



**ATHENICA ENVIRONMENTAL  
SERVICES, INC.**

**Environmental Consultants**

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

**2501 QUEENS PLAZA NORTH  
LONG ISLAND CITY, NY 10010**

**ATHENICA PROJECT NUMBER  
14-0101**



**PREPARED FOR:**

**Falidas Associates  
2515 Queens Plaza North  
Long Island City, NY 11101**

**February 13, 2014**

PHASE I ENVIRONMENTAL SITE ASSESSMENT

2501 Queens Plaza North  
Long Island City, NY 10010

TABLE OF CONTENTS

---

---

<b>GENERAL INFORMATION.....</b>	<b>1</b>
<b>EXECUTIVE SUMMARY.....</b>	<b>2</b>
<b>1.0 INTRODUCTION.....</b>	<b>4</b>
1.1 Purpose.....	4
1.2 Scope-of-Services.....	4
1.3 Assumptions, Limitations and Exceptions.....	5
1.4 Special Terms and Conditions (User Reliance).....	6
<b>2.0 SITE DESCRIPTION.....</b>	<b>7</b>
2.1 Location and Legal Description.....	7
2.2 Site and Vicinity General Characteristics.....	7
2.3 Current Use of the Property.....	7
2.4 Description of Site Improvements.....	7
2.5 Current Use of Adjoining Properties.....	7
<b>3.0 USER PROVIDED INFORMATION.....</b>	<b>8</b>
3.1 Title Records.....	8
3.2 Environmental Liens or Activity and Use Limitations.....	8
3.3 Specialized Knowledge.....	8
3.4 Valuation Reduction for Environmental Issues.....	8
3.5 Owner, Property Manager, and Occupant Information.....	8
3.6 Reason for Performing Phase I.....	8
<b>4.0 RECORDS REVIEW.....</b>	<b>9</b>
4.1 Federal Environmental Records.....	10
4.2 State and Tribal Environmental Records.....	12
4.3 Additional Environmental Records and Other Ascertainable / EDR Proprietary Records.....	16
4.4 Historical Use Information.....	21
4.4.1 Sanborn Fire Insurance Maps.....	21
4.4.2 City Directory.....	23
4.4.3 Other Historical Information.....	25
4.5 Prior Reports and Agency Review Results.....	27
4.5.1 Prior Reports Review.....	27
4.5.2 Agency Review Results.....	27
4.6 Physical Setting Source.....	27
4.6.1 Topography.....	27
4.6.2 Soils.....	27
4.6.3 Geology.....	28
4.6.4 Hydrology.....	28
4.6.5 Flood Zones and Wetlands.....	29
4.7 Vapor Encroachment Evaluation.....	29
<b>5.0 SITE RECONNAISSANCE.....</b>	<b>30</b>
5.1 Interior & Exterior Description.....	30
5.2 Methodology and Limiting Conditions.....	30

---

PHASE I ENVIRONMENTAL SITE ASSESSMENT

2501 Queens Plaza North  
Long Island City, NY 10010

TABLE OF CONTENTS

---

---

5.3 Hazardous Substance Use/Storage.....	30
5.4 Underground and Aboveground Storage Tanks.....	30
5.5 Other Petroleum Products.....	31
5.6 Polychlorinated Biphenyls (PCBs).....	31
5.7 Waste Generation, Storage and Disposal.....	31
5.8 Septic Systems.....	31
5.9 Storm Water Management/Surface Areas.....	31
5.10 Wells.....	31
<b>6.0 INTERVIEWS.....</b>	<b>32</b>
6.1 Interview Summary.....	32
<b>7.0 ADDITIONAL SERVICES.....</b>	<b>33</b>
7.1 Wetlands.....	33
7.2 Suspect Asbestos-Containing Material (ACM).....	33
7.3 Radon.....	33
7.4 Lead Based Paint.....	33
7.5 Mold Observation.....	33
<b>8.0 FINDINGS AND OPINIONS.....</b>	<b>34</b>
<b>9.0 CONCLUSIONS.....</b>	<b>35</b>
<b>10.0 DEVIATIONS AND DATA GAPS.....</b>	<b>36</b>
Appendix A Site Location Map	
Appendix B Site Photographs	

---

**GENERAL INFORMATION**

Project Information:  
2501 Queens Plaza North, LIC, New York 11101  
Project Number:  
14-0101

Consultant Information:  
Athenica Environmental Services Inc.  
45-09 Greenpoint Avenue  
Long Island City, NY 11104  
Phone: 718-784-7490  
Fax: 718-784-4085  
E-mail Address:  
Inspection Date:  
Report Date: 02/13/2014

Site Information:  
2501 Queens Plaza North  
2501 Queens Plaza North  
Long Island City, NY 10010  
Latitude, Longitude: 40.750900, -73.939700  
Site Access Contact:

Client Information:  
Falidas Associates  
Vasiliki Falidas  
2515 Queens Plaza North  
Long Island City, NY 11101

Site Assessor:



John Danko  
Environmental Scientist

Senior Reviewer:



William V. Silveri  
Senior Project Manager, PG

Certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



William V. Silveri - Senior Project Manager, PG

## EXECUTIVE SUMMARY

On February 7, 2014, Athenica Environmental Services, Inc. (Athenica) conducted a Phase I Environmental Site Assessment (ESA) of the property located at 2501 Queens Plaza North in the Borough of Queens, New York, herein referred to as "the Site". The location of the Site is shown on Figure 1 in Appendix A. This assessment was conducted in substantial compliance with the American Society for Testing and Materials (ASTM) Practice Designation E1527-13: Standard Practice for ESAs: Phase I ESA Process.

The purpose of this ESA is to identify, to the extent feasible, recognized environmental conditions (RECs) in connection with the Site. The Phase I ESA was performed at the request of Falidas Associates as part of their typical environmental due diligence prior to selling the property. The Site consists of two adjacent lots in Queens, New York. The southernmost lot (lot 4) is approximately 25,000 square feet, and a 2-story commercial office building with ground floor retail tenants occupy the entire footprint of this lot. The northernmost lot (lot 10) is approximately 5,540 square feet and is utilized for parking. The Site is defined on the New York City Department of Finance Tax Map as Block 415, Lots 4 and 10, respectively. The north-adjacent properties are a vacant 2-story building and a multi-story apartment building. The east-adjacent property, across 27th Street, is a 6-story commercial office building. The south-adjacent property, across Queens Plaza North, is open space and an elevated subway station. The west-adjacent properties, across Crescent Street, are multi-story office building and a multi-story apartment building with ground floor commercial retail tenants.

This assessment has revealed evidence of the following REC in connection with the Site:

- The former presence of gasoline tanks are considered to be a REC with respect to only vapor since the former location of these tanks falls within the footprint of the existing building with a full basement. Thus, the tanks and any associated impacted soils would have been removed as part of excavation for the basement of the current on-Site building; however, residual impacted vapors could still be present beneath the basement floor slab.

Based on the findings of the Phase I ESA, Athenica recommends the following:

- A vapor intrusion study should be conducted in the basement of the building on Lot 4 to evaluate the impact of the former gasoline USTs at the Site with respect to vapor.
- Based on its current age, which was installed in 1936, the existing petroleum UST should be replaced if fuel oil is continued to be used as fuel for the boiler.
- Paint containing more than 0.06% (600 ppm) lead was banned for residential use in the United States in 1978 by the United States Consumer Product Safety Commission (16 Code of Federal Regulations CFR 1303). Since this concentration is significantly below the concentration of lead in lead-based paint (0.5% or 5,000 ppm), paint in newer homes built after the ban are typically not considered to pose a risk to human health. Although the painted surfaces at the Site appeared to be in fair to good condition, the estimated date of original construction for buildings at the Site is circa 1915 to 1950; therefore, prior to any demolition and/or renovation planned for the Site a comprehensive lead survey should be completed to determine if lead-based paint is present.
- PCB are toxic coolants or lubricating oils used in some electrical transformers, light ballasts, electrical panels or other similar equipment. Lighting throughout the building utilized fluorescent light ballasts and the basement mechanical rooms contained several electrical panels. Prior to any demolition and/or renovation at the Site, the light ballasts and electrical panels should be removed, transported and disposed of or recycled in accordance with applicable local, state and federal regulations.
- Mercury is commonly found in fluorescent light bulbs, thermostats and gauges. Prior to any renovation or demolition activities, potential mercury-containing items should be removed, transported and disposed of or recycled in accordance with applicable local, state, and federal regulations.
- Based on the age of the structure, roofing and building materials at the Site may contain asbestos. Suspect asbestos-containing materials (ACMs) that have the potential to be found throughout the site building included floor tiles, plaster, ceiling tiles, and roofing materials. Additional suspect ACMs may be present behind walls, on building roofs or in other hidden

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**2501 Queens Plaza North, Long Island City, NY 10010**  
**Athenica Project No. 14-0101**

locations. Prior to any renovation or demolition activities with the potential to disturb suspect ACMs, an asbestos survey should be conducted. If These materials prove to contain asbestos, they should be properly removed and disposed of in accordance with all city, state and federal requirements.

On-Site REC

Hazard	Acceptable	Acceptable, Requires O/M	Fail	Fail, Possible Remedy Required	Phase II Recommended
PCBs	X				
UST/AST/LUST		X			
Spills	X				
Other Petroleum Issues	X				
Hazardous Substance/Waste	X				
Asbestos	X				
Lead-Based Paint	X				
Radon	X				
Other					X

Off-Site REC

Hazard	Acceptable	Acceptable, Requires O/M	Fail	Fail, Possible Remedy Required	Phase II Recommended
PCBs	X				
UST/AST/LUST	X				
Spills	X				
Other Petroleum Issues	X				
Hazardous Substance/Waste	X				
Other	X				

## 1.0

## INTRODUCTION

On February 7, 2014, Athenica Environmental Services, Inc. (Athenica) conducted a Phase I Environmental Site Assessment (ESA) of the property located at 25-01 Queens Plaza North in Queens, New York, and is identified as City Block 415, Lots 4 and 10, herein referred to as "the Site". The location of the Site is shown on Figure 1 in Appendix A. This assessment was conducted in substantial compliance with the American Society for Testing and Materials (ASTM) Practice Designation E1527-13: Standard Practice for ESAs: Phase I ESA Process.

### 1.1 Purpose

The purpose of this ESA is to identify, to the extent feasible, recognized environmental condition (REC), historic REC (HREC), and a controlled REC (CREC) in connection with the Site. According to the current ASTM Standard, a REC is defined as the presence or likely presence of any hazardous substance or petroleum product in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions. A HREC is a past release of any hazardous substance or petroleum product that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. A CREC is a REC that has been addressed to the satisfaction of the applicable regulatory authority or meeting risk-based criteria established by regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

### 1.2 Scope-of-Services

This Phase I ESA was conducted utilizing a standard of good residential and customary practice that was consistent with the ASTM Standard Practice E 1527-13. Any significant scope-of-work additions, deletions or deviations to ASTM Practice E 1527-13 are included in appropriate sections of this report. In accordance with the above-referenced agreement, Athenica performed walk-through observations of the Site, noted the use of adjacent properties, and conducted a search of readily available historical and regulatory records. More specifically, the scope of services included the following:

- Site and Adjacent Property Observations  
Visual observations of the Site, structures, and surrounding properties were made to identify potential sources or indications of chemical and/or petroleum impacts such as underground storage tanks (USTs), aboveground storage tanks (ASTs), potential sources of polychlorinated biphenyls (PCBs), chemicals and hazardous materials, and areas with surface stains or distressed vegetation. In addition, the immediately adjacent properties were observed, without being entered, for possible sources of impacts or environmental impairment that could migrate to the site via surface water runoff, groundwater transport, or other pathways. Photographs documenting Site and adjacent property observations are included in Appendix B.
- Geological Information  
Published geological and groundwater information for the Site was obtained from the United States Geological Survey (USGS) Hydrogeologic Investigations Atlas: Hydrogeologic Framework of Long Island, New York (1989).
- Historical Review  
Reviews of historical Sanborn Fire Insurance maps, City Directories, and historical aerial photographs were conducted for the Site and adjacent properties to evaluate previous land use. Copies of the available historical Sanborn Fire Insurance maps, City Directories and historical aerial photographs are included in Appendix D, E and F, respectively.
- Federal, State, Tribal and Local Regulatory Review  
A Federal, State, Tribal and Local regulatory database review was completed and supplied to Athenica by EDR. A complete listing of all of the databases included in the review is available in Section 4.0 of this report. A copy of the full EDR database report is included in Appendix C.
- Interviews  
Interviews were conducted with persons familiar with the Site regarding possible past or present use of potentially hazardous materials at the Site, and other issues of potential interest relative to potential environmental conditions.

- Local Building and Tax Information Records Review

Local building and tax information records were obtained from New York City via the Internet and reviewed to identify potential environmental issues of concern. Copies of the local records obtained from New York City agencies are included in Appendix G.

- Regulatory Agency File and Records Review

Regulatory agency file or records review was conducted for the Site or adjacent properties unless not warranted by the findings of the database search report or the opinion of the environmental professional.

- Vapor Encroachment Screening

Vapor encroachment screening was performed to evaluate the potential for migration of vapors onto the Site. The vapor encroachment screening was conducted in accordance with the ASTM Standards E2600-10, "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions".

---

Please note that the scope of work for this Phase I ESA does NOT include collection of samples or materials for testing, including testing of soils, groundwater, vapor, lead-based paint, lead in drinking water, asbestos-containing materials (ACMs), etc.

### **1.3 Assumptions, Limitations and Exceptions**

Athenica has prepared this Phase I ESA using reasonable efforts in each phase of its work to identify RECs associated with hazardous substances or petroleum products at the Site. The scope-of-work for this Phase I ESA was consistent with the ASTM Practice E 1527-13. Findings within this report are based on information collected from observations made on the day of the Site investigation and from reasonably ascertainable information obtained from governing public agencies and referenced sources.

Athenica's professional services have been performed, our findings obtained, and our recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. This statement is in lieu of other statements either expressed or implied. Athenica is not responsible for the independent conclusions, opinions, or recommendations made by others based on the records review, site observations, field exploration, and laboratory test data presented in this report.

This report is intended for the sole use of the Client. It should be noted that environmental evaluations are inherently limited in the sense that conclusions are drawn and recommendations developed from information obtained from limited research and Site evaluations. For these types of evaluations, it is often necessary to use information prepared by others, and Athenica cannot be responsible for the accuracy of such information. Additionally, the passage of time may result in a change in the environmental characteristics at this Site and surrounding properties. This report does not warrant against future operations or conditions, nor does it warrant operations or conditions present of a type or at a location not investigated. This report is not a regulatory compliance audit and is not intended to satisfy the requirements of any state, federal, or local real estate transfer laws.

Subsurface conditions were not field investigated, as this was outside the scope of this study, and may differ from the conditions implied by the surficial observations. This study is not intended to assess or otherwise determine if soil impacts, waste emplacement, or groundwater impacts exist. These data are accessible only by subsurface material and groundwater sampling through the completion of soil borings and the installation of monitoring wells. The scope of work, in accordance with our agreement, did not include these activities.

It must be noted that no evaluation, no matter how thorough, can absolutely rule out the existence of hazardous materials at a given Site. This assessment has been based on prior Site history and observable conditions. Existing hazardous materials and hazardous substances can escape detection using these methods. Therefore, if a higher level of confidence is required than can be defined by the Phase I scope of work, additional evaluation would, of course, be required.

---



Our conclusions regarding the potential environmental impact of nearby, off-site facilities on the Site are based on readily available information from the environmental databases listed and the presumed groundwater flow direction based on surface topography. A detailed file review of each facility was beyond the scope of work. Actual groundwater conditions, including direction of flow, can only be determined through the installation of monitoring wells.

Athenica does not warrant the correctness, completeness, currentness, merchantability, or fitness of any information related to records review provided in this report. Such information is not the product of an independent review conducted by Athenica, but is only publicly available environmental information maintained by federal, state, and local government agencies.

Deviations from ASTM Standard Practice E 1527-13 are described in Section 10.

#### **1.4 Special Terms and Conditions (User Reliance)**

This report may be relied upon by the undersigned or by any purchaser or assignee. In addition, the report may be relied upon by any rating agency involved in rating securities secured by, or representing an interest in, the Property Note. This report may be used in connection with materials offering for sale the Property Note, or an interest in the Property Note, and in presentations to any rating agency. With respect to the foregoing, the report speaks only as of the origination date of the report unless specifically updated through a supplemental report.

Athenica makes no other representation to any third party except that it has used the degree of care and skill ordinarily exercised by environmental consultants in the preparation of the report and in the assembling of data and information related thereto. No other warranties are made to any third party, either express or implied. Athenica's liability to any third party authorized to use or rely on this report with respect to any acts or omissions shall be limited to a maximum of no more than our contract price.

**2.0**

**SITE DESCRIPTION**

**2.1 Location and Legal Description**

The Site consists of two adjacent lots in Queens, New York. The southeast lot is located at 25-01 Queens Plaza North and is developed with a 2-story commercial office building with ground floor tenants. The northwestern lot is an asphalt parking lot. The Site is defined on the New York City Department of Finance Tax Map as Block 415, Lots 4 and 10, respectively.

**2.2 Site and Vicinity General Characteristics**

The Site is located within a primarily residential and commercial area of Queens, New York. The Site is zoned as a M1-5/R9 area, denoting it as an area capable of being occupied by a range of light to heavy manufacturing facilities or capable of being developed with residential structures that adhere to tower building regulations. The neighborhood is a mixture of residential, commercial and office spaces.

**2.3 Current Use of the Property**

The Site consists of two adjacent lots fronting Queens Plaza North and Crescent Street, respectively. The southeast lot is developed with a 2-story commercial office building, with a full basement; the northwest lot is an asphalt parking lot. The building is heated by an oil-fired boiler located in the basement of the building. The second floor offices and some of the ground floor commercial retail tenant spaces are air-conditioned by electric powered units located on the roof. The remaining commercial spaces are air-conditioned by individual window-mounted units.

**2.4 Description of Site Improvements**

According to historic Sanborn Fire Insurance maps, the first portion of the current on-Site building was built prior to 1915. The remaining portions of the current building were added after 1915 and prior to 1950.

**2.5 Current Use of Adjoining Properties**

Direction	Address	Description
North	41-32 27th Street, Queens, NY 41-23 Crescent St. Queens, NY	2-story office space for lease 17-story residential apartment building
South	Queens Plaza, Queens, NY	Queens Plaza Metro Station
East	27-01 Queens Plaza North, Queens, NY	6-story office building occupied by Metlife and JetBlue
West	41-34 Crescent St. Queens, NY 4-34 Crescent St. Queens, NY 24-15 Crescent St. Queens, NY	Apartment building Commercial space occupied by Cafe Wine & Liquors Offices occupied by Secretaria Nacional Del Migrante and an residential apartment building

### **3.0**

### **USER PROVIDED INFORMATION**

As defined in ASTM E 1527-13 Standard, the User is the person or entity seeking to use this report. The following section summarizes information (if any) provided by the User with regard to the Site.

#### **3.1 Title Records**

The User did not provide Athenica with Title Records for the Site.

#### **3.2 Environmental Liens or Activity and Use Limitations**

Environmental liens and activity and use limitations (AULs) are indications of a past or present release of a hazardous substance of petroleum products. AULs are an explicit recognition by a federal, tribal, state, or local regulatory agency that residual levels of hazardous substances or petroleum products may be present on a property, and that unrestricted use of the property might not be acceptable.

The User indicated that it had no knowledge regarding environmental liens or activity and use limitations for the Site.

#### **3.3 Specialized Knowledge**

The User indicated that it was aware of any specialized knowledge or experience that was material to RECs in connection with the Site. As indicated by the EDR report, the Site appears on the LTANKS database for a petroleum release, specifically, a failed tightness test and a petroleum clean-up event. Upon further investigation and speaking to the User, issues regarding the UST on-Site was in reference to the cleaning of the interior of the tank as opposed to cleaning of a petroleum release caused by the tank. A tightness test was re-administered on the UST after it was discovered that a gasket was installed incorrectly during the initial tightness test. The tank has passed all subsequent tightness tests. Due to the documentation provided by the User, the appearance of the Site on the LTANKS database does not constitute a REC. Documentation regarding the tightness testing results and the Petroleum Bulk Storage Certificate for the UST on-Site has been provided by the User and can be found in Appendix G.

#### **3.4 Valuation Reduction for Environmental Issues**

The User indicated that it was not aware of information regarding valuation reduction for environmental issues.

#### **3.5 Owner, Property Manager, and Occupant Information**

The current owner and manager of the property is John Falidas. Currently, the on-Site building has the following tenants: a bank (Chase), recruiting offices of the U.S. Army, U.S. Marines, and U.S. Navy, a bicycle shop (J.L.C. Bicycles), medical offices (The Floating Hospital), and restaurants (Dunkin Donuts, Momento Restaurant, and Chicken Houses). Portions of the second floor of the building are unoccupied.

#### **3.6 Reason for Performing Phase I**

The Phase I ESA was performed at the request of Falidas Associates as part of their typical environmental due diligence prior to selling the property.

## 4.0

## RECORDS REVIEW

A review of databases and files from federal, state and local environmental regulatory agencies was conducted to identify use, generation, storage, treatment or disposal of hazardous materials and chemicals, or release incidents of such materials, that may impact the site. EDR provided the federal and state environmental database information to Athenica.

Federal, state, tribal and local database records were reviewed for the Site and those properties surrounding the Site. Information on the improper storage, handling, and/or disposal of hazardous substances, wastes, or petroleum products, on or adjacent to the Site, is provided within these records. Due to the density of the surrounding area, the evaluation and reporting of off-site properties were adjusted to a 1/8-mile radius of the Site for the following databases relating to petroleum storage and spills and generation and off-site disposal of hazardous waste: Resource Conservation Recovery Act Large Quantity Generators (RCRA LQGs), RCRA Small Quantity Generators (RCRA SQGs), RCRA Conditional Small Generators (RCRA CESQGs), New York State Leaking Tanks, New York State Historic Leaking Tanks, New York State Underground Storage Tanks (USTs), New York State Aboveground Storage Tanks (ASTs), RCRA NonGenerators, New York State Manifests, and New York Dry Cleaners.

The potential for the facilities identified by the database review to environmentally impact the Site within the aforementioned search distances was evaluated solely on the distance and presumed topographic orientation (with respect to groundwater flow) of each facility relative to the Site (i.e. upgradient, downgradient, cross-gradient). Furthermore, each facility's presumed topographic elevation orientation was determined solely by a review of available USGS quadrangle topographic maps. No attempt was made to verify the actual groundwater flow direction or to access regulatory agency files regarding the identified facilities, as this was beyond the scope of work for this project.

Following subsections provide a summary of the listings identified within applicable ASTM search radius or adjusted minimum search distance.

There are 20 orphan sites (sites with inadequate information to be mapped) listed on the regulatory database report. By cross-referencing the street names and other information identified in the database report, Athenica determined that one of these orphan sites is located within ASTM minimum search distances of the subject property. This site is listed on the RCRA NonGen/NLR and NY Manifest database and is further discussed in the respective subsections for these databases. The remaining orphan sites are not located within the ASTM minimum search distance of the subject property.

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1	0	0	0	0	NR	0
Proposed NPL		1	0	0	0	0	NR	0
NPL LIENS		TP	NR	NR	NR	NR	NR	0
DELISTED NPL		1	0	0	0	0	NR	0
CERCLIS		0.5	0	0	0	NR	NR	0
CERCLIS-NFRAP		0.5	0	0	0	NR	NR	0
CORRACTS		1	0	0	0	3	NR	3
RCRA-TSDF		0.5	0	0	0	NR	NR	0
RCRA-LQG		0.25	1	2	NR	NR	NR	3
RCRA-SQG		0.25	6	4	NR	NR	NR	10
RCRA-CESQG	X	0.25	1	10	NR	NR	NR	12
US ENG CONTROLS		0.5	0	0	0	NR	NR	0
US INST CONTROL		0.5	0	0	0	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
NY SHWS		1	0	0	5	6	NR	11
NY VAPOR REOPENED		1	0	0	0	2	NR	2
NY SWF/LF		0.5	0	0	1	NR	NR	1
NY LTANKS	X	0.5	5	11	43	NR	NR	60
NY HIST LTANKS		0.5	0	0	0	NR	NR	0

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**2501 Queens Plaza North, Long Island City, NY 10010**  
**Athenica Project No. 14-0101**

NY UST	X	0.25	14	28	NR	NR	NR	43
NY MOSF UST		0.5	0	0	0	NR	NR	0
NY AST		0.25	19	26	NR	NR	NR	45
NY CBS AST		0.25	0	0	NR	NR	NR	0
NY MOSF AST		0.5	0	0	0	NR	NR	0
NY CBS		0.25	0	1	NR	NR	NR	1
NY ENG CONTROLS		0.5	0	0	1	NR	NR	1
NY INST CONTROL		0.5	0	0	1	NR	NR	1
NY VCP		0.5	0	1	2	NR	NR	3
NY ERP		0.5	0	0	0	NR	NR	0
NY BROWNFIELDS		0.5	0	1	2	NR	NR	3
US BROWNFIELDS		0.5	0	0	0	NR	NR	0
ODI		0.5	0	0	0	NR	NR	0
NY SWRCY		0.5	0	0	0	NR	NR	0
NY SWTIRE		0.5	0	0	0	NR	NR	0
US CDL		TP	NR	NR	NR	NR	NR	0
NY DEL SHWS		1	0	0	0	0	NR	0
LIENS 2		TP	NR	NR	NR	NR	NR	0
LUCIS		0.5	0	0	0	NR	NR	0
HMIRS		TP						
NY SPILLS		0.125	36	NR	NR	NR	NR	36
RCRA NonGen / NLR		0.25	15	42	NR	NR	NR	57
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	1
RAATS		TP	NR	NR	NR	NR	NR	0
NY HSWDS		0.5	0	0	0	NR	NR	0
NY MANIFEST	X	0.25	16	42	NR	NR	NR	59
NJ MANIFEST	X	0.25	1	3	NR	NR	NR	5
NY DRYCLEANERS		0.25	1	4	NR	NR	NR	5
NY SPDES		TP	NR	NR	NR	NR	NR	0
NY E DESIGNATION		0.125	37	NR	NR	NR	NR	37
NY RES DECL		0.125	0	NR	NR	NR	NR	0
EDR MGP		1	0	0	0	0	NR	0
EDR US Hist Auto Stat		0.25	14	29	NR	NR	NR	43
EDR US Hist Cleaners		0.25	6	5	NR	NR	NR	11

#### 4.1 Federal Environmental Records

This section presents the findings of the database search report for Federal environmental records.

##### **National Priorities List (NPL), Proposed NPL, NPL Liens and Delisted NPL**

The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. Sites on the Proposed NPL have been proposed for listing through the issuance of a proposed rule in the Federal Register. The United States Environmental Protection Agency (US EPA) then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing. Sites that have established criteria that US EPA uses to delete sites from the NPL are listed on the Delisted NPL.

Neither the Site nor properties within a 1-mile radius of the Site are listed on the NPL, Proposed NPL, NPL Liens or Delisted NPL database.

##### **Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) and No Further Remedial Action Planned (CERCLIS NFRAP) Lists**

CERCLIS contains data on potentially hazardous waste sites that have been reported to the US EPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the CERCLA. CERCLIS contains sites which are either proposed to or on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL. CERCLIS NFRAP are

archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of US EPA's knowledge, assessment at a site has been completed and that US EPA has determined no further steps will be taken to list this site on the NPL, unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Neither the Site nor properties within a ½-mile radius of the Site are listed on the CERCLIS or CERCLIS NFRAP database.

**RCRA Corrective Action Report (CORRACTS), Treatment, Storage and/or Disposal Facilities (TSDF), Large Quantity Generator (LQGs), and Small Quantity Generators (SQG)**

RCRA program identifies and tracks hazardous wastes from the point of generation to the point of disposal. The RCRA database tracks those facilities that treat, store, and/or dispose of hazardous materials as defined by RCRA TSD. The RCRA CORRACTS database identifies TSD that have conducted, or are currently conducting, corrective action(s) as regulated under RCRA. The RCRA Generators database tracks large (LQG) and small quantity generators (SQG) of hazardous waste.

The Site is not listed on the RCRA CORRACTS, RCRA TSD, RCRA LQG, or RCRA SQG database. There are no properties within a ½-mile radius of the Site listed on the RCRA CORRACTS or RCRA TSD database.

There are three properties within a 1/4-mile radius of the Site listed on the RCRA LQG database. Of these, all are located downgradient with respect to the presumed groundwater flow direction of the Site. Due to their downgradient location from the Site, these facilities are not considered to be a REC.

There are ten properties within a 1/4-mile radius of the Site listed on the RCRA SQG database. Of these, eight are located downgradient with respect to the presumed groundwater flow direction of the Site and therefore are not considered to be a REC. The remaining properties on the RCRA SQG database that are located upgradient with respect to the presumed groundwater flow direction and within a 1/8th mile radius of the Site and are further discussed below.

- A north-adjacent property located at 41-32 27th Street is identified on the RCRA SQG database and is upgradient with respect to the presumed ground flow direction of the Site. The name of the SQG generator is Atlantic Precious Metals, and the nature of the hazardous waste generation activities is unspecified. This north-adjacent property is not listed on any database indicating a violation or spill, and
- COSMOCAR INC, located at 40-34 Crescent Street, Long Island City, NY 11101, is identified on the RCRA SQG database and is approximately 538 feet to the north-northeast and upgradient with respect to the presumed groundwater flow direction of the Site. This property is not listed on any database indicating a violation or spill.

Due to their regulatory status, these upgradient properties within a 1/8th mile radius of the Site are not considered to be a REC.

**RCRA Conditionally Exempt Small Quantity Generators (RCRA-CESQG)**

RCRA-CESQG is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) MN of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the RCRA-CESQG. These generators generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

The target property is listed on the RCRA-CESQG database. According to the RCRA-CESQG database, the current owner, Falidas Associates, is listed on the CESQG database for generation of an unnamed hazardous waste. The User also reported no knowledge of past hazardous waste activities at the Site (see Section 4.3, manifest database, for further information on past hazardous waste activities). The Site does not have any violations associated with being listed on this database and therefore is not considered to be a REC.

There is one property within a 1/8-mile radius of the Site listed on the RCRA-CESQG database. This property is neither located adjacent to the Site nor does it appear on any database indicating a spill or violation. Due to the distance and regulatory status, this property is not considered to be a REC.

#### **United States Institutional / Engineering Control Registries (US INST / ENG CONTROLS)**

US INST CONTROLS is a listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on Site. Deed restrictions are generally required as part of the institutional controls. US ENG CONTROLS are a listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Neither the Site nor properties within 1/2-mile radius of the Site are listed on the US Institutional Controls database or the US Engineering Controls database.

#### **Emergency Response Notification System (ERNS)**

The ERNS database records and stores information on reported releases of oil and hazardous substances.

The Site is not listed on the ERNS database.

## **4.2 State and Tribal Environmental Records**

This Section presents the database search report findings for State and Tribal environmental records.

#### **State Hazardous Waste Sites (SHWS)**

SHWS are referred to as the State Superfund Program and are sites in the cleanup program from inactive hazardous waste sites, including hazardous substance sites.

The Site is not listed on the SHWS database. There are 11 properties within a 1-mile radius of the Site listed on the SHWS database. Of these, ten are located downgradient or cross-gradient with respect to the presumed groundwater flow direction of the Site and therefore are not considered to be a REC. The remaining property is located up-gradient with respect to the presumed groundwater flow direction of the Site and is located greater than 1/4 mile from the Site and therefore is not considered a REC.

#### **Vapor Intrusion Legacy Site (Vapor Reopened)**

The Vapor Intrusion Legacy Site database identifies previously investigated and/or remediated sites that have been reopened by the NYSDEC due to concerns for vapor intrusion. "Vapor intrusion" refers to the process by which volatile chemicals move from a subsurface source into the indoor air of overlying or adjacent buildings. The subsurface source can either be contaminated groundwater or contaminated soil which releases vapors into the pore spaces in the soil. Improvements in analytical techniques and knowledge gained from site investigations in New York and other states has led to an increased awareness of soil vapor as a medium of concern and of the potential for exposures from the soil vapor intrusion pathway. Based on this additional information, New York is currently re-evaluating previous assumptions and decisions regarding the potential for soil vapor intrusion exposures at sites. As a result, all past, current, and future contaminated sites will be evaluated to determine whether these sites have the potential for exposures related to soil vapor intrusion.

The Site is not listed on the Vapor Reopened database. There are two properties within a 1-mile radius of the Site listed on the Vapor Reopened database. These two properties are located greater than 1/2 mile and crossgradient or downgradient with respect to the presumed groundwater flow direction of the Site and therefore are not considered to be RECs.

### **Solid Waste Facility (SWF) / State Landfill (SL)**

SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

The Site is not listed on the SWF/SL database. There is one property within a 1/2-mile radius of the Site listed on the SWF/SL database. This property is located downgradient with respect to the presumed groundwater flow direction of the Site and therefore is not considered to be a REC.

### **Leaking Storage Tank Incident Reports (LTANKS)**

These records contain an inventory of reported leaking storage tank incidents reported from April 1, 1986 through the most recent update. They can be either leaking underground storage tanks or leaking above-ground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.

The Site is listed on the LTANKS database for two separate spills. The spills located at the Site are further discussed below:

- A tank test failure occurred at the Site and is listed on the LTANKS database as Spill Number 8905133 dated 8/23/1989. The NYSDEC entry for the spill indicates that a known release with minimal potential for fire or hazard occurred and a willing responsible party took corrective action. The tank test failure was caused by an improperly installed gasket on a manhole of the UST. After the gasket was replaced, the UST was retested and passed the tightness test. This report spill was closed by the NYSDEC on 11/19/1992.
- A tank failure was reported at the Site and is listed on the LTANKS database as Spill Number 0305348 dated 8/1/2003. The spill was reported in response to a tenant complaint of a petroleum-related odor. The NYSDEC memo suggests that a prior petroleum spill had been cleaned up at the Site; however, the current occupant reported that this reference related to the cleanup of the tank interior. Upon investigation, no visual or olfactory signs of petroleum contamination were determined at the Site or surrounding facilities. Consequently, there was no need for corrective action, and the spill was closed by the NYSDEC on 5/21/2007.

Additional information provided by the User, including tank tightness results confirming the structural integrity of the UST, can be found in Appendix D. Due to implementation of corrective action, its regulatory status and the tank tightness testing results, the listing of the Site on the LTANK database is not considered to be a REC.

There are six properties within a 1/8-mile radius of the Site listed on the LTANKS database. Of these, two are located downgradient with respect to the presumed groundwater flow direction of the Site. The remaining properties are located upgradient with respect to the presumed groundwater flow direction of the Site and are further discussed below:

- A tank test failure was reported at Lovour Home, located at 25-12 41st Street, Long Island City, NY, approximately 355 feet to the north-northeast of the Site, and is listed in the LTANKS database as Spill Number 0700688 dated 4/18/2007. The NYSDEC entry for the spill indicates that a known release with minimal potential for fire hazard occurred and corrective action was taken. The spill was closed by the NYSDEC on 2/17/2010.
- A tank test failure was reported at APRT, located at 24-03 41st Avenue, Queens, NY, approximately 443 feet to the north of the Site, and is listed on the LTANKS database as Spill Number 0711618 dated 2/4/2008. The NYSDEC entry for the spill indicates that a possible release with minimal potential for for hazard occurred and a willing responsible party took corrective action. The spill was closed by the NYSDEC on 4/2/2008.
- A tank test failure was reported at 24-03 41st Avenue, Long Island City, NY 11101, approximately 446 feet to the north of the Site, and is listed on the LTANKS database as Spill Number 8709565 dated 2/10/1988. The NYSDEC entry for the spill indicates that a known release with minimal potential for fire hazard occurred and a willing responsible party took corrective action. The spill was closed by the NYSDEC on 2/25/1993.
- A tank test failure was reported at 40-40 Crescent Street, Long Island City, NY, approximately 448 feet to the north-northeast of the Site, and is listed in the LTANKS database as Spill Number 9105613 dated 8/23/1991. The NYSDEC entry for the spill indicates that a known release with minimal potential for fire hazard occurred and a willing responsible party took corrective action. The spill was closed by the NYSDEC on 3/14/2003. The NYSDEC entry for the spill states that



the spill was closed due to lack of recent information and that the property does not meet any cleanup requirements.

Due to their distance, implementation of remediation or closed status with the NYSDEC, none of the properties on the LTANKS database, including the closest and upgradient properties described above, are considered to be a REC.

#### **Historic Leaking Storage Tank Incident Reports (HIST LTANKS)**

These records contain an inventory of reported leaking storage tank incidents reported from April 1, 1986 through the end of 2002. The causes of the incidents are tank test failures, tank failures, or tank overfills. In 2002, the NYSDEC stopped providing updated on this database, and, instead, reported leaking tank incidents on the LTANK database.

Neither the Site nor properties within a 1/8-mile radius of the Site are listed on HIST LTANKS database.

#### **Underground Storage Tank (UST)**

The UST database contains registered USTs from facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCA). The data comes from the NYSDEC Petroleum Bulk Storage (PBS) database.

The Site is listed on the UST database for a 5,000-gallon tank containing number 4 fuel oil for the purpose of on-site consumption. The User indicates that the type of fuel stored in the UST has changed from number four to two fuel oil in 1994, which is not reflected in the UST database for the tank. The installation date of the tank is listed as January 1, 1936. The UST passed its most recent tightness test on 8/06/2012. The Site visit revealed no evidence of petroleum spill or release in the immediate vicinity of the UST (see Section 5.0). Due to its current condition, and the recent tank tightness test results, the listing of the Site on the UST database for a 5,000-gallon tank containing number two fuel oil is not considered to be a REC.

There are 14 properties within a 1/8-mile radius of the Site listed on the UST database. Of these, eight are located downgradient or cross-gradient with respect to the presumed groundwater flow direction of the Site and therefore are not considered to be a REC. Five of the remaining properties are located upgradient with respect to the presumed groundwater flow direction of the Site and are not listed on a database for spills or violations. Due to their regulatory status, these upgradient properties are not considered to be a REC. The remaining property located at 24-03 41st Street, Long Island City, NY 11101, is listed on the LTANKS database. According to the NYSDEC, the spill associated with this property was closed in 1993. The current UST at this property is listed as being a 1,500 gallon steel/carbon steel vessel containing #2 fuel oil. The tank passed a tank tightness test on 3/4/2013. Due to its regulatory status and the recent tank tightness test results, the listing of this property on the UST database for a single 1,500 gallon tank containing #2 fuel oil is not considered to be a REC.

#### **Major Oil Storage Facility Underground Storage Tanks (MOSF UST)**

The MOSF UST database contains registered facilities that have petroleum storage capacities in excess of 400,000 gallons. The data is derived from the NYSDEC.

Neither the Site nor properties within a 1/2-mile radius of the Site are listed on the MOSF UST database.

#### **Above-ground Storage Tanks (ASTs)**

The AST database contains registered ASTs from facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons. The data is derived from the NYSDEC.

The Site is not listed on the AST database. There are 19 properties within a 1/8-mile radius of the Site listed on the AST database. Of these, 15 are located downgradient or cross-gradient with respect to the presumed groundwater flow direction of the Site and therefore are not considered to be a REC. The remaining properties are located upgradient with respect to the presumed groundwater flow direction of the Site and are not listed on any database for spills or violations. Due to their regulatory status, these upgradient properties are not considered to be a REC.

**Major Oil Storage Facility Above-ground Storage Tanks (MOSF AST)**

The MOSF AST database contains registered facilities that have petroleum storage capacities in excess of 400,000 gallons.

Neither the Site nor properties within a ½-mile radius of the Site are listed on the MOSF AST database.

**Chemical Bulk Storage (CBS) Database**

The CBS database contains facilities that store hazardous substances listed in 6NYCRR Part 597 in above-ground storage tanks with capacities of 185 gallons or greater or USTs of any size. The data is derived from the NYSDEC.

The Site is not listed on the CBS database. There is one property that is listed on the CBS database and is located crossgradient and greater than 1/8-mile radius from the Site. Due to its distance and relative location, this property on the CBS database is not considered to be a REC.

**State Institutional/Engineering Control Registries (INST/ENG CONTROLS)**

The INST/ENG CONTROLS is a database of properties that have institutional or engineering controls in place. The data is derived from the NYSDEC.

The Site is not listed on the Institutional Controls database or the Engineering Controls database. There is one property within a ½-mile radius of the Site listed on the Institutional Controls database and Engineering Controls database. This property is located downgradient or crossgradient with respect to the presumed groundwater flow direction of the Site and therefore is not considered to be a REC.

**Voluntary Cleanup Agreements (VCP)**

The VCP database lists properties that were investigated and/or remediated under the State's Voluntary Cleanup Program (VCP). The VCP was a voluntary remedial program established to address the environmental, legal, and financial barriers that hinder the redevelopment and reuse of contaminated properties. The VCP was developed to enhance private sector cleanup of contaminated properties by allowing parties to remediate properties using private rather than public funds and to reduce the need for development of undeveloped parcels ("greenfields").

The Site is not listed on the VCP database. There are three properties within a ½-mile radius of the Site listed on the VCP database. These properties are located downgradient or crossgradient with respect to the presumed groundwater flow direction of the Site and therefore are not considered to be a REC.

**Environmental Restoration Program (ERP) Listing and Brownfield (BROWNFIELD) Site List**

The ERP and BROWNFIELD databases list properties in New York State's ERP and Brownfield programs. Under the Environmental Restoration Program, New York State provides grants to municipalities to reimburse up to 90 percent of the eligible on-site costs and 100 percent of the off-site costs for site investigation and remediation activities. Once remediated, the property may then be reused for commercial, industrial, residential, or public uses. A brownfield is any real estate property where redevelopment or re-use may be complicated by the present or potential presence of hazardous waste, petroleum, pollutants, or contamination. The data for this database is derived from the NYSDEC.

The Site is not listed on the ERP or BROWNFIELD database. There are three properties within a ½-mile radius of the Site listed on the NY BROWNFIELD database. These three properties are located downgradient or crossgradient with respect to the presumed groundwater flow direction of the Site and therefore are not considered to be a REC.

### **4.3 Additional Environmental Records and Other Ascertainable / EDR Proprietary Records**

This section presents the findings of the database search report for additional environmental records and other ascertainable/EDR proprietary records.

#### **Local Brownfield Lists (US BROWNFIELDS)**

This database is a listing of brownfields properties addressed by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Neither the Site nor properties within a ½-mile radius of the Site are listed on the US BROWNFIELDS database.

#### **Local Lists of Landfill/Solid Waste Disposal Sites: Open Dump Inventory (ODI), Registered Waste Tire Storage & Facility List (SWTIRE), and Solid Waste Registered Recycling Facility List (SWRCY)**

This database is a listing of properties listed on the following: the Open Dump Inventory (ODI), Solid Waste Tire Storage & Facility List (SWTIRE), and Solid Waste Registered Recycling Facility List (SWRCY).

Neither the Site nor properties within a ½-mile radius of the Site are listed on the ODI, SWTIRE or SWRCY database.

#### **Local Lists of Hazardous Waste Contaminated Sites: US Clandestine Drug Labs and Delisted Registry Sites**

This database is a listing of properties identified on the Clandestine Drug Labs (CDL) and/or the Delisted Registry Sites (DEL SHWS) listings. The CDL listing contains addresses of some locations where law enforcement agencies reported chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. The DEL SHWS listing is a database listing of sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites.

The Site is not listed on the CDL database. Neither the Site nor properties within a ½-mile radius of the Site are listed on the DEL SHWS database.

#### **Local Land Records (LIENS 2 and LUCIS)**

This database includes properties on the CERCLA Lien Information and/or Land Use Control Information System (LUCIS) listings. A federal CERCLA lien can exist by operation of law at any site or property at which US EPA has spent Superfund monies. LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

The Site is not listed on the LIENS 2 database. Neither the Site nor properties within a ½-mile radius of the Site are listed on the LUCIS database.

#### **Hazardous Materials Incident Reporting System (HMIRS)**

HMIRS contains hazardous material spill incidents reported to the Department of Transportation (DOT).

The Site is not listed on the HMIRS database.

### **New York State Spills (NY Spills)**

The NY Spills database is a listing of spills reported to the NYSDEC, as required by Article 12 of the Navigation Law, 6 NYCRR. This database includes spills active as of April 1, 1986 as well as spills occurring since this date.

The Site is not listed on the NY SPILLS database. There are 36 properties within a 1/8-mile radius of the Site listed on the NY SPILLS database. Of these, 24 of these properties are located downgradient or cross-gradient with respect to the presumed groundwater flow direction of the Site and are not located immediately adjacent to the Site and therefore are not considered to be a REC. The remaining properties within a 1/8-mile radius of the Site listed on the NY SPILLS database are further discussed below:

- Spill number 0401176 was reported approximately 143 feet to the north of the Site at 41-38 Crescent Street, Long Island City, NY, on 5/4/2004. According to the NYSDEC entry for the spill, a known release with minimal potential for fire or hazard occurred adjacent to the Site. The spill did not require corrective action and the spill was closed on 5/21/2004.
- Spill number 0606918 was reported approximately 210 feet to the north-northeast of the Site at 41-26 Crescent Street, Queens, NY, on 9/15/2006. According to the NYSDEC entry for the spill, three 55 gallon drums were abandoned at this location. Unspecified corrective action was taken and the spill was closed on 10/18/2006.
- Spill number 0101900 was reported approximately 210 feet to the north-northeast of the Site at 41-26 Crescent Street, Queens, NY, on 5/18/2001. According to the NYSDEC entry for the spill, soil was excavated around a UST, however, endpoint samples were not taken. Unspecified corrective action was taken and the spill was closed on 1/9/2007.
- Spill number 9501845 was reported approximately 210 feet to the north-northeast of the Site at 41-26 Crescent Street, Queens, NY, on 5/14/1995. According to the NYSDEC entry for the spill, a tank truck released #2 fuel oil. Unspecified corrective action was taken and the spill was closed on 5/14/1995.
- Spill number 0201484 was reported approximately 244 feet to the northeast of the Site at 41-19 27th Street, Long Island City, NY, on 5/9/2002. According to the NYSDEC entry for the spill, contaminated soil was discovered at the property by an individual doing on-site work. Unspecified corrective action was taken and the spill was closed on 6/19/2003.
- Spill number 0001316 was reported approximately 267 feet to the northeast of the Site on 5/1/2000. According to the NYSDEC entry for the spill, a small quantity of pesticides was dumped into a dumpster at this location. Unspecified corrective action was taken and the spill was closed on 5/3/2000.
- Spill number 8202131 was reported approximately 359 feet to the north-northeast of the Site at the intersection of 41st Avenue & Crescent Street, Long Island City, NY, on 3/18/1983. According to the NYSDEC entry for the spill, an unknown quantity of petroleum was released. An unspecified corrective action was taken as the spill was closed on 6/30/1989.
- Spill number 9510520 was reported approximately 361 feet to the north-northeast of the Site at 25-15 41st Avenue, Long Island City, NY, on 11/21/1995. According to the NYSDEC entry for the spill, a small quantity of petroleum was leaked from a fuel line. An unspecified corrective action was taken and the spill was closed on 11/21/1995.
- Spill number 0011166 was reported approximately 435 feet to the east-northeast of the Site at 28-01 41st Avenue, Long Island City, NY, on 1/12/2001. According to the NYSDEC entry for the spill, a leak was discovered from a pipe running through a basement wall. The piping was dug up and repaired. Approximately ten cubic yards of soil was excavated. Endpoint sampling determined that impacted soil did not exceed TAGM levels. The spill was closed on 2/19/2003.
- Spill number 0003871 was reported approximately 461 feet to the northeast of the Site at 40-41 27th Street, Queens, NY, on 6/29/2000. According to the NYSDEC entry for the spill, nine abandoned 55 gallon drums were leaking into a house. An unspecified corrective action was taken and the spill was closed on 2/12/2003.
- Spill number 9714400 was reported approximately 576 feet to the north-northwest of the Site at 41-10 24th Street, Long Island City, NY, on 1/30/1998. According to the NYSDEC entry for the spill, soil was contaminated to a depth of 12 inches and has been excavated. The spill was closed on 4/28/2003.
- Spill number 9803835 was reported approximately 356 feet to the north-northeast of the Site at 25-17 41st Avenue, Long Island City, NY, on 6/25/1988. According to the NYSDEC entry for the spill, an additional UST was discovered during the closure of a known UST. Contaminated soil was excavated and endpoint samples were taken. Results from the endpoint sampling have not been added to the NYSDEC summary. The NYSDEC states that corrective action was taken, however, a closure date has not been issued.

Due to their distance, implementation of remediation, or closed status with the NYSDEC, none of the upgradient properties on the NY SPILLS database are considered to be a REC.

**RCRA Non Generators (RCRA-NonGen / NLR)**

RCRA-NonGen is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Action (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generated, transported, stored, treated, and/or disposed of hazardous waste as defined by RCRA. Non-Generators do not presently generate hazardous waste.

The Site is not listed on the RCRA-NonGen / NLR database. There are 15 facilities within a 1/8-mile radius of the Site listed on the RCRA-NonGen / NLR database. Of these, eight are located downgradient or crossgradient with respect to the presumed groundwater flow direction of the Site and therefore are not considered to be a REC. None of the upgradient facilities are located adjacent to or within the immediate vicinity of the Site or appear on any regulatory database for spills or violations. There is an orphaned property listed on the RCRA-NonGen / NLR database. This property is upgradient from the Site, however, it is located greater than 1/8-mile from the Site. Due to their distance and/or regulatory status, these upgradient facilities are not considered to be a REC.

**Toxic Release Inventory System (TRIS)**

This database is a listing of facilities which release toxic chemicals to the air, water, and land in reportable quantities under SARA Title III, Section 313. Information for the TRIS database is provided and maintained by the US EPA.

The Site is not listed on the TRIS database.

**Toxic Substances Control Act (TSCA)**

This database is a listing of manufacturers and importers of chemical substances on the TSCA chemical substances inventory lists and includes data on production volumes of these substances by plant location.

The Site is not listed on the TSCA database.

**PCB Activity Database System (PADS)**

This database identifies generators, transporters, commercial storers and/or brokers of PCBs who are required to notify the US EPA of such activities.

The Site is not listed on the PADS database.

**Facility Index System/Facility Registry System (FINDS)**

The FINDS database contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: Permit Compliance System (PCS), Aerometric Information Retrieval System (AIRS), Enforcement Docket (DOCKET) used to manage and track information on civil judicial enforcement cases for environmental statutes, Federal Underground Injection Control (FURS), Criminal Docket (C-DOCKET) used to track criminal enforcement actions for environmental statutes, Federal Facilities Information System (FFIS), State Environmental Laws and Statutes (STATE), and PCB Activity Data System (PADS).

The Site is listed on the FINDS database. No other information other than its identification number (110017615570) is provided by the FINDS database. According to the EPA web site for the Site's identification number, no violation currently exists for the Site. Based on the regulatory status, the listing of the Site on the FINDS database does not constitute a REC.

**RCRA Administrative Action Tracking System (RAATS)**

The RAATS database contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the US EPA. For administrative actions after September 30, 1995, data entry in the RAATS database was discontinued due to decrease in agency resources.

The Site is not listed on the RAATS database.

**Hazardous Substance Waste Disposal Site (HSWDS) Inventory**

The HSWDS database is a listing of known or suspected hazardous substance waste disposal sites and includes sites that were delisted from the Registry of Inactive Hazardous Waste Disposal Sites and non-registry sites that the US EPA had prepared a Preliminary Assessment (PA) or Site Investigation (SI) report.

Neither the Site nor properties within a ½-mile radius of the Site are listed on the HSWDS database.

**Facility and Manifest Data (MANIFEST)**

This database is a listing of facilities that generate a manifest. A manifest is a document that lists and tracks hazardous waste from the generator through transporters to a Treatment, Storage, Disposal (TSD) facility. The information for this database is provided by the NYSDEC and the New Jersey Department of Environmental Protection (NJDEP).

The Site is listed on the NY and NJ MANIFEST database for generation of mercury waste in December 2004. The name of the generator is the building owner, Falidas Associates, which reported no knowledge of any activities resulting in the generation of mercury waste. The Site does not appear on any regulatory database for violations. Due to the nature of the past and current non-industrial use of the Site (i.e. office building/commercial retail tenants) and the nature of the generator (owner of building), the generation of mercury waste likely relates to disposal of mercury-containing building items, such as fluorescent bulbs, electrical switches, and/or thermometers. Due to the regulatory status and current non-industrial use of the Site, the listing of the Site on the NY and NJ MANIFEST databases is not considered to be a REC.

There are 16 properties within a 1/8-mile radius of the Site listed on the NY MANIFEST database. Of these, nine are located downgradient or crossgradient with respect to the presumed groundwater flow direction of the Site and are not located immediately adjacent to the Site and therefore are not considered to be an REC. None of the upgradient properties are located adjacent to or within the immediate vicinity of the Site and do not appear on any regulatory database for spills or violations. Due to their distance and/or regulatory status, these upgradient properties are not considered to be a REC. There is an orphaned property upgradient of the Site listed on the NY MANIFEST database. This property is greater than 1/8-mile from the Site and is therefore not considered to be a REC.

**New York Drycleaners (NY Drycleaners)**

The NY Drycleaners is a listing of registered drycleaners. The data is derived from the NYSDEC.

The Site is not listed on the NY Drycleaner database. There are five facilities within a 1/4-mile radius of the Site listed on the NY Drycleaners database. Of these, two are located crossgradient or downgradient with respect to the presumed groundwater flow direction of the Site and are not located adjacent to or within the immediate vicinity of the Site and therefore are not considered to be RECs. The three up-gradient properties are located greater than 1/8 mile from the Site and therefore are not considered to be RECs.

**State Pollutant Discharge Elimination System (SPDES)**

New York State has a program approved by the US EPA for the control of waste water and stormwater discharges in accordance with the Clean Water Act and is referred to as the State Pollutant Discharge Elimination System (SPDES). This program broader in scope than required by the US EPA in that SPDES controls point source discharges to groundwaters as well as surface waters. This database is listing of SPDES properties.

The Site is not listed on the SPDES database.

**E DESIGNATION**

The E DESIGNATION database is a listing of properties in New York City that have a "E" zoning designation. An "E" designation is a zoning map designation notifying the potential for hazardous material contamination, noise, or air quality impacts for a particular tax lot. The information for this database is derived from the New York City Department of Environmental Planning.

The Site is not listed on the E DESIGNATION database. There are 37 properties within a 1/8-mile radius of the Site listed on the E DESIGNATION database. Of these, 15 are located downgradient or crossgradient with respect to the presumed groundwater flow direction of the Site and are not located adjacent to or in the immediate vicinity of the Site and therefore are not considered to be a REC. Except for one property, none of upgradient properties are located immediately adjacent to the Site and therefore are not considered to be a REC. The adjacent property to the west, across 27th Street, at 27-01 Queens Plaza North, has an E Designation for hazardous materials, and is cross-gradient with respect to the presumed groundwater flow direction at the Site. Due to its relative location to the Site, this property is not considered to be a REC.

**Restrictive Declaration (RES DECL)**

The RES DECL database lists properties with a restrictive declaration. A restrictive declaration is a covenant running with the land that binds the present and future owners of the property. As a condition of special permits, the City Planning Commission may require an applicant to sign and record a restrictive declaration that places specialized conditions on the future use and development of the property. Certain restrictive declarations are indicated by the letter "D" on zone maps. The data for this database is derived from the New York City Department of Planning.

Neither the Site nor properties within a 1/8-mile radius of the Site are listed on the RES DECL database.

**Manufactured Gas Plants**

The Manufactured Gas Plants database includes records of coal gas plants compiled by EDR's researchers. Manufactured gas plants were used in the United States from the 1800s to the 1950s to produce a gas that was distributed and used as a fuel. The plants typically utilized coal to produce gas and generated a significant amount of waste. Many of the waste byproducts from manufactured gas plants included coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds that are potentially hazardous to human health and the environment. The waste byproducts from manufactured gas plants were often disposed of at the facility and acted as a source of soil and groundwater contamination for the surrounding area.

Neither the Site nor properties within a 1-mile radius of the Site are listed on the Manufactured Gas Plants database.

**EDR Historical Auto Stations and Cleaners (US Hist Auto Stat and US Hist Cleaners)**

The EDR Historical Auto Stations and Historical Cleaners databases are listings of potential gasoline filling stations, auto repair stations, dry cleaners, laundries, and Laundromats based on the findings of EDR researchers.

The Site is not listed on the EDR Historical Auto Stations database. There are 14 properties within a 1/8-mile radius of the Site listed on the EDR Historical Auto Stations database. Of these, 11 are located downgradient or crossgradient with respect to the presumed groundwater flow direction of the Site and are not located immediately adjacent to the Site and therefore are not considered to be a REC. The remaining properties are not located adjacent to or in the immediate vicinity of the Site and are not listed on any regulatory database for spills or violations and therefore are not considered to be RECs.

The Site is not listed on the EDR Historical Cleaners database. There are six properties within a 1/8-mile radius of the Site listed on the EDR Historical Cleaners database. Of these, four are located downgradient or crossgradient with respect to the presumed groundwater flow direction of the Site and are not located immediately adjacent to the Site and therefore are not considered to be a REC. The remaining properties are not located adjacent to or in the immediate vicinity of the Site and are not listed on any regulatory database for spills or violations and therefore are not considered to be RECs.

#### 4.4 Historical Use Information

The Site history was researched by a review of information from the following sources:

- Sanborn Fire Insurance maps
- City Directories
- Historical aerial photographs
- Other Historical Sources

##### 4.4.1 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were provided by EDR for the years 1898, 1915, 1936, 1947, 1950, 1970, 1977, 1979, 1985, 1986, 1988 through 1996, 2001 and 2006. The following table describes characteristics of the Site and adjoining properties and identifies notable environmental concerns in the vicinity of the Site for each individual year of Sanborn Fire Insurance map coverage. Copies of the Sanborn Fire Insurance Maps are included in Appendix D.

Summary

Date(s)	Site Comments	Surrounding Area Comments
1898	The Site consists of 17 separate tax lots. A residential dwelling is present on the northwesternmost lot, which is now part of the current and vacant lot 10 of the Site. The remaining lots comprising the Site are undeveloped.	The south adjacent properties, across Jane Street (Bridge Plaza North), consist of 1 and 2-story dwellings. Adjacent properties to the north consist of undeveloped lot and a residential dwelling. Adjacent properties to the east, across Prospect Street (now 27th Street) consist of undeveloped lots. Adjacent properties to the west, across Crescent Street, consist of undeveloped lots and residential dwellings.
1915	Previously separate lots at the Site have been combined to form the current tax lot 4. A 2-story office building ("Queens Borough Corporation Building) and a small 1-story structure are present on this portion of the Site. The remaining portions of the Site, which corresponds to the current vacant tax lot 10, consists of two separate tax lots, both of which are occupied by residential dwellings.	The north adjacent properties are shown as a 1-story building and an undeveloped lot. The south adjacent street has expanded to its current configuration, and, as result, the south adjacent property now consists of the current open space between the roadway to and from the Queens borough bridge. The east adjacent property, across Prospect Street (27th Street), has been developed into a 6-story building occupied by an auto-repair facility (Brewster Co. Carriage, Auto Body & Auto Repair Factory. The west adjacent properties, across Crescent Street, consist of 1-story dwelling with a garage, a 2-story dwelling and undeveloped lots.
1936	A small one-story addition (a fireproof vault) has been added to the north side of the existing 2-story office building. There are three gasoline tanks located at the southeast corner of the Site. The small 1-story structure is no longer present at the Site. There are two 1-story stores at the east and west boundary of the Site. A private 1-story garage has been added to one of the residential dwellings located at the northwest portion of the Site (current lot 10). A small store is also present on this portion of the Site.	The north adjacent properties are shown as a 2-story dwelling and a 2-story commercial space occupied by a plumbers supply business. The south adjacent property, across Bridge Plaza North, is occupied by the Plaza Station. A 1- and 2-story garage/auto repair facility is present on a west adjacent property, across Crescent Street. There are four 1,000 gallon gasoline tanks, two 850 gallon lubricating oil tanks, and three 5,000 gallon lubricating oil tanks associated with the garage on the west-adjacent property. There were no significant changes to the east adjacent property since the previous Sanborn map year.



**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**2501 Queens Plaza North, Long Island City, NY 10010**  
**Athenica Project No. 14-0101**

Date(s)	Site Comments	Surrounding Area Comments
1947	The office building on the Site now has nine separate stores. This strip of stores is connected to the south adjacent property, the Queensboro Plaza Elevated NY Transit Station, by a bridge above Bridge Plaza North. The Site has also been developed to include three 1-story stores at the west end of the Site.	The north-adjacent 2-story commercial building is now listed as a 2-story loft. The south adjacent property, across Bridge Plaza North, is shown as occupied by the Queensboro Plaza Elevated NY Transit Station. The east adjacent property, across 27th Street, is now shown as a 6-story loft. A small structure with two gasoline tanks are shown on a nearby property to the east, across 27th Street. The west adjacent garage is shown as being occupied by a welding school.
1950	The 2-story office building on lot 4 of the Site has expanded to its current configuration covering entirely this portion of the Site. The basement of the building is occupied by a bowling alley, the ground level by retail stores and the second floor by offices. The three gas tanks at the southern corner of the Site are no longer present.	There were no significant changes to adjacent properties since the previous Sanborn map year.
1970	The two residential dwellings and the store located at the north portion of the Site (current lot 10) are no longer present, and this portion of the Site is depicted as one single vacant lot. There were no other significant changes to the Site since the previous Sanborn map year.	The petroleum storage tanks associated with the garage on the west adjacent properties, across Crescent Street, are no longer shown to be present. This structure is now shown as occupied as a garage and a 2-story loft. A parking lot occupies another west-adjacent property. The north adjacent property is now shown as a parking area. The gasoline tanks associated with a small structure on the east-adjacent block are no longer shown to be present. There were no significant changes to adjacent properties since the previous Sanborn map year.
1977	An unspecified manufacturer occupies a portion of the existing 2-story structure at the Site. The manufacturing use is indicated to be at the eastern portion of the building and corresponds approximately to the reported location of a former building occupancy that had made garments. There were no significant changes to the Site since the previous Sanborn map year.	There were no significant changes to adjacent properties since the previous Sanborn map year.
1979	There were no significant changes to the Site since the previous Sanborn map year.	The west adjacent properties are shown as a private garage, a 2-story building occupied by a commercial space on the first floor and a manufacturing space on the second floor and a parking area. There were no significant changes to adjacent properties since the previous Sanborn map year.
1980	There were no significant changes to the Site since the previous Sanborn map year.	There were no significant changes to adjacent properties since the previous Sanborn map year.
1985	There were no significant changes to the Site since the previous Sanborn map year.	There were no significant changes to adjacent properties since the previous Sanborn map year.
1986	There were no significant changes to the Site since the previous Sanborn map year.	There were no significant changes to adjacent properties since the previous Sanborn map year.

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**2501 Queens Plaza North, Long Island City, NY 10010**  
**Athenica Project No. 14-0101**

Date(s)	Site Comments	Surrounding Area Comments
1988-1993	There were no significant changes to the Site since the previous Sanborn map year.	There were no significant changes to adjacent properties since the previous Sanborn map year.
1994	The unspecified manufacturing facility within the Site is no longer shown. There were no significant changes to the Site since the previous Sanborn map year.	There were no significant changes to adjacent properties since the previous Sanborn map year.
1995	There were no significant changes to the Site since the previous Sanborn map year.	There were no significant changes to adjacent properties since the previous Sanborn map year.
1996	There were no significant changes to the Site since the previous Sanborn map year.	There were no significant changes to adjacent properties since the previous Sanborn map year.
2001-2006	There were no significant changes to the Site since the previous Sanborn map year.	There were no significant changes to adjacent properties since the previous Sanborn map year.

As indicated by the previous table, the Site had been occupied by residential dwelling, offices, stores, a bowling alley, unspecified manufacturing facility, and gasoline tanks. The past use of the Site by an unspecified manufacturing facility occurred sometime after 1970 to 1993, during which hazardous waste regulations were in effect since the early 1980s. No hazardous waste generation activities have been identified for any tenant of the Site (see regulatory database Section of report) and likely is associated with the past occupant that had manufactured garments. This past use of the Site, which had no evidence for hazardous waste generation activities, is not considered to be a REC. The former presence of three USTs at the southern corner of the property is considered to be a REC with respect to only vapor (see Section 4.7 for the Vapor Encroachment evaluation). Since the location of these gasoline tanks fall within the footprint of the current building with a full basement, excavation of the building basement to approximately 15 feet below ground surface would have resulted in the removal of these tanks and any associated impacted soils.

The occupants of adjacent properties generally consisted of private residences, loft space, parking areas, and auto-repair facilities. The past use of adjacent properties to the east and to the west as auto-repair facilities and/or manufacturing is not considered to be a REC due to their location relative to the Site. The east and west adjacent properties are both cross-gradient with respect to the presumed groundwater flow direction at the Site, and both adjacent properties are separated from the Site by intervening public streets that would impede the migration of vapors from these properties onto the Site (see Section 4.7 for the Vapor Encroachment evaluation).

#### 4.4.2 City Directory

EDR's City Directory Abstract is a screening report designed to assist the environmental professional in evaluating potential liability on a target property resulting from past activities. The Site is listed in EDR's historical city directory since 1950. The following table summarizes the occupants of the Site and adjoining properties based on review of the city directory. A copy of the City Directory Abstract is included in Appendix E.

Summary

Date(s)	Site Comments	Surrounding Area Comments
1934	The Site is not listed	The adjacent property to the west, across Crescent St., is listed as occupied by a private individual. Adjacent properties to the north, south, or east are not listed.
1950	The Site is listed as occupied by Richar Greetings Inc., Du Vals Consensus Inc., Accurate Multigraph Svce., Magnet Bar & Grill, Bandieramonte Jos & Co. Horticultures, Delno Business Service and the NY State	Adjacent properties are not listed.

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**2501 Queens Plaza North, Long Island City, NY 10010**  
**Athenica Project No. 14-0101**

Date(s)	Site Comments	Surrounding Area Comments
	Labor Dept. - Dept. of Unemployment - Placement Div.,	
1962	The Site is listed as occupied by Magnet Bar & Grill, Delno Business Service, and Queensboro Lanes.	The adjacent properties to the west, across Crescent St., are listed as occupied by Ohmic Paint & Re-fining Co. Inc., Sterling Metals Co., United Silicones Prods. Inc., Pan Coatings Inc. Sub. of Chicago Metallic MFG Co. Bkry Div., and Chicago Metallic MFG Co. Houseware Div. Adjacent properties to the north, south, or east are not listed.
1967	The Site is listed as occupied by Magnet Bar & Grill, Magnetic Analysis Corp., the House of Schiller, The House of Seagrams Inc., Melco Decorators Inc., and Delno Business Services.	The adjacent properties to the west, across Crescent St., are listed as occupied by London Limousines LTD. Adjacent properties to the north, south, or east are not listed.
1970	The Site is listed as occupied by the House of Schiller, The House of Seagrams Inc., Jolt Leon Optical Co. Inc., Optical Originals Inc., Queens Plaza Optical Labs, Queens Plaza Opticians, and Delno Business Services.	The adjacent properties to the west, across Crescent St., are listed as occupied by London Limousines LTD. Adjacent properties to the north, south, or east are not listed.
1976	The Site is listed as occupied by the House of Schiller, Delno Business Services, and Cassette Recording Corp.	The adjacent properties to the west, across Crescent St., are listed as occupied by Dan's Auto Repair. Adjacent properties to the north, south, or east are not listed.
1983	The Site is listed as occupied by the House of Schiller, Canaan Printing, Cassette Recording Corp., Maltz Greiner Co. Inc., and WR Associates Inc.	The adjacent properties to the west, across Crescent St., are listed as occupied by Dan's Auto Repair and Surrey Cadillac Limo Svc. Inc. Adjacent properties to the north, south, or east are not listed.
1991	The Site is listed as occupied by Canaan Printing, Sing Sang Song Fashion, TNT Pizza Inc., and Maltz Greiner Co. Inc.	The adjacent properties to the west, across Crescent St., are listed as occupied by Surrey Cadillac Limo Svc. Inc. Adjacent properties to the north, south, or east are not listed.
2000	The Site is listed as occupied by the NY State Labor Dept., the Blue II Restaurant, Lee's Deli, Unified Immigration, Ahmad & Ahmad Inc., US Army Recruiting, US Navy Recruiting, Queens, Coffee Shop, Plaza Dental Lab Inc., La Bella Chicken & Pizza, Matthew Hyde DDS, Hair Studio Inc., Falidas Associates Corp., Boris Shoe Store, Blackjack Mens WR, Warren Baine Dmb, A1 Medical and Mom Hair Braiding	The adjacent properties to the west, across Crescent St., are listed as occupied by Evans Container Corp. Adjacent properties to the north, south, or east are not listed.
2005	The Site is listed as occupied by FJC Securities Service Inc., RIR Communications Systems, Issela Fashion, Techelp USA LLC, Lee's Deli, 24 All Day Emergency Locksmith, Metro Plaza Cafe Inc., US Navy Recruiting, Queensboro Optical Center, US Labor Dept., Long Island City Community Svc., Publishers Newspaper & Mail, Unemployment Insurance Claims, A Roofing 24hrs, Warren Baine DDS, Boris Shoe Store, Falidas Associates Corp., Hair Studio Inc., La Bella Chicken & Pizza, Mom Hair Braiding, Nell's Flower Shop, Plaza Dental Lab Inc., Queens Coffee Shop, Sure Guard Locksmiths, and US Army Recruiting.	The adjacent properties to the west, across Crescent St., are listed as occupied by Surrey Cadillac Limo Svc. Inc., and Majestic Limousine Co. Inc. Adjacent properties to the north, south, or east are not listed.

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**2501 Queens Plaza North, Long Island City, NY 10010**  
**Athenica Project No. 14-0101**

Date(s)	Site Comments	Surrounding Area Comments
2008	The Site is listed as occupied by FJC Securities Service Inc., RIR Communications Systems, Issela Fashion, Floating Hospital, Falidas Associates Corp., First Impressions Quality Control Inc., Moona Glair, United Stated Dept. of Navy and Warren Baine DDDS.	The adjacent properties to the west, across Crescent St., are listed as occupied by Majestic Limousine Svc. Inc. Adjacent properties to the north, south, or east are not listed.
2013	The Site is listed as occupied by Top Marketing, FJC Securities Service Inc., Issela Fashion, Ahmad & Ahmad Inc., Queens Rozina Mini Mart, LIC Bicycles, 24 Hour Locksmiths, A Roofing 24 hrs, Andover Tractor Trailer School, Boris Shoe Store, Chase Bank, Falidas Associates Corp., Floating Hospital, Hair Studio Inc., Plaza Dental Lab Inc., Queens Garage Doors, Queens Plaza LLC, Sure Guard Locksmiths, and TNT Pizza Inc.	Adjacent properties are not listed.

As indicated by the previous table, the occupants of the Site address include restaurants, commercial space, offices, and retail stores. This non-industrial past use of the Site is not considered to be a REC. The occupants of the addresses for adjoining properties include private individuals, auto repair facilities, and manufacturing operations. The past use of the adjacent property to the east, across 27th Street, as multiple auto-repair services and manufacturing facilities is not considered to be a REC due to its relative cross-gradient location. Similarly, the past use of the adjacent property to the west, across 27th Street, as auto repair facilities is not considered to be a REC due to its relative cross-gradient location to the Site.

#### 4.4.3 Other Historical Information

##### Historical Aerial Photographs

Available historical aerial photographs dated 1924, 1941, 1954, 1966, 1975, 1984, 1994, 1995, 2006, 2008, 2009, 2010 and 2011 from EDR were reviewed for this Environmental Site Assessment. Copies of selected historical aerial photographs are included in Appendix F of this report. A summary of the historical aerial photographs is provided below.

##### Summary

Date(s)	Site Comments	Surrounding Area Comments
1924	The Site appears to be partially developed with a structure fronting current Queens Plaza north and two small residential structures at the northwest portion of the Site fronting Crescent Street	The northwest adjacent property is shown as undeveloped. The northeast adjacent property is shown as developed with the current commercial building. The adjacent property to the east, across 27th Street, is shown as developed with the current commercial structure. The adjacent property to the south, across the current Queens Plaza North, are small structures. The adjacent property to the west, across Crescent Street, appear to be small commercial and residential structures.
1941	A small structure is present at the southwest corner of the Site. No other significant changes to the Site can be seen from the previous aerial photograph year.	There were no significant changes to the adjacent properties since the previous aerial photograph year.
1954	The south portion of the Site is now shown with the current building that covers fully lot 4, which fronts Queens Plaza north. No other	The south-adjacent street has expanded to its current configuration. The current bridge between the Site and the Queens borough

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**2501 Queens Plaza North, Long Island City, NY 10010**  
**Athenica Project No. 14-0101**

Date(s)	Site Comments	Surrounding Area Comments
	significant changes to the Site can be seen from the previous aerial photograph year.	subway station is now shown. There are no other significant changes to the adjacent properties since the previous aerial photograph year.
1966	The resolution of the aerial photograph for this year is too poor to evaluate the presence of on-site features.	The resolution of the aerial photograph for this year is too poor to evaluate the presence of off-site features.
1975	The northwest portion of the Site appears to be vacant. There are no other significant changes to the Site since the previous aerial photograph year that is legible.	There are no significant changes to the adjacent properties since the previous aerial photograph year that is legible.
1984	There are no significant changes to the Site since the previous aerial photograph year.	There were no significant changes to the adjacent properties since the previous aerial photograph year.
1994	The resolution of the aerial photograph for this year is too poor to evaluate the presence of on-site features.	The resolution of the aerial photograph for this year is too poor to evaluate the presence of off-site features.
2006	There are no significant changes to the Site since the previous aerial photograph year that is legible.	There were no significant changes to the adjacent properties since the previous aerial photograph year.
2008	There are no significant changes to the Site since the previous aerial photograph year.	The west-adjacent properties are shown to be developed with the current high-rise apartment and office buildings. The northwest adjacent property appears to be developed with the current high-rise apartment building.
2009	There are no significant changes to the Site since the previous aerial photograph year.	There were no significant changes to the adjacent properties since the previous aerial photograph year.
2010	There are no significant changes to the Site since the previous aerial photograph year.	There were no significant changes to the adjacent properties since the previous aerial photograph year.
2011	There are no significant changes to the Site since the previous aerial photograph year.	There were no significant changes to the adjacent properties since the previous aerial photograph year.

### Historical Topographic Maps

Historical topographic maps of moderately to densely populated urban areas provide little or no useful information regarding the historical use of properties located within these areas. Rather, comprehensive historical use information for the Site and surrounding area was obtained and reviewed by Athenica as part of this Phase I ESA. These information sources include, at the minimum, Sanborn Fire Insurance maps, city directories and historical aerial photographs.

As indicated in the previous table, the Site appears to have been developed with general office or commercial space, non-industrial, and the adjacent properties appear to have been developed with commercial and residential buildings. The precise use of the Site and adjacent properties could not be determined from the aerial photographs and therefore do not represent a REC.

### Other Historical Sources

According to the New York City Department of Finance's Automated City Register Information System (ACRIS), there are records of deeds at the Block 415, Lot 4 portion of the Site from June 17, 1966 to April 01, 1984. The deeds include the dates and the names of the parties involved in the transactions, with no record of building usage at the Site.

According to the New York City Department of Finance's Automated City Register Information System (ACRIS), there are records of deeds at the Block 415, Lot 10 portion of the Site from August 01, 1966 to April 01, 1984. The deeds include the dates and the names of the parties involved in the transactions, with no record of building usage at the Site.

According to a Certificate of Occupancy for the Site dated April 28, 1950, a bowling ally occupied the basement of a 2-story structure.

According to a Certificate of Occupancy for the Site dated November 08, 1950, a 2-story structure with a basement completed on August 16, 1950 was occupied by a bowling ally and restaurant in the basement, stores on the first floor, and offices on the second floor.

According to a Certificate of Occupancy for the Site dated July 22, 1971, a 2-story structure with a basement completed on July 19, 1971 was occupied by an unspecified manufacturing facility and offices in the basement, and offices and stores on the first and second floors.

According to a Certificate of Occupancy for the Site dated April 20, 1983, a 2-story structure with a basement was occupied by an specified manufacturing facility and offices in the basement, and offices and stores on the first and second floors.

According to a Certificate of Occupancy for the Site dated January 18, 1984, a 2-story structure with a basement was occupied by an unspecified manufacturing facility and offices in the basement, stores, offices and a plastic processing factory on the first floor, and offices, stores and a restaurant on the second floor. The Site owner reported that, at this approximate time, an occupant of the Site had assembled 8-track cassettes at the Site.

According to a Certificate of Occupancy for the Site dated April 20, 1994, a 2-story structure with a basement was occupied by a garment manufacturing facility and offices in the basement, offices and stores on the first floor, and offices, stores and a restaurant on the second floor.

According to a Certificate of Occupancy for the Site dated December 14, 1994, a 2-story structure with a basement was occupied by a manufacturing facility and offices in the basement, offices, stores and a restaurants on the first floor, and offices, stores and a restaurant on the second floor.

## **4.5 Prior Reports and Agency Review Results**

No prior environmental report was provided for review.

### *4.5.1 Prior Reports Review*

---

### *4.5.2 Agency Review Results*

---

No review of agency file records were deemed necessary.

File Search of the Fire Department of New York City was not conducted due to time constraints of this Phase I ESA.

## **4.6 Physical Setting Source**

### *4.6.1 Topography*

---

According to the United States Geological Survey (USGS) Topographic Quadrangle for Queens, New York, the elevation of the Site is approximately 26 feet above mean sea level (amsl).

### *4.6.2 Soils*

---

According to the U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS), which is included in the EDR GeoCheck Report, the soils in the area of the Site are classified as Urban Land.

### 4.6.3 Geology

---

According to the United States Geological Survey (USGS) Hydrogeologic Investigations Atlas: Hydrogeologic Framework of Long Island, New York (1989), the geology of Queens County (the borough of Queens) is characterized by several geological units which are described in a vertical sequence as follows:

The near surface geology consists of the Upper Glacial Aquifer that is present throughout the entire County in varying thickness. The thickness ranges between approximately 20 feet and 220 feet with the thicker portions coinciding with areas of higher surface elevation. It is comprised of till composed of clay, sand, gravel and boulders.

In the southern half of the County, the Upper Glacial Aquifer is underlain by the Gardiners Clay unit which varies in thickness between approximately 20 feet and 80 feet and is comprised of clay, silt and a few layers of sand and contains marine shells and glauconite.

Jameco Aquifer is present only below Gardiners Clay unit, varies in thickness between 0 feet and 60 feet and is comprised of fine to very coarse sand and gravel to large-pebble size and a few layers of clay and silt.

Magothy Aquifer is located in part directly below each of the above units. Its thickness increases as its bottom dips in the southerly direction from approximately 0 feet near the northeastern end of the County to approximately 500 feet in the southeastern end of the County. Its thickness and area decrease in the westerly direction towards the western portion of the county. It is comprised of fine to medium sand that is clayey in part, interbedded with lenses of and layers of coarse sand and sandy and solid clay.

The Raritan Confining Unit is present throughout the entire County. It is a southerly dipping layer that is located immediately below the Upper Glacial Aquifer in the northern portion of the County. Its thickness varies between approximately 100 feet and 150 feet. It is comprised of solid and silty clay with a few lenses and layers of sand.

Located entirely below the Raritan Confining Unit is Lloyd Aquifer. It is a southerly dipping layer with its thickness increasing from approximately 80 feet in the very northern portion of the County to approximately 500 feet in the very southern portion of the County. Its thickness and area decrease in the westerly direction towards the western portion of the county. It is comprised of fine to coarse sand, and gravel that is commonly with clayey matrix and some lenses and layers of solid and silty clay.

The top of the underlying bedrock dips in a general southerly direction with its depth below the surface ranging throughout the County between approximately 150 feet in the northeast, 1,300 feet in the southeast, 30 feet in the northwest and 900 feet in the southwest. It is comprised of crystalline metamorphic and igneous rocks consisting of muscovite-biotite schist, gneiss and granite.

### 4.6.4 Hydrology

---

The movement and direction of groundwater flow is influenced by many factors including, but not limited to, the aquifer's hydraulic characteristics, surface and bedrock topography, the presence of surface water bodies and the influence of pumping wells. Preliminary estimates of groundwater flow direction usually consider surface topography and the presence of nearby surface water bodies. Based on topography, the inferred groundwater flow direction for the Site is to the south towards Newtown Creek, located approximately 1 mile to the south of the Site.

Local groundwater depth and flow direction can be influenced by additional factors (e.g., underground structures, seasonal fluctuations, soil and bedrock geology, and production wells), which are beyond the scope of this investigation.

#### *4.6.5 Flood Zones and Wetlands*

---

A regulatory agency database obtained from EDR was reviewed and included available Flood Insurance Rate Maps (FIRMS) obtained from the Federal Emergency Management Agency (FEMA). The Site lies outside the 100-year and 500-year flood zone. The National and State wetland inventories do not indicate any wetlands on the Site.

#### **4.7 Vapor Encroachment Evaluation**

The ASTM standard requires evaluating the movement of hazardous substances or petroleum products in any form, including vapor in the subsurface. Vapor migration was evaluated in accordance with the ASTM Standard E2600-10, "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions".

Evaluation of vapor migration utilizing the aforementioned ASTM Standard indicated that vapor migration represents a REC. Three historic gasoline USTs, located in the southern corner of the Site from 1936 to at least 1947, are considered a REC. The evaluation of vapor migration is documented in Appendix J.



## 5.0

## SITE RECONNAISSANCE

---

Athenica's representative John Danko and William Silveri conducted the Site reconnaissance on February 7, 2014. The Site reconnaissance consisted of observing conditions throughout accessible areas of the Site building and around the perimeter of the Site. Photographs documenting conditions of the Site and surrounding area are included in Appendix B.

### 5.1 Interior & Exterior Description

The Site consists of two adjacent lots in Queens, New York. The south-easternmost lot (lot 4) is approximately 25,000 square feet, and a 2-story commercial office building with ground floor retail tenants occupies the entire footprint of this lot. The northwesternmost lot (lot 10) is a 5,540 square feet and is utilized for parking. The Site is defined on the New York City Department of Finance Tax Map as Block 415, Lots 4 and 10, respectively.

The on-Site building on lot 4 is constructed with concrete floors, concrete walls and exterior brick walls. The interior walls are either concrete or concrete covered by drywall, the ceilings are either bare concrete decking or concrete decking with suspended tiles. The building is heated by an oil-fired boiler that produces steam heat that is distributed to the building interior via radiators. A 5,000-gallon UST located in a room adjacent to the boiler room provides fuel oil to the boiler. Electric hot water tanks provide hot water to the building. The second floor offices and some of the ground floor commercial retail tenant spaces are air-conditioned by electric powered units located on the roof. The remaining commercial spaces are air-conditioned by individual window-mounted units. Natural gas is used as fuel for kitchen stoves of the restaurants. Solid waste generated by the building is removed regularly from the Site by the New York City Department of Sanitation for off-Site disposal. Wastewater and sewage from the building is connected to the municipal sewer system and is treated at an off-Site wastewater treatment facility serving the community.

Currently, the on-Site building has the following tenants: a bank (Chase), recruiting offices of the U.S. Army, U.S. Marines, and U.S. Navy, a bicycle shop (J.L.C. Bicycles), medical offices (The Floating Hospital), and restaurants (Dunkin Donuts, Momento Restaurant, and Chicken Houses). Portions of the second floor of the building are unoccupied.

The north-adjacent properties are a vacant 2-story building and a multi-story apartment building. The east-adjacent properties, across 27th Street, is a 6-story commercial office building. The south-adjacent property, across Queens Plaza North, is open space and an elevated subway station. The west-adjacent properties, across Crescent Street, are multi-story office building and a multi-story apartment building with ground floor commercial retail tenants.

### 5.2 Methodology and Limiting Conditions

The Site reconnaissance consisted of visual and/or physical observations of the Site and improvements; adjoining sites as viewed from the Site; and, the surrounding area based on visual observations made during the trip to and from the Site. Unimproved portions of the Site (if any) were observed along the perimeter and in a general grid pattern in safely accessible areas. Building exteriors (if any) were observed along the perimeter from the ground, unless described otherwise. Building interiors were observed as they were made safely accessible, unless described otherwise. Access to the roof of the building was not provided.

### 5.3 Hazardous Substance Use/Storage

Athenica did not find any evidence of hazardous substance use or storage at the Site.

### 5.4 Underground and Aboveground Storage Tanks

A 5,000-gallon UST containing number 2 fuel oil was noted in the basement of the on-Site building. No field evidence of petroleum contamination was observed in the area of the UST. The User of the Site provided copies of petroleum bulk storage certificates and tank tightness testing results for the UST. The User of the Site indicated that the contents of the tank was changed from number four fuel oil to number two fuel oil in 1994, however, this is not consistent with the

petroleum bulk storage certificates. No potential issues regarding the UST are present in the provided documentation. These documents are provided in Appendix D.

### **5.5 Other Petroleum Products**

Athenica did not observe any other petroleum based chemicals at the Site at the time of the Site inspection.

### **5.6 Polychlorinated Biphenyls (PCBs)**

PCBs are toxic coolants or lubricating oils used in some electrical transformers, light ballasts, electrical panels or other similar equipment. Athenica observed that potential PCB-containing fluorescent light ballasts were utilized throughout the building. In addition, there were multiple electrical panels located within electrical room in the basement.

### **5.7 Waste Generation, Storage and Disposal**

Refuse generated at the Site is currently stored by the individual stores or businesses at the Site and is disposed of on a regular schedule set by the New York City Department of Sanitation.

### **5.8 Septic Systems**

Athenica did not observe evidence of any on-Site septic system at the Site. In the basement, Athenica observed a pit where the waste water from the Site connects to the municipal sewer system.

### **5.9 Storm Water Management/Surface Areas**

Athenica did not observe any evidence of surface water, surface impoundments or retention ponds at the Site.

### **5.10 Wells**

Athenica did not observe evidence of production wells or monitoring wells at the Site or in the vicinity of the Site.

### 6.1 Interview Summary

Athenica interviewed an owner and property manager representative, John Falidas. Mr. Falidas was not aware of any environmental cleanup liens or activity use limitations in place at the Site or any RECs in connection with the Site. Additional information provided by Mr. Falidas regarding the Site is incorporated into corresponding sections of the report.

## 7.0

## ADDITIONAL SERVICES

---

### 7.1 Wetlands

Athenica did not observe any indicators of wetlands at the Site or on adjacent properties. According to the EDR report, neither National Wetland Inventory nor State Wetlands exist at the Site.

### 7.2 Suspect Asbestos-Containing Material (ACM)

Athenica conducted a limited survey of the Site to identify building materials that potentially could contain asbestos (i.e. suspect asbestos-containing materials or ACMs). Suspect ACMs observed by Athenica included floor tiles, ceiling tiles, roofing materials and plaster. Additional suspect ACMs may be present behind walls, on building roofs or in other hidden locations.

### 7.3 Radon

The USEPA defines radon as a colorless, odorless, radioactive gas that comes from the natural decay of uranium that is found in nearly all soils. It typically moves through the ground to the air above and into homes and other buildings through cracks and openings in the foundation.

The NYSDOH maintains a database of radon test results on a local and county level. The average radon level for this area of Queens in living areas and basements are < 0.620 PicoCuries per liter (pCi/L) and 0.970 pCi/L, respectively. These values are well below the USEPA "action guideline" of 4.0 pCi/L in residential dwellings. The USEPA has not designated a recommended action level for radon in buildings. Athenica concludes that radon gas does not represent an environmental concern for the Site, and no further investigation is recommended. Athenica did not perform testing for radon gas at the Site as a part of this assessment.

### 7.4 Lead Based Paint

Athenica conducted a visual survey to identify any damage (i.e., peeling, flaking, and blistering) to painted surfaces within the building. The painted surfaces within the Site building were observed to be in good condition; however due to the age of the building, the painted surfaces may contain lead. If demolition and/or renovation are planned for the Site, such activities will need to be performed in accordance with applicable local, state, and federal regulations for lead-based paint.

### 7.5 Mold Observation

Athenica provided a limited visual observation at the time of the Phase I ESA walk through for the presence of mold for the Site.

A reasonable effort was made to identify possible microbial-impacted areas. However, this does not imply a guarantee that all possible reservoirs (growth or airborne) of microbial growth were identified because microbial or water-impacted building materials may be hidden by walls, flooring, partitions, etc. In addition, it should be noted that bacteria growth might be present and amplified due to the presence of potential water-damaged building materials. Obvious evidence of microbial-impacted areas or water-damaged building materials was not identified in the accessible areas at the Site at the time of the Site inspection.

## 8.0

## FINDINGS AND OPINIONS

---

The following summarizes known or suspected environmental conditions in connection with the Site based on information collected during the ESA. For each condition, Athenica provides an opinion of the impact on the Site based on an evaluation of the results of record reviews, site reconnaissance and interviews as discussed in this report. Athenica also provides a conclusion and rationale regarding whether or not an environmental condition is a recognized environmental condition.

This assessment has revealed evidence of the following REC in connection with the Site:

- The former presence of gasoline tanks are considered to be a REC with respect to only vapor since the former location of these tanks fall within the footprint of the existing building with a full basement. Thus, the tanks and any associated impacted soils would have been removed as part of excavation for the basement; however, residual impacted vapors could still be present beneath the basement floor slab.

## 9.0

## CONCLUSIONS

---

Based on the findings of the Phase I ESA, Athenica recommends the following:

- A vapor intrusion study should be conducted in the basement of the building to evaluate the impact of the former gasoline USTs at the Site with respect to vapor.
- Based on its current age, which was installed in 1936, the existing petroleum UST should be replaced if fuel oil is continued to be used as fuel for the boiler.
- Paint containing more than 0.06% (600 ppm) lead was banned for residential use in the United States in 1978 by the United States Consumer Product Safety Commission (16 Code of Federal Regulations CFR 1303). Since this concentration is significantly below the concentration of lead in lead-based paint (0.5% or 5,000 ppm), paint in newer homes built after the ban are typically not considered to pose a risk to human health. Although the painted surfaces at the Site appeared to be in fair to good condition, the estimated date of original construction for buildings at the Site is circa 1915 to 1950; therefore, prior to any demolition and/or renovation planned for the Site a comprehensive lead survey should be completed to determine if lead-based paint is present.
- PCB are toxic coolants or lubricating oils used in some electrical transformers, light ballasts, electrical panels or other similar equipment. Lighting throughout the building utilized fluorescent light ballasts and the basement mechanical rooms contained several electrical panels. Prior to any demolition and/or renovation at the Site, the light ballasts and electrical panels should be removed, transported and disposed of or recycled in accordance with applicable local, state and federal regulations.
- Mercury is commonly found in fluorescent light bulbs, thermostats and gauges. Prior to any renovation or demolition activities, potential mercury-containing items should be removed, transported and disposed of or recycled in accordance with applicable local, state, and federal regulations.
- Based on the age of the structure, roofing and building materials at the Site may contain asbestos. Suspect asbestos-containing materials (ACMs) that have the potential to be found throughout the site building included floor tiles, plaster, ceiling tiles, and roofing materials. Additional suspect ACMs may be present behind walls, on building roofs or in other hidden locations. Prior to any renovation or demolition activities with the potential to disturb suspect ACMs, an asbestos survey should be conducted. If These materials prove to contain asbestos, they should be properly removed and disposed of in accordance with all city, state and federal requirements.

**10.0**

**DEVIATIONS AND DATA GAPS**

---

The following data gaps apply to the performance of this Phase I ESA:

- File searches of the NYSDEC and USEPA records requires a written Freedom of Information Act (FOIA) request to obtain access to screen for the presence of, and gain access to, environmental records. Such information was deemed not to be reasonably ascertainable within the time constraints of this Phase I ESA.
- File Search of the Fire Department of New York City was not conducted due to time constraints of this Phase I ESA.

**Appendix A**

**Site Location Map**





ATHENICA ENVIRONMENTAL SERVICES, INC.

Environmental Consultants

### SITE LOCATION MAP

2501 Queens Plaza North  
Long Island City NY 11101

PREPARED FOR: Falidas Associates

PROJ. MGR: William Silveri

DRAWN BY: John Danko

DATE: 2/7/2014

PROJ. #: 14-0101

# **Appendix B**

## **Site Photographs**



PHASE I ENVIRONMENTAL SITE ASSESSMENT  
2501 Queens Plaza North, Long Island City, NY 10010  
Athenica Project No. 14-0101

---



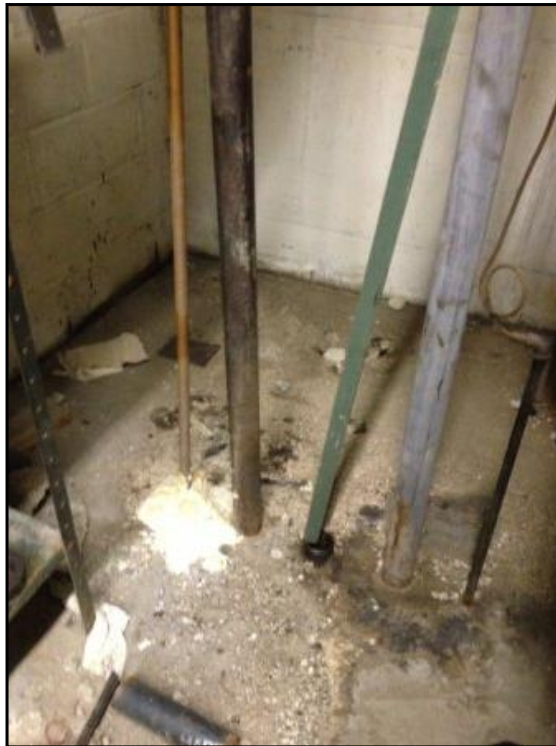
The southernmost lot comprising the Site (lot 4) and occupied by a 2-story commercial office/retail building, as viewed from the south.



The northwesternmost lot comprising the Site (lot 10) and utilized for parking, as viewed from the west.



The second floor of the on-Site building consists of offices.



A 5,000-gallon UST stores number two fuel oil to the basement boiler and is located inside a nearby room.



The vent pipe for the UST can be seen along the west exterior wall of the 2-story building fronting Crescent Street.



An oil-fired boiler in the basement produces steam heat to the building.





Steam heat is distributed throughout the building by radiators.



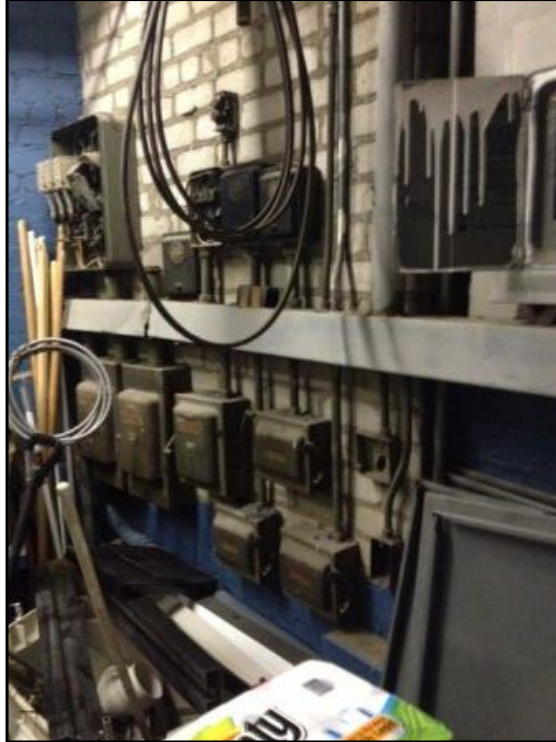
The Site utilizes municipal water for fire protection and other purposes.



Hot water is provided to the building occupants by individual electric hot water heaters.



Natural gas is used by a limited number of occupants at the Site and is not used for heating. Natural gas is used by kitchen stoves of the restaurants at the Site.



Electrical panels can be found in the basement of the Site.



Waste generated at the Site is conveyed to the City sewer system.





Electrical powered units on the roof provide air conditioning to the second floor offices and some of the commercial ground floor tenant spaces.



Window-mounted units provide air conditioning to some ground floor tenant spaces. remaining occupants of the Site receive air conditioning from window mounted units.



A north adjacent property is occupied by a residential apartment building.



A north adjacent lot is occupied by a vacant 2-story building.



The south adjacent property, across Queens Plaza North, is open space and the Queens Borough Plaza subway station.



The east adjacent property, across 27th Street, is occupied by commercial office building.





A west adjacent property, across Crescent Street, is occupied by a new multi-story commercial office building.



A west adjacent property, across Crescent Street, is occupied by a new high rise apartment building with ground floor commercial retail tenants.