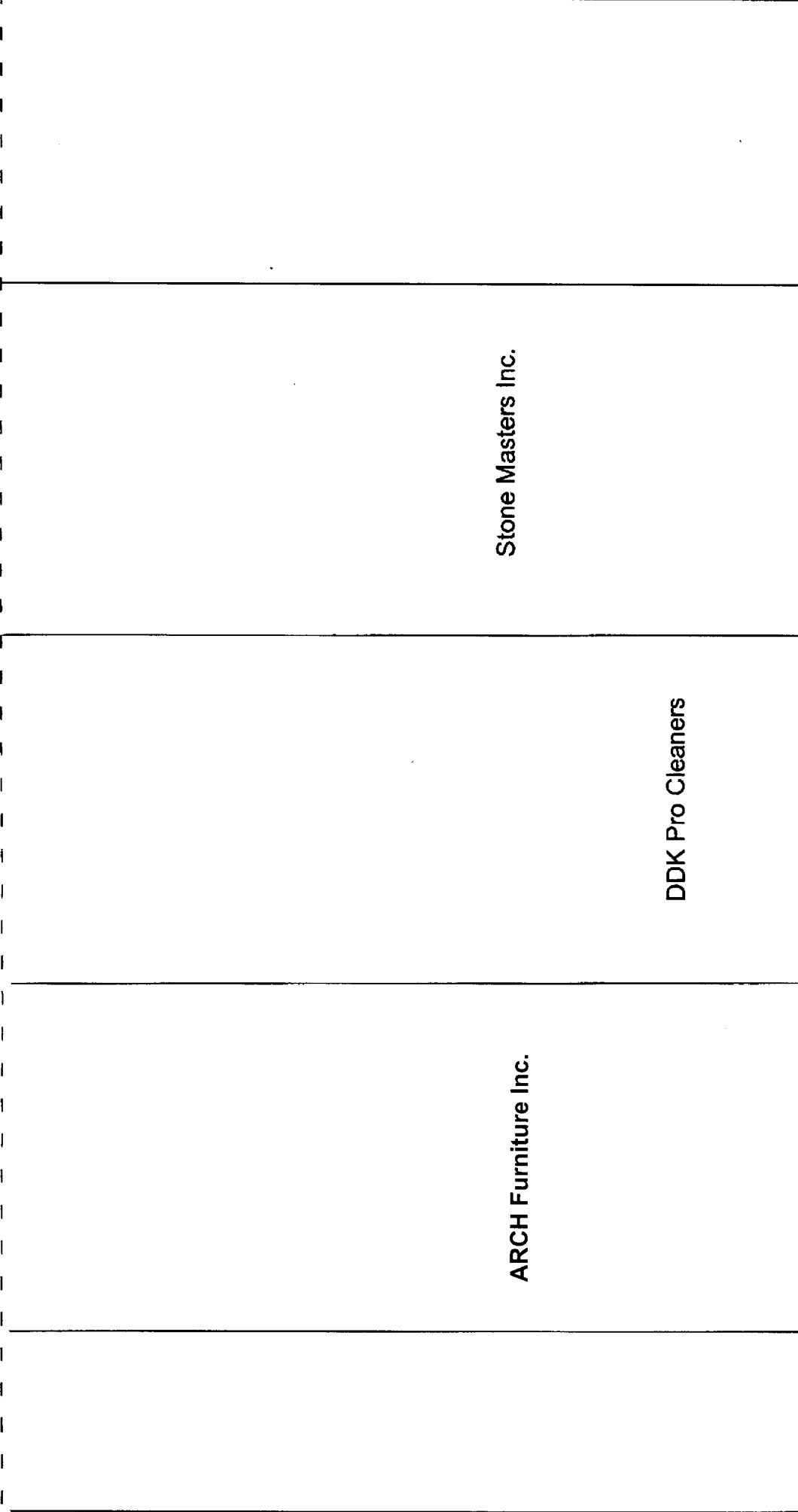
Table 2
Groundwater Data
38-68 13th Street
Long Island City, New York

Sample ID	SB-1	SB-2	Groundwater Quality Standards
Lab Sample Number	9793009001	9793009002	
Sample Date	6/2/2009	6/2/2009	
Units	µg/l	µg/l	
Volatile Organic Compounds			
Benzene	ND 1.0	ND 1.0	0.7
Ethylbenzene	ND 1.0	ND 1.0	5
Toluene	ND 1.0	ND 1.0	5
Tetrachloroethene (PCE)	9.8	25.6	5
Trichloroethene (TCE)	ND 1.0	3.1	5
Total Xylenes	ND 3.0	ND 3.0	5
cis-Dichloroethene (DCE)	4.4	62.7	5

All concentrations are presented in micrograms per liter (ug/L).
 NYS DEC - New York State Department of Environmental Conservation
 Spills Technology and Remediation Series
 Groundwater Quality Standards - NYSDEC groundwater quality standards or Guidance Values
 or the NYSDOH drinking water quality standards or Guidance Values (most stringent)
 ND - Not detected (laboratory detection limit)
 NGV - No Guidance Value

FIGURES

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⊕ SB-1 ⊕ SB-2
 Sidewalk

13TH STREET

SCALE = 10'

FIGURE 1 SAMPLING MAP 38-68 13th STREET LONG ISLAND CITY, NEW YORK	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"></td> <td style="width: 40%; text-align: center;">DRAFTSMAN: AT</td> </tr> <tr> <td colspan="2" style="text-align: center;">DATE: JUNE 12, 2009</td> </tr> </table>		DRAFTSMAN: AT	DATE: JUNE 12, 2009	
	DRAFTSMAN: AT				
DATE: JUNE 12, 2009					

A B C

Arch Furniture Inc.

SB-1	
PCE	9.8
TCE	ND 1.0
cis-DCE	4.4

DDK Pro Cleaners

SB-2	
PCE	25.6
TCE	3.1
cis-DCE	62.7

Stone Masters Inc.

⊕ SB-1 ⊕ SB-2

Sidewalk

13TH STREET

SCALE = 10'

FIGURE 2

SAMPLING MAP
38-68 13th STREET
LONG ISLAND CITY, NEW YORK

DRAFTSMAN: AT

DATE: JUNE 12, 2009

ATTACHMENTS

ATTACHMENT 1



Certificate of Analysis

Project Name:	Long Island City / PT#10920	Workorder:	9793009
Purchase Order:		Workorder ID:	PT#10920/Long Island City

June 10, 2009

Dear Mr. Brady,

Enclosed are the analytical results for samples received by the laboratory on Wednesday, June 03, 2009

ALSI is a National Environmental Laboratory Accreditation Conference (NELAC) accredited laboratory and as such, certifies that all applicable test results meet the requirements of NELAC.

If you have any questions regarding this certificate of analysis, please contact Tonya Hironimus (Project Coordinator) or Anna G Milliken (Laboratory Manager) at (717) 944-5541.

Please visit us at www.analyticallab.com for a listing of ALSI's NELAC accreditations and Scope of Work, as well as other links to Water Quality documentation on the internet.

This laboratory report may not be reproduced, except in full, without the written approval of ALSI.

NOTE: ALSI has changed the report generation tool and while we have tried to retain the existing format, you will notice some changes in the laboratory report. Please feel free to contact ALSI in case you have any questions.

Analytical Laboratory Services, Inc.

CC: Mr. Andrew Trzcinski

This page is included as part of the Analytical Report and must be retained as a permanent record thereof.


Anna G Milliken
Laboratory Manager



SAMPLE SUMMARY

Workorder: 9793009 PT#10920/Long Island City

Discard Date: 06/24/2009

Lab ID	Sample ID	Matrix	Date Collected	Date Received	Collected By
9793009001	SB-1	Ground Water	6/2/09 10:20	6/3/09 20:08	Andrew Trzcinski
9793009002	SB-2	Ground Water	6/2/09 11:30	6/3/09 20:08	Andrew Trzcinski

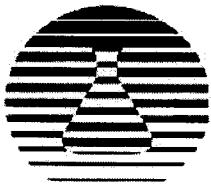
Workorder Comments:

Notes

- Samples collected by ALSI personnel are done so in accordance with the procedures set forth in the ALSI Field Sampling Plan (20 - Field Services Sampling Plan).
- All Waste Water analyses comply with methodology requirements of 40 CFR Part 136.
- All Drinking Water analyses comply with methodology requirements of 40 CFR Part 141.
- Unless otherwise noted, all quantitative results for soils are reported on a dry weight basis.
- The Chain of Custody document is included as part of this report.

Standard Acronyms/Flags

- J, B Indicates an estimated value between the Method Detection Limit (MDL) and the Practical Quantitation Limit (PQL) for the analyte
- U Indicates that the analyte was Not Detected (ND)
- MDL Method Detection Limit
- PQL Practical Quantitation Limit
- RDL Reporting Detection Limit
- ND Not Detected - indicates that the analyte was Not Detected at the RDL
- Cntr Analysis was performed using this container
- RegLmt Regulatory Limit
- LCS Laboratory Control Sample
- MS Matrix Spike
- MSD Matrix Spike Duplicate
- DUP Sample Duplicate
- %Rec Percent Recovery
- RPD Relative Percent Difference



ANALYTICAL RESULTS

Workorder: 9793009 PT#10920/Long Island City

Lab ID: 9793009001

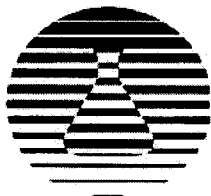
Date Collected: 6/2/2009 10:20

Matrix: Ground Water

Sample ID: SB-1

Date Received: 6/3/2009 20:08

Parameters	Results	Flag	Units	RDL	Method	Prepared By	Analyzed	By	Cntr
VOLATILE ORGANICS									
Acetone	ND		ug/L	10.0	SW846 8260B		6/8/09 17:36	ECR	A
Benzene	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
Bromochloromethane	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
Bromodichloromethane	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
Bromoform	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
Bromomethane	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
2-Butanone	ND		ug/L	10.0	SW846 8260B		6/8/09 17:36	ECR	A
tert.- Butyl Alcohol	ND		ug/L	10.0	SW846 8260B		6/8/09 17:36	ECR	A
Carbon Disulfide	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
Carbon Tetrachloride	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
Chlorobenzene	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
Chlorodibromomethane	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
Chloroethane	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
Chloroform	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
Chloromethane	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
1,2-Dibromo-3-chloropropane	ND		ug/L	7.0	SW846 8260B		6/8/09 17:36	ECR	A
1,2-Dibromoethane	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
1,1-Dichloroethane	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
1,2-Dichloroethane	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
1,1-Dichloroethene	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
cis-1,2-Dichloroethene	4.4		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
trans-1,2-Dichloroethene	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
1,2-Dichloropropane	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
cis-1,3-Dichloropropene	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
trans-1,3-Dichloropropene	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
Ethylbenzene	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
2-Hexanone	ND		ug/L	5.0	SW846 8260B		6/8/09 17:36	ECR	A
Methyl t-Butyl Ether	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
4-Methyl-2-Pentanone(MIBK)	ND		ug/L	5.0	SW846 8260B		6/8/09 17:36	ECR	A
Methylene Chloride	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
Styrene	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
1,1,2,2-Tetrachloroethane	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
Tetrachloroethene	9.8		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
Toluene	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
Total Xylenes	ND		ug/L	3.0	SW846 8260B		6/8/09 17:36	ECR	A
1,1,1-Trichloroethane	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
1,1,2-Trichloroethane	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
Trichloroethene	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
Vinyl Chloride	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
o-Xylene	ND		ug/L	1.0	SW846 8260B		6/8/09 17:36	ECR	A
mp-Xylene	ND		ug/L	2.0	SW846 8260B		6/8/09 17:36	ECR	A
<i>Surrogate Recoveries</i>	<i>Results</i>	<i>Flag</i>	<i>Units</i>	<i>Limits</i>	<i>Method</i>	<i>Prepared By</i>	<i>Analyzed</i>	<i>By</i>	<i>Cntr</i>
1,2-Dichloroethane-d4 (S)	106		%	62-133	SW846 8260B		6/8/09 17:36	ECR	A
4-Bromofluorobenzene (S)	87.5		%	79-114	SW846 8260B		6/8/09 17:36	ECR	A



ANALYTICAL RESULTS

Workorder: 9793009 PT#10920/Long Island City

Lab ID: 9793009001

Date Collected: 6/2/2009 10:20

Matrix: Ground Water

Sample ID: SB-1

Date Received: 6/3/2009 20:08

Parameters	Results	Flag	Units	RDL	Method	Prepared By	Analyzed	By	Cntr
Dibromofluoromethane (S)	105		%	78-116	SW846 8260B		6/8/09 17:36	ECR	A
Toluene-d8 (S)	101		%	76-127	SW846 8260B		6/8/09 17:36	ECR	A

LIBRARY SEARCH - VOLATILES

No TIC's Detected

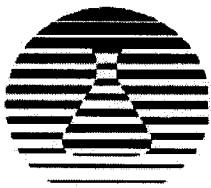
Lib Search VOC

6/8/09 17:36 TEH A

Sample Comments:

Methods for the analysis of volatile organics require that the sample be preserved to a pH less than 2 using HCl. This sample had a pH greater than 2 when received by the lab.

Anna G Milliken
Laboratory Manager



ANALYTICAL RESULTS

Workorder: 9793009 PT#10920/Long Island City

Lab ID: 9793009002

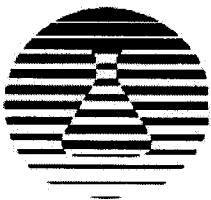
Date Collected: 6/2/2009 11:30

Matrix: Ground Water

Sample ID: SB-2

Date Received: 6/3/2009 20:08

Parameters	Results	Flag	Units	RDL	Method	Prepared	By	Analyzed	By	Cntr
VOLATILE ORGANICS										
Acetone	ND		ug/L	10.0	SW846 8260B			6/8/09 18:03	ECR	A
Benzene	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
Bromochloromethane	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
Bromodichloromethane	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
Bromoform	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
Bromomethane	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
2-Butanone	ND		ug/L	10.0	SW846 8260B			6/8/09 18:03	ECR	A
tert.- Butyl Alcohol	ND		ug/L	10.0	SW846 8260B			6/8/09 18:03	ECR	A
Carbon Disulfide	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
Carbon Tetrachloride	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
Chlorobenzene	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
Chlorodibromomethane	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
Chloroethane	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
Chloroform	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
Chloromethane	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
1,2-Dibromo-3-chloropropane	ND		ug/L	7.0	SW846 8260B			6/8/09 18:03	ECR	A
1,2-Dibromoethane	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
1,1-Dichloroethane	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
1,2-Dichloroethane	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
1,1-Dichloroethene	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
cis-1,2-Dichloroethene	62.7		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
trans-1,2-Dichloroethene	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
1,2-Dichloropropane	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
cis-1,3-Dichloropropene	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
trans-1,3-Dichloropropene	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
Ethylbenzene	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
2-Hexanone	ND		ug/L	5.0	SW846 8260B			6/8/09 18:03	ECR	A
Methyl t-Butyl Ether	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
4-Methyl-2-Pentanone(MIBK)	ND		ug/L	5.0	SW846 8260B			6/8/09 18:03	ECR	A
Methylene Chloride	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
Styrene	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
1,1,2,2-Tetrachloroethane	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
Tetrachloroethene	25.6		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
Toluene	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
Total Xylenes	ND		ug/L	3.0	SW846 8260B			6/8/09 18:03	ECR	A
1,1,1-Trichloroethane	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
1,1,2-Trichloroethane	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
Trichloroethene	3.1		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
Vinyl Chloride	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
o-Xylene	ND		ug/L	1.0	SW846 8260B			6/8/09 18:03	ECR	A
mp-Xylene	ND		ug/L	2.0	SW846 8260B			6/8/09 18:03	ECR	A
<i>Surrogate Recoveries</i>	<i>Results</i>	<i>Flag</i>	<i>Units</i>	<i>Limits</i>	<i>Method</i>	<i>Prepared</i>	<i>By</i>	<i>Analyzed</i>	<i>By</i>	<i>Cntr</i>
1,2-Dichloroethane-d4 (S)	104		%	62-133	SW846 8260B			6/8/09 18:03	ECR	A
4-Bromofluorobenzene (S)	85.9		%	79-114	SW846 8260B			6/8/09 18:03	ECR	A



ANALYTICAL RESULTS

Workorder: 9793009 PT#10920/Long Island City

Lab ID: 9793009002

Date Collected: 6/2/2009 11:30

Matrix: Ground Water

Sample ID: SB-2

Date Received: 6/3/2009 20:08

Parameters	Results	Flag	Units	RDL	Method	Prepared By	Analyzed	By	Cntr
Dibromofluoromethane (S)	103		%	78-116	SW846 8260B		6/8/09 18:03	ECR	A
Toluene-d8 (S)	99.8		%	76-127	SW846 8260B		6/8/09 18:03	ECR	A

LIBRARY SEARCH - VOLATILES

No TIC's Detected

Lib Search VOC

6/8/09 18:03 TEH A

Sample Comments:

Anna G Milliken
Laboratory Manager

