



**G. C. ENVIRONMENTAL, INC.**  
ENVIRONMENTAL CONSULTANTS

**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT**

**OF**

**133-04 39TH AVENUE  
FLUSHING, NEW YORK**

**PREPARED FOR:**

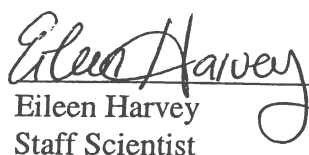
**ASIAN AMERICAN FOR EQUALITY  
277 GRAND STREET, 3RD FLOOR  
NEW YORK, NEW YORK 10002**

**DATE ISSUED: MAY 14, 2002**

**GCE PROJECT NUMBER: 02-185-00**

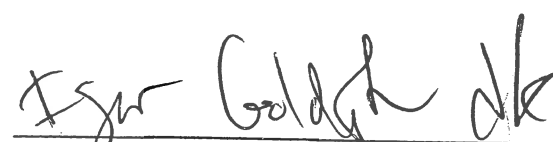
The environmental assessment described herein was conducted by and/or under the supervision of the undersigned, of G. C. Environmental, Inc. (GCE). GCE's investigation consisted solely of the activities described in the Introduction of this report, in accordance with Proposal/Work Order Number 02167, and is subject to the Limitations and Service Constraints provided in Appendix A and the Consulting Services Agreement signed prior to initiation of the assessment.

Prepared By:

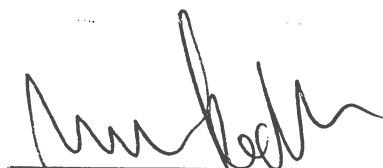
  
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## EXECUTIVE SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment of the property located at 133-04 39th Avenue, Flushing, New York 11354 (the Site), conducted by G. C. Environmental, Inc. (GCE) in accordance with the Consulting Services Agreement signed prior to initiation of the assessment, and the ASTM E1527-00 Standards.

The Site consists of an approximately 12,100-square-foot irregular-shaped parcel of partially asphalt-paved and partially vegetated land and is developed with a one (1)-story residential/commercial building located on the southern portion of the Site. The on-site facility, constructed of concrete and steel circa 1951, occupies approximately forty-five percent (45%) of the Site. The remainder of the Site consists of asphalt-paved parking areas and vegetated land. During the site-inspection, all areas of the Site were inspected, except for the roof and the interior of the southern portion of the residential apartment located in the southeastern portion of the one (1)-story building located on the southern portion of the Property, access to which was not provided.

The surrounding area is utilized for residential, transportation and commercial purposes.

To the north of the Site is 39th Avenue, beyond which are residential and commercial properties.

According to the Environmental Data Resources (EDR) report, a nearby property is listed as a NY Spills Information Database (SPILLS) site:

39th Ave/College Point Blvd  
39th Ave/College Point Blvd  
Queens, NY

This SPILLS site is located adjacent to the northwest and hydraulically cross-gradient of the Site. This SPILLS case was opened on September 23, 1996, when approximately 1 gallon of non-petroleum, non-hazardous antifreeze was spilled into the soil due to a broken vehicle radiator hose. This SPILLS case was closed on May 27, 1998. Based on its status, this SPILLS case is not likely to environmentally impact the Site.

To the east of the Site are Bar & Cafe, Ultra Cellular, a Beauty Salon, Accountant, P.C. Engineering, an Investment Group, and religious and additional commercial properties.

According to the EDR report, two (2) of the nearby properties are listed in the regulatory databases reviewed:

Patient Technology Inc  
133-14 39th Ave  
Flushing, NY 11354

This RCRA Registered Large Generators of Hazardous Waste (RCRIS LQG) site is located adjacent to the east and hydraulically cross-gradient of the Site. This site is listed as a RCRIS LQG site under the RCRIS program, but is not listed as a RCRA violator.

The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS LQG site is not likely to environmentally impact the Site.

H B Chevrolet Inc  
133-31 39th Ave  
Flushing, NY 11354

This RCRIS LQG site is located approximately 50 feet to the east and hydraulically cross-gradient of the Site. This site is listed as a RCRIS LQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS LQG site is not likely to environmentally impact the Site.

To the south of the Site are a Mobil gasoline station and NYC Transit Authority (NYCTA) Lawrence Substation. Further to the south are Roosevelt Avenue and the elevated subway tracks, beyond which are the NYC Housing Authority Bland Houses and additional residential and commercial properties.

According to EDR report, several of the nearby properties are listed in the regulatory databases reviewed:

Mobil S/S/Mobil Oil Corp SS GC4  
133-11 Roosevelt Avenue  
Queens, NY

This SPILLS, Petroleum Bulk Storage (UST) and RCRA Registered Small Generators of Hazardous Waste (RCRIS SQG) site is located adjacent to the south and hydraulically cross-gradient of the Site. There are two (2) SPILLS cases listed for this site. The first SPILLS case was opened on April 3, 1992, when approximately 1 gallon of gasoline was spilled into the soil due to a cracked dispenser hose. The spill was contained on concrete and sorbent was applied. The second SPILLS case was opened on July 3, 1991, when an unknown product was observed to be leaching out of the soil. This SPILLS case was closed on July 31, 1991. There are one (1) "closed prior to 4/91" 550-gallon No. 1, 2 or 4 fuel oil underground storage tank (UST), one (1) "closed prior to 4/91" 550-gallon "other" UST, eight (8) "closed prior to 4/91" 550-gallon unleaded gasoline USTs, two (2) "closed prior to 4/91" 550-gallon leaded gasoline USTs, four (4) "in-service" 4,000-gallon unleaded gasoline double-walled USTs, one (1) "in-service" 4,000-gallon diesel double-walled UST, two (2) "in-service" 1,000-gallon No. 1, 2 or 4 fuel oil double-walled USTs, one (1) "tank converted to non-regulated use" 1,000-gallon "other" double-walled UST and one (1) "in-service" 1,000-gallon used oil double-walled UST listed for this site. This site is listed as a RCRIS SQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Based on its status and location, this SPILLS, UST and RCRIS SQG site is not likely to environmentally impact the Site.

NYCTA-Lawrence Substation

133-15 Roosevelt Ave

Queens, NY 11354

This RCRA Registered Large Generators of Hazardous Waste (RCRIS LQG) site is located adjacent to the southeast and hydraulically cross-gradient of the Site. This site is listed as a RCRIS LQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS LQG site is not likely to environmentally impact the Site.

Bland Houses/40-05 College Point Bou/NYCHA-Bland Houses

40-05 College Point Blvd

Queens, NY

This SPILLS, Leaking Storage Tanks Incident Report (LTANKS), UST and RCRIS SQG site is located approximately 200 feet to the south and hydraulically cross-gradient of the Site. There are four (4) SPILLS cases listed for this site. The first SPILLS case was opened on July 21, 1997, when approximately 15 gallons of No. 2 fuel oil were spilled due to human error. This SPILLS case was closed on July 23, 1997. The second SPILLS case was opened on November 21, 1994, when approximately 50 gallons of No. 4 fuel oil were spilled due to human error. This SPILLS case was closed on November 22, 1994. The third SPILLS case was opened on July, 7 1992, when approximately 15 gallons of No. 4 fuel oil were spilled into the soil due to human error. This SPILLS case was closed on December 1, 1994. The fourth SPILLS case was opened on November 26, 1991, when approximately 1,000 gallons of No. 4 fuel oil were spilled into the soil due to a ruptured suction line. This SPILLS case was closed on June 8, 1994. There are three (3) LTANKS cases listed for this site. The first LTANKS case was opened on November 9, 1990, when a 20,000-gallon No. 2 fuel oil tank failed a system tank test. This LTANKS case was closed on April 25, 1995. The second LTANKS case occurred on February 11, 1995, when approximately 30 gallons of No. 2 fuel oil were spilled onto the soil due to equipment failure. This LTANKS case was closed on February 15, 1995. The third LTANKS case was opened on June 10, 1994, when an unknown quantity of No. 4 fuel oil was spilled due to tank test failure. It was last reported that the tank will be repaired and retested as soon as possible. There are one (1) "closed-removed" 20,000-gallon empty UST, one (1) "closed-removed" 20,000-gallon NO. 1, 2 or 4 fuel oil UST, one (1) "closed-removed" 20,000-gallon No. 1, 2 or 4 fuel oil double-walled UST and one (1) "in-service" 10,568-gallon No. 1, 2 or 4 fuel oil double-walled UST listed for this site. This site is listed as a RCRIS SQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Based on its status and location, this SPILLS, LTANKS, UST and RCRIS SQG site is not likely to environmentally impact the Site.

College Point Service Center/Flushing Industrial Park

40-22 College Point Blvd

Queens, NY 11354

This UST, Registered Aboveground Storage Tanks (AST) and RCRIS LQG site is located approximately 475 feet to the south and hydraulically cross-gradient of the Site. There are four (4) "closed-prior to 4/91" 1,080-gallon leaded gasoline vaulted USTs, two (2) "closed-prior to 4/91" 550-gallon unleaded gasoline vaulted USTs, two (2) "closed-prior to 4/91" 550-gallon diesel vaulted USTs, two (2) 275-gallon No. 1, 2 or 4 fuel oil aboveground storage tanks (ASTs), one (1) 275-gallon diesel AST and one (1) 275-gallon diesel vaulted AST listed for this site. This site is listed as a RCRIS LQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Based on its location, this UST, AST and RCRIS LQG site is not likely to environmentally impact the Site.

To the west of the Site is College Point Boulevard, beyond which are an Amoco gasoline station, Enterprise Car Rental, Keung Enterprises, Spectrum Maintenance Corp. and additional residential and commercial properties.

According to the EDR report, several of the nearby properties are listed in the regulatory databases reviewed:

Amico Service Station/Amoco Service Station #2016  
39-14 College Point Blvd  
Flushing, NY

This LTANKS and UST site is located approximately 75 feet to the southwest and hydraulically down-gradient of the Site. This LTANKS case was opened on November 19, 1997, when petroleum-contaminated soil due to tank overfill was encountered during the changing of tank spill buckets. There are four (4) "in-service" 4,000-gallon asphalt-coated double-walled USTs listed for this site. Based on its location, this LTANKS and UST site is not likely to environmentally impact the Site.

College Pt Blvd, R'svelt/Manhole 2856/39-08 Janet Place/  
Flushing Truck Repair Co Inc/Spectrum Maintenance Corp/  
Q R Development Corp - Spectrum  
39-08 Janet Place  
Flushing, NY

This SPILLS, UST, Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) and RCRIS LQG site is located approximately 250 feet to the west and hydraulically cross-gradient of the Site. There are three (3) SPILLS cases listed for this site. The first SPILLS case was opened on April 2, 1998, when approximately 2,000 gallons of diesel fuel oil were deliberately spilled into Flushing Bay and the surrounding soil by the owners of 39-08 Janet Place. A cleanup crew was last reported as on route to the spill. The second SPILLS case was opened on November 11, 1998, when approximately 1 gallon of an unknown petroleum was encountered in a manhole. The third SPILLS case was opened on February 17, 1998, when an unknown quantity of contaminated soil was excavated during the removal of an unknown number of tanks from the site. It was last reported that the contaminated soil

was stockpiled on site and no procedures for removal or registration were filed. There are one (1) "in-service" 4,000-gallon diesel UST and two (2) "in-service" 550-gallon leaded gasoline USTs listed for this site. This site is listed with a CERCLIS site status of "cleaned up" and is not listed on the NPL. Based on its status and location, this CERCLIS site is not likely to environmentally impact the Site. This site is listed as a RCRIS LQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Based on its status and location, this SPILLS, UST, CERCLIS and RCRIS LQG site is not likely to environmentally impact the Site.

G. C. Environmental, Inc. (GCE) has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-00 of the property located at 133-04 39th Avenue, Flushing, New York. This assessment has revealed no evidence of recognized environmental conditions in connection with the Site, except for the following:

- According to the EDR report, the Site is listed as a SPILLS site:

134-04 39th Avenue  
133-04 39th Avenue  
Flushing, NY

This SPILLS case was opened on September 20, 1995, when an unknown quantity of unknown petroleum was spilled into the soil. One (1) UST was removed and contaminated soil was detected. The soil was excavated, stockpiled and properly disposed. This SPILLS case was closed on November 24, 1995.

GCE's visual inspection revealed the presence of a large concrete patch in the asphalt-paved area on the central portion of the Site, indicating a potential removed UST location.

GCE filed a Freedom of Information Request with the New York State Department of Environmental Conservation (DEC) for any information regarding the SPILLS case issued for the Site and has not received their response to-date. GCE will review the DEC response and provide all pertinent information to the client upon receipt.

GCE filed a Freedom of Information Request with the New York City Fire Department (NYFD) for any information relative to petroleum storage tanks which may have been recorded with respect to the Site and has not received their response to-date. GCE will review the NYFD response and provide all pertinent information to the client upon receipt.

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

- According to the Queens County Tax Assessor's Office, the Site was owned by an Automotive Operating Corp. circa 1956. In addition, according to the Sanborn Fire Insurance maps, the Site was utilized as an Auto Body Warehouse circa 1980 through 1995. These historical usages may have environmentally impacted the Site.

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

- A review of the DEC, NYFD and DEP records should be performed upon receipt.
- A Limited Phase II Environmental Site Assessment should be considered in order to assess the impact of the SPILLS case listed for the Site, the removed UST, the Site's historical usage and surface oil staining on the soil and/or groundwater below the Site.

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



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## 1.0 PURPOSE

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

- Identify the presence or likely presence of any potential asbestos-containing materials, hazardous materials, substances or wastes or petroleum products on the Site under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous materials, substances or wastes or petroleum products into structures on the Site or into the ground, groundwater or surface water of the Site;
- Identify the need for additional evaluation and/or investigation of the location, extent, source, and nature of any releases, or threat of releases, of hazardous materials, substances or wastes or petroleum products affecting the Site.

## 2.0 INTRODUCTION

This report presents the findings of a Phase I Environmental Site Assessment of the property located at 133-04 39th Avenue, Flushing, New York 11354 (the Site), conducted by G. C. Environmental, Inc. (GCE) in accordance with the Consulting Services Agreement signed prior to initiation of the assessment, and the ASTM E1527-00 Standards.

The Site consists of an approximately 12,100-square-foot irregular-shaped parcel of partially asphalt-paved and partially vegetated land and is developed with a one (1)-story residential/commercial building located on the southern portion of the Site. The on-site facility, constructed of concrete and steel circa 1951, occupies approximately forty-five percent (45%) of the Site. The remainder of the Site consists of asphalt-paved parking areas and vegetated land. During the site-inspection, all areas of the Site were inspected, except for the roof and the interior of the southern portion of the residential apartment located in the southeastern portion of the one (1)-story building located on the southern portion of the Property, access to which was not provided.

On April 30, 2002, Ms. Eileen Harvey of GCE conducted a site-inspection to assess the possible presence of petroleum products, hazardous materials, substances or wastes or potential asbestos-containing materials. GCE's investigation included reconnaissance of the Site and adjacent properties, background research, and review of available local, state, and federal regulatory records regarding the presence of hazardous materials, substances or wastes or petroleum products at or in the vicinity of the Site.

GCE's findings are based on the assessment of existing conditions at the Site and surrounding areas, local background research, evaluation of the Site's environmental setting, review of records on file with local, state, and federal regulatory agencies. Please

refer to Appendices B and C for the Site Information Summary and Information Sources, respectively.

### 3.0 SITE DESCRIPTION

#### 3.1 Site Location and Legal Description

The Site is located in Flushing, the Borough of Queens, Queens County, New York City, New York, on the southeast quadrant of the intersection formed by 39th Avenue and College Point Boulevard. The Site consists of an approximately 12,100-square-foot irregular-shaped parcel of partially asphalt-paved and partially vegetated land and is developed with a one (1)-story residential/commercial building located on the southern portion of the Site. The on-site facility constructed of concrete and steel circa 1952, occupies approximately forty-five percent (45%) of the Site. The remainder of the Site consists of asphalt-paved parking areas and vegetated land. The frontages of the Site measure approximately 90 feet along the south side of 39th Avenue and approximately 135 feet along the east side of College Point Boulevard.

According to the Queens County Tax Assessor's Office, the address corresponding to the Site is 133-04 39th Avenue, Flushing, NY 11354. The Site is legally designated as Block 4973, Lot 6. Please refer to Figures 1, 2 and Appendix D for a Site Locus Map, Site Plan, and Photographs, respectively.

According to the Queens County Tax Assessor's Office, the current owner of the Site is 39 College Point Corp., Asia Bank N A, 13534 Roosevelt Avenue, Flushing, New York 11354.

Under the Zoning Ordinance of the New York City, the Site is located in a Commercial District designated as "C4-2".

#### 3.2 Present Site Development and Usage

The Site consists of an approximately 12,100-square-foot irregular-shaped parcel of partially asphalt-paved and partially vegetated land and is developed with a one (1)-story building located on the southern portion of the Site consisting of a showroom utilized by College Point Furniture for the display, sale and distribution of wholesale furniture in the western portion of the building and an apartment utilized by College Point Furniture for administrative and residential purposes in the eastern portion of the building. The northern portion of the Site consists of asphalt-paved parking areas utilized by College Point Furniture customers and employees. In addition, there is a small pile of cardboard boxes and household debris located on the northwestern portion of the Site. The Site is surrounded by a

chain-link fence. In addition, a large concrete patch is located on the central portion of the Site. The remainder of the Site consists of vegetated land.

The Site can be accessed from 39th Avenue.

### 3.3 Physical Site Characteristics

According to the Topographic Map of Flushing, New York Quadrangle US Geological Survey (USGS), dated 1966, photorevised 1979, the Site's elevation is approximately 40 feet above mean sea level. Topographically, the Site slopes moderately to the southwest towards College Point Boulevard. The topography in the vicinity of the western portion of the Site slopes gently to the west towards a portion of Flushing Creek located approximately 1,300 feet to the southwest of the Site. The topography in the vicinity of southeastern portion of the Site slopes gently to the southeast towards the Kissena Corridor, located approximately 3,700 feet to the southeast of the Site. The topography in the area located approximately 800 feet to the northeast of the Site slopes moderately to the north-northeast towards a portion of Mill Creek, a designated wetlands, located approximately 4,500 feet to the north-northeast of the Site. Please refer to Figure 3 for the USGS Topographic Map.

There are several puddles of water located within the asphalt-paved areas and vegetated land located on the western portion of the Site. No signs of unusual environmental stress or soil staining were observed.

## 4.0 ENVIRONMENTAL SETTING

### 4.1 Geology and Hydrogeology

According to the Hydrogeologic Framework of Long Island, New York, U.S. Geological Survey, 1989, the geology in the area of the Site consists of approximately 100 feet of glacial deposits composed of clay, sand, gravel and boulders, which form the Upper Glacial Aquifer, underlain by approximately 125 feet of clay, solid and silty, which form Raritan Confining Unit. The bedrock in the area of the Site consists of crystalline metamorphic and igneous rocks and is approximately 225 feet below grade.

Based on the March 1984 Water Table on Long Island, New York, United States Department of the Interior Geological Survey, the regional groundwater flow direction is to the southwest towards a portion of Flushing Creek, located approximately 1,300 feet to the southwest of the Site. Depth to groundwater in the area of the Site is approximately 38 feet below grade.

#### 4.2 Surface Water Resources and Drainage

There are no surface water resources on the Site. According to the Flood Insurance Rate Map for the City of New York, Bronx, Richmond, New York, Queens and Kings Counties, New York, Community Panel No. 360497 0042B, effective date November 16, 1983, the Site is located within area of minimal flooding outside the 500-year flood plain (Zone C).

Stormwater runoff from the asphalt-paved areas located on the northern portion of the Site discharges via surface runoff into several catch basins located along the south side of 39th Avenue and along the east side of College Point Boulevard, which are most likely connected to the municipal storm sewer system. Stormwater runoff from the remainder of the Site discharges via surface percolation to the southwest towards a portion of Flushing Creek, located approximately 1,300 feet to the southwest of the Site.

#### 4.3 Sensitive Environmental Receptors

According to the 1980 US Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory Map for Flushing, New York Quadrangle, the nearest designated wetlands is a portion of Flushing Creek located approximately 800 feet to the west of the Site, which is designated as Estuarine, Subtidal, Open Water, Subtidal (E1OWL). According to the New York State Department of Environmental Conservation (DEC) Freshwater Wetland Map for Flushing, Queens County, New York Quadrangle, effective 1995, the nearest designated wetlands is a low-lying area located approximately 5,300 feet to the north of the Site and designated as "FL-2".

### 5.0 SITE INVESTIGATION

During the site-inspection, GCE was accompanied by Mr. Andy Sik, an employee of College Point Furniture, a tenant of the Site. GCE made several attempts to contact the Site's owner, but was unable to reach his/her representative for an interview.

#### 5.1 Site Utilities

According to Mr. Sik, the Site is connected to several utilities. Electrical service is provided by Consolidated Edison (ConEd). Telecommunications service is provided by Verizon. Potable water is provided by the municipal system. Sanitary waste is directed to the municipal sanitary sewer system. Refuse/rubbish removal is provided by Crown Waste, a private hauler. Heat for the apartment located in the western portion of the building is provided by an electrical space heater. According to Mr. Sik, no heat is provided for the showroom. Air-conditioning for the on-site building is provided by four (4) window-mounted units.

## 5.2 Site Drainage

As discussed in section 4.2, stormwater runoff from the asphalt-paved areas located on the northern portion of the Site discharges via surface runoff into several catch basins located along the south side of 39th Avenue and along the east side of College Point Boulevard, which are most likely connected to the municipal storm sewer system. Stormwater runoff from the remainder of the Site discharges via surface percolation to the southwest towards a portion of Flushing Creek, located approximately 1,300 feet to the southwest of the Site. Roof drainage from the on-site building discharges via roof runoff to the asphalt-paved areas surrounding this structure and then through surface runoff into several catch basins located along the south side of 39th Avenue and the east side of College Point Boulevard, which are most likely connected to the municipal storm sewer system.

## 5.3 Tanks (Aboveground and Underground)

GCE's visual inspection of the Site did not reveal the presence of any underground or aboveground storage tanks. According to Mr. Sik, there are no petroleum storage tanks located at the Site.

According to the Environmental Data Resources, Inc. (EDR) report, the Site is listed as a NY Spills Information Database (SPILLS) site:

134-04 39th Avenue  
133-04 39th Avenue  
Flushing, NY

This SPILLS case was opened on September 20, 1995, when an unknown quantity of unknown petroleum was spilled into the soil. One (1) underground storage tank (UST) was removed and contaminated soil was detected. The soil was excavated, stockpiled and properly disposed. This SPILLS case was closed on November 24, 1995.

GCE's visual inspection revealed the presence of a large concrete patch in the asphalt-paved area on the central portion of the Site, indicating a potential UST location.

According to the Sanborn Fire Insurance maps provided by EDR, several structures were historically located on the Site since at least 1892. Potential petroleum storage tanks associated with these structures may have environmentally impacted the Site.

GCE filed a Freedom of Information Request with the New York State Department of Environmental Conservation (DEC) for any information regarding the SPILLS case issued for the Site and has not received their response to-date.

GCE will review the DEC response and provide all pertinent information to the client upon receipt.

GCE filed a Freedom of Information Request with the New York City Fire Department (NYFD) for any information relative to petroleum storage tanks which may have been recorded with respect to the Site and has not received their response to-date. GCE will review the NYFD response and provide all pertinent information to the client upon receipt.

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

#### 5.4 Transformers/PCB-Containing Equipment

GCE's visual inspection of the Site did not reveal the presence of any electrical transformers or other PCB-containing equipment.

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

#### 5.5 Petroleum Products/Hazardous Materials and Substances

GCE's visual inspection of the Site revealed the presence of a pile of cardboard boxes and various debris, including old tires and residential refuse, located on the northeastern portion of the Site and cleaning materials located in the showroom of the building located on the southern portion of the Site. No spills or leaks associated with these boxes, debris or cleaning materials were observed. Therefore, these boxes, debris and cleaning materials are not likely to environmentally impact the Site.

In addition, GCE's visual inspection of the Site revealed the presence of one (1) moving van and several automobiles parked in the asphalt-paved areas of the Site. Several oil stains associated with this van and these automobiles were observed on the asphalt pavement. Several cracks and holes in the asphalt-pavement were observed. Therefore, these stains may have environmentally impacted the Site.



According to the Queens County Tax Assessor's Office, the Site was owned by an Automotive Operating Corp. circa 1956. In addition, according to the Sanborn Fire Insurance maps, the Site was utilized as an Auto Body Warehouse circa 1980 through 1995. These historical usages may have environmentally impacted the Site.

#### 5.6 Waste Oil/Hazardous Waste

GCE's visual inspection did not reveal the presence of any waste oil or hazardous waste to be generated or stored at the Site.

#### 5.7 Asbestos-Containing Materials (ACMs)

GCE performed a visual survey of the Site for the presence of accessible suspect ACMs. GCE's visual inspection of the Site did not reveal the presence of suspect ACMs, except for 1' x 1' pink ceiling tiles in good condition located on the ceiling of the apartment located in the eastern portion of the building located on the Site. No information regarding age of these materials was provided to GCE. Since the on-site facility was constructed prior to 1980, the presence of other suspect ACMs is a possibility.

#### 5.8 Lead-Based Paint (LBP)

GCE performed a visual survey of the Site for the presence of LBP which may be chipping or flaking and observed no such paint.

#### 5.9 Radon

According to the data obtained from the New York State Department of Health (DOH), the mean radon value recorded for Queens County was 0.8 pico-Curies per liter (pCi/l). A total of four hundred and six (406) basements were screened. The data was obtained from a strictly voluntary sampling program, that is, the data was not gained from a scientifically designed study. The mean value represents DOH finding as of August 1999. According to a US Environmental Protection Agency (EPA) guidance document entitled "A Citizen's Guide to Radon", August 1986, radon exposures in the range of 4.0 pCi/l "are considered average or slightly above average for residential structures."

### 6.0 HISTORICAL SITE USAGE

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

The 1892 and 1897 Sanborn Fire Insurance maps show the Site as developed with one (1) three (3)-story residential building with extensions located on the central portion of the Site. The 1903, 1911 and 1934 Sanborn Fire Insurance maps show the Site as developed with the three (3)-story residential building located on the central portion of the Site and a garage located on the southern portion of the Site. The 1951 Sanborn Fire Insurance map shows the Site as developed with the existing one (1)-story building and utilized as a furniture warehouse. According to the Borough of Queens Tax Assessor's Office, the Site was owned by Automotive Operating Corp. circa 1956. The 1980, 1982, 1985, 1988, 1991, 1992, 1993, 1994 and 1995 Sanborn Fire Insurance maps show the Site as developed with the existing building and as utilized as an Auto Body Warehouse. According to Mr. Sik, College Point Furniture has leased the Site for the purposes of the sale and distribution of wholesale furniture since circa 2001. Based on GCE's visual inspection the Site's usage has not been changed since.

GCE filed a Freedom of Information Request with the Queens County Building Department (QCBD) for any information regarding the Site and has not received their response to-date. GCE will review the QCBD response and provide all pertinent information to the client upon receipt.

## 7.0 SURROUNDING AREA INVESTIGATION

### 7.1 Present Usage

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

To the north of the Site is 39th Avenue, beyond which are residential and commercial properties.

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

39th Ave/College Point Blvd  
39th Ave/College Point Blvd  
Queens, NY

This SPILLS site is located adjacent to the northwest and hydraulically cross-gradient of the Site. This SPILLS case was opened on September 23, 1996, when approximately 1 gallon of non-petroleum, non-hazardous antifreeze was spilled into the soil due to a broken vehicle radiator hose. This SPILLS case was closed on May 27, 1998. Based on its status, this SPILLS case is not likely to environmentally impact the Site.

To the east of the Site are Bar & Cafe, Ultra Cellular, a Beauty Salon, Accountant, P.C. Engineering, an Investment Group, and religious and additional commercial properties.

According to the EDR report, two (2) of the nearby properties are listed in the regulatory databases reviewed:

Patient Technology Inc  
133-14 39th Ave  
Flushing, NY 11354

This RCRA Registered Large Generators of Hazardous Waste (RCRIS LQG) site is located adjacent to the east and hydraulically cross-gradient of the Site. This site is listed as a RCRIS LQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS LQG site is not likely to environmentally impact the Site.

H B Chevrolet Inc  
133-31 39th Ave  
Flushing, NY 11354

This RCRIS LQG site is located approximately 50 feet to the east and hydraulically cross-gradient of the Site. This site is listed as a RCRIS LQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS LQG site is not likely to environmentally impact the Site.

To the south of the Site are a Mobil gasoline station and NYC Transit Authority (NYCTA) Lawrence Substation. Further to the south are Roosevelt Avenue and the elevated subway tracks, beyond which are the NYC Housing Authority Bland Houses and additional residential and commercial properties.

According to EDR report, several of the nearby properties are listed in the regulatory databases reviewed:

Mobil S/S/Mobil Oil Corp SS GC4  
133-11 Roosevelt Avenue  
Queens, NY

This SPILLS, Petroleum Bulk Storage (UST) and RCRA Registered Small Generators of Hazardous Waste (RCRIS SQG) site is located adjacent to the south and hydraulically cross-gradient of the Site. There are two (2) SPILLS cases listed for this site. The first SPILLS case was opened on April 3, 1992, when approximately 1 gallon of gasoline was spilled into the soil due to a cracked dispenser hose. The spill was contained on

concrete and sorbent was applied. The second SPILLS case was opened on July 3, 1991, when an unknown product was observed to be leaching out of the soil. This SPILLS case was closed on July 31, 1991. There are one (1) "closed prior to 4/91" 550-gallon No. 1, 2 or 4 fuel oil UST, one (1) "closed prior to 4/91" 550-gallon "other" UST, eight (8) "closed prior to 4/91" 550-gallon unleaded gasoline USTs, two (2) "closed prior to 4/91" 550-gallon leaded gasoline USTs, four (4) "in-service" 4,000-gallon unleaded gasoline double-walled USTs, one (1) "in-service" 4,000-gallon diesel double-walled UST, two (2) "in-service" 1,000-gallon No. 1, 2 or 4 fuel oil double-walled USTs, one (1) "tank converted to non-regulated use" 1,000-gallon "other" double-walled UST and one (1) "in-service" 1,000-gallon used oil double-walled UST listed for this site. This site is listed as a RCRIS SQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Based on its status and location, this SPILLS, UST and RCRIS SQG site is not likely to environmentally impact the Site.

NYCTA-Lawrence Substation  
133-15 Roosevelt Ave  
Queens, NY 11354

This RCRA Registered Large Generators of Hazardous Waste (RCRIS LQG) site is located adjacent to the southeast and hydraulically cross-gradient of the Site. This site is listed as a RCRIS LQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS LQG site is not likely to environmentally impact the Site.

Bland Houses/40-05 College Point Bou/NYCHA-Bland Houses  
40-05 College Point Blvd  
Queens, NY

This SPILLS, Leaking Storage Tanks Incident Report (LTANKS), UST and RCRIS SQG site is located approximately 200 feet to the south and hydraulically cross-gradient of the Site. There are four (4) SPILLS cases listed for this site. The first SPILLS case was opened on July 21, 1997, when approximately 15 gallons of No. 2 fuel oil were spilled due to human error. This SPILLS case was closed on July 23, 1997. The second SPILLS case was opened on November 21, 1994, when approximately 50 gallons of No. 4 fuel oil were spilled due to human error. This SPILLS case was closed on November 22, 1994. The third SPILLS case was opened on July, 7 1992, when approximately 15 gallons of No. 4 fuel oil were spilled into the soil due to human error. This SPILLS case was closed on December 1, 1994. The fourth SPILLS case was opened on November 26, 1991, when approximately 1,000 gallons of No. 4 fuel oil were spilled into the soil due

to a ruptured suction line. This SPILLS case was closed on June 8, 1994. There are three (3) LTANKS cases listed for this site. The first LTANKS case was opened on November 9, 1990, when a 20,000-gallon No. 2 fuel oil tank failed a system tank test. This LTANKS case was closed on April 25, 1995. The second LTANKS case occurred on February 11, 1995, when approximately 30 gallons of No. 2 fuel oil were spilled onto the soil due to equipment failure. This LTANKS case was closed on February 15, 1995. The third LTANKS case was opened on June 10, 1994, when an unknown quantity of No. 4 fuel oil was spilled due to tank test failure. It was last reported that the tank will be repaired and retested as soon as possible. There are one (1) "closed-removed" 20,000-gallon empty UST, one (1) "closed-removed" 20,000-gallon No. 1, 2 or 4 fuel oil UST, one (1) "closed-removed" 20,000-gallon No. 1, 2 or 4 fuel oil double-walled UST and one (1) "in-service" 10,568-gallon No. 1, 2 or 4 fuel oil double-walled UST listed for this site. This site is listed as a RCRIS SQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Based on its status and location, this SPILLS, LTANKS, UST and RCRIS SQG site is not likely to environmentally impact the Site.

College Point Service Center/Flushing Industrial Park  
40-22 College Point Blvd  
Queens, NY 11354

This UST, Registered Aboveground Storage Tanks (AST) and RCRIS LQG site is located approximately 475 feet to the south and hydraulically cross-gradient of the Site. There are four (4) "closed-prior to 4/91" 1,080-gallon leaded gasoline vaulted USTs, two (2) "closed-prior to 4/91" 550-gallon unleaded gasoline vaulted USTs, two (2) "closed-prior to 4/91" 550-gallon diesel vaulted USTs, two (2) 275-gallon No. 1, 2 or 4 fuel oil aboveground storage tanks (ASTs), one (1) 275-gallon diesel AST and one (1) 275-gallon diesel vaulted AST listed for this site. This site is listed as a RCRIS LQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Based on its location, this UST, AST and RCRIS LQG site is not likely to environmentally impact the Site.

To the west of the Site is College Point Boulevard, beyond which are an Amoco gasoline station, Enterprise Car Rental, Keung Enterprises, Spectrum Maintenance Corp. and additional residential and commercial properties.

According to the EDR report, several of the nearby properties are listed in the regulatory databases reviewed:

Amico Service Station/Amoco Service Station #2016  
 39-14 College Point Blvd  
 Flushing, NY

This LTANKS and UST site is located approximately 75 feet to the southwest and hydraulically down-gradient of the Site. This LTANKS case was opened on November 19, 1997, when petroleum-contaminated soil due to tank overfill was encountered during the changing of tank spill buckets. There are four (4) "in-service" 4,000-gallon asphalt-coated double-walled USTs listed for this site. Based on its location, this LTANKS and UST site is not likely to environmentally impact the Site.

College Pt Blvd, R'svelt/Manhole 2856/39-08 Janet Place/  
 Flushing Truck Repair Co Inc/Spectrum Maintenance Corp/  
 Q R Development Corp - Spectrum  
 39-08 Janet Place  
 Flushing, NY

This SPILLS, UST, Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) and RCRIS LQG site is located approximately 250 feet to the west and hydraulically cross-gradient of the Site. There are three (3) SPILLS cases listed for this site. The first SPILLS case was opened on April 2, 1998, when approximately 2,000 gallons of diesel fuel oil were deliberately spilled into Flushing Bay and the surrounding soil by the owners of 39-08 Janet Place. A cleanup crew was last reported as on route to the spill. The second SPILLS case was opened on November 11, 1998, when approximately 1 gallon of an unknown petroleum was encountered in a manhole. The third SPILLS case was opened on February 17, 1998, when an unknown quantity of contaminated soil was excavated during the removal of an unknown number of tanks from the site. It was last reported that the contaminated soil was stockpiled on site and no procedures for removal or registration were filed. There are one (1) "in-service" 4,000-gallon diesel UST and two (2) "in-service" 550-gallon leaded gasoline USTs listed for this site. This site is listed with a CERCLIS site status of "cleaned up" and is not listed on the NPL. Based on its status and location, this CERCLIS site is not likely to environmentally impact the Site. This site is listed as a RCRIS LQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Based on its status and location, this SPILLS, UST, CERCLIS and RCRIS LQG site is not likely to environmentally impact the Site.

## 7.2 Historical Usage

GCE's review of records on file at the Borough of Queens Tax Assessor's Office and Sanborn Fire Insurance maps reveal that past land-utilization in the area of the

Site has been as land utilized for residential and religious purposes since at least from at least 1892 and as land utilized for residential, commercial and transportation purposes since at least 1934.

### 7.3 Tanks

GCE's visual inspection of the immediate surrounding area revealed the presence of three (3) gasoline dispensers, one (1) diesel dispenser and five (5) vent pipes associated with petroleum storage tanks all located on the Mobil gasoline station property adjacent to the south of the Site and hydraulically cross-gradient of the Site. No spills and/or leaks associated with these gasoline dispensers, diesel dispensers and vent pipes were observed. According to the Sanborn Fire Insurance maps provided by EDR, this property was utilized as a gasoline filling station circa 1934. According to the EDR report, this property is listed as a UST site:

Mobil Oil Corp SS GC4  
133-11 Roosevelt Ave  
Queens, NY

This UST site is located adjacent to the south and hydraulically cross-gradient of the Site. There are one (1) "closed prior to 4/91" 550-gallon No. 1, 2 or 4 fuel oil UST, one (1) "closed prior to 4/91" 550-gallon "other" UST, eight (8) "closed prior to 4/91" 550-gallon unleaded gasoline USTs, two (2) "closed prior to 4/91" 550-gallon leaded gasoline USTs, four (4) "in-service" 4,000-gallon unleaded gasoline double-walled USTs, one (1) "in-service" 4,000-gallon diesel double-walled UST, two (2) "in-service" 1,000-gallon No. 1, 2 or 4 fuel oil double-walled USTs, one (1) "tank converted to non-regulated use" 1,000-gallon "other" double-walled UST and one (1) "in-service" 1,000-gallon used oil double-walled UST listed for this site. Based on its status and location, this UST site is not likely to environmentally impact the Site.

In addition, GCE's visual inspection revealed the presence of four (4) gasoline dispensers and four (4) vent pipes associated with petroleum storage tanks located on the Amoco gasoline station property, approximately 75 feet to the southwest and hydraulically down-gradient of the Site. No spills and/or leaks associated with these gasoline dispensers and vent pipes were observed. According to the EDR report, this property is listed as a UST site:

Amoco Service Station #2016  
39-14 College Point Bou  
Flushing, NY

This UST site is located approximately 75 feet to the southwest and hydraulically down-gradient of the Site. There are four (4) "in-service" 4,000-gallon asphalt-coated double-walled USTs listed for this site. Based

on its location, this UST site is not likely to environmentally impact the Site.

According to the EDR report, three (3) of the nearby properties are listed as UST and/or AST sites:

Bland Houses  
40-05 College Point Bou  
Queens, NY

This UST site is located approximately 200 feet to the south and hydraulically cross-gradient of the Site. There are one (1) "closed-removed" 20,000-gallon empty UST, one (1) "closed-removed" 20,000-gallon No. 1, 2 or 4 fuel oil UST, one (1) "closed-removed" 20,000-gallon No. 1, 2 or 4 fuel oil double-walled UST and one (1) "in-service" 10,568-gallon No. 1, 2 or 4 fuel oil double-walled UST listed for this site. Based on its status and location, this UST site is not likely to environmentally impact the Site.

Flushing Truck Repair Co Inc  
39-08 Janet Place  
Flushing, NY

This UST site is located approximately 250 feet to the west and hydraulically down/cross-gradient of the Site. There are one (1) "in-service" 4,000-gallon diesel UST and two (2) "in-service" 550-gallon leaded gasoline USTs listed for this site. Based on its location, this UST site is not likely to environmentally impact the Site.

College Point Service Center  
40-22 College Point Blvd  
Queens, NY 11354

This UST and AST site is located approximately 475 feet to the south and hydraulically down-gradient of the Site. There are four (4) "closed-prior to 4/91" 1,080-gallon leaded gasoline vaulted USTs, two (2) "closed-prior to 4/91" 550-gallon unleaded gasoline vaulted USTs, two (2) "closed-prior to 4/91" 550-gallon diesel vaulted USTs, two (2) 275-gallon No. 1, 2 or 4 fuel oil ASTs, one (1) 275-gallon diesel AST and one (1) 275-gallon diesel vaulted AST listed for this site. Based on its location, this UST and AST site is not likely to environmentally impact the Site.

According to the EDR report, two (2) of the nearby properties are listed as SPILLS and/or LTANKS sites:

Amico Service Station/Amoco Service Station #2016  
39-14 College Point Blvd  
Flushing, NY



This LTANKS site is located approximately 75 feet to the southwest and hydraulically down-gradient of the Site. This LTANKS case was opened on November 19, 1997, when petroleum-contaminated soil due to tank overfill was encountered during the changing of tank spill buckets. Based on its location, this LTANKS site is not likely to environmentally impact the Site.

Bland Houses/40-05 College Point Bou/NYCHA-Bland Houses  
40-05 College Point Blvd  
Queens, NY

This SPILLS and LTANKS site is located approximately 200 feet to the south and hydraulically cross-gradient of the Site. There are four (4) SPILLS cases listed for this site. The first SPILLS case was opened on July 21, 1997, when approximately 15 gallons of No. 2 fuel oil were spilled due to human error. This SPILLS case was closed on July 23, 1997. The second SPILLS case was opened on November 21, 1994, when approximately 50 gallons of No. 4 fuel oil were spilled due to human error. This SPILLS case was closed on November 22, 1994. The third SPILLS case was opened on July, 7 1992, when approximately 15 gallons of No. 4 fuel oil were spilled into the soil due to human error. This SPILLS case was closed on December 1, 1994. The fourth SPILLS case was opened on November 26, 1991, when approximately 1,000 gallons of No. 4 fuel oil were spilled into the soil due to a ruptured suction line. This SPILLS case was closed on June 8, 1994. There are three (3) LTANKS cases listed for this site. The first LTANKS case was opened on November 9, 1990, when a 20,000-gallon No. 2 fuel oil tank failed a system tank test. This LTANKS case was closed on April 25, 1995. The second LTANKS case occurred on February 11, 1995, when approximately 30 gallons of No. 2 fuel oil were spilled onto the soil due to equipment failure. This LTANKS case was closed on February 15, 1995. The third LTANKS case was opened on June 10, 1994, when an unknown quantity of No. 4 fuel oil was spilled due to tank test failure. It was last reported that the tank will be repaired and retested as soon as possible. Based on its status and location, this SPILLS and LTANKS site is not likely to environmentally impact the Site.

#### 7.4 Transformers/PCB-Containing Equipment

GCE's visual inspection of the immediate surrounding area did not reveal the presence of any electrical transformers or other PCB-containing equipment, except for potential electrical transformers located within the NYCTA Lawrence Substation located adjacent to the southeast and hydraulically cross-gradient of the Site. No leaks and/or spills associated with this substation were observed. This substation is not listed as a SPILLS site. Therefore, this substation is not likely to environmentally impact the Site.

## 7.5 Petroleum Products/Hazardous Materials, Substances and Wastes

In addition, to petroleum products which are stored in the storage tanks as described in section 7.3, GCE's visual inspection of the immediate surrounding revealed the presence of a dry cleaner located on the Flushing Mall property located approximately 50 feet to the northeast and hydraulically up-gradient of the Site. According to the EDR report, this dry cleaner is not listed in the regulatory databases reviewed. Therefore, this dry cleaner is not likely to environmentally impact the Site.

According to the Sanborn Fire Insurance maps, the NYCTA Lawrence Substation property, located adjacent to the southeast and hydraulically cross-gradient of the Site, was utilized as a used car sales lot circa 1934 and as a parking lot circa 1951. This property is not listed as a SPILLS and/or LTANKS site. Based on its location, this historical usage is not likely to environmentally impact the Site. GCE's visual inspection revealed the presence of a dumpster located on the NYCTA Substation property. No leaks and/or spills associated with this substation or dumpster were observed. This property is listed as a RCRIS LQG site:

NYCTA-Lawrence Substation  
133-15 Roosevelt Ave  
Queens, NY 11354

This RCRIS LQG site is located adjacent to the southeast and hydraulically cross-gradient of the Site. This site is listed as a RCRIS LQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS LQG site is not likely to environmentally impact the Site.

According to the Sanborn Fire Insurance maps provided by EDR, the property adjacent to the east and hydraulically up-gradient of the Site was utilized as used car sales lot circa 1934 and as a parking lot circa 1951. This property is not listed as a SPILLS site. Therefore, this historical usage is not likely to environmentally impact the Site. In addition, according to the 1980, 1982, 1985 and 1988 Sanborn Fire Insurance maps, this property was previously utilized as a medical instrument manufacturer. According to the EDR report, this property is listed as a RCRIS LQG site:

Patient Technology Inc  
133-14 39th Ave  
Flushing, NY 11354

This RCRIS LQG site is located adjacent to the east and hydraulically cross-gradient of the Site. This site is listed as a RCRIS LQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site

generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS LQG site is not likely to environmentally impact the Site.

According to the EDR report, several of the nearby properties are listed in the regulatory databases reviewed:

39th Ave/College Point Blvd  
39th Ave/College Point Blvd  
Queens, NY

This SPILLS site is located adjacent to the northwest and hydraulically cross-gradient of the Site. This SPILLS case was opened on September 23, 1996, when approximately 1 gallon of non-petroleum, non-hazardous antifreeze was spilled into the soil due to a broken vehicle radiator hose. This SPILLS case was closed on May 27, 1998. Based on its status and description, this SPILLS case is not likely to environmentally impact the Site.

Mobil S/S/Mobil Oil Corp SS GC4  
133-11 Roosevelt Avenue  
Queens, NY

This SPILLS and RCRIS SQG site is located adjacent to the south and hydraulically cross-gradient of the Site. There are two (2) SPILLS cases listed for this site. The first SPILLS case was opened on April 3, 1992, when approximately 1 gallon of gasoline was spilled into the soil due to a cracked dispenser hose. The spill was contained on concrete and sorbent was applied. The second SPILLS case was opened on July 3, 1991, when an unknown product was observed to be leaching out of the soil. This SPILLS case was closed on July 31, 1991. This site is listed as a RCRIS SQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Based on its status and location, this SPILLS and RCRIS SQG site is not likely to environmentally impact the Site.

H B Chevrolet Inc  
133-31 39th Ave  
Flushing, NY 11354

This RCRIS LQG site is located approximately 50 feet to the east and hydraulically cross-gradient of the Site. This site is listed as a RCRIS LQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS LQG site is not likely to environmentally impact the Site.

NYCHA-Bland Houses  
Roosevelt Ave  
Flushing, NY

This RCRIS SQG site is located approximately 200 feet to the south and hydraulically cross-gradient of the Site. This site is listed as a RCRIS SQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site.

College Pt Blvd, R'svelt/Manhole 2856/39-08 Janet Place/  
Flushing Truck Repair Co Inc/Spectrum Maintenance Corp/  
Q R Development Corp - Spectrum  
39-08 Janet Place  
Flushing, NY

This SPILLS, CERCLIS and RCRIS LQG site is located approximately 250 feet to the west and hydraulically cross-gradient of the Site. There are three (3) SPILLS cases listed for this site. The first SPILLS case was opened on April 2, 1998, when approximately 2,000 gallons of diesel fuel oil were deliberately spilled into Flushing Bay and the surrounding soil by the owners of 39-08 Janet Place. A cleanup crew was last reported as on route to the spill. The second SPILLS case was opened on November 11, 1998, when approximately 1 gallon of an unknown petroleum was encountered in a manhole. The third SPILLS case was opened on February 17, 1998, when an unknown quantity of contaminated soil was excavated during the removal of an unknown number of tanks from the site. It was last reported that the contaminated soil was stockpiled on site and no procedures for removal or registration were filed. This site is listed with a CERCLIS site status of "cleaned up" and is not listed on the NPL. Based on its status and location, this CERCLIS site is not likely to environmentally impact the Site. This site is listed as a RCRIS LQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Based on its status and location, this SPILLS, CERCLIS and RCRIS LQG site is not likely to environmentally impact the Site.

Flushing Industrial Park  
40-22 College Point Blvd  
Queens, NY 11354

This RCRIS-LQG site is located approximately 475 feet to the south and hydraulically cross-gradient of the Site. This site is listed as a RCRIS LQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an

environmental concern to the Site. Therefore, this RCRIS LQG site is not likely to environmentally impact the Site.

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

## **8.0 REGULATORY INFORMATION**

### **8.1 Local Regulatory Review**

GCE filed a Freedom of Information Request with the NYFD for any information relative to petroleum storage tanks which may have been recorded with respect to the Site and has not received their response to-date. GCE will review the NYFD response and provide all pertinent information to the client upon receipt.

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

### **8.2 State Regulatory Review**

GCE has obtained and reviewed a State of New York Environmental Database report for the Site, provided by Environmental Data Resources, Inc. (EDR). The EDR report includes New York State Department of Environmental Conservation (DEC) State Hazardous Waste Sites (SHWS), Hazardous Substance Waste Disposal (HSWDS), Solid Waste Facility Directory (SWF/LF), NY Spills Information Database (SPILLS), Leaking Storage Tanks Incident Report (LTANKS), Petroleum Bulk Storage (UST), Chemical Bulk Storage UST (CBS UST), Major Oil Storage Facilities UST (MOSF UST), Registered Aboveground Storage Tanks (AST), Chemical Bulk Storage AST (CBS AST) and Major Oil Storage Facilities AST (MOSF AST) sites. In addition, GCE has reviewed the April 2001 "Inactive Hazardous Waste Disposal Sites In New York State" report, DEC - Division of Environmental Remediation, in cooperation with New York State Department of Health - Division of Environmental Health Assessment. The following locatable sites were identified:

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

There is one (1) SHWS site located within a 1.0-mile radius of the subject Site. This SHWS site is not located on the Site, on the adjacent properties or hydraulically up-gradient of the Site. Therefore, this SHWS site is not likely to environmentally impact the Site.

Hazardous Substance Waste Disposal (HSWDS)

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

Solid Waste Facility Directory (SWF/LF)

There is one (1) SWF/LF site located within a 0.5-mile radius of the subject Site. This SWF/LF site is not located on the Site, on the adjacent properties or hydraulically up-gradient of the Site. Therefore, this SHWS site is not likely to environmentally impact the Site.

NY Spills Information Database (SPILLS)

There are one hundred and six (106) SPILLS sites located within a 0.5-mile radius of the subject Site. The Site is listed as a SPILLS site:

134-04 39th Avenue

133-04 39th Avenue

Flushing, NY

This SPILLS case was opened on September 20, 1995 when an unknown quantity of unknown petroleum was spilled into the soil. One (1) UST was removed and contaminated soil was detected. The soil was excavated, stockpiled and properly disposed. This SPILLS case was closed on November 24, 1995.

Four (4) of the remaining one hundred and five (105) SPILLS sites are located on the nearby properties:

39th Ave/College Point Blvd

39th Ave/College Point Blvd

Queens, NY

This SPILLS site is located adjacent to the northwest and hydraulically cross-gradient of the Site. This SPILLS case was opened on September 23, 1996, when approximately 1 gallon of non-petroleum, non-hazardous antifreeze was spilled into the soil due to a broken vehicle radiator hose. This SPILLS case was closed on May 27, 1998. Based on its status, this SPILLS case is not likely to environmentally impact the Site.

Mobil S/S

133-11 Roosevelt Avenue

Queens, NY

This SPILLS site is located adjacent to the south and hydraulically cross-gradient of the Site. There are two (2) SPILLS cases listed for this site. The first SPILLS case was opened on April 3, 1992, when approximately 1 gallon of gasoline was spilled into the soil due to a

cracked dispenser hose. The spill was contained on concrete and sorbent was applied. The second SPILLS case was opened on July 3, 1991, when an unknown product was observed to be leaching out of the soil. This SPILLS case was closed on July 31, 1991. Based on its status and location, this SPILLS site is not likely to environmentally impact the Site. This site is also listed as a UST and RCRIS SQG site. Please refer to the corresponding paragraphs of this section for additional information regarding this site.

**Bland Houses**  
 40-05 College Point Blvd  
 Queens, NY

This SPILLS site is located approximately 200 feet to the south and hydraulically cross-gradient of the Site. There are four (4) SPILLS cases listed for this site. The first SPILLS case was opened on July 21, 1997, when approximately 15 gallons of No. 2 fuel oil were spilled due to human error. This SPILLS case was closed on July 23, 1997. The second SPILLS case was opened on November 21, 1994, when approximately 50 gallons of No. 4 fuel oil were spilled due to human error. This SPILLS case was closed on November 22, 1994. The third SPILLS case was opened on July, 7 1992, when approximately 15 gallons of No. 4 fuel oil were spilled into the soil due to human error. This SPILLS case was closed on December 1, 1994. The fourth SPILLS case was opened on November 26, 1991, when approximately 1,000 gallons of No. 4 fuel oil were spilled into the soil due to a ruptured suction line. This SPILLS case was closed on June 8, 1994. Based on its status and location, this SPILLS site is not likely to environmentally impact the Site. This site is also listed as a LTANKS, UST and RCRIS SQG site. Please refer to the corresponding paragraphs of this section for additional information regarding this site.

**College Pt Blvd, R'svelt/Manhole 2856/39-08 Janet Place**  
 39-08 Janet Place  
 Flushing, NY

This SPILLS site is located approximately 250 feet to the west and hydraulically cross-gradient of the Site. There are three (3) SPILLS cases listed for this site. The first SPILLS case was opened on April 2, 1998, when approximately 2,000 gallons of diesel fuel oil were deliberately spilled into Flushing Bay and the surrounding soil by the owners of 39-08 Janet Place. A cleanup crew was last reported as on route to the spill. The second SPILLS case was opened on November 11, 1998, when approximately 1 gallon of an unknown petroleum was encountered in a manhole. The third SPILLS case was opened on February 17, 1998, when an unknown quantity of contaminated soil was excavated during the removal of an unknown number of tanks from the site. It was last reported that the contaminated soil was stockpiled on site and no procedures for

removal or registration were filed. Based on its location, this SPILLS site is not likely to environmentally impact the Site. This site is also listed as a UST, CERCLIS and RCRIS LQG site. Please refer to the corresponding paragraphs of this section for additional information regarding this site.

None of the remaining one hundred and one (101) SPILLS sites are located on the Site, on the adjacent properties or hydraulically up-gradient of the Site. Therefore, these SPILLS sites are not likely to environmentally impact the Site.

#### Leaking Storage Tanks Incident Report (LTANKS)

There are thirty-one (31) LTANKS sites located within a 0.5-mile radius of the subject Site. Two (2) of these LTANKS sites are located on the nearby properties:

Amico Service Station  
39-14 College Point Blvd  
Flushing, NY

This LTANKS site is located approximately 75 feet to the southwest and hydraulically down-gradient of the Site. This LTANKS case was opened on November 19, 1997, when petroleum-contaminated soil due to tank overfill was encountered during the changing of tank spill buckets. Based on its location, this LTANKS site is not likely to environmentally impact the Site. This site is also listed as an UST site. Please refer to the corresponding paragraph of this section for additional information regarding this site.

Bland/Bland Houses  
40-05 College Point Blvd  
Queens, NY

This LTANKS site is located approximately 200 feet to the south and hydraulically cross-gradient of the Site. There are three (3) LTANKS cases listed for this site. The first LTANKS case was opened on November 9, 1990, when a 20,000-gallon No. 2 fuel oil tank failed a system tank test. This LTANKS case was closed on April 25, 1995. The second LTANKS case occurred on February 11, 1995, when approximately 30 gallons of No. 2 fuel oil were spilled onto the soil due to equipment failure. This LTANKS case was closed on February 15, 1995. The third LTANKS case was opened on June 10, 1994, when an unknown quantity of No. 4 fuel oil was spilled due to tank test failure. It was last reported that the tank will be repaired and retested as soon as possible. Based on its status and location, this LTANKS site is not likely to environmentally impact the Site. This site is also listed as a SPILLS, UST and RCRIS SQG site. Please refer to the corresponding paragraphs of this section for additional information regarding this site.



None of the remaining twenty-nine (29) LTANKS sites are located on the Site, on the adjacent properties or hydraulically up-gradient of the Site. Therefore, these LTANKS sites are not likely to environmentally impact the Site.

#### Petroleum Bulk Storage (UST)

There are seventeen (17) UST sites located within a 0.25-mile radius of the subject Site. Five (5) of these UST sites are located on the nearby properties:

##### Amoco Service Station #2016

39-14 College Point Bou

Flushing, NY

This UST site is located approximately 75 feet to the southwest and hydraulically down-gradient of the Site. There are four (4) "in-service" 4,000-gallon asphalt-coated double-walled USTs listed for this site. This site is also listed as an LTANKS site. Please refer to the corresponding paragraph of this section for additional information regarding this site.

##### Mobil Oil Corp SS GC4

133-11 Roosevelt Ave

Queens, NY

This UST site is located adjacent to the south and hydraulically cross-gradient of the Site. There are one (1) "closed prior to 4/91" 550-gallon No. 1, 2 or 4 fuel oil UST, one (1) "closed prior to 4/91" 550-gallon "other" UST, eight (8) "closed prior to 4/91" 550-gallon unleaded gasoline UST, two (2) "closed prior to 4/91" 550-gallon leaded gasoline UST, four (4) "in-service" 4,000-gallon unleaded gasoline double-walled USTs, one (1) "in-service" 4,000-gallon diesel double-walled UST, two (2) "in-service" 1,000-gallon No. 1, 2 or 4 fuel oil double-walled UST, one (1) "tank converted to non-regulated use" 1,000-gallon "other" double-walled UST and one (1) "in-service" 1,000-gallon used oil double-walled UST listed for this site. This site is also listed as a SPILLS and RCRIS SQG site. Please refer to the corresponding paragraphs of this section for additional information regarding this site.

##### Flushing Truck Repair Co Inc

39-08 Janet Place

Flushing, NY

This UST site is located approximately 250 feet to the west and hydraulically cross-gradient of the Site. There are one (1) "in-service" 4,000-gallon diesel UST and two (2) "in-service" 550-gallon leaded gasoline USTs listed for this site. This site is also listed as a SPILLS, CERCLIS and RCRIS LQG site. Please refer to the corresponding paragraphs of this section for additional information regarding this site.

**Bland Houses**

40-05 College Point Bou

Queens, NY

This UST site is located approximately 200 feet to the south and hydraulically cross-gradient of the Site. There are one (1) "closed-removed" 20,000-gallon empty UST, one (1) "closed-removed" 20,000-gallon No. 1, 2 or 4 fuel oil UST, one (1) "closed-removed" 20,000-gallon No. 1, 2 or 4 fuel oil double-walled UST and one (1) "in-service" 10,568-gallon No. 1, 2 or 4 fuel oil double-walled UST listed for this site. This site is also listed as a SPILLS, LTANKS and RCRIS SQG site. Please refer to the corresponding paragraphs of this section for additional information regarding this site.

**College Point Service Center**

40-22 College Point Blvd

Queens, NY 11354

This UST site is located approximately 475 feet to the south and hydraulically cross-gradient of the Site. There are four (4) "closed-prior to 4/91" 1,080-gallon leaded gasoline vaulted USTs, two (2) "closed-prior to 4/91" 550-gallon unleaded gasoline vaulted USTs and two (2) "closed-prior to 4/91" 550-gallon diesel vaulted USTs listed for this site. This site is not listed as a SPILLS and/or LTANKS site. This site is also listed as an AST and RCRIS LQG site. Please refer to the corresponding paragraphs of this section for additional information regarding this site.

None of the remaining twelve (12) UST sites are located on the Site, on the adjacent properties or hydraulically up-gradient of the Site. Therefore, these UST sites are not likely to environmentally impact the Site.

**Chemical Bulk Storage UST (CBS UST)**

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

**Major Oil Storage Facilities UST (MOSF UST)**

There is one (1) MOSF UST site located within a 0.5-mile radius of the subject Site. This MOSF UST site is not located on the Site, on the adjacent properties or hydraulically up-gradient of the Site. Therefore, this MOSF UST site is not likely to environmentally impact the Site.

**Registered Aboveground Storage Tanks (AST)**

There are nine (9) AST sites located within a 0.25-mile radius of the subject Site. One (1) of these AST sites is located on a nearby property:

College Point Service Center  
40-22 College Point Blvd  
Queens, NY 11354

This AST site is located approximately 475 feet to the south and hydraulically cross-gradient of the Site. There are two (2) 275-gallon No. 1, 2 or 4 fuel oil ASTs, one (1) 275-gallon diesel AST and one (1) 275-gallon diesel vaulted AST listed for this site. This site is not listed as a SPILLS and/or LTANKS site. Based on its status and location, this AST site is not likely to environmentally impact the Site. This site is also listed as an UST and RCRIS LQG site. Please refer to the corresponding paragraphs of this section for additional information regarding this site.

None of the remaining eight (8) AST sites are located on the Site, on the adjacent properties or hydraulically up-gradient of the Site. Therefore, these AST sites are not likely to environmentally impact the Site.

#### Chemical Bulk Storage AST (CBS AST)

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

#### Major Oil Storage Facilities AST (MOSF AST)

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

### 8.3 Federal Regulatory Review

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

#### National Priority List (NPL)

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

Proposed National Priority List (PROPOSED NPL)

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

RCRA Corrective Action Activity (CORRACTS)

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

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

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

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

There is one (1) CERCLIS site located within a 0.5-mile radius of the subject Site. This CERCLIS site is located on a nearby property:

Spectrum Maintenance Corp  
39-08 Janet Place  
Flushing, NY

This CERCLIS site is located approximately 250 feet to the west and hydraulically cross-gradient of the Site. This site is listed with a CERCLIS site status of "cleaned up" and is not listed on the NPL. Based on its status and location, this CERCLIS site is not likely to environmentally impact the Site. This site is also listed as a SPILLS, UST and RCRIS LQG site. Please refer to the corresponding paragraphs of this section for additional information regarding this site.

CERCLIS No Further Remedial Action Planned (CERC-NFRAP)

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

RCRA Registered Large Generators of Hazardous Waste (RCRIS LQG)

There are thirteen (13) RCRIS LQG sites located within a 0.25-mile radius of the subject Site. Five (5) of these RCRIS LQG sites are located on the nearby properties:

Patient Technology Inc  
133-14 39th Ave  
Flushing, NY 11354

This RCRIS LQG site is located adjacent to the east and hydraulically cross-gradient of the Site. This site is listed as a RCRIS LQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS LQG site is not likely to environmentally impact the Site.

NYCTA-Lawrence Substation  
133-15 Roosevelt Ave  
Queens, NY 11354

This RCRIS LQG site is located adjacent to the southeast and hydraulically cross-gradient of the Site. This site is listed as a RCRIS LQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS LQG site is not likely to environmentally impact the Site.

H B Chevrolet Inc  
133-31 39th Ave  
Flushing, NY 11354

This RCRIS LQG site is located approximately 50 feet to the east and hydraulically cross-gradient of the Site. This site is listed as a RCRIS LQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS LQG site is not likely to environmentally impact the Site.

Q R Development Corp - Spectrum  
Janet PL  
Flushing, NY

This RCRIS LQG site is located approximately 250 feet to the west and hydraulically down-gradient of the Site. This site is listed as a RCRIS LQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS LQG site is not likely to environmentally impact the Site. This site is also listed as a SPILLS, UST and CERCLIS site. Please refer to the corresponding paragraphs of this section for additional information regarding this site.

Flushing Industrial Park  
40-22 College Point Blvd  
Queens, NY 11354

This RCRIS LQG site is located approximately 475 feet to the south and hydraulically cross-gradient of the Site. This site is listed as a RCRIS LQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS LQG site is not likely to environmentally impact the Site. This site is also listed as an UST and AST site. Please refer to the corresponding paragraphs of this section for additional information regarding this site.

One (1) of the remaining eight (8) RCRIS LQG sites is located hydraulically up-gradient of the Site:

Forster Bros Inc  
39-15 Prince St  
Flushing, NY 11354

This RCRIS LQG site is located approximately 650 feet to the northeast and hydraulically up-gradient of the Site. This site is listed as a RCRIS LQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS LQG site is not likely to environmentally impact the Site.

None of the remaining seven (7) RCRIS LQG sites are located on the Site, on the adjacent properties, hydraulically up-gradient of the Site or listed as RCRA violators. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, these RCRIS LQG sites are not likely to environmentally impact the Site.

#### RCRA Small Generators of Hazardous Waste (RCRIS SQG)

There are eight (8) RCRIS SQG sites located within a 0.25-mile radius of the subject Site. Two (2) of these RCRIS SQG sites are located on the nearby properties:

Mobil Oil Corp SS GC4  
133-11 Roosevelt Ave  
Flushing, NY

This RCRIS SQG site is located adjacent to the south and hydraulically cross-gradient of the Site. This site is listed as a RCRIS SQG site under the RCRIS program, but is not listed as a RCRA violator. The off-site generation of hazardous waste alone does not present an environmental concern to the Site. Therefore, this RCRIS SQG site is not likely to environmentally impact the Site. This site is also listed as a SPILLS and UST site. Please refer to the corresponding paragraph of this section for additional information regarding this site.

GCE filed a Freedom of Information Request with the DEC for any information regarding the SPILLS case issued for the Site and has not received their response to-date. GCE will review the DEC response and provide all pertinent information to the client upon receipt.

GCE filed a Freedom of Information Request with the NYFD for any information relative to petroleum storage tanks which may have been recorded with respect to the Site and has not received their response to-date. GCE will review the NYFD response and provide all pertinent information to the client upon receipt.

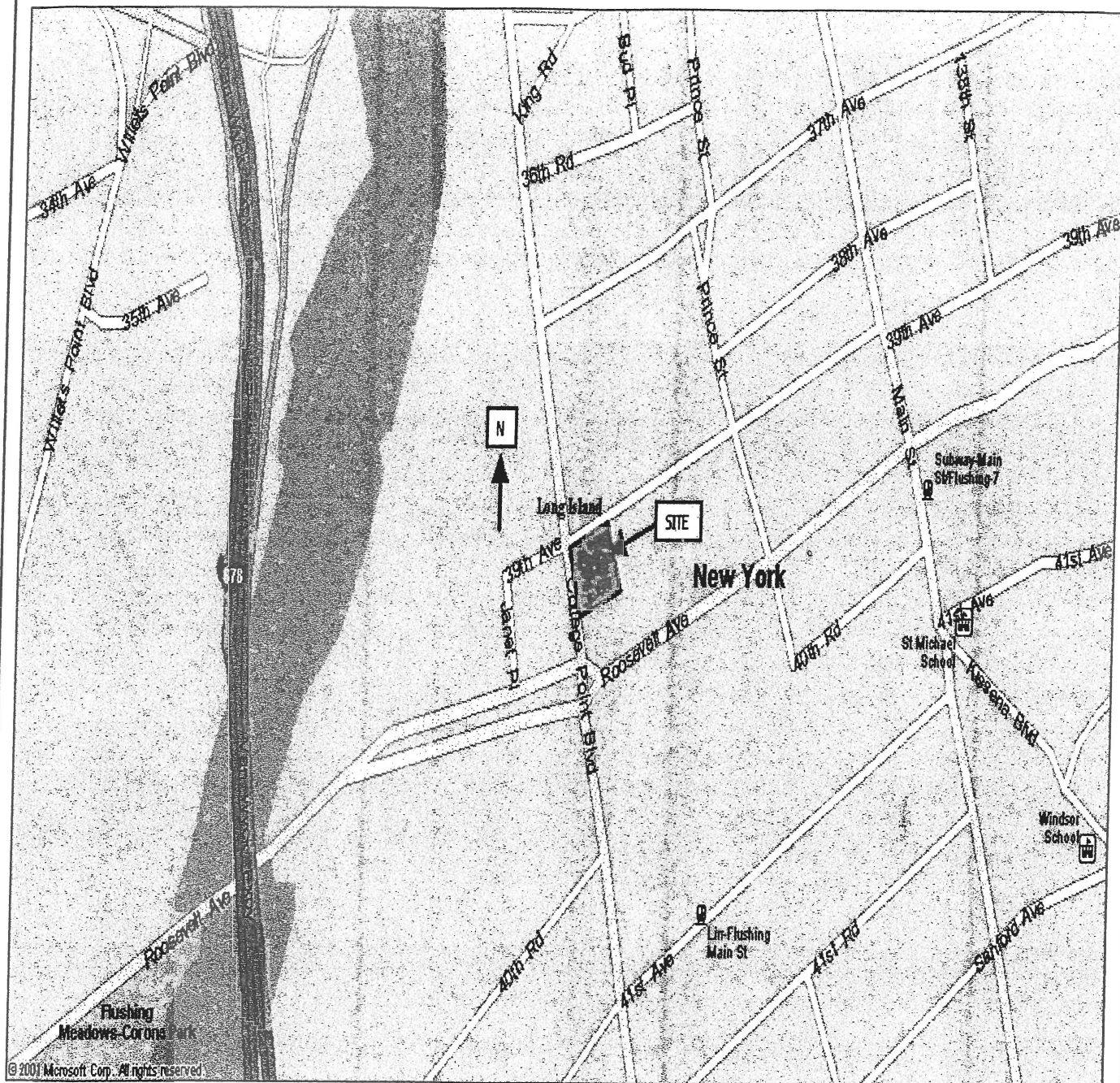
GCE has contacted DEP for any information regarding leaks, spills or violations which may have been recorded with respect to the Site and has not received their response to-date. GCE will review the DEP response and provide all pertinent information to the client upon receipt.

- According to the Queens County Tax Assessor's Office, the Site was owned by an Automotive Operating Corp. circa 1956. In addition, according to the Sanborn Fire Insurance maps, the Site was utilized as an Auto Body Warehouse circa 1980 through 1995. These historical usages may have environmentally impacted the Site.

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

- A review of the DEC, NYFD and DEP records should be performed upon receipt.
- A Limited Phase II Environmental Site Assessment should be considered in order to assess the impact of the SPILLS case listed for the Site, the removed UST, the Site's historical usage and surface oil staining on the soil and/or groundwater below the Site.

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



NOTE: DRAWING NOT TO SCALE. ALL LOCATIONS ARE APPROXIMATE. DRAWING INTENDED FOR USE WITH THIS GCE PHASE I ESA REPORT ONLY



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## PHASE I ENVIRONMENTAL SITE ASSESSMENT

ASIAN AMERICAN FOR EQUALITY

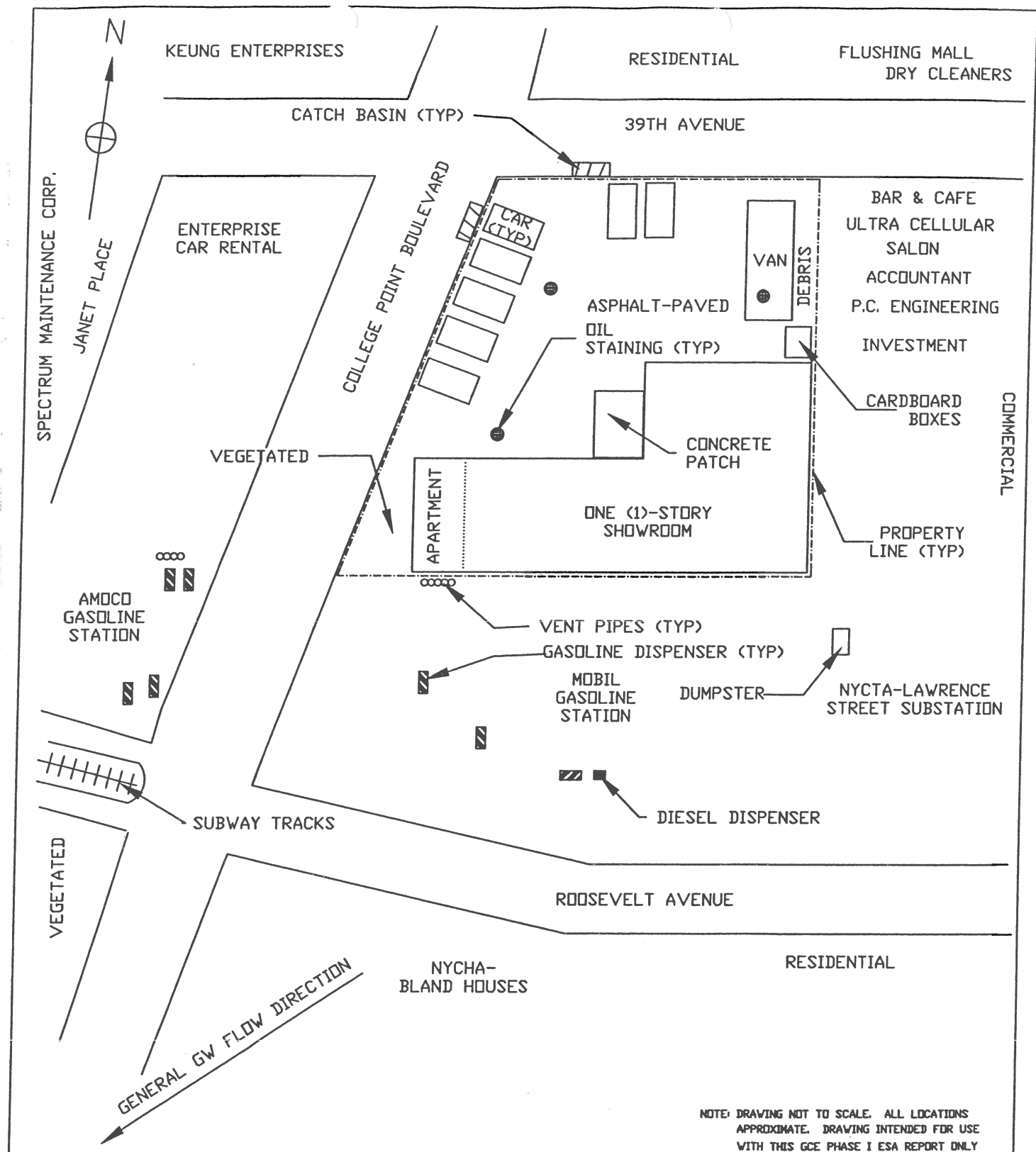
133-04 39TH AVENUE  
133-04 39TH AVENUE  
FLUSHING, NEW YORK 11354

DWG. TITLE:

FIGURE 1  
SITE LOCUS  
MAP

GCE PROJECT NO: 02-185-00





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## PHASE I ENVIRONMENTAL SITE ASSESSMENT

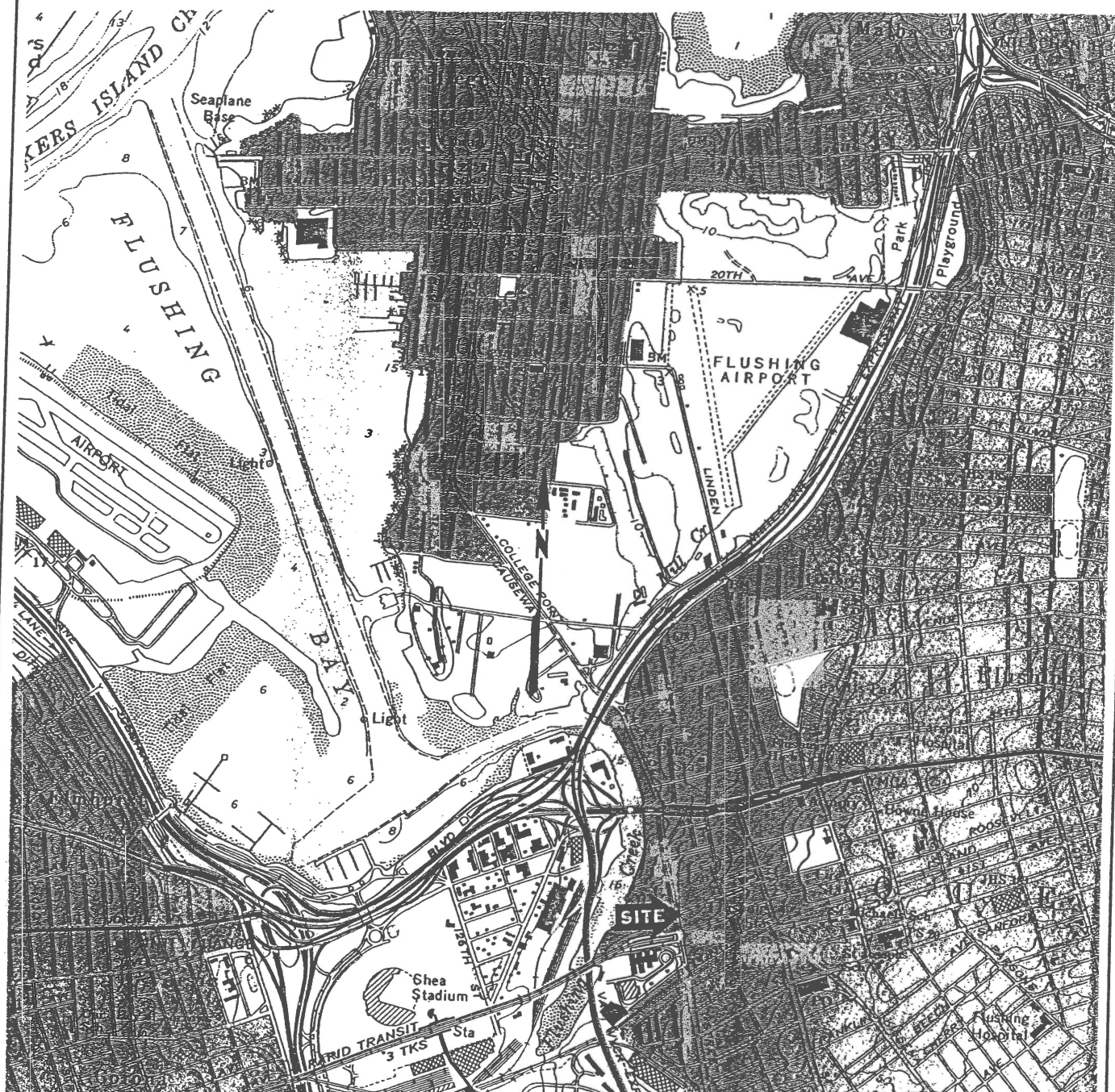
133-04 39TH AVENUE  
FLUSHING, NEW YORK 11354

GCE PROJECT NO: 02-185-00

DWG. TITLE:

FIGURE 2

SITE PLAN



FLUSHING, NEW YORK  
7.5 MINUTE SERIES  
TOPOGRAPHIC QUADRANGLE  
USGS 1966, PHOTOREVISED 1979



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## PHASE I ENVIRONMENTAL SITE ASSESSMENT

ASIAN AMERICAN FOR EQUALITY

133-04 39TH AVENUE  
133-04 39TH AVENUE  
FLUSHING, NEW YORK 11354

GCE PROJECT NO: 02-185-00

DWG. TITLE:

FIGURE 3  
USGS  
TOPOGRAPHIC  
MAP

## **LIMITATIONS AND SERVICES CONSTRAINTS**

### **Limitations**

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

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

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

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

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

### **Services Constraints**

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

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

choosing a methodology and location for subsurface investigation as well as soil and/or groundwater sampling, if conducted. The analytical results of the subsurface investigation, if provided, are meant as a representative overview of the subject site's conditions.

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

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

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

**APPENDIX B****SITE INFORMATION SUMMARY**

Current Owner:	39 College Point Corp Asia Bank N A 13534 Roosevelt Avenue Flushing, New York 11354
Site Location:	133-04 39th Avenue, Flushing, New York
County:	Queens
Tax Map Designation:	Block 4973, Lot 6
Total Plot Area:	approximately 12,100-square-feet
Year Built:	N/A
Zoning Information:	"C4-2" - Commercial District
Date Local Zoning Established:	1990
Site Contact:	Frank Lang
Telephone:	(212) 680-1374
Date On-site Investigation Conducted:	April 30, 2002
Weather at Time of Investigation:	60 degrees and sunny

## APPENDIX C

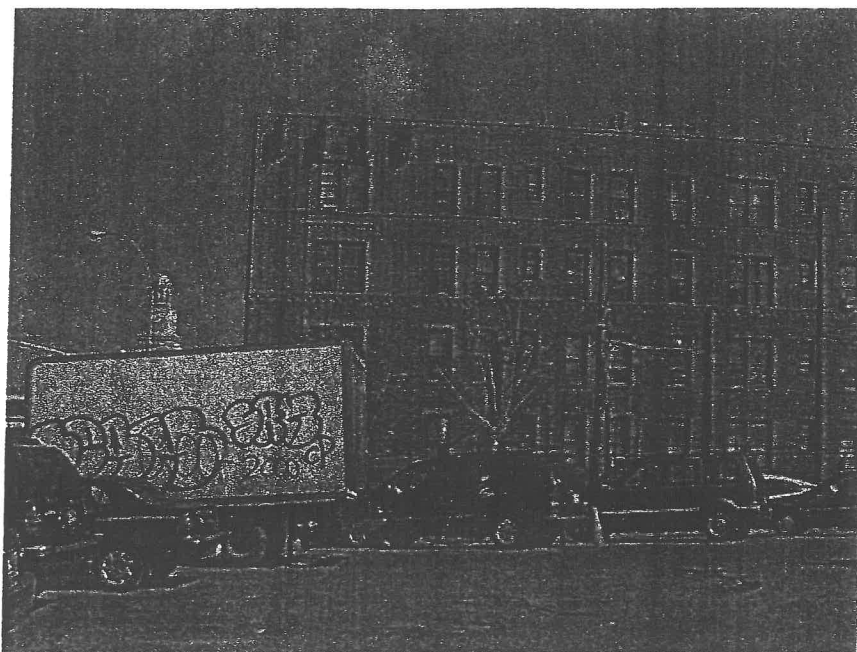
### INFORMATION SOURCES

#### 1. Persons/Offices Contacted Regarding the Site:

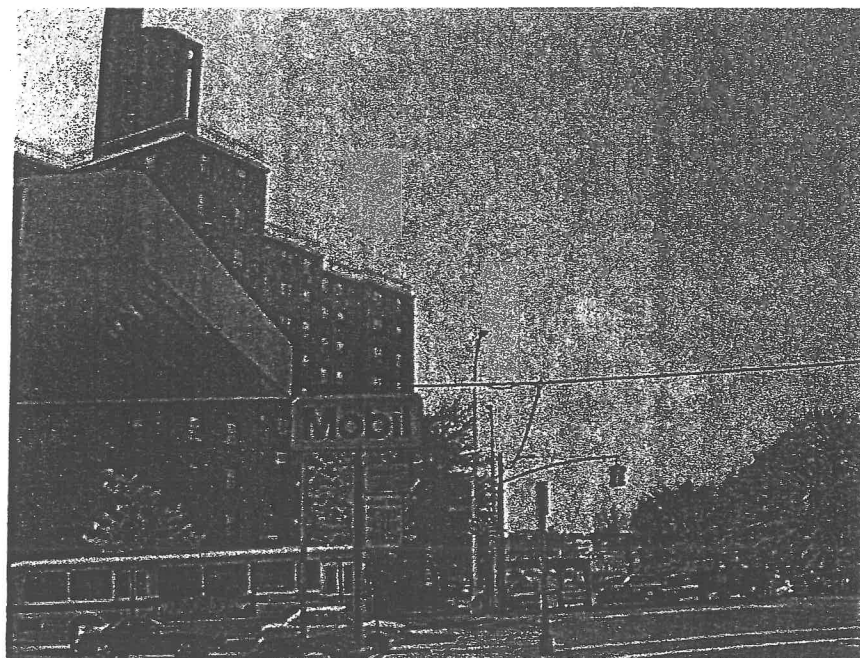
- Mr. Andy Sik, a representative of the Property owner.
- Borough of Queens Tax Assessment/Real Property, Queens, NY.
- Borough of Queens Department of Buildings, Queens, NY.
- NYC Planning Commission, New York, NY.
- New York City Department of Environmental Protection, Elmhurst, NY.
- New York City Fire Department, Brooklyn, NY.
- Environmental Data Resources, Inc.(EDR), Southport, CT.

#### 2. Reports, Plans and Other Documents Reviewed

- Tax Assessment/Real Property files, Queens, NY.
- Department of Buildings files, Queens, NY.
- NYC Planning Commission records, New York, NY.
- Hydrogeologic Framework of Long Island, New York, U.S. Geological Survey, 1989.
- Water Table on Long Island, New York, United States Department of the Interior Geological Survey, March 1984.
- Topographic Map of Flushing, New York Quadrangle, US Geological Survey (USGS), dated 1966, photorevised 1979.
- Federal Emergency Management Agency Flood Insurance Rate Map for the City of New York, New York Bronx, Richmond, New York, Queens, and Kings Counties, Community panel No. 360497 0042B, effective date: November 16, 1983.
- New York State Department of Environmental Conservation (DEC) Freshwater Wetlands Map for the Flushing, Queens County, New York Quadrangle 1995.
- U.S. Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory Maps for Flushing, New York Quadrangle, 1980.
- Environmental Data Resources, inc. (EDR) Report, May 1, 2002.

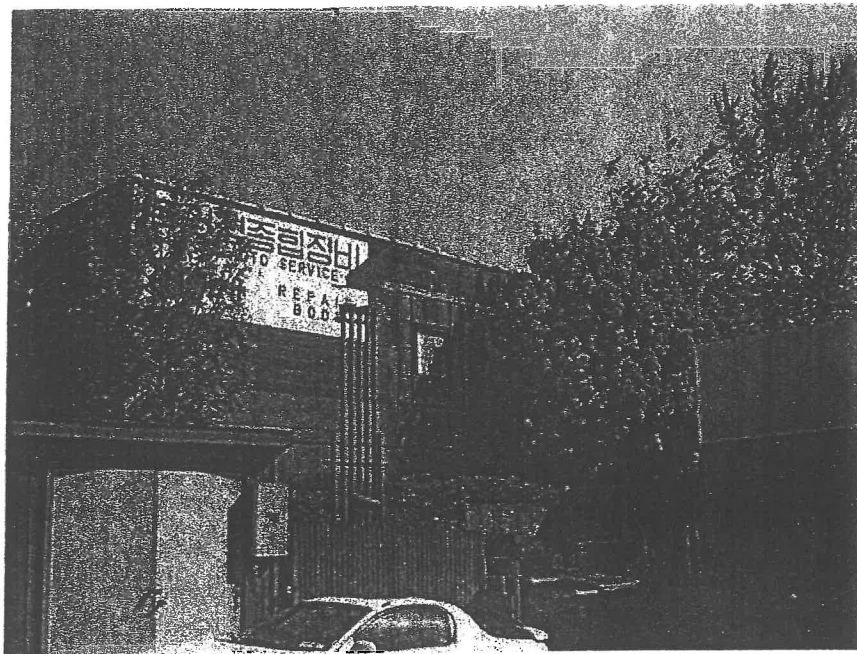


**1. VIEW OF THE AREA TO THE NORTH OF THE SITE.**

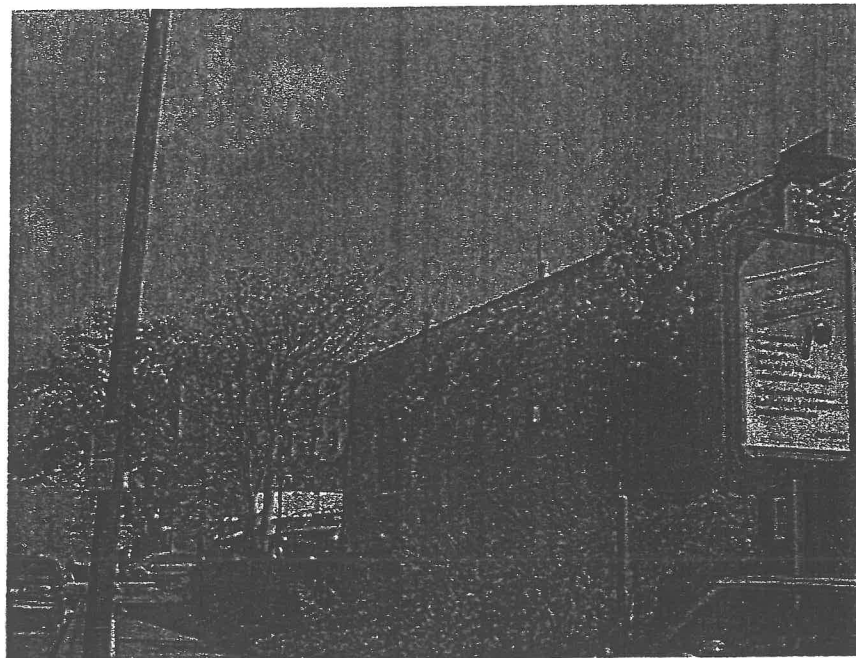


**2. VIEW OF THE AREA TO THE SOUTH OF THE SITE.**



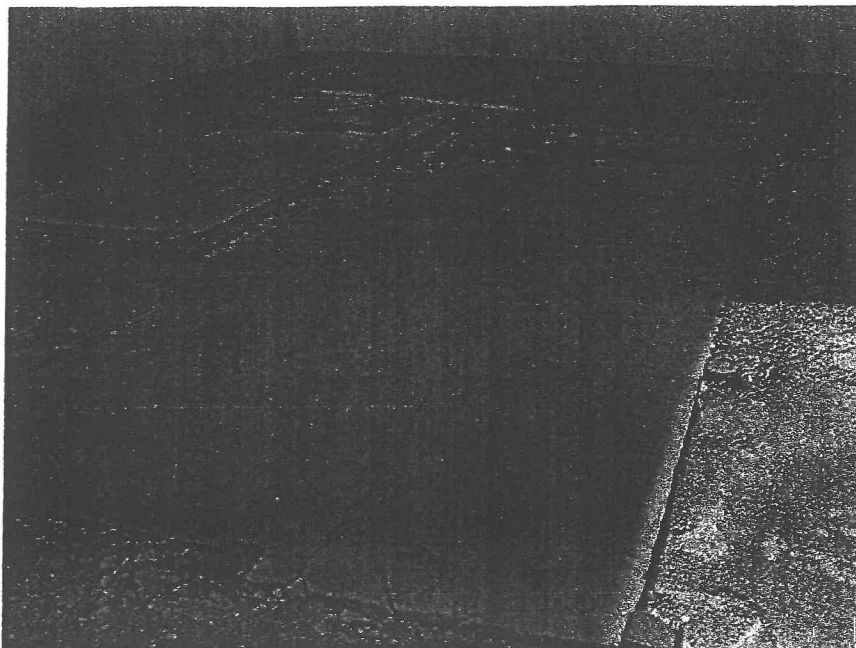


**5. SOUTH VIEW OF THE SITE.**

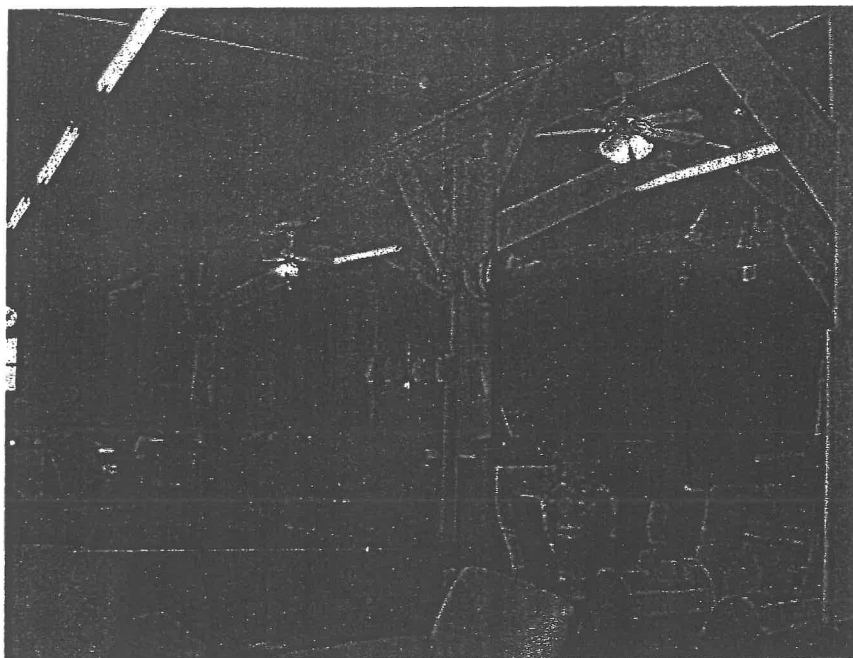


**6. WEST VIEW OF THE SITE.**

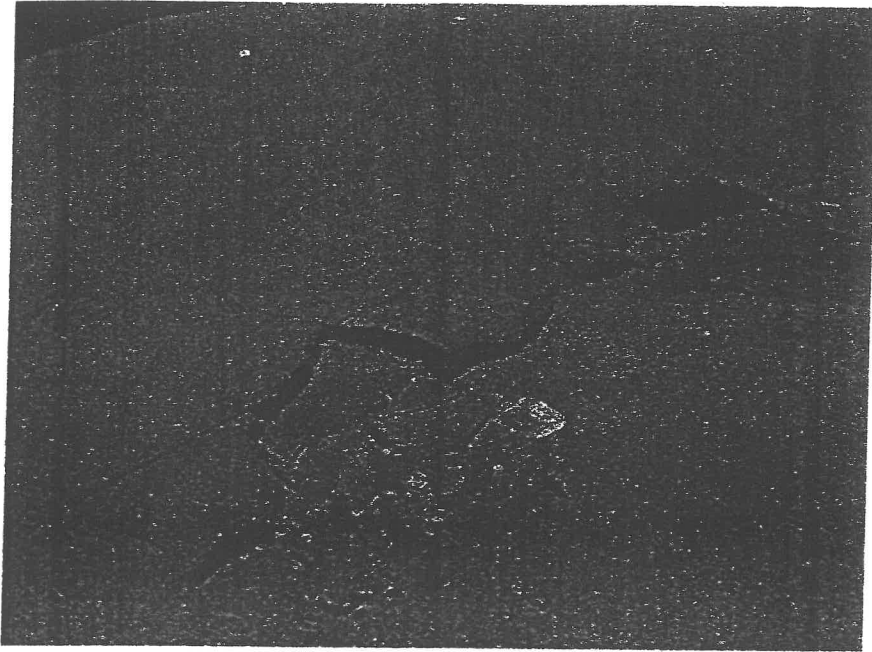




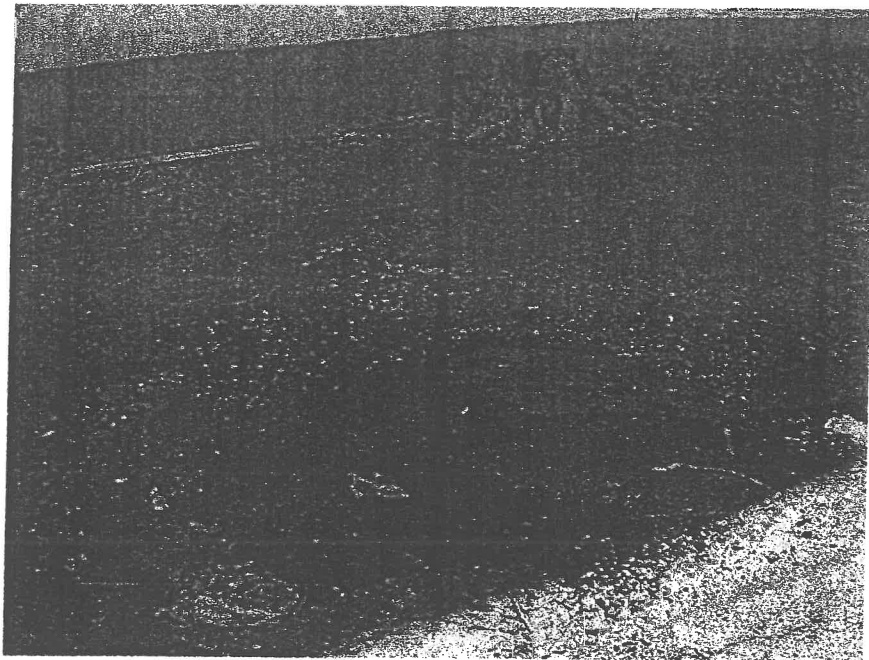
**9. CONCRETE PATCH LOCATED ON THE CENTRAL PORTION OF THE SITE, WITHIN THE ASPHALT-PAVED AREA.**



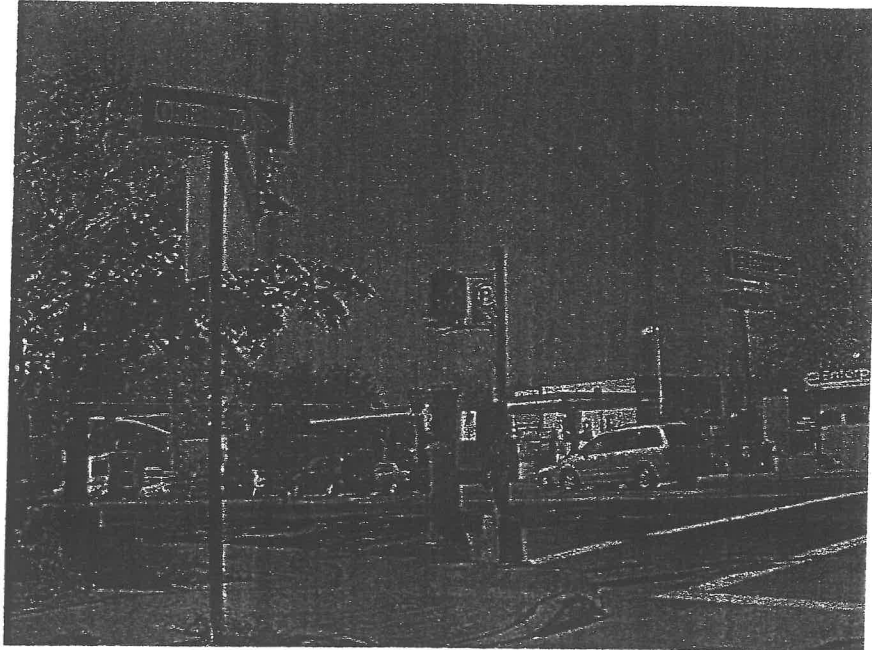
**10. INTERIOR OF THE ONE (1)-STORY BUILDING LOCATED ON THE SOUTHERN PORTION OF THE SITE.**



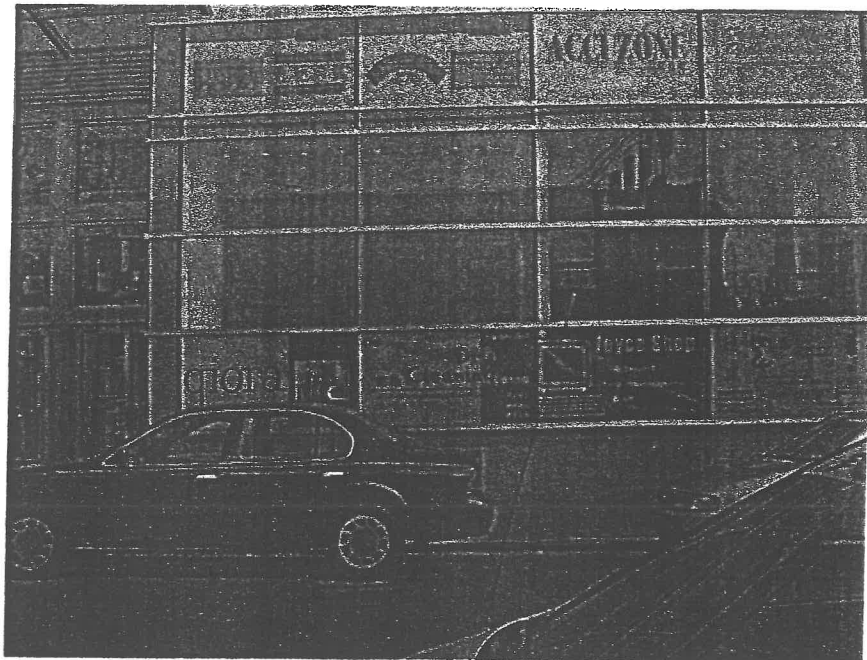
**11. ASPHALT IN POOR CONDITION, TYPICAL OF ASPHALT-PAVED AREAS OF THE SITE.**



**12. ACCUMULATING WATER WITHIN THE ASPHALT-PAVED AREAS OF THE SITE.**



**7. AMOCO GASOLINE STATION LOCATED APPROXIMATELY 75 FEET TO THE SOUTHWEST AND HYDRAULICALLY DOWN-GRADIENT OF THE SITE.**



**8. DRY CLEANERS LOCATED ON THE FLUSHING MALL PROPERTY, LOCATED APPROXIMATELY 50 FEET TO HE NORTHEAST OF THE SITE.**