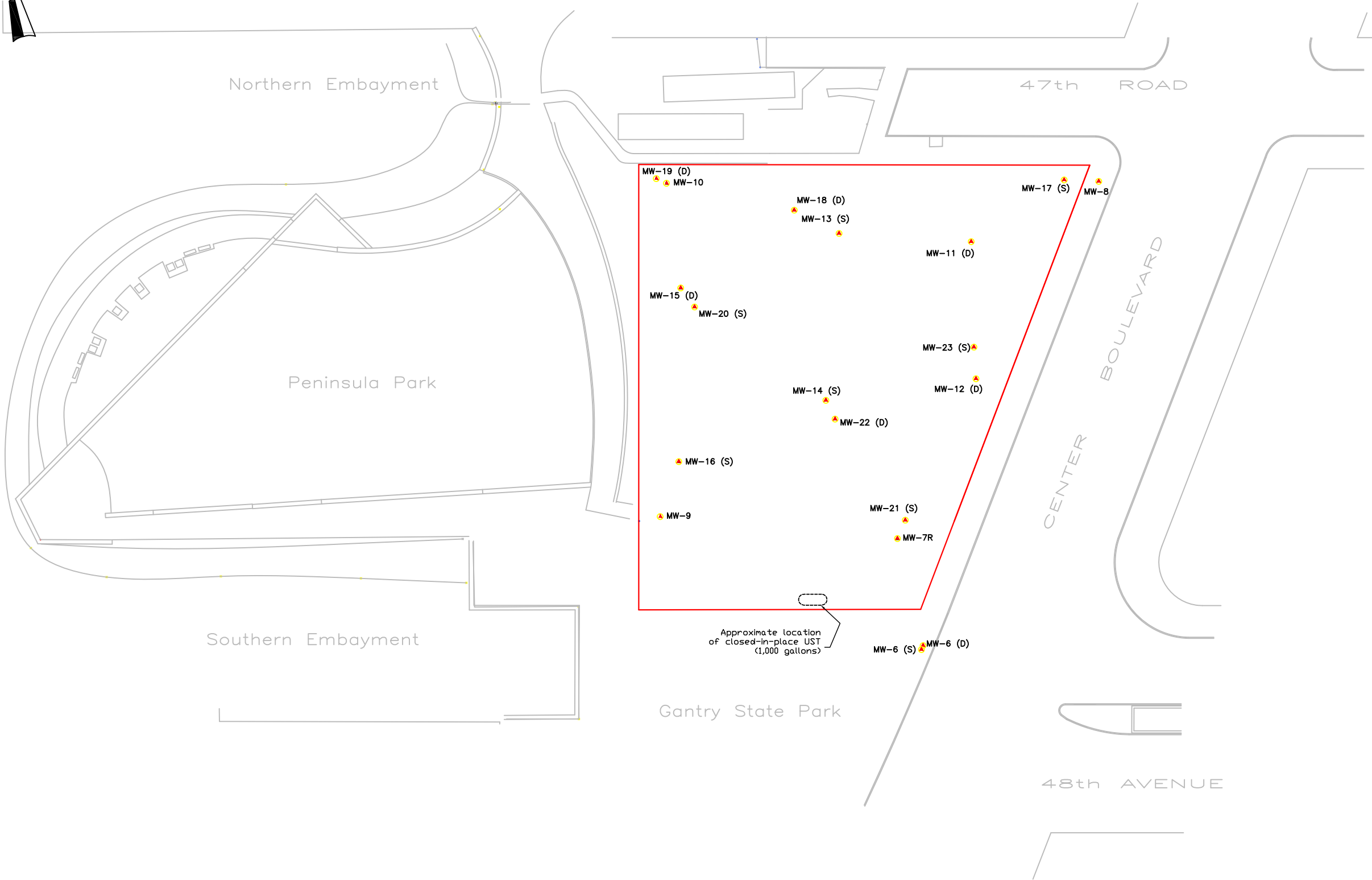


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Parcel 8
BCP Site No. C241087

FIGURE 1

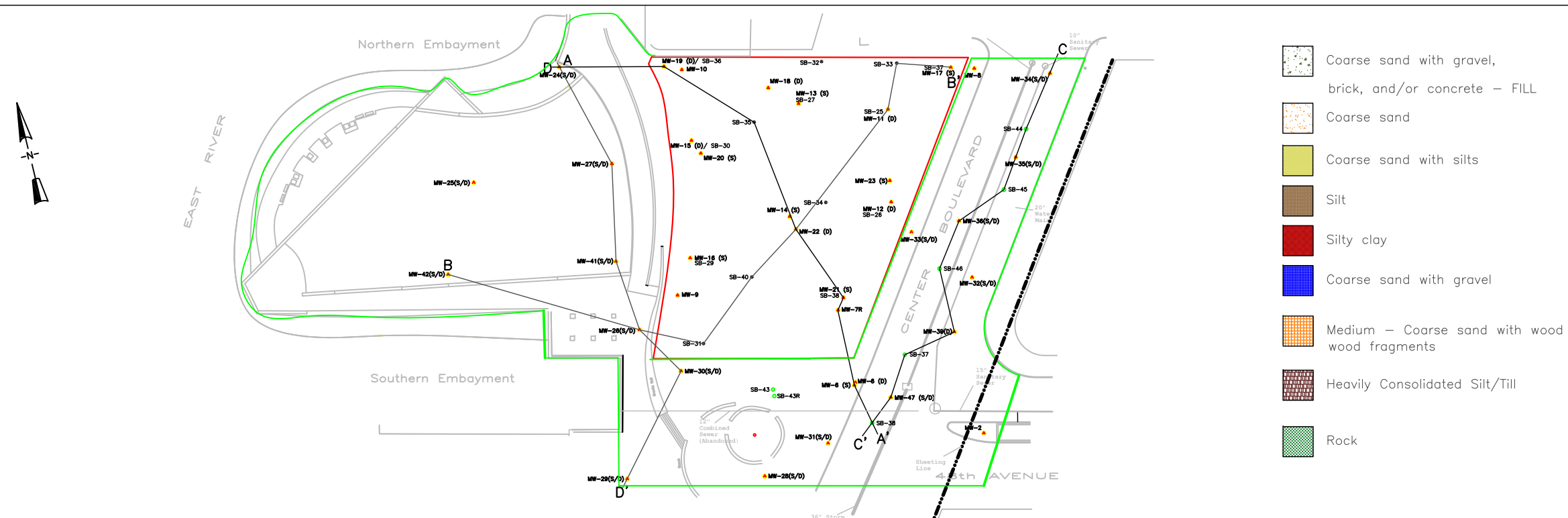
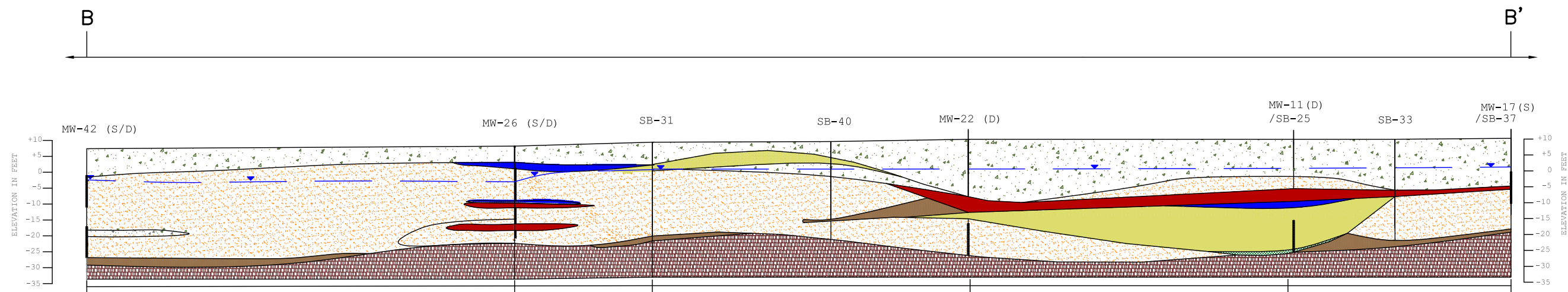
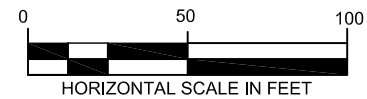
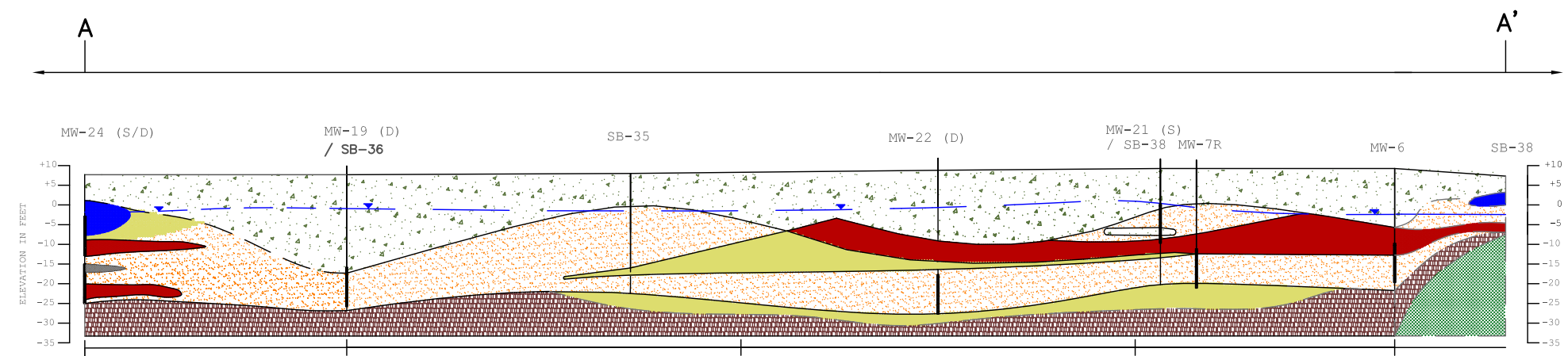
Site Plan

Date
December 2010

Project Number
10011-019-8

LEGEND

- Parcel 8 Site Boundary
- Monitoring Well



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BCP Site No. C241087**

FIGURE 2

Geologic Cross Sections

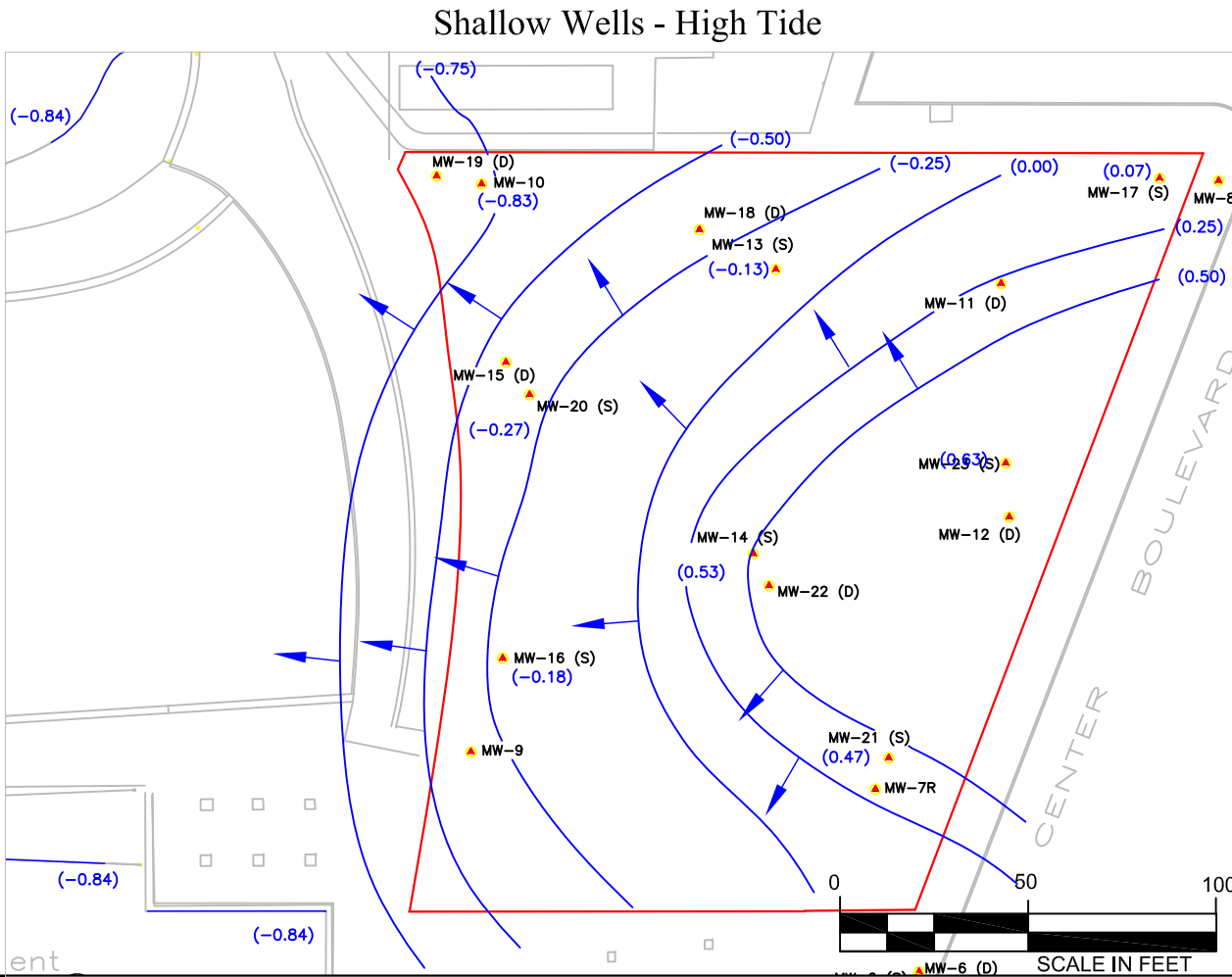
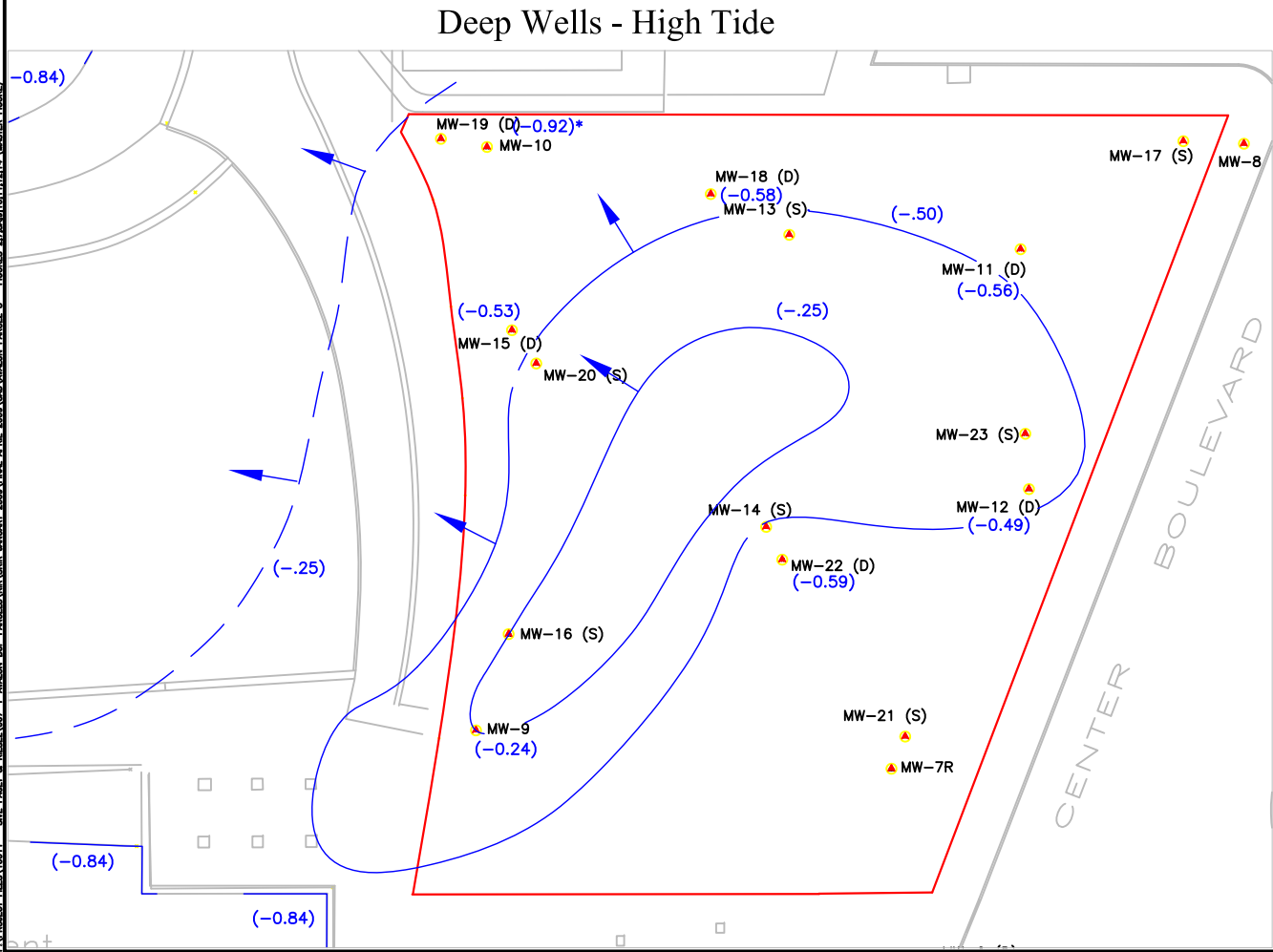
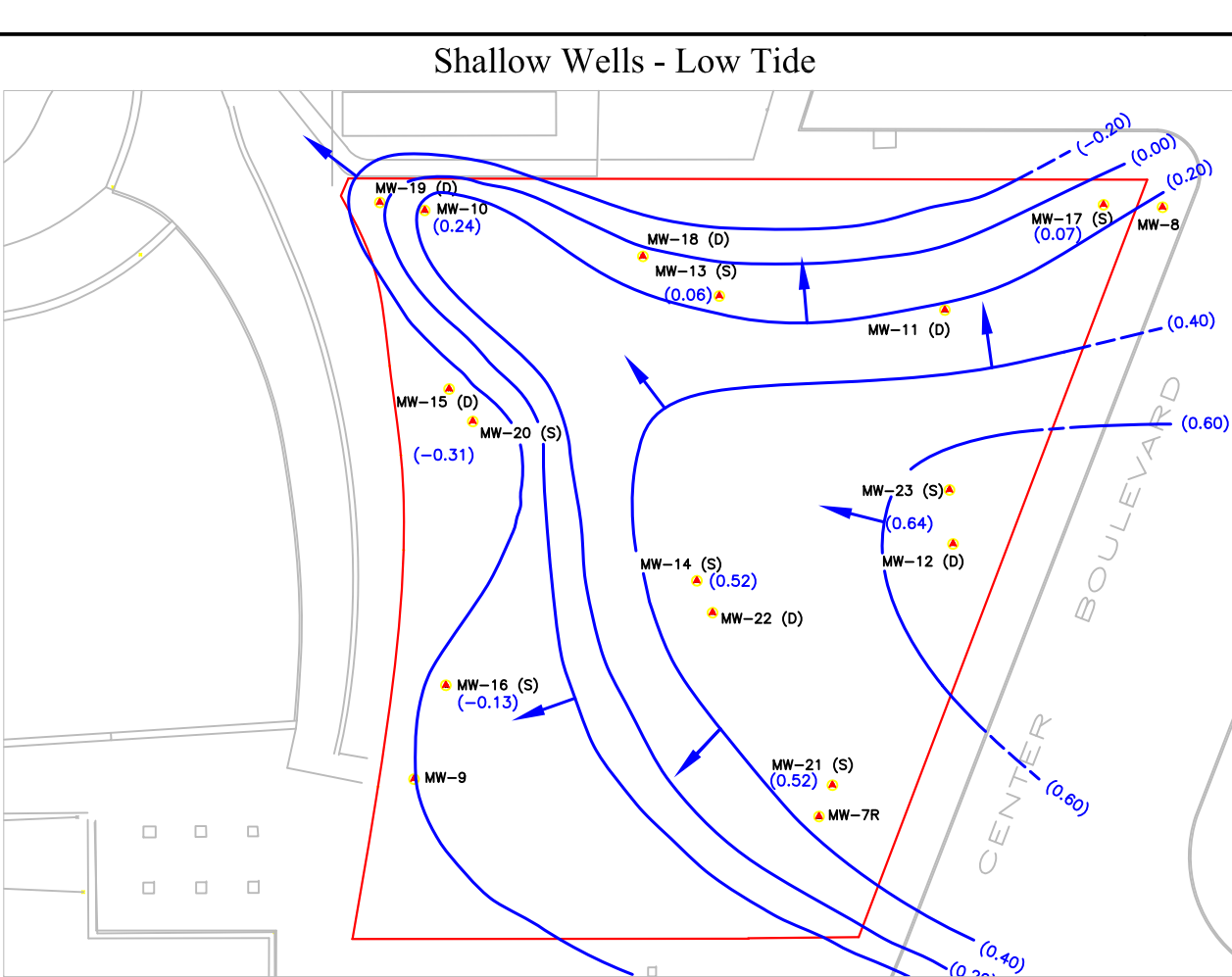
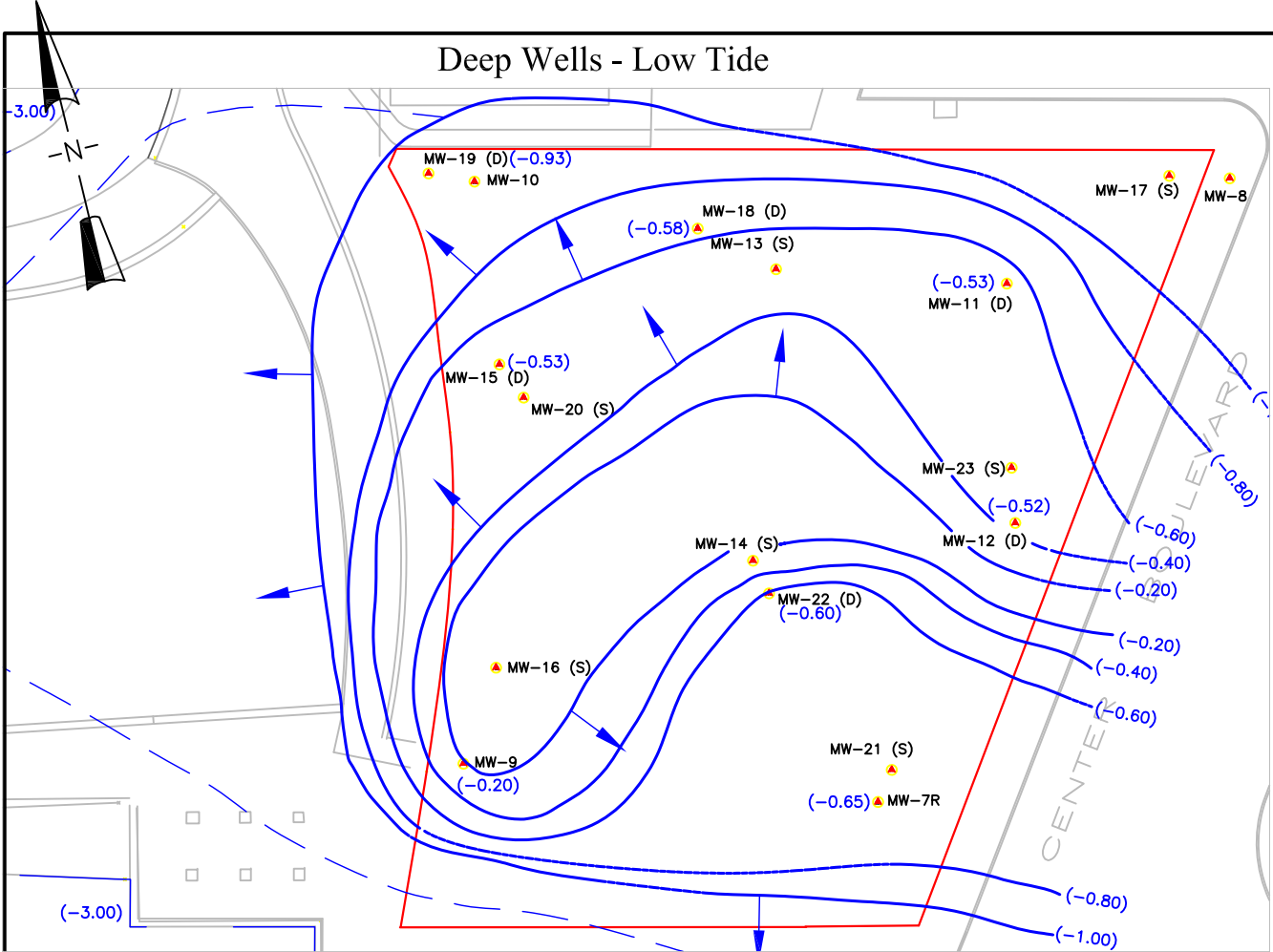
Date
December 2010

Project Number
10011-019-8

LEGEND

-  **Groundwater Monitoring Well**
-  **Parcel 8 / BCP Portion Boundary**
-  **VCP Portion Boundary**
-  Groundwater elevations based on measurements collected from deep wells on October 5, 2009
-  2-inch diameter polyvinyl chloride (PVC) or steel well screen

NOTES:
Elevations in reference to Borough of Queens Topographical Bureau
Datum (QBD). Top of Well Casing (TOC) and land surface measurements
surveyed by Montrose Surveying.



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Parcel 8
BCP Site No. C241087

FIGURE 3

**Groundwater
Contour Maps
Shallow and Deep**

Date
December 2010

Project Number
10011-019-8

LEGEND

- Parcel 8 Boundary
- MW-7R Groundwater Monitoring Well
- (-0.52) Groundwater Elevation
- Equipotential Elevation Line
- Groundwater Elevation (dashed where inferred)
- Groundwater Flow Direction

NOTES
* Not used for contour generation;
spurious data
All groundwater elevations measured
on January 5, 2009 and in reference
to the Queens Topographical Bureau
Datum

TRC-GP13 ¹	(10-12')
SVOCS	
Pyrene	645,000

TRC-GP13W1 ¹	(18-20')
SVOCS	
Benzo(a)Anthracene	84,000
Benzo(a)Pyrene	79,000
Benzo(b)Fluoranthene	84,100
Chrysene	80,200
Fluoranthene	171,000
Indeno(1,2,3-cd)pyrene	51,000

QW-SB-15 ³	(4-6')	(16-18')	(16-18)2
SVOCS			520000
Benzo(a)Anthracene	90000		
Benzo(a)Pyrene	90000		
Benzo(b)Fluoranthene	120000		
Benzo(k)Fluoranthene	33000		
Chrysene	82000		
Dibenzo(a,h)anthracene	12000(J)	280000(J)	
Indeno(1,2,3-cd)pyrene	55000		
Naphthalene	24000000	11000000	
Phenanthrene	550000(J)	50000(J)	

QW-SB-13 ⁵	(4-6')	14-16'
SVOCS(ug/kg)		
Benzo(a)Anthracene	59000	
Benzo(a)Pyrene	55000	
Benzo(b)Fluoranthene	49000	
Chrysene	71000	
Dibenzo(a,h)anthracene	7000(J)	
Indeno(1,2,3-cd)pyrene	30,000	
Naphthalene	4,100,000	

QW-SB-9 ³	(5-7')	(17-19')
SVOCS		
Benzo(a)Pyrene	5400	
Benzo(b)Fluoranthene	5900	
Naphthalene	1,000,000	

QW-SB-14 ³	(7-9')	14-16'
SVOCS		
Benzo(a)Anthracene	460000	5600(J)
Benzo(a)Pyrene	240000	
Benzo(b)Fluoranthene	340000	
Benzo(k)Fluoranthene	120000(J)	
Chrysene	440000	
Dibenzo(a,h)anthracene	26000(J)	
Indeno(1,2,3-cd)pyrene	110000(J)	
Phenanthrene	150000	
Pyrene	130000	

QW-SB-17 ³	(1-3')	(25-27')
SVOCS		
Benzo(a)Anthracene		11000(J)
Benzo(a)Pyrene	5800	
Benzo(b)Fluoranthene	7100	

QW-SB-7 ³	(7-9')	(17-19')
SVOCS		
Benzo(a)Anthracene	15,000	23000(J)
Benzo(a)Pyrene	14,000	17000(J)
Benzo(b)Fluoranthene		18000(J)

QW-SB-6 ³	(5-7')	(15-17')
SVOCS		
Benzo(a)Anthracene		26000(J)
Benzo(a)Pyrene	3,400	
Dibenzo(a,h)anthracene	760(J)	
Naphthalene	930,000	
Phenanthrene	830,000	

TRC-B9A2 ¹	(15-17')
SVOCS	
Benzo(a)Anthracene	176,000
Benzo(a)Pyrene	144,000
Benzo(b)Fluoranthene	148,000
Benzo(k)Fluoranthene	58,800
Chrysene	156,000
Fluoranthene	528,000
Indeno(1,2,3-cd)pyrene	90,500
Naphthalene	4,030,000
Phenanthrene	722,000

47RD-GP11 ¹	(8-10')	(18-20')	(20-22')
VOCs			
Benzene		78.2	67.6
SVOCS			
Benzo(a)Anthracene	210,000		
Benzo(a)Pyrene	185,000		
Benzo(b)Fluoranthene	210,000		
Benzo(k)Fluoranthene	89,100		
Chrysene	72,100		
Fluoranthene	202,000		
Indeno(1,2,3-cd)pyrene	577,000		
Phenanthrene	105,000		
Pyrene	826,000		

B9B2 ¹	(5-7')
SVOCS	
Benzo(a)Anthracene	274,000
Benzo(a)Pyrene	218,000
Benzo(b)Fluoranthene	235,000
Benzo(k)Fluoranthene	92,000
Chrysene	253,000
Fluoranthene	628,000
Indeno(1,2,3-cd)pyrene	118,000
Phenanthrene	765,000
Pyrene	544,000

47RD-GP12 ^{1,2}	(8-10')
SVOCS	
Benzo(a)Anthracene	103,000
Benzo(a)Pyrene	93,000
Chrysene	111,000
Indeno(1,2,3-cd)pyrene	51,300

TRC-GP-9C ^{1 & 2}	(12-14')	GP-9C1(12-14')
VOCs		
Benzene		133,000
Xylene		538,000
SVOCS		
Benzo(a)Anthracene	62,600	317,000
Benzo(a)Pyrene		239,000
Benzo(k)Fluoranthene	55,200	110,000
Chrysene		247,000
Fluoranthene		869,000
Indeno(1,2,3-cd)pyrene		108,000
Naphthalene		1,650,000
Phenanthrene		1,460,000
Pyrene		729,000

QW-SB-8 ³	(5-7')
SVOCS	
Benzo(a)Anthracene	18000
Benzo(a)Pyrene	17000
Benzo(b)Fluoranthene	19000
Benzo(k)Fluoranthene	7100
Chrysene	20000
Dibenzo(a,h)anthracene	3400(J)
Indeno(1,2,3-cd)pyrene	11000

QW-SB-18 ³	(6-8')	(12-14')
SVOCS		
Benzo(a)Anthracene	27,000	
Benzo(a)Pyrene	23,000	
Benzo(b)Fluoranthene	30,000	
Dibenzo(a,h)anthracene	2,300(J)	
Naphthalene		720,000B

QW-SB-22 ³	(2-4')
SVOCS	
Benzo(a)Anthracene	6,800
Benzo(a)Pyrene	6,200
Benzo(b)Fluoranthene	8,200

QW-SB-19 ³	(6-8')	(26-28')
SVOCS		
Benzo(a)Anthracene	30,000	21,000(J)
Benzo(a)Pyrene	26,000	
Benzo(b)Fluoranthene	32,000	
Dibenzo(a,h)anthracene	2,800(J)	
Indeno(1,2,3-cd)pyrene	14,000	
Naphthalene		590,000B

QW-SB-16 ³	(2-4')	(17-19')
SVOCS		
Benzo(a)Anthracene	7100	
Benzo(a)Pyrene	7000	2400(J)
Benzo(b)Fluoranthene	8100	
Dibenzo(a,h)anthracene	1000(J)	

QW-SB-20 ³	(4-6')	(28-30')
SVOCS		
Benzo(a)Anthracene	20,000	16,000(J)
Benzo(a)Pyrene	16,000	
Benzo(b)Fluoranthene	21,000	
Dibenzo(a,h)anthracene	2,000(J)	
Fluorene		87,000
Indeno(1,2,3-cd)pyrene	7,900	
Naphthalene		570,000B

QW-SB-24 ³	(6-8')	(18-20')
SVOCS		
Benzo(a)Anthracene	88,000	17,000(J)
Benzo(a)Pyrene	71,000	4,900(J)
Benzo(b)Fluoranthene	83,000	
Chrysene	89,000	
Dibenzo(a,h)anthracene	7,300(J)	
Indeno(1,2,3-cd)pyrene	31,000	
Phenanthrene		510,000

QW-SB-3 ³	(5-7')	(11-13')
SVOCS		
Benzo(a)Anthracene		97,000(J)
Benzo(a)Pyrene	2,200	84,000(J)
Benzo(b)Fluoranthene		77,000(J)
Chrysene		87,000(J)
Dibenzo(a,h)anthracene		49000(J)
Indeno(1,2,3-cd)pyrene		82000
Naphthalene		

QW-SB-21 ³	(6-8')	(20-22')
VOCs		
Xylene (mixed)		950000
SVOCS		
Benzo(a)Anthracene	29,000	
Benzo(a)Pyrene	30,000	
Benzo(b)Fluoranthene	34,000	
Dibenzo(a,h)anthracene	3,300(J)	
Indeno(1,2,3-cd)pyrene	16,000	

QW-SB-5 ³	(5-7')
SVOCS	
Benzo(b)Fluoranthene	8,500
Benzo(k)Fluoranthene	3,900
Chrysene	9,900
Dibenzo(a,h)anthracene	1,700
Indeno(1,2,3-cd)pyrene	5,600

Sample ID	SB-38(18-21)	SB-38(18-21)	SB-38(18-21)
Sample Date	10/23/2008	10/23/2008	10/23/2008
Result	Q	Result	Q
Benzene	24 U	0.47 U	
Benzo(a)Anthracene	19400	3040	
Benzo(a)Pyrene	1140	2880 U	
Benzo(b)Fluoranthene	10200	2000	
Benzo(k)Fluoranthene	5300	3200	
Chrysene	19000	3210	
Dibenzo(a,h)anthracene	13900	432	
Fluoranthene	63000	15600	
Indeno(1,2,3-cd)pyrene	3810	1040	
Naphthalene	700000	205	
Phenanthrene	NA	231	
Arsenic	2.5 U	17.8	
Copper	6.3	74.2	

Sample ID	SB-32(13-14)	SB-32(13-14)	SB-32(13-14)
Sample Date	10/22/2008	10/22/2008	10/22/2008
Result	Q	Result	Q
Benzene	27 U	0.47 U	
Benzo(a)Anthracene	17700	10200	15500
Benzo(a)Pyrene	12200	11700	23500
Benzo(b)Fluoranthene	14500	11400	19800
Benzo(k)Fluoranthene	6710	7000	17000
Chrysene	15700	3300	17700
Dibenzo(a,h)anthracene	25900	2560	5800
Fluoranthene	63000	15600	36100
Indeno(1,2,3-cd)pyrene	6400	7000	13300
Naphthalene	1290	600	1410
Phenanthrene	NA	7.9 U	NA
Arsenic	2.6	13.5	11.1
Copper	13.2	40.7	46.9

Sample ID	SB-33(13-14)	SB-33(13-14)	SB-33(13-14)
Sample Date	10/22/2008	10/22/2008	10/22/2008
Result	Q	Result	Q
Benzene	450 U	0.51 U	240 U
Benzo(a)Anthracene	5870	5520	3300
Benzo(a)Pyrene	4500	4600	1510
Benzo(b)Fluoranthene	4100	4600	1720
Benzo(k)Fluoranthene	3540	3370	819
Chrysene	7820	5100	2690
Dibenzo(a,h)anthracene	723	987	236
Fluoranthene	62000	16500	36100
Indeno(1,2,3-cd)pyrene	1640	2500	603
Naphthalene	220000	16400	20000
Phenanthrene	NA	NA	NA
Arsenic	3	3.4	2.6
Copper	9.4	14.2	12.1

Sample ID	SB-37(27-28)
Sample Date	10/29/2008
Result	Q
Benzene	21 U
Benzo(a)Anthracene	5380
Benzo(a)Pyrene	5600
Benzo(b)Fluoranthene	6270
Chrysene	2100
Fluoranthene	5800
Indeno(1,2,3-cd)pyrene	13000
Naphthalene	2450
Phenanthrene	7100
Arsenic	NA
Copper	6.5

Sample ID	SB-35(30-31)
Sample Date	10/24/2008
Result	Q
Benzene	260 U
Benzo(a)Anthracene	1540
Benzo(a)Pyrene	2990
Benzo(b)Fluoranthene	1160
Chrysene	4970
Dibenzo(a,h)anthracene	220
Fluoranthene	26200
Indeno(1,2,3-cd)pyrene	361
Naphthalene	325000
Phenanthrene	2.3 U
Arsenic	NA
Copper	7.4

Sample ID	SB-28(13-14)	SB-28(13-14)	SB-28(13-14)
Sample Date	10/30/2008	10/30/2008	10/30/2008
Result	Q	Result	Q
Benzene	25 U	2880	
Benzo(a)Anthracene	10700	3960	
Benzo(a)Pyrene	15200	2930	
Benzo(b)Fluoranthene	12000	3250	
Chrysene	44800	8310	
Dibenzo(a,h)anthracene	4480	296	
Fluoranthene	210000	34800	
Indeno(1,2,3-cd)pyrene	7500	1670	
Naphthalene	87 U	18 U	
Phenanthrene	NA	NA	
Arsenic	8.1	7.2	
Copper	24	10.2	

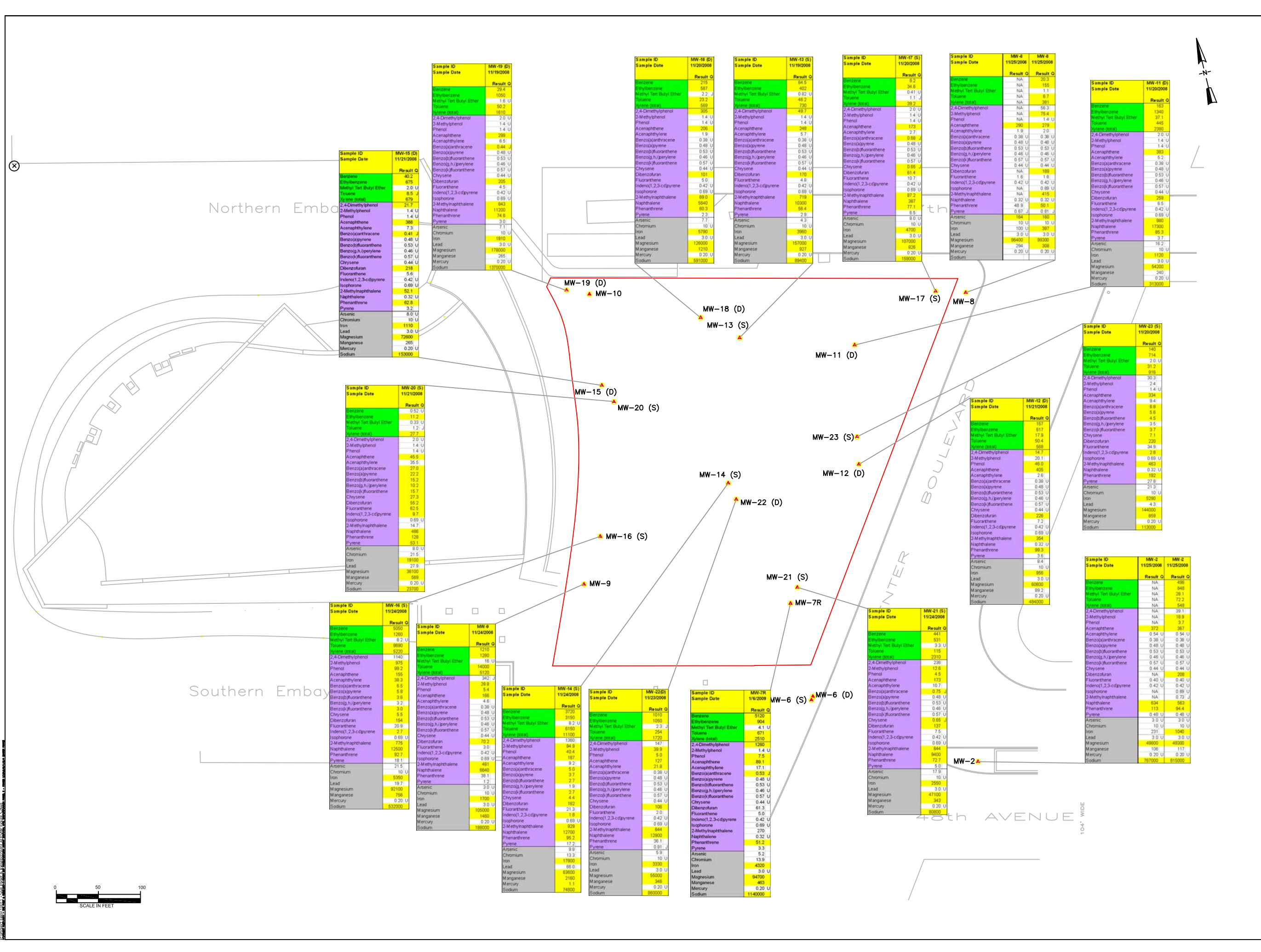
Sample ID	MW-22(13-13)	MW-22(17.5-18)	MW-22(17.5-18)
Sample Date	10/31/2008	10/31/2008	10/31/2008
Result	Q	Result	Q
Benzene	151 U	3210	22.7
Benzo(a)Anthracene	6160	5600	2400
Benzo(a)Pyrene	2280	3960	28900
Benzo(b)Fluoranthene	2280	4170	55600
Chrysene	5060	7420	2760
Dibenzo(a,h)anthracene	143 J	335	5530
Fluoranthene	77200	14100	17400
Indeno(1,2,3-cd)pyrene	81 U	101	13000
Naphthalene	NA	NA	7.4 U
Arsenic	24	7.2	2.3 U
Copper	51.1	10.2	9.6

Sample ID	SB-38(13-13)	SB-38(13-13)	SB-38(13-13)
Sample Date	11/6/2008	11/6/2008	11/6/2008
Result	Q	Result	Q
Benzene	2520 U	27000	1500 U
Benzo(a)Anthracene	2510	6840	1920
Benzo(a)Pyrene	1560	4670	1870
Benzo(b)Fluoranthene	1150	3800	1740
Benzo(k)Fluoranthene	1180	3150	2270
Chrysene	2310	6670	2050
Dibenzo(a,h)anthracene	81.3	407	234
Fluoranthene	22900	28900	4050
Indeno(1,2,3-cd)pyrene	234	1140	615
Naphthalene	251000	205000	1510
Phenanthrene	NA	NA	7.3 U
Arsenic	2.5 U	9.5	6.5
Copper	3.1 U	17.3	47.6

Sample

⊗

Queens West Development Parcel 8 BCP Site No. C241087 Remedial Investigation Groundwater Exceeding TOGS 1.1.1 Class GA Standards



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New York, NY 10001

Queens West Development Parcel 8 BCP Site No. C241087

FIGURE 5

Remedial Investigation Groundwater Exceeding TOGS 1.1.1 Class GA Standards

Date
December 2010

Project Number
10011-019-8

LEGEND

Groundwater Analytical Summary
Parcel 8 Boundary
MW-7R Groundwater Monitoring Well

Sample ID	Sample Date	Result	Unit
Benzene	11/25/2008	NA	U
Ethylbenzene	11/25/2008	NA	U
Methyl Tert Butyl Ether	11/25/2008	NA	U
Toluene	11/25/2008	NA	U
Xylene (Total)	11/25/2008	NA	U
2,4-Dimethylphenol	11/25/2008	NA	U
2-Methylphenol	11/25/2008	NA	U
Phenol	11/25/2008	NA	U
Acenaphthene	11/25/2008	NA	U
Acenaphthylene	11/25/2008	NA	U
Benzo(a)anthracene	11/25/2008	NA	U
Benzo(a)pyrene	11/25/2008	NA	U
Benzo(b)fluoranthene	11/25/2008	NA	U
Benzo(g,h,i)perylene	11/25/2008	NA	U
Benzo(k)fluoranthene	11/25/2008	NA	U
Chrysene	11/25/2008	NA	U
Dibenzofuran	11/25/2008	NA	U
Fluoranthene	11/25/2008	NA	U
Indeno(1,2,3-cd)pyrene	11/25/2008	NA	U
Isophorene	11/25/2008	NA	U
2-Methylnaphthalene	11/25/2008	NA	U
Naphthalene	11/25/2008	NA	U
Phenanthrene	11/25/2008	NA	U
Pyrene	11/25/2008	NA	U
Arsenic	11/25/2008	NA	U
Chromium	11/25/2008	NA	U
Iron	11/25/2008	NA	U
Lead	11/25/2008	NA	U
Magnesium	11/25/2008	NA	U
Manganese	11/25/2008	NA	U
Mercury	11/25/2008	NA	U
Sodium	11/25/2008	NA	U

Notes:
Values listed above are TOGS Series
1.1.1 for Class GA Groundwater;
exceedances denoted by yellow
highlight. Values reported in micrograms
per liter.



158 West 29th Street, 9th Fl
New York, NY 10001

Queens West Development
Parcel 8
BCP Site No. C241087

FIGURE 6

EXTENT OF
EXCAVATION

Date
December 2011

Project Number
10011-019-4

LEGEND

- PARCEL 8 SITE BOUNDARY
- EXTENT OF REMEDIAL EXCAVATION
- GC# REMEDIAL EXCAVATION GRID CELL

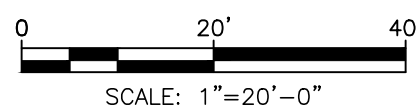
FIGURE 7-A

Date
December 2011

LEGEND



Parameter	Un-Restricted	SCO	Units
2-Methylphenol	330	ug/kg	
4,4'-DDD	3.3	ug/kg	
4,4'-DDE	3.3	ug/kg	
4,4'-DDT	3.3	ug/kg	
Acenaphthene	20000	ug/kg	
Aroclor 1242	100	ug/kg	
Aroclor 1260	100	ug/kg	
Benzene	60	ug/kg	
Benzene, 1,2,4-trimethyl-	3600	ug/kg	
Benzene, 1,3,5-trimethyl-	8400	ug/kg	
Benzo(a)anthracene	1000	ug/kg	
Benzo(a)pyrene	1000	ug/kg	
Benzo(b)fluoranthene	1000	ug/kg	
Benzo(k)fluoranthene	800	ug/kg	
Chrysene	1000	ug/kg	
Copper	50	mg/kg	
Dibenzo(a,h)anthracene	330	ug/kg	
Dibenzofuran	7000	ug/kg	
Ethylbenzene	1000	ug/kg	
Fluoranthene	100000	ug/kg	
Fluorene	30000	ug/kg	
Indeno(1,2,3-cd)pyrene	5000	ug/kg	
Lead	63	mg/kg	
m,p-Xylene	260	ug/kg	
Mercury	0.18	mg/kg	
Naphthalene	12000	ug/kg	
o-Xylene	260	ug/kg	
Phenanthrene	10000	ug/kg	
Phenol	3300	ug/kg	
Pyrene	100000	ug/kg	
Toluene	700	ug/kg	
Xylene (total)	260	ug/kg	
Zinc	109	mg/kg	



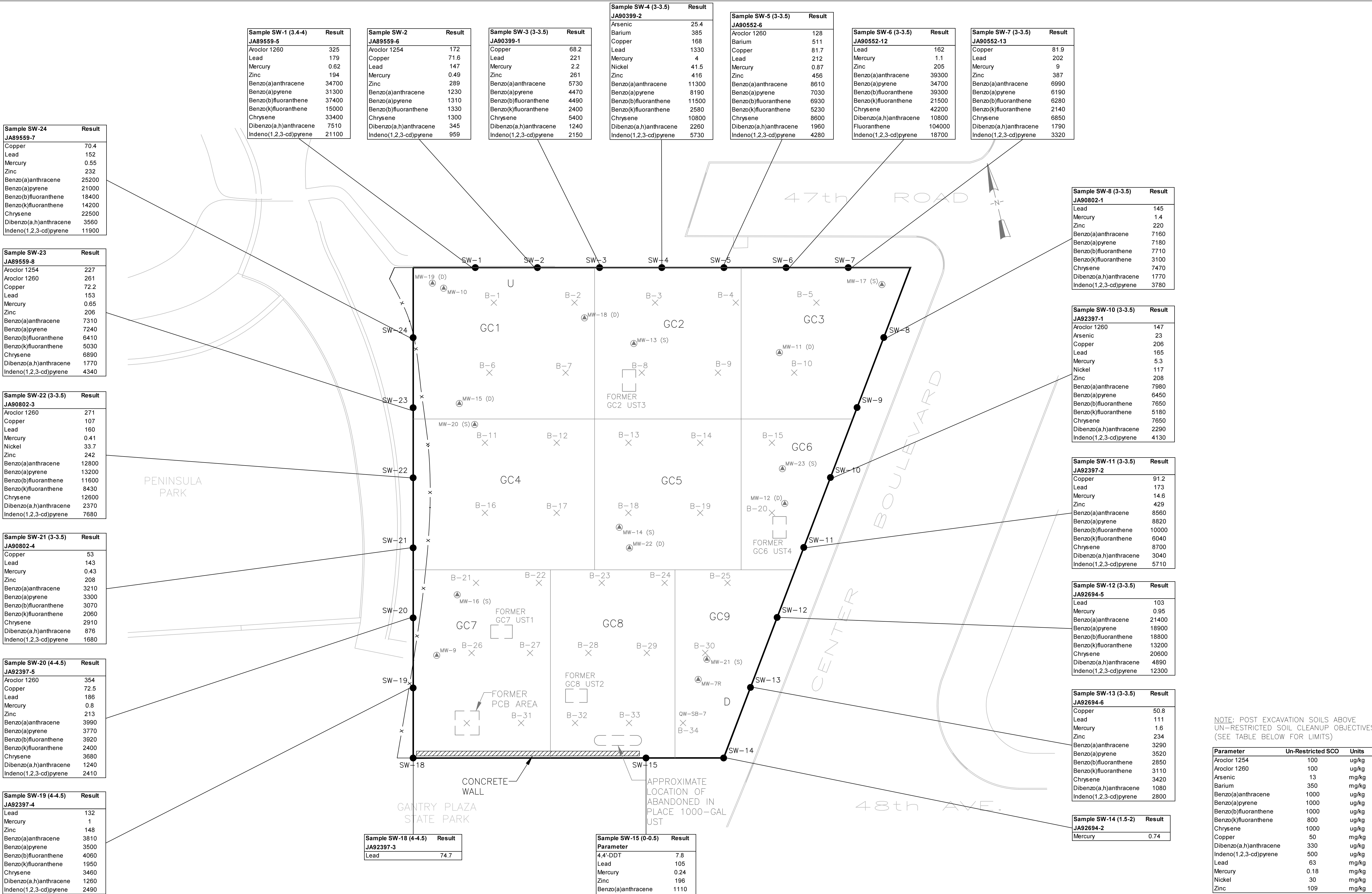


FIGURE 8-A

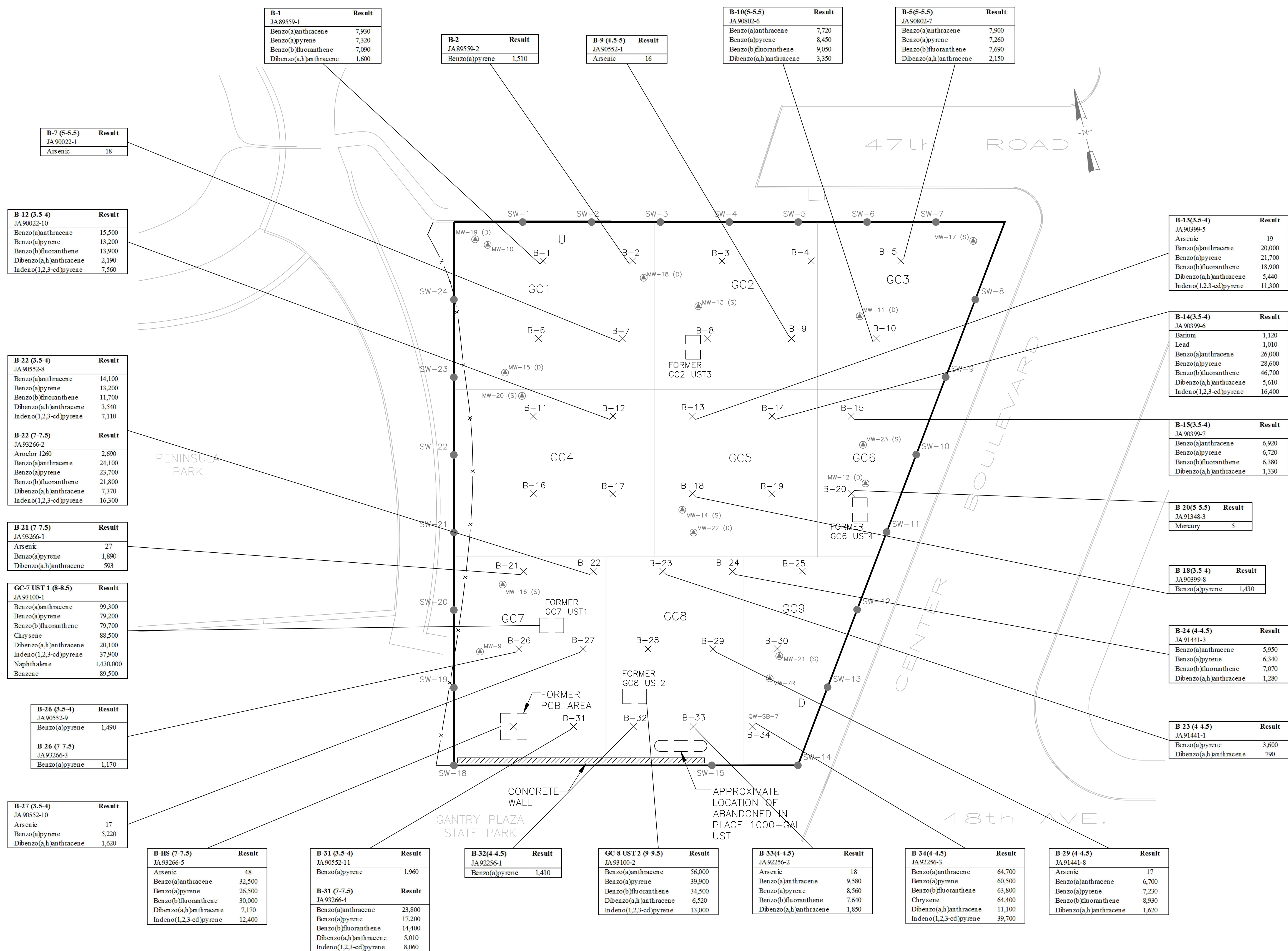
**LOCATION OF
REMAINING SOIL
CONTAMINATION
ABOVE SITE
SPECIFIC ACTION
LEVELS (BOTTOM
ENDPOINT
SAMPLES)**

Date
December 2011

Project Number
10011-019-4

LEGEND

- PARCEL 8 SITE BOUNDARY
 (A) MONITORING WELL
 SW-X SIDEWALL END POINT
 SAMPLE
 — FENCELINE
 B-X BOTTOM END POINT
 SAMPLE
 U/D CAMP MONITORING
 LOCATION (UPGRADIENT/
 DOWNGRADIENT) PENDING
 DAILY WIND PATTERNS



NOTE: POST EXCAVATION SOILS ABOVE
COMMERCIAL SOIL CLEANUP OBJECTIVES
(SEE TABLE BELOW FOR LIMITS)

Parameter	Commercial SCO	Units
Aroclor 1260	1,000	ug/kg
Arsenic	16	mg/kg
Barium	400	mg/kg
Benzene	44,000	ug/kg
Benzo(a)anthracene	5,600	ug/kg
Benzo(a)pyrene	1,000	ug/kg
Benzo(b)fluoranthene	5,600	ug/kg
Chrysene	56,000	ug/kg
Dibenzo(a,h)anthracene	360	ug/kg
Indeno(1,2,3-cd)pyrene	5,600	ug/kg
Lead	1,000	mg/kg
Mercury	3	mg/kg
Naphthalene	500,000	ug/kg

FIGURE 8-B

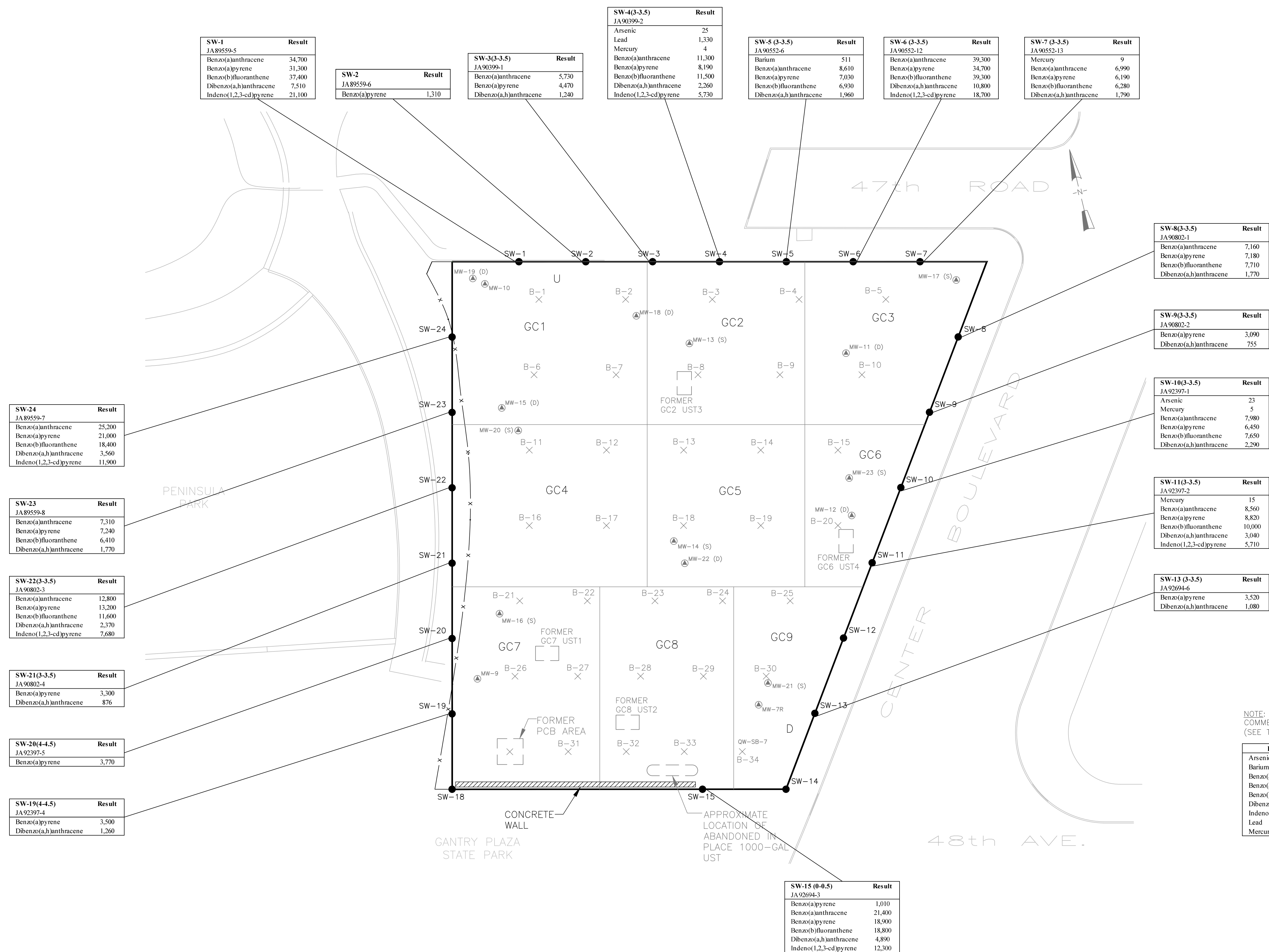
**LOCATION OF
REMAINING SOIL
CONTAMINATION
ABOVE SITE
SPECIFIC ACTION
LEVELS (SIDE
WALL ENDPOINT
SAMPLES)**

Date
December 2011

Project Number
10011-019-4

LEGEND

- PARCEL 8 SITE BOUNDARY
 (M) MONITORING WELL
 SW-X SIDEWALL END POINT
 SAMPLE
 — FENCELINE
 B-X BOTTOM END POINT
 SAMPLE
 U/D CAMP MONITORING
 LOCATION (UPGRADIENT/
 DOWNGRADIENT)



NOTE: POST EXCAVATION SOILS ABOVE
COMMERCIAL SOIL CLEANUP OBJECTIVES
(SEE TABLE BELOW FOR LIMITS)

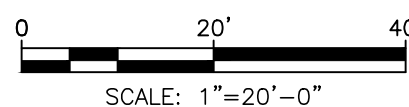
Parameter	Commercial	Units
Arsenic	16	mg/kg
Barium	400	mg/kg
Benzo(a)anthracene	5,600	ug/kg
Benzo(a)pyrene	1,000	ug/kg
Benzo(b)fluoranthene	5,600	ug/kg
Dibenzo(a,h)anthracene	560	ug/kg
Indeno(1,2,3-cd)pyrene	5,600	ug/kg
Lead	1,000	mg/kg
Mercury	3	mg/kg

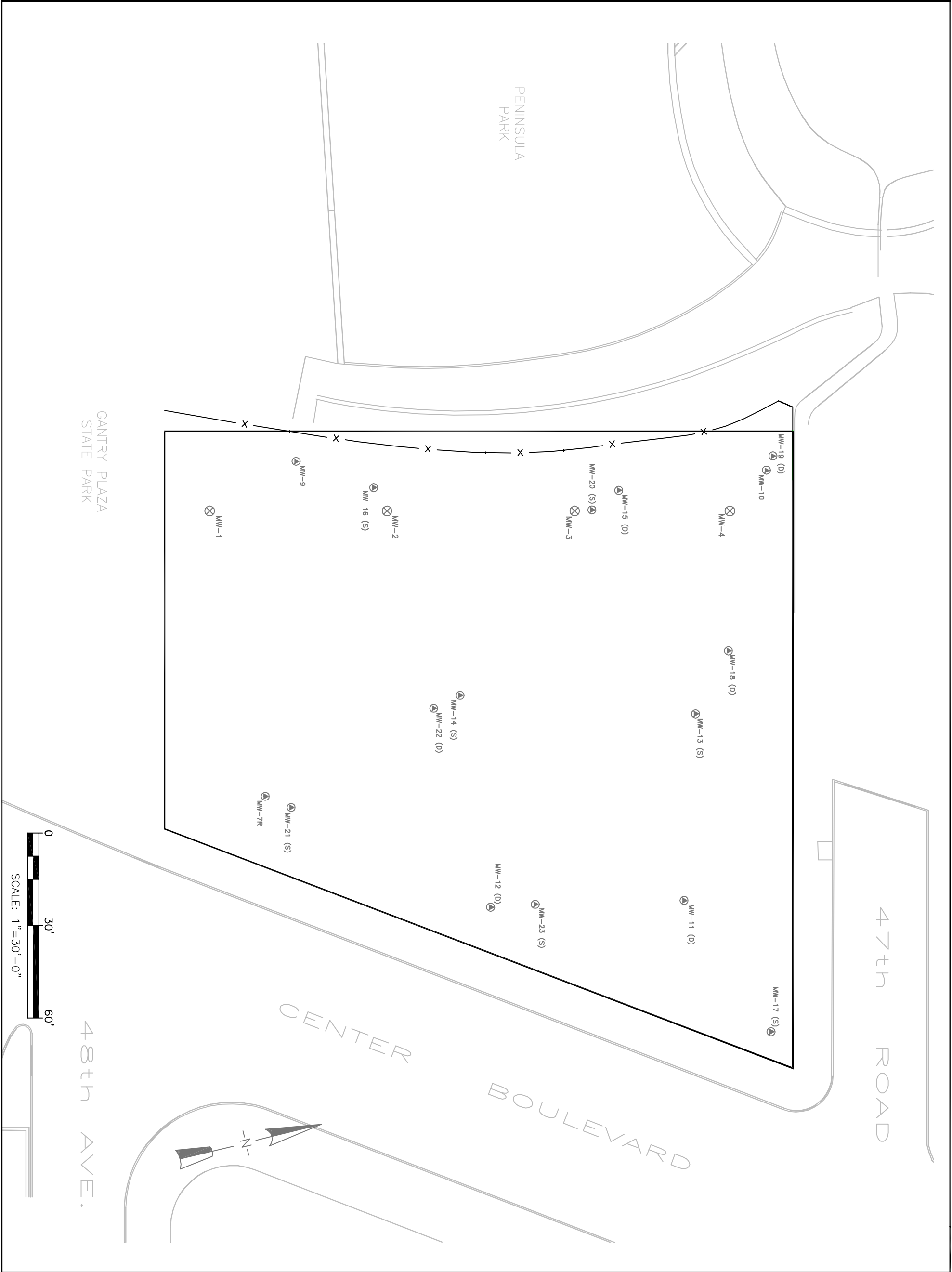
**Queens West Development
Parcel 8
BCP Site No. C241087**

BASELINE POST REMEDATION GROUNDWATER QUALITY

Project Number
10011-019-4

— PARCEL 8 SITE BOUNDARY
 (A) MONITORING WELL





Fleming
Lee-Shue

Environmental Management & Consulting

158 West 29th Street, 9th Fl
New York, NY 10001

Queens West Development
Parcel 8
BCP Site No. C241087

FIGURE 11

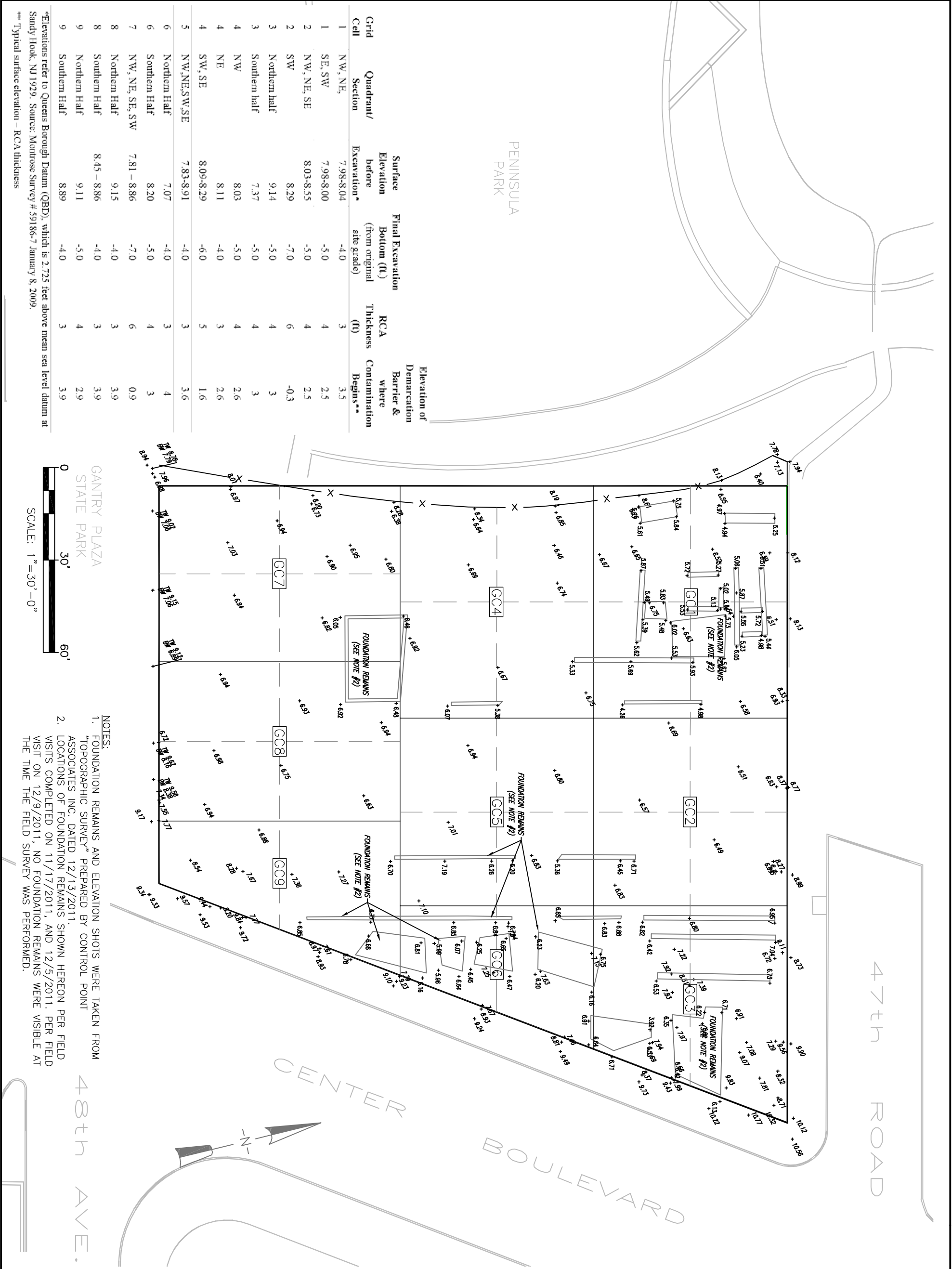
GROUNDWATER
MONITORING
WELL NETWORK

Date
December 2011

Project Number
10011-019-8

LEGEND

- PARCEL 8 SITE BOUNDARY
- MONITORING WELL
- ⊗ PROPOSED SHALLOW AND DEEP SENTINEL WELLS



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Queens West Development
Parcel 8
BCP Site No. C241087

FIGURE 12

LOCATION OF
COVER
SYSTEMS

Date
December 2011

Project Number
10011-019-4

LEGEND

- PARCEL 8 SITE BOUNDARY
- REMEDIAL EXCAVATION GRID CELL
- ELEVATION GRADE SHOT