PAL
ENVIRONMENTAL SERVICES

April 3, 2018

NYSDEC Region 2 Office
1 Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
(718) 482-4900

RE: PBS# N/A
Tank 001
Tank Closure Report
Prestone Press, LLC
47-50 30th Street
Long Island City, NY 11101

Dear Mr. Leszek Zielinski:

PAL Environmental Services, Inc. is pleased to submit the enclosed underground storage tank closure report for the above referenced property located in New York City prepared on behalf of:

Prestone Realty, LLC
47-50 30th Street
Long Island City, NY 11101
(347)468-7881

Should you have any questions or comments regarding this report, please contact Michael Baldwin, at 718 -349-0900 or via email: mbaldwin@palcorp.com.

Sincerely,

Mike Bald

Michael Baldwin
Project Manager
PAL Environmental Services, Inc.



1102 Queens Plaza South, Long Island City, NY, 11101-4908
P: 718.349.0900 F: 718.349.280 www.palcorp.com

PAL ENVIRONMENTAL SERVICES

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1102 Queens Plaza South, Long Island City, NY, 11101-4908
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## I. Underground Storage Tank Closure Report

### A. Narrative

A Phase I Environmental Site Assessment was conducted by Whitestone Associates, Inc. dated 8/16/05, in regards to a 3,000 gallon former heating oil underground storage tank (UST) that was vacuum pumped and filled with sand in 1991 by ABC Tank Cleaning and Repair, however, no environmental sampling was conducted during the closure activities nor was the tank registered with the NYSDEC. On 9/27/05, Whitestone conducted a Phase II Site Investigation to access the subsurface conditions at the site through the collection of soil and groundwater samples in the vicinity of the abandoned 3,000 gallon UST. The results of the soil samples collected in the vicinity of the UST did not document VOC and SVOC constituents at concentration exceeding laboratory method detection limits (MDLs). The results of groundwater samples documented select SVOC constituents at concentrations exceeding laboratory MDLs. SVOC constituents were also detected at concentrations exceeding NYSDEC Groundwater Standards. A copy of the Phase II report has been attached in section E of this report.

On March 15th, 2018 PAL Environmental Services, Inc. mobilized equipment to 47-50 30th Street, Queens, New York to confirm the proper abandonment of one (1) 3,000 gallon underground storage tank (UST). PAL removed the cover of the UST and determined that the tank was previously cleaned and filled with sand. Photos were taken as support of the abandonment activities and are attached in Section F of this report.

### B. Soil Sampling

Two soil borings (SB-1 and SB-2) were advanced in the vicinity of the abandoned 3,000 gallon UST in locations that replicate the borings collected during Whitestone Associates, Inc.'s Phase II Site Investigation dated 9/27/05. The borings were advanced by PAL utilizing a portable Geoprobe 420M direct push unit. Soil samples were collected as the borings were advanced. Samples were screened with a PID meter to identify the presence of VOC contamination. Soil samples were collected from select borings from the intervals which exhibited the greatest potential for contamination based upon field screening and visual observations. Please see soil borings and field observations below:



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**Soil Boring and other Field Observations**

| Boring ID | Depth of Boring (BG) | Soil Observations |
|---|---|---|
| SB1 | 0-3’ | No petroleum odor, no staining (0 ppm) |
| SB1 | 3-6’ | No petroleum odor , no staining (3 ppm) |
| SB1 | 6-9’ | No petroleum odor, no staining (2 ppm) |
| SB1 | 9-12’ | No petroleum odor, no staining, groundwater (10 ppm) |
| SB1 | 12-15’ | No petroleum odor, no staining, groundwater (3ppm) |
| SB2 | 0-3’ | No petroleum odor, no staining (2 ppm) |
| SB2 | 3-6’ | No petroleum odor , no staining (3 ppm) |
| SB2 | 6-9’ | No petroleum odor, no staining (2 ppm) |
| SB2 | 9-12’ | No petroleum odor, no staining, groundwater (5 ppm) |
| SB2 | 12-15’ | No petroleum odor, no staining, groundwater (5 ppm) |
| | | |
| | | |
| | | |
| | | |
| | | |

The analytical results for the soil samples collected at SB-1 and SB-2 did not document VOC constituents at concentrations exceeding the laboratory method detection limits (MDLs).

Analytical results for the soil samples collected at SB-1 and SB-2 documented SVOC constituents Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Chrysene, Dibenzo(a,h)anthracene and indo(1,2,3-c,d)pyrene at concentrations exceeding the laboratory MDLs.



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## C. Conclusions and Recommendations

- Soil sampling and analysis revealed the presence of select SVOC constituents in borings SB-1 and SB-2 at concentrations exceeding CP-51 Soil Clean Up objectives.
- The identified soil exceedances of NYSDEC guidelines represent a condition that typically will not warrant further action assuming subsurface soils and groundwater will not be disturbed for site redevelopment. These exceedances should be reported to the NYSDEC, and the current results suggest that the fill conditions likely can be addressed by existing engineering controls (current building slab) or, possibly, institutional controls such as a deed restriction.

All supporting documentation is included in the following pages of the report.



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# II. Support Documents



1102 Queens Plaza South, Long Island City, NY, 11101-4908
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# A. Site Map



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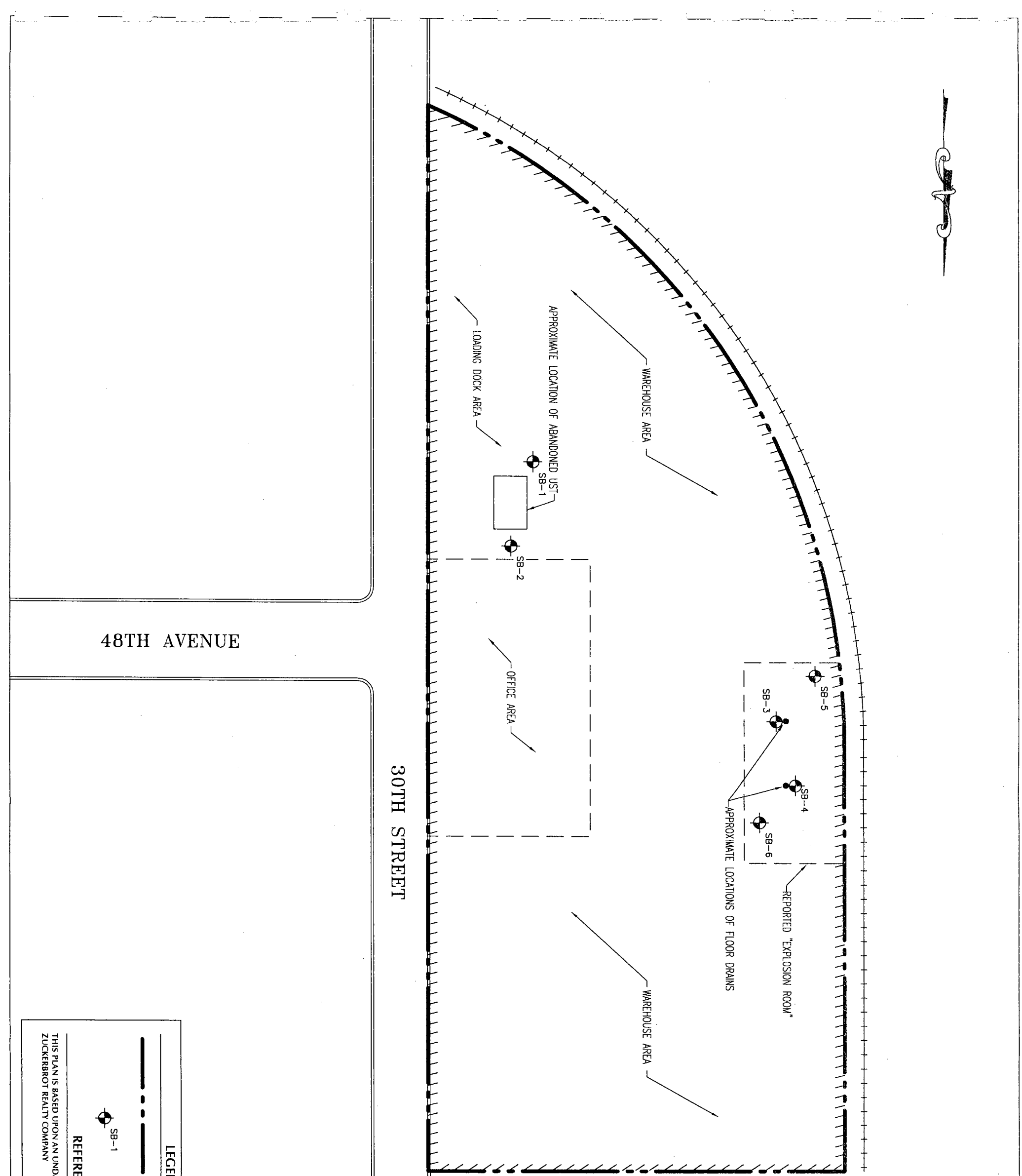


TITLE:

# BORING LOCATION PLAN

CLIENT: PRESTONE PRINTING


WHITESTONE ASSOCIATES, INC.
35 TECHNOLOGY DRIVE
WARREN, NEW JERSEY 07059
908.668.7777 • 908.754.5936 FAX


PROJECT: PHASE II SITE INVESTIGATION
EXISTING MILTON PAPER COMPANY
47-50 30TH STREET
LONG ISLAND CITY, QUEENS COUNTY, NEW YORK

| PROJECT #: | BY: | PROJ. MGR.: | DATE: | SCALE: | FIGURE: |
|---|---|---|---|---|---|
| WJ05-8023 | MS | CS | 8/10/05 | N.T.S. | 2 |

# B. Soil Sample Data



1102 Queens Plaza South, Long Island City, NY, 11101-4908
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| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **American Analytical Laboratories, LLC.** | | | | | | | |
| **WorkOrder: 1803105** | | | | | | | |
| **Client: PAL Environmental Services** | | | | | | | |
| **Project: Prestone Print, 4750 30th St, Long Islan** | | | | **Client SampleID:** | | **SB-1 9'-12'** | |
| | | | | **Laboratory ID:** | | **1803105-001** | |
| | | | | **Sampling Date:** | | **3/15/2018** | |
| **VOC** | **CasNo** | **Analyte** | **Units** | **Limits** | | | **Q** |
| | 95-63-6 | 1,2,4-Trimethylbenzene | PPB | 3600 | (18) | 1.2 | U |
| | 108-67-8 | 1,3,5-Trimethylbenzene | PPB | 8400 | (18) | 1.2 | U |
| | 99-87-6 | 4-Isopropyltoluene | PPB | 10000 | (18) | 1.2 | U |
| | 71-43-2 | Benzene | PPB | 60 | (18) | 1.2 | U |
| | 100-41-4 | Ethylbenzene | PPB | 1000 | (18) | 1.2 | U |
| | 98-82-8 | Isopropylbenzene | PPB | 2300 | (18) | 1.2 | U |
| | 179601-23-1 | m,p-Xylene | PPB | 260 | (18) | 2.4 | U |
| | 1634-04-4 | Methyl tert-butyl ether | PPB | NA | (18) | 1.2 | U |
| | 91-20-3 | Naphthalene | PPB | 12000 | (18) | 150 | |
| | 104-51-8 | n-Butylbenzene | PPB | 12000 | (18) | 1.2 | U |
| | 103-65-1 | n-Propylbenzene | PPB | 3900 | (18) | 1.2 | U |
| | 95-47-6 | o-Xylene | PPB | 260 | (18) | 1.2 | U |
| | 135-98-8 | sec-Butylbenzene | PPB | 11000 | (18) | 1.2 | U |
| | 98-06-6 | tert-Butylbenzene | PPB | 5900 | (18) | 1.2 | U |
| | 108-88-3 | Toluene | PPB | 700 | (18) | 1.2 | U |
| | 1330-20-7 | Xylenes, Total | PPB | 260 | (18) | 3.5 | U |
| **SVOC** | | | | | | | |
| | 83-32-9 | Acenaphthene | PPB | 20000 | (18) | 7900 | D |
| | 208-96-8 | Acenaphthylene | PPB | 100000 | (18) | 470 | |
| | 120-12-7 | Anthracene | PPB | 100000 | (18) | 20000 | D |
| | 56-55-3 | Benzo(a)anthracene | PPB | 1000 | (18) | 21000 | D |
| | 50-32-8 | Benzo(a)pyrene | PPB | 1000 | (18) | 14000 | D |
| | 205-99-2 | Benzo(b)fluoranthene | PPB | 1000 | (18) | 18000 | D |
| | 191-24-2 | Benzo(g,h,i)perylene | PPB | 100000 | (18) | 6500 | D |
| | 207-08-9 | Benzo(k)fluoranthene | PPB | 800 | (18) | 7000 | D |
| | 218-01-9 | Chrysene | PPB | 1000 | (18) | 17000 | D |
| | 53-70-3 | Dibenzo(a,h)anthracene | PPB | 330 | (18) | 2000 | |
| | 206-44-0 | Fluoranthene | PPB | 100000 | (18) | 47000 | D |
| | 86-73-7 | Fluorene | PPB | 30000 | (18) | 13000 | D |
| | 193-39-5 | Indeno(1,2,3-c,d)pyrene | PPB | 500 | (18) | 8100 | D |
| | 85-01-8 | Phenanthrene | PPB | 100000 | (18) | 71000 | D |
| | 129-00-0 | Pyrene | PPB | 100000 | (18) | 37000 | D |
| **WET CHEMISTRY** | | | | | | | |
| | E-11870 | Percent Moisture | wt% | NA | (18) | 16 | |
| | | | | | | | |
| (18) Fuel CP51 Limits | | | | | | | |
| | | | | | | | |
| Abbreviation: | | | | | | | |

| | |
|---|---|
| | |
| | |
| | |
| **SB-2 9'-12'** | |
| **1803105-002** | |
| **3/15/2018** | |
| | **Q** |
| 1.1 | U |
| 1.1 | U |
| 1.1 | U |
| 1.1 | U |
| 1.1 | U |
| 1.1 | U |
| 2.3 | U |
| 1.1 | U |
| 120 | |
| 1.1 | U |
| 1.1 | U |
| 1.1 | U |
| 1.1 | U |
| 1.1 | U |
| 1.1 | U |
| 3.4 | U |
| | |
| 1800 | |
| 97 | J |
| 3500 | |
| 5300 | |
| 3500 | |
| 4600 | |
| 1800 | |
| 1500 | |
| 4200 | |
| 570 | |
| 13000 | D |
| 2000 | |
| 2300 | |
| 15000 | D |
| 8900 | D |
| | |
| 13.5 | |
| | |
| | |
| | |
| | |

*American Analytical Laboratories, LLC.*
*56 Toledo Street*
*Farmingdale, New York 11735*
*TEL: (631) 454-6100 FAX: (631) 454-8027*
*Website: www.American-Analytical.com*

March 29, 2018

Mike Baldwin
PAL Environmental Services
11-02 Queens Plaza South
Long Island City, NY 11101
TEL: (718) 349-0900
FAX (718) 349-2800

RE: Prestone Print, 4750 30th St, Long Island Ci Order No.: 1803105

Dear Mike Baldwin:

American Analytical Laboratories, LLC. received 2 sample(s) on 3/21/2018 for the analyses presented in the following report.

Samples were analyzed in accordance with the test procedures documented on the chain of custody and detailed throughout the text of this report. The results reported herein relate only to the items tested or to the samples as received by the laboratory. This report may not be reproduced, except in full, without the approval of American Analytical Laboratories, LLC and is not considered complete without a cover page and chain of custody documentation. The limits (LOQ) provided in the data package are analytical reporting limits and not Federal or Local mandated values to which the sample results should be compared.

There were no problems with the analyses and all data for associated QC met laboratory specifications. If there are any exceptions a Case Narrative is provided in the report or the data is qualified either on the sample results or in the QC section of the report. This package has been reviewed by American Analytical Laboratories' QA Department/Laboratory Director to comply with NELAC standards prior to report submittal.

If you have any questions regarding these tests results, please do not hesitate to call (631) 454-6100 or email me directly at lbeyer@american-analytical.com.

Sincerely,

Lori Beyer

Lori Beyer
Lab Director
American Analytical Laboratories, LLC.

*American Analytical Laboratories, LLC.*
*56 Toledo Street*
*Farmingdale, New York 11735*
*TEL: (631) 454-6100 FAX: (631) 454-8027*
*Website: www.American-Analytical.com*

# Workorder Sample Summary

WO#: **1803105**

***29-Mar-18***

**CLIENT:** PAL Environmental Services
**Project:** Prestone Print, 4750 30th St, Long Island City,

| Lab SampleID | Client Sample ID | Tag No | Date Collected | Date Received | Matrix |
|---|---|---|---|---|---|
| 1803105-001A | SB-1 9'-12' | | 3/15/2018 9:00:00 AM | 3/21/2018 9:25:00 AM | Soil |
| 1803105-001B | SB-1 9'-12' | | 3/15/2018 9:00:00 AM | 3/21/2018 9:25:00 AM | Soil |
| 1803105-002A | SB-2 9'-12' | | 3/15/2018 12:00:00 PM | 3/21/2018 9:25:00 AM | Soil |
| 1803105-002B | SB-2 9'-12' | | 3/15/2018 12:00:00 PM | 3/21/2018 9:25:00 AM | Soil |

# CHAIN OF CUSTODY

AMERICAN ANALYTICAL LABORATORIES

56 Toledo Street, Farmingdale NY 11735
(T) 631-454-6100 (F) 631-454-8027
www.american-analytical.com

CERTIFICATIONS
NY ELAP - 11418 PA DEP - 68-00573
NJ DEP - NY050 CT DOH - PH-0205

## Client Information

Company Name: PAL Environmental Services
Address: 11-02 Queens Plaza South
City: Long Island City State: NY Zip: 11101
Project Contact: Michael Baldwin
Phone #: 516-779-5234
E-mail: MBaldwin@Palcorp.com

## Project Information

Project Name: Prestone Print
Street: 4750 30th Street
City: Long Island City State: NY Zip: 11101
Project #: 18-6104
Sampler's Name / Company: Jeremy Halliday
Sampler's Signature:

## Analytical Information

CP-51 8260
CP-51 8270

| LAB SAMPLE # (LAB USE ONLY) | Client Sample ID | Sample Type | Matrix Code | Date | Time | Glass / Plastic | Total # of bottles | Sample Containers: Number of Each Preserved Bottle: NONE | HCl | NaOH | $HNO_3$ | $H_2SO_4$ | $NaHSO_4$ | MeOH | OTHER | CP-51 8260 | CP-51 8270 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1803105001 | SB-1 9'-12' | G | S | 3/15/18 | 900am | G | 2 | X | | | | | | | | X | X |
| | SB-2 9'-12' | G | S | 3/15/18 | 1200pm | G | 2 | X | | | | | | | | X | X |

### Turnaround Time ( Business Days)

- [X] Standard 7-10 Business Days
- [ ] 5 Day *RUSH*
- [ ] 4 Day *RUSH*
- [ ] 3 Day *RUSH*
- [ ] 2 Day *RUSH*
- [ ] 1 Day *RUSH*

### SAMPLE TYPE

G = Grab
C = Composite
B = Blank

### MATRIX CODES

L = Liquid PC = Paint Chip
S = Soil SL = Sludge
O = Oil SD = Solid
W = Wipe M = Miscellaneous

### Comments / Remarks

Cooler Temp: 1.8°C

Sample custody must be documented below, each time samples change possession, with a signature, date, and time.

| RELINQUISHED BY (SIGNATURE) | DATE 3/12/2018 TIME 9:25 | PRINTED NAME J. Halliday | RECEIVED BY LAB (SIGNATURE) | DATE 3/12/2018 TIME 9:25 | PRINTED NAME |
|---|---|---|---|---|---|
| RELINQUISHED BY (SIGNATURE) | DATE TIME | PRINTED NAME | RECEIVED BY LAB (SIGNATURE) | DATE TIME | PRINTED NAME |

American Analytical Laboratories, LLC.
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Website: www.American-Analytical.com

# Sample Log-In Check List

Client Name: **PAL ENVIRONMENTAL** Work Order Number: **1803105** RcptNo: **1**

| | | | |
|---|---|---|---|
| Logged by: | **Jenny Mullady** | **3/21/2018 9:25:00 AM** | Jennifer Mullady |
| Completed By: | **Jenny Mullady** | **3/22/2018** | Jennifer Mullady |
| Reviewed By: | **Lori Beyer** | **3/23/2018 8:00:45 AM** | Lori Beyer |

## *Chain of Custody*

| | | | | |
|---|---|---|---|---|
| 1. | Is Chain of Custody complete? | Yes ☑ | No ☐ | Not Present ☐ |
| 2. | How was the sample delivered? | Client | | |

## *Log In*

| | | | | |
|---|---|---|---|---|
| 3. | Coolers are present? | Yes ☑ | No ☐ | NA ☐ |
| 4. | Shipping container/cooler in good condition? | Yes ☑ | No ☐ | |
| | Custody seals intact on shipping container/cooler? | Yes ☐ | No ☐ | Not Present ☑ |
| | No. Seal Date: | Signed By: | | |
| 5. | Was an attempt made to cool the samples? | Yes ☑ | No ☐ | NA ☐ |
| 6. | Were all samples received at a temperature of >0° C to 6.0°C | Yes ☑ | No ☐ | NA ☐ |
| 7. | Sample(s) in proper container(s)? | Yes ☑ | No ☐ | |
| 8. | Sufficient sample volume for indicated test(s)? | Yes ☑ | No ☐ | |
| 9. | Are samples (except VOA and ONG) properly preserved? | Yes ☑ | No ☐ | |
| 10. | Was preservative added to bottles? | Yes ☐ | No ☑ | NA ☐ |
| 11. | Is the headspace in the VOA vials less than 1/4 inch or 6 mm? | Yes ☐ | No ☐ | No VOA Vials ☑ |
| 12. | Were any sample containers received broken? | Yes ☐ | No ☑ | |
| 13. | Does paperwork match bottle labels? (Note discrepancies on chain of custody) | Yes ☑ | No ☐ | |
| 14. | Are matrices correctly identified on Chain of Custody? | Yes ☑ | No ☐ | |
| 15. | Is it clear what analyses were requested? | Yes ☑ | No ☐ | |
| 16. | Were all holding times able to be met? (If no, notify customer for authorization.) | Yes ☑ | No ☐ | |

## *Special Handling (if applicable)*

| | | | | |
|---|---|---|---|---|
| 17. | Was client notified of all discrepancies with this order? | Yes ☐ | No ☐ | NA ☑ |

Person Notified: Date

By Whom: Via: ☐ eMail ☐ Phone ☐ Fax ☐ In Person

Regarding:

Client Instructions:

18. Additional remarks:

Volatile sample collected in 2 oz jar with zero headspace

**Cooler Information**

| Cooler No | Temp ºC | Condition | Seal Intact | Seal No | Seal Date | Signed By |
|---|---|---|---|---|---|---|

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Farmingdale, New York 11735
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# Case Narrative

WO#: **1803105**
Date: **3/29/2018**

**CLIENT:** PAL Environmental Services
**Project:** Prestone Print, 4750 30th St, Long Island City,

Samples were analyzed using the methods outlined in the following references:

Test Methods for Evaluating Solid Waste, Physical/Chemical Methods, SW846 and additional methods as detailed throughout the text of the report. All method blanks, laboratory spikes, and/or matrix spikes met quality assurance objectives with exceptions notated in this Narrative discussion of this report.

Soil sample results analyzed for Volatile Organics via preparation method SW846 Method 5035A by the Low Level procedures potentially may be estimated, "J" (biased low) since the samples for this test were not collected according to the 5035A Method. Volatile LCS are analyzed with preservatives - HCL/NaHSO4/Methanol depending on level of analysis (high/low) similar to sample analysis. Outliers can be attributed to the presence of chemical preservatives. 2-Chloroethyl vinyl ether readily breaks down under acidic conditions. Samples that are acid preserved, including standards will exhibit breakdown. The data user should take note.

The following parameters (if included in this report) are not offered by NY ELAP: VOA 8260 Soil; 1,2,4,5-Tetramethylbenzene, Chlorodifluoromethane, Diisopropyl ether, Ethanol, Freon-114, p-Diethylbenzene, p-Ethyltoluene, Isopropyl Acetate, n-Amyl Acetate, n-Butyl Acetate, n-Propyl Acetate. VOA 8260 Liquid; 1,2,4,5-Tetramethylbenzene, Chlorodifluoromethane, Freon-114, p-Diethylbenzene, p-Ethyltoluene, Isopropyl Acetate, n-Amyl acetate, n-Butyl Acetate, n-Propyl Acetate. Pesticides 8081 Soil; DBCP. Herbicides 8151 Soil; 3,5-Dichlorobenzoic Acid, 4-Nitrophenol, Acifluorfen, Bentazon, Chloramben, DCPA, Picloram .Lachat 10-107-6-1B Ammonia in Soil, SM 2540G Total Volatile Solids, Soil TKN, Soil Organic Nitrogen, Percent Moisture, pH in non-potable water and temperature at which pH is measured, SM 4500-SO3 B Sulfite in Liquid, Total Sulfur in Soil, Acid Soluble Chloride by ASTMC1152, Water Soluble Chloride by ASTMC1218, Chlorine Demand by SM 2350 B, Total Residual Chlorine in Liquid and Reactivity to Sulfide and Reactivity to Cyanide.

The test results meet the requirements of the NYSDOH and NELAC standards, except where noted. The information contained in this analytical report is the sole property of American Analytical Laboratories, LLC. or the client for which this report was issued. The results contained in this report are only representative of the samples received. The sample receipt checklist is included as part of this lab report. Conditions can vary at different times and at different sampling conditions. American Analytical is not responsible for the use or interpretation of the data included herein.

American Analytical Laboratories, LLC.
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Farmingdale, New York 11735
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Website: www.American-Analytical.com

# Definition Only

WO#: **1803105**
Date: **3/29/2018**

## Definitions:

Sample Result and QC Summary Qualifiers - Level I and Level II Reports
ND - Not detected at the reporting limit/Limit of Quantitation

B - The analyte was detected in the associated method blank. For volatiles, methylene chloride and acetone are common lab contaminants. Data users should consider anything <5x the blank value as artifact.

E - The value is above the quantitation range

D - Analyte concentration was obtained from diluted analysis or from analysis using reduced sample volume.

J - The analyte was detected below the limit of quantitation but greater than the established Limit of Detection (LOD). There is greater uncertainty associated with these results and data should be considered as estimated.

U - The compound was analyzed for but not detected.

H - Holding time for preparation or analysis has been exceeded.

S - Spike recovery is outside accepted recovery limits.

R - RPD is outside accepted recovery range.

P - Secondary column exceeds 40% difference for GC test.

* - Calibration exceeds method requirement. Due to the large number of analytes for organic testing, the method allows 10% of analytes to have %RSD and/or %D to be >20%.
LOD - Limit of Detection; the lowest level the analyte can be determined to be statistically different from a blank.
LOQ - Limit of Quantitation; the lowest amount of analyte in a sample that can be quantitatively determined with suitable precision and accuracy.
PQL - Practical Quantitation Limit; the lowest level that can be reliably achieved within the specific limits of Precision and accuracy. Listed on the QC Summary Forms.
m - Analyte was manually integrated for GC/MS.
+ - Concentration exceeds regulatory level for TCLP

| | | | |
|---|---|---|---|
| **CLIENT:** | PAL Environmental Services | **Client Sample ID:** | SB-1 9'-12' |
| **Lab Order:** | 1803105 | **Collection Date:** | 3/15/2018 9:00:00 AM |
| **Project:** | Prestone Print, 4750 30th St, Long Island City, | **Matrix:** | SOIL |
| **Lab ID:** | 1803105-001A | | |

## Certificate of Results

| Analyses | Sample Result | LOD | LOQ | Qual | Units | DF | Date/Time Analyzed |
|---|---|---|---|---|---|---|---|
| **VOLATILE SW-846 METHOD 8260** | | | **SW8260C** | | **SW5035A** | | Analyst: **LA** |
| 1,2,4-Trimethylbenzene | ND | 1.2 | 5.9 | U | µg/Kg-dry | 1 | 3/22/2018 1:27:00 PM |
| 1,3,5-Trimethylbenzene | ND | 1.2 | 5.9 | U | µg/Kg-dry | 1 | 3/22/2018 1:27:00 PM |
| 4-Isopropyltoluene | ND | 1.2 | 5.9 | U | µg/Kg-dry | 1 | 3/22/2018 1:27:00 PM |
| Benzene | ND | 1.2 | 5.9 | U | µg/Kg-dry | 1 | 3/22/2018 1:27:00 PM |
| Ethylbenzene | ND | 1.2 | 5.9 | U | µg/Kg-dry | 1 | 3/22/2018 1:27:00 PM |
| Isopropylbenzene | ND | 1.2 | 5.9 | U | µg/Kg-dry | 1 | 3/22/2018 1:27:00 PM |
| m,p-Xylene | ND | 2.4 | 12 | U | µg/Kg-dry | 1 | 3/22/2018 1:27:00 PM |
| Methyl tert-butyl ether | ND | 1.2 | 5.9 | U | µg/Kg-dry | 1 | 3/22/2018 1:27:00 PM |
| Naphthalene | 150 | 1.2 | 5.9 | | µg/Kg-dry | 1 | 3/22/2018 1:27:00 PM |
| n-Butylbenzene | ND | 1.2 | 5.9 | U | µg/Kg-dry | 1 | 3/22/2018 1:27:00 PM |
| n-Propylbenzene | ND | 1.2 | 5.9 | U | µg/Kg-dry | 1 | 3/22/2018 1:27:00 PM |
| o-Xylene | ND | 1.2 | 5.9 | U | µg/Kg-dry | 1 | 3/22/2018 1:27:00 PM |
| sec-Butylbenzene | ND | 1.2 | 5.9 | U | µg/Kg-dry | 1 | 3/22/2018 1:27:00 PM |
| tert-Butylbenzene | ND | 1.2 | 5.9 | U | µg/Kg-dry | 1 | 3/22/2018 1:27:00 PM |
| Toluene | ND | 1.2 | 5.9 | U | µg/Kg-dry | 1 | 3/22/2018 1:27:00 PM |
| Xylenes, Total | ND | 3.5 | 18 | U | µg/Kg-dry | 1 | 3/22/2018 1:27:00 PM |

# American Analytical Laboratories, LLC.

**Date:** *29-Mar-18*

**ELAP ID : 11418**

| | | | |
|---|---|---|---|
| **CLIENT:** | PAL Environmental Services | **Client Sample ID:** | SB-1 9'-12' |
| **Lab Order:** | 1803105 | **Collection Date:** | 3/15/2018 9:00:00 AM |
| **Project:** | Prestone Print, 4750 30th St, Long Island City, | **Matrix:** | SOIL |
| **Lab ID:** | 1803105-001B | | |

## Certificate of Results

| Analyses | Sample Result | LOD | LOQ | Qual | Units | DF | Date/Time Analyzed |
|---|---|---|---|---|---|---|---|
| **PERCENT MOISTURE** | | | **D2216** | | | | Analyst: **KK** |
| Percent Moisture | 16.0 | 0 | 1.00 | | wt% | 1 | 3/26/2018 9:38:06 AM |
| **SEMIVOLATILE SW-846 METHOD 8270** | | | **SW8270D** | | **SW3546** | | Analyst: **MH** |
| Acenaphthene | 7900 | 290 | 2900 | D | µg/Kg-dry | 10 | 3/29/2018 1:21:00 PM |
| Acenaphthylene | 470 | 29 | 290 | | µg/Kg-dry | 1 | 3/29/2018 12:30:00 PM |
| Anthracene | 20000 | 290 | 2900 | D | µg/Kg-dry | 10 | 3/29/2018 1:21:00 PM |
| Benzo(a)anthracene | 21000 | 290 | 2900 | D | µg/Kg-dry | 10 | 3/29/2018 1:21:00 PM |
| Benzo(a)pyrene | 14000 | 290 | 1800 | D | µg/Kg-dry | 10 | 3/29/2018 1:21:00 PM |
| Benzo(b)fluoranthene | 18000 | 290 | 2900 | D | µg/Kg-dry | 10 | 3/29/2018 1:21:00 PM |
| Benzo(g,h,i)perylene | 6500 | 290 | 2900 | D | µg/Kg-dry | 10 | 3/29/2018 1:21:00 PM |
| Benzo(k)fluoranthene | 7000 | 290 | 2900 | D | µg/Kg-dry | 10 | 3/29/2018 1:21:00 PM |
| Chrysene | 17000 | 290 | 2900 | D | µg/Kg-dry | 10 | 3/29/2018 1:21:00 PM |
| Dibenzo(a,h)anthracene | 2000 | 29 | 180 | | µg/Kg-dry | 1 | 3/29/2018 12:30:00 PM |
| Fluoranthene | 47000 | 290 | 2900 | D | µg/Kg-dry | 10 | 3/29/2018 1:21:00 PM |
| Fluorene | 13000 | 290 | 2900 | D | µg/Kg-dry | 10 | 3/29/2018 1:21:00 PM |
| Indeno(1,2,3-c,d)pyrene | 8100 | 290 | 2900 | D | µg/Kg-dry | 10 | 3/29/2018 1:21:00 PM |
| Phenanthrene | 71000 | 2900 | 29000 | D | µg/Kg-dry | 100 | 3/29/2018 3:15:00 PM |
| Pyrene | 37000 | 290 | 2900 | D | µg/Kg-dry | 10 | 3/29/2018 1:21:00 PM |

# American Analytical Laboratories, LLC.

**Date:** *29-Mar-18*

**ELAP ID : 11418**

| | | | |
|---|---|---|---|
| **CLIENT:** | PAL Environmental Services | **Client Sample ID:** | SB-2 9'-12' |
| **Lab Order:** | 1803105 | **Collection Date:** | 3/15/2018 12:00:00 PM |
| **Project:** | Prestone Print, 4750 30th St, Long Island City, | **Matrix:** | SOIL |
| **Lab ID:** | 1803105-002A | | |

## Certificate of Results

| Analyses | Sample Result | LOD | LOQ | Qual | Units | DF | Date/Time Analyzed |
|---|---|---|---|---|---|---|---|
| **VOLATILE SW-846 METHOD 8260** | | | **SW8260C** | | **SW5035A** | | Analyst: **LA** |
| 1,2,4-Trimethylbenzene | ND | 1.1 | 5.7 | U | µg/Kg-dry | 1 | 3/22/2018 1:59:00 PM |
| 1,3,5-Trimethylbenzene | ND | 1.1 | 5.7 | U | µg/Kg-dry | 1 | 3/22/2018 1:59:00 PM |
| 4-Isopropyltoluene | ND | 1.1 | 5.7 | U | µg/Kg-dry | 1 | 3/22/2018 1:59:00 PM |
| Benzene | ND | 1.1 | 5.7 | U | µg/Kg-dry | 1 | 3/22/2018 1:59:00 PM |
| Ethylbenzene | ND | 1.1 | 5.7 | U | µg/Kg-dry | 1 | 3/22/2018 1:59:00 PM |
| Isopropylbenzene | ND | 1.1 | 5.7 | U | µg/Kg-dry | 1 | 3/22/2018 1:59:00 PM |
| m,p-Xylene | ND | 2.3 | 11 | U | µg/Kg-dry | 1 | 3/22/2018 1:59:00 PM |
| Methyl tert-butyl ether | ND | 1.1 | 5.7 | U | µg/Kg-dry | 1 | 3/22/2018 1:59:00 PM |
| Naphthalene | 120 | 1.1 | 5.7 | | µg/Kg-dry | 1 | 3/22/2018 1:59:00 PM |
| n-Butylbenzene | ND | 1.1 | 5.7 | U | µg/Kg-dry | 1 | 3/22/2018 1:59:00 PM |
| n-Propylbenzene | ND | 1.1 | 5.7 | U | µg/Kg-dry | 1 | 3/22/2018 1:59:00 PM |
| o-Xylene | ND | 1.1 | 5.7 | U | µg/Kg-dry | 1 | 3/22/2018 1:59:00 PM |
| sec-Butylbenzene | ND | 1.1 | 5.7 | U | µg/Kg-dry | 1 | 3/22/2018 1:59:00 PM |
| tert-Butylbenzene | ND | 1.1 | 5.7 | U | µg/Kg-dry | 1 | 3/22/2018 1:59:00 PM |
| Toluene | ND | 1.1 | 5.7 | U | µg/Kg-dry | 1 | 3/22/2018 1:59:00 PM |
| Xylenes, Total | ND | 3.4 | 17 | U | µg/Kg-dry | 1 | 3/22/2018 1:59:00 PM |

# American Analytical Laboratories, LLC.

**Date:** *29-Mar-18*

**ELAP ID : 11418**

| | | | |
|---|---|---|---|
| **CLIENT:** | PAL Environmental Services | **Client Sample ID:** | SB-2 9'-12' |
| **Lab Order:** | 1803105 | **Collection Date:** | 3/15/2018 12:00:00 PM |
| **Project:** | Prestone Print, 4750 30th St, Long Island City, | **Matrix:** | SOIL |
| **Lab ID:** | 1803105-002B | | |

## Certificate of Results

| Analyses | Sample Result | LOD | LOQ | Qual | Units | DF | Date/Time Analyzed |
|---|---|---|---|---|---|---|---|
| **PERCENT MOISTURE** | | | **D2216** | | | | Analyst: **KK** |
| Percent Moisture | 13.5 | 0 | 1.00 | | wt% | 1 | 3/26/2018 9:38:06 AM |
| **SEMIVOLATILE SW-846 METHOD 8270** | | | **SW8270D** | | **SW3546** | | Analyst: **MH** |
| Acenaphthene | 1800 | 28 | 280 | | µg/Kg-dry | 1 | 3/29/2018 12:55:00 PM |
| Acenaphthylene | 97 | 28 | 280 | J | µg/Kg-dry | 1 | 3/29/2018 12:55:00 PM |
| Anthracene | 3500 | 28 | 280 | | µg/Kg-dry | 1 | 3/29/2018 12:55:00 PM |
| Benzo(a)anthracene | 5300 | 28 | 280 | | µg/Kg-dry | 1 | 3/29/2018 12:55:00 PM |
| Benzo(a)pyrene | 3500 | 28 | 170 | | µg/Kg-dry | 1 | 3/29/2018 12:55:00 PM |
| Benzo(b)fluoranthene | 4600 | 28 | 280 | | µg/Kg-dry | 1 | 3/29/2018 12:55:00 PM |
| Benzo(g,h,i)perylene | 1800 | 28 | 280 | | µg/Kg-dry | 1 | 3/29/2018 12:55:00 PM |
| Benzo(k)fluoranthene | 1500 | 28 | 280 | | µg/Kg-dry | 1 | 3/29/2018 12:55:00 PM |
| Chrysene | 4200 | 28 | 280 | | µg/Kg-dry | 1 | 3/29/2018 12:55:00 PM |
| Dibenzo(a,h)anthracene | 570 | 28 | 170 | | µg/Kg-dry | 1 | 3/29/2018 12:55:00 PM |
| Fluoranthene | 13000 | 280 | 2800 | D | µg/Kg-dry | 10 | 3/29/2018 1:47:00 PM |
| Fluorene | 2000 | 28 | 280 | | µg/Kg-dry | 1 | 3/29/2018 12:55:00 PM |
| Indeno(1,2,3-c,d)pyrene | 2300 | 28 | 280 | | µg/Kg-dry | 1 | 3/29/2018 12:55:00 PM |
| Phenanthrene | 15000 | 280 | 2800 | D | µg/Kg-dry | 10 | 3/29/2018 1:47:00 PM |
| Pyrene | 8900 | 280 | 2800 | D | µg/Kg-dry | 10 | 3/29/2018 1:47:00 PM |

# C. NYSDEC PBS Application



1102 Queens Plaza South, Long Island City, NY, 11101-4908
P: 718.349.0900 F: 718.349.280 www.palcorp.com

New York State Department of Environmental Conservation
Division of Environmental Remediation

# Petroleum Bulk Storage Application

Pursuant to the Environmental Conservation Law: Article 17, Title 10; and
Regulations 6 NYCRR Part 613 and 6 NYCRR Subpart 374-2
(Please Type or Print Clearly and Complete All Items for Sections A, B & C)

**PBS Number:**

**Return Completed Form & Fees To:**

**Expiration Date:**

## Section A - Facility/Property Owner/Contact Information

**Transaction**
**Type:** 3
1) Initial/New Facility
2) Change of Ownership
3) Tank Installation, Closing, or Repair
4) Information Correction
5) Renewal

**FACILITY**

Facility Name: PRESTONE PRESS LLC
Tax Map Info: Borough/Section:
Facility Address (Physical Address, No P.O. Boxes): 47-50 30TH STREET
Block:
Facility Address (cont.):
Lot:
City: LONG ISLAND CITY | State: NY | ZIP Code: 11101
County: QUEENS | Township/City: NEW YORK | Facility Phone Number: 347-468-7881
Name of Class B (Daily On-Site) Operator: IRA WECHSLER | Operator Authorization No.:
Name of Class A (Primary) Operator: | Operator Authorization No.:

**TYPE OF PETROLEUM FACILITY** (Check only one)

- ☐ 01=Storage Terminal/Petrol. Distributor
- ☐ 02=Retail Gasoline Sales
- ☐ 03=Other Retail Sales
- ☐ 04=Manufacturing
- ☐ 05=Utility
- ☐ 06=Trucking/Transportation/Fleet
- ☐ 07=Apartment/Office Building
- ☐ 08=School
- ☐ 09=Farm
- ☐ 10=Private Residence
- ☐ 11=Airline/Air Taxi/Airport
- ☐ 12=Chemical Distributor
- ☐ 13=Municipality
- ☐ 15=Railroad
- ☐ 25=Auto Service/Repair (No Gasoline Sales)
- ☐ 28=Cemetery / Memorial
- ☐ 26=Religious (Church, Synagogue, Mosque, Temple, etc.)
- ☐ 27=Hospital/Nursing Home/Health Care
- ☐ 52=Marina
- ☐ 53=Nuclear Power Plant
- ☒ 99=Other (Specify): PRINTING

**NOTE:**
**Fill in Property Owner information here.....>>>**
**Indicate Tank Owner in Section C.**

**OWNER**

Facility (Property) Owner (from Deed): PRESTONE REALTY, LLC
Facility Owner Address (Street and/or P.O. Box): 4750 30th Street
City: Long Island City | State: NY | ZIP Code: 11101
Federal Tax ID Number: 20-3578431 | Owner Telephone Number: 347-468-7881

Type of Owner: (check only one)

1 ☐ Private Resident
2 ☐ State Government
3 ☐ Local Government
4 ☐ Federal Government
5 ☒ Corporate/Commercial/Other

Emergency Contact Name: IRA WECHSLER
Emergency Telephone Number: 347-468-7881

I hereby certify, under penalty of law, that all of the information provided on this form is true and correct. False statements made herein may be punishable as a criminal offense and/or a civil violation in accordance with applicable state and federal law.

Name of Property Owner or Authorized Representative:
Amount Enclosed: $ ~~999.00~~ 0
Title: MEMBER
Signature: [signature] Date: 2/27/18

**Official Use Only**
Date Received: __/__/__
Date Processed: __/__/__
Amount Received: $____
Reviewed By:
Rev12/22/2016

**CORRESPONDENCE**

(Please keep this information up to date)
Facility Contact Person Name: IRA WECHSLER
Contact Person Company Name: PRESTONE PRESS LLC
Address: 47-50 30TH STREET
Address (cont.):
City/State/ZIP Code: LONG ISLAND CITY, NY 11101
Tel. Number: 347-468-7881
eMail Address: IRA@PRESTONEPRINT.COM

**PBS Number:**

## Section B - Tank Information

***(Please use the key located on the last page to complete each item/column)***

**Registration Expiration Date:**

| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) | (10) | (11) | (12) | (13) | (14) | (15) | (16) | (17) | (18) | (19) | (20) | (21) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Action | Tank Number | Tank Location | Status | Installation, Out of service or Permanent Closure Date (MM/DD/YYYY) **Application will be returned if blank** | Capacity (Gallons) | Product Stored (If Gasoline w/ethanol or Biodiesel, list %additive) % | Tank Type | Tank Internal Protection | Tank External Protection | Tank Secondary Containment | Tank Leak Detection | Tank Overfill Prevention | Tank Spill Prevention | Pumping/Dispensing Method | Piping Location | Piping Type | Piping External Protection | Piping Secondary Containment | Piping Leak Detection | Under Dispenser Containment (UDC) (Check box if present) |
| 1 | 001 | 5 | 2 | 01/01/1986 | 3,000 | 0001 | 01 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | |
| 3 | 001 | 5 | 4 | 03/15/2018 | 3,000 | 0001 | 01 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | | 00 | 00 | 00 | |

**Note: If you need to add tanks to your registration, write them in using blank lines above. Attach additional sheets as needed.**
**Blank Section B is available at** http://www.dec.ny.gov/docs/remediation_hudson_pdf/pbsrenewal.pdf

| PBS Number: | |
|---|---|

# Petroleum Bulk Storage Application

## Section C – Tank Ownership Information (for PBS tanks listed in Section B)

| **Tank Owner Information**<br>X Check box if same as Facility (Property) Owner.<br>If tank owner is different from property owner, fill out information below: | | | **Tank Owner Information** | | | **Tank Owner Information** | | |
|---|---|---|---|---|---|---|---|---|
| Tank Owner Name (Company/Individual): | | | Tank Owner Name (Company/Individual): | | | Tank Owner Name (Company/Individual): | | |
| Contact Person: | | | Contact Person: | | | Contact Person: | | |
| Tank Owner Address: | | | Tank Owner Address: | | | Tank Owner Address: | | |
| Tank Owner Address (cont.) | | | Tank Owner Address (cont.) | | | Tank Owner Address (cont.) | | |
| City: | State: | ZIP: | City: | State: | ZIP: | City: | State: | ZIP: |
| Contact Person Telephone Number: | | | Contact Person Telephone Number: | | | Contact Person Telephone Number: | | |
| Contact Person Email: | | | Contact Person Email: | | | Contact Person Email: | | |

| **Specific Tanks Owned**<br>Check box if this owner owns all tanks at this facility.<br>If not, list tanks owned by this owner below: | | **Specific Tanks Owned** | | **Specific Tanks Owned** | |
|---|---|---|---|---|---|
| Tank Number | Tank Number (cont.) | Tank Number | Tank Number (cont.) | Tank Number | Tank Number (cont.) |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Attach additional sheets as needed.

**NYC DEPARTMENT OF FINANCE**
**OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.

2005110202067002001E5E77

**RECORDING AND ENDORSEMENT COVER PAGE** **PAGE 1 OF 7**

**Document ID: 2005110202067002** Document Date: 10-25-2005 Preparation Date: 11-02-2005
Document Type: DEED
Document Page Count: 6

**PRESENTER:**
EXCEL TITLE AGENCY, LLC (EX-2306-05Q)
COMMONWEALTH TITLE INSURANCE
333 EARLE OVINGTON BLVD. SUITE 608
UNIONDALE, NY 11553
516-832-3232

**RETURN TO:**
STEVEN POLIVY, ESQ. C/O STADTMAUER
BAILKIN, LLP
850 THIRD AVENUE
NEW YORK, NY 10022

**PROPERTY DATA**

| Borough | Block | Lot | Unit | Address |
|---|---|---|---|---|
| QUEENS | 115 | 187 | Entire Lot | 47-50 30 STREET |

**Property Type:** INDUSTRIAL BUILDING

**CROSS REFERENCE DATA**

CRFN_____ *or* Document ID_____ *or* _____ Year____ Reel ___ Page ____ *or* File Number_____

**PARTIES**

**GRANTOR/SELLER:**
MILTON PAPER COMPANY, INC.
47-50 30TH STREET
LONG ISLAND CITY, NY 11101

**GRANTEE/BUYER:**
PRESTONE REALTY, LLC
47-50 30TH STREET
LONG ISLAND CITY, NY 11101

**FEES AND TAXES**

**Mortgage**

| | | |
|---|---|---|
| Mortgage Amount: | $ | 0.00 |
| Taxable Mortgage Amount: | $ | 0.00 |
| Exemption: | | |
| TAXES: County (Basic): | $ | 0.00 |
| City (Additional): | $ | 0.00 |
| Spec (Additional): | $ | 0.00 |
| TASF: | $ | 0.00 |
| MTA: | $ | 0.00 |
| NYCTA: | $ | 0.00 |
| Additional MRT: | $ | 0.00 |
| TOTAL: | $ | 0.00 |

NYC HPD Affidavit in Lieu of Registration Statement

| | |
|---|---|
| Recording Fee: $ | 67.00 |
| Affidavit Fee: $ | 0.00 |
| NYC Real Property Transfer Tax Filing Fee: $ | 165.00 |
| NYS Real Estate Transfer Tax: $ | 29,000.00 |

**RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK**
Recorded/Filed 01-20-2006 11:06
City Register File No.(CRFN):
**2006000034792**

*City Register Official Signature*

# D. FDNY Affidavit



1102 Queens Plaza South, Long Island City, NY, 11101-4908
P: 718.349.0900 F: 718.349.280 www.palcorp.com

# E. Phase II Site Investigation; 9/27/05



1102 Queens Plaza South, Long Island City, NY, 11101-4908
P: 718.349.0900 F: 718.349.280 www.palcorp.com

WHITESTONE ASSOCIATES, INC.
ENVIRONMENTAL & GEOTECHNICAL ENGINEERS & CONSULTANTS

35 TECHNOLOGY DRIVE
WARREN, NJ 07059
908.668.7777
FAX 908.754.5936
www.whitestoneassoc.com

SUMMARY REPORT OF FINDINGS

# PHASE II SITE INVESTIGATION

## EXISTING MILTON PAPER COMPANY
## 47-50 30th STREET
## LONG ISLAND CITY, QUEENS COUNTY, NEW YORK

*Prepared for:*

PRESTONE PRINTING
45 Main Street
Suite 305
Brooklyn, New York 11201

*Prepared by:*

WHITESTONE ASSOCIATES, INC.
35 Technology Drive
Warren, New Jersey 07059

Whitestone Project #WJ05-8023
September 27, 2005

WHITESTONE ASSOCIATES, INC.
ENVIRONMENTAL & GEOTECHNICAL ENGINEERS & CONSULTANTS

35 TECHNOLOGY DRIVE
WARREN, NJ 07059
908.668.7777
FAX 908.754.5936
www.whitestoneassoc.com

September 27, 2005

*via Federal Express*

**PRESTONE PRINTING**
45 Main Street
Suite 305
Brooklyn, New York 11201

Attention: Mr. Robert Adler

**Regarding: SUMMARY REPORT OF FINDINGS**
**PHASE II SITE INVESTIGATION**
**EXISTING MILTON PAPER COMPANY**
**47-50 30th STREET**
**LONG ISLAND CITY, QUEENS COUNTY, NEW YORK**
**WHITESTONE PROJECT NO.: WJ05-8023**

Dear Mr. Adler:

Whitestone Associates, Inc. (Whitestone) conducted field activities associated with supplemental environmental due diligence investigation activities at the above-referenced site on August 30, 2005. The limited Phase II Site Investigation (SI) was conducted to assess subsurface conditions at the subject site through the collection and analyses of soil and groundwater samples in the vicinity of an abandoned 3,000 gallon former heating oil underground storage tank (UST), floor drains in the western portion of the site building, and in former hazardous materials storage/handling areas. The discharge points of the floor drains also were evaluated during the SI. A summary of Whitestone's activities, findings, conclusions, and recommendations associated with these efforts is presented in the sections that follow.

## *1.0 ENVIRONMENTAL CONDITIONS*

As documented in Whitestone's August 16, 2005 *Summary Report of Findings - Phase I Environmental Site Assessment* (ESA), the subject site consists of an approximately 54,000 square feet (footprint), single-story building. The site building covers the entire subject property and currently is occupied by Milton Paper Company.

This SI was conducted to further evaluate the recognized environmental conditions (RECs) documented during Whitestone's Phase I ESA. The RECs evaluated during this limited SI are summarized as follows:

- The subject property historically has been operated as a chemical warehouse and shellac company. These operations likely included the on-site storage and/or use of hazardous or potentially hazardous

materials. Discharges of such materials/wastes potentially may have resulted in contamination of soil and/or groundwater at the subject property.

- One 3,000 gallon former fuel oil UST remains abandoned in place under the eastern portion of the site building. No environmental sampling reportedly was conducted during UST closure activities, and releases from this former UST may have impacted subsurface conditions at the subject property.

- Two floor drains were observed in a storage room located in the western portion of the site building. A site sketch provided in the November 17, 2004 Phase I ESA prepared by Lender Consulting Service (LCS) for the subject property identifies this room as "reported explosion room". This room formerly may have been utilized for the mixing and testing of chemicals associated with former site operations conducted by Philip A. Hunt Chemical Corporation.

## *2.0 SCOPE OF WORK AND LIMITATIONS*

The scope of this limited SI included the following tasks:

- conducting an evaluation of the discharge point(s) of floor drains utilizing water dye;

- advancing six borings with Geoprobe equipment to facilitate soil screening and select soil and groundwater sampling;

- logging and screening soils with a photoionization detector (PID) for the potential presence of volatile organic (VO) contamination;

- submitting soil samples collected from select borings for laboratory analyses for volatile organic compounds (VO) and semi-volatile organic compounds (SVO); and

- submitting groundwater samples collected from temporary wellpoints established in select borings for laboratory analyses for VO and SVO;

This SI was not intended to be an exhaustive evaluation of subsurface conditions at the subject property and was prepared for the sole use of Prestone Printing, Stadtmauer Bailkin, L.L.P., Citibank, N.A., New York City Industrial Development Agency, their successors, representatives, and assigns, and should not be relied upon by any third party without Whitestone's written consent.

## *3.0 FLOOR DRAIN EVALUATION*

Whitestone utilized a non-toxic water dye in attempt to determine the discharge points of the floor drains observed in the western portion of the site building. The dyed water was poured through the individual drains while potential outfalls (including the stormwater management system and sanitary sewer system) were monitored for the presence of the dye. The dyed water was not observed at the monitored potential outfalls, and the discharge point(s) of the floor drains could not be determined during this evaluation.

## *4.0 SAMPLING METHODOLOGY*

Two soil borings (SB-1 and SB-2) were advanced in the vicinity of the abandoned 3,000 gallon UST and four soil borings (SB-3 through SB-6) were advanced in the former "explosion room" at the western portion of the building. Two of the borings (SB-3 and SB-4) in this room were advanced adjacent to the floor drains.

The borings were advanced utilizing limited-access Geoprobe equipment subcontracted from Enviroprobe Services, Inc. Soil samples were collected as the borings were advanced. Samples were screened with a PID to identify the presence of VO contamination. Soil samples were collected from select borings from the intervals which exhibited the greatest potential for contamination based upon field screening and visual observations. Sampling equipment was decontaminated between successive uses. Temporary PVC wellpoints were placed in borings SB-1, SB-3 and SB-5 to facilitate the collection of groundwater samples. Soil boring logs are provided as Attachment A, and the site and boring locations are depicted on Figure 1 and Figure 2, respectively.

Six soil samples (8023-SB-1 through 8023-SB-6) were submitted to Integrated Analytical Laboratories, L.L.C. (IAL) of Randolph, New Jersey, a State-certified laboratory (NY Certification #11402), for VO and SVO analyses. Analytical results comprise Attachment B and are summarized in Table 1 (Soil and Groundwater Sampling Summary) and Table 2 (Soil Sampling and Analysis Data Summary). Three groundwater samples (8023-SB-1-GW, 8023-SB-3-GW and 8023-SB-5-GW) were collected and submitted to IAL for VO and SVO analyses. Groundwater analytical results are summarized in Table 3 (Groundwater Sampling and Analysis Data Summary).

## *5.0 SI RESULTS AND SAMPLING AND ANALYSIS DATA SUMMARY*

### *5.1 Site Lithology*

Six borings (SB-1 through SB-6) were completed at the subject site to maximum depths of 20.0 feet below ground surface (fbgs). The subsurface soil conditions encountered in the soil borings consisted of the following generalized strata in order of increasing depth.

**Surface Materials:** The borings conducted in the former "explosion room" (SB-3 through SB-6) encountered approximately six inches to eight inches of concrete then four inches to six inches of cork and then another four inches to six inches of concrete. Voids were documented below the slab in borings SB-4, SB-5 and SB-6. Borings SB-1 and SB-2 encountered approximately eight inches to 12 inches of concrete (floor slab).

**Fill Materials:** Fill materials were encountered beneath the surficial materials in each of the borings. The fill materials encountered generally consisted of brownish, grayish and olive colored coarse to fine sand with variable amounts of gravel, silt, clay and debris. The debris encountered in the borings consisted of processed gravel and wood. Each boring penetrated through the fill materials into natural soils at depths ranging from approximately nine fbgs to 12.0 fbgs.

**Sand:** Beneath the fill materials, the borings encountered natural sands that extended to boring termination depths of 20.0 fbgs. This stratum generally consisted of brownish and olive colored coarse to fine sand with variable amounts of gravel and silt.

**Groundwater:** Groundwater was encountered during the August 30, 2005 field investigation activities in each of the boring at depths ranging from approximately 10 fbgs to 10.5 fbgs.

A summary of boring installation and sampling data is presented in Table 1, and boring logs are presented in Attachment A.

### *5.2 Soil Sampling Results*

Soil borings SB-1 and SB-2 were advanced in the vicinity the abandoned 3,000 gallon former heating oil UST, borings SB-3 and SB-4 were advanced in the vicinity of the floor drains in the former "explosion room" in the western portion of the site building, and borings SB-5 and SB-6 were advanced throughout the former "explosion room". The analytical results for the soil samples did not document VO constituents at concentrations exceeding laboratory method detection limits (MDLs).

Analytical results for the soil samples documented select SVO constituents at concentrations exceeding laboratory MDLs in four of the six soil samples. Select SVO constituents were also detected at concentrations exceeding New York State Department of Environmental Conservation (NYSDEC) Recommended Soil Cleanup Objectives (RSCOs) in borings SB-4 and SB-6. The SVO concentrations detected in these soil samples only slightly exceed applicable NYSDEC guidance values and are typical of concentrations found in fill material in urban areas. Analytical results comprise Attachment B and are summarized in Table 2 (Soil Sampling and Analyses Data Summary).

### *5.3 Groundwater Sampling Results*

Groundwater samples were collected from temporary wellpoints installed in borings SB-1, SB-3 and SB-5. The VO constituent chloroform was detected at a concentration exceeding the laboratory MDL in the groundwater sample collected from boring SB-5, however, below NYSDEC's Groundwater Standard.

The groundwater samples collected from borings SB-1 through SB-3 documented select SVO constituents at concentrations exceeding laboratory MDLs. SVO constituents were also detected at concentrations exceeding NYSDEC Groundwater Standards in borings SB-1 and SB-3. Analytical results comprise Attachment B and are summarized in Table 3 (Groundwater Sampling and Analyses Data Summary).

## *6.0 CONCLUSIONS AND RECOMMENDATIONS*

Whitestone conducted limited SI activities on August 30, 2005 to evaluate subsurface conditions at the subject property. Conclusions and recommendations pertaining to the limited SI activities are summarized as follows:

- Soil sampling and analysis revealed the presence of select SVO constituents in borings SB-4 and SB-6 at concentrations exceeding NYSDEC RSCOs. The levels encountered generally are indicative of typical concentrations occurring in fill in urban and developed areas.

- Groundwater sampling revealed the presence of select SVO constituents in the samples collected from borings SB-1 and SB-3 at concentrations exceeding NYSDEC Groundwater Standards.

- The identified soil and groundwater exceedances of NYSDEC guidelines represent a condition that typically will not warrant further action assuming subsurface soils and groundwater will not be disturbed for site redevelopment. These exceedances should be reported to the NYSDEC, and the current results suggest that the fill conditions likely can be addressed by existing engineering controls (current building slab) or, possibly, institutional controls such as a deed restriction.

- Whitestone could not determine the discharge point(s) of the two floor drains observed in the western portion of the site building. These floor drains should be cleaned and grouted/sealed if not intended for future use. If documented in the future, the discharge point(s) should be evaluated to determine the potential for impacts to subsurface conditions.

Hopefully, this information will be helpful for site planning purposes. Please do not hesitate to contact us at (908) 668-7777 with any questions regarding these matters.

Sincerely,

**WHITESTONE ASSOCIATES, INC.**

Christopher Seib
Environmental Services Manager

Glennon C. Graham, P.G.
Professional Geologist

TKU/pjp L:\WhitestoneOffice\2005\058023\8023PhIISI.wpd
Enclosures
Copy: Steven Polivy, Esq., Stadtmauer Bailkin, L.L.P.

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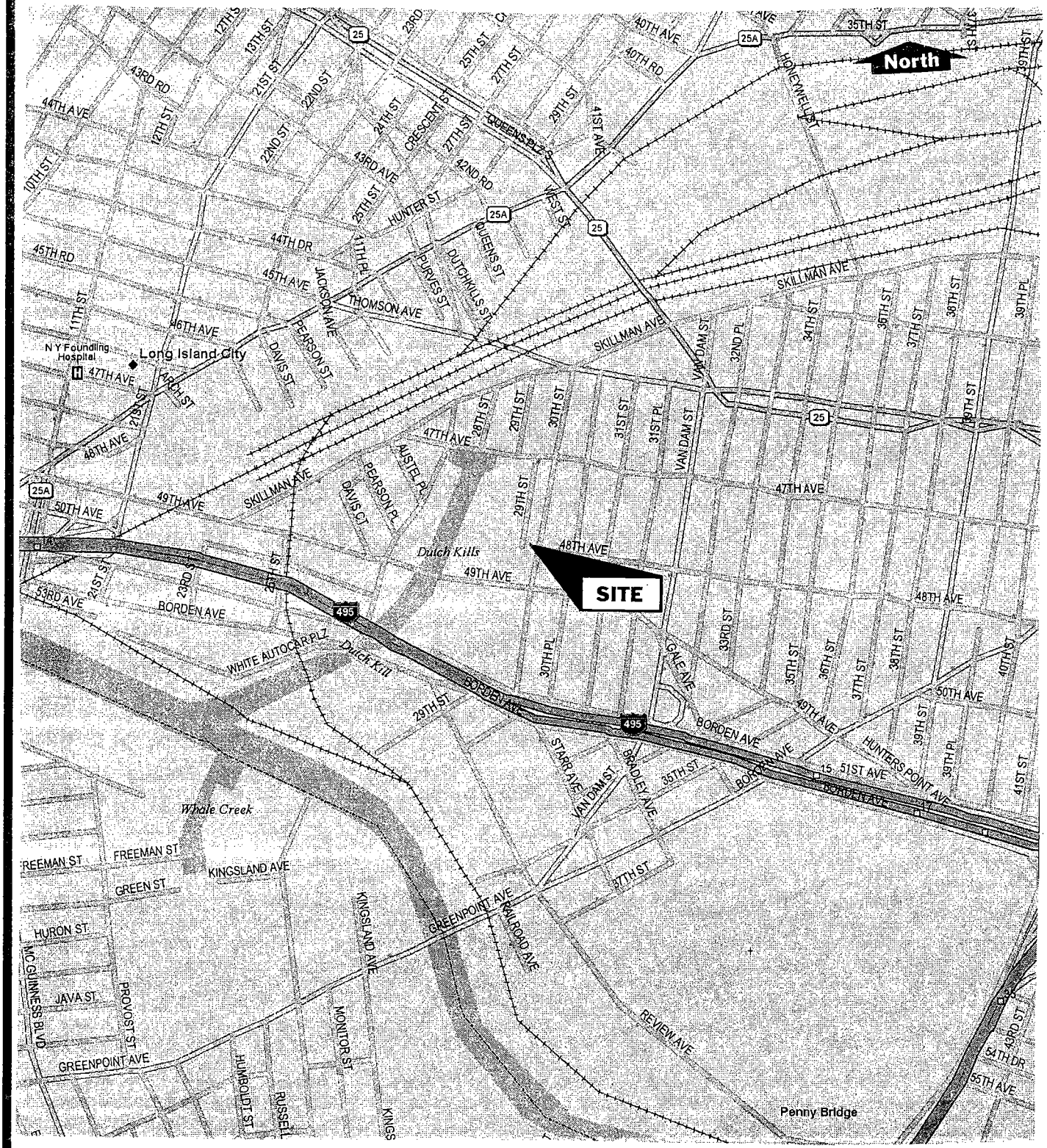
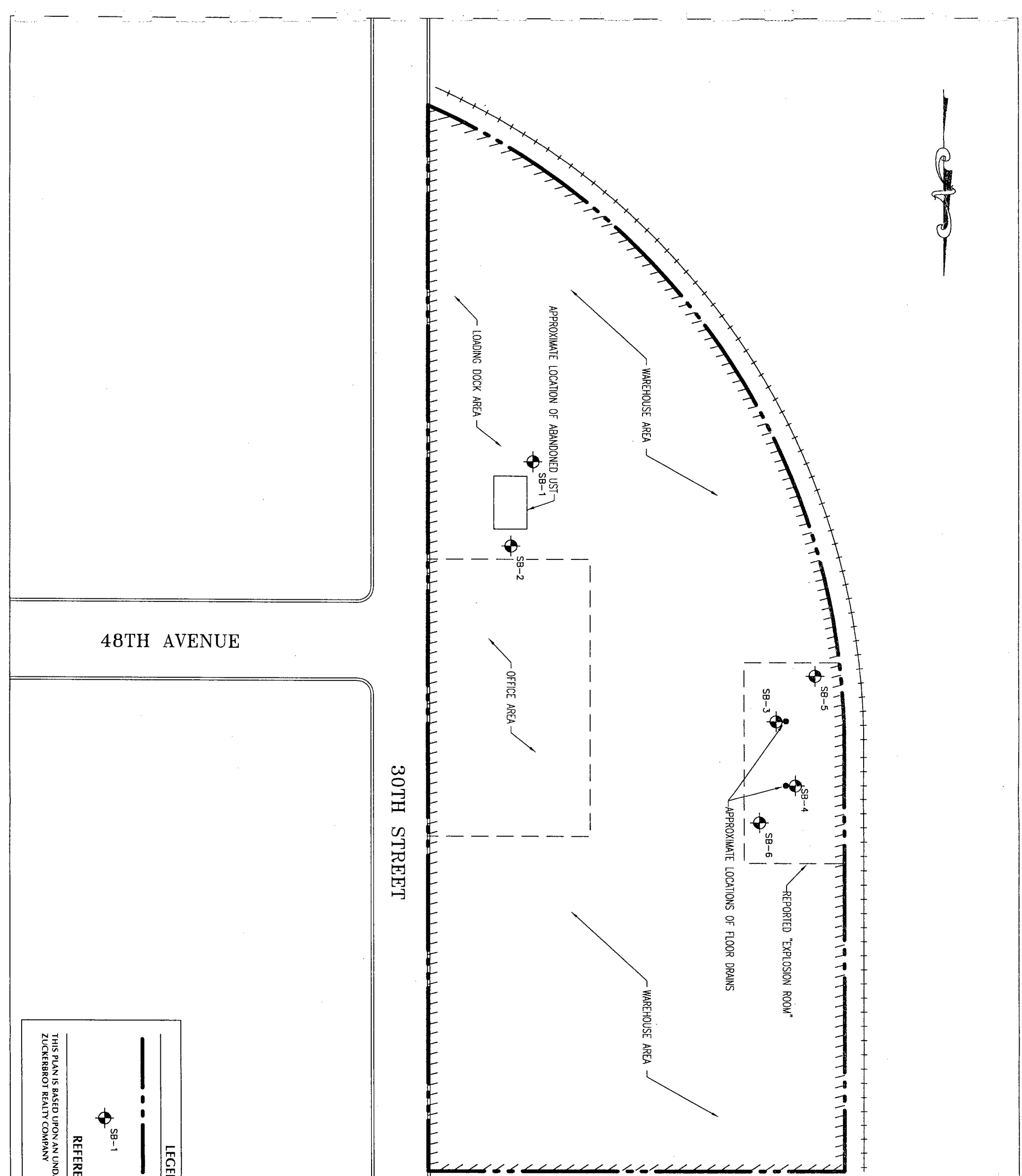
# FIGURE 1
# Site Location Map




| | | | | | | | |
|---|---|---|---|---|---|---|---|
| TITLE: | **Site Location Map** | | | | | | |
| CLIENT: | PRESTONE PRINTING | | | | | | |
| PROJECT: | Phase II Site Investigation<br>Existing Milton Paper Company<br>47-50 30th Street<br>Long Island City, Queens County, New York | PROJECT #:<br>WJ05-8023 | BY:<br>DeLorme | PROJ. MGR.:<br>CS | DATE:<br>9/21/05 | SCALE:<br>1" = 1,060' | FIGURE:<br>1 |


**WHITESTONE ASSOCIATES, INC.**
35 TECHNOLOGY DRIVE
WARREN, NEW JERSEY 07059
908.668.7777 ✦ 908.754.5936 FAX




TITLE:

# BORING LOCATION PLAN

CLIENT: PRESTONE PRINTING


WHITESTONE ASSOCIATES, INC.
35 TECHNOLOGY DRIVE
WARREN, NEW JERSEY 07059
908.668.7777 • 908.754.5936 FAX


PROJECT: PHASE II SITE INVESTIGATION
EXISTING MILTON PAPER COMPANY
47-50 30TH STREET
LONG ISLAND CITY, QUEENS COUNTY, NEW YORK

| PROJECT #: | BY: | PROJ. MGR.: | DATE: | SCALE: | FIGURE: |
|---|---|---|---|---|---|
| WJ05-8023 | MS | CS | 8/10/05 | N.T.S. | 2 |

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# FIGURE 2
# Boring Location Plan

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# TABLE 1
# Soil and Groundwater Sampling Summary

**TABLE 1**
**SOIL AND GROUNDWATER SAMPLING SUMMARY**
**Existing Milton Paper Company**
**47-50 30th Street**
**Long Island City, Queens County, New York**

| Boring Number | Sample Depths (fbgs) | Total Depth (fbgs) | GW Depth (fbgs) | Maximum PID Reading (ppm) |
|---|---|---|---|---|
| SB-1 | 9.5 to 10.0 | 20.0 | 10.0 | 0.0 |
| SB-2 | 10.0 to 10.5 | 20.0 | 10.5 | 0.0 |
| SB-3 | 2.5 to 3.0 | 20.0 | 10.0 | 0.0 |
| SB-4 | 3.5 to 4.0 | 20.0 | 10.0 | 0.0 |
| SB-5 | 3.5 to 4.0 | 20.0 | 10.0 | 0.0 |
| SB-6 | 2.5 to 3.0 | 20.0 | 10.0 | 0.0 |

NOTES:

| | |
|---|---|
| PID | Photoionization Detector |
| GW | Groundwater |
| fbgs | feet below ground surface |
| ppm | parts per million |

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# TABLE 2
# Soil Sampling and Analysis Data Summary

**TABLE 2**
**SOIL SAMPLING AND ANALYSIS DATA SUMMARY**
**Existing Milton Paper Company**
**47-50 30th Street**
**Long Island City, Queens County, New York**

| Sample Number | Analytical Parameters | VO Detected Above MDLs (ppm) | SVO Detected Above MDLs (ppm) |
|---|---|---|---|
| 8023-SB-1 | VO, SVO | ND | phenanthrene = 0.287 (50)<br>flouranthene = 0.234 (8.1)<br>pyrene = 0.169 (50) |
| 8023-SB-2 | VO, SVO | ND | flouranthene = 0.185 J (50)<br>pyrene = 0.154 J (50)<br>benzo[a]anthracene = 0.132 J (0.224) |
| 8023-SB-3 | VO, SVO | ND | ND |
| 8023-SB-4 | VO, SVO | ND | phenanthrene = 0.634 (50)<br>anthracene = 0.134 J (50)<br>di-n-butylphthalate = 0.175 J (8.1)<br>fluoranthene = 1.96 (50)<br>pyrene = 2.01 (50)<br>**benzo[a]anthracene = 1.19 (0.224)**<br>**chrysene = 1.64 (0.4)**<br>**benzo[b]flouranthene = 1.21 (1.1)**<br>**benzo[k]flouranthene = 1.21 (1.1)**<br>**benzo[a]pyrene = 1.29 (0.061)**<br>indeno[1,2,3-cd]pyrene = 0.858 (3.2)<br>**dibenz[a,h]anthracene = 0.396 (0.014)**<br>benzo[g,h,i]perylene = 1.05 (50) |
| 8023-SB-5 | VO, SVO | ND | ND |
| 8023-SB-6 | VO, SVO | ND | phenanthrene = 0.674 (50)<br>anthracene = 0.309 (50)<br>fluoranthene = 4.01 (50)<br>pyrene = 10.0 (50)<br>**benzo[a]anthracene = 11.3 (0.224)**<br>**chrysene = 16.4 (0.4)**<br>**benzo[b]flouranthene = 6.70 (1.1)**<br>**benzo[k]flouranthene = 6.10 (1.1)**<br>**benzo[a]pyrene = 11.7 (0.061)**<br>**indeno[1,2,3-cd]pyrene = 5.12 (3.2)**<br>**dibenz[a,h]anthracene = 3.57 (0.014)**<br>benzo[g,h,i]perylene = 6.41 (50) |

**NOTES:**

| | |
|---|---|
| VO | Volatile Organic Compounds |
| SVO | Semi-Volatile Organic Compounds |
| MDLs | Laboratory Method Detection Limits |
| ppm | parts per million |
| ND | Not Detected exceeding laboratory MDLs |
| ( ) | NYSDEC Recommended Soil Cleanup Objective shown in parenthesis |
| **BOLD** | Exceeds NYSDEC Recommended Soil Cleanup Objective |
| J | Detected at concentration below the MDL |

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# TABLE 3
# Groundwater Sampling and Analysis Data Summary

**TABLE 3**
**GROUNDWATER SAMPLING AND ANALYSIS DATA SUMMARY**
**Existing Milton Paper Company**
**47-50 30th Street**
**Long Island City, Queens County, New York**

| Sample Number | Analytical Parameters | VO Detected Above MDLs (ppb) | SVO Detected Above MDLs (ppb) |
|---|---|---|---|
| 8023-SB-1-GW | VO, SVO | ND | naphthalene = 1.29 (10)<br>2-methylnaphthalene = 0.419 (50)<br>acenaphthene = 8.22 (20)<br>dibenzofuran = 2.67 (5)<br>fluorene = 8.20 (50)<br>phenanthrene = 12.9 (50)<br>anthracene = 2.96 (50)<br>carbazole = 0.960 (NS)<br>fluoranthene = 1.77 (50)<br>pyrene = 1.26 (50)<br>**benzo[a]anthracene = 0.265 (0.002)**<br>**chrysene = 0.168 (0.002)** |
| 8023-SB-3-GW | VO, SVO | ND | naphthalene = 0.586 (10)<br>2-methylnaphthalene = 0.576 (50)<br>acenaphthene = 6.04 (20)<br>dibenzofuran = 0.281 (5)<br>fluorene = 3.04 (50)<br>phenanthrene = 4.20 (50)<br>anthracene = 0.815 (50)<br>fluoranthene = 0.540 (50)<br>pyrene = 0.410 (50) |
| 8023-SB-5-GW | VO, SVO | chloroform = 0.618 (7.0) | naphthalene = 1.13 (10)<br>2-methylnaphthalene = 0.365 (50)<br>acenaphthene = 7.22 (20)<br>dibenzofuran = 2.25 (5)<br>fluorene = 7.47 (50)<br>phenanthrene = 10.8 (50)<br>anthracene = 2.20 (50)<br>carbazole = 0.764 (NS)<br>fluoranthene = 1.39 (50)<br>pyrene = 0.985 (50)<br>**benzo[a]anthracene = 0.198 (0.002)** |

**NOTES:**

| | |
|---|---|
| VO | Volatile Organic Compounds |
| SVO | Semi-Volatile Organic Compounds |
| ppb | parts per billion |
| MDLs | Laboratory Method Detection Limits |
| ND | Not Detected exceeding laboratory MDLs |
| NS | Not established Groundwater Standard for this compound |
| ( ) | NYSDEC Groundwater Standard shown in parenthesis |
| **BOLD** | Exceeds NYSDEC Groundwater Standard |

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# ATTACHMENT A
# Boring Logs

WHITESTONE ASSOCIATES, INC.

# RECORD OF SUBSURFACE EXPLORATION

**Boring No.: SB-1**



| | | | |
|---|---|---|---|
| Project: | **Existing Milton Paper Company** | WAI Project No.: | **WJ05-8023** |
| Location: | **47-50 30th Street; Long Island City, NY** | Client: | **Prestone Printing** |
| Surface Elevation: | **Not Surveyed** | Date Started: | **08/30/05** |
| Termination Depth: | **20.0 feet bgs** | Date Completed: | **08/30/05** |
| Drilling Method: | **Geoprobe** | Logged By: | **G. Graham** |
| Test Method: | **Macro-Core** | Contractor: | **Enviroprobe Services, Inc.** |
| | | Machine: | **Dingo** |

**Water Depths / Elevations (feet / feet-msl)**

| | | |
|---|---|---|
| While Drilling: | 10.0 | ▼ |
| At Completion: | 10.0 | ▽ |
| 24 Hours: | NA | ▼ |

| Depth (feet) | Strata | DESCRIPTION OF MATERIALS (Classification) | PID Readings (ppm) | Rec. (in.) | Depth (feet) |
|---|---|---|---|---|---|
| 0.0 | | 0" - 12" Concrete<br>12" - 26" Brown Fine Sand<br>26" - 36" Brown Fine to Coarse Sand and Coarse to Medium Gravel, Trace Silt | 0.0 | 36 | 0.0 |
| 5.0 | | 0" - 8" Same As Above<br>8" - 29" Brown Fine to Coarse Sand and Small Gravel<br>29" - 48" Brown Fine to Coarse Sand | 0.0 | 48 | 5.0 |
| 10.0 | ▼ | 0" - 26" Same As Above, Moist<br>26" - 32" Gray Fine to Coarse Sand, Some Silt, Wet<br>32" - 48" Gray to Black Fine to Coarse Sand, Some Silt, Wet | 0.0 | 48 | 10.0 |
| 15.0 | | 0" - 48" Same As Above | 0.0 | 48 | 15.0 |
| 20.0 | | 0" - 48" Same As Above | 0.0 | 48 | 20.0 |
| 25.0 | | Boring SB-1 Terminated at a Depth of 20.0 Feet Below Ground Surface<br>Soil Sample 8023-SB-1 Collected @ 9.5 fbgs to 10.0 fbgs @ 1515<br>Groundwater Sample Collected @ 1530 | | | 25.0 |

NOTES: NE = Not Encountered, NA = Not Applicable

WHITESTONE ASSOCIATES, INC.

# RECORD OF SUBSURFACE EXPLORATION

**Boring No.: SB-2**



| | | | |
|---|---|---|---|
| Project: | **Existing Milton Paper Company** | WAI Project No.: | **WJ05-8023** |
| Location: | **47-50 30th Street; Long Island City, NY** | Client: | **Prestone Printing** |
| Surface Elevation: | **Not Surveyed** | Date Started: | **08/30/05** |
| Termination Depth: | **20.0 feet bgs** | Date Completed: | **08/30/05** |
| Drilling Method: | **Geoprobe** | Logged By: | **G. Graham** |
| Test Method: | **Macro-Core** | Contractor: | **Enviroprobe Services, Inc.** |
| | | Machine: | **Dingo** |

**Water Depths / Elevations (feet / feet-msl)**

| | |
|---|---|
| While Drilling: | 10.5 ▼ |
| At Completion: | 10.5 ▽ |
| 24 Hours: | NA ▼ |

| Depth (feet) | Strata | DESCRIPTION OF MATERIALS (Classification) | PID Readings (ppm) | Rec. (in.) | Depth (feet) |
|---|---|---|---|---|---|
| 0.0 | | 0" - 8" Concrete<br>8" - 22" Brown Fine to Coarse Sand<br>22" - 39" Brown Fine to Coarse Sand, Some Small to Medium Gravel, Trace Silt | 0.0 | 39 | 0.0 |
| 5.0 | | 0" - 12" Same As Above<br>12" - 31" Brown Fine to Coarse Sand and Small to Medium Gravel, Trace Silt<br>31" - 42" Brown Fine to Coarse Sand | 0.0 | 42 | 5.0 |
| 10.0 | | 0" - 13" Same As Above<br>13" - 29" Gray Fine to Coarse Sand, Some Silt, Moist<br>29" - 42" Gray to Brown Fine to Coarse Sand, Some Silt, Wet | 0.0 | 42 | 10.0 |
| 15.0 | | 0" - 36" Same As Above | 0.0 | 36 | 15.0 |
| | | 0" - 41" Same As Above | 0.0 | 41 | |
| 20.0 | | Boring SB-2 Terminated at a Depth of 20.0 Feet Below Ground Surface<br>Soil Sample 8023-SB-2 Collected @ 10.0 fbgs to 10.5 fbgs @ 1545 | | | 20.0 |
| 25.0 | | | | | 25.0 |

NOTES: NE = Not Encountered, NA = Not Applicable

WHITESTONE ASSOCIATES, INC.

# RECORD OF SUBSURFACE EXPLORATION

**Boring No.: SB-3**

(Page 1 of 1)

| | | | | | |
|---|---|---|---|---|---|
| Project: | **Existing Milton Paper Company** | | | WAI Project No.: | **WJ05-8023** |
| Location: | **47-50 30th Street; Long Island City, NY** | | | Client: | **Prestone Printing** |
| Surface Elevation: | **Not Surveyed** | Date Started: | **08/30/05** | **Water Depths / Elevations (feet / feet-msl)** | |
| Termination Depth: | **20.0 feet bgs** | Date Completed: | **08/30/05** | | |
| Drilling Method: | **Geoprobe** | Logged By: | **G. Graham** | While Drilling: | **10.0** ▼ |
| Test Method: | **Macro-Core** | Contractor: | **Enviroprobe Services, Inc.** | At Completion: | **10.0** ▽ |
| | | Machine: | **Dingo** | 24 Hours: | **NA** ▼ |

| Depth (feet) | Strata | DESCRIPTION OF MATERIALS (Classification) | PID Readings (ppm) | Rec. (in.) | Depth (feet) |
|---|---|---|---|---|---|
| 0.0 | | 0" - 8" Concrete<br>8" - 12" Cork<br>12" - 18" Concrete<br>18" - 36" Brown Fine to Coarse Sand, Trace Silt | 0.0 | 36 | 0.0 |
| 5.0 | | 0" - 27" Brown Fine to Coarse Sand, Some Coarse to Medium Gravel, Trace Silt<br>27" - 39" Brown Fine to Coarse Sand | 0.0 | 39 | 5.0 |
| 10.0 ▼ | | 0" - 18" Same As Above<br>18" - 47" Gray-Brown Fine to Coarse Sand, Some Silt, Trace Small Gravel, Wet | 0.0 | 47 | 10.0 |
| 15.0 | | 0" - 43" Same As Above | 0.0 | 43 | 15.0 |
| | | 0" - 46" Same As Above | 0.0 | 46 | |
| 20.0 | | Boring SB-3 Terminated at a Depth of 20.0 Feet Below Ground Surface<br>Soil Sample 8023-SB-3 Collected @ 2.5 fbgs to 3.0 fbgs @ 1600<br>Groundwater Sample Collected @ 1605 | | | 20.0 |
| 25.0 | | | | | 25.0 |

NOTES: NE = Not Encountered, NA = Not Applicable

WHITESTONE ASSOCIATES, INC.

# RECORD OF SUBSURFACE EXPLORATION

**Boring No.: SB-4**



| | | | | | |
|---|---|---|---|---|---|
| Project: | **Existing Milton Paper Company** | | | WAI Project No.: | **WJ05-8023** |
| Location: | **47-50 30th Street; Long Island City, NY** | | | Client: | **Prestone Printing** |
| Surface Elevation: | **Not Surveyed** | Date Started: | **08/30/05** | **Water Depths / Elevations (feet / feet-msl)** | |
| Termination Depth: | **20.0 feet bgs** | Date Completed: | **08/30/05** | | |
| Drilling Method: | **Geoprobe** | Logged By: | **G. Graham** | While Drilling: | **10.0** ▼ |
| Test Method: | **Macro-Core** | Contractor: | **Enviroprobe Services, Inc.** | At Completion: | **10.0** ▽ |
| | | Machine: | **Dingo** | 24 Hours: | **NA** ▼ |

| Depth (feet) | Strata | DESCRIPTION OF MATERIALS (Classification) | PID Readings (ppm) | Rec. (in.) | Depth (feet) |
|---|---|---|---|---|---|
| 0.0 | | 0" - 6" Concrete<br>6" - 12" Cork<br>12" - 18" Concrete<br>18" - 27" Void<br>27" - 48" Brown Fine to Coarse Sand, Some Small to Medium Gravel | 0.0 | 48 | 0.0 |
| 5.0 | | 0" - 12" Same As Above<br>12" - 31" Brown Fine to Coarse Sand, Some Small to Medium Gravel, Trace Silt<br>31" - 38" Brown Fine to Coarse Sand, Trace Silt | 0.0 | 38 | 5.0 |
| 10.0 | | 0" - 18" Same As Above<br>18" - 27" Brown Fine to Coarse Sand, Some Small to Medium Gravel | 0.0 | 27 | 10.0 |
| 15.0 | | 0" - 8" Same As Above<br>8" - 39" Gray-Brown Fine to Coarse Sand, Some Silt, Trace Small Gravel, Wet | 0.0 | 39 | 15.0 |
| | | 0" - 41" Same As Above | 0.0 | 41 | |
| 20.0 | | Boring SB-4 Terminated at a Depth of 20.0 Feet Below Ground Surface<br>Soil Sample 8023-SB-4 Collected @ 3.5 fbgs to 4.0 fbgs @ 1615 | | | 20.0 |
| 25.0 | | | | | 25.0 |

NOTES: NE = Not Encountered, NA = Not Applicable

WHITESTONE ASSOCIATES, INC.

# RECORD OF SUBSURFACE EXPLORATION

**Boring No.: SB-5**

(Page 1 of 1)

| | | | | | |
|---|---|---|---|---|---|
| Project: | **Existing Milton Paper Company** | | | WAI Project No.: | **WJ05-8023** |
| Location: | **47-50 30th Street; Long Island City, NY** | | | Client: | **Prestone Printing** |
| Surface Elevation: | **Not Surveyed** | Date Started: | **08/30/05** | **Water Depths / Elevations (feet / feet-msl)** | |
| Termination Depth: | **20.0 feet bgs** | Date Completed: | **08/30/05** | | |
| Drilling Method: | **Geoprobe** | Logged By: | **G. Graham** | While Drilling: | **10.0** ▼ |
| Test Method: | **Macro-Core** | Contractor: | **Enviroprobe Services, Inc.** | At Completion: | **10.0** ▽ |
| | | Machine: | **Dingo** | 24 Hours: | **NA** ▼ |

| Depth (feet) | Strata | DESCRIPTION OF MATERIALS (Classification) | PID Readings (ppm) | Rec. (in.) | Depth (feet) |
|---|---|---|---|---|---|
| 0.0 | | 0" - 6" Concrete<br>6" - 10" Cork<br>10" - 14" Concrete<br>14" - 31" Void<br>31" - 48" Brown Fine to Coarse Sand | 0.0 | 48 | 0.0 |
| 5.0 | | 0" - 10" Brown Fine to Coarse Sand and Small to Medium Gravel, Trace Silt<br>10" - 36" Brown Fine to Coarse Sand | 0.0 | 36 | 5.0 |
| 10.0 ▼ | | 0" - 22" Same As Above, Moist<br>22" - 42" Gray to Brown Fine to Coarse Sand, Some Silt, Wet | 0.0 | 42 | 10.0 |
| 15.0 | | 0" - 39" Same As Above | 0.0 | 39 | 15.0 |
| | | 0" - 45" Same As Above | 0.0 | 45 | |
| 20.0 | | Boring SB-5 Terminated at a Depth of 20.0 Feet Below Ground Surface<br>Soil Sample 8023-SB-5 Collected @ 3.5 fbgs to 4.0 fbgs @ 1625<br>Groundwater Sample Collected @ 1630 | | | 20.0 |
| 25.0 | | | | | 25.0 |

NOTES: NE = Not Encountered, NA = Not Applicable

WHITESTONE ASSOCIATES, INC.

# RECORD OF SUBSURFACE EXPLORATION

**Boring No.: SB-6**

(Page 1 of 1)

| | | | | | |
|---|---|---|---|---|---|
| Project: | **Existing Milton Paper Company** | | | WAI Project No.: | **WJ05-8023** |
| Location: | **47-50 30th Street; Long Island City, NY** | | | Client: | **Prestone Printing** |
| Surface Elevation: | **Not Surveyed** | Date Started: | **08/30/05** | **Water Depths / Elevations (feet / feet-msl)** | |
| Termination Depth: | **20.0 feet bgs** | Date Completed: | **08/30/05** | | |
| Drilling Method: | **Geoprobe** | Logged By: | **G. Graham** | While Drilling: | 10.0 ▽ |
| Test Method: | **Macro-Core** | Contractor: | **Enviroprobe Services, Inc.** | At Completion: | 10.0 ▽ |
| | | Machine: | **Dingo** | 24 Hours: | NA ▼ |

| Depth (feet) | Strata | DESCRIPTION OF MATERIALS (Classification) | PID Readings (ppm) | Rec. (in.) | Depth (feet) |
|---|---|---|---|---|---|
| 0.0 | | 0" - 6" Concrete<br>6" - 12" Cork<br>12" - 18" Concrete<br>18" - 27" Void<br>27" - 38" Brown Fine to Coarse Sand, Trace Small Gravel, Trace Silt | 0.0 | 38 | 0.0 |
| 5.0 | | 0" - 18" Brown Fine to Coarse Sand and Small to Medium Gravel, Trace Silt<br>18" - 27" Brown Fine to Coarse Sand | 0.0 | 27 | 5.0 |
| 10.0 | | 0" - 27" Same As Above, Moist<br>27" - 39" Brown to Gray Fine to Coarse Sand, Some Silt, Wet | 0.0 | 39 | 10.0 |
| 15.0 | | 0" - 47" Same As Above | 0.0 | 47 | 15.0 |
| 20.0 | | 0" - 42" Same As Above | 0.0 | 42 | 20.0 |
| 25.0 | | Boring SB-6 Terminated at a Depth of 20.0 Feet Below Ground Surface<br>Soil Sample 8023-SB-6 Collected @ 2.5 fbgs to 3.0 fbgs @ 1645 | | | 25.0 |

NOTES: NE = Not Encountered, NA = Not Applicable

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# ATTACHMENT B
# Analytical Data
# Summary Sheets

SUMMARY REPORT
Client: Whitestone Associates Inc.
Project: LONG ISLAND CITY
Lab Case No.: E05-09123

| Lab ID: | 09123-002 | | | 09123-005 | | | 09123-008 | | |
|---|---|---|---|---|---|---|---|---|---|
| Client ID: | 8023-SB-1-GW | | | 8023-SB-3-GW | | | 8023-SB-5-GW | | |
| Matrix: | Aqueous | | | Aqueous | | | Aqueous | | |
| Sampled Date | 8/30/05 | | | 8/30/05 | | | 8/30/05 | | |
| PARAMETER(Units) | Conc | Q | MDL | Conc | Q | MDL | Conc | Q | MDL |
| **Volatiles (µg/L-ppb)** | | | | | | | | | |
| Chloroform | ND | | 0.260 | ND | | 0.260 | 0.618 | | 0.260 |
| **TOTAL VO's:** | ND | | | ND | | | 0.618 | | |
| **Semivolatiles - BN (µg/L-ppb)** | | | | | | | | | |
| Naphthalene | 1.29 | | 0.110 | 0.586 | | 0.110 | 1.13 | | 0.110 |
| 2-Methylnaphthalene | 0.419 | | 0.140 | 0.576 | | 0.140 | 0.365 | | 0.140 |
| Acenaphthene | 8.22 | | 0.170 | 6.04 | | 0.170 | 7.22 | | 0.170 |
| Dibenzofuran | 2.67 | | 0.120 | 0.281 | | 0.120 | 2.25 | | 0.120 |
| Fluorene | 8.20 | | 0.180 | 3.04 | | 0.180 | 7.47 | | 0.180 |
| Phenanthrene | 12.9 | | 0.110 | 4.20 | | 0.110 | 10.8 | | 0.110 |
| Anthracene | 2.96 | | 0.140 | 0.815 | | 0.140 | 2.20 | | 0.140 |
| Carbazole | 0.960 | | 0.170 | ND | | 0.170 | 0.764 | | 0.170 |
| Fluoranthene | 1.77 | | 0.190 | 0.540 | | 0.190 | 1.39 | | 0.190 |
| Pyrene | 1.26 | | 0.140 | 0.410 | | 0.140 | 0.985 | | 0.140 |
| Benzo[a]anthracene | 0.265 | | 0.150 | ND | | 0.150 | 0.198 | | 0.150 |
| Chrysene | 0.168 | | 0.140 | ND | | 0.140 | ND | | 0.140 |
| **TOTAL BN'S:** | 41.1 | | | 16.5 | | | 34.8 | | |

ND = Analyzed for but Not Detected at the MDL

SUMMARY REPORT
Client: Whitestone Associates Inc.
Project: LONG ISLAND CITY
Lab Case No.: E05-09123

| Lab ID: | 09123-001 | | | 09123-003 | | | 09123-004 | | | 09123-006 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Client ID: | 8023-SB-1 | | | 8023-SB-2 | | | 8023-SB-3 | | | 8023-SB-4 | | |
| Matrix: | Soil | | | Soil | | | Soil | | | Soil | | |
| Sampled Date | 8/30/05 | | | 8/30/05 | | | 8/30/05 | | | 8/30/05 | | |
| PARAMETER(Units) | Conc | Q | MDL | Conc | Q | MDL | Conc | Q | MDL | Conc | Q | MDL |
| **Volatiles (mg/Kg-ppm)** | | | | | | | | | | | | |
| **TOTAL VO's:** | ND | | | ND | | | ND | | | ND | | |
| **Semivolatiles - BN (mg/Kg-ppm)** | | | | | | | | | | | | |
| Phenanthrene | 0.287 | | 0.260 | ND | | 0.201 | ND | | 0.252 | 0.634 | | 0.211 |
| Anthracene | ND | | 0.260 | ND | | 0.201 | ND | | 0.252 | 0.134 | J | 0.211 |
| Di-n-butylphthalate | ND | | 0.260 | ND | | 0.201 | ND | | 0.252 | 0.175 | J | 0.211 |
| Fluoranthene | 0.234 | J | 0.260 | 0.185 | J | 0.201 | ND | | 0.252 | 1.96 | | 0.211 |
| Pyrene | 0.169 | J | 0.260 | 0.154 | J | 0.201 | ND | | 0.252 | 2.01 | | 0.211 |
| Benzo[a]anthracene | ND | | 0.260 | 0.132 | J | 0.201 | ND | | 0.252 | 1.19 | | 0.211 |
| Chrysene | ND | | 0.260 | ND | | 0.201 | ND | | 0.252 | 1.64 | | 0.211 |
| Benzo[b]fluoranthene | ND | | 0.260 | ND | | 0.201 | ND | | 0.252 | 1.21 | | 0.211 |
| Benzo[k]fluoranthene | ND | | 0.260 | ND | | 0.201 | ND | | 0.252 | 1.21 | | 0.211 |
| Benzo[a]pyrene | ND | | 0.260 | ND | | 0.201 | ND | | 0.252 | 1.29 | | 0.211 |
| Indeno[1,2,3-cd]pyrene | ND | | 0.260 | ND | | 0.201 | ND | | 0.252 | 0.858 | | 0.211 |
| Dibenz[a,h]anthracene | ND | | 0.260 | ND | | 0.201 | ND | | 0.252 | 0.396 | | 0.211 |
| Benzo[g,h,i]perylene | ND | | 0.260 | ND | | 0.201 | ND | | 0.252 | 1.05 | | 0.211 |
| **TOTAL BN'S:** | 0.690 | J | | 0.471 | J | | ND | | | 13.8 | J | |

| Lab ID: | 09123-007 | | | 09123-009 | | |
|---|---|---|---|---|---|---|
| Client ID: | 8023-SB-5 | | | 8023-SB-6 | | |
| Matrix: | Soil | | | Soil | | |
| Sampled Date | 8/30/05 | | | 8/30/05 | | |
| PARAMETER(Units) | Conc | Q | MDL | Conc | Q | MDL |
| **Volatiles (mg/Kg-ppm)** | | | | | | |
| **TOTAL VO's:** | ND | | | ND | | |
| **Semivolatiles - BN (mg/Kg-ppm)** | | | | | | |
| Phenanthrene | ND | | 0.234 | 0.674 | | 0.208 |
| Anthracene | ND | | 0.234 | 0.309 | | 0.208 |
| Fluoranthene | ND | | 0.234 | 4.01 | | 0.208 |
| Pyrene | ND | | 0.234 | 10.0 | | 0.208 |
| Benzo[a]anthracene | ND | | 0.234 | 11.3 | | 0.208 |
| Chrysene | ND | | 0.234 | 16.4 | | 0.208 |
| Benzo[b]fluoranthene | ND | | 0.234 | 6.70 | | 0.208 |
| Benzo[k]fluoranthene | ND | | 0.234 | 6.10 | | 0.208 |
| Benzo[a]pyrene | ND | | 0.234 | 11.7 | | 0.208 |
| Indeno[1,2,3-cd]pyrene | ND | | 0.234 | 5.12 | | 0.208 |
| Dibenz[a,h]anthracene | ND | | 0.234 | 3.57 | | 0.208 |
| Benzo[g,h,i]perylene | ND | | 0.234 | 6.41 | | 0.208 |
| **TOTAL BN'S:** | ND | | | 82.3 | | |

ND = Analyzed for but Not Detected at the MDL
J = The concentration was detected at a value below the MDL

# F. Site Photos



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