WHITESTONE ASSOCIATES, INC.
ENVIRONMENTAL & GEOTECHNICAL ENGINEERS & CONSULTANTS

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SUMMARY REPORT OF FINDINGS

PHASE II SITE INVESTIGATION

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

Prepared for:

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

Prepared by:

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

Whitestone Project #WJ05-8023
September 27, 2005

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September 27, 2005

via Federal Express

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

Attention: Mr. Robert Adler

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

Dear Mr. Adler:

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

1.0 ENVIRONMENTAL CONDITIONS

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

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

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

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

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

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

2.0 SCOPE OF WORK AND LIMITATIONS

The scope of this limited SI included the following tasks:

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

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

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

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

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

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

3.0 FLOOR DRAIN EVALUATION

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

4.0 SAMPLING METHODOLOGY

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

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

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

5.0 SI RESULTS AND SAMPLING AND ANALYSIS DATA SUMMARY

5.1 Site Lithology

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

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

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

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

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

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

5.2 Soil Sampling Results

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

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

5.3 Groundwater Sampling Results

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

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

6.0 CONCLUSIONS AND RECOMMENDATIONS

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

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

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

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

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

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

Sincerely,

WHITESTONE ASSOCIATES, INC.

Christopher Seib
Environmental Services Manager

Glennon C. Graham, P.G.
Professional Geologist

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

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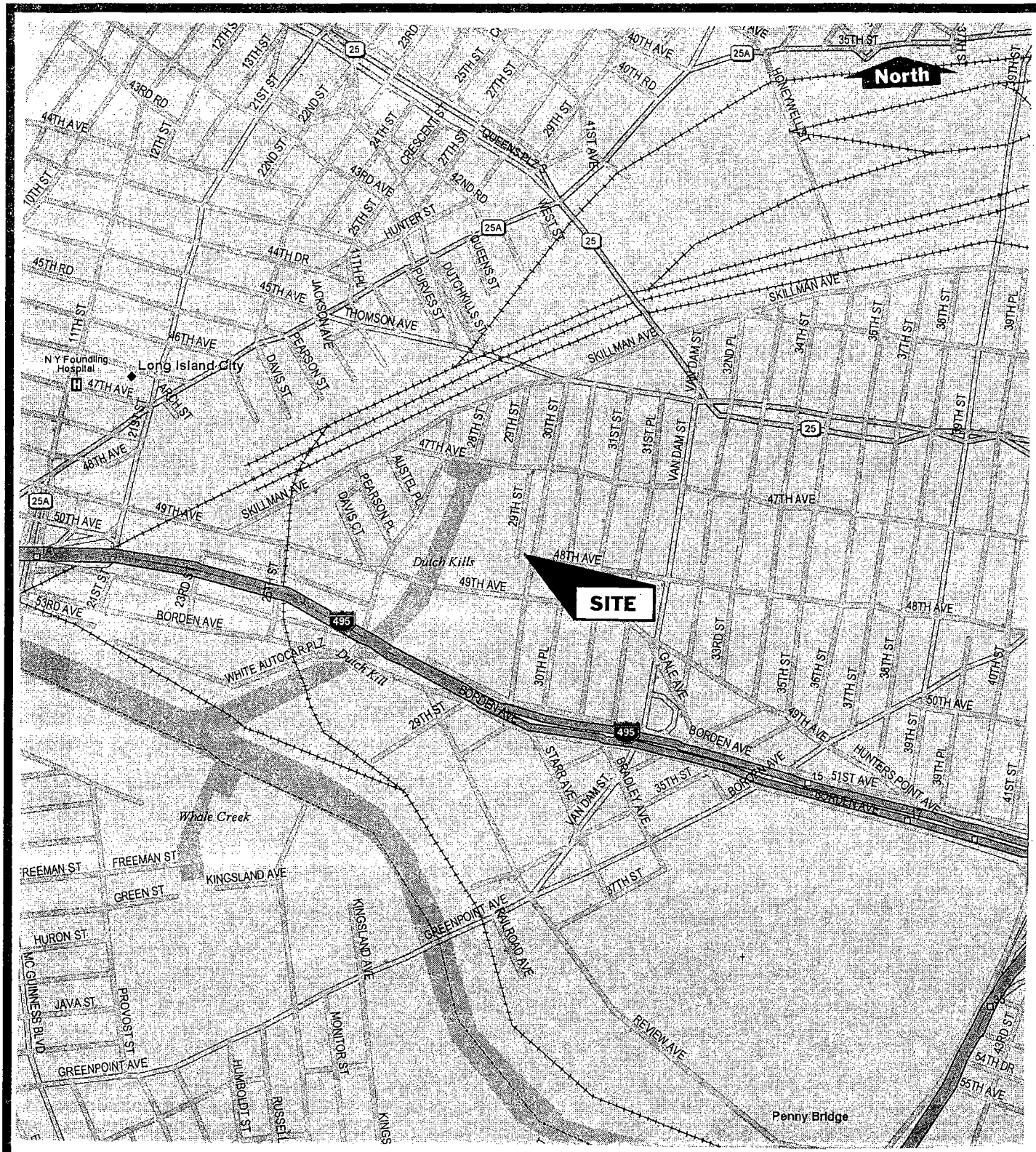
FIGURE 1
Site Location Map



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

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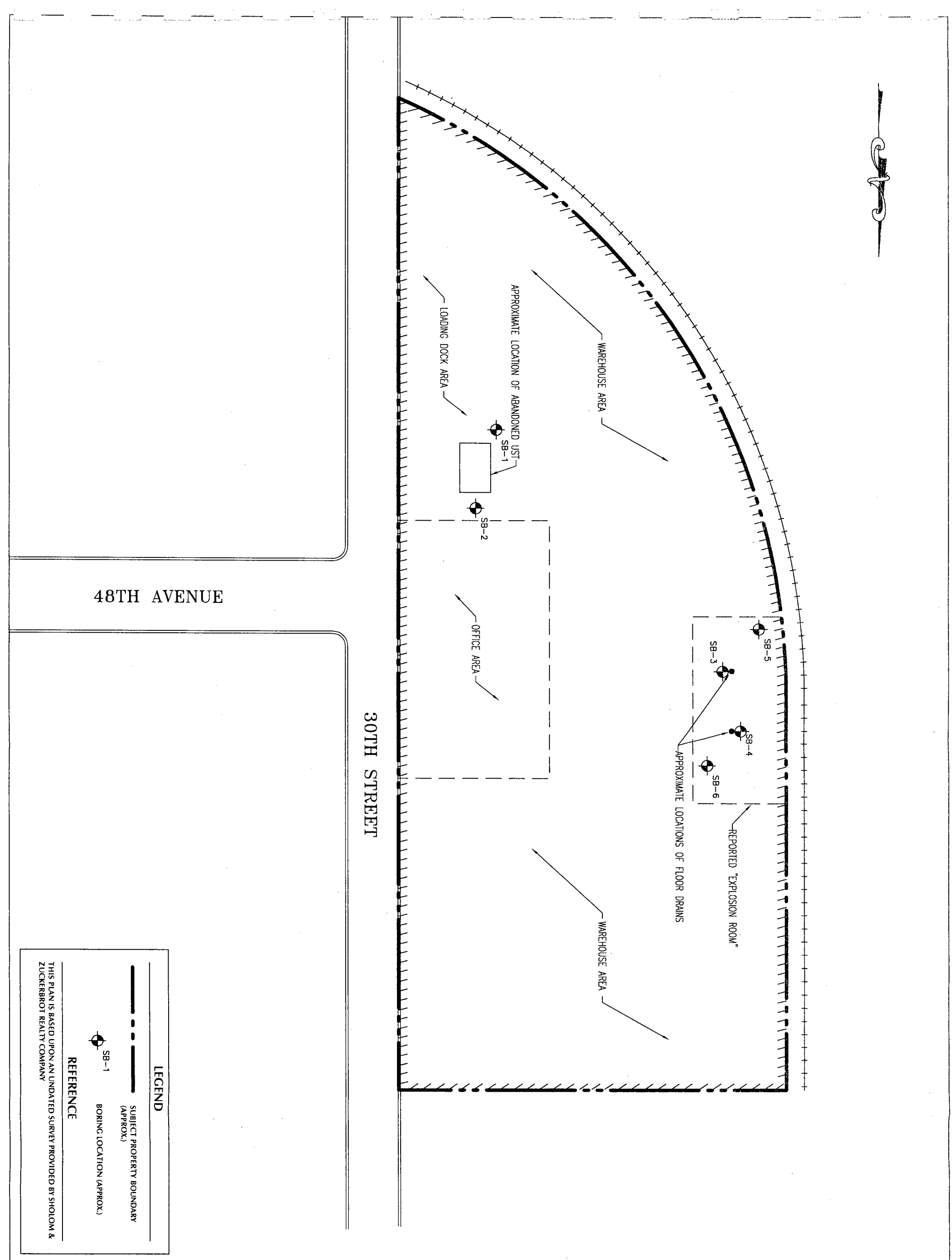

TITLE:

BORING LOCATION PLAN

CLIENT: PRESTONE PRINTING

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

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

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FIGURE 2
Boring Location Plan

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TABLE 1
Soil and Groundwater Sampling Summary

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

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

NOTES:

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

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TABLE 2
Soil Sampling and Analysis Data Summary

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

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

NOTES:

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

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TABLE 3
Groundwater Sampling and Analysis Data Summary

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

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

NOTES:

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

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ATTACHMENT A
Boring Logs

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RECORD OF SUBSURFACE EXPLORATION

Boring No.: SB-1

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

Water Depths / Elevations (feet / feet-msl)

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

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

NOTES: NE = Not Encountered, NA = Not Applicable

WHITESTONE ASSOCIATES, INC.

RECORD OF SUBSURFACE EXPLORATION

Boring No.: SB-2

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

Water Depths / Elevations (feet / feet-msl)

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

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

NOTES: NE = Not Encountered, NA = Not Applicable

WHITESTONE ASSOCIATES, INC.

RECORD OF SUBSURFACE EXPLORATION

Boring No.: SB-3

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

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

NOTES: NE = Not Encountered, NA = Not Applicable

WHITESTONE ASSOCIATES, INC.

RECORD OF SUBSURFACE EXPLORATION

Boring No.: SB-4

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

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

NOTES: NE = Not Encountered, NA = Not Applicable

WHITESTONE ASSOCIATES, INC.

RECORD OF SUBSURFACE EXPLORATION

Boring No.: SB-5

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

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

NOTES: NE = Not Encountered, NA = Not Applicable

WHITESTONE ASSOCIATES, INC.

RECORD OF SUBSURFACE EXPLORATION

Boring No.: SB-6

(Page 1 of 1)

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

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

NOTES: NE = Not Encountered, NA = Not Applicable

WHITESTONE
ASSOCIATES, INC.

ATTACHMENT B
Analytical Data
Summary Sheets

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

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

ND = Analyzed for but Not Detected at the MDL

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

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

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

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