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October 3, 2006

Mr. Shaminder Chawla
1 Hunter's Point Plaza
47-40 21st Street
Long Island City, NY 11101-5407

Re: Algin Management West 61st Street Site
New York, New York

Dear Mr. Chawla:

AKRF, Inc. (AKRF) is pleased to submit this Remedial Work Plan Addendum Letter to AKRF's, June 2006 Remediation Work Plan Addendum for the above-referenced site. This letter includes communication procedures, mitigation measures, community air monitoring requirements, and a soil removal schedule related to areas of known and unknown odorous soils.

Communication

In the event that an underground storage tank, drum, odor, stained-soil, or evidence of a previous spill or release is identified at a location which has not been designated as an Area of Concern (AOC) in the Construction (IRM) Work Plan, that location will be considered the center of a new work zone. All applicable work zone requirements of the IRM will apply, including notification of the new work zone to the NYSDEC, and the other emergency site contacts listed in Table 1.

In addition, if concerns from surrounding community members are communicated to Algin Management and/or one of their representatives, immediate measures will be taken to disseminate the concerns to the NYSDEC and relevant owner representatives. In addition, the owner and/or one of their representatives will personally communicate with the complainant whenever possible.

Due to previous concerns expressed by the Beacon School, located across West 61st Street, a schedule of weekly on-site activities will be provided to Ms. Ruth Lacey, Principal, in an effort to coordinate school and construction activities. The schedule will be presented each Monday, or in the event of a school closure, the following school day. Also, in the event of a new work zone discovery with the potential to adversely affect the school, Ms. Lacey will be personally notified in conjunction with the notification of the NYSDEC and other emergency contacts.

Table 1
Contact Information

Company	Individual Name	Title	Contact Number
AKRF	Michelle Lapin	Project Director	646-388-9520 (office)
	Amy Yilmaz	Project Manager	917-583-9407 (cell) 646-388-9826 (office)
VJB Construction Corp.	John Sjolund	Construction Management Project Executive	212-268-4364 (office)
	Ralph Wicks	Construction Management Project Supervisor	212-268-4364 201-538-4638 (cell)
Algin Management Co., LLC	Larry Ginsberg	Owner	718-896-9600
NYSDEC	Daniel Walsh	Solid and Hazardous Waste Supervisor	718-482-4599
	Shaminder Chawla	Project Manager	718-482-4897
The Beacon School	Ruth Lacey	Principal	212-245-2807 (office) 917-886-3973 (cell)

Mitigation Measures

If incidental nuisance odors are recognized during construction activities, AKRF will take immediate action to mitigate the odors. This will be done by applying foam and using plastic sheeting to cover the area of concern. Additionally, photoionization detector (PID) readings (for measurement of volatile organic compounds) will be taken downwind from the area where the odors were first observed. Following the discovery of odors, AKRF will notify all appropriate parties, as indicated in Table 1, and inform them of the procedures that will be taken to mitigate the odors.

During soil removal activities or disturbances of known petroleum-contaminated soils, AKRF will direct the contractor to apply foam to suppress odors. Odorous soils will be continually sprayed with foam during truck loading and excavation activities. When possible, odorous soil will be directly loaded from the area of concern into trucks for immediate off-site disposal. No trucks loaded with contaminated material will remain on-site.

During non-trucking activities, stockpiled materials will not be placed above the surface of the excavation. Odor suppressing foam will be applied to the stockpiled materials and subsequently covered with plastic sheeting.

Nuisance dust will be mitigated through the application of water. Particulate monitoring will be conducted upwind and downwind of work activities. In addition, SUMMA canisters for laboratory analysis of volatile organic compounds will be available on-site.

Community Air Monitoring

In accordance with AKRF's June 2005 Expanded Community Air Monitoring and Odor/Vapor Control Plan, air monitoring stations have been established around the perimeter of the site, both upwind and downwind of work activities. Figure 1 illustrates air monitoring locations AM-1 through AM-6. The AKRF representative, roving monitor, performing the community air monitoring will be wearing a safety vest and hard hat.

Monitoring is conducted at each location, for a 15-minute sampling interval, on a rotational basis, utilizing a PID and a dust/particulate monitor (Dust Trak). Resultant concentrations are documented on the community air monitoring log sheet in the field. Any exceedances of the community air monitoring

action levels will be reported in the daily log, to the NYSDEC Project Manager, and emergency contacts, as necessary.

If unexpected odors or dust are observed during construction activities, additional community air monitoring, in excess of the normal rotation, will be conducted at downwind air monitoring locations. Comments will be placed within the air monitoring log indicating the reason for the additional monitoring. In addition, air samples may be collected using SUMMA canisters for laboratory analysis of volatile organic compounds following odor events.

Due to the close proximity of the Beacon School, three air monitoring locations, AM-4, AM-5, and AM-6, are located along West 61st Street. Additional air monitoring will be conducted along West 61st Street during work activities that may cause nuisance odors or dust.

Site Access

In response to the NYSDEC's request to utilize West 60th Street as the point of site egress, Algin Management considered the construction of a fill access ramp in the southeast corner of the property. However, during a meeting between Con Edison and Algin Management on September 27, 2006 it was determined that the utility vault location will be in the southeast corner of the property along West 60th Street. It was further determined, that the vault will supply both temporary and permanent power to the site; therefore, the vault construction must be completed as soon as possible making the construction of an access ramp impractical.

In addition, the southwestern corner of the property was evaluated as a potential option for the access ramp construction; however, the construction site across West 60th Street has the area designated and permitted as their loading zone, negating the turning radius requirements of our trucks. It is apparent at this time that access ramp construction along West 60th Street is unattainable. VJB Construction has suggested that all trucking, of non-odorous soils, be conducted through the current, northeastern West 61st Street access gate during times agreed upon with the Beacon School.

Soil Removal Schedule

In an effort to minimize the impact of nuisance odors and/or dust affecting the surrounding schools and the community, all trucking of non-odorous soils will be conducted during times agreed upon with the Beacon School [i.e., before 7:30 AM, between 9:00 and 11:00 AM, after school hours (3:45 PM on Monday, Tuesday, Thursday, and Friday and 2:30 PM on Wednesday), and/or on school holidays]. Odorous soils will be removed only after school hours and/or on designated school closures. For the safety of the community, dedicated flag personnel will be stationed at the intersection of West End Avenue and West 61st Street, the site entrance, and exit during all trucking activities. The following two-week soil removal schedule has been provided for your reference. Please refer to Figure 1 for locations of remaining known odorous and non-odorous soils.

Table 2
Soil Removal Schedule

Date	Times	Location	Odor/Non-Odor
10/2/06 (School Closed)	7:00 AM to 6:30 PM	G-39, 40, and 44-52	Odor
10/3/06	3:45 PM to 6:30 PM	G-39, 40, and 44-52	Odor
10/4/06	3:45 PM to 6:30 PM	G-39, 40, and 44-52	Odor
10/5/06	3:45 PM to 6:30 PM	G-39, 40, and 44-52	Odor
10/6/06	3:45 PM to 6:30 PM	G-39, 40, and 44-52	Odor
10/9/06 (School Closed)	7:00 AM to 6:30 PM	To be determined	Odor/Non-Odor
10/10/06	3:45 PM to 6:30 PM	To be determined	Odor/Non-Odor
10/11/06	3:45 PM to 6:30 PM	To be determined	Odor/Non-Odor
10/12/06	3:45 PM to 6:30 PM	To be determined	Odor/Non-Odor
10/13/06	3:45 PM to 6:30 PM	To be determined	Odor/Non-Odor

In closing, AKRF, on behalf of Algin Management, appreciates your consideration of our Remedial Work Plan Addendum. Please do not hesitate to contact us if questions or concerns arise.

Sincerely,
AKRF, Inc.



Amy Yilmaz

cc: Mr. Daniel Walsh, NYSDEC
Ms. Michelle Lapin, AKRF
Mr. Larry Ginsberg, Algin Management
Mr. Bennet Schonfeld, Algin Management
Mr. Sean Paroff, Algin Management
Mr. David Freeman, Esq., Paul, Hastings, Janofsky & Walker LLP