

July 10, 2013

Bernadette Anderson
Site Control Section
New York State Department of Environmental Conservation
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, New York 12233-7020

Re: Brownfield Cleanup Program Application
23-01 42nd Road
Long Island City, New York
Langan Project No.: 170244602

Dear Ms. Anderson:

This Brownfield Cleanup Program ("BCP") application is submitted on behalf of QPS 23-10 Development LLC for the property located at 23-01 42nd Road in Long Island City, New York. (the "Site"). Langan is the environmental consultant of record and David Yudelson of Sive Paget & Riesel P.C. will serve as environmental counsel. We anticipate submitting a draft Remedial Investigation Work Plan and Interim Remedial Measures Work Plan to accompany the application within the next month.

The redevelopment of the Site will be significantly complicated by environmental contamination related issues. Based on this we respectfully request entry into the BCP. The Site (also identified as Tax Block 425, Lot 5) consists of a two-story concrete building and is located in Long Island City, one of the oldest industrial areas of New York City. Prior to becoming vacant, the Site was extensively used for manufacturing purposes since at least 1947. Former manufacturing use included the generation of hazardous wastes including various heavy metals (cadmium, lead, barium and mercury) and ignitable waste.

There are known releases of petroleum and chlorinated solvents at and in the immediate vicinity of the Site

An environmental site assessment identified petroleum contamination in soil and groundwater. Chlorinated solvents were also found in groundwater. An active 5,000-gallon #2 fuel oil aboveground storage tank (AST) and at least three suspect gasoline underground storage tanks (UST) exist on the Site. There is no documentation that any of the suspected USTs were closed in accordance with applicable laws and regulations. There is also a fill port and related underground piping located on the west side of the building. Geophysical anomalies indicative of USTs were identified in the vicinity of the fill port and associated piping. Inside the building

there is staining and significant abandoned former product lines. Adjacent properties also have known contaminants that may be impacting the Site.

The relevant reports and data are attached to the application. Thank you in advance for your consideration of this application.

Please call with any questions.

Sincerely,
**Langan Engineering, Environmental, Surveying
and Landscape Architecture, D.P.C.**



Joel B. Landes, P.E.
Vice President

Enclosure(s): BCP Application

cc: J. O'Connell- NYSDEC, Region 2
N. White- 23-10 Development LLC
David Yudelson- Sive Paget & Riesel P.C.
M. Burke- Langan