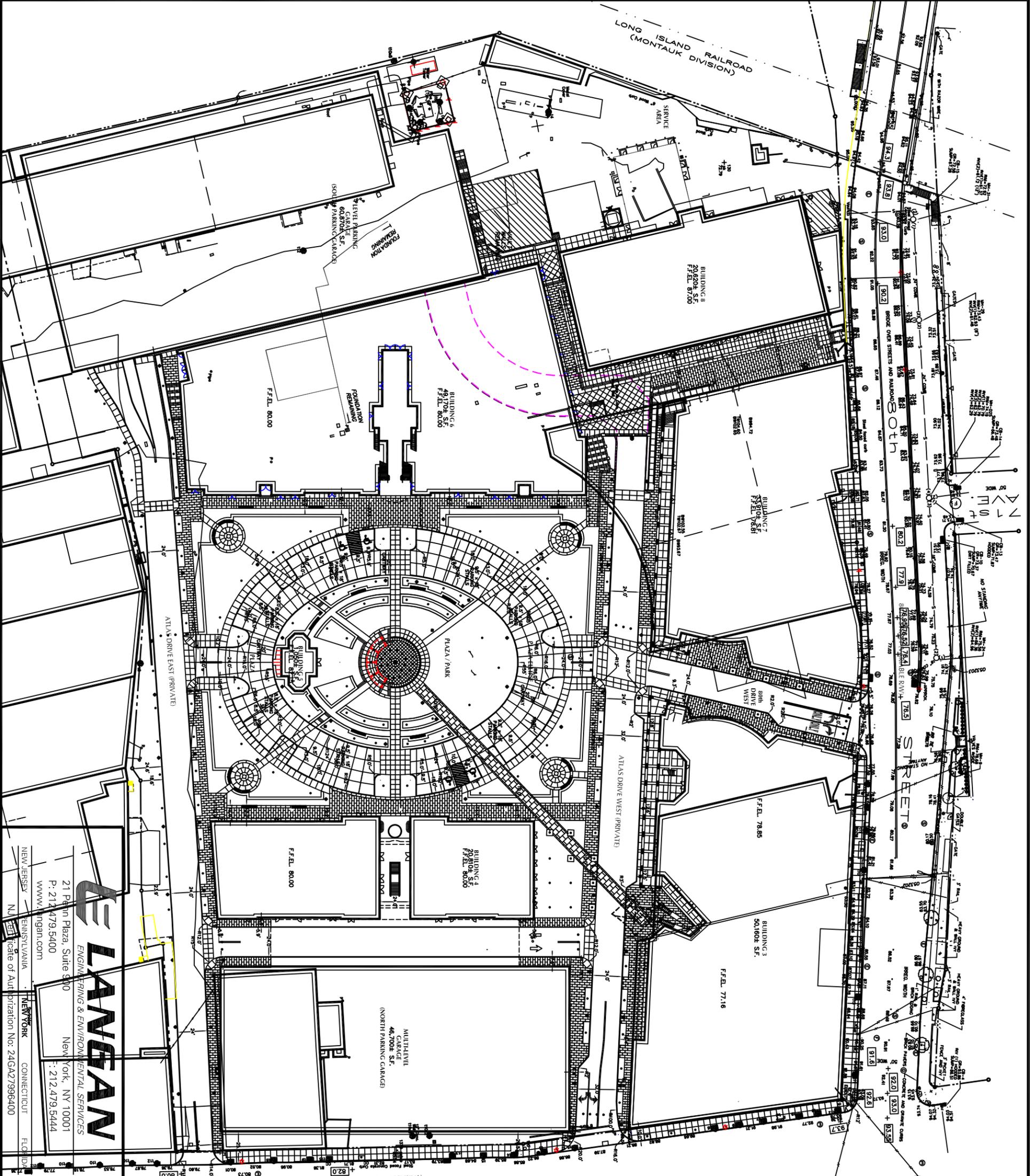


SITE LOCATION MAP
THE SHOPS AT ATLAS PARK-PARCEL A
FINAL ENGINEERING REPORT



LEGEND

SITE BOUNDARY

EXISTING BUILDINGS

PROPOSED BUILDINGS

NOTES

1. BASE SURVEY PLAN WAS OBTAINED FROM A DRAWING TITLED CITY OF NEW YORK, COUNTY OF QUEENS, TAX BLOCK 3810, TAX LOT 2, BY MONTROSE SURVEYING CO., LLP, DATED 17 DECEMBER 2001 SUPPLIED BY ATCO.
2. ELEVATIONS ARE REFERENCED TO BOROUGH PRESIDENT OF QUEENS TOPOGRAPHICAL DATUM, WHICH IS 2.725 FT. ABOVE NGVD 1929 MEAN SEA LEVEL AT SANDY HOOK, NJ. (BPO-USGS-2725 FT).
3. PROPOSED SITE LAYOUT AND BUILDING LOCATIONS ARE TAKEN FROM THE LANGAN BASE DRAWING TITLED 5555111_5101.

| Date | Description | No. |
|------------|-----------------|-----|
| 12/01/2005 | REVISED FOR FER | 1 |

X



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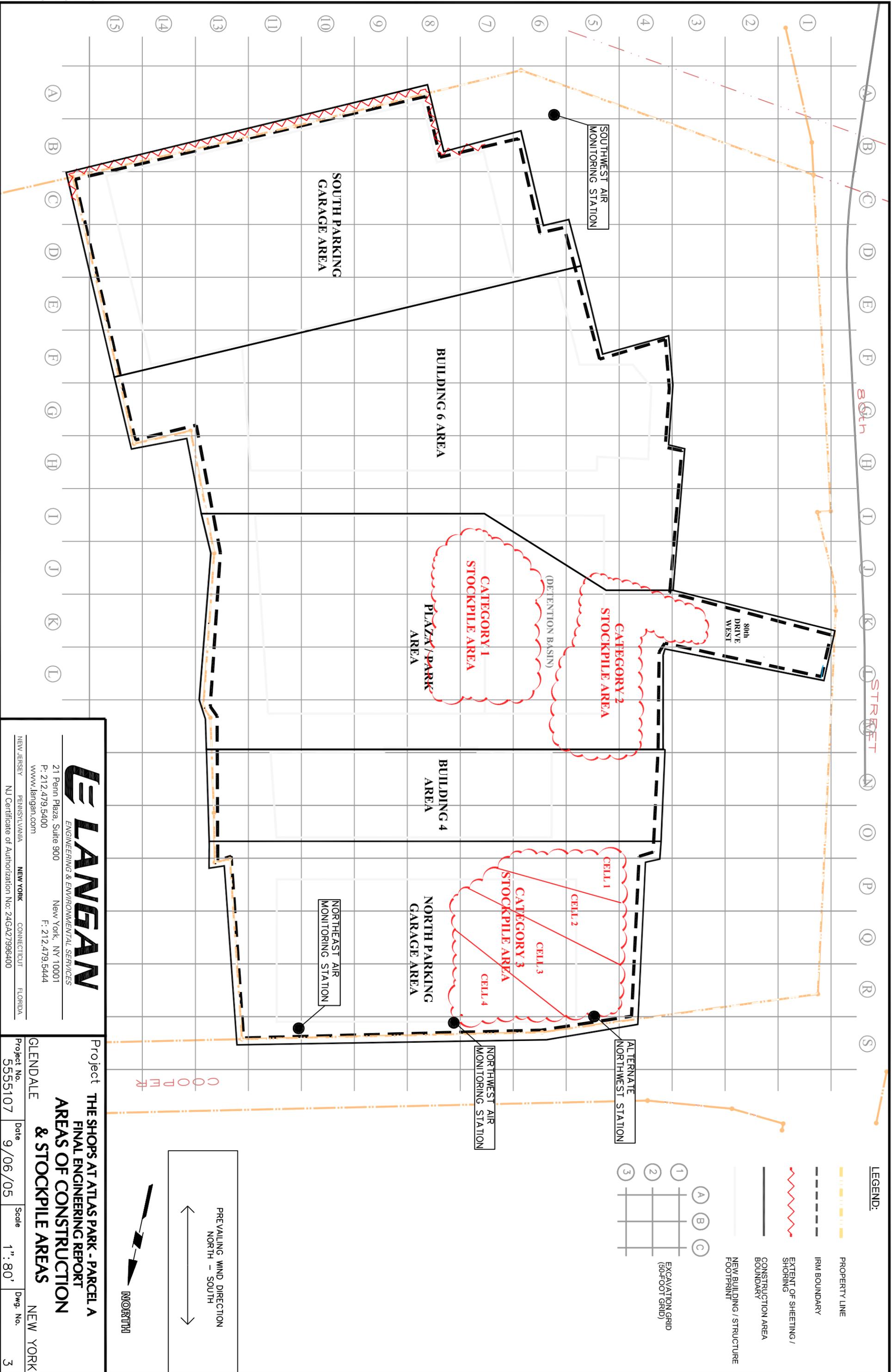
NEW JERSEY
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CONNECTICUT
FLORIDA

Project: **THE SHOPS AT ATLAS PARK - PARCEL A**
FINAL ENGINEERING REPORT

PROPOSED DEVELOPMENT

GLENDALE
NEW YORK

Project No. 5555107
Date 09/06/05
Scale 1" = 80'
Dwg. No. 2



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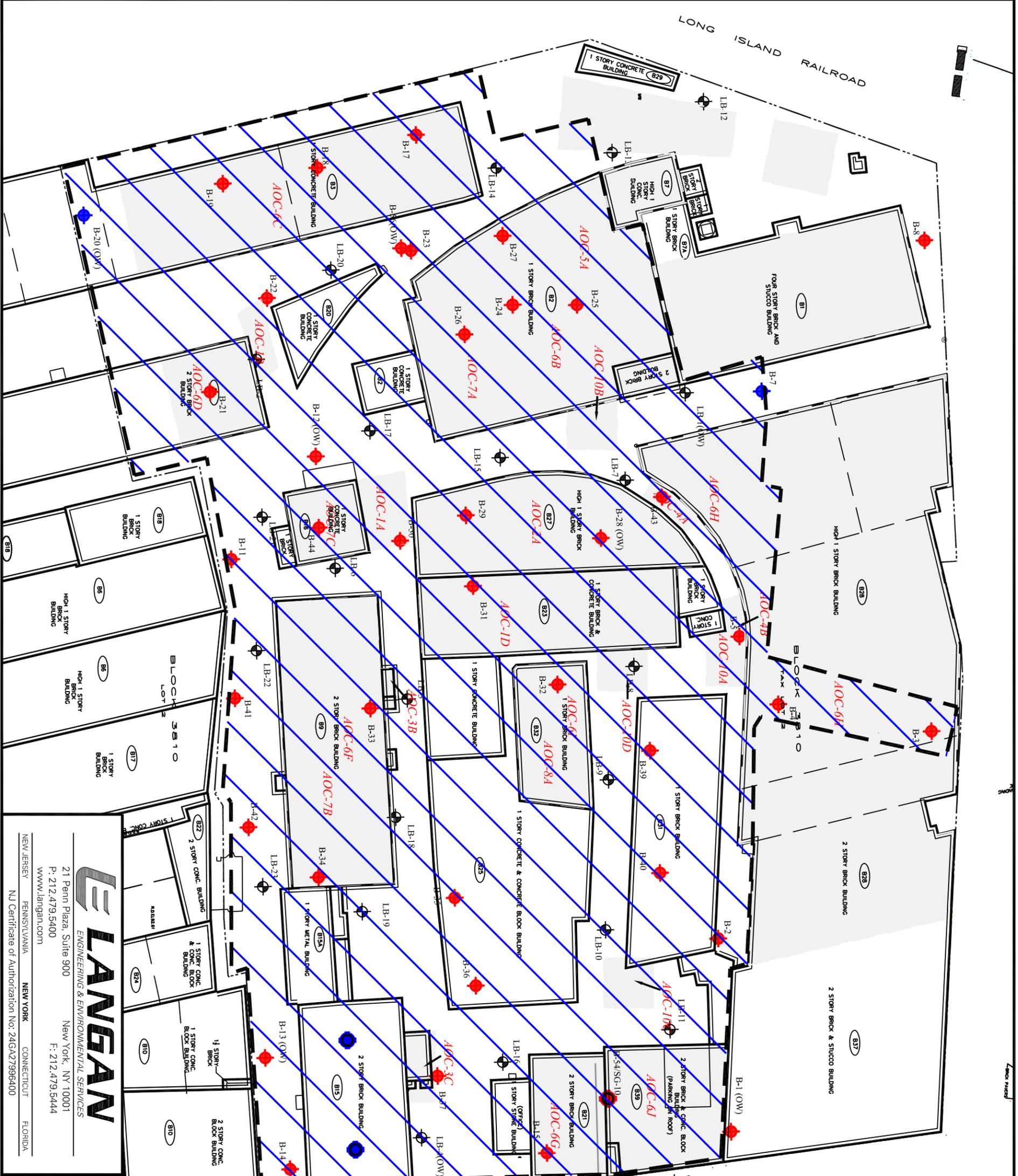
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NJ Certificate of Authorization No: 24GA27996400

Project **THE SHOPS AT ATLAS PARK - PARCEL A**
FINAL ENGINEERING REPORT
AREAS OF CONSTRUCTION & STOCKPILE AREAS
NEW YORK

GLENDALE
Project No. 5555107
Date 9/06/05
Scale 1" = 80'
Dwg. No. 3



LEGEND:

- AREA OF CONCERN OUTLINE
- IRM BOUNDARY
- PROPERTY BOUNDARY
- AOC AREA OF CONCERN
- B-1 IRM SI SOIL BORING LOCATION
- SG-1 IRM SI SOIL VAPOR SAMPLE LOCATION
- LB-6 LANGAN GEOTECHNICAL BORING LOCATION
- SB-17 METCALF & EDDY SOIL BORING LOCATION

- EXISTING BUILDINGS
- PARCEL A - IRM AREA

NOTES:

1. BASE SURVEY PLAN WAS OBTAINED FROM A DRAWING TITLED CITY OF NEW YORK, COUNTY OF QUEENS, TAX BLOCK 3810, TAX LOT 2, BY MONROSE SURVEYING CO. LLP, DATED 17 DECEMBER 2001 SUPPLIED BY A100.
2. ELEVATIONS ARE REFERENCED TO BOROUGH PRESIDENT OF QUEENS TORONGAHICAL DATUM, WHICH IS 2725 FT ABOVE NGVD 1929 MEAN SEA LEVEL AT SANDY HOOK, NJ. (BPO=4555;2725 FT)
3. PROPERTY INFORMATION ON THE WESTERN SIDE OF 80TH STREET HAS BEEN INTERPRETED FROM AERIAL PHOTOGRAPHS AND SKETCHES. (BPO=4555;2725 FT)
4. AOC 9A: HISTORICAL FILL MATERIAL FOUND THROUGHOUT ATLAS PARK. (NOT SHOWN ON PLAN)

QUEENS CEMETERY



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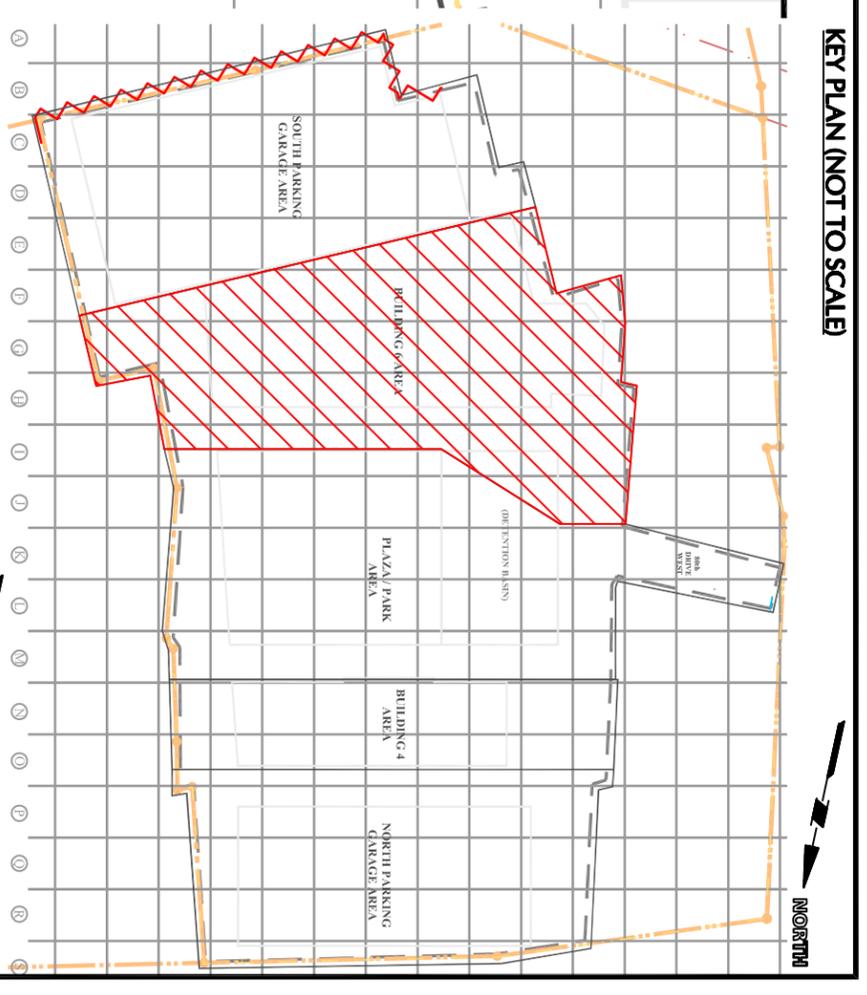
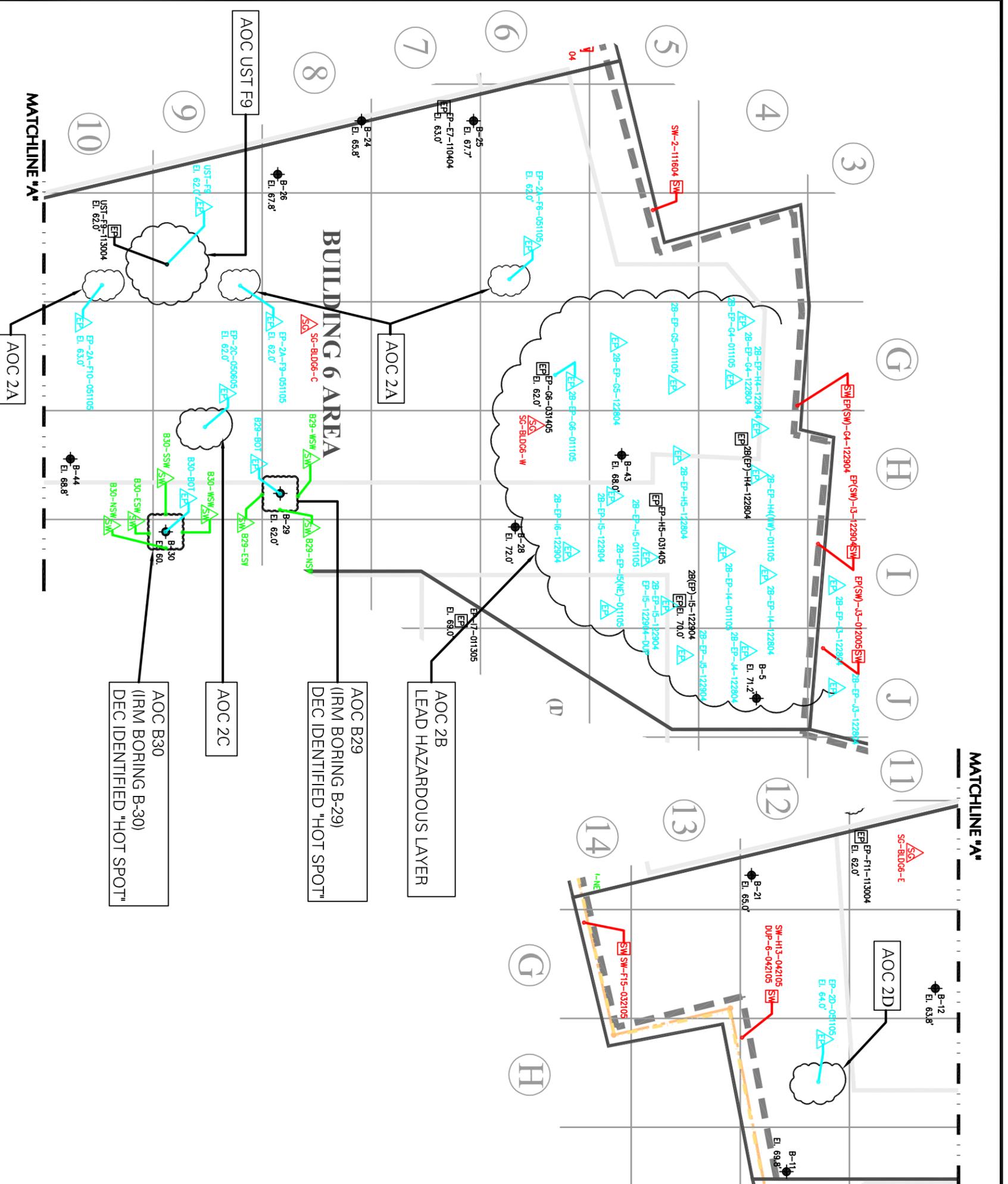
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NJ Certificate of Authorization No. 24GA27996400

Project: **THE SHOPS AT ATLAS PARK**
FINAL ENGINEERING REPORT - PARCEL A
HISTORIC AREAS OF CONCERN

QUEENS NEW YORK

Project No. **5555107** Date **09/06/05** Scale **1:80** DWG. No. **4**



- LEGEND:**
- B-27
IRM SITE INVESTIGATION BORING LOCATION
ELEVATION OF TRACK-1 ENDPOINT SAMPLE
 - BLDG-4(0)-033005
BUILDING 4 (NORTHERN GARAGE) BOREHOLE INVESTIGATION BORING LOCATION
 - GAR-B(4)
NORTHERN GARAGE TEST PIT SOIL SAMPLE LOCATION
 - EP-C10-122304
AREA-WIDE ENDPOINT (POST-EXCAVATION) SAMPLE
 - SW-A9-031005
AREA-WIDE SIDEWALL (POST-EXCAVATION) SAMPLE
 - AOC-SPECIFIC ENDPOINT (POST-EXCAVATION) SAMPLE
 - DIESEL-BOT
AOC-SPECIFIC SIDEWALL (POST-EXCAVATION) SAMPLE
 - DIESEL-E
AOC-SPECIFIC SIDEWALL (POST-EXCAVATION) SAMPLE
 - SC-BLDG-W
SOIL VAPOR SAMPLE LOCATION
 - PROPERTY LINE
 - SITE BOUNDARY
 - EXTENT OF SHEETING / SHORING FOOTPRINT / STRUCTURE
 - EXCAVATION GRID (6'-FOOT GRID)

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NJ Certificate of Authorization No. 24GA27996400

Project **THE SHOPS AT ATLAS PARK - PARCEL A**

FINAL ENGINEERING REPORT

BUILDING 6 AREA

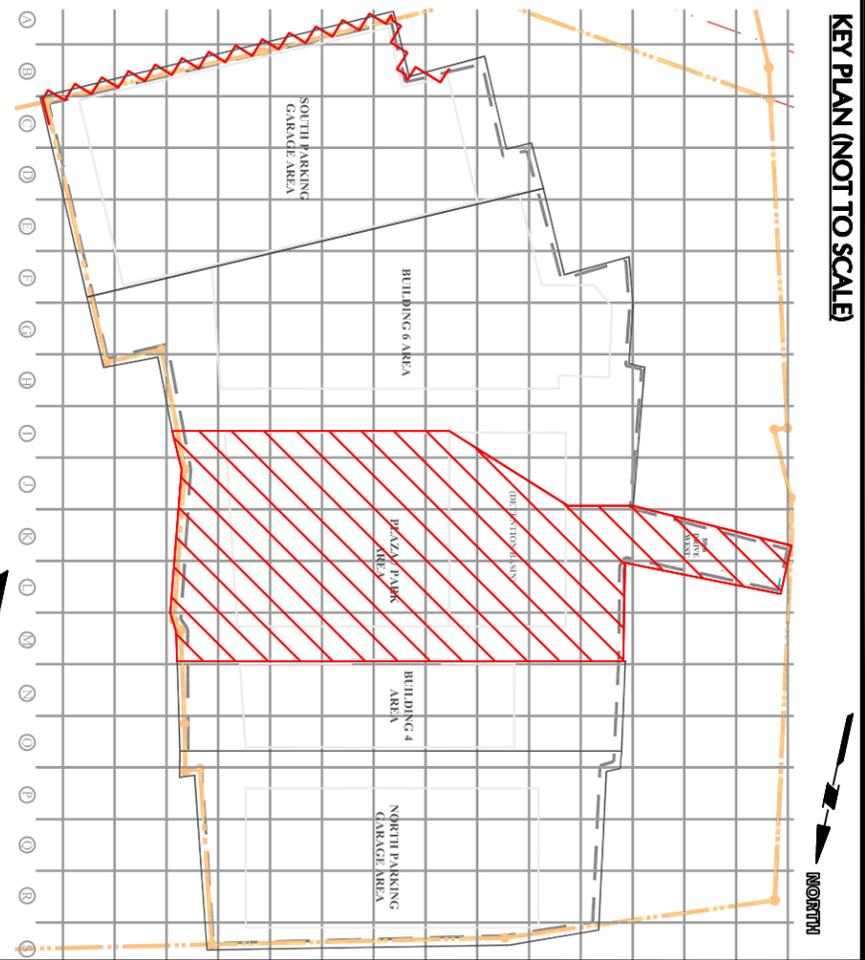
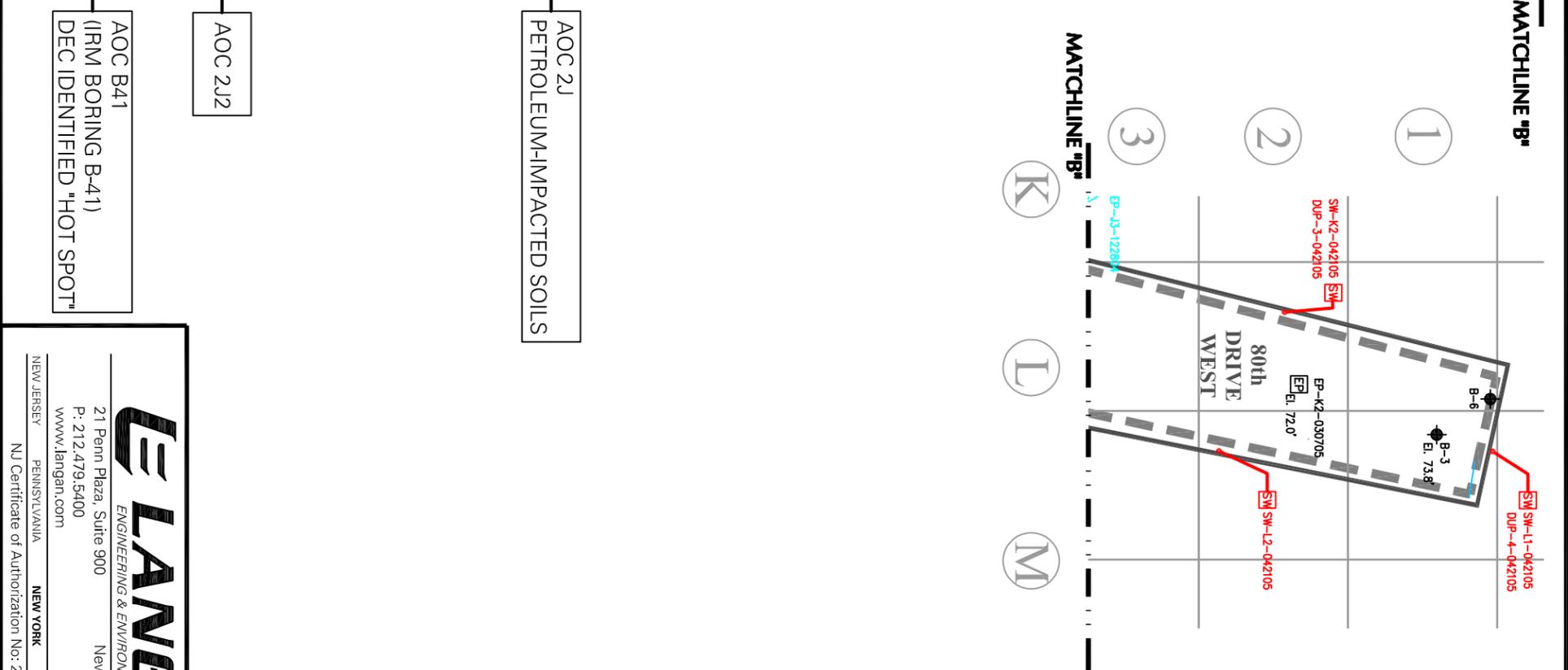
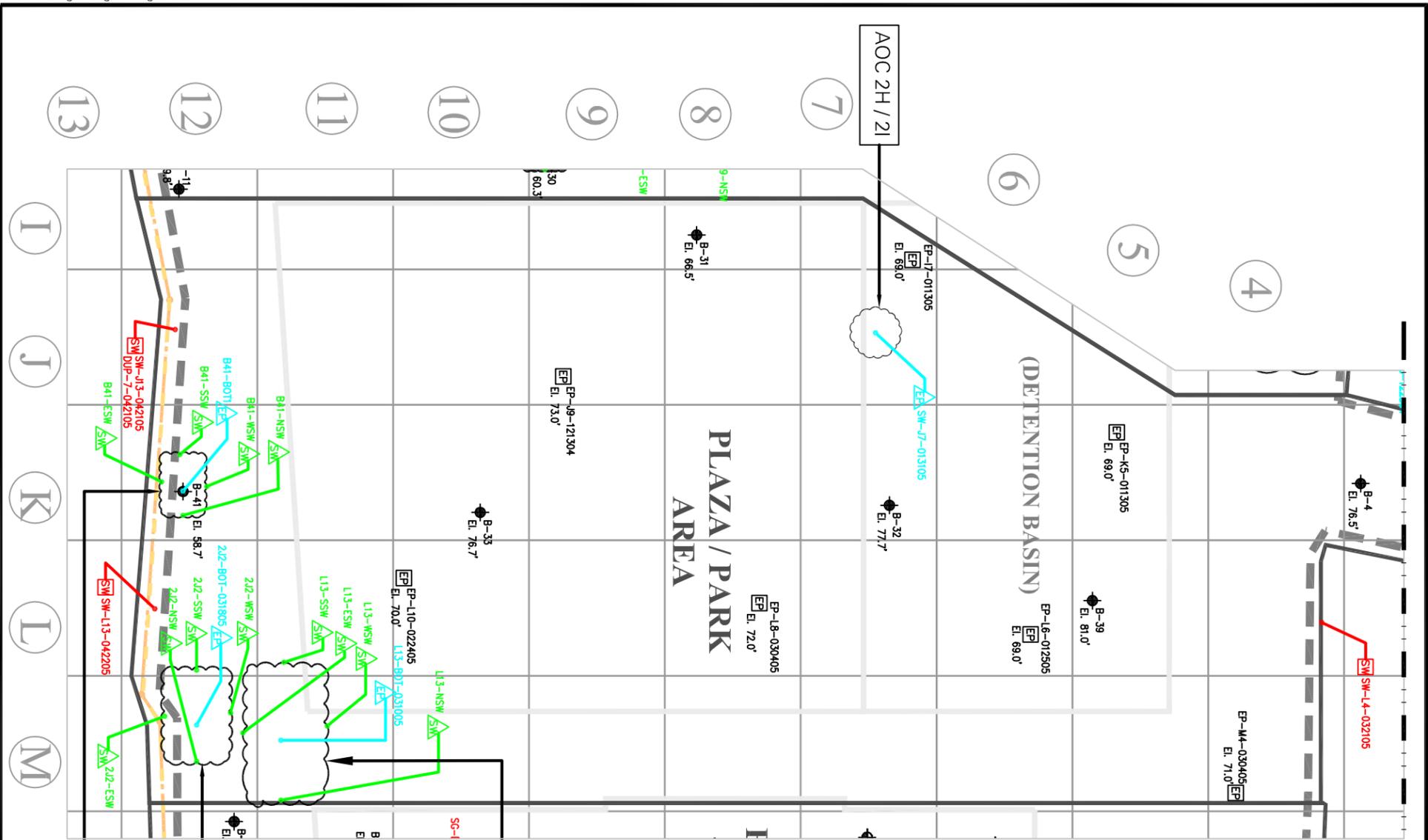
NEW YORK

Project No. 5555107

Date 09/06/05

Scale 1" = 50'

Dwg. No. 6



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Project **THE SHOPS AT ATLAS PARK - PARCEL A**

Final Engineering Report

PLAZA / PARK AREA

NEW YORK

Glendale

Project No. 5555107

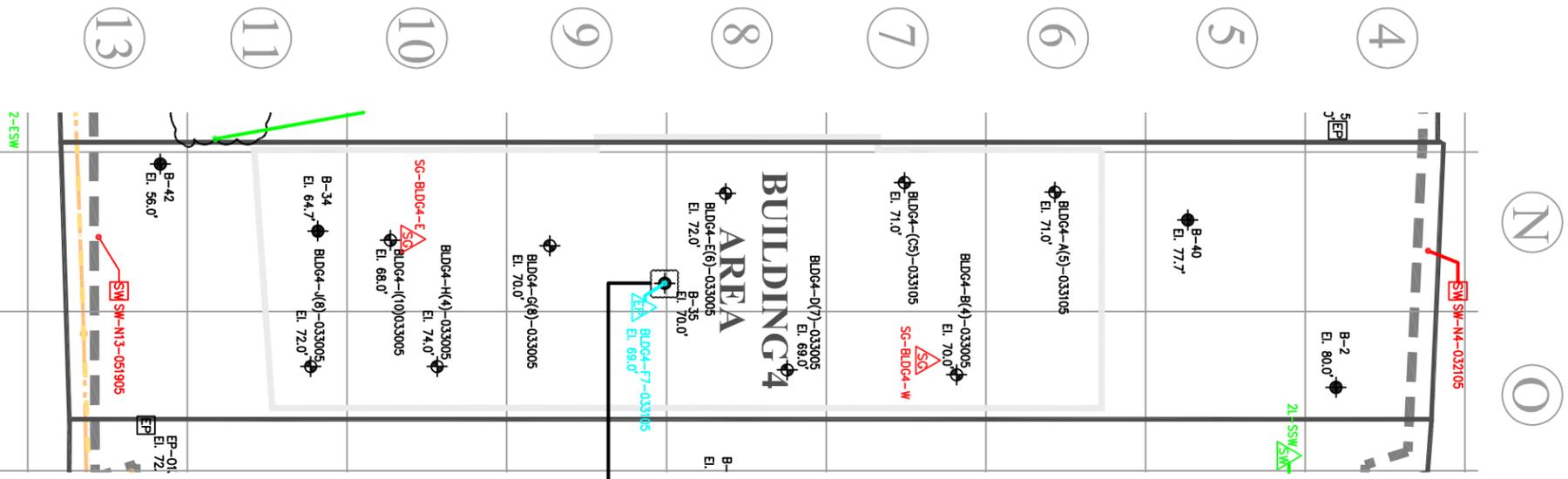
Date 09/06/05

Scale 1" = 50'

Dwg. No. 8

LEGEND:

- IRM SITE INVESTIGATION BORING LOCATION ELEVATION OF TRACK 1 ENDPOINT SAMPLE
- B-27 El. 36.7
- BUD-4(9)-033005 BUILDING 4 NORTHERN GARAGE BORING LOCATION
- GA-R(4) El. 70.0' NORTHERN GARAGE TEST PIT SOIL SAMPLE LOCATION
- EP-C10-122304 AREA-WIDE ENDPOINT (POST-EXCAVATION) SAMPLE
- EP-67.0' AREA-WIDE ENDPOINT (POST-EXCAVATION) SAMPLE
- SC-BUD-4-N SOIL VAPOR SAMPLE LOCATION
- SM-A9-031005 AREA-WIDE SIDEWALL (POST-EXCAVATION) SAMPLE
- DESEI-BOT AOC-SPECIFIC ENDPOINT (POST-EXCAVATION) SAMPLE
- DESEI-E AOC-SPECIFIC SIDEWALL (POST-EXCAVATION) SAMPLE
- SC-BUD-4-N SOIL VAPOR SAMPLE LOCATION
- PROPERTY LINE
- SITE BOUNDARY
- EXTENT OF SHEETING / SHORING FOOTPRINT
- NEW BUILDING / STRUCTURE
- EXCAVATION GRID (6'-FOOT GRID)



AOC B35
(IRM BORING B-35)
DEC IDENTIFIED
"HOT SPOT"

KEY PLAN (NOT TO SCALE)



NORTH

- LEGEND:
- B-27 IRM SITE INVESTIGATION BORING LOCATION ELEVATION OF TRACK 1 ENDPOINT SAMPLE
 - BLDG4-q(8)-033005 BUILDING 4 NORTHERN GARAGE GEOROBEE INVESTIGATION BORING LOCATION
 - GAR-R(4) NORTHERN GARAGE TEST PIT SOIL SAMPLE LOCATION
 - EP-G10-122304 AREA-WIDE ENDPOINT (POST-EXCAVATION) SAMPLE
 - EP-070 AREA-WIDE ENDPOINT (POST-EXCAVATION) SAMPLE
 - SW-A9-031005 AREA-WIDE SIDEWALL (POST-EXCAVATION) SAMPLE
 - ▲ DKSEL-B0T AOC-SPECIFIC ENDPOINT (POST-EXCAVATION) SAMPLE
 - ▲ DKSEL-E AOC-SPECIFIC SIDEWALL (POST-EXCAVATION) SAMPLE
 - ▲ SG-BLDG4-W SOIL VAPOR SAMPLE LOCATION
 - PROPERTY LINE
 - - - SITE BOUNDARY
 - EXTENT OF SHEETING / SHORING NEW BUILDING / STRUCTURE FOOTPRINT
 - ① ② EXCAVATION GRID (50-FOOT GRID)

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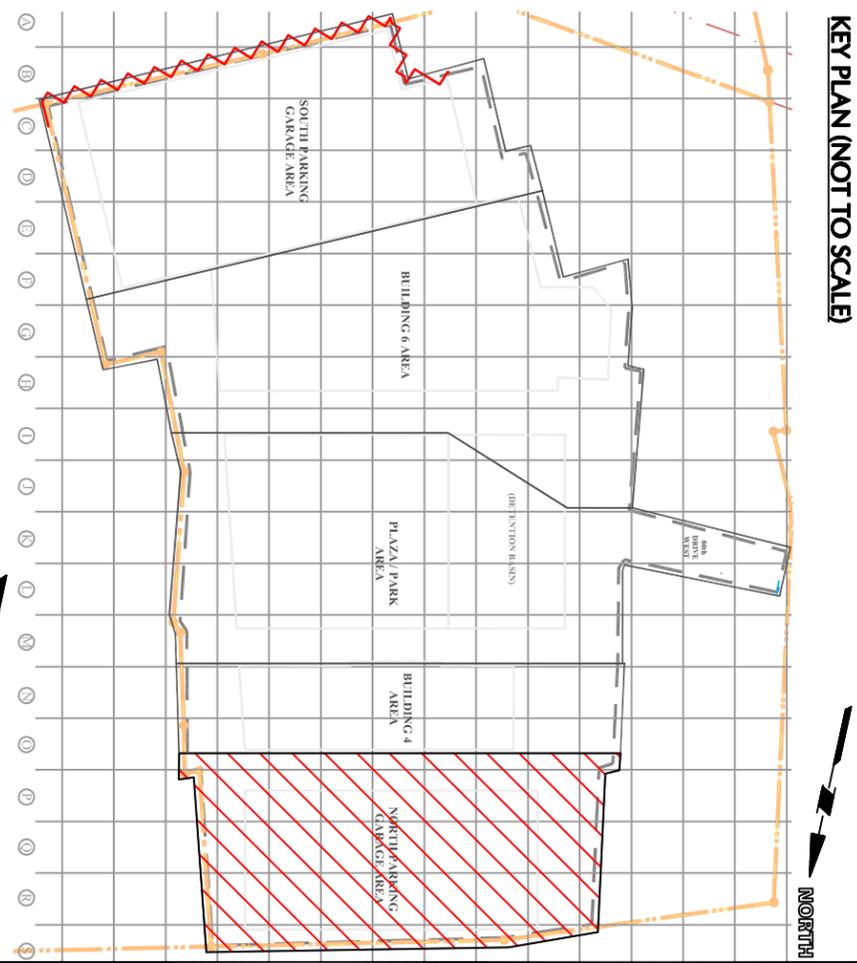
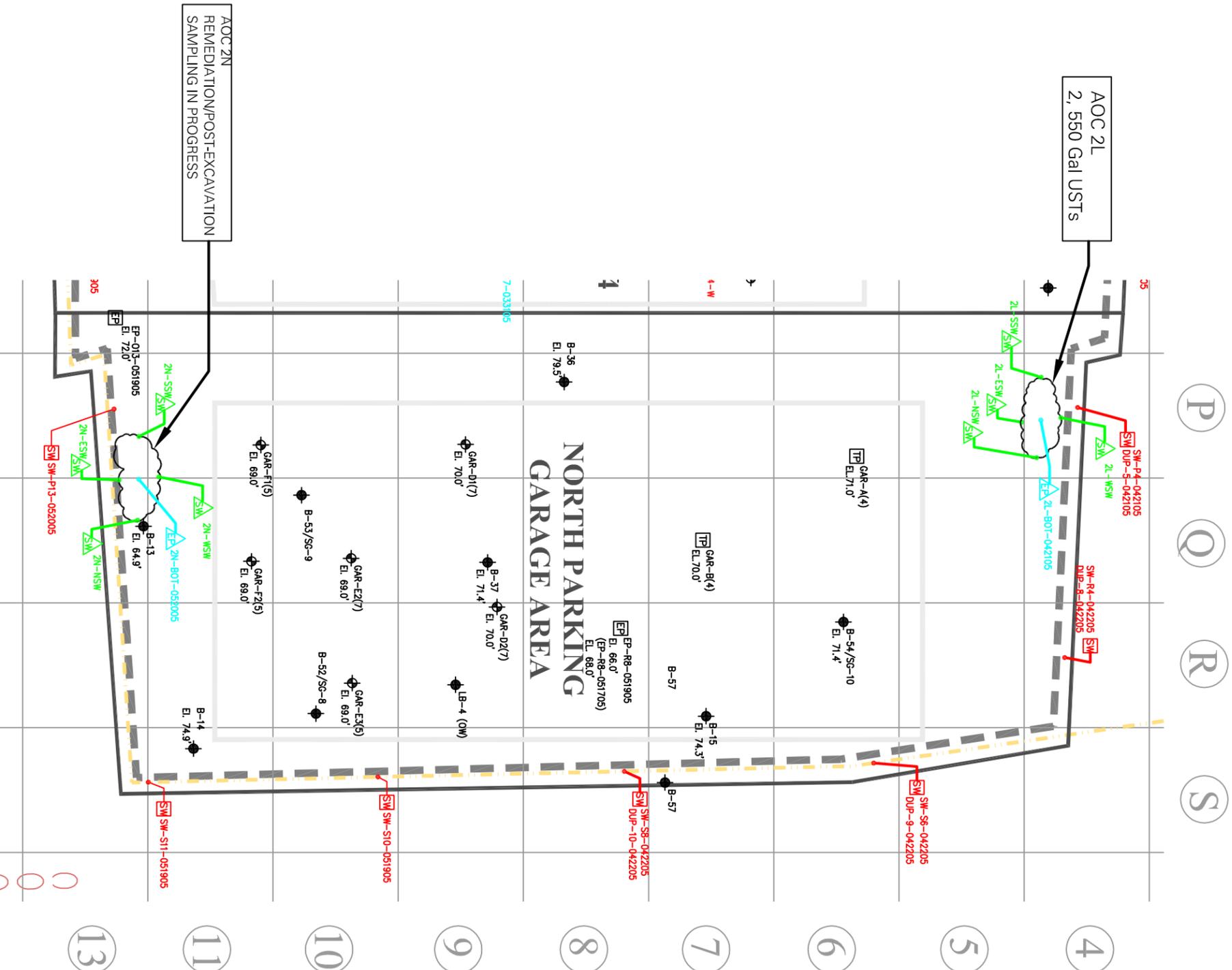
NJ Certificate of Authorization No: 24GA27996400

Project **THE SHOPS AT ATLAS PARK - PARCEL A**
FINAL ENGINEERING REPORT

BUILDING 4 AREA

NEW YORK

Project No. 5555107 Date 09/06/05 Scale 1" = 50' Dwg. No. 9



- LEGEND:**
- ◆ B-27
El. 56.7
IN-SITU SITE INVESTIGATION BORING LOCATION
 - ◆ B-27
El. 56.7
ELEVATION OF TRACK 1 ENDPOINT SAMPLE
 - ◆ BUDG-0(0)-033005
El. 70.0
BUILDING 4/NORTHERN GARAGE GEOPROBE INVESTIGATION BORING LOCATION
 - ◆ GAR-B(4)
El. 70.0
NORTHERN GARAGE TEST PIT SOIL SAMPLE LOCATION
 - ◆ EP-C10-122304
El. 67.0
AREA-WIDE ENDPOINT POST-EXCAVATION SAMPLE
 - ◆ SWSW-19-031005
AREA-WIDE SIDEWALL (POST-EXCAVATION) SAMPLE
 - ▲ DIESL-80T
AOC-SPECIFIC ENDPOINT (POST-EXCAVATION) SAMPLE
 - ▲ DIESL-E
AOC-SPECIFIC SIDEWALL (POST-EXCAVATION) SAMPLE
 - ▲ SC-BUDG-W
SOIL VAPOR SAMPLE LOCATION
 - SITE BOUNDARY
 - - - PROPERTY LINE
 - EXTENT OF SHEETING / SHORING
 - NEW BUILDING / STRUCTURE FOOTPRINT
 - ① ②
EXCAVATION GRID (60-FOOT GRID)

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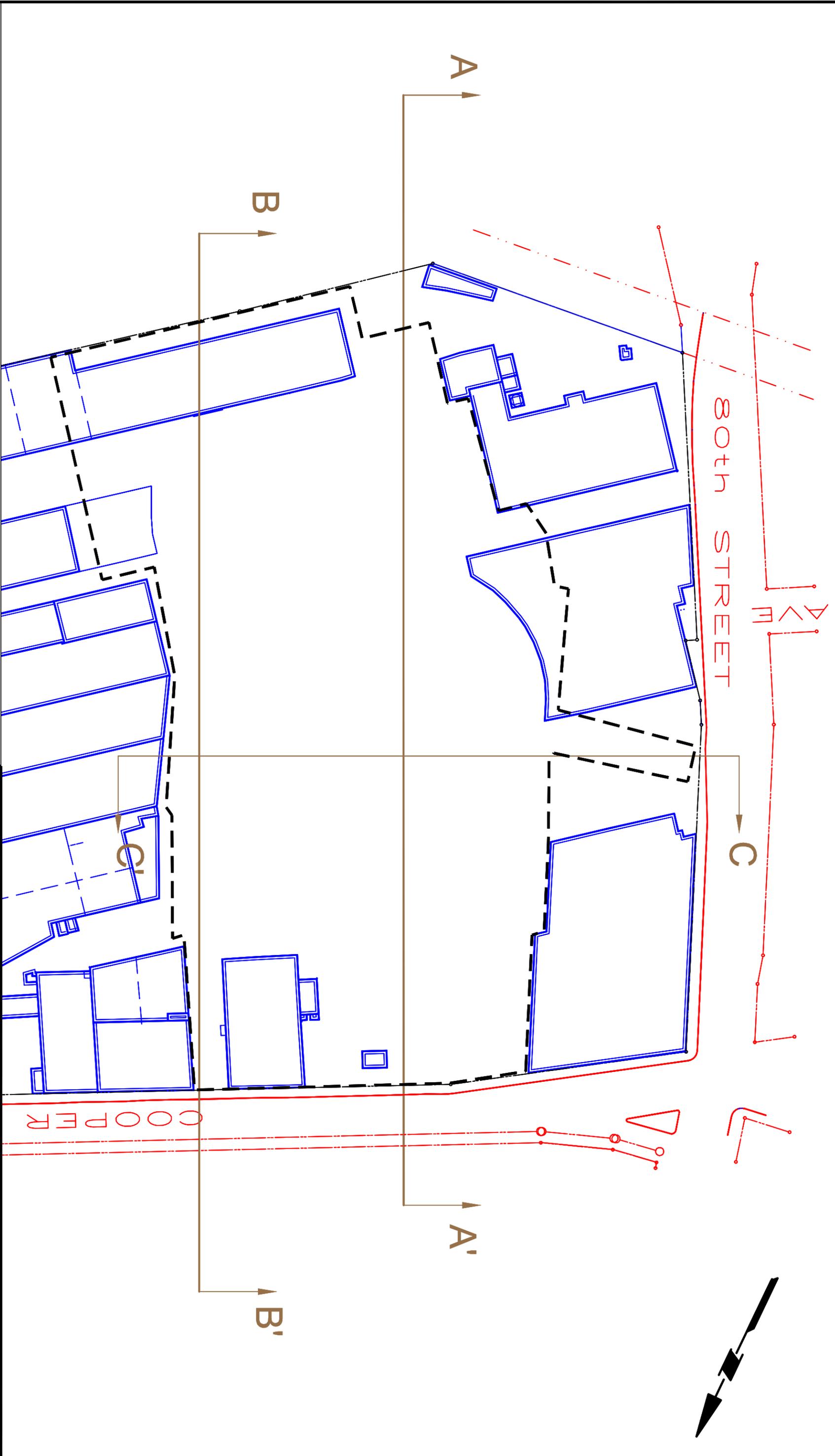
Project **THE SHOPS AT ATLAS PARK - PARCEL A**
FINAL ENGINEERING REPORT

NORTHERN GARAGE AREA

NEW YORK

GLENDALE

Project No. 5555107 Date 09/06/05 Scale 1" = 50' Dwg. No. 10



- NOTES:**
1. TEST BORINGS B-1 THROUGH B-55 WERE PERFORMED BY WARREN GEORGE AND ACQUIFER DRILLING AND TESTING IN JANUARY AND FEBRUARY 2004 UNDER FULL TIME CONTROLLED INSPECTION BY LANGAN REPRESENTATIVES.
 2. TEST BORINGS LB-1 THROUGH LB-24 WERE PERFORMED BY JERSEY BORING AND DRILLING CO. BETWEEN 2 OCTOBER 2002 AND 22 OCTOBER 2002 UNDER FULL TIME CONTROLLED INSPECTION BY LANGAN REPRESENTATIVES.
 3. TEST BORINGS SB-1 THROUGH SB-29 WERE PERFORMED BY NFAQDI BETWEEN 21 JANUARY 2002 AND 25 JANUARY 2002 FOR AN INVESTIGATION BY METCALF & EDDY.
 4. BORING ELEVATIONS AND SURROUNDING GRADES ARE ESTIMATED FROM A DRAWING TITLED CITY OF NEW YORK, COUNTY OF QUEENS, TAX BLOCK 3810, TAX LOT 2, BY MONTROSE SURVEYING CO., LLP, DATED 17 DECEMBER 2001, PROVIDED BY ATCO.
 5. ELEVATIONS ARE REFERENCED TO BOROUGH PRESIDENT OF QUEENS TOPOGRAPHICAL DATUM, WHICH IS 2.726 FT ABOVE NGVD 1929 MEAN SEA LEVEL AT SANDY HOOK, N.J. (BPO = USGS 2.726 FT)

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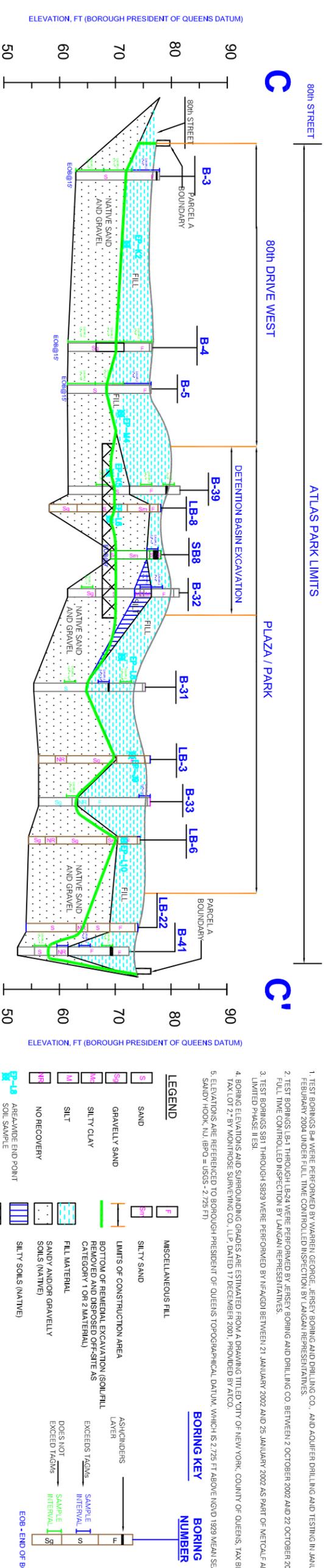
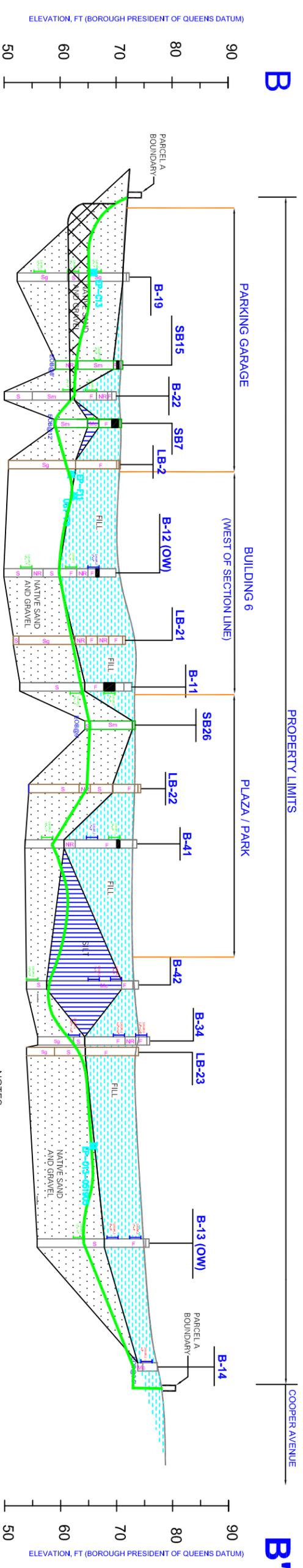
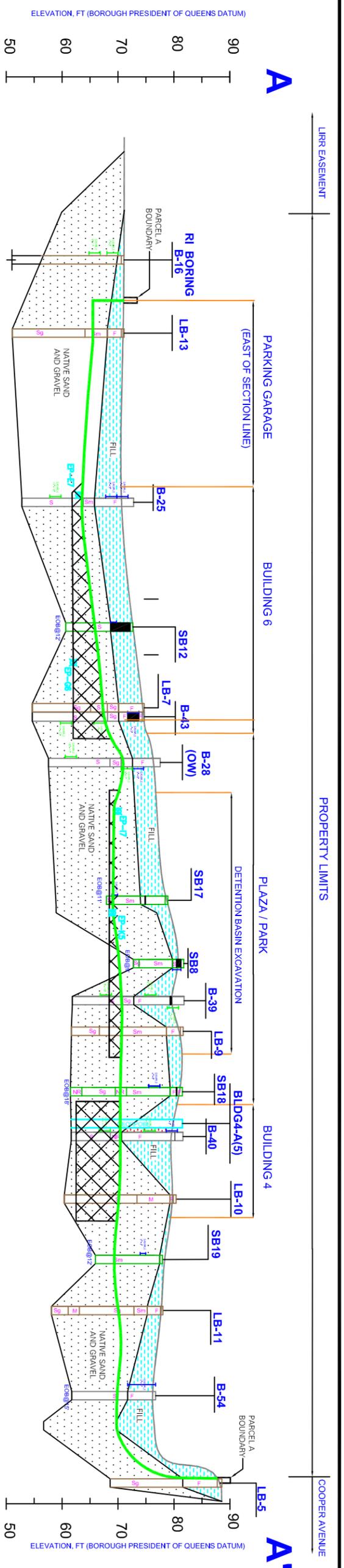
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Project **THE SHOPS AT ATLAS PARK - PARCEL A**
FINAL ENGINEERING REPORT

CROSS SECTION KEY PLAN

NEW YORK

| | | | |
|-------------|----------|-----------|----------|
| Project No. | Date | Scale | Dwg. No. |
| 5555107 | 09/06/05 | 1" : 100' | 11 |



NOTES:

1. TEST BORINGS B-4 WERE PERFORMED BY WARREN, GEORGE, JERSEY BORING AND DRILLING CO., AND ACQUIFER DRILLING AND TESTING IN JANUARY AND FEBRUARY 2004 UNDER FULL TIME CONTROLLED INSPECTION BY LANGAN REPRESENTATIVES.
2. TEST BORINGS LB-1 THROUGH LB-24 WERE PERFORMED BY JERSEY BORING AND DRILLING CO. BETWEEN 2 OCTOBER 2002 AND 22 OCTOBER 2002 UNDER FULL TIME CONTROLLED INSPECTION BY LANGAN REPRESENTATIVES.
3. TEST BORINGS SB1 THROUGH SB29 WERE PERFORMED BY FACQDI BETWEEN 21 JANUARY 2002 AND 25 JANUARY 2002 AS PART OF METCALF AND EDDY'S LIMITED PHASE II ESI.
4. BORING ELEVATIONS AND SURROUNDING GRADES ARE ESTIMATED FROM A DRAWING TITLED 'CITY OF NEW YORK, COUNTY OF QUEENS, TAX BLOCK 3810, TAX LOT 72, BY MONTROSE SURVEYING CO., L.P., DATED 17 DECEMBER 2001, PROVIDED BY ATCO.
5. ELEVATIONS ARE REFERENCED TO BOROUGH PRESIDENT OF QUEENS TOPOGRAPHICAL DATUM, WHICH IS 2.725 FT ABOVE NGVD 1929 MEAN SEA LEVEL AT SANDY HOOK, NJ. (BPO = USGS - 2-725 FT)

LEGEND

| | | | |
|--|--------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------|
| | SAND | | MISCELLANEOUS FILL |
| | GRAVELLY SAND | | SILTY SAND |
| | SILTY CLAY | | LIMITS OF CONSTRUCTION AREA |
| | SILT | | BOTTOM OF REMEDIAL EXCAVATION (SOIL FILL REMOVED AND DISPOSED OFF-SITE AS CATEGORY 1 OR 2 MATERIAL) |
| | NO RECOVERY | | FILL MATERIAL |
| | NO RECOVERY | | SANDY AND/OR GRAVELLY SOILS (NATIVE) |
| | NO RECOVERY | | SILTY SOILS (NATIVE) |
| | AREA-WIDE END POINT SOIL SAMPLE | | ASHCINDERS LAYER |
| | ADDITIONAL CATEGORY 3 SOILS EXCAVATED FOR CONSTRUCTION | | EXCEEDS TAGS |
| | | | DOES NOT EXCEED TAGS |
| | | | SAMPLE INTERVAL |
| | | | SAMPLE INTERVAL |
| | | | EOB - END OF BORING |

BORING KEY

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THE SHOPS AT ATLAS PARK - PARCEL A

CROSS SECTIONS A-A', B-B', C-C'

FINAL ENGINEERING REPORT

NEW YORK

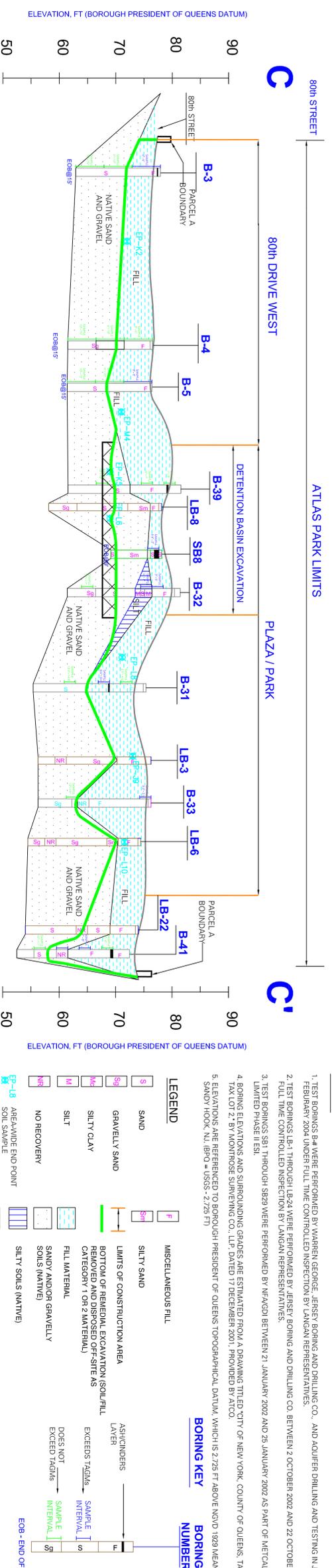
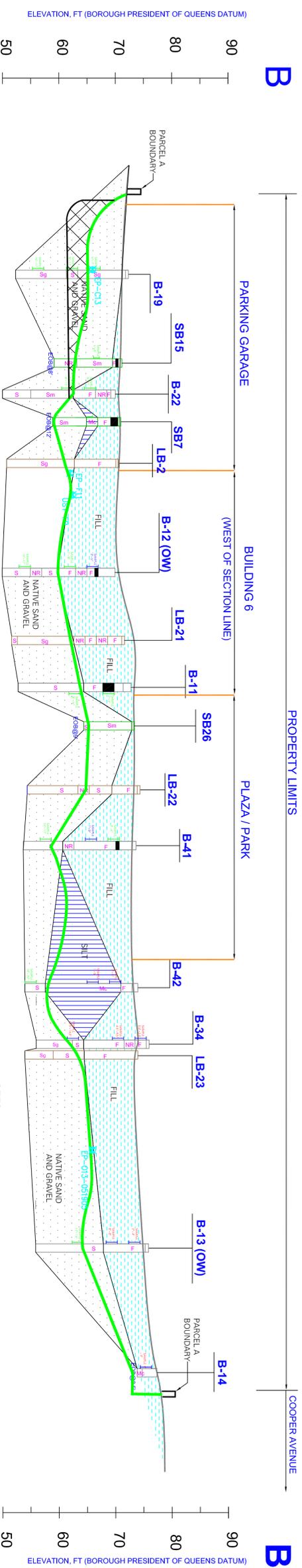
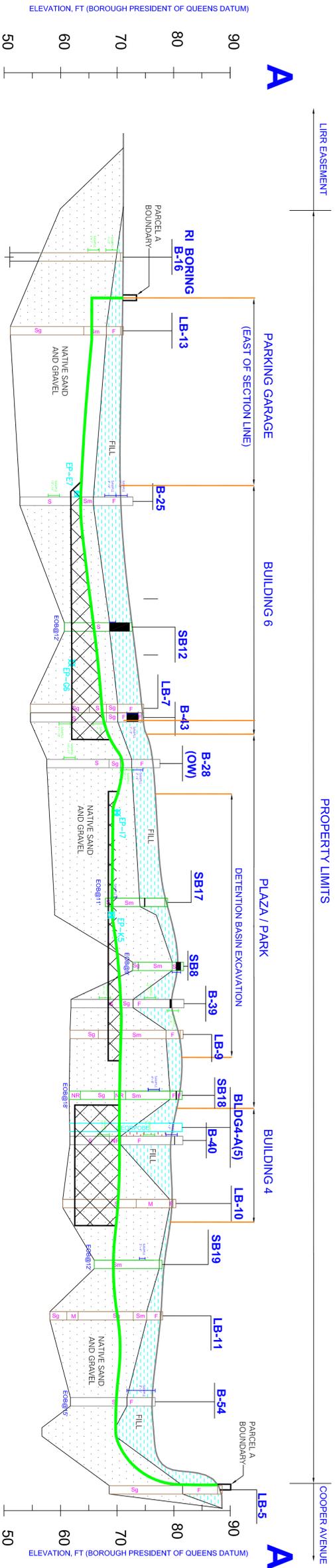
Project No. 5555107

Date 09/06/05

Scale 1" = 80'H

Dwg. No. 12

GLENDALE



- NOTES:**
1. TEST BORINGS B-4 WERE PERFORMED BY WARREN GEORGE, JERSEY BORING AND DRILLING CO., AND ACQUIFER DRILLING AND TESTING IN JANUARY AND FEBRUARY 2004 UNDER FULL TIME CONTROLLED INSPECTION BY LANGAN REPRESENTATIVES.
 2. TEST BORINGS LB-1 THROUGH LB-24 WERE PERFORMED BY JERSEY BORING AND DRILLING CO. BETWEEN 2 OCTOBER 2002 AND 22 OCTOBER 2002 UNDER FULL TIME CONTROLLED INSPECTION BY LANGAN REPRESENTATIVES.
 3. TEST BORINGS SB, THROUGH SB29 WERE PERFORMED BY HFAQDI BETWEEN 21 JANUARY 2002 AND 26 JANUARY 2002 AS PART OF METCALF AND EDDY'S LIMITED PHASE II ESI.
 4. BORING ELEVATIONS AND SURROUNDING GRADES ARE ESTIMATED FROM A DRAWING TITLED "CITY OF NEW YORK, COUNTY OF QUEENS, TAX BLOCK 3810, TAX LOT 2, BY MONROSE SURVEYING CO., L.P., DATED 17 DECEMBER 2001, PROVIDED BY ATCO.
 5. ELEVATIONS ARE REFERENCED TO BOROUGH PRESIDENT OF QUEENS TOPOGRAPHICAL DATUM, WHICH IS 2.725 FT ABOVE NSVD 1929 MEAN SEA LEVEL AT SANDY HOOK, NJ. (BFO = USGS - 2.725 FT)

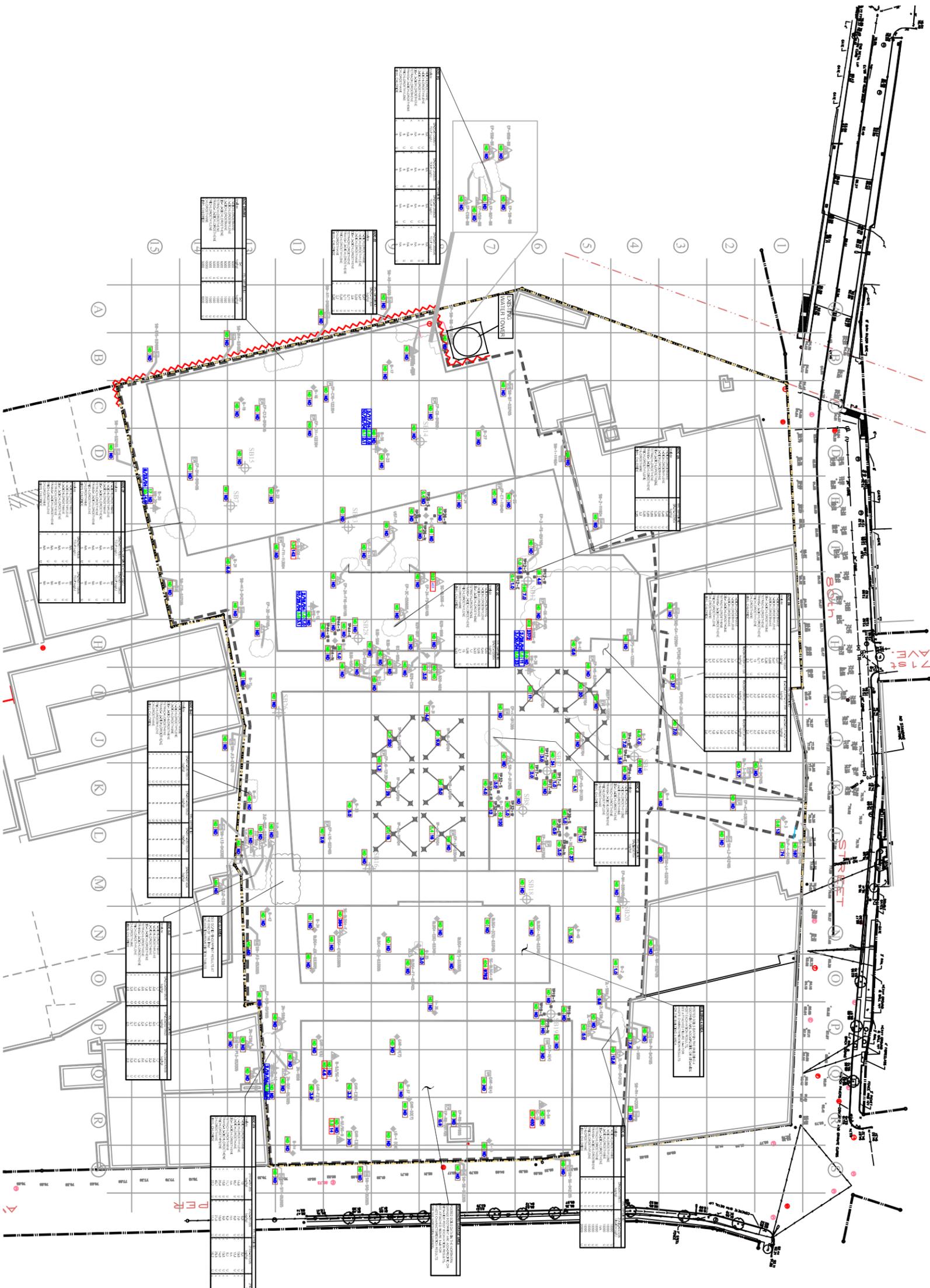
LEGEND

| | | | |
|--|--------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------|
| | SAND | | MISCELLANEOUS FILL |
| | GRAVELLY SAND | | SILTY SAND |
| | SILTY CLAY | | LIMITS OF CONSTRUCTION AREA |
| | SILT | | BOTTOM OF REMEDIAL EXCAVATION (SOIL/FILL REMOVED AND DISPOSED OFF-SITE AS CATEGORY 1 OR 2 MATERIAL) |
| | NO RECOVERY | | FILL MATERIAL |
| | AREAWIDE END POINT | | SANDY AND/OR GRAVELLY SOILS (NATIVE) |
| | SOIL SAMPLE | | SILTY SOILS (NATIVE) |
| | ADDITIONAL CATEGORY 3 SOILS EXCAVATED FOR CONSTRUCTION | | ASH/CINDERS LAYER |
| | | | EXCEEDS TAGMS |
| | | | DOES NOT EXCEED TAGMS |
| | | | SAMPLE INTERVAL |
| | | | SAMPLE INTERVAL |
| | | | EOB - END OF BORING |

BORING KEY

BORING NUMBER

| | | | | | |
|-----------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------|--|-------------------------------------------------------|--|
| <p>21 Fern Plaza 4th Floor New York, NY 10001-2272 P: 212.479.5400 F: 212.479.5444 www.langan.com</p> | | <p>Project: THE SHOPS AT ATLAS PARK-PARCEL A FINAL ENGINEERING REPORT</p> | | <p>Drawing Title: CROSS SECTIONS A-A', B-B', C-C'</p> | |
| <p>Project No. 555107</p> | | <p>Date: 9/6/05</p> | | <p>Project No. 555107</p> | |
| <p>Date: 12/6/05</p> | | <p>Scale: 1"=40'-11" (1"=10')</p> | | <p>Date: 12/30/2005</p> | |
| <p>Revised FOR FER SUBMISSION</p> | | <p>Drawn By: JB</p> | | <p>User: jbr</p> | |
| <p>1</p> | | <p>12</p> | | <p>12 OF 16</p> | |



NOTES:
 1. BASE SURVEY PLAN OBTAINED FROM A DRAWING TITLED CITY OF NEW YORK COUNTY OF QUEENS TAX BLOCK 3810 TAX LOT 12 BY MONTROSE SURVEYING CO. L.P. DATED DECEMBER 17, 2001 SUPPLIED BY ATCO.
 2. FIGURE ILLUSTRATES ONLY THOSE SAMPLES ANALYZED FOR THE SELECTED CHLORINATED COMPOUNDS.
 3. DEGRADATION PRODUCTS OF TCE AND PCE ARE NOT INDICATED ON THE FIGURE BUT ARE SUMMARIZED IN THE FER TABLES.
 4. TCE/PCE CONCENTRATIONS POSTED AT IRM SITE INVESTIGATION BORINGS ARE MAXIMUM CONCENTRATIONS DETECTED IN SOILS FOR EACH COMPOUND.
 5. TCE/PCE CONCENTRATIONS POSTED AT METCALF AND EDDY SOIL BORINGS ARE MAXIMUM CONCENTRATIONS DETECTED IN SOILS FOR EACH BORING LINE.
 6. DATA IN TABLES ARE THE WASTE CHARACTERIZATION RESULTS FOR SELECTED CHLORINATED VOCs FROM IRM AREAS OF CONCERN AS NOTED.
 7. SEE THE ACCOMPANYING FER TABLE 12 A COMPLETE LIST OF SAMPLES THAT DETECTED TCE, PCE AND 2s-1,2-DCE.

DEFINITIONS:
 NA = COMPOUND NOT ANALYZED
 ND = COMPOUND NOT DETECTED ABOVE MINIMUM DETECTION LIMIT

NOTES:
 1. SOIL SAMPLES CORRESPONDING TO AREAS DENOTED BY A CLOUD INDICATE AT TWO TO THREE POINT COMPOSITE SAMPLE WAS COLLECTED FROM WITHIN THE AREA.

LEGEND:
 IRM SITE INVESTIGATION BORING LOCATION
 MONITORING WELL LOCATION
 METCALF & EDDY SOIL BORING LOCATION
 BUILDING AND/OR OTHER GARAGE GEOTECHNICAL INVESTIGATION BORING LOCATION
 PRE-IRM "HOT SPOT" TEST PIT LOCATION
 NORTHERN GARAGE TEST PIT SOIL SAMPLE LOCATION
 AREAWIDE BROWNIUM TEST PIT LOCATION
 AREAWIDE BROWNIUM SAMPLE EXCAVATION SAMPLE
 AREAWIDE AREAWIDE POST-EXCAVATION SAMPLE
 ACC. SPECIFIC ENHANCED POST-EXCAVATION SAMPLE
 ACC. SPECIFIC SILT/WALL POST-EXCAVATION SAMPLE
 SOIL VAPOR SAMPLE LOCATION
 IRM TEST PITS - 5-POINT COMPOSITE SAMPLE LOCATION OF CATEGORY 1 AND CATEGORY 2 (SWS)
 SOIL SAMPLE TCE/PCE CONCENTRATION (ug/kg)
 SOIL VAPOR SAMPLE TCE/PCE GROUNDWATER SAMPLE TCE/PCE CONCENTRATION (ug/l)
 PROPERTY LINE
 SITE BOUNDARY
 NEW BUILDING / STRUCTURE FOOTPRINT
 EXCAVATION GRID (50'-FOOT GRID)

| NO. | DESCRIPTION | DATE |
|-----|----------------------------|-----------|
| 1 | REVISED FOR PER SUBMISSION | 12/8/2005 |

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Project
 THE SHOPS AT ATLAS
 PARK-PARCEL A
 FINAL ENGINEERING
 REPORT

Drawing Title
 TCE AND PCE
 DETECTIONS
 (PARCEL - A)

Project No. 5533107

Date 4/4/05

Scale 1"=40'

Drawn By J

Last Revised 12/8/05

Drawing No.

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