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KeySpan Corporation
Environmental Asset Management
One Metro Tech Center
21st Floor
Brooklyn, NY 11201

April 28, 2008

Mr. Amen M. Omorogbe, P.E.
Project Manager
New York State Department of Environmental Conservation
Remedial Bureau C, 11th Floor
625 Broadway
Albany, New York 12233-7014

F 10
APR 29 2008

**Re: Supplemental Remedial Investigation (SRI)
Interim Data Deliverable
1 Edgewater Street/Edgewater Plaza
Clifton, Staten Island Former Manufactured Gas Plant (MGP) Site
Operable Unit 2 (OU-2)
Site No.: 2-43-023**

Dear Mr. Omorogbe:

KeySpan Corporation (KeySpan), a National Grid Company, is submitting this interim data deliverable for the soil vapor intrusion sampling activities conducted as part of supplemental remedial investigation (SRI) activities at 1 Edgewater Street/Edgewater Plaza on March 9, 2008. KeySpan has produced this interim data transmittal at the request of the current property owner, Behringer-Harvard (BH). BH representatives have also received a copy of this data transmittal.

The interim data deliverable includes a site plan with sample locations; a table that summarizes compounds detected in soil vapor and ambient air; and the data usability summary report that provides a hard copy of the laboratory and validation information for the data collected. The interim deliverable is provided in advance of the supplemental SRI for 1 Edgewater Street/Edgewater property which is tentatively scheduled to be issued in early June.

If you have any questions or require any additional information, please contact me at 718-403-1048 or by email at aprophete@keyspanenergy.com.

Sincerely,
KeySpan Corporation

Andrew Prophete
Project Manager

LEW:jcl

U:\WORK\Process\KEYSPAN\CLIFTON\Supplemental RI\Edgewater\Interim Data Transmittal\OU-2\SV-2A Sampling\Final Data Transmittal\OU-2\Edgewater Street data deliverable 44-284-8.doc

Enclosures

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Table 1
Sub Slab Soil Vapor and Ambient Air Analytical Summary
1 Edgewater Street/ Edgewater Plaza
Clifton Former Manufactured Gas Plant Operable Unit 2
Staten Island, New York

Sample ID: Sample Date:	EPA BASE Indoor Air 90th Percentile ¹	EPA BASE Outdoor Air 90th Percentile ¹	Outdoor Air Sample		Indoor Air Samples							Sub-Slab Soil Vapor Samples				
			CF-AS-04 3/9/2008	CF-AS-01 3/9/2008	CF-AS-02 3/9/2008	CF-AS-03 3/9/2008	CF-AS-05 3/9/2008	CF-AS-06 3/9/2008	CF-AS-07 3/9/2008	CF-SG-30 3/9/2008	CF-SG-31 3/9/2008	CF-SG-32 3/9/2008	CF-SG-33 3/9/2008	Duplicate of: CF-SG-38 3/9/2008	CF-SG-34 3/9/2008	CF-SG-35 3/9/2008
Benzene	9.4	6.6	0.52 J	0.80	0.79	0.52 J	0.84	0.75	1.0	0.42 J	2.4	1.1	8.7 J			0.43 J
Ethylbenzene	5.7	3.5	0.87 U	0.30 J	0.36 J	0.87 U	0.32 J	0.22 J	0.30 J	0.87 U	0.87 U	0.53 J	2.6	3.1	0.39 J	0.87 U
Toluene	4.3	33.7	0.49 J	3.0	2.8	1.6	3.9	2.4	3.1	1.4	1.3	2.8	5.5	4.8	1.1	1.3
Xylene, m,p-	NE	NE	0.30 J	0.71 J	1.0 J	0.47 J	0.69 J	0.63 J	0.91 J	0.44 J	0.42 J	1.8	10	13	0.95 J	0.34 J
Xylene, o-	7.9	4.6	0.87 U	0.26 J	0.39 J	0.24 J	0.24 J	0.26 J	0.39 J	0.87 U	0.87 U	0.67 J	4.5	5.7	0.40 J	0.25 J
Total BTEX	NE	NE	1.31	5.07	5.34	2.38	5.99	4.26	5.7	2.26	4.12	6.9	31.3	38.6	20.84	2.32
2,2,4-Trimethylpentane	NE	NE	0.93 U	0.93 U	0.93 U	0.93 U	0.93 U	0.93 U	0.93 U	0.93 U	0.26 J	0.93 U	0.93 U		0.93 U	
Acetaldehyde	NE	NE	3.2 J	8.9 J	6.8 J	4.3 J	7.1	8.9 J	9.4 J	5.6 J	33	49	12 J	41 J		
Acetone	98.9	43.7	4.8	50	40	79	78	98	29	18	39	48		83	37	23
Acrolein (propenal)	NE	NE	0.17 J	0.45 J	0.56 J	0.29 J	0.64 J	0.43 J	0.70 J	0.44 J	1.2 U	0.70 J	0.67 J	0.91 J	0.49 J	0.31 J
Butadiene, 1,3-	<3.0	<3.4	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.27 J	0.11 J	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U
Butane	NE	NE	2.0	2.0	2.0	2.0	2.3	2.4	2.9	0.58	4.8	2.3	5.6	6.0	0.91	0.30 J
Butanone, 2-	12	11.3	0.45 J	1.0	1.0	1.2	1.2	1.5	1.2	1.5	1.6	8.3	7.0	9.5	2.9	1.9
Carbon disulfide	4.2	3.7	0.62 U	0.62 U	0.62 U	0.62 U	0.62 U	0.62 U	0.62 U	0.99 U	2.3 U	2.0 U	3.1	3.8	3.7	0.62 U
Carbon tetrachloride	<1.3	0.7	0.38 J	0.42 J	0.55 J	1.3 U	0.52 J	0.40 J	1.3 U	0.37 J	1.3 U	0.47 J	0.53 J	0.37 J	0.36 J	0.44 J
Chlorobenzene	<0.9	<0.8	0.92 U	0.92 U	0.92 U	0.92 U	0.92 U	0.92 U	0.92 U	0.92 U	0.92 U	0.92 U	0.92 U	0.92 U	0.92 U	0.92 U
Chloroethane	<1.1	<1.2	0.53 U	0.53 U	0.53 U	0.53 U	0.53 U	0.53 U	0.53 U	0.53 U	0.17 J	0.53 U	0.53 U	0.53 U	0.53 U	0.53 U
Chloroform	1.1	0.6	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.68 J	0.62 J	0.65 J	0.53 U	0.40 J
Chloromethane	3.7	3.7	0.97	0.96	0.95	0.90	0.97	1.0	1.1	0.13 J	0.32 J	0.17 J	0.38 J	0.18 J	0.12 J	0.41 U
Cyclohexane	NE	NE	0.69 U	0.25 J	0.29 J	0.25 J	0.93 J	0.52 J	0.62 J	0.69 U	2.7	0.65 J	1.4	1.4	1.4	0.69 U
Decane, n-	17.5	7.6	1.2 U	0.69 J	0.87 J	0.40 J	0.93 J	1.2 U	0.46 J	1.2 U	0.41 J	0.34 J	1.2 U	1.1 J	1.2 U	0.46 J
Dichlorobenzene, 1,4-	5.5	1.2	1.2 U	1.2 U	1.2 U	1.2 U	0.92 J	1.2 U	0.46 J	1.2 U	0.41 J	0.34 J	1.2 U	1.1 J	1.2 U	1.2 U
Dichlorodifluoromethane	16.5	8.1	1.9	2.0	1.9	2.0	1.8	2.0	2.0	2.2	2.1	2.0	2.0	1.9	2.2	2.1
Dichloroethene, cis-1,2-	<1.9	<1.8	0.79 U	0.79 U	0.79 U	0.79 U	0.79 U	0.79 U	0.79 U	0.79 U	0.79 U	0.79 U	0.79 U	0.79 U	0.79 U	0.79 U
Dioxane, 1,4-	NE	NE	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U	0.50 J	0.72 U	0.72 U	0.72 U	0.72 U
Dodecane, n-	15.9	10.4	1.4 U	0.74 J	0.63 J	0.77 J	1.1 J	0.82 J	0.95 J	0.94 J	1.7	1.7	1.1 J	0.70 J	2.7	0.79 J
Ethanol	210	57	1.9	24	27	28	55	43	73	2.1	2.0	26	71	87	6.9	5.0
Ethyltoluene, p-	3.6	3	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.28 J	0.37 J	0.42 J	0.98 U	0.98 U
Heptane, n-	NE	NE	0.45 J	1.0	0.82 J	0.45 J	5.7	1.3	1.4	2.1	1.6	2.7	4.1 J	1.4 J	0.72 J	0.47 J
Hexachlorobutadiene	<6.8	<6.4	2.1 U	2.1 U	2.1 U	2.1 U	2.1 U	2.1 U	2.1 U	2.1 U	2.1 U	0.55 J	2.1 U	2.1 U	2.1 U	2.1 U
Hexane, n-	10.2	6.4	0.36 J	0.58 J	0.65 J	0.44 J	0.83	0.45 J	1.5	0.26 J	1.4	2.3	1.3	1.4	0.80	0.70 U
Hexanone, 2-	NE	NE	0.82 U	0.82 U	0.82 U	0.82 U	0.82 U	0.82 U	0.82 U	0.82 U	0.82 U	0.61 J	0.82 U	0.82 U	0.82 U	0.82 U
Indane	NE	NE	0.97 U	0.97 U	0.97 U	0.97 U	0.97 U	0.97 U	0.97 U	0.97 U	0.97 U	0.97 U	0.97 U	0.97 U	0.97 U	0.39 J
Methyl tert-butyl ether	11.5	6.2	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U
Methyl-2-pentanone, 4-	6	1.9	0.82 U	0.82 U	0.36 J	0.82 U	0.83	0.78 J	0.82 U	0.82 U	0.82 U	2.1	1.6	1.9	0.82 U	0.82 U
Methylene chloride	10	6.1	1.7 U	1.7 U	1.7 U	1.7 U	1.7 U	1.7 U	1.7 U	1.7 U	1.7 U	2.3 U	1.7 U	1.7 U	1.7 U	1.7 U
Methylnaphthalene, 1-	NE	NE	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	0.76 J	1.2 U	1.2 U	1.2 U	1.2 U
Methylnaphthalene, 2-	NE	NE	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	0.47 J	1.2 U	1.2 U	1.2 U	1.2 U
Naphthalene	5.1	4.9	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	0.30 J	1.0 U	1.0 U	0.34 J	1.0 U	1.0 U	1.0 U	0.89 J
Nonane	7.8	2.8	1.0 U	0.34 J	0.39 J	0.29 J	0.47 J	0.41 J	0.72 J	0.34 J	1.0 J	2.0	1.1	1.1	1.0 U	1.0 U
Octane, n-	4.5	1.6	0.93 U	0.23 J	0.30 J	0.93 U	0.27 J	0.93 U	0.28 J	0.26 J					1.0	0.93 U
Pentane	NE	NE	1.1	1.5	1.2	1.2	1.5	1.8	2.6	1.6	2.1	1.9	4.6	4.6	0.85	0.59 J
Propanol, 2-	250	16.5	0.43 J	26	21 J	16 J	47 J	46 J	29 J	1.5 J	0.88 J	23 J	25 J	17 J	2.3	12 J
Styrene	1.9	1.3	0.85 U	0.85 U	0.85 U	0.85 U	0.85 U	0.85 U	0.85 U	0.85 U	0.85 U	0.29 J	0.41 J	0.38 J	0.85 U	0.85 U
t-Butyl alcohol	NE	NE	0.61 U	0.61 U	0.61 U	0.61 U	0.61 U	0.61 U	0.61 U	0.61 U	1.9	0.89	1.3	0.61 U	0.61 U	0.61 U
Tetrachloroethene	15.9	6.5	1.4 U	1.4 U	1.4 U	1.4 U	1.4 U	1.4 U	1.4 U	0.37 J	1.4 U	1.0 J	2.2	2.6	2.0	0.81 J
Tetramethylbenzene, 1,2,4,5-	NE	NE	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U
Trichloro-1,2,2-trifluoroethane, 1,1,2-	NE	NE	1.5 U	0.41 J	0.56 J	0.45 J	0.57 J	1.5 U	0.70 J	0.51 J	0.62 J	0.64 J	0.58 J	0.42 J	0.57 J	0.59 J
Trichloroethane, 1,1,1-	20.6	2.6	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	0.89 J	0.36 J	0.30 J	0.63 J	1.1	1.1 U	0.94 J
Trichloroethene	4.2	1.3	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	0.34 J	0.33 J	0.36 J	1.1 U	0.31 J
Trichlorofluoromethane	18.1	4.3	1.1 J	0.98 U	1.1 U	1.0 J	1.8	1.3	7.5	2.5	1.9	7.2	5.9	6.3	3.6	1.6
Trimethylbenzene, 1,2,3-	NE	NE	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.28 J	0.47 J	0.56 J	0.98 U	0.98 U
Trimethylbenzene, 1,2,4-	9.5	5.8	0.98 U	0.41 J	0.60 J	0.29 J	0.57 J	0.43 J	0.70 J	0.98 U	0.98 U	0.59 J	0.64 J	0.43 J	0.98 U	0.28 J
Trimethylbenzene, 1,3,5-	3.7	2.7	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U
Undecane, n-	22.6	14.8	1.3 U	0.88 J	1.0 J	0.61 J	1.0 J	0.75 J	1.0 J	0.70 J	1.6	2.0	1.3	1.2 J	1.1 J	0.73 J
Helium	NE	NA	NA	NA	NA	NA	NA	NA	NA	0.0166 U	3.01	0.508	0.101	0.425	0.019	0.154

Notes:

¹ Source: Environmental Protection Agency (EPA) 2001: Building Assessment and Survey Evaluation (BASE) as referenced in the New York State Department of Health (NYSDOH), October 2006. Summary of Indoor and Outdoor Levels of Volatile Organic Compounds from selected public and commercial office buildings reported in various locations within office settings in NYS, 1994-1996.

Samples analyzed by modified EPA Method TO-15

NA - not analyzed

J - estimated value

U - indicates not detected to the reporting limit for organic analysis

NE- not established

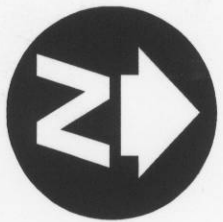
NA - not analyzed

Bolding indicates a detected result value

Shading and bolding indicates that the detected result value exceeds the NYSDOH screening value it was compared to
ug/m3 - micrograms per cubic meter

BTEX - benzene, toluene, ethylbenzene, and xylenes

VOCs - volatile organic compounds



Legend

- Groundwater Sampling Location
- Soil Boring/Groundwater Sampling Location
- Operable Unit No. 2 Boundary
- Off-Site Property Boundary
- Proposed IRM Excavation Cells
- Parcels

ND Not Detected
NA Not Analyzed
PAH Polycyclic Aromatic Hydrocarbons
CAPAH Carcinogenic Polycyclic Aromatic Hydrocarbons
BTEX Benzene, Toluene, Ethylbenzene, and Xylenes
PCB Polychlorinated Biphenyl
NAWQS No Ambient Water Quality Standard

Note:
All Results Reported in ug/L.
Exceedances of the criteria are in bold type and are shaded.

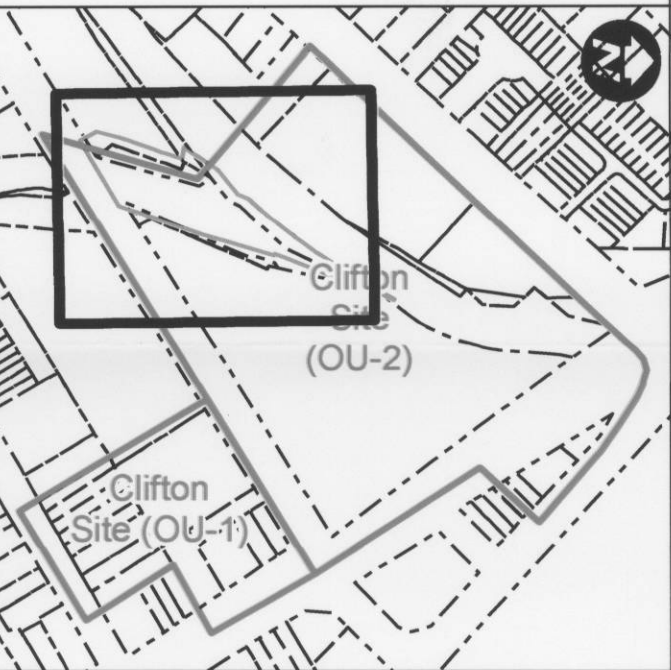
NYSDEC Ambient Water Quality Standards	Sample Number	GPEGW-8WS	GPEGW-8WD	SB-8W-GW3	SB-8W-3
	Laboratory ID Number	0711903-003A	0712002-005A	0711010-001A	0711203-001A
	Sample Depth	2.5' - 7.5'	15.5 - 20.5	11' - 15'	12' - 17'
NAWQS	Total PAH	ND	ND	42	4
NAWQS	Total CAPAH	ND	ND	ND	ND
50	2-Butanone	ND	ND	22	200
NAWQS	Total BTEX	ND	ND	8	ND
0.09	PCB	ND	ND	ND	ND
1,000	Barium	199	1140	264	290
50	Chromium	ND	281	41.2	10.4
25	Lead	ND	261	133	26.6
0.7	Mercury	ND	1.9	0.61	ND
200	Cyanide	27.0	ND	450	ND

NYSDEC Ambient Water Quality Standards	Sample Number	GPEGW-3WS	GPEGW-3WD
	Laboratory ID Number	0712002-003A	0712002-002A
	Sample Depth	3.5' - 8.5'	24' - 29'
NAWQS	Total PAH	ND	2
NAWQS	Total CAPAH	ND	ND
NAWQS	Total BTEX	ND	ND
0.09	PCB	NA	ND
50	Chromium	NA	150
25	Lead	NA	120
200	Cyanide	397	12.7

NYSDEC Ambient Water Quality Standards	Sample Number	GPEGW-6WS	GPEGW-6WI
	Laboratory ID Number	0712002-004A	0711903-002A
	Sample Depth	2' - 7'	9' - 14'
NAWQS	Total PAH	ND	324
NAWQS	Total CAPAH	ND	ND
1	Benzene	ND	19
5	Toluene	ND	13
5	Total Xylene	ND	26
NAWQS	Total BTEX	ND	61
0.09	PCB	NA	ND
25	Lead	NA	31.9
200	Cyanide	ND	64.4

NYSDEC Ambient Water Quality Standards	Sample Number	GPEGW-5WS	GPEGW-5WI
	Laboratory ID Number	0711951-002A	0711903-001A
	Sample Depth	3' - 8'	9' - 14'
NAWQS	Total PAH	ND	ND
NAWQS	Total CAPAH	ND	ND
NAWQS	Total BTEX	ND	ND
0.09	PCB	ND	ND
200	Cyanide	351	165

NYSDEC Ambient Water Quality Standards	Sample Number	GPEGW-1WS	GPEGW-1WI
	Laboratory ID Number	0712002-001A	0711951-001A
	Sample Depth	3.5' - 8.5'	14' - 19'
NAWQS	Total PAH	NA	114
NAWQS	Total CAPAH	NA	ND
1	Benzene	ND	2
NAWQS	Total BTEX	ND	7
0.09	PCB	NA	ND
25	Lead	NA	27.3
200	Cyanide	1,200	5,010



Reference Map Scale: 1" = 300'

Source:
As-Built Borings and Wells Surveyed By PS&S's
Survey Department, October 2007.
PS&S Plan Entitled, "Site Topography, 40 Willow
Avenue Parcel, Clifton OU-1 Site, As-Built",
Dated 11/08/05.

0 8 16 32
Feet

PS&S
integrating design & engineering
PAULUS, SOKOLOWSKI and SARTOR Engineering, PC
67A MOUNTAIN BOULEVARD EXTENSION
P.O. BOX 4039
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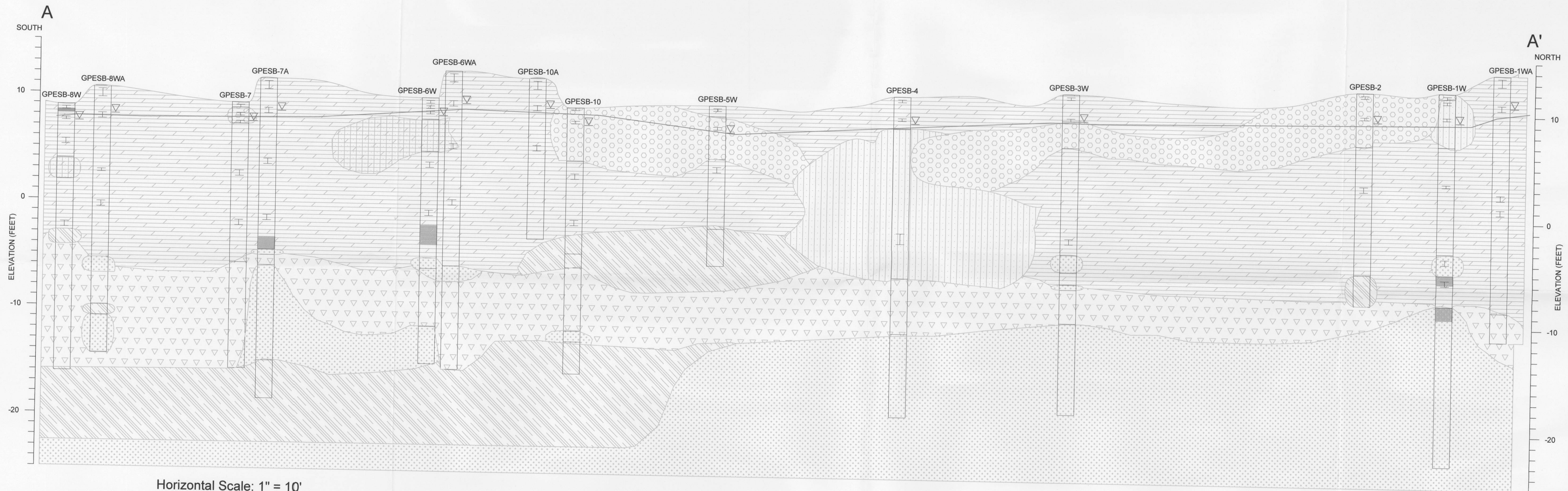
CLIFTON FORMER MGP SITE
STATEN ISLAND
RICHMOND COUNTY, NEW YORK

OFF-SITE AREA
(89 WILLOW AVENUE)
SUPPLEMENTAL REMEDIAL SOIL
AND GROUNDWATER
INVESTIGATION
**GROUNDWATER ANALYTICAL
RESULTS MAP**

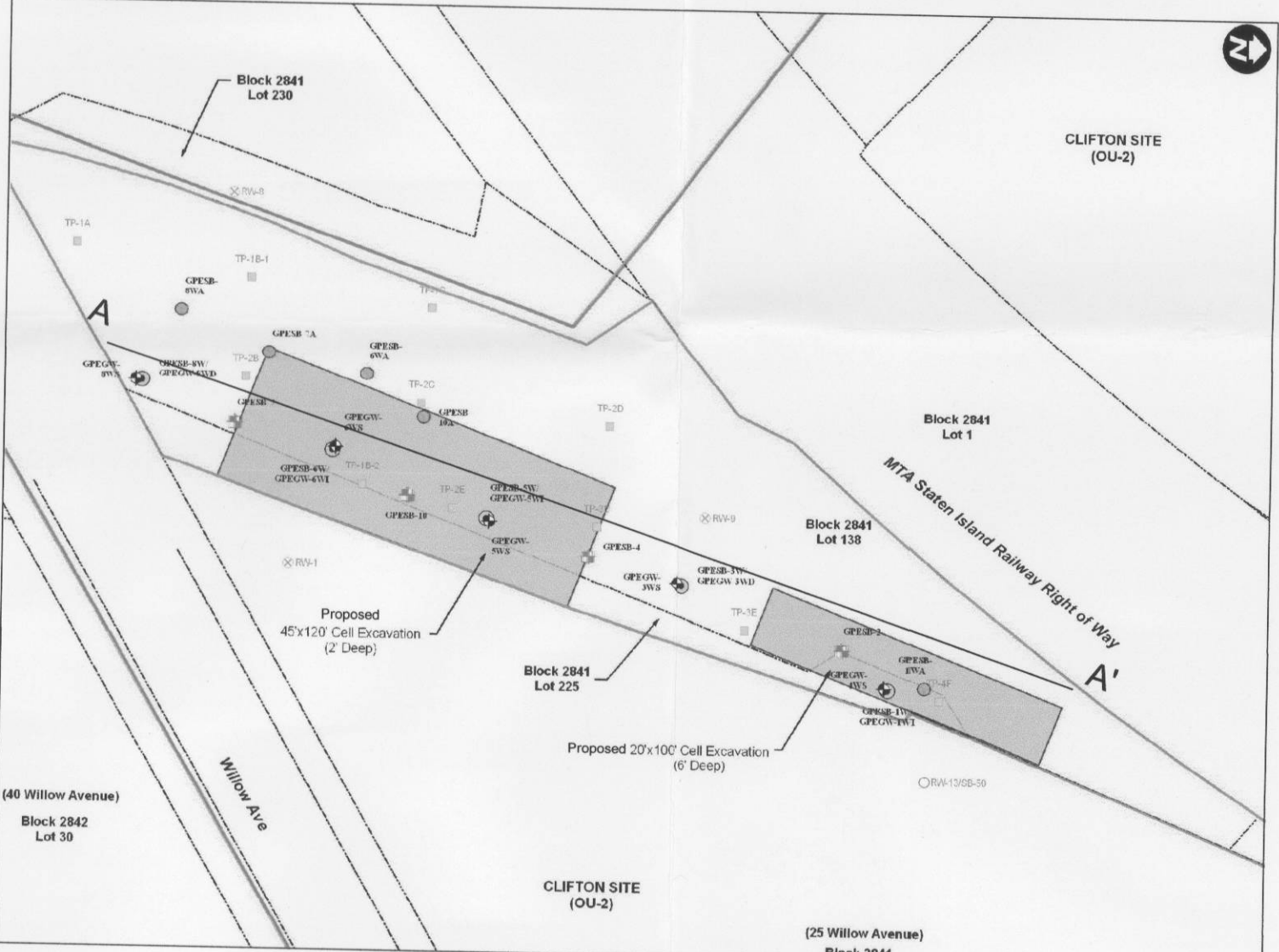
Dwn By: EB Scale: 1" = 16' Project: 02522.017.220

Chkd By: JP/AN Date: 02/13/08 Figure No.: 4

Geophysical Cross-Section A-A'



Horizontal Scale: 1" = 10'
Vertical Scale: 1" = 5'



KEYMAP
SCALE: 1"=50'

REVISIONS/ISSUES		
NO.	DATE	DESCRIPTION

- LEGEND
- Fill
 - Clay (CL)
 - Organics (OL)
 - Peat
 - Silty Sand (SM)
 - Gravelly Sand (SP)
 - Apparent Water Table
 - Sheen with Hydrocarbon Odors
 - Purifier (Woodchips) with Slight Odors
 - Sample Interval

Source:
Boring Locations from PS&S Survey
Department, October 2007

ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY PAULUS, SOKOLOWSKI AND SARTOR, LLC. OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.

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PS&S
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WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

PROJECT

CLIFTON FORMER MGP SITE
STATEN ISLAND
RICHMOND COUNTY,
NEW YORK

SHEET TITLE

OFF-SITE AREA
(89 WILLOW AVENUE)
SUPPLEMENTAL REMEDIAL
INVESTIGATION REPORT
CROSS-SECTION A-A'

DATE	02/13/08	JOB NO.	02522.017.220
SCALE	AS SHOWN	FIGURE NO.	
DRAWN	EB	5	
CHKD.	AJN/JMP		