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PHASE I ENVIRONMENTAL SITE ASSESSMENT

OF

129-09 JAMAICA AVENUE
RICHMOND HILL, NEW YORK

PREPARED FOR:

UNIFORMS FOR INDUSTRY, INC.
129-09 JAMAICA AVENUE
RICHMOND HILL, NEW YORK

DATE ISSUED: OCTOBER 26, 2004

GCE PROJECT NUMBER: 04-341-00

The environmental assessment described herein was conducted by and/or under the supervision of the undersigned, of G. C. Environmental, Inc. (GCE). GCE's investigation consisted solely of the activities described in the Introduction of this report, in accordance with Proposal/Work Order Number 04348, and is subject to the Limitations and Service Constraints provided in Appendix A and the Consulting Services Agreement signed prior to initiation of the assessment.

Prepared By:

_____ _____

Valery Gataullin Date
Staff Scientist

Report Reviewed and Approved By:

_____ _____

Igor Goldstein Date
Manager, Engineering

_____ _____

Nahum Kedem, P.G. Date
Vice President

EXECUTIVE SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment of the property located at 129-09 Jamaica Avenue, Richmond Hill, New York (the Site), conducted by G. C. Environmental, Inc. (GCE) in accordance with the Consulting Service Agreement signed prior to initiation of the assessment, and the ASTM E1527-00 Standards.

The Site consists of an approximately 75,000-square-foot irregular-shaped parcel of land and is developed with two (2) interconnected one (1)- to two (2)-story vacant industrial buildings, hereafter referred to as the "Main Building" and the "New Building" located on the central and southeastern portions of the Site, respectively, which, according to Mr. Richard Sena, Vice President of Uniforms for Industry, Inc. (UFI), the Site owner, and based on GCE's review of Phase I Environmental Site Assessment report (Phase I report), prepared by Finley and Nicol Environmental, Inc. (F&N), dated August 20, 2002, provided by the client, were utilized by UFI for commercial laundry purposes, namely the laundering, storage and repair of garments, adult diapers, mops and rugs, from circa 1957 through November 2002 and have been vacant since. The on-site facility, constructed of brick, steel, wood and concrete in 1929, with an addition constructed in the 1990s, occupies approximately sixty-five percent (65%) of the Site. The remainder of the Site consists of gravel-lined land located on the western portion of the Site and adjacent to the eastern exterior wall of the on-site facility, concrete-paved land located on the western and eastern portions of the Site and adjacent to the northern exterior wall of the on-site facility, vegetated land located on the northern and eastern portions of the Site and asphalt-paved parking areas and driveways located throughout the remainder of the Site.

During the site-inspection, all areas of the Site were inspected, except for the southeastern portion of the roof of the on-site facility, access to which was not provided.

The surrounding area is utilized for commercial, industrial and residential purposes. These usages are not likely to environmentally impact the Site.

G. C. Environmental, Inc. (GCE) has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-00 of the Uniforms for Industry property located at 129-09 Jamaica Avenue, Richmond Hills, New York. This assessment has revealed no evidence of recognized environmental conditions in connection with the Site, except for the following:

- Based on GCE's review of the Site Plan and SP Calculations, both prepared by Wuest and Bailey Architects, dated September 28, 1990, provided to GCE by the Client, the two (2) catch basins located on the eastern portion of the Site (CB-1 and CB-2) are connected to eight (8) dry wells, each 12-feet in diameter, located on the eastern portion of the Site. Furthermore, the Site Plan and SP Calculations show the remaining catch basin (CB-3) as a dry well, with an overflow well located approximately 6 feet to the north of the dry well. In addition, based on GCE's review of the Phase I report and the Status and Dry Well Remediation report (Remediation Report), prepared by (F&N), dated December 18, 2002, provided by the Client, in 2002 there were four (4) dry wells located on the Site,

one (1) of these dry wells (DW-2) was discovered to be a catch basin (CB-2) during remediation activities; one (1) dry well (DW-1) was observed on the eastern portion of the Site, which was likely closed after remediation activities, but was formally located in the vicinity of CB-1; one (1) dry well (DW-3) was observed on the western portion of the Site at the location of CB-3; and one (1) dry well (DW-4) was observed on the northern portion of the Site. GCE's visual inspection of the purported location of DW-4 revealed a circular patch of vegetated land. GCE's visual inspection of the purported dry well and overflow well locations revealed that these areas are asphalt-paved land. GCE observed an oil sheen both on the stormwater entering CB-1 and on the water accumulated in CB-1. According to the Remediation Report, laboratory analysis of the soil conditions beneath the base of the DW-1 structure, the depth of which is unknown, indicated no elevated levels of volatile organic compounds (VOCs), semi-volatile organic compounds (B/N) and 8 RCRA Metals. However, laboratory analysis of the sludge removed from DW-1 and CB-2 during the remediation activities, conducted for waste characterization, revealed that the sludge contained low concentrations of tetrachloroethylene of 602 parts per billion (ppb), which is below the NYS DEC Technical and Administrative Guidance Memorandum (TAGM) Recommended Soil Cleanup Objectives (Regulatory Standards) of 1,400 ppb.

Based on GCE's review of the Remediation Report and visual inspection, it appears as though DW-1 was the only catch basin which was remediated.

Since the observed catch basins potentially discharge to on-site dry wells and based on the historical evidence of concentrations of tetrachloroethylene, potential spills and/or leaks of hazardous materials entering these catch basins and historical poor housekeeping may have environmentally impacted the Site.

- GCE's review of the Site Plan revealed that a historical drain was located in the vicinity of the gravel-lined land located on the western portion of the Site, which was connected to two (2) dry wells located on the southwestern portion of the Site, most likely CB-3 and it's associated overflow well. Based on GCE's review of the Draft Proposal for Subsurface Structure Sampling and Analysis prepared by Vertex, dated April 17, 2003 (April 2003 Proposal), provided to GCE by the Client, during the excavation of two (2) 6,000-gallon underground storage tanks (USTs), containing No. 2 heating oil and "mop" oil, respectively, "an oily residual" was observed in an unidentified nearby dry well. The material was excavated and laboratory analysis of endpoint samples indicated low levels of tetrachloroethylene.

  Since the observed catch basins potentially discharge to on-site dry wells and based on the historical evidence of concentrations of tetrachloroethylene, potential spills and/or leaks of hazardous materials entering these catch basins and historical poor housekeeping may have environmentally impacted the Site.

- GCE's visual inspection of the southern portion of the Main Building revealed a continuous trench surrounding the perimeter of the floor and several floor openings,

which, according to Mr. Sena, are associated with a network of trenches situated beneath the concrete floor of the southern portion of the Main Building. According to Mr. Sena and a Memorandum, prepared by Vertex Engineering Services, Inc. (Vertex), dated June 10, 2003, provided by the Client, these trenches discharge to a holding tank which was previously located Main Building adjacent to the south of the original Boiler Room. Water accumulated in this holding tank was then directed towards one (1) of two (2) equalizer tanks previously located on the eastern portion of the Site, where it was filtered and treated and then discharged to the on-site catch basins. According to Mr. Sena, the trench system was partially exposed for testing and the trench is encased in concrete. No additional information regarding the depth of these trenches was provided to GCE. No additional information regarding this specific trench and/or waste water system testing was provided to GCE. Since the observed catch basins potentially discharge to on-site dry wells and based on the historical evidence of concentrations of tetrachloroethylene, potential spills and/or leaks of hazardous materials entering these trenches and catch basins and historical poor housekeeping may have environmentally impacted the Site.

- Several additional holes and ditches were observed throughout the Main Building, specifically in the original Boiler Room. According to Mr. Sena, these ditches are most likely associated with the historical wastewater discharge system. No additional information regarding these ditches was provided to GCE. Evidence of historical spills and/or leaks of petroleum products and/or hazardous materials were observed throughout the on-Site facility. Therefore, potential spills and/or leaks of petroleum products and/or hazardous materials entering these ditches may have environmentally impacted the Site.

- Based on GCE's review of the Environmental Assessment report at Five Uniforms for Industry, Inc. Properties, dated June 14, 1988 (1988 Environmental Assessment), prepared by Clayton Environmental Consultants (Clayton); the Subsurface Investigation of UFI, dated May 1993 (1993 SSI), prepared by Tyree Environmental Technologies (Tyree); the Phase I Environmental Site Assessment report, dated August 20, 2002 (2002 Phase I Report), prepared by Fenley & Nicol Environmental, Inc. (F&N); the Spill Investigation Report, dated March 18, 2003, prepared by F&N; the Draft Proposal for Subsurface Structure Sampling and Analysis, dated April 17, 2003 (April 2003 Proposal), prepared by Vertex Engineering Services, Inc. (Vertex); the Draft Proposal for Subsurface Structure Sampling and Analysis, dated June 10, 2003 (June 10 Proposal), prepared by Vertex; a Memorandum from Vertex to the New York State Department of Environmental Conservation (NYS DEC), dated September 12, 2003 (2003 Memorandum); a Memorandum from Vertex to the NYS DEC, dated April 19, 2004 (2004 Memorandum); and, a Hazardous Substances Bulk Storage Registration Certificate (Haz. Sub. Certificate), issued by the NYS DEC to the UFI, dated May 26, 1999, with an expiration dated of July 18, 2001, all provided by the Client, ten (10) USTs and ten (10) aboveground storage tank (ASTs) were historically located on the Site as follows: one (1) 4,000-gallon sodium hydroxide AST; one (1) 1,200-gallon sodium hydroxide AST; one (1) 410-gallon sodium hypochlorite AST; one (1) 410-gallon ammonium silicofluoride AST; one (1) 290-gallon sodium hypochlorite AST; one (1) 320-gallon sodium hydroxide AST; one (1) 330-gallon sodium hydroxide AST; one (1) 384-gallon sodium triphosphate

AST; one (1) 270-gallon sodium hypochlorite AST; one (1) 10,000-gallon No. 6 fuel oil underground storage tank (UST); three (3) 2,000-gallon mineral spirit USTs; one (1) 7,500-gallon mop oil UST; one (1) 6,000-gallon No. 2 fuel oil UST; one (1) 6,000-gallon mop oil UST; and, three (3) 2,000-gallon mineral oil USTs.

Based on the previous reports, which include documentation of soil contamination associated historical on-site aboveground and underground storage tanks, and the most recent round of groundwater sampling in 2004, spills of petroleum products and hazardous materials have environmentally impacted the Site.

- According to the Environmental Data Resources, Inc. (EDR) report, the Site is listed as a Leaking Storage Tanks Incident Report (LTANKS), Petroleum Bulk Storage (UST) and Chemical Bulk Storage Tanks (CBS AST) site:

  129-01 Jamaica Ave/Queens / Uniforms for Industry
  129001 Jamaica Avenue/ 129-01 Jamaica Avenue
  New York City, NY / Richmond Hill, NY 11418
  The Site is listed twice as an LTANKS site. On May 6, 1991, the Site was issued LTANKS No. 91-01477, when a 3,000-gallon UST failed a tank test, having a leak rate of 0.09 gallons per hour (GPH) in the associated piping line. No additional information regarding this LTANKS case was provided. The second LTANKS case, DEC Spill No. 02-08110, was issued for the Site on November 5, 2002, when a 6,000-gallon tank failed a tank test. No. 2 fuel oil, No. 4 fuel oil and mineral spirits were reported to have spilled. No additional information regarding this LTANKS case was provided in the EDR report.

  There are two (2) "in service" 6,300-gallon No. 1,2, or 4 fuel oil steel USTs, one (1) "closed-removed" on June 01, 1996 7,500-gallon No. 1, 2, or 4 fuel oil steel UST, one (1) "closed-removed" 3,000-gallon "other" steel UST, three (3) "closed-removed" 2,000-gallon "other" steel USTs, two (2) "closed prior to May 1991" 3,000-gallon steel USTs with unknown contents, one (1) "in service" 4,000-gallon sodium hydroxide steel AST installed in December 1966, two (2) "in service" 1,200-gallon sodium hydroxide plastic ASTs installed in August 1991 and June 1996, respectively, one (1) "in service" 330-gallon sodium hydroxide plastic AST, one (1) "in service" 384-gallon sodium phosphate plastic AST, and one (1) "in service" 290-gallon sodium hypochlorite plastic AST all installed in December 1982, one (1) "in service" 320-gallon sodium hydroxide steel AST, one (1) "in service" 270-gallon sodium hypochlorite plastic and one (1) "in service" 410-gallon ammonium silicofluoride plastic AST all installed in December 1972 listed for this Site.

  According to Mr. Sena, and based on GCE's review of the 2003 Memorandum, these nine (9) USTs and these ten (10) ASTs, as well as a 10,000-gallon UST not included in the EDR listing, were all removed from the site by 2003. Laboratory analysis of soil and groundwater samples collected from the Site indicated

concentrations of several VOCs and B/Ns above the Regulatory Standards for these compounds. Therefore, potential spills and/or leaks associated with these LTANKS, UST and AST listings for the Site have environmentally impacted the Site.

- GCE's visual inspection and review of the 2004 Memorandum, revealed the presence of four (4) groundwater monitoring wells (MW) located on the Site as follows: one (1) located in the vicinity of the two (2) circular concrete pads on the eastern portion of the Site (MW-1); one (1) located adjacent to the west of the concrete vault adjacent to the western exterior wall of the Main Building (MW-2); one (1) located along the northeastern border of the Site, approximately 25 feet to the north of the northeastern corner of the Main Building (MW-3); and one (1) located on the southeastern portion of the asphalt-paved parking lot on the western portion of the Site (MW-4). No information regarding the depths of these MWs was provided to GCE. Laboratory analysis of soil samples collected during the installation of these monitoring wells at depths of approximately 30-31.5 feet and 45 feet in MW-1; approximately 25 feet and 45 feet in MW-2; approximately 45-46 feet in MW-3; and, approximately 44-45 feet in MW-4, indicated concentrations of VOCs and B/Ns that were either non-detected, detected below their detection limits or detected below the Regulatory Standards, except for elevated concentrations of VOCs, namely, 1,2,4-trimethylbenzene (10,000 ppb) and p-ethyltoluene (18,000 ppb), acetone (460 ppb) in the 30-31.5 feet deep MW-1 soil sample and p-diethylbenzene (34,000 ppb) and acetone (470 ppb) in the 45 feet deep MW-1 soil sample which were reportedly detected above the Regulatory Standards for these compounds.

  In addition, according to the 2004 Memorandum, between February 17, 2004 and March 26, 2004, one (1) groundwater sample was collected from each monitoring well. The depths of these samples were not provided in the 2004 Memorandum. GCE's review of a summary of groundwater laboratory analytical data indicates concentrations of VOCs and B/Ns detected above the Ambient Water Quality Standards & Guidance Values (Groundwater Standards). However, there are several compounds that were present in the soil samples but not detected in the groundwater samples. This can be attributed to the different sources of the contamination located at the Site.

- GCE's review of the 1942, 1951, 1963, 1967, 1981, 1982, 1985, 1986, 1987 and 1988 Sanborn Fire Insurance maps show the southeastern portion of the Site as developed with an auto collision work shop, which consisted of four (4) gasoline tanks of unknown size in at least 1942 and 1951, and was utilized as a filling station in at least 1963 and 1967. Furthermore, according to records on file at the Queens County Building Department, the southeastern portion of the Site was developed with a gasoline station in at least 1963. This area of the Site is currently developed with the New Building. Potential spills and/or leaks of petroleum products and/or hazardous materials associated with these historic gasoline tanks and the Site's usage as a filling station and auto collision work shop may have environmentally impacted the Site.

- GCE's visual inspection of the Site revealed the presence of suspect ACMs in 1' x 1' brown vinyl floor tiles and 2' x 2' white ceiling tiles located in the office spaces of the Main and New buildings and 1' x 1' brown vinyl floor tiles located on the 1st floor of the new building in security room. All of these materials were found to be in good condition in the New Building, but in poor condition in the Main Building. According to Mr. Sena, the New Building was constructed in the 1990's. Based on its age, the suspect materials within the New Building are not likely to contain asbestos. However, since the Main Building was constructed prior to 1980, the presence of other suspect ACMs is a possibility within the Main Building.

- GCE performed a visual survey of the Site for the presence of LBP which may be chipping or flaking and observed no such paint. However, since the Main Building was constructed prior to 1980, the presence of LBP is a possibility.

- According to the EDR report, a hydraulically up-gradient property is listed as a SPILLS site:

  Richmond Auto Salvage
  87-71 130th Street
  Richmond Hills, NY
  This SPILLS site is located approximately 380 feet to the south and hydraulically up/cross-gradient of the Site. On June 17, 1993 a SPILLS case was opened when an unknown amount of auto waste fluids was spilled on land. Based on its description, this SPILLS site may have environmentally impacted the groundwater below the Site.

Based on the above findings, the following recommendations are made:

- An additional investigation consisting of installation of additional groundwater monitoring wells and groundwater sampling should be conducted in order to delineate groundwater contamination at the Site and confirm its origins as well as subsurface soil sampling in order to determine each area of potential soil and groundwater contamination. This investigation should also address potential for off-site origins of contamination.

- An Asbestos Operations and Maintenance (O&M) Program should be prepared and implemented. All confirmed ACMs and LBP should be removed prior to any renovations which can disturb these materials. All removal of confirmed ACMs and LBP should be performed in accordance with applicable federal, state and local regulations.

Summary of Recognized Environmental Conditions and Recommendations

Recognized Environmental Condition	Previous Action Taken	Recommended Action
Removed Petroleum and Chemical Storage Tanks and Associated Soil Contamination	Soil excavations, soil borings and installation of groundwater monitoring wells.	Additional investigation including soil sampling
Approximately 10 Existing Dry Wells and/or Catch Basins	One (1) dry well (DW-1) was remediated and waste characterization indicated low concentrations of tetrachloroethylene. An additional historic dry well (DW-4) appears to have been filled in. No information regarding DW-4's closure and/or remediation was available.	Additional investigation including sludge and groundwater sampling
Trench Network and Ditches	No action taken.	Additional investigation including soil sampling and establishment of the discharge points
Off-site Sources	Groundwater monitoring wells were installed on northeastern (MW-3) and southern (MW-4) portions of the Site. Subsequent groundwater sampling of MW-3 and MW-4 revealed concentrations of several VOC's above the Regulatory Standards.	Subsurface investigation including installation, survey and sampling of additional groundwater monitoring wells
Groundwater Contamination at the Site	Groundwater monitoring wells were installed on the eastern (MW-1), western (MW-2), northeastern (MW-3) and southern (MW-4) portions of the Site. Subsequent groundwater sampling revealed concentrations of several VOC's and B/Ns above the Regulatory Standards in MW-1 and MW-2 and several VOCs above the Regulatory standards in MW-3 and MW-4.	Subsurface investigation including installation, survey and sampling of additional groundwater monitoring wells
Asbestos Containing Materials and Lead Based Paint	No action taken	Asbestos O&M Program. Removal of confirmed ACMs and LBP prior to their disturbance

Since soil or groundwater testing was not performed as part of this assessment, GCE makes no direct representation of soil or groundwater quality conditions.

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1.0 PURPOSE

The principal objectives of this Phase I Environmental Site Assessment are to:

- Identify the presence or likely presence of any potential asbestos-containing materials, hazardous materials, substances or wastes or petroleum products on the Site under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous materials, substances or wastes or petroleum products into structures on the Site or into the ground, groundwater or surface water of the Site;

- Identify the need for additional evaluation and/or investigation of the location, extent, source, and nature of any releases, or threat of releases, of hazardous materials, substances or wastes or petroleum products affecting the Site.

2.0 INTRODUCTION

This report presents the findings of a Phase I Environmental Site Assessment of the property located at 129-09 Jamaica Avenue, Richmond Hill, New York (the Site), conducted by G. C. Environmental, Inc. (GCE) in accordance with the Consulting Services Agreement signed prior to initiation of the assessment and the ASTM E1527-00 Standards.

The Site consists of an approximately 75,000-square-foot irregular-shaped parcel of land and is developed with two (2) interconnected one (1)- to two (2)-story vacant industrial buildings located on the central and southeastern portions of the Site. The on-site facility, constructed of brick, steel, wood and concrete in 1929, with an addition constructed in the 1990s, occupies approximately sixty-five percent (65%) of the Site. The remainder of the Site consists of gravel-lined land located on the western portion of the Site and adjacent to the eastern exterior wall of the on-site facility, concrete-paved land located on the western and eastern portions of the Site and adjacent to the northern exterior wall of the on-site facility, vegetated land located on the northern and eastern portions of the Site and asphalt-paved parking areas and driveways located throughout the remainder of the Site.

During the site-inspection, all areas of the Site were inspected, except for the southeastern portion of the roof of the on-site facility, access to which was not provided.

On September 28, 2004, Mr. Valery Gataullin and Ms. Eileen Harvey of GCE conducted a site-inspection to assess the possible presence of petroleum products, hazardous materials, substances or wastes or potential asbestos-containing materials. GCE's investigation included reconnaissance of the Site and adjacent properties, background research, and review of available local, state, and federal regulatory records regarding the presence of hazardous materials, substances or wastes or petroleum products at or in the vicinity of the Site.

GCE's findings are based on the assessment of existing conditions at the Site and surrounding areas, local background research, evaluation of the Site's environmental setting, review of records on file with local, state, and federal regulatory agencies. Please refer to Appendices B and C for the Site Information Summary and Information Sources, respectively.

3.0 SITE DESCRIPTION

3.1 Site Location and Legal Description

The Site is located in Richmond Hill, the Borough of Queens, Queens County, New York City, New York, on the northeast quadrant of the T-shaped intersection formed by 127th Street and Jamaica Avenue. The Site consists of an approximately 75,000-square-foot irregular-shaped parcel of land and is developed with two (2) interconnected one (1)- to two (2)-story vacant industrial buildings located on the central and southeastern portions of the Site. The remainder of the Site consists of gravel-lined land located on the western portion of the Site and adjacent to the eastern exterior wall of the on-site facility, concrete-paved land located on the western and eastern portions of the Site and adjacent to the northern exterior wall of the on-site facility, vegetated land located on the northern and eastern portions of the Site and asphalt-paved parking areas and driveways located throughout the remainder of the Site. The frontages of the Site measure approximately 380 feet along the north side of Jamaica Avenue and approximately 140 feet along the east side of 127th Street.

According to the Queens County Tax Assessor's Office, the address corresponding to the Site is 129-01 Jamaica Avenue, Richmond Hill, New York 11418. According to the Queens County Building Department, the addresses corresponding to the Site are 127-01 through 129-11 Jamaica Avenue, Richmond Hill, New York 11418. The Site is legally designated as Block 9281, Lot 44. Please refer to Figures 1, 2 and Appendix D for a Site Locus Map, Site Plan, and Photographs, respectively.

According to the Queens County Tax Assessor's Office, the current Site owner is Uniforms for Industries, 129-09 Jamaica Avenue, Jamaica, New York 11418.

Under the Zoning Ordinance for the City of New York, the western portion of the Site is located in a commercial portion (C1-2) of the Residential District designated as "R5" and the eastern portion of the Site is located in a Manufacturing District designated as "M1-1".

3.2 Present Site Development and Usage

The Site consists of an approximately 75,000-square-foot irregular-shaped parcel of land and is developed with two (2) interconnected one (1)- to two (2)-story vacant industrial buildings, hereafter referred to as the "Main Building" and the "New Building" located on the central and southeastern portions of the Site, respectively, which, according to Mr. Richard Sena, Vice President of Uniforms for Industry, Inc. (UFI), a representative of the Site owner, and based on GCE's review of Phase I Environmental Site Assessment report (Phase I report), prepared by Finley and Nicol Environmental, Inc. (F&N), dated August 20, 2002, provided by the client, were utilized by UFI for commercial laundry purposes, namely the laundering, storage and repair of garments, adult diapers, mops and rugs, from circa 1957 through November 2002 and have been vacant since.

The one (1)- to two (2)-story Main Building consists of three (3) interconnected areas and a separate room located in the central-eastern portion of the Main Building. There are two (2) offices at the mezzanine levels located in the southern and northern portions of the Main Building and a partial basement in the northern portion of the Main Building. According to Mr. Sena and the Phase I report, the room located on the central-eastern portion of the Main Building was utilized as a Boiler Room and the remainder of the Main building was utilized for washing garments, mops and rugs in the southern portion, laundering adult diapers in the central portion and for processing, ironing and prepping cleaned garments for loading in the northern portion of the Main Building. In addition, according to Mr. Sena and the Phase I report, the basement was utilized as a machine repair shop in the southern portion and for merchandise storage purposes in the northern portion, the mezzanine located in the southern portion of the Main Building was utilized for office purposes and the mezzanine located in the northern portion of Main Building was utilized for the purposes of additional office space and merchandise storage.

The roof of the Main Building is developed with a penthouse and additional equipment located on the central-western portion of the roof. According to Mr. Sena, this penthouse, which houses "out-of-service" equipment, and the additional rooftop equipment were historically utilized in the lint collection process, which was then regularly removed off Site. Since access to this portion of the roof was not provided, GCE was unable to visually inspect this penthouse. However, based on its description, this penthouse and this equipment are not likely to environmentally impact the Site.

The ground floor of the New Building consists of a large warehouse area in the western portion of the ground floor, with an office mezzanine, located in the northeastern portion of the warehouse, a security office located in the southeastern portion, a document storage room located in the northeastern portion and an additional storage room located in the central-eastern portion of the ground floor.

According to Mr. Sena and the Phase I report, the ground floor of the New Building was utilized for the unloading of dirty mops and garments and storage of clean carpets and mops. The second floor of the New Building consists of a Boiler Room located in the northwestern portion and vacant office spaces located throughout the remainder of the second floor. In addition, there is an approximately 300-square-foot underground vault containing sprinkler system equipment, located in the southwestern portion of the ground floor of the New Building.

The remainder of the Site consists of asphalt-paved parking lots located on the western and northern portions of the Site, asphalt-paved driveways located on the eastern portion of the Site, gravel-lined land located on the western portion of the Site and adjacent to the eastern exterior wall of the Main Building, vegetated land located on the northern and eastern portions of the Site, two (2) large circular concrete pads located on the eastern portion of the Site and concrete-paved land located throughout the Site. According to Mr. Sena, these circular concrete pads are associated with two (2) removed aboveground "equalizer" tanks previously mounted on the pads. Please refer to Sections 5.2 and 5.3 for additional information regarding these equalizer tanks and their historical usage. In addition, there is a concrete pad located adjacent to the western exterior wall of the Main Building. According to Mr. Sena, this vault previously housed piping for two (2) underground storage tanks (USTs) previously located within the asphalt-paved land on the western portion of the Site. Please refer to Section 5.3 for additional information regarding this concrete vault and the associated piping and removed USTs.

In addition, there is one (1) capped water supply well located within the central-western portion of the Main Building, one (1) "inactive" water supply well located on the eastern portion of the Site and one (1) "active" water supply well located adjacent to the northwest of the Main Building. According to Mr. Sena, the "active" and "inactive" water supply wells were utilized by UFI to supply groundwater for the on-site laundering processes. Furthermore, according to Mr. Sena, the capped water supply well was not utilized by UFI. Based on GCE's review of the Phase I report, the "active" water supply well is approximately 120 feet deep. No information regarding the depths of the remaining water supply wells nor the water quality of these three (3) water supply wells was provided to GCE.

Furthermore, four (4) groundwater monitoring wells (MW) were observed on the Site as follows: one (1) located in the vicinity of the two (2) circular concrete pads on the eastern portion of the Site (MW-1); one (1) located adjacent to the west of the concrete pad adjacent to the western exterior wall of the Main Building (MW-2); one (1) located on the northeastern border of the Site, approximately 25 feet to the north of the northeastern corner of the Main Building (MW-3); and one (1) located on the southeastern portion of the asphalt-paved parking lot on the western

portion of the Site (MW-4). Based on GCE's review of the Draft Proposal for Subsurface Structure Sampling and Analysis, dated June 10, 2003 (June 2003 Proposal), prepared by Vertex Engineering Services, Inc. (Vertex), these groundwater monitoring wells were proposed to be installed to a depth of approximately 5 feet below the estimated water table at 55 feet below grade level. No information regarding the exact depth of these groundwater monitoring wells was provided to GCE. Please refer to Section 5.3 for additional information regarding the water quality within these four (4) groundwater monitoring wells.

The Site can be accessed from both Jamaica Avenue and 127th Street.

3.3 Physical Site Characteristics

According to the Topographic Map of Jamaica, New York Quadrangle, US Geological Survey (USGS), dated 1966, photorevised 1979, the Site's elevation is approximately 60 feet above mean sea level. Topographically, the Site is level with no abrupt changes in elevation. The topography in the vicinity of the Site slopes gently to the south towards Jamaica Bay located approximately 4 miles to the south of the Site. Please refer to Figure 3 for the USGS Topographic Map.

There are no bodies of water or distressed vegetation located on-site. No signs of unusual environmental stress or soil staining were observed.

4.0 ENVIRONMENTAL SETTING

4.1 Geology and Hydrogeology

According to the Hydrogeologic Framework of Long Island, New York, U.S. Geological Survey, 1989, the geology in the area of the Site consists of approximately 150 feet of glacial deposits composed of clay, sand, gravel and boulders, which form Upper Glacial Aquifer, underlain by approximately 125 feet of sand, clay and gravel, which form the Magothy aquifer. The Magothy aquifer is underlain by approximately 180 feet of clay, which form Raritan confining unit, underlain by approximately 195 feet of sand and gravel, which form Lloyd aquifer. The bedrock in the area of the Site consists of crystalline metamorphic and igneous rocks and is approximately 650 feet below grade.

Based on GCE's review of the plans, prepared by ACE Boring, Inc., dated September 18, 1994, provided by the Client, the geology in the area of the Site to the explored depth of approximately 30 feet below grade consists of medium fine sand, trace silt and gravel, some boulders.

Based on the USGS Water Table on Long Island New York, March-April 1984, regional groundwater flow direction is to the north-northeast towards a cone of

depression, located approximately 1.6-miles to the north-northeast of the Site. Depth to groundwater in the area of the Site is approximately 55 feet below grade.

4.2 Surface Water Resources and Drainage

There are no surface water resources on the Site. According to the Flood Insurance Rate Map Index for the City of New York, Queens County, New York, effective date May 21, 2001, Community Panels No. 360497 0058B and 360497 0059B, which cover the area of the Site, are not printed, since there are no special flood hazard areas located within the area of the Site.

Storm water runoff from the Site discharges via surface runoff to three (3) catch basins located on the eastern and western portions of the Site, which, according to Mr. Sena, are connected to the municipal storm sewer system and via surface percolation to the north-northeast towards a cone of depression located approximately 1.6-miles to the north-northeast of the Site.

4.3 Sensitive Environmental Receptors

According to the 1980 U.S. Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory Map for Jamaica, New York Quadrangle, the nearest designated wetlands is unnamed pond located approximately 4,800 feet to the northwest of the Site which is designated as Palustrine, Forested, Broad Leaved Decidious, Seasonal Saturated (PFO1E). According to the 1975 New York State Department of Environmental Conservation (DEC) Freshwater Wetlands Map for Jamaica, Queens County, New York Quadrangle, the nearest designated wetlands is Willow Lake located approximately 6,000 feet to the north of the Site which is designated as "JA-1".

5.0 SITE INVESTIGATION

During the site inspection, GCE was accompanied by Mr. Richard Sena, the Vice-President of Uniforms for Industry, a representative of the Site owner.

5.1 Site Utilities

According to Mr. Sena, the Site is connected to several utilities. Electrical power is provided by Consolidated Edison (ConEd). Natural gas service is provided by Brooklyn Union. Telecommunications service is provided by Verizon. Telecommunications service for the security system is provided by Maralarm. Potable water is provided by the municipal system. Refuse/rubbish removal is provided by a private hauler. Sanitary waste is directed to the municipal sanitary sewer system. Heat for the operations areas of the on-site facility is provided by natural gas-fired ceiling-mounted units. Heat for the office portions of the on-site

facility is provided by a dual natural gas/oil-fired burner located in the northwestern portion of the 2nd floor of the New Building. Air-conditioning for the office spaces located throughout the on-site facility is provided by a central air-conditioning unit.

5.2 Site Drainage

As discussed in section 4.2, stormwater runoff from the Site discharges via surface runoff towards three (3) catch basins located on the eastern and western portions of the Site, which according to Mr. Sena, are connected to the municipal storm sewer system. However, based on GCE's review of the Site Plan and SP Calculations, both prepared by Wuest and Bailey Architects, dated September 28, 1990, provided to GCE by the Client, the two (2) catch basins located on the eastern portion of the Site (CB-1 and CB-2) are connected to eight (8) dry wells, each 12-feet in diameter, located on the eastern portion of the Site. Furthermore, the Site Plan and SP Calculations show the remaining catch basin (CB-3) as a dry well, with an overflow well located approximately 6 feet to the north of the dry well. In addition, based on GCE's review of the Phase I report and the Status and Dry Well Remediation report (Remediation Report), prepared by (F&N), dated December 18, 2002, provided by the Client, in 2002 there were four (4) dry wells located on the Site, one (1) of these dry wells (DW-2) was discovered to be a catch basin (CB-2) during remediation activities; one (1) dry well (DW-1) was observed on the eastern portion of the Site, which was likely closed after remediation activities, but was formally located in the vicinity of CB-1; one (1) dry well (DW-3) was observed on the western portion of the Site at the location of CB-3; and one (1) dry well (DW-4) was observed on the northern portion of the Site. GCE's visual inspection of the purported location of DW-4 revealed a circular patch of vegetated land. GCE's visual inspection of the purported dry well and overflow well locations revealed that these areas are asphalt-paved land. GCE observed an oil sheen both on the stormwater entering CB-1 and on the water accumulated in CB-1. According to the Remediation Report, laboratory analysis of the soil conditions beneath the base of the DW-1 structure, the depth of which is unknown, indicated no elevated levels of volatile organic compounds (VOCs), semi-volatile organic compounds (B/N) and 8 RCRA Metals. However, laboratory analysis of the sludge removed from DW-1 and CB-2 during the remediation activities, conducted for waste characterization, revealed that the sludge contained low concentrations of tetrachloroethylene of 602 parts per billion (ppb), which is below the NYS DEC Technical and Administrative Guidance Memorandum (TAGM) Recommended Soil Cleanup Objectives (Regulatory Standards) of 1,400 ppb.

Based on GCE's review of the Remediation Report and visual inspection, it appears as though DW-4 was closed since the time of the Remediation Report. No additional information regarding the closure and/or remediation activities of DW-4 was provided.

In addition, GCE's review of the Site Plan revealed that a historical drain was located in the vicinity of the gravel-lined land located on the western portion of the Site, which was connected to two (2) dry wells located on the southwestern portion of the Site, most likely CB-3 and it's associated overflow well. Based on GCE's review of the Draft Proposal for Subsurface Structure Sampling and Analysis prepared by Vertex, dated April 17, 2003 (April 2003 Proposal), provided to GCE by the Client, during the excavation of two (2) 6,000-gallon underground storage tanks (USTs), containing No. 2 heating oil and "mop" oil, respectively, "an oily residual" was observed in an unidentified nearby dry well. The material was excavated and laboratory analysis of endpoint samples indicated low levels of tetrachloroethylene. Please refer to Section 5.3 for additional information regarding the aforementioned UST removal activities.

Since the observed catch basins potentially discharge to on-site dry wells and based on the historical evidence of concentrations of tetrachloroethylene, potential spills and/or leaks of hazardous materials entering these catch basins and historical poor housekeeping may have environmentally impacted the Site.

Roof runoff from the New Building discharges via roof drains, which according to the Site Plan are connected to the municipal storm sewer system. Roof runoff from the Main Building discharges via roof drains, which discharge to a network of trenches located throughout the southern portion of the Main Building, which according to Mr. Sena, are associated with a network of trenches situated beneath the concrete floor of the southern portion of the Main Building. According to Mr. Sena and a Memorandum, prepared by Vertex Engineering Services, Inc. (Vertex), dated June 10, 2003, provided by the Client, these trenches discharge to a holding tank which was previously located Main Building adjacent to the south of the original Boiler Room. Water accumulated in this holding tank was then directed towards one (1) of two (2) equalizer tanks previously located on the eastern portion of the Site, where it was filtered and treated and then discharged to the on-site catch basins. GCE's visual inspection of the southern portion of the Main Building revealed a continuous trench surrounding the perimeter of the floor and several floor openings. According to Mr. Sena, the trench system was partially exposed for testing and the trench is encased in concrete. No additional information regarding the depth of these trenches was provided to GCE. No additional information regarding this specific trench and/or waste water system testing was provided to GCE. Since the observed catch basins potentially discharge to on-site dry wells and based on the historical evidence of concentrations of tetrachloroethylene, potential spills and/or leaks of hazardous materials entering these trenches and catch basins and historical poor housekeeping may have environmentally impacted the Site.

Furthermore, several additional holes and ditches were observed throughout the Main Building, specifically in the original Boiler Room. According to Mr. Sena, these ditches are most likely associated with the historical wastewater discharge

system. No additional information regarding these ditches was provided to GCE. Evidence of historical spills and/or leaks of petroleum products and/or hazardous materials was observed throughout the on-Site facility. Therefore, potential spills and/or leaks of petroleum products and/or hazardous materials entering these ditches may have environmentally impacted the Site.

Stormwater from the remainder of the Site discharges via surface runoff into the several catch basins located along the north side of Jamaica Avenue and east side of 127th Street, which are most likely connected to the municipal storm sewer system, and via surface percolation to the north-northeast towards a cone of depression, located approximately 1.6-miles to the north-northeast of the Site.

5.3 Tanks (Aboveground and Underground)

GCE's visual inspection of the Site revealed the presence of one (1) approximately 50-gallon aboveground storage tank (AST) suspended from the ceiling of the boiler room located on the 2nd floor of the New Building and one (1) empty 100-gallon AST located on the asphalt-paved land adjacent to the eastern exterior wall of the Main Building. According to Mr. Sena, the 50-gallon AST located within the boiler room, is currently empty, but may have historically been utilized for the storage of hot water. No additional information regarding the historical usage and/or contents of these ASTs was provided to GCE. No leaks and/or spills associated with these ASTs were observed. Therefore, these ASTs are not likely to environmentally impact the Site.

In addition, GCE's visual inspection of the Site revealed the presence of a steel-plate covered manway and concrete pad, both associated with an underground vault, located adjacent to the western exterior wall of the Main Building. According to Mr. Sena, this manway previously contained piping associated with two (2) removed 6,000-gallon underground storage tanks (USTs), containing mop oil and No. 2 fuel oil, respectively, previously located on the western portion of the Site. GCE's visual inspection of the vault revealed an oil sheen on the water accumulated on the floor of the vault and gravel-lined land located in the vicinity of the reported historical USTs location. Please refer to the paragraphs below for additional information regarding these removed USTs.

In addition, GCE's visual inspection of the Site revealed the presence of black plastic liner material protruding from the edges of the gravel-lined land located adjacent to the eastern exterior wall of the Main Building and petroleum-stained building materials located in the vicinity of the liner. According to Mr. Sena, this liner and staining is associated with the removal of one (1) 10,000-gallon UST and three (3) smaller tanks, of unknown size, from this location. Please refer to the paragraphs below for additional information regarding the removal of this 10,000-gallon UST and the three (3) smaller tanks.

Based on GCE's review of the Environmental Assessment report at Five Uniforms for Industry, Inc. Properties, dated June 14, 1988 (1988 Environmental Assessment), prepared by Clayton Environmental Consultants (Clayton); the Subsurface Investigation of UFI, dated May 1993 (1993 SSI), prepared by Tyree Environmental Technologies (Tyree); the Phase I Environmental Site Assessment report, dated August 20, 2002 (2002 Phase I Report), prepared by Fenley & Nicol Environmental, Inc. (F&N); the Spill Investigation Report, dated March 18, 2003, prepared by F&N; the Draft Proposal for Subsurface Structure Sampling and Analysis, dated April 17, 2003 (April 2003 Proposal), prepared by Vertex Engineering Services, Inc. (Vertex); the Draft Proposal for Subsurface Structure Sampling and Analysis, dated June 10, 2003 (June 2003 Proposal), prepared by Vertex; a Memorandum from Vertex to the New York State Department of Environmental Conservation (NYS DEC), dated September 12, 2003 (2003 Memorandum); a Memorandum from Vertex to the NYS DEC, dated April 19, 2004 (2004 Memorandum); and, a Hazardous Substances Bulk Storage Registration Certificate (Haz. Sub. Certificate), issued by the NYS DEC to the UFI, dated May 26, 1999, with an expiration dated of July 18, 2001, all provided by the Client, several tanks were historically located on the Site.

According to the 1988 Environmental Assessment, at the time of the site inspection conducted as part of the assessment, there were two (2) empty ASTs located in the basement of a historical building previously located on the southeastern portion of the Site, in the area which is currently developed with the New Building. No additional information regarding these two (2) ASTs was provided to GCE. In addition, according to the 1988 Environmental Assessment, there were seven (7) active tanks located on the Site, including one (1) 6,300-gallon No. 2 fuel oil tank, one (1) 6,300-gallon treatment oil tank and one (1) 2,000-gallon treatment oil tank, all with unknown installation dates, and one (1) 7,500-gallon No. 2 fuel oil tank, one (1) 3,000-gallon Varisol tank and two (2) 2,000-gallon Varisol tanks, all installed circa 1970. No information regarding the exact locations of these tanks, nor the type of the tanks (i.e., aboveground/underground) was provided in the 1988 Environmental Assessment. According to the 1988 Environmental Assessment, Varisol was utilized in the dry-cleaning process and generated wastes which were collected, contained and recycled in a "metal still" where solid particles were removed. The resulting sludge was removed off-site in 15-gallon drums by Safety Clean, a certified hazardous waste transporter. Furthermore, according to the 1988 Environmental Assessment, approximately three hundred pounds of sludge were removed per month. In addition, the treatment oil stored in these tanks was utilized in the cleaning of mops and was recycled in a "closed-loop system", which generated a petroleum-based sludge, which was disposed of in an on-site dumpster and then transported off-site by an unidentified hauler. Potential spills and/or leaks of petroleum products and/or hazardous materials associated with these wastes may have environmentally impacted the Site. Please see below for additional information regarding the identified tanks.

Based on GCE's review of the 1993 SSI and the April and June 2003 Proposals, three (3) 2,000-gallon USTs, containing virgin mineral spirits, cleaned mineral spirits and used mineral spirits, respectively, and one (1) 7,500-gallon mop oil UST, all utilized in the historical petroleum-based dry cleaning process, were previously located adjacent to the original exterior wall of the Main Building, in the vicinity of what is currently occupied by two (2) circular concrete pads and asphalt-paved land. According to the 1993 SSI, laboratory analysis of subsurface soil samples collected in the vicinity of these four (4) USTs at depths ranging from 5 to 11 feet below grade level revealed elevated levels of total petroleum hydrocarbons (TPH) ranging from 157 parts per million (ppm) to 12,500 ppm, with the highest TPH concentrations located to the north-northeast and to the east of the purported UST locations. In addition, laboratory analysis of the soil sample collected to the west of the UST locations indicated concentrations of several VOCs, namely, acetone (635 parts per billion (ppb)), ethylbenzene (240 ppb), m,p-xylene (858 ppb) and o-xylenes (320 ppb), which were detected above the NYS DEC petroleum contaminated soil guidance policy of 100 ppb for ethylbenzene, m,p-xylene and o-xylene and the NYS DEC Technical and Administrative Guidance Memorandum (TAGM) Recommended Soil Cleanup Objectives (Regulatory Standards) of 200 ppb for acetone. Concentrations of the remaining VOCs were not detected. According to the 1993 SSI and based on GCE's review of the Material Safety Data Sheets (MSDS) included in the 1993 SSI, these compounds are most likely associated with the mop oils or other solvents utilized at the facility. In addition, according to the April and June 2003 Proposals, these four (4) USTs were removed prior to 1995 to facilitate for the installation of the two (2) historical equalizer tanks, previously located on the two (2) extant circular concrete pads. No additional information regarding the removal of these USTs was provided to GCE.

According to Mr. Sena and based on GCE's review of the 2002 Phase I Report, the Spill Investigation Report and the 2003 and 2004 Memorandums, as well as Mr. Sena, two (2) 6,000-gallon USTs, containing mop oil utilized in the laundering process and No. 2 fuel oil utilized in the heating of the on-site building, respectively, were removed from the western portion of the Site in June and July of 2003. According to Mr. Sena, these USTs were located perpendicular to 127th Street and the associated piping ran into the building through the concrete vault located adjacent to the west of the Main Building. According to the Spill Investigation Report, employees of UFI observed free product in the vault and subsequently Tyree was contracted to conduct tank tightness tests of the two (2) USTs on November 5, 2002. Both tanks passed the tightness tests, and it was determined that the product lines were the source of the spill. The NYS DEC was contacted and DEC Spill No. 02-08119 was issued for the Site. According to the Spill Investigation Report, during the line replacement, contaminated soil was encountered. Excavation activities continued to a depth of 20 feet below grade level, where a sweet odor was observed. Laboratory analysis of the endpoint soil sample revealed no elevated concentrations of VOCs or B/N. Based on the

laboratory results, it was determined, but not confirmed, that the spill was most likely associated with mop oil. According to the 2003 Memorandum, laboratory analysis of a soil sample collected in the vicinity of the former spill excavation, collected at a depth of approximately 24 to 26 feet below grade level, indicated a concentration of TPH of 6,640 ppm. According to the 2003 Memorandum, in June and July of 2003 the two (2) 6,000-gallon USTs were removed from the western portion of the Site. During the excavation activities, additional contaminated soil was encountered; however, the tanks were reportedly free of holes and signs of corrosion. According to the 2003 Memorandum, one (1) composite soil sample was collected from the bottom of the tank excavation pit and analyzed for B/N. Laboratory analysis of the bottom sample indicated concentrations of benzo(a)pyrene above the Regulatory Standards. Therefore, an additional 2 to 4 feet of soil was excavated from the tank excavation pit and an additional end point soil sample was collected from the bottom and a composite soil sample was collected from the side walls of the tank excavation pit. Laboratory analysis of the composite side wall sample indicated concentrations of B/N, namely, benzo(a)anthracene (345 ppb) and benzo(a)pyrene (250 ppb), above the Regulatory Standards of 224 ppb and 250 ppb for these compounds, respectively. The remaining B/N, were either non-detected, detected below their detection limits or detected below the Regulatory Standards in the composite side wall sample and the bottom sample. According to the 2003 Memorandum, the concentrations of detected B/Ns are typical of urban fill, which was identified in the vicinity of the excavation. It should also be noted that according to the April 2003 Proposal, a dry well was encountered during the excavation activities. As was previously discussed in Section 5.2, the material within the dry well was excavated and disposed of off-site and laboratory analysis of an endpoint sample indicated concentrations of tetrachloroethylene and low levels of metals. The exact concentrations of these compounds were not provided to GCE.

Based on GCE's review of the Phase I Report, the April and June 2003 Proposals and the 2003 Memorandum, a site visit conducted in preparation of the aforementioned UST removals revealed the presence of three (3) sumps, most likely associated with USTs, located within the "filter room" of the Main Building, in the location of the former dry cleaning equipment. According to the 2003 Memorandum, in July of 2003, three (3) 2,000-gallon mineral oil USTs were removed from the former "filter room". During the excavation activities, impacted soils were observed; however, all three (3) USTs were observed to be in good condition, free of holes or signs of corrosion. The excavation of contaminated soils was terminated at a depth of approximately 22 feet below grade, so as not to undermine the structural integrity of the Main Building. Laboratory analysis of a soil sample collected at approximately 32 to 34 feet below grade level indicated elevated levels of VOCs, namely m,p-xylene (9,190 ppb) and o-xylene (8,010 ppb) above the Regulatory Standards of 1,200 ppb for both of these compounds. The remaining VOCs and B/Ns were either non-detected, detected below their detection limits or detected below the Regulatory Standards in the soil sample.

According to Mr. Sena and based on GCE's review of the 2003 Memorandum, one (1) approximately 10,000-gallon No. 6 fuel oil UST was removed from the former "mop oil" room located adjacent to the eastern exterior wall of the Main Building, to the north of the second boiler room in July and August of 2003. According to records on file at the City of New York Fire Department (NYFD), there is one (1) 10,000-gallon fuel oil tank, with an installation date of July 15, 1936 listed for this Site. No additional information regarding this UST was provided by the NYFD. According to Mr. Sena, this UST was discovered during the aforementioned removal of the three (3) 2,000-gallon USTs from the Site. According to Mr. Sena and the 2003 Memorandum, strong petroleum odors and soil contamination was observed during the excavation activities. Upon removal the tank was observed to be in poor condition, with numerous holes and corrosion. The excavation of contaminated soil was terminated at a depth of approximately 22 feet below grade, so as not to undermine the structural integrity of the Main Building. Laboratory analysis of a soil sample collected at approximately 30 to 32 feet below grade level indicated elevated levels of VOCs, namely m,p-xylene (2,750 ppb) and o-xylene (2,2270 ppb (this concentration was most likely misreported and is either 2,220 ppb or 2,270 ppb)) above the Regulatory Standards of 1,200 ppb for both of these compounds. The remaining VOCs and B/Ns were either non-detected, detected below their detection limits or detected below the Regulatory Standards in the soil sample.

Based on GCE's review of the 2003 Memorandum, on August 21, 2003, Vertex collected soil samples at depths of up to 4 feet below grade level from various locations throughout the Site in order to evaluate the soil conditions at the Site. Except for parameters consistent with urban fill, laboratory analysis of the soil samples indicated concentrations of VOCs and B/Ns that were either non-detected, detected below their detection limits or detected below the Regulatory Standards in the soil sample, except for in soil sample VSB-1, which was collected at a depth of approximately 0 to 4 feet below grade level in the area of the demolished mop oil room and filter room, which indicated concentrations of VOCs, namely m,p-xylene (2,750 ppb) and o-xylene (1,750 ppb) above the Regulatory Standards for these compounds.

GCE's visual inspection and review of the 2004 Memorandum, revealed the presence of four (4) groundwater monitoring wells (MW) located on the Site as follows: one (1) located in the vicinity of the two (2) circular concrete pads on the eastern portion of the Site (MW-1); one (1) located adjacent to the west of the concrete vault adjacent to the western exterior wall of the Main Building (MW-2); one (1) located along the northeastern border of the Site, approximately 25 feet to the north of the northeastern corner of the Main Building (MW-3); and one (1) located on the southeastern portion of the asphalt-paved parking lot on the western portion of the Site (MW-4). No information regarding the depths of these MWs was provided to GCE. Laboratory analysis of soil samples collected during the

installation of these monitoring wells at depths of approximately 30-31.5 feet and 45 feet in MW-1; approximately 25 feet and 45 feet in MW-2; approximately 45-46 feet in MW-3; and, approximately 44-45 feet in MW-4, indicated concentrations of VOCs and B/Ns that were either non-detected, detected below their detection limits or detected below the Regulatory Standards, except for elevated concentrations of VOCs, namely, 1,2,4-trimethylbenzene (10,000 ppb) and p-ethyltoluene (18,000 ppb), acetone (460 ppb) in the 30-31.5 feet deep MW-1 soil sample and p-diethylbenzene (34,000 ppb) and acetone (470 ppb) in the 45 feet deep MW-1 soil sample which were reportedly detected above the Regulatory Standards for these compounds.

In addition, according to the 2004 Memorandum, between February 17, 2004 and March 26, 2004, one (1) groundwater sample was collected from each monitoring well. The depths of these samples were not provided in the 2004 Memorandum. GCE's review of a summary of groundwater laboratory analytical data indicates concentrations of VOCs and B/Ns detected above the Ambient Water Quality Standards & Guidance Values (Groundwater Standards) and concentrations of VOCs and B/Ns for which there are no Groundwater Standards as follows:

Summary of Detected Compounds in February-March 2004 Sampling by Vertex

	Parameter	Groundwater Standards (ug/L)	MW 1	MW 2	MW 3	MW 4
			ug/L			
Volatile Organic Compounds	1,2,4-Trimethylbenzene	5	650	63		
	1,3,5-Trimethylbenzene	5	120	63		
	2-Butanone	50	280			
	4-Isopropyltoluene	5	180	21		
	4-Methyl-2-pentanone	*	50			
	Acetone	50	1,600			
	Benzene	1	2.1			
	Cis-1,2-dichloroethene (DCE)	5	4,500	7.4	2,000	97
	ethylbenzene	5	94	27		
	Isopropylbenzene	5	82	13		
	m,p-xylene	5	520	27		
	Methylene chloride	5			21	19
	Naphthalene	10	120	150		
	n-butylbenzene	5	74			
	n-propylbenzene	5	190	23		
	o-xylene	5	350	12		
	p-diethylbenzene	50	240	51		
	p-ethyltoluene	50	1,400	63		
	sec-butylbenzene	5	74	8.8		
	Tert-butylbenzene	5		20		
	Tetrachloroethene (PCE)	5			1,000	17
	toluene	5	67			
	Trichloroethene (TCE)	5			260	
	Vinyl chloride	2	320	5.5	4.9	
Semi-Volatile Organic Compounds	2-methylnapthalene	50		240		
	3,4-methylphenol	1	510			
	Bis(2-ethylhexyl)phthalate	5	27	57		
	Naphthalene	10	160	130		

* = No Groundwater Standard.

No additional information regarding subsurface soil and/or groundwater testing was available for GCE's review. Based on the previous reports and most recent round of sampling in 2004, the aforementioned USTs and ASTs, as well as the Site's historical usage as a dry-cleaning facility have environmentally impacted the Site.

According to the Environmental Data Resources, Inc. (EDR) report, the Site is listed as a Leaking Storage Tanks Incident Report (LTANKS), Petroleum Bulk Storage (UST) and Chemical Bulk Storage Tanks (CBS AST) site:

129-01 Jamaica Ave/Queens / Uniforms for Industry
129001 Jamaica Avenue/ 129-01 Jamaica Avenue
New York City, NY / Richmond Hill, NY 11418
The Site is listed twice as an LTANKS site. On May 6, 1991, the Site was issued LTANKS No. 91-01477, when a 3,000-gallon UST failed a tank test, having a leak rate of 0.09 gallons per hour (GPH) in the associated piping line. No additional information regarding this LTANKS case was provided. The second LTANKS case, DEC Spill No. 02-08110, was issued for the Site on November 5, 2002, when a 6,000-gallon tank failed a tank test. No. 2 fuel oil, No. 4 fuel oil and mineral spirits were reported to have spilled. No additional information regarding this LTANKS case was provided in the EDR report. Please refer to the paragraphs above for additional information regarding DEC Spill No. 02-08810, associated with this LTANKS listing.

There are two (2) "in service" 6,300-gallon No. 1,2, or 4 fuel oil steel USTs, one (1) "closed-removed" on June 01, 1996 7,500-gallon No. 1, 2, or 4 fuel oil steel UST, one (1) "closed-removed" 3,000-gallon "other" steel UST, three (3) "closed-removed" 2,000-gallon "other" steel USTs, two (2) "closed prior to May 1991" 3,000-gallon steel USTs with unknown contents, one (1) "in service" 4,000-gallon sodium hydroxide steel AST installed in December 1966, two (2) "in service" 1,200-gallon sodium hydroxide plastic ASTs installed in August 1991 and June 1996, respectively, one (1) "in service" 330-gallon sodium hydroxide plastic AST, one (1) "in service" 384-gallon sodium phosphate plastic AST, and one (1) "in service" 290-gallon sodium hypochlorite plastic AST all installed in December 1982, one (1) "in service" 320-gallon sodium hydroxide steel AST, one (1) "in service" 270-gallon sodium hypochlorite plastic and one (1) "in service" 410-gallon ammonium silicofluoride plastic AST all installed in December 1972 listed for this Site.

According to Mr. Sena, and based on GCE's review of the 2003 Memorandum, these nine (9) USTs and these ten (10) ASTs, as well as an additional 10,000-gallon UST not included in the EDR listing, were all removed from the site by 2003. Laboratory analysis of soil and

groundwater samples collected from the Site indicated concentrations of several VOCs and B/Ns above the Regulatory Standards for these compounds. Therefore, potential spills and/or leaks associated with these LTANKS, UST and AST listings for the Site have environmentally impacted the Site.

In addition, GCE's review of the 1942, 1951, 1963, 1967, 1981, 1982, 1985, 1986, 1987 and 1988 Sanborn Fire Insurance maps show the southeastern portion of the Site as developed with an auto collision work shop, which consisted of four (4) gasoline tanks of unknown size in at least 1942 and 1951, and was utilized as a filling station in at least 1963 and 1967. Furthermore, according to records on file at the Queens County Building Department, the southeastern portion of the Site was developed with a gasoline station in at least 1963. This area of the Site is currently developed with the New Building. Potential spills and/or leaks of petroleum products and/or hazardous materials associated with these historic gasoline tanks and the Site's usage as a filling station and auto collision work shop may have environmentally impacted the Site.

GCE has contacted the New York City Department of Environmental Protection (DEP) for any information regarding leaks, spills or violations which may have been recorded with respect to the Site and has not received their response to-date. GCE will review the DEP response and provide all pertinent information to the client upon receipt.

5.4 Transformers/PCB-Containing Equipment

GCE's visual inspection of the Site did not reveal the presence of any electrical transformers located on the Site. GCE's visual inspection of the Site revealed the presence of a potentially PCB-containing hydraulic lift located along the western exterior wall of the Main Building. According to Mr. Sena, this hydraulic lift is out-of-service and was previously utilized for the loading of adult diapers. No leaks and/or spills associated with this hydraulic lift were observed. Based on GCE's review of the Remediation Report, laboratory analysis of one (1) soil sample collected from the area of the hydraulic lift, at an unknown depth, indicated no levels of PCBs. Therefore, this hydraulic lift is not likely to environmentally impact the Site.

Fluorescent lights were observed throughout the on-site facility. Fluorescent lights ballasts manufactured prior to 1979 may contain small quantities of PCBs. Light ballasts were not examined for labels identifying their PCB-content and they should be considered a potential source of PCBs. However, since evidence of damage or leakage was not observed, they do not pose an immediate concern. During routine maintenance they should be checked for "non-PCB" labels. If labels are not observed, leaking or large numbers of ballasts should be handled and disposed of according to local waste handling requirements for PCB units.

5.5 Petroleum Products/Hazardous Materials and Substances

In addition to the petroleum products and hazardous materials and substances stored in the storage tanks as discussed in Section 5.3, GCE's visual inspection of the Site revealed the presence of seven (7) 55-gallon drums located on the Site. Two (2) of the seven (7) drums are located adjacent to the "active" groundwater water supply well and MW-4, respectively. Based on GCE's visual inspection these two (2) 55-gallon drums are utilized for purging water during groundwater sampling rounds. Three (3) of the remaining five (5) drums are located within the southwestern portion of the Main Building. These three (3) drums appeared to contain approximately 25-gallons of an unknown material. The remaining two (2) drums, located on the concrete vault adjacent to the western exterior wall of the Main Building and adjacent to the eastern exterior wall of the main Building, respectively were empty. No additional information regarding these seven (7) 55-gallon drums was provided to GCE. No leaks and/or spills associated with these drums were observed. Therefore, these drums are not likely to environmentally impact the Site.

5.6 Waste Oil/Hazardous Waste

With the exception of the historical storage and generation of hazardous waste as discussed in Sections 5.2 and 5.3, GCE's visual inspection of the Site did not reveal the storage or generation of waste oil or hazardous waste.

According to the EDR report, the Site is listed as a RCRA Registered Small Generators of Hazardous Waste (RCRIS SQG) site:

> *Uniforms for Industry Incorporated*
> *129-01 Jamaica Avenue*
> *Richmond Hill, NY 11418*
> This RCRIS SQG listing is most likely associated with the historical on-site laundering and dry cleaning activities. On October 25, 1999, the Site was issued a violation in the area of "Generator-SQG Requirements". The Site achieved compliance for this violation on October 25, 1999. Based on its status, this RCRIS SQG listing for the Site is not likely to environmentally impact the Site.

5.7 Asbestos-Containing Materials (ACMs)

GCE's visual inspection of the Site revealed the presence of suspect ACMs in 1' x 1' brown vinyl floor tiles and 2' x 2' white ceiling tiles located in the office spaces of the Main and New buildings and 1' x 1' brown vinyl floor tiles located on the 1st floor of the new building in security room. All of these materials were found to be in good condition in the New Building, but in poor condition in the Main Building. According to Mr. Sena, the New Building was constructed in the

1990's. Based on its age, the suspect materials within the New Building are not likely to contain asbestos. However, since the Main Building was constructed prior to 1980, the presence of other suspect ACMs is a possibility within the Main Building.

5.8 Lead-Based Paint (LBP)

GCE performed a visual survey of the Site for the presence of LBP which may be chipping or flaking and observed no such paint. However, since the Main Building was constructed prior to 1980, the presence of LBP is a possibility.

5.9 Radon

According to the data obtained from the New York State Department of Health (DOH), the mean radon value recorded for the Queens County, was 1.2 pico-Curies per liter (pCi/l). A total of four-hundred and six (406) basements were screened. The data was obtained from a strictly voluntary sampling program, that is, the data was not gained from a scientifically designed study. The mean value represents DOH finding as of August 1999. According to a US Environmental Protection Agency (EPA) guidance document entitled "A Citizen's Guide to Radon", August 1986, radon exposures in the range of 4.0 pCi/l "are considered average or slightly above average for residential structures."

6.0 HISTORICAL SITE USAGE

GCE's review of records on file at the Queens County Tax Assessor's Office and the Queens County Building Department and Sanborn Fire Insurance maps provided by EDR, as well as an interview with Mr. Sena, revealed the history of the Site as follows:

1901 – The 1901 Sanborn Fire Insurance map shows the Site as undeveloped land.

1911-1925 - The 1911 and 1925 Sanborn Fire Insurance maps show the southern portion of the Site as developed with two (2) attached one (1)-story residential buildings and one (1) two (2)-story residential buildings.

1929-1942 – According to records on file at the Queens County Building Department and Mr. Sena, the southern portion of the Main Building was constructed in 1929 and utilized for commercial laundry purposes since its construction. The 1942 Sanborn Fire Insurance map shows the western portion of the Site as developed with two (2) attached one (1)-story residential buildings and a small one (1)-story office building, the central portion of the Site as developed with the southern portion of the existing Main Building and as occupied by Vortex Laundries, Inc. and the eastern portion of the Site as developed with a small shed, a two (2)-story building and a one (1)-story building utilized as an auto collision work shop .

1951-1957 - The 1942 and 1951 Sanborn Fire Insurance maps show the western portion of the Site as developed with a small one (1)-story office building, the central portion of the Site as developed with southern portion of the Main Building and occupied by Vortex Laundries, Inc., and the eastern portion of the Site as developed with a small shed, a two (2)-story building and a one (1)-story building utilized as an auto collision work shop. According to Mr. Sena, UFI has occupied the Site since at least 1957.

1963- 1967– According to records on file at the Queens County Building Department, the southeastern portion of the Site was developed with a historical gasoline station in at least 1963. The 1963 and 1967 Sanborn Fire Insurance map shows the western portion of the Site as developed with a small one (1)-story office building, the central portion of the Site as developed with the Main Building and occupied by Cupid Diaper Service, and the eastern portion of the Site as developed with a small shed, a two (2)-story building and a one (1)-story building utilized as an auto collision work shop and a filling station.

1981-1988 – The 1967, 1981, 1982, 1985, 1986, 1987 and 1988 Sanborn Fire Insurance maps show the western portion of the Site as developed a small one (1)-story office building and an addition to the Main Building, the central portion of the Site as developed with the Main Building, and the eastern portion of the Site as developed with a small shed, a two (2)-story building and a one (1)-story building utilized as an auto collision work shop. According to Mr. Sena, UFI has occupied the Site since at least 1957.

1990-2002 – The 1990, 1991, 1992, 1993, 1995 and 1996 Sanborn Fire Insurance maps show the eastern portion of the Site as developed with the New Building, constructed in 1990, and the remainder of the Site as developed with the Main Building and parking lot.

2002-present – According to Mr. Sena, UFI ceased operating at the Site in 2002 and the central portion of the original eastern exterior wall of the Main Building was demolished during the UST removal activities in 2003.

Based on GCE's visual inspection, the Site's usage has not been changed since.

Potential spills and/or leaks of petroleum products and/or hazardous materials associated with the Site's historical usage as a commercial laundering facility and as a gasoline station and auto collision work shop may have environmentally impacted the Site.

7.0 SURROUNDING AREA INVESTIGATION

7.1 Present Usage

According to the Zoning Ordinance of the City of New York and based on GCE's visual inspection, the surrounding area is utilized for industrial, commercial, educational, transportation and residential purposes.

To the north of the Site are residential properties, a portion of the Long Island Rail Road, Primary Electrical Supply, Regency Collision Co. and Hillside Avenue, beyond which are CVS Pharmacy, Hillside Car Wash and Express Lube Detailing Center, Mystic Wholesale Motors, a Getty gasoline service station and additional commercial, including French Cleaners, an on-site dry cleaning establishment, and residential properties.

According to the EDR report, six (6) of nearby properties are listed in the regulatory databases reviewed:

LIRR – Bridge # 06-0-083
Hillside Ave at the 127th St
Richmond Hill, NY 11418
This RCRIS SQG site is located approximately 300 feet to the north and hydraulically cross-gradient of the Site. This RCRIS SQG site is not listed as RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site.

Peper Bros Inc
129-10 Hillside Ave
Richmond Hill, NY 11418
This RCRIS SQG site is located approximately 305 feet to the north and hydraulically cross-gradient of the Site. This RCRIS SQG site is not listed as RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site.

Regency Collision Corp of Queens
129-14 Hillside Ave
Richmond Hill, NY 11418
This RCRIS SQG site is located approximately 300 feet to the north-northeast and hydraulically down-gradient of the Site. This RCRIS SQG site is not listed as RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site.

Hillside Getty
130-14 Hillside Ave
Richmond Hill, NY 11418
This UST and RCRIS SQG site is located approximately 400 feet to the northeast and hydraulically down-gradient of the Site. There are two (2) "in-service" 2,000-gallon steel unleaded gasoline USTs listed for this site. This site is not listed as a NY Spills Information Database (SPILLS)

and/or LTANKS sites. This RCRIS SQG site is not listed as RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Based on its status and location, this RCRIS SQG site is not likely to environmentally impact the Site.

Mina's Fuel Oil Corp.
129-01 Metropolitan Avenue
Kew Gardens, New York 11415
This UST site is located approximately 450 feet to the north and hydraulically down-gradient of the Site. There is one (1) "in-service" 4,000-gallon steel diesel UST listed for this site. This site is not listed as a SPILLS and/or LTANKS site. Based on its status and location, this UST site is not likely to environmentally impact the Site.

BI-RO French Dry Cleaners / Lees French Cleaners
130-17 Hillside Ave
Richmond Hill, NY 11418
This RCRIS SQG site is located approximately 550 feet to the northeast and hydraulically down-gradient of the Site This site is listed twice as RCRIS SQG site. Neither of these RCRIS SQG listings for this site is listed as RCRA violators. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site.

To the east of the Site is a portion of the Long Island Rail Road, beyond which are residential properties, 130th Street and commercial properties.

According to the EDR report, one (1) of the adjacent property is listed as a RCRIS SQG site:

LIRR-Bridge 06-0-085A
Jamaica Avenue at the 130th St
Richmond Hill, NY 11418
This RCRIS SQG site is located adjacent to the east and hydraulically cross-gradient of the Site and is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this one (1) RCRIS SQG site is not likely to environmentally impact the Site.

To the south of the Site is Jamaica Avenue, beyond which is the New York City Transit Authority (NYCTA) 129th Street Yard and additional commercial and residential properties.

According to the EDR report, six (6) of the nearby properties are listed in the regulatory database reviewed:

NYCTA -129th St Storage Area
129th St & Jamaica
Queens, NY 11418
This RCRIS SQG site is located approximately 60 feet to the south and hydraulically up/cross-gradient of the Site. This RCRIS SQG site is not listed as RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site.

Neo Realty LLC
87-14 129th St
Richmond Hill, NY 11418
This AST site is located approximately 140 feet to the south and hydraulically up/cross-gradient of the Site. There is one (1) active 5,000-gallon steel No 5 or 6 fuel oil AST listed for this site. This site is not listed as a SPILLS and/or LTANKS site. Based on its status and description, this AST site is not likely to environmentally impact the Site.

Raymac Cabinet Co Inc
87-49 130 St
Richmond Hill, NY 11418
This RCRIS SQG site is located approximately 310 feet to the southeast and hydraulically cross-gradient of the Site. This RCRIS SQG site is not listed as RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site.

Automobile Junkyard
87-55 130th Street
Richmond Hill, NY
This SPILLS site is located approximately 330 feet to the south and hydraulically up/cross-gradient of the Site. On January 13, 2004 a SPILLS case was opened when an unknown amount of motor oil and transmission fluid was spilled on land. This SPILLS case was closed on March 17, 2004. Based on its status and description, this SPILLS site is not likely to environmentally impact the Site.

Richmond Auto Salvage
87-71 130th Street
Richmond Hills, NY
This SPILLS site is located approximately 380 feet to the south and hydraulically up/cross-gradient of the Site. On June 17, 1993 a SPILLS case was opened when an unknown amount of auto waste fluids was spilled on land. Based on its description, this SPILLS site may have environmentally impacted the groundwater below the Site.

87-10 126th St/Queens
87-10 126th Street
New York City, NY
This SPILLS site is located approximately 430 feet to the southwest and hydraulically up-gradient of the Site. On May 21, 1991 a SPILLS case was opened when approximately one (1) gallon of an unknown petroleum was dumped into a hydrant sewer during the cleaning out of a building. This SPILLS site was last reported as "doesn't appear to be a regulated substance" and no action was taken. Based on its description, this SPILLS site is not likely to environmentally impact the Site.

To the west of the Site is 127th Street, beyond which is Los Amigos restaurant, Paris Flowers and Party Goods, additional commercial, residential and educational properties.

7.2 Historical Usage

A review of records on file at the Queens County Tax Assessor's Office, the Queens County Building Department and Sanborn Fire Insurance maps provided by EDR indicate that past land-utilization in the area of the Site has been for industrial, commercial, transportation and residential purposes since at least 1911.

7.3 Tanks

GCE's visual inspection of the surrounding are also revealed the presence of several fill ports and vent pipes, most likely associated with petroleum storage tanks, located on the residential properties along 130th Street, all within a 300 feet to the east and hydraulically up/cross-gradient of the Site. No leaks and/or spills associated with these fill ports and vent pipes were observed. None of these properties are listed in the regulatory databases reviewed. Therefore, these fill ports, vent pipes and the associated petroleum storage tanks are not likely to environmentally impact the Site.

GCE's visual inspection of the immediate surrounding area revealed the presence of a Getty gasoline service station located approximately 400 feet to the northeast and hydraulically down-gradient of the Site. No leaks and/or spills associated with this gasoline station were observed. This property is listed as a UST site:

Hillside Getty
130-14 Hillside Ave
Richmond Hill, NY 11418
This UST site is located approximately 400 feet to the northeast and hydraulically down-gradient of the Site. There are two (2) "in-service" 2,000-gallon steel unleaded gasoline USTs listed for this site. This site is

not listed as a SPILLS and/or LTANKS sites. Based on its status and location, this UST site is not likely to environmentally impact the Site.

In addition, GCE's visual inspection of the surrounding are reveled the presence of Mina's Fuel Oil Corporation located approximately 450 feet to the north and hydraulically cross-gradient of the Site. No leaks and/or spills associated with this property were observed. This property is listed as a UST site:

Mina's Fuel Oil Corp.
129-01 Metropolitan Avenue
Kew Gardens, New York 11415
This UST site is located approximately 450 feet to the north and hydraulically cross-gradient of the Site. There is one (1) "in-service" 4,000-gallon steel diesel UST listed for this site. This site is not listed as a SPILLS and/or LTANKS site. Based on its status and location, this UST site is not likely to environmentally impact the Site.

According to the EDR report, a nearby property is listed as an AST site:

Neo Realty LLC
87-14 129th St
Richmond Hill, NY 11418
This AST site is located approximately 140 feet to the south and hydraulically up/cross-gradient of the Site. There is one (1) active 5,000-gallon steel No 5 or 6 fuel oil AST listed for this site. This site is not listed as a SPILLS and/or LTANKS site. Based on its status and description, this AST site is not likely to environmentally impact the Site.

In addition, GCE's review of the Sanborn Fire Insurance maps revealed the presence of two (2) gasoline tanks of unknown size located on the property approximately 320 feet to the north-northeast and hydraulically down-gradient of the Site from at least 1925 through 1924. GCE's visual inspection revealed that this property is currently occupied by Regency Collision Corporation, an automobile body shop. No leaks and/or spills associated with this property and/or historical gasoline tanks were observed. This site is not listed as a SPILLS and/or LTANKS site. Based on its location, this property is not likely to environmentally impact the Site.

Furthermore, GCE's review of the 1942 and 1951 Sanborn Fire Insurance maps revealed the presence of a historical filling station, consisting of two (2) gasoline tanks, located approximately 240 feet to the south-southeast and hydraulically cross-gradient of the Site. GCE's visual inspection reveled that this property is occupied by a commercial establishment. No leaks and/or spills associated with this property and/or historical gasoline tanks were observed. This site is not listed

as a SPILLS and/or LTANKS site. Based on its location, this historical filling station is not likely to have environmentally impact the Site.

7.4 Transformers/PCB-Containing Equipment

GCE's visual inspection of the immediate surrounding area revealed the presence of three (3) vaulted electrical transformers located along the north side of Jamaica Avenue, adjacent tot eh south and hydraulically up/cross-gradient of the Site. The age, ownership and PCBs-content of these electrical transformers are unknown. No leaks and/or spills associated with these transformers were observed. Therefore, these three (3) electrical transformers are not likely to environmentally impact the Site.

7.5 Petroleum Products/Hazardous Materials, Substances and Wastes

In addition to the petroleum products which are stored in the storage tanks as described in Section 7.3, GCE's visual inspection of the immediate surrounding area revealed the presence of a portion of the Long Island Rail Road tracks, which extend northwest-southeast adjacent to the east and hydraulically down-gradient of the Site. No leaks and/or spills associated with these railroad tracks were observed. Therefore, these railroad tracks are not likely to environmentally impact the Site. According to the EDR report, two (2) portions of the Long Island Railroad tracks are listed as RCRIS SQG site:

LIRR – Bridge 06-0-085A
Jamaica Ave at the 130th St
Richmond Hill, NY 11418
This RCRIS SQG site is located adjacent to the east and hydraulically cross-gradient of the Site. This RCRIS SQG site is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site.

LIRR – Bridge # 06-0-083
Hillside Ave at the 127th St
Richmond Hill, NY 11418
This RCRIS SQG site is located approximately 300 feet to the north and hydraulically cross-gradient of the Site. This RCRIS SQG site is not listed as RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site.

GCE's visual inspection revealed the presence of several vehicles and equipment located on the New York City Transit Authority (NYCTA) 129th Street yard, located along the south side of Jamaica Avenue, approximately 60 feet to the

south and hydraulically up/cross-gradient of the Site. Minor leaks and spills associated with the usage of this property as a storage yard were observed. However, this site is not listed as a SPILLS and/or LTNAKS site. Therefore, this NYCTA storage yard property is not likely to environmentally impact the Site. According to the EDR report, this property is listed as a RCRIS SQG site:

> *NYCTA -129th St Storage Area*
> *129th St & Jamaica*
> *Queens, NY 11418*
> This RCRIS SQG site is located approximately 60 feet to the south and hydraulically up/cross-gradient of the Site. This RCRIS SQG site is not listed as RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site.

In addition, GCE's visual inspection of the surrounding area revealed the presence of several 55-gallon drums and containers located on the Hillside Car Wash, Express Lube and Detailing Center property, located approximately 310 feet to the north and hydraulically cross-gradient of the Site. No leaks and/or spills associated with these drums, containers or the Hillside Car Wash, Express Lube and Detailing Center property were observed. This property is not listed in any of the regulatory databases reviewed. Therefore, these drums, containers and the Hillside Car Wash, Express Lube and Detailing Center property are not likely to environmentally impact the Site.

Furthermore, GCE's visual inspection of the immediate surrounding area revealed the presence of a Getty gasoline service station located approximately 400 feet to the northeast and hydraulically down-gradient of the Site. No leaks and/or spills associated with this gasoline station were observed. Therefore, this Getty gasoline station is not likely to environmentally impact the Site. This property is listed as a RCRIS SQG site:

> *Hillside Getty*
> *130-14 Hillside Ave*
> *Richmond Hill, NY 11418*
> This RCRIS SQG site is located approximately 400 feet to the northeast and hydraulically down-gradient of the Site This RCRIS SQG site is not listed as RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site.

In addition, GCE's visual inspection revealed the presence of French Cleaners located approximately 550 feet to the northeast and hydraulically down-gradient of the Site. Based on GCE's visual inspection, dry cleaning activities appear to conducted on the premises. No leaks and/or spills associated with this dry cleaner

were observed. According to the EDR report, this property is listed as a RCRIS SQG site:

BI-RO French Dry Cleaners / Lees French Cleaners
130-17 Hillside Ave
Richmond Hill, NY 11418
This RCRIS SQG site is located approximately 550 feet to the northeast and hydraulically down-gradient of the Site This site is listed twice as RCRIS SQG site. Neither of these RCRIS SQG listings for this site is listed as RCRA violators. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site.

In addition, GCE's review of the Sanborn Fire Insurance maps revealed the presence of a Paint warehouse and auto repair body shop, located on the property currently occupied by Regency Collision Corporation, approximately 320 feet to the north-northeast and hydraulically down-gradient of the Site, from at least 1942 through 1996. No leaks and/or spills associated with this property were observed. According to the EDR report, this property is listed as a RCRIS SQG site:

Regency Collision Corp of Queens
129-14 Hillside Ave
Richmond Hill, NY 11418
This RCRIS SQG site is located approximately 320 feet to the north-northeast and hydraulically down-gradient of the Site. This RCRIS SQG site is not listed as RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site.

According to the EDR report, five (5) additional nearby properties are listed in the regulatory databases reviewed:

Peper Bros Inc
129-10 Hillside Ave
Richmond Hill, NY 11418
This RCRIS SQG site is located approximately 305 feet to the north and hydraulically cross-gradient of the Site. This RCRIS SQG site is not listed as RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site.

Raymac Cabinet Co Inc
87-49 130 St
Richmond Hill, NY 11418
This RCRIS SQG site is located approximately 310 feet to the southeast and hydraulically cross-gradient of the Site. This RCRIS SQG site is not listed as RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site.

Automobile Junkyard
87-55 130th Street
Richmond Hill, NY
This SPILLS site is located approximately 330 feet to the south and hydraulically up/cross-gradient of the Site. On January 13, 2004 a SPILLS case was opened when an unknown amount of motor oil and transmission fluid was spilled on land. This SPILLS case was closed on March 17, 2004. Based on its status and description, this SPILLS site is not likely to environmentally impact the Site.

Richmond Auto Salvage
87-71 130th Street
Richmond Hills, NY
This SPILLS site is located approximately 380 feet to the south and hydraulically up/cross-gradient of the Site. On June 17, 1993 a SPILLS case was opened when an unknown amount of auto waste fluids was spilled on land. Based on its description, this SPILLS site may have environmentally impacted the groundwater below the Site.

87-10 126th St/Queens
87-10 126th Street
New York City, NY
This SPILLS site is located approximately 430 feet to the southwest and hydraulically up-gradient of the Site. On May 21, 1991 a SPILLS case was opened when approximately one (1) gallon of an unknown petroleum was dumped into a hydrant sewer during the cleaning out of a building. This SPILLS site was last reported as "doesn't appear to be a regulated substance" and no action was taken. Based on its description, this SPILLS site is not likely to environmentally impact the Site.

For additional information regarding environmentally regulated sites in the vicinity of the Site, please refer to Section 8.0 – Regulatory Information.

8.0 REGULATORY INFORMATION

8.1 Local Regulatory Review

According to records on file at the NYFD, there is one (1) 10,000-gallon fuel oil tank, with an installation date of July 15, 1936 listed for this Site. No additional information regarding this UST was provided by the NYFD. Please refer to section 5.3 for additional information regarding the removal of this UST.

GCE has contacted the DEP for any information regarding leaks, spills or violations which may have been recorded with respect to the Site and has not received their response to-date. GCE will review the DEP response and provide all pertinent information to the client upon receipt.

8.2 State Regulatory Review

GCE has obtained and reviewed a State of New York Environmental Database report for the Site, provided by Environmental Data Resources, Inc. (EDR). The EDR report includes New York State Department of Environmental Conservation (DEC) State Hazardous Waste Sites (SHWS), Hazardous Substance Waste Disposal (HSWDS), Solid Waste Facility Directory (SWF/LF), NY Spills Information Database (SPILLS), Leaking Storage Tanks Incident Report (LTANKS), Petroleum Bulk Storage (UST), Chemical Bulk Storage UST (CBS UST), Major Oil Storage Facilities UST (MOSF UST), Registered Aboveground Storage Tanks (AST), Chemical Bulk Storage AST (CBS AST) and Major Oil Storage Facilities AST (MOSF AST). In addition, GCE has reviewed the April 2003 "Inactive Hazardous Waste Disposal Sites In New York State" report, DEC - Division of Environmental Remediation, in cooperation with New York State Department of Health - Division of Environmental Health Assessment. The following locatable sites were identified:

State Hazardous Waste Sites (SHWS)

There are no SHWS sites located within a 1.0-mile radius of the subject Site.

Hazardous Substance Waste Disposal (HSWDS)

There are no HSWDS sites located within a 1.0-mile radius of the subject Site.

Solid Waste Facility Directory (SWF/LF)

There are no SWF/LF sites located within a 0.5-mile radius of the subject Site.

NY Spills Information Database (SPILLS)

There are one hundred and three (103) SPILLS sites located within a 0.5-mile radius of the subject Site. Three (3) of these one hundred and three (103) SPILLS sites are located on the nearby properties:

Automobile Junkyard
87-55 130th Street
Richmond Hill, NY
This SPILLS site is located approximately 330 feet to the south and hydraulically up/cross-gradient of the Site. On January 13, 2004 a SPILLS case was opened when an unknown amount of motor oil and transmission fluid was spilled on land. This SPILLS case was closed on March 17, 2004. Based on its status and description, this SPILLS site is not likely to environmentally impact the Site.

Richmond Auto Salvage
87-71 130th Street
Richmond Hills, NY
This SPILLS site is located approximately 380 feet to the south and hydraulically up/cross-gradient of the Site. On June 17, 1993 a SPILLS case was opened when an unknown amount of auto waste fluids was spilled on land. Based on its description, this SPILLS site may have environmentally impacted the groundwater below the Site.

87-10 126th St/Queens
87-10 126th Street
New York City, NY
This SPILLS site is located approximately 430 feet to the southwest and hydraulically up-gradient of the Site. On May 21, 1991 a SPILLS case was opened when approximately one (1) gallon of an unknown petroleum was dumped into a hydrant sewer during the cleaning out of a building. This SPILLS site was last reported as "doesn't appear to be a regulated substance" and no action was taken. Based on its description, this SPILLS site is not likely to environmentally impact the Site.

Twenty-nine (29) of the remaining one hundred (100) SPILLS sites are located hydraulically up-gradient of the Site. Of these twenty-nine (29) SPILLS sites, sixteen (16) SPILLS sites are listed with a "closed" status. Based on their status, these sixteen (16) hydraulically up-gradient SPILLS sites are not likely to environmentally impact the Site. The remaining thirteen (13) SPILLS sites are:

LIRR Depot
127 St/89th Ave
Richmond Hills, NY
This SPILLS site is located approximately 850 feet to the south and hydraulically up -gradient of the Site. On October 18, 1994 a SPILLS case was opened when approximately 200 gallons of diesel fuel flowed down the street into a municipal sewer when a tank of unknown size was overfilled. No additional information regarding this Spills case was provided. Based on its description and distance from the Site, this SPILLS site is not likely to environmentally impact the Site.

Sheridan shop/Richmond Hill Storage Yd/Sheraton center/
Richmond Hill/Sheridan sh
12502 89th Ave / 125-02 89th Ave / 125th St/89th St / 125 St / 89th Ave
Richmond Hill, NY / Mars Park, NY / Queens, NY
This SPILLS site is located approximately 1,080 feet to the south-southwest and hydraulically up-gradient of the Site. This site is listed five (5) times as an "open" SPILLS site. The first SPILLS case was opened on June 5, 1998, when approximately 360 gallons of diesel fuel were spilled into an oil/water separator due to an unknown cause. No additional information regarding this Spills case was provided. The second SPILLS case was opened on August 05, 1998, when approximately 100 gallons of diesel were spilled into a sewer/catch basin due to a broken pipeline at the railroad fueling facility. This Spills case was last reported as clean up crew on its way. The third SPILLS case was opened on November 14, 1998, when approximately 100 gallons of diesel fuel were spilled from a fueling dock due to a broken underground line. This Spills case was last reported as system shut off and cleanup underway. The fourth SPILLS case was opened on May 9, 1999, when approximately 8,000 gallons of diesel fuel were spilled due to an unknown cause. No additional information regarding this Spills case was provided. The fifth SPILLS case was opened on October 11, 2001, when approximately 30 gallons of lube oil were spilled onto basement floor of the building. No additional information regarding this Spills case was provided. Based on its distance from the Site, this SPILLS site is not likely to environmentally impact the Site.

127 th and 91 St / Frederick G Romann Contra / H&W Machinery
127/91 / 127-04 91St Ave / 127-08 91St Ave
Queens, NY / Richmond Hill, NY
This SPILLS site is located approximately 1,400 feet to the south and hydraulically up-gradient of the Site. This site is listed three (3) times as an "open" SPILLS site. The first SPILLS case was opened on February 22, 1996, when an employee of Russo Construction blew a line on a backhoe and approximately 40 gallons of hydraulic oil were spilled on land. No additional information regarding this Spills case was provided. The second

SPILLS case was opened on January 31, 1997, when an unknown amount of an unknown oil was observed within a sewer trap in the vicinity of the LIRR entrance. No additional information regarding this Spills case was provided. The third SPILLS case was opened on June 09, 2000, when unknown amount of unknown petroleum was spilled due to unknown cause. This SPILLS case was last reported as "remains under investigation due to various reasons that could be responsible for soil contamination". Based on its distance from the Site, this SPILLS site is not likely to environmentally impact the Site. This site is also listed as a LTANKS site. Please refer to the corresponding paragraph of this section for additional information regarding this site.

Sewer Water Main
92nd Ave / 127th St
Queens, NY
This SPILLS site is located approximately 1,670 feet to the south and hydraulically up-gradient of the Site. On June 09, 2000, a SPILLS case was opened when during the advancement of a soil boring, contamination was discovered. No additional information regarding this Spills case was provided. However, based on its distance from the Site, this SPILLS site is not likely to environmentally impact the Site.

91-47 121th Street
91-47 121th Street
Jamaica, NY
This SPILLS site is located approximately 2,180 feet to the south-southwest and hydraulically up-gradient of the Site. On August 23, 1993, a SPILLS case was opened when approximately 1,500 gallons of diesel fuel was observed seeping up through the ground. No additional information regarding this Spills case was provided. Based on distance from the Site, this SPILLS site is not likely to environmentally impact the Site.

LIRR Morris Park Yard
9153 121St St
Richmond Hill, NY
This SPILLS site is located approximately 2,190 feet to the south-southwest and hydraulically up-gradient of the Site. On February 20, 1998, a SPILLS case was opened when approximately 100 gallons of waste oil was spilled during the pumping out of a locomotive tank. No additional information regarding this Spills case was provided. Based on its description and distance from the Site, this SPILLS site is not likely to environmentally impact the Site.

Manhole # 1086
94th Av / 125th St
Queens, NY
This SPILLS site is located approximately 2,450 feet to the south and hydraulically up-gradient of the Site. On November 03, 1998, a SPILLS case was opened when approximately one (1) quart of oil was observed in a manhole. No additional information regarding this Spills case was provided. Based on its description and distance from the Site, this SPILLS site is not likely to environmentally impact the Site

The remaining seventy-one (71) SPILLS sites are not located on the Site, on the adjacent properties or hydraulically up-gradient of the Site. Therefore, these seventy-one (71) SPILLS sites are not likely to environmentally impact the Site.

Leaking Storage Tanks Incident Report (LTANKS)

There are thirty-three (33) LTANKS sites located within a 0.5-mile radius of the subject Site. The Site is listed as an LTANKS site:

129-01 Jamaica Ave /Queens
129001 Jamaica Avenue
New York City, NY
The Site is listed twice as an LTANKS site. On May 6, 1991, the Site was issued LTANKS No. 91-01477, when a 3,000-gallon UST failed a tank test, having a leak rate of 0.09 gallons per hour (GPH) in the associated piping line. No additional information regarding this LTANKS case was provided. The second LTANKS case, DEC Spill No. 02-08110, was issued for the Site on November 5, 2002, when a 6,000-gallon tank failed a tank test. No. 2 fuel oil, No. 4 fuel oil and mineral spirits were reported to have spilled. No additional information regarding this LTANKS case was provided in the EDR report. Please refer to the Section 5.3 for additional information regarding these LTANKS cases. This site is also listed as a UST, CBS AST and RCRIS SQG site. Please refer to corresponding paragraphs of this section for additional information regarding this site.

Eight (8) of remaining thirty-two (32) LTANKS sites are located hydraulically up-gradient of the Site. Of these eight (8) LTANKS sites, four (4) LTANKS site are listed with a "closed" status. Based on their status, these four (4) hydraulically up-gradient LTANKS sites are not likely to environmentally impact the Site. The remaining four (4) LTANKS sites are:

89-50 127th St/Queens
89050 127th Street
New York City, NY
This LTANKS site is located approximately 1,160 feet to the south and hydraulically up-gradient of the Site. On October 13, 1989 an LTANKS case was opened when a gasoline tank of unknown size failed a tank test. No additional information regarding this LTANKS case was provided. Based on its distance from the Site, this LTANKS site is not likely to environmentally impact the Site.

91st Ave & 127th St/LIRR
91st Ave/127th Stre
New York City, NY
This LTANKS site is located approximately 1,400 feet to the south and hydraulically up-gradient of the Site. This site is listed three (3) times as a LTANKS site. However, two (2) LTANKS cases are listed with "closed" status. The remaining LTANKS case occurred on October 13, 1989, when a 20,000-gallon diesel tank was overfilled, causing oil to flow into an underground Con Edison transformer. No additional information regarding this LTANKS case was provided. However, based on its distance from the Site, this LTANKS site is not likely to environmentally impact the Site. This site is also listed as a SPILLS site. Please refer to the corresponding paragraph of this section for additional information regarding this site.

Jamacia Water Supply # 31
127-15 92nd Ave
Queens, NY
This LTANKS site is located approximately 1,670 feet to the southeast and hydraulically up-gradient of the Site. On June 1, 2004, a LTANKS case was opened when approximately one (1) gallon of No. 2 fuel oil was spilled when a tank of unknown size failed a tank test. Based on its description and distance from the Site, this LTANKS site is not likely to environmentally impact the Site.

Agron & Zuki's
109002 Atlantic Av
Richmond Hill, NY
This LTANKS site is located approximately 2,350 feet to the south and hydraulically up-gradient of the Site. On April 7, 1989, this LTANKS case was opened when a resident of 109-02 Atlantic Avenue observed gasoline in a drywell in the basement. This LTANKS case was last reported as explosion meters reading elevated levels and the building evacuated. Based on its distance from the Site, this LTANKS site is not likely to environmentally impact the Site.

The remaining twenty-four (24) LTANKS sites are not located on the Site, on the adjacent properties or hydraulically up-gradient of the Site. Therefore, these twenty-four (24) LTANKS sites are not likely to environmentally impact the Site.

Petroleum Bulk Storage (UST)

There are fourteen (14) UST sites located within a 0.25-mile radius of the subject Site. The Site is listed as a UST site:

Uniforms for Industry, Inc.
129-01 Jamaica Avenue
Richmond Hill, NY 11418
There are two (2) "in service" 6,300-gallon No. 1,2, or 4 fuel oil steel USTs, one (1) "closed-removed" on June 01, 1996 7,500-gallon No. 1, 2, or 4 fuel oil steel UST, one (1) "closed-removed" 3,000-gallon "other" steel UST, three (3) "closed-removed" 2,000-gallon "other" steel USTs, two (2) "closed prior to May 1991" 3,000-gallon steel USTs with unknown contents listed for this Site. According to Mr. Sena, and based on GCE's review of the 2003 Memorandum, these nine (9) USTs, as well as an additional 10,000-gallon UST which was not included in the EDR listing, were all removed from the Site by 2003. Laboratory analysis of soil and groundwater samples collected from the Site indicated concentrations of several VOCs and B/Ns above the Regulatory Standards for these compounds. Therefore, potential spills and/or leaks associated with these USTs may have environmentally impacted the Site. This site is also listed as LTANKS, CBS AST and RCRIS SQG site. Please refer to corresponding paragraphs of this section for additional information regarding this site.

Two (2) of the remaining thirteen (13) UST sites are located on nearby properties:

Hillside Getty
130-14 Hillside Ave
Richmond Hill, NY 11418
This UST site is located approximately 400 feet to the northeast and hydraulically down-gradient of the Site. There are two (2) "in-service" 2,000-gallon steel unleaded gasoline USTs listed for this site. This site is not listed as a SPILLS and/or LTANKS sites. Based on its status and location, this UST site is not likely to environmentally impact the Site. This site is also listed as a RCRIS-SQG site. Please refer to the corresponding paragraph of this section for additional information regarding this site.

Mina's Fuel Oil Corp.
129-01 Metropolitan Avenue
Kew Gardens, New York 11415
This UST site is located approximately 450 feet to the north and hydraulically cross-gradient of the Site. There is one (1) "in-service" 4,000-gallon steel diesel UST listed for this site. This site is not listed as a SPILLS and/or LTANKS sites. Based on its status and location, this UST site is not likely to environmentally impact the Site.

Three (3) of the remaining (11) UST sites are located hydraulically up-gradient of this site. These three (3) UST sites are not listed as SPILLS and/or LTANSK sites. Therefore, these three (3) hydraulically up-gradient UST sites are not likely to environmentally impact the Site.

The remaining eight (8) UST sites are not located on the Site, on the adjacent properties or hydraulically up-gradient of the Site. Therefore, these eight (8) UST sites are not likely to environmentally impact the Site.

Chemical Bulk Storage UST (CBS UST)

There are no CBS UST sites located within a 0.25-mile radius of the subject Site.

Major Oil Storage Facilities UST (MOSF UST)

There are no MOSF UST sites located within a 0.5-mile radius of the subject Site.

Registered Aboveground Storage Tanks (AST)

There are seven (7) AST sites located within a 0.25-mile radius of the subject Site. One (1) of these seven (7) AST sites is located on a nearby property.

Neo Realty LLC
87-14 129th St
Richmond Hill, NY 11418
This AST site is located approximately 140 feet to the south and hydraulically up-gradient of the Site. There is one (1) active 5,000-gallon steel No 5 or 6 fuel oil AST listed for this site. This site is not listed as a SPILLS and/or LTANKS site. Based on its status and description, this AST site is not likely to environmentally impact the Site.

Two (2) of the remaining six (6) AST sites are located hydraulically up-gradient of this site. Of these two (2) AST sites, one (1) AST site is not listed as a SPILLS and/or LTANKS site. Therefore, this one (1) hydraulically up-gradient AST site is not likely to environmentally impact the Site. The remaining one (1) hydraulically up-gradient AST site is:

Richmond Hill Sheridan Shop
125-02 89 Avenue
Richmond Hill, NY 11415
This AST site is located approximately 1,070 feet to the southwest and hydraulically up-gradient of the Site. There is one (1) active 20,000-gallon steel diesel AST on saddles legs, listed for this site. This AST site is also listed as a SPILLS site. Please refer to the corresponding paragraph of this section for additional information regarding this site.

None of the remaining four (4) AST sites are located on the Site, on the adjacent properties or hydraulically up-gradient of the Site. Therefore, these four (4) AST sites are not likely to environmentally impact the Site.

Chemical Bulk Storage AST (CBS AST)

There are three (3) CBS AST sites located within a 0.25-mile radius of the subject Site. The Site is listed as a CBS AST site:

Uniforms for Industry Incorporated
129-01 Jamaica Avenue
Richmond Hill, NY 11418
There are one (1) "in service" 4,000-gallon sodium hydroxide steel AST installed in December 1966, two (2) "in service" 1,200-gallon sodium hydroxide plastic ASTs installed in August 1991 and June 1996, respectively, one (1) "in service" 330-gallon sodium hydroxide plastic AST, one (1) "in service" 384-gallon sodium phosphate plastic AST, and one (1) "in service" 290-gallon sodium hypochlorite plastic AST all installed in December 1982, one (1) "in service" 320-gallon sodium hydroxide steel AST, one (1) "in service" 270-gallon sodium hypochlorite plastic and one (1) "in service" 410-gallon ammonium silicofluoride plastic AST all installed in December 1972 listed for this Site. According to Mr. Sena, and based on GCE's review of the 2003 Memorandum, these ten (10) ASTs were all removed from the site by 2003. Laboratory analysis of soil and groundwater samples collected from the Site indicated concentrations of several VOCs and B/Ns above the Regulatory Standards for these compounds. Therefore, potential spills and/or leaks associated with ASTs may have environmentally impacted the Site. This site is also listed as a LTANKS, UST, and RCRIS SQG site. Please refer to corresponding paragraphs of this section for additional information regarding this site.

Neither of the remaining CBS AST sites are located on the Site, on the adjacent properties or hydraulically up-gradient of the Site. Therefore, these two (2) CBS AST sites are not likely to environmentally impact the Site.

Major Oil Storage Facilities AST (MOSF AST)

There are no MOSF AST sites located within a 0.5-mile radius of the subject Site.

8.3 Federal Regulatory Review

GCE has obtained and reviewed a US Environmental Protection Agency (EPA) Environmental Database for the Site, provided by Environmental Data Resources, Inc. (EDR). The EDR report includes EPA National Priorities List (NPL), Proposed National Priority List (PROPOSED NPL), RCRA Corrective Action Activity (CORRACTS), RCRA Permitted Treatment, Storage, Disposal Facilities (RCRA-TSD), Public Water Supply Wells (PWS), Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), CERCLIS No Further Remedial Action Planned (CERC-NFRAP), RCRA Registered Large Generators of Hazardous Waste (RCRIS LQG), RCRA Registered Small Generators of Hazardous Waste (RCRIS SQG) and Emergency Response Notification System of Spills (ERNS) sites. The following locatable sites were identified:

National Priority List (NPL)

There are no NPL sites located within a 1.0-mile radius of the subject Site.

Proposed National Priority List (PROPOSED NPL)

There are no PROPOSED NPL sites located within a 1.0-mile radius of the subject Site.

RCRA Corrective Action Activity (CORRACTS)

There are no CORRACTS sites located within a 1.0-mile radius of the subject Site.

RCRA Permitted Treatment, Storage, Disposal Facilities (RCRIS-TSD)

There are no RCRIS-TSD sites located within a 0.5-mile radius of the subject Site.

Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)

There are no CERCLIS sites located within a 0.5-mile radius of the subject Site.

CERCLIS No Further Remedial Action Planned (CERC-NFRAP)

There are no CERC-NFRAP sites located within a 0.5-mile radius of the subject Site.

RCRA Registered Large Generators of Hazardous Waste (RCRIS LQG)

There is one (1) RCRIS LQG site located within a 0.25-mile radius of the subject Site. This RCRIS LQG site is located hydraulically up-gradient of the Site. However, this RCRIS LQG site is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this one (1) RCRIS LQG site is not likely to environmentally impact the Site.

RCRA Small Generators of Hazardous Waste (RCRIS SQG)

There are twenty (20) RCRIS SQG sites located within a 0.25-mile radius of the subject Site. The Site is listed as a RCRIS SQG site:

Uniforms for Industry Incorporated
129-01 Jamaica Avenue
Richmond Hill, NY 11418
This RCRIS SQG listing is most likely associated with the historical on-site laundering and dry cleaning activities. On October 25, 1999, the Site was issued a violation in the area of "Generator-SQG Requirements". The Site achieved compliance for this violation on October 25, 1999. Based on its status, this RCRIS SQG listing for the Site is not likely to environmentally impact the Site.

One (1) of the remaining nineteen (19) RCRIS SQG sites is located on an adjacent property:

LIRR – Bridge 06-0-085A
Jamaica Ave at the 130th St
Richmond Hill, NY 11418
This RCRIS SQG site is located adjacent to the east and hydraulically cross-gradient of the Site. This RCRIS SQG site is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site.

Eight (8) of the remaining eighteen (18) RCRIS SQG sites are located on the nearby properties:

NYCTA -129th St Storage Area
129th St & Jamaica
Queens, NY 11418
This RCRIS SQG site is located approximately 60 feet to the south and hydraulically up/cross-gradient of the Site. This RCRIS SQG site is not listed as RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site.

LIRR – Bridge # 06-0-083
Hillside Ave at the 127th St
Richmond Hill, NY 11418
This RCRIS SQG site is located approximately 300 feet to the north and hydraulically cross-gradient of the Site. This RCRIS SQG site is not listed as RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site.

Peper Bros Inc
129-10 Hillside Ave
Richmond Hill, NY 11418
This RCRIS SQG site is located approximately 305 feet to the north and hydraulically cross-gradient of the Site. This RCRIS SQG site is not listed as RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site

Regency Collision Corp of Queens
129-14 Hillside Ave
Richmond Hill, NY 11418
This RCRIS SQG site is located approximately 300 feet to the north-northeast and hydraulically down-gradient of the Site. This RCRIS SQG site is not listed as RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site

Raymac Cabinet Co Inc
87-49 130 St
Richmond Hill, NY 11418
This RCRIS SQG site is located approximately 310 feet to the southeast and hydraulically cross-gradient of the Site. This RCRIS SQG site is not listed as RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site.

Hillside Getty
130-14 Hillside Ave
Richmond Hill, NY 11418
This RCRIS SQG site is located approximately 400 feet to the northeast and hydraulically down-gradient of the Site This RCRIS SQG site is not listed as RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS-SQG site is not likely to environmentally impact the Site. This site is also listed as the UST site. Please refer to the corresponding paragraph of this section for additional information regarding this site.

BI-RO French Dry Cleaners / Lees French Cleaners
130-17 Hillside Ave
Richmond Hill, NY 11418
This RCRIS SQG site is located approximately 550 feet to the northeast and hydraulically down-gradient of the Site This site is listed twice as RCRIS SQG site. Neither of these RCRIS SQG listings for this site is listed as RCRA violators. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site.

One of the remaining ten (10) RCRIS SQG sites is located hydraulically up-gradient of the Site. However, this one (1) hydraulically up-gradient RCRIS SQG site is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site.

None of the remaining nine (9) RCRIS SQG sites are located on the Site, the adjacent properties, or hydraulically up-gradient of the Site and listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, these nine (9) RCRIS SQG sites are not likely to environmentally impact the Site.

Emergency Response Notification System of Spills (ERNS)

There are no ERNS sites located within a 0.125-mile radius of the subject Site.

9.0 CONCLUSIONS AND RECOMMENDATIONS

G. C. Environmental, Inc. (GCE) has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-00 of the Uniforms for Industry property located at 129-09 Jamaica Avenue, Richmond Hills, New York. This assessment has revealed no evidence of recognized environmental conditions in connection with the Site, except for the following:

- Based on GCE's review of the Site Plan and SP Calculations, both prepared by Wuest and Bailey Architects, dated September 28, 1990, provided to GCE by the Client, the two (2) catch basins located on the eastern portion of the Site (CB-1 and CB-2) are connected to eight (8) dry wells, each 12-feet in diameter, located on the eastern portion of the Site. Furthermore, the Site Plan and SP Calculations show the remaining catch basin (CB-3) as a dry well, with an overflow well located approximately 6 feet to the north of the dry well. In addition, based on GCE's review of the Phase I report and the Status and Dry Well Remediation report (Remediation Report), prepared by (F&N), dated December 18, 2002, provided by the Client, in 2002 there were four (4) dry wells located on the Site, one (1) of these dry wells (DW-2) was discovered to be a catch basin (CB-2) during remediation activities; one (1) dry well (DW-1) was observed on the eastern portion of the Site, which was likely closed after remediation activities, but was formally located in the vicinity of CB-1; one (1) dry well (DW-3) was observed on the western portion of the Site at the location of CB-3; and one (1) dry well (DW-4) was observed on the northern portion of the Site. GCE's visual inspection of the purported location of DW-4 revealed a circular patch of vegetated land. GCE's visual inspection of the purported dry well and overflow well locations revealed that these areas are asphalt-paved land. GCE observed an oil sheen both on the stormwater entering CB-1 and on the water accumulated in CB-1. According to the Remediation Report, laboratory analysis of the soil conditions beneath the base of the DW-1 structure, the depth of which is unknown, indicated no elevated levels of volatile organic compounds (VOCs), semi-volatile organic compounds (B/N) and 8 RCRA Metals. However, laboratory analysis of the sludge removed from DW-1 and CB-2 during the remediation activities, conducted for waste characterization, revealed that the sludge contained low concentrations of tetrachloroethylene of 602 parts per billion (ppb), which is below the NYS DEC Technical and Administrative Guidance Memorandum (TAGM) Recommended Soil Cleanup Objectives (Regulatory Standards) of 1,400 ppb.

  Based on GCE's review of the Remediation Report and visual inspection, it appears as though DW-1 was the only catch basin which was remediated.

  Since the observed catch basins potentially discharge to on-site dry wells and based on the historical evidence of concentrations of tetrachloroethylene, potential spills and/or leaks of hazardous materials entering these catch basins and historical poor housekeeping may have environmentally impacted the Site.

- GCE's review of the Site Plan revealed that a historical drain was located in the vicinity of the gravel-lined land located on the western portion of the Site, which was connected to two (2) dry wells located on the southwestern portion of the Site, most likely CB-3 and it's associated overflow well. Based on GCE's review of the Draft Proposal for Subsurface Structure Sampling and Analysis prepared by Vertex, dated April 17, 2003 (April 2003 Proposal), provided to GCE by the

Client, during the excavation of two (2) 6,000-gallon underground storage tanks (USTs), containing No. 2 heating oil and "mop" oil, respectively, "an oily residual" was observed in an unidentified nearby dry well. The material was excavated and laboratory analysis of endpoint samples indicated low levels of tetrachloroethylene.

Since the observed catch basins potentially discharge to on-site dry wells and based on the historical evidence of concentrations of tetrachloroethylene, potential spills and/or leaks of hazardous materials entering these catch basins and historical poor housekeeping may have environmentally impacted the Site.

- GCE's visual inspection of the southern portion of the Main Building revealed a continuous trench surrounding the perimeter of the floor and several floor openings, which, according to Mr. Sena, are associated with a network of trenches situated beneath the concrete floor of the southern portion of the Main Building. According to Mr. Sena and a Memorandum, prepared by Vertex Engineering Services, Inc. (Vertex), dated June 10, 2003, provided by the Client, these trenches discharge to a holding tank which was previously located Main Building adjacent to the south of the original Boiler Room. Water accumulated in this holding tank was then directed towards one (1) of two (2) equalizer tanks previously located on the eastern portion of the Site, where it was filtered and treated and then discharged to the on-site catch basins. According to Mr. Sena, the trench system was partially exposed for testing and the trench is encased in concrete. No additional information regarding the depth of these trenches was provided to GCE. No additional information regarding this specific trench and/or waste water system testing was provided to GCE. Since the observed catch basins potentially discharge to on-site dry wells and based on the historical evidence of concentrations of tetrachloroethylene, potential spills and/or leaks of hazardous materials entering these trenches and catch basins and historical poor housekeeping may have environmentally impacted the Site.

- Several additional holes and ditches were observed throughout the Main Building, specifically in the original Boiler Room. According to Mr. Sena, these ditches are most likely associated with the historical wastewater discharge system. No additional information regarding these ditches was provided to GCE. Evidence of historical spills and/or leaks of petroleum products and/or hazardous materials were observed throughout the on-Site facility. Therefore, potential spills and/or leaks of petroleum products and/or hazardous materials entering these ditches may have environmentally impacted the Site.

- Based on GCE's review of the Environmental Assessment report at Five Uniforms for Industry, Inc. Properties, dated June 14, 1988 (1988 Environmental Assessment), prepared by Clayton Environmental Consultants (Clayton); the Subsurface Investigation of UFI, dated May 1993 (1993 SSI), prepared by Tyree Environmental Technologies (Tyree); the Phase I Environmental Site Assessment

report, dated August 20, 2002 (2002 Phase I Report), prepared by Fenley & Nicol Environmental, Inc. (F&N); the Spill Investigation Report, dated March 18, 2003, prepared by F&N; the Draft Proposal for Subsurface Structure Sampling and Analysis, dated April 17, 2003 (April 2003 Proposal), prepared by Vertex Engineering Services, Inc. (Vertex); the Draft Proposal for Subsurface Structure Sampling and Analysis, dated June 10, 2003 (June 10 Proposal), prepared by Vertex; a Memorandum from Vertex to the New York State Department of Environmental Conservation (NYS DEC), dated September 12, 2003 (2003 Memorandum); a Memorandum from Vertex to the NYS DEC, dated April 19, 2004 (2004 Memorandum); and, a Hazardous Substances Bulk Storage Registration Certificate (Haz. Sub. Certificate), issued by the NYS DEC to the UFI, dated May 26, 1999, with an expiration dated of July 18, 2001, all provided by the Client, ten (10) USTs and ten (10) aboveground storage tank (ASTs) were historically located on the Site as follows: one (1) 4,000-gallon sodium hydroxide AST; one (1) 1,200-gallon sodium hydroxide AST; one (1) 410-gallon sodium hypochlorite AST; one (1) 410-gallon ammonium silicofluoride AST; one (1) 290-gallon sodium hypochlorite AST; one (1) 320-gallon sodium hydroxide AST; one (1) 330-gallon sodium hydroxide AST; one (1) 384-gallon sodium triphosphate AST; one (1) 270-gallon sodium hypochlorite AST; one (1) 10,000-gallon No. 6 fuel oil underground storage tank (UST); three (3) 2,000-gallon mineral spirit USTs; one (1) 7,500-gallon mop oil UST; one (1) 6,000-gallon No. 2 fuel oil UST; one (1) 6,000-gallon mop oil UST; and, three (3) 2,000-gallon mineral oil USTs.

Based on the previous reports, which include documentation of soil contamination associated historical on-site aboveground and underground storage tanks, and the most recent round of groundwater sampling in 2004, spills of petroleum products and hazardous materials have environmentally impacted the Site.

- According to the Environmental Data Resources, Inc. (EDR) report, the Site is listed as a Leaking Storage Tanks Incident Report (LTANKS), Petroleum Bulk Storage (UST) and Chemical Bulk Storage Tanks (CBS AST) site:

  129-01 Jamaica Ave/Queens / Uniforms for Industry
  129001 Jamaica Avenue/ 129-01 Jamaica Avenue
  New York City, NY / Richmond Hill, NY 11418
  The Site is listed twice as an LTANKS site. On May 6, 1991, the Site was issued LTANKS No. 91-01477, when a 3,000-gallon UST failed a tank test, having a leak rate of 0.09 gallons per hour (GPH) in the associated piping line. No additional information regarding this LTANKS case was provided. The second LTANKS case, DEC Spill No. 02-08110, was issued for the Site on November 5, 2002, when a 6,000-gallon tank failed a tank test. No. 2 fuel oil, No. 4 fuel oil and mineral spirits were reported to have spilled. No additional information regarding this LTANKS case was provided in the EDR report.

There are two (2) "in service" 6,300-gallon No. 1,2, or 4 fuel oil steel USTs, one (1) "closed-removed" on June 01, 1996 7,500-gallon No. 1, 2, or 4 fuel oil steel UST, one (1) "closed-removed" 3,000-gallon "other" steel UST, three (3) "closed-removed" 2,000-gallon "other" steel USTs, two (2) "closed prior to May 1991" 3,000-gallon steel USTs with unknown contents, one (1) "in service" 4,000-gallon sodium hydroxide steel AST installed in December 1966, two (2) "in service" 1,200-gallon sodium hydroxide plastic ASTs installed in August 1991 and June 1996, respectively, one (1) "in service" 330-gallon sodium hydroxide plastic AST, one (1) "in service" 384-gallon sodium phosphate plastic AST, and one (1) "in service" 290-gallon sodium hypochlorite plastic AST all installed in December 1982, one (1) "in service" 320-gallon sodium hydroxide steel AST, one (1) "in service" 270-gallon sodium hypochlorite plastic and one (1) "in service" 410-gallon ammonium silicofluoride plastic AST all installed in December 1972 listed for this Site.

According to Mr. Sena, and based on GCE's review of the 2003 Memorandum, these nine (9) USTs and these ten (10) ASTs, as well as a 10,000-gallon UST not included in the EDR listing, were all removed from the site by 2003. Laboratory analysis of soil and groundwater samples collected from the Site indicated concentrations of several VOCs and B/Ns above the Regulatory Standards for these compounds. Therefore, potential spills and/or leaks associated with these LTANKS, UST and AST listings for the Site have environmentally impacted the Site.

- GCE's visual inspection and review of the 2004 Memorandum, revealed the presence of four (4) groundwater monitoring wells (MW) located on the Site as follows: one (1) located in the vicinity of the two (2) circular concrete pads on the eastern portion of the Site (MW-1); one (1) located adjacent to the west of the concrete vault adjacent to the western exterior wall of the Main Building (MW-2); one (1) located along the northeastern border of the Site, approximately 25 feet to the north of the northeastern corner of the Main Building (MW-3); and one (1) located on the southeastern portion of the asphalt-paved parking lot on the western portion of the Site (MW-4). No information regarding the depths of these MWs was provided to GCE. Laboratory analysis of soil samples collected during the installation of these monitoring wells at depths of approximately 30-31.5 feet and 45 feet in MW-1; approximately 25 feet and 45 feet in MW-2; approximately 45-46 feet in MW-3; and, approximately 44-45 feet in MW-4, indicated concentrations of VOCs and B/Ns that were either non-detected, detected below their detection limits or detected below the Regulatory Standards, except for elevated concentrations of VOCs, namely, 1,2,4-trimethylbenzene (10,000 ppb) and p-ethyltoluene (18,000 ppb), acetone (460 ppb) in the 30-31.5 feet deep MW-1 soil sample and p-diethylbenzene (34,000 ppb) and acetone (470 ppb) in the 45 feet deep MW-1 soil sample which were reportedly detected above the Regulatory Standards for these compounds.

In addition, according to the 2004 Memorandum, between February 17, 2004 and March 26, 2004, one (1) groundwater sample was collected from each monitoring well. The depths of these samples were not provided in the 2004 Memorandum. GCE's review of a summary of groundwater laboratory analytical data indicates concentrations of VOCs and B/Ns detected above the Ambient Water Quality Standards & Guidance Values (Groundwater Standards). However, there are several compounds that were present in the soil samples but not detected in the groundwater samples. This can be attributed to the different sources of the contamination located at the Site.

- GCE's review of the 1942, 1951, 1963, 1967, 1981, 1982, 1985, 1986, 1987 and 1988 Sanborn Fire Insurance maps show the southeastern portion of the Site as developed with an auto collision work shop, which consisted of four (4) gasoline tanks of unknown size in at least 1942 and 1951, and was utilized as a filling station in at least 1963 and 1967. Furthermore, according to records on file at the Queens County Building Department, the southeastern portion of the Site was developed with a gasoline station in at least 1963. This area of the Site is currently developed with the New Building. Potential spills and/or leaks of petroleum products and/or hazardous materials associated with these historic gasoline tanks and the Site's usage as a filling station and auto collision work shop may have environmentally impacted the Site.

- GCE's visual inspection of the Site revealed the presence of suspect ACMs in 1' x 1' brown vinyl floor tiles and 2' x 2' white ceiling tiles located in the office spaces of the Main and New buildings and 1' x 1' brown vinyl floor tiles located on the 1st floor of the new building in security room. All of these materials were found to be in good condition in the New Building, but in poor condition in the Main Building. According to Mr. Sena, the New Building was constructed in the 1990's. Based on its age, the suspect materials within the New Building are not likely to contain asbestos. However, since the Main Building was constructed prior to 1980, the presence of other suspect ACMs is a possibility within the Main Building.

- GCE performed a visual survey of the Site for the presence of LBP which may be chipping or flaking and observed no such paint. However, since the Main Building was constructed prior to 1980, the presence of LBP is a possibility.

- According to the EDR report, a hydraulically up-gradient property is listed as a SPILLS site:

  Richmond Auto Salvage
  87-71 130th Street
  Richmond Hills, NY
  This SPILLS site is located approximately 380 feet to the south and hydraulically up/cross-gradient of the Site. On June 17, 1993 a SPILLS

case was opened when an unknown amount of auto waste fluids was spilled on land. Based on its description, this SPILLS site may have environmentally impacted the groundwater below the Site.

Based on the above findings, the following recommendations are made:

- An additional investigation consisting of installation of additional groundwater monitoring wells and groundwater sampling should be conducted in order to delineate groundwater contamination at the Site and confirm its origins as well as subsurface soil sampling in order to determine each area of potential soil and groundwater contamination. This investigation should also address potential for off-site origins of contamination.

- An Asbestos Operations and Maintenance (O&M) Program should be prepared and implemented. All confirmed ACMs and LBP should be removed prior to any renovations which can disturb these materials. All removal of confirmed ACMs and LBP should be performed in accordance with applicable federal, state and local regulations.

Summary of Recognized Environmental Conditions and Recommendations

Recognized Environmental Condition	Previous Action Taken	Recommended Action
Removed Petroleum and Chemical Storage Tanks and Associated Soil Contamination	Soil excavations, soil borings and installation of groundwater monitoring wells.	Additional investigation including soil sampling
Approximately 10 Existing Dry Wells and/or Catch Basins	One (1) dry well (DW-1) was remediated and waste characterization indicated low concentrations of tetrachloroethylene. An additional historic dry well (DW-4) appears to have been filled in. No information regarding DW-4's closure and/or remediation was available.	Additional investigation including sludge and groundwater sampling
Trench Network and Ditches	No action taken.	Additional investigation including soil sampling and establishment of the discharge points
Off-site Sources	Groundwater monitoring wells were installed on northeastern (MW-3) and southern (MW-4) portions of the Site. Subsequent groundwater sampling of MW-3 and MW-4 revealed concentrations of several VOC's above the Regulatory Standards.	Subsurface investigation including installation, survey and sampling of additional groundwater monitoring wells
Groundwater Contamination at the Site	Groundwater monitoring wells were installed on the eastern (MW-1), western (MW-2), northeastern (MW-3) and southern (MW-4) portions of the Site. Subsequent groundwater sampling revealed concentrations of several VOC's and B/Ns above the Regulatory Standards in MW-1 and MW-2 and several VOCs above the Regulatory standards in MW-3 and MW-4.	Subsurface investigation including installation, survey and sampling of additional groundwater monitoring wells
Asbestos Containing Materials and Lead Based Paint	No action taken	Asbestos O&M Program. Removal of confirmed ACMs and LBP prior to their disturbance

Since soil or groundwater testing was not performed as part of this assessment, GCE makes no direct representation of soil or groundwater quality conditions.

LIMITATIONS AND SERVICE CONSTRAINTS

Limitations

The findings set forth in the attached environmental site assessment report are strictly limited in time and scope to the date of the evaluation(s). The conclusions presented in the report are based on the services described in the report, and not on scientific tasks or procedures beyond the scope of work agreed in the purchase order/work order prior to the initialization of this assessment or the time and budgeting restraints imposed by the client.

This report may contain recommendations which are partially based on the analysis of data accumulated at the time and locations set forth in the report through the subsurface investigation. However, environmental, geological, and geotechnical conditions can vary from those encountered during this investigation, and that the limitation on available data results in some level of uncertainty with respect to the interpretation of these conditions, despite the use of standard professional care and skill. Therefore, further investigations may reveal additional data or variations of the current data which may require the enclosed recommendations to be reevaluated.

Chemical analyses may have been performed for specific parameters during the course of this assessment, as described in the text. However, it should be noted that additional chemical constituents not searched for during the current study may be present in soil and/or groundwater at the subject site.

Partial findings of this assessment are based on data provided by others. No warranty is expressed or implied with the usage of such data.

Because of these limitations, full and complete determination as to whether a certain piece of land is or is not free from environmental contamination cannot be made. The extent of testing and statistical confidence associated with an environmental site assessment is balanced against a reasonable project budget, therefore, 100 percent confidence in environmental site assessment conclusions can never be reached. Therefore, G. C. Environmental, Inc. does not provide guarantees, certifications, or warranties that a property is free from environmental contamination.

Service Constraints

Much of the information provided in this report is based upon personal interviews and research of all practically reviewable documents, records, and maps held by appropriate government and private agencies. This is subject to limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollection of those persons contacted.

The initial site-investigation took into account the natural and man-made features of the subject site, including any unusual or suspect phenomenon. These factors, combined with the subject site's geology, hydrology, topography, and past and present land uses served as a basis for choosing a methodology and location for subsurface investigation as well as soil and/or

groundwater sampling, if conducted. The analytical results of the subsurface investigation, if provided, are meant as a representative overview of the subject site's conditions.

The locations and type of analyses of soil and /or groundwater samples, if provided, were chosen based on the same considerations listed in the paragraphs above. If samples were analyzed, they were analyzed for those parameters unique to the subject site as determined during the preceding site-evaluation.

The presence of radioactive materials or wastes, biological hazards, asbestos or lead-based paint was not investigated unless specifically noted otherwise.

This report was prepared for the exclusive use of the client and/or the parties listed on the cover of the report and is intended for the use listed in a proposal/work order or a Consulting Services Agreement signed prior to initiation of the assessment. The use of this report by any other parties or in any other manner than that listed in a proposal/work order or a Consulting Services Agreement signed prior to initiation of the assessment requires the written consent of G. C. Environmental, Inc. This report must be presented in its entirety.

APPENDIX B

SITE INFORMATION SUMMARY

Current Owner:	Uniforms for Industry
Site Location:	129-09 Jamaica Avenue, Richmond Hill, NY 11418
County:	Queens
Tax Map Designation:	Block 9281, Lot 44
Total Plot Area:	75,000 square feet
Year Built:	1929
Zoning Information:	commercial portion (C1-2) of the Residential District "R5", "M-1-1" – Manufacturing District
Date Local Zoning Established:	unknown
Site Contact:	Richard Sena
Telephone:	(917) 406-1947
Date On-site Investigation Conducted:	September 28, 2004
Weather at Time of Investigation:	60 degrees and raining

APPENDIX C

INFORMATION SOURCES

1. Persons/Offices Contacted Regarding the Site:

   - Mr. Richard Sena, Vice-President of Uniforms for Industry
   - Queens County Tax Assessor's Office, Queens, NY
   - Queens County Building Department's Office, Queens, NY
   - New York City Fire Department, Brooklyn, NY
   - New York City Department of Environmental Protection, Elmhurst, NY
   - Environmental Data Resources, Inc. (EDR), Southport, CT

2. Reports, Plans and Other Documents Reviewed

   - Queens County Assessor's Office Files, Queens, NY
   - Queens County City Building Department Files, Queens, NY
   - Topographic Map of Jamaica, New York Quadrangle, US Geological Survey (USGS), dated 1966
   - "Inactive Hazardous Waste Disposal Sites In New York State" report, DEC - Division of Environmental Remediation, in cooperation with New York State Department of Health - Division of Environmental Health Assessment, April 2001
   - Hydrogeologic Framework of Long Island, New York, U.S. Geological Survey, 1989
   - USGS Water Table on Long Island, New York, March-April 1984
   - Flood Insurance Rate Map for the City of New York, Queens County, New York, Community Panels No. 360497 0058B and No. 360497 0059B, effective date May 21, 2001
   - U.S. Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory Map for Jamaica, New York Quadrangle, 1980
   - New York State Department of Environmental Conservation (DEC) Freshwater Wetlands Map for Jamaica, Queens County, New York Quadrangle, 1975
   - 1901, 1911, 1925, 1942, 1951, 1963, 1967, 1981, 1982, 1985, 1986, 1987, 1988, 1990, 1991, 1992, 1993, 1995 and 1996 Sanborn Fire Insurance Maps
   - Environmental Data Resources, Inc. (EDR) Report, October 8, 2004
   - Environmental Assessment report at Five Uniforms for Industry, Inc. Properties, dated June 14, 1988, prepared by Clayton Environmental Consultants
   - Subsurface Investigation of UFI, dated May 1993, prepared by Tyree Environmental Technologies
   - Phase I Environmental Site Assessment report, dated August 20, 2002, prepared by Fenley & Nicol Environmental, Inc. (F&N)
   - Spill Investigation Report, dated March 18, 2003, prepared by F&N
   - Draft Proposal for Subsurface Structure Sampling and Analysis, dated April 17, 2003, prepared by Vertex Engineering Services, Inc. (Vertex)
   - Draft Proposal for Subsurface Structure Sampling and Analysis, dated June 10, 2003, prepared by Vertex

- Memorandum from Vertex to the New York State Department of Environmental Conservation (NYS DEC), dated September 12, 2003
- Memorandum from Vertex to the NYS DEC, dated April 19, 2004
- Hazardous Substances Bulk Storage Registration Certificate, issued by the NYS DEC to the UFI, dated May 26, 1999, with an expiration dated of July 18, 2001

Table 1

Groundwater Sampling

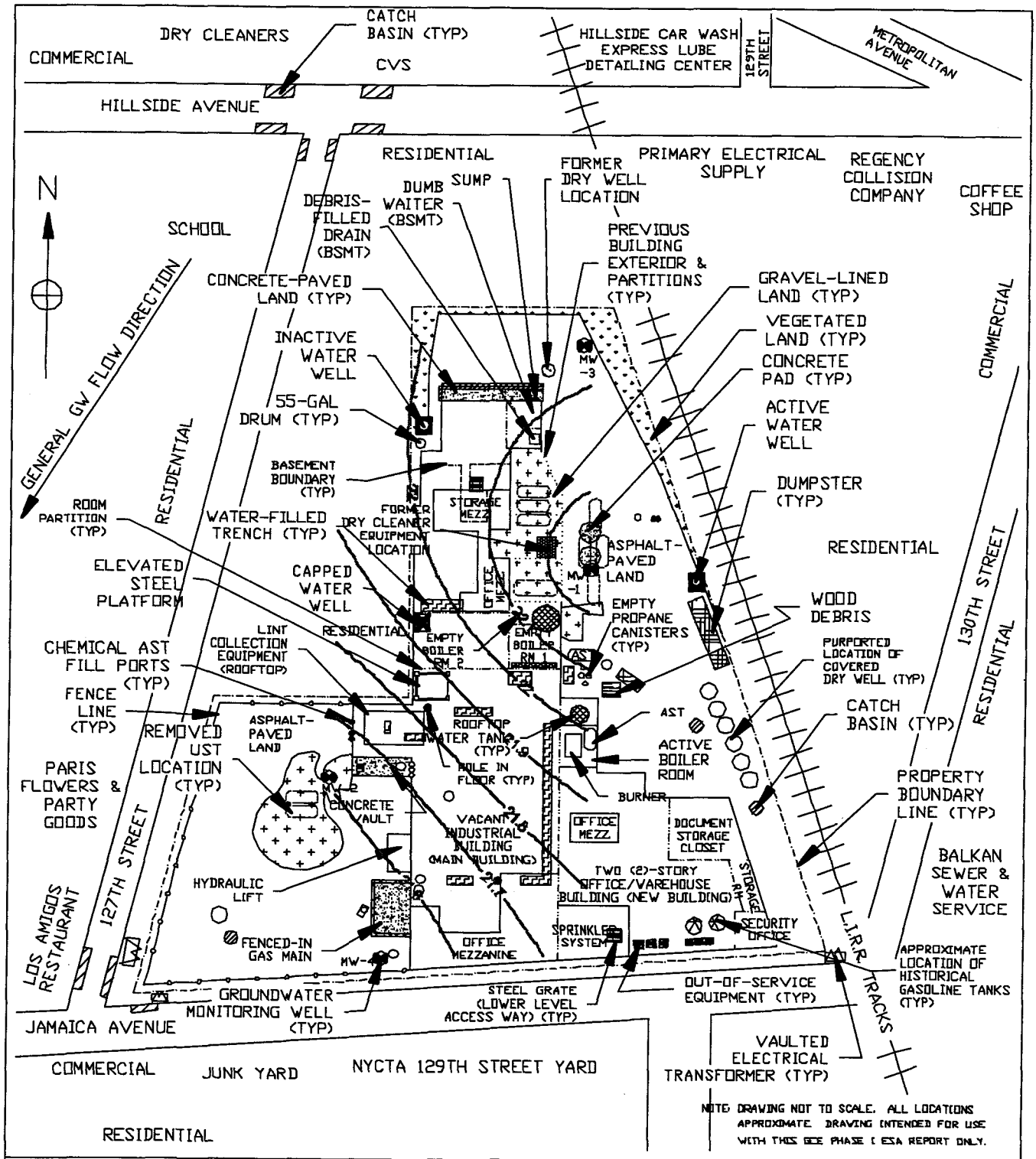
129-09 Jamaica Ave, GCE # 04-385

Summary of Detected Compounds

	Parameter	New York Groundwater Quality Standards & Guidance values (ug/L)	Detected Concentrations (ug/L)							
			MW-1		MW-2		MW-3		MW-4	
			1st Round 02/18/04	2st Round 11/24/04	1st Round 02/17/04	2st Round 11/24/04	1st Round 03/26/04	2st Round 11/24/04	1st Round 03/26/04	2st Round 11/24/04
VOC	Acetone	50	1,600	460	n/d	n/d	n/d	n/d	n/d	n/d
	Benzene	1	n/d	n/d	2.1	15	n/d	n/d	n/d	n/d
	2-Butanone	n/a	280	n/d	n/d	n/d	n/d	n/d	n/d	n/d
	Chloroethane	5	n/d	n/d	n/d	n/d	n/d	95	n/d	n/d
	cis-1,2-Dichloroethene (DCE)	5	4,500	6,600	7.4	5.6	2,000	9,800	97	1,300
	1,1-Dichloroethene	5	n/d	n/d	n/d	n/d	n/d	12	n/d	n/d
	trans--1,2-Dichloroethene	5	n/d	n/d	n/d	n/d	n/d	29	n/d	1.4
	Ethylbenzene	5	94	91	27	96	n/d	n/d	n/d	n/d
	2-Hexanone	n/a	n/d	190	n/d	n/d	n/d	n/d	n/d	n/d
	Isopropylbenzene	5	82	100	13	19	n/d	6	n/d	n/d
	4-Isopropyltoluene	5	180	n/d	21	n/d	n/d	n/d	n/d	n/d
	4- Methyl-2-Pentanone	n/a	50	190	n/d	n/d	n/d	n/d	n/d	n/d
	Methylene chloride	5	n/d	n/d	n/d	n/d	21	n/d	19	n/d
	m/p-Xylene	5	520	440	27	100	n/d	16	n/d	n/d
	n-Propylbenzene	5	190	240	23	26	n/d	2.4	n/d	n/d
	n-Butylbenzene	5	74	180	n/d	10	n/d	30	n/d	n/d
	o-Xylenes	5	350	280	12	6.8	n/d	19	n/d	n/d
	p-Diethylbenzene	n/a	240	n/d	51	n/d	n/d	n/d	n/d	n/d
	p-Ethyltoluene	n/a	1,400	n/d	63	n/d	n/d	n/d	n/d	n/d
	p-Isopropyltoluene	5	n/d	86	n/d	5.1	n/d	10	n/d	n/d
	sec-Butylbenzene	5	74	110	8.8	7.2	n/d	3.7	n/d	n/d
	tert-Butylbenzene	5	n/d	n/d	20	1.1	n/d	1.2	n/d	n/d
	1,3,5-Trimethylbenzene	5	120	680	63	44	n/d	19	n/d	n/d
	1,2,4-Trimethylbenzene	5	650	2,300	63	170	n/d	110	n/d	n/d
	Trichloroethene (TCE)	5	n/d	n/d	n/d	n/d	260	39	n/d	6.2
	Tetrachloroethene (PCE)	5	n/d	n/d	n/d	n/d	1,000	140	17	16
	Toluene	5	67	n/d	2.3	21	n/d	9.9	n/d	n/d
	Vinyl chloride	2	320	160	5.5	280	4.9	120	1.7	13
	Naphthalene	10	160	160	130	430	n/d	19	n/d	n/d
SVOC	2-Methylnapthalene	n/a	n/d	n/d	240	150	n/d	n/d	n/d	18
	3+4-Methylphenol	n/a	510	n/d	n/d	n/d	n/d	n/d	n/d	n/d
	Bis(2-ethylhexyl)phthalate	5	27	220	57	5.4	n/d	17	n/d	n/d
	Naphthalene	10	n/d	130	n/d	190	n/d	n/d	n/d	n/d
	Total VOC		10,951	12,267	539.1	1,237	3285.9	10,481	135	1,337
	BTEX		1,113	911	83	258	n/d	51	n/d	n/d

n/a - not available

n/d - not detected



G. C. ENVIRONMENTAL, INC.
ENVIRONMENTAL CONSULTANTS

410 SAW MILL RIVER ROAD
ARDSLEY, NEW YORK 10502

Tel: (914) 674-4346
Fax (914) 674-4348

GROUNDWATER MONITORING

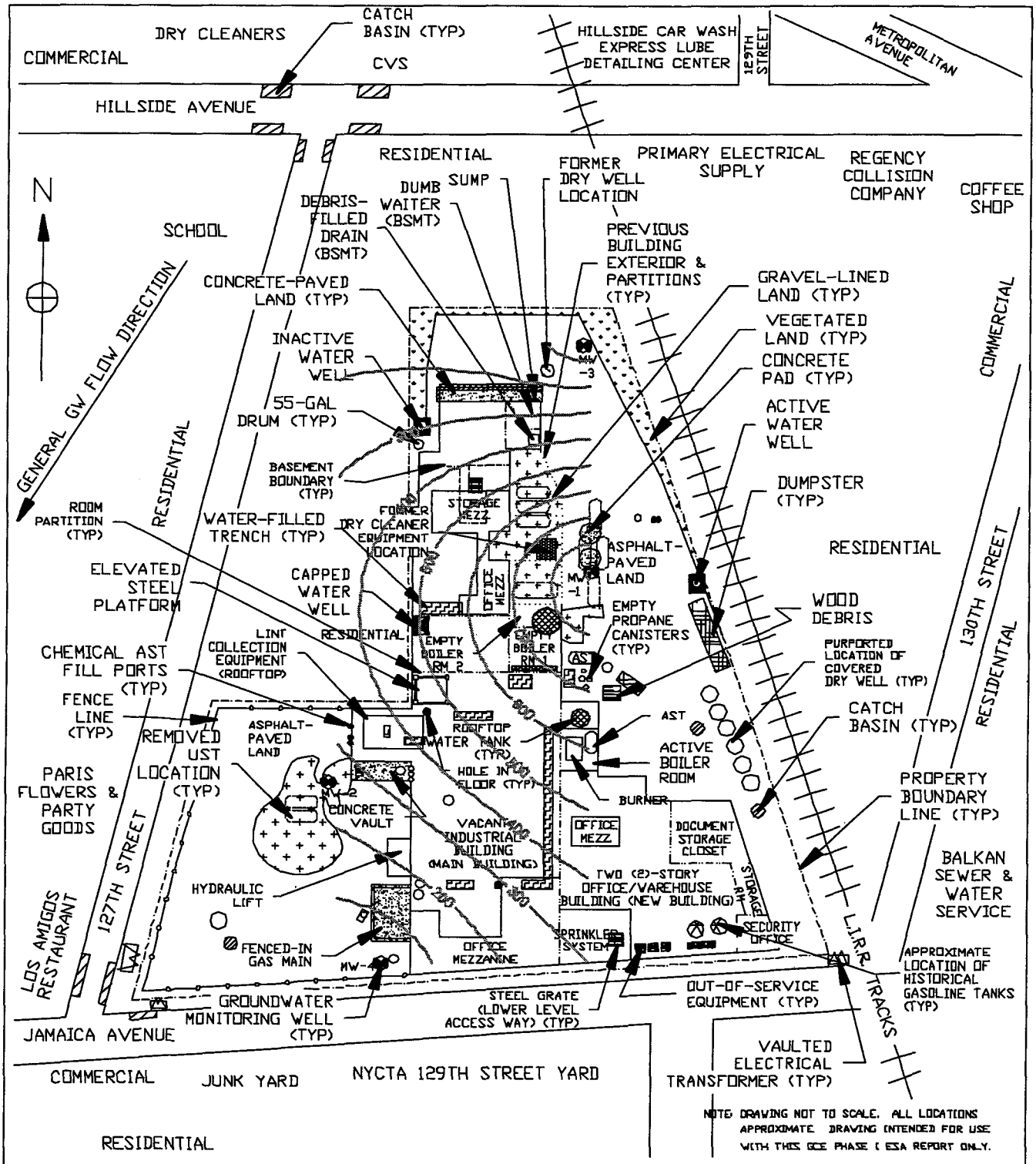
129-09 JAMAICA AVENUE
RICHMOND HILL, NEW YORK 11418

GCE PROJECT NO: 04-385-00

DWG. TITLE:

FIGURE 1

GROUNDWATER CONTOURS (FEET)



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410 SAW MILL RIVER ROAD
ARDSLEY, NEW YORK 10502

Tel: (914) 674-4346
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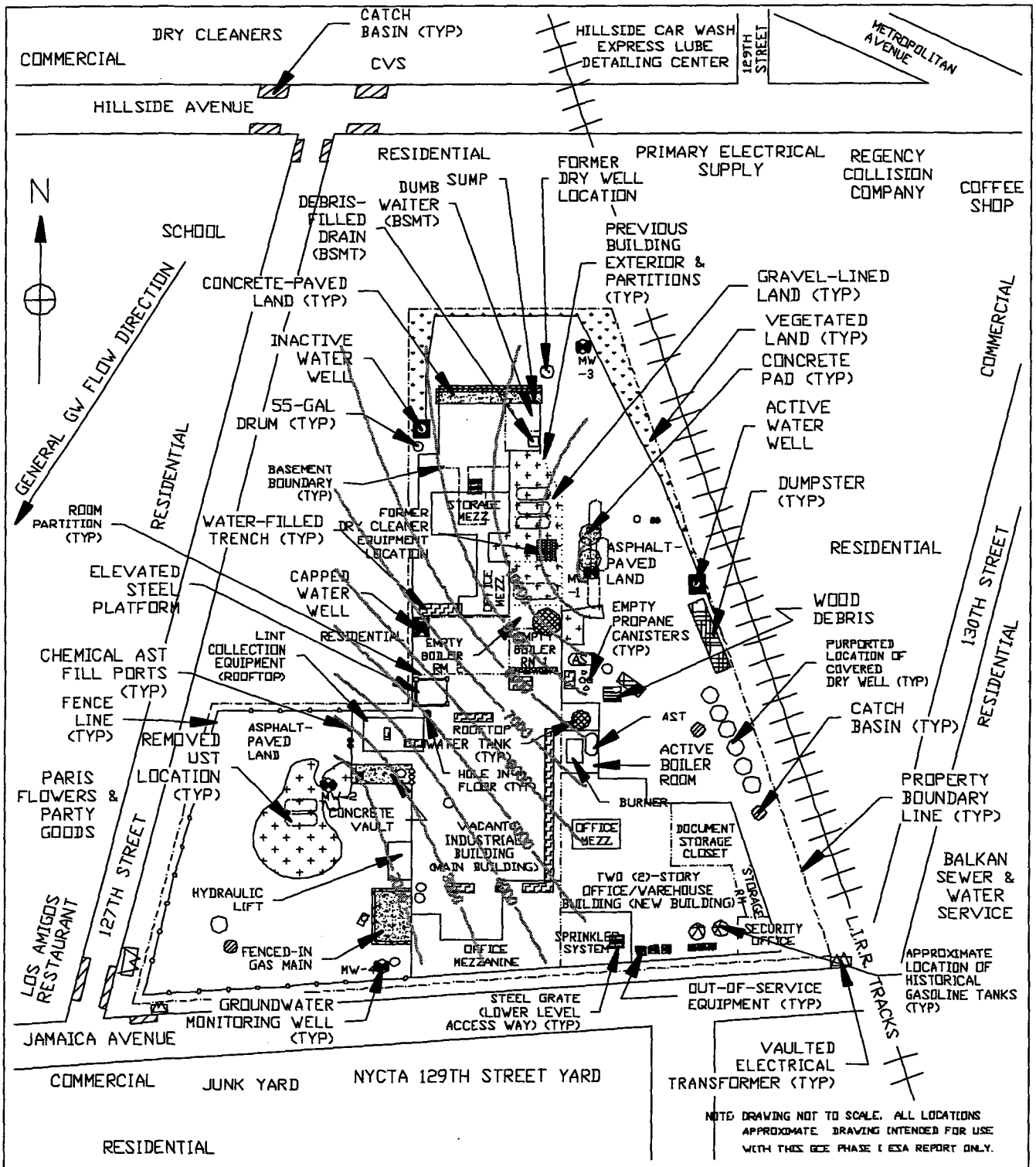
FIGURE 2

TOTAL BTEX ISOPLETHS (ug/L)



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ENVIRONMENTAL CONSULTANTS

410 SAW MILL RIVER ROAD
ARDSLEY, NEW YORK 10502

Tel: (914) 674-4346
Fax (914) 674-4348

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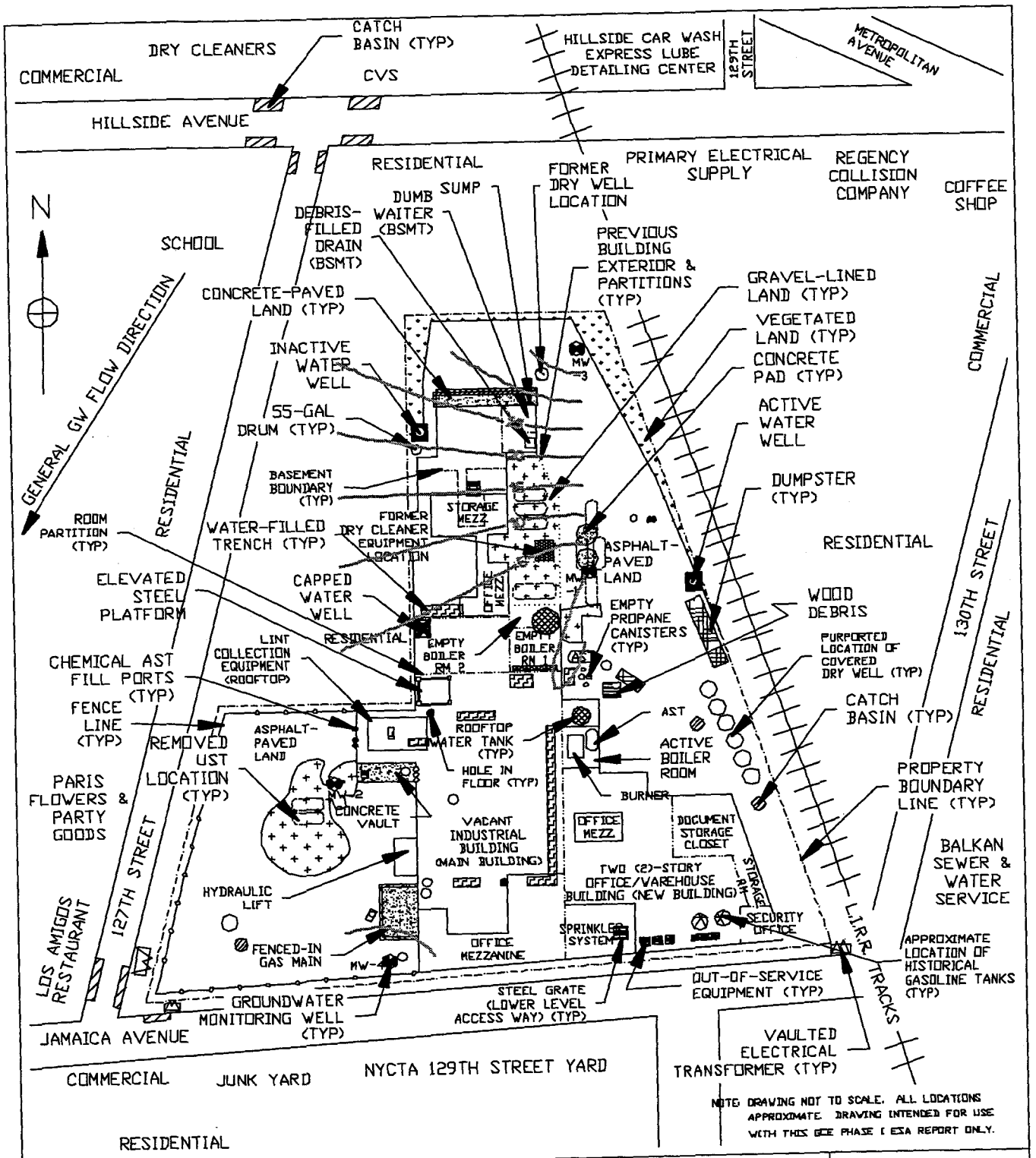
FIGURE 3

TOTAL VOC's ISOPLETHS (mg/L)



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ENVIRONMENTAL CONSULTANTS

410 SAW MILL RIVER ROAD
ARDSLEY, NEW YORK 10502

Tel: (914) 674-4346
Fax (914) 674-4348

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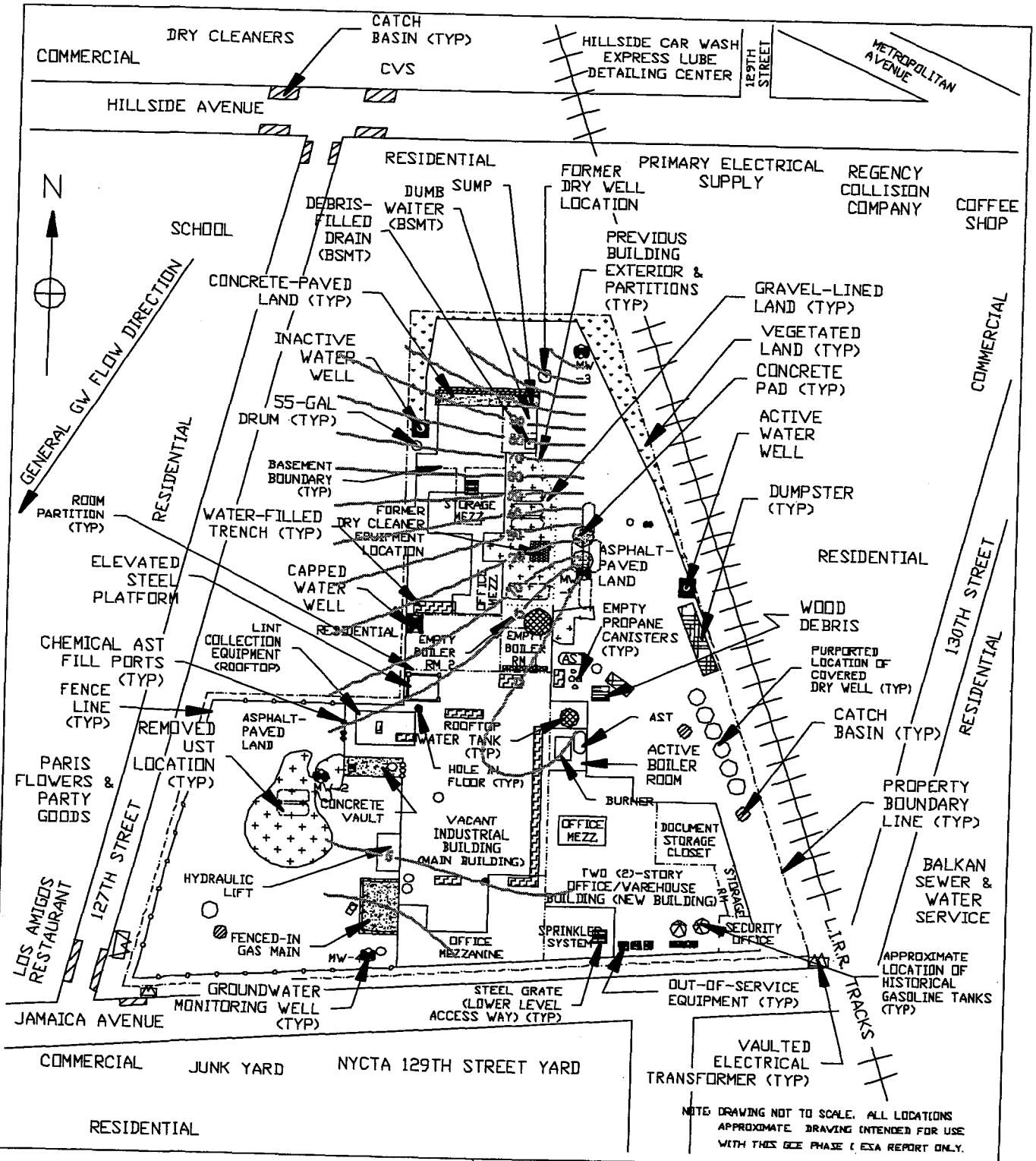
FIGURE 4

TRICHLOROETHENE ISOPLETHS (ug/L)



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ENVIRONMENTAL CONSULTANTS

410 SAW MILL RIVER ROAD
ARDSLEY, NEW YORK 10502

Tel: (914) 674-4346
Fax (914) 674-4348

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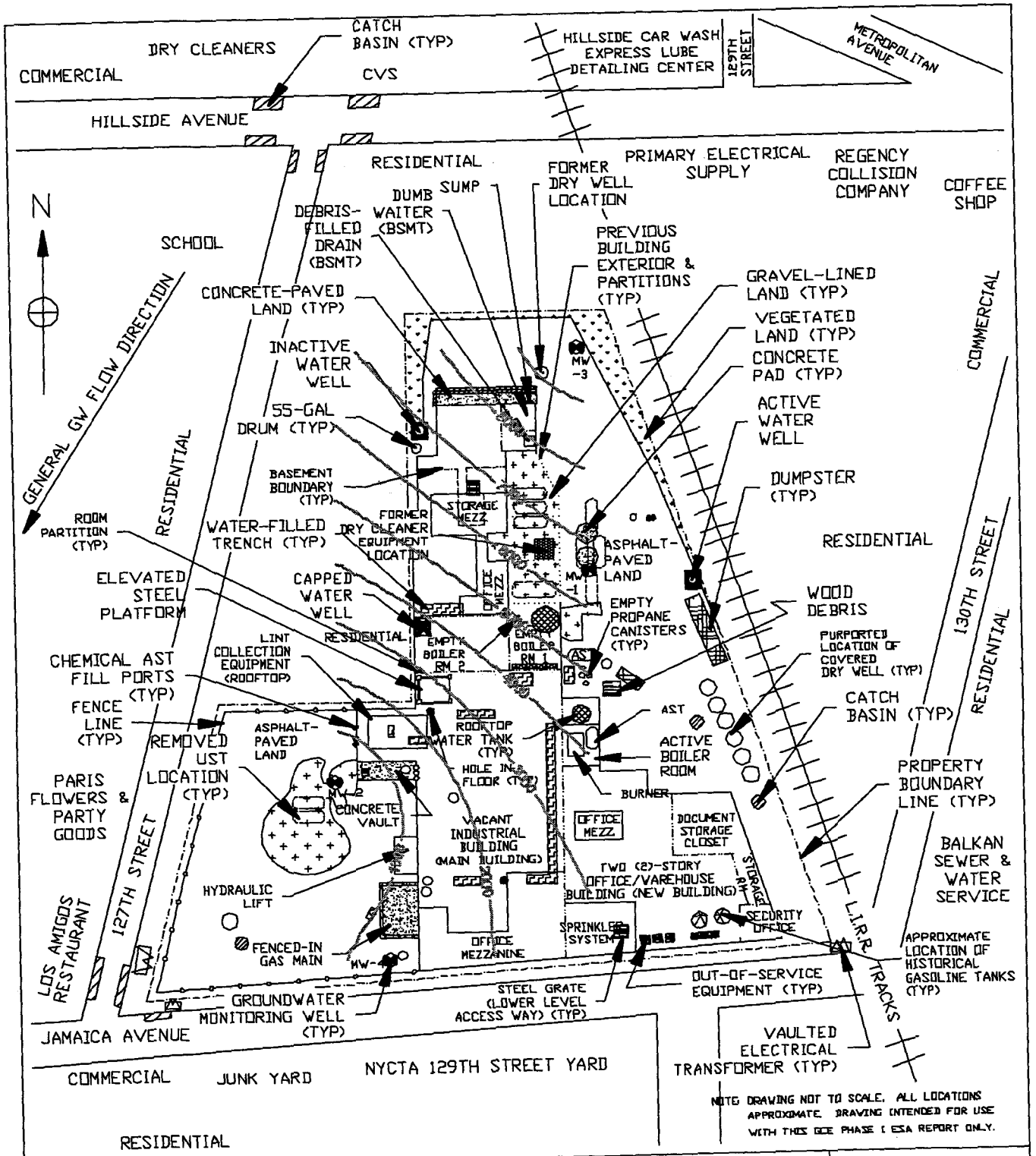
FIGURE 5

TETRACHLOROETHENE ISOPLETHS (ug/L)



G. C. ENVIRONMENTAL, INC.
ENVIRONMENTAL CONSULTANTS

410 SAW MILL RIVER ROAD
ARDSLEY, NEW YORK 10502

Tel: (914) 674-4346
Fax (914) 674-4348

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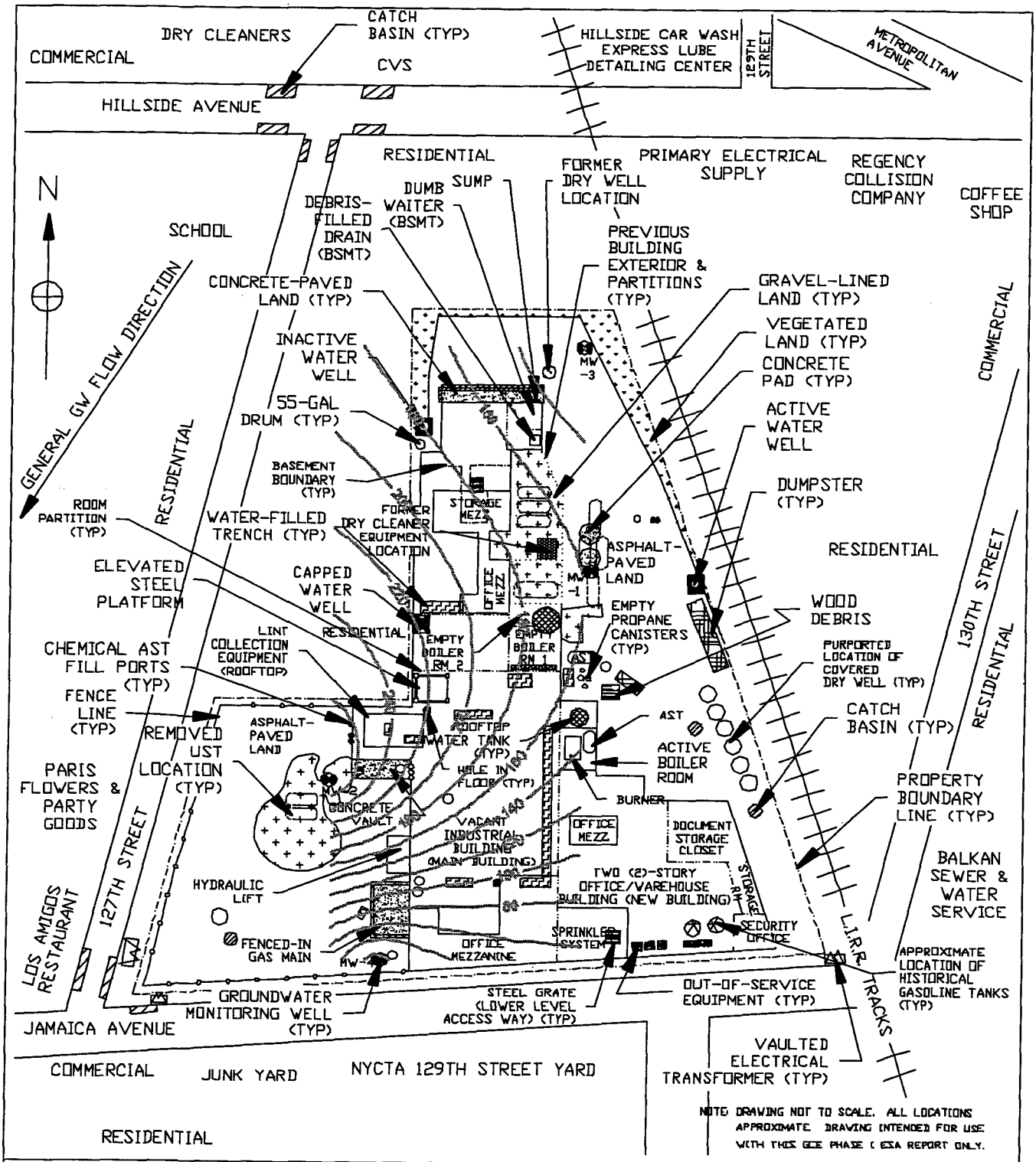
GCE PROJECT NO: 04-385-00

DWG. TITLE:

FIGURE 6

CIS-1,2-DICHLOROETHENE ISOPLETHS (ug/L)



G. C. ENVIRONMENTAL, INC.
ENVIRONMENTAL CONSULTANTS

410 SAW MILL RIVER ROAD
ARDSLEY, NEW YORK 10502

Tel: (914) 674-4346
Fax: (914) 674-4348

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FIGURE 7

VINYL CHLORIDE ISOPLETHS (ug/L)

129-09 Jamaica Avenue, GCE # 04-385

Groundwater elevations and main detected compounds

	x	y	GW Eleva	Benzene	Toluene	Ethylbenze	Xylene	Total BTE	TCE	PCE	DCE	VC	Total VOC's
1	6.78	6.47	22.28	0	0	191	720	911	0	0	6,600	160	12,267
2	4.94	4.91	21.61	15	21	115	107	258	0	0	5.6	280	1,237
3	6.75	8.15	22.06	0	10	6	35	51	39	140	9,800	120	10,481
4	5.26	3.58	21.52	0	13	0	0	13	6.2	16	1,300	13	1,337

Table 2 Survey, 129-09 Jamaica Avenue, GCE 04-385, 11/24/2004				
	BS	^	FS	Elevation
B.M (floor of N. gate)	5.01	65.01		60
MW-1			3.05	61.96
MW-3			2.63	62.38
p.1			3.29	61.72
p.1	4.6	66.32		
MW-2			3.51	62.81
MW-4			5.58	60.74

Table 3
Ground Water Sampling, 129-09 Jamaica Avenue, GCE 04-385, 11/24/04

MW number	Total well depth	Depth to GW	Length purged	Purged Water Vol	Casing Elevation	GW Elevation
MW-1	43.78	39.68	4.1	3 gal	61.96	22.28
MW-3	48.53	40.32	8.21	6	62.38	22.06
* MW-2	54.8	41.2	**13.6**	9	62.81	21.61
MW-4	46.11	39.22	6.89	5	60.74	21.52

* Note: existing monitoring wells likely to have a 10-foot screen.
MW-2 Water Table is assumed above top of screen