



Langan

Engineering and Environmental Services, Inc.

NEW YORK, NY • ELMWOOD PARK, NJ • NEW HAVEN, CT • PHILADELPHIA, PA • DOYLESTOWN, PA • MIAMI, FL

TOPOGRAPHIC MAP OF PROJECT SITE ATLAS PARK

Queens

New York

PROJ.NO

5555113

SCALE:

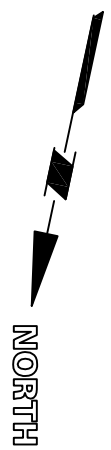
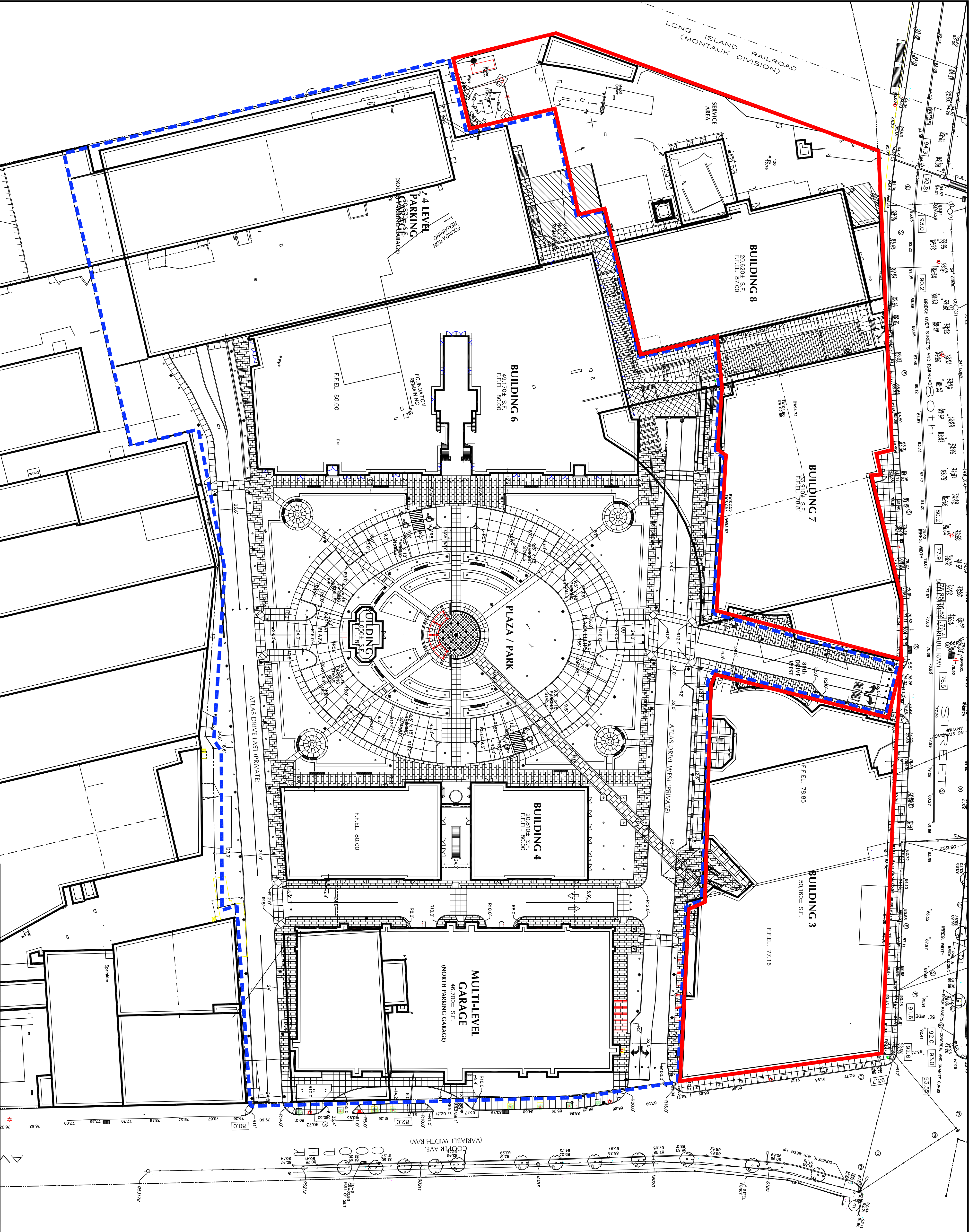
NTS

DATE

9/14/06

FIG:

1



- LEGEND
- SITE BOUNDARY
 - EXISTING BUILDINGS
 - PARCEL A BOUNDARY
 - PARCEL B BOUNDARY
- NOTES
- 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.
 - 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).
 - PROPOSED SITE LAYOUT AND BUILDING LOCATIONS ARE TAKEN FROM THE LANGAN BASE DRAWING TITLED 5555111.901.

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

21 Penn Plaza
380 West 31st Street, 8th Floor
New York, NY 10001-2727
P: 212.479.5400 F: 212.479.5444
www.langan.com

NEW JERSEY PENNSYLVANIA NEW YORK CONNECTICUT FLORIDA
NJ Certificate of Authorization No. 246327596400

Project

ATLAS PARK SITE - PARCEL B
SITE MANAGEMENT PLAN

Drawing Title

ATLAS PARK
SITE DEVELOPMENT
PLAN

Project No. 5555113

Drawing No.

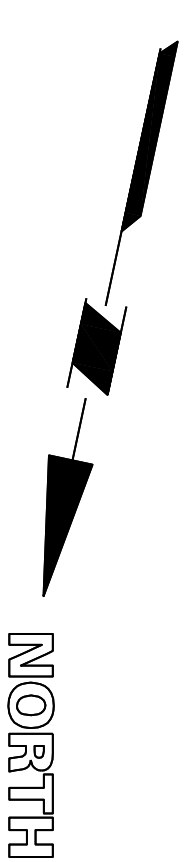
Date 9/14/06

Scale 1"=40'

Dwn. By JB

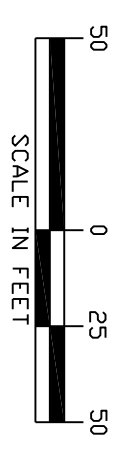
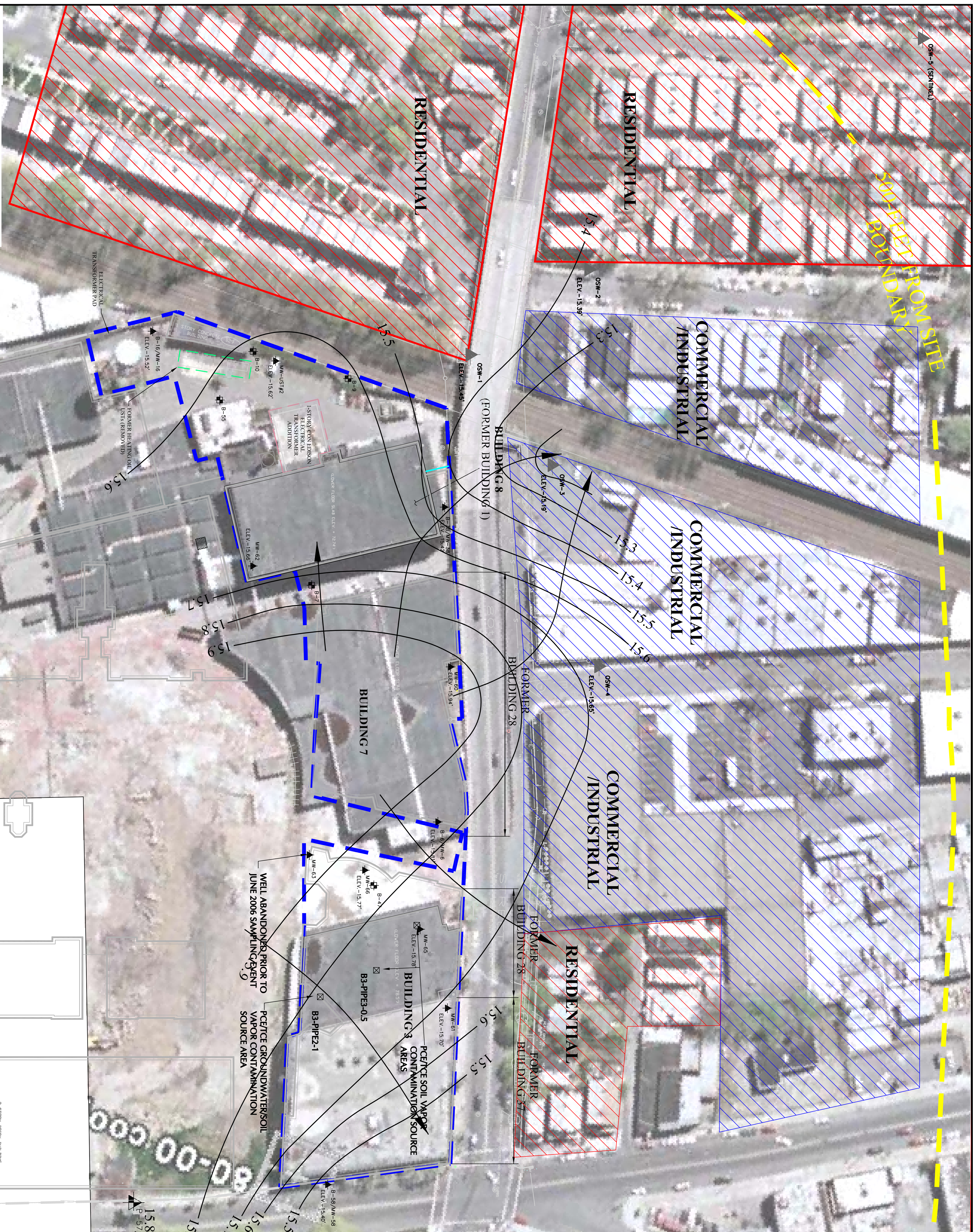
Last Revised 02/06/06

2



- BASE MAP NOTES:**
1. BASE MAP IS DRAWING II FROM THE DRAFT RI REPORT, DATED 19 JANUARY 2005.
 2. BASE SURVEY PLAN WAS OBTAINED FROM A DRAWING TITLED CITY OF NEW YORK, COUNTY OF QUEENS, TAX BLOCK 2810, TAX LOT 2, BY MONTROUSE SURVEINING CO., L.L.P., DATED 17 DECEMBER 2001 SUPPLIED BY ATCO.
 3. MONITORING WELL SURVEY PROVIDED BY LANGAN ENGINEERING, P.C., LICENSED SURVEYORS.

[illegible]



LEGEND

- OSW-4
ELEV.-15.65'
OFFSITE GROUNDWATER MONITORING WELL LOCATION
ELEVATION OF GROUNDWATER (FT MSL)
- NW-60
ELEV.-15.78'
GROUNDWATER MONITORING WELL

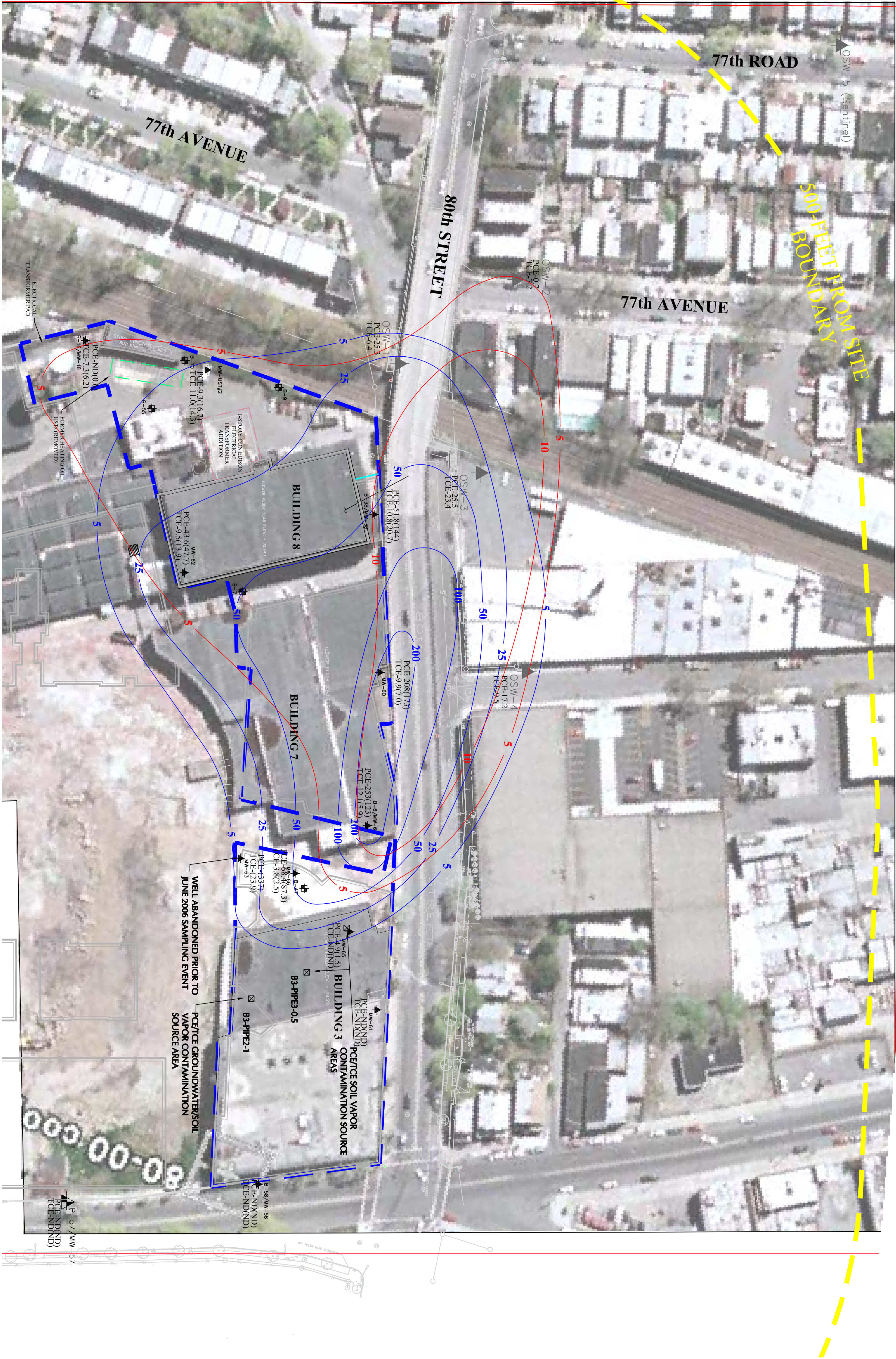
- ATLAS PARK - PARCEL B BOUNDARY
RESIDENTIAL PROPERTIES

- RESIDENTIAL PROPERTIES
COMMERCIAL/INDUSTRIAL PROPERTIES

- GROUNDWATER FLOW ARROW
- GROUNDWATER ELEVATION CONTOUR (FT ABOVE MSL)

NOTE:

1. CONTOURS DASHED WHERE INFERRED.
2. BASEMAP WAS REFERENCED FROM GOOGLE EARTH(TM)
3. ALL MONITORING WELLS ONSITE WERE PREVIOUSLY SAMPLED IN FEBRUAR 2006. THOSE CONCENTRATIONS ARE SHOWN IN PARENTHESES



JUNE 2006

LEGEND

- OFFSITE GROUNDWATER MONITORING WELL LOCATION
- OSW-4
- GROUNDWATER MONITORING WELL (PCE AND TCE CONCENTRATIONS IN ug/l)
- MW-60
- ATLAS PARK - PARCEL B BOUNDARY
- PCE CONCENTRATION (ug/l) - June 2006 Sample (PCE CONCENTRATION (ug/l) - February 2006 Sample)
- TCE CONCENTRATION (ug/l) - June 2006 Sample (TCE CONCENTRATION (ug/l) - February 2006 Sample)
- PCE ISOCONCENTRATION CONTOUR
- TCE ISOCONCENTRATION CONTOUR

NOTE:
1) CONTOURS DASHED WHERE INFERRED.
2) BASEMAP WAS REFERENCED FROM GOOGLE EARTH(TM)
3) ALL MONITORING WELLS ON-SITE WERE PREVIOUSLY SAMPLED IN FEBRUARY 2006. THOSE CONCENTRATIONS ARE SHOWN IN PARENTHESES.

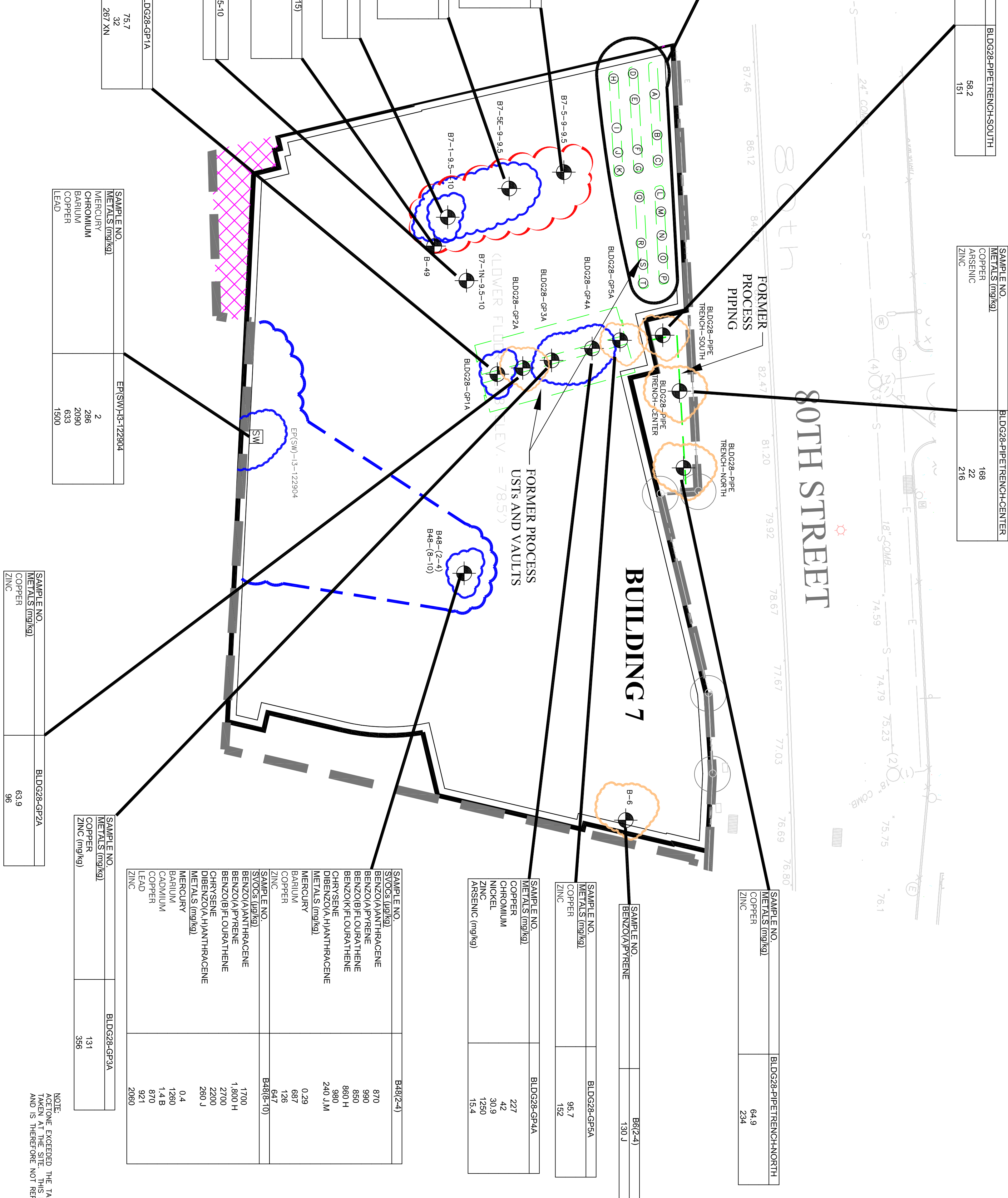
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES 21 Penn Plaza 360 West 31st Street, 8th Floor New York, NY 10001-2272 P: 212.479.5400 F: 212.479.5444 www.langan.com NEW JERSEY NEW YORK CONNECTICUT FLORIDA NEW JERSEY NEW YORK CONNECTICUT FLORIDA NEW JERSEY NEW YORK CONNECTICUT FLORIDA NEW JERSEY NEW YORK CONNECTICUT FLORIDA Project THE SHOPS AT ATLAS PARK SITE MANAGEMENT PLAN Drawing Title TCE/PCE GROUNDWATER ISOCONCENTRATION CONTOURS JUNE 2006 Project No. 5555113 Date 12/22/06 Scale 1"=60' Drn. By JLV Lost Revised NA Drawing No. 4 1 Of 1
--



BLDG28-PIPETRENCH-SOUTH	
58.2	
151	

SAMPLE NO	BUDG28-PIPETRENCHCENTER
METALS (mg/kg)	
COPPER	168
ARSENIC	22
ZINC	216

FIGURE	SAMPLE NO.	COPPER (mg/kg)	ZINC (mg/kg)	ARSENIC (mg/kg)
A	BL0282-T1B	53	117	-
B	BL0282-T1E	61	61	-
C	BL0282-T1F	-	71	-
D	BL0282-T1G	-	57	-
E	BL0282-T2B	50	67	-
F	BL0282-T2D	-	67	-
G	BL0282-T2E	56	78	-
H	BL0282-T3A	-	79	-
I	BL0282-T3C	-	59	-
J	BL0282-T3D	-	77	-
K	BL0282-T3E	-	70	-
L	BL0282-T4A	143	221	14
M	BL0282-T4B	143	185	-
N	BL0282-T4C	74	185	-
O	BL0282-T4D	148	238	21
P	BL0282-T4E	120	231	-
Q	BL0282-T5A	-	78	-
R	BL0282-T5C	-	111	-
S	BL0282-T5E	147	214	-
T	BL0282-T5F	143	146	-



The site plan for Atlantic Park Site - Parcel B includes the following features:

- ATLANTIC PARK SITE - PARCEL B**: The overall site boundary, shown as a dashed line.
- EXISTING BUILDING OUTLINE**: A large rectangular structure in the upper right corner.
- ALLEYWAY AND SOUTH EAST CORNER OFF BUILDING 7 (REMEDIED TO TRACK 1 CLEANUP LEVELS)**: A rectangular area in the upper left, outlined in pink.
- VOCS EXCEEDING TRACK 4 SOL CLEANUP OBJECTIVES (SCOs) (LEFT IN PLACE)**: A red-outlined irregular shape in the upper center.
- METALS EXCEEDING SITE SPECIFICATION TRACK 4 SCOs (LEFT IN PLACE)**: A blue-outlined irregular shape in the upper center, to the left of the Vocs area.
- TOTAL SVOCs OR PAHs EXCEEDING SITE SPECIFIC TRACK 4 SCOs (LEFT IN PLACE)**: A green-outlined irregular shape in the lower left.
- SOL LOCATIONS EXCEEDING TAGM RSCOs LEFT IN PLACE**: An orange-outlined irregular shape in the lower left, to the left of the SVOCs area.

SITE SPECIFIC TRACK 4 SOIL CLEANUP OBJECTIVES	
Compound	Concentration(mg/kg)
arsenic	23
mercury	2
chromium	43
zinc	300
barium	700
copper	250
lead	1,000
volatile organic compounds (individual)	TAGM 10
volatile organic compounds (total)	10
semi-volatile organic compounds (total)	500
PAH compound index (total of 7 PAHs)	10

SAMPLE NO.	SVOCs (mg/kg)	B483(-24)
BENZOA(ANTHRACENE		
BENZOA(ANTHRACENE		870
BENZOA(B(FLUORANTHENE		980
BENZOA(B(FLUORANTHENE		850
BENZOA(B(FLUORANTHENE		860 H
BENZOA(B(FLUORANTHENE		960
DIBENZOA(ANTHRACENE		240 J(M
METALS (mg/kg)		
MERCURY		0.29
BARIIUM		687
COPPER		126
ZINC		647
SAMPLE NO.	SVOCs (mg/kg)	B483(-10)
BENZOA(ANTHRACENE		1700
BENZOA(ANTHRACENE		1,800 H
BENZOA(ANTHRACENE		2200
BENZOA(B(FLUORANTHENE		870
CHRYSENE		280 J
DIBENZOA(ANTHRACENE		
METALS (mg/kg)		
MERCURY		0.4
BARIIUM		1260
CADMIUM		1.4 B
COPPER		870
LEAD		921
ZINC		2060

SAMPLE NO.	BID326-QP-2A
METALS (mg/kg)	
COPPER	131
ZINC (mg/kg)	356

SAMPLE NO.	BLDG28-GP2A
METALS (mg/kg)	
COPPER	63.9
ZINC	96

SAMPLE NO.	EP(SW)-13-12904
METALS (mg/kg)	
MERCURY	2
CHROMIUM	286
BARIUM	2090
COPPER	633
LEAD	1500

SAMPLE NO.	BUDG28-CP1A
METALS (mg/kg)	
COPPER	75.7
ARSENIC (mg/kg)	32
ZINC (mg/kg)	267 XN

SAMPLE NO.	B49(12-15)
METALS (mg/kg)	
MERCURY	1.8
COPPER	51.6
ZINC	95.3

SAMPLE NO.	B7-1-9;5--10
LEAD (mg/kg)	1230
CHLOROFORM (µg/kg)	476

[illegible]

SAMPLE NO.	BLDG#-GP#
METALS (mg/kg)	
COPPER	227
CHROMIUM	42
NICKEL	30.9
ZINC	1250
ARSENIC (mg/kg)	15.4

SAMPLE NO.	BLDG28-GP5A
METALS (mg/kg)	
COPPER	95.7
ZINC	152

SAMPLE NO.	B6(2-4)
BENZO(A)PYRENE	130 J

SAMPLE NO.	BLDG28-PIPETRENCH-NORTH
<u>METALS (mg/kg)</u>	
COPPER	64.9
ZINC	234

24' CORNER

NORTH

80TH STREET OVERPASS



SAMPLE NO.	TS5-0.5
DICHLOROMETHANE (mg/kg)	101

SAMPLE NO.	B91(-3)
SVOCs (mg/kg)	180 J
BENZO(A)PYRENE	0.4 N
METALS (mg/kg)	63.1 N
COPPER	96
ZINC	

SAMPLE NO.	CONED-BOT1
SVOCs (mg/kg)	1800
BENZO(A)ANTHRACENE	1700
BENZO(B)FLUORANTHENE	4100
BENZO(K)FLUORANTHENE	1800
CHRYSENE	2000
DIBENZO(A,H)ANTHRACENE	390
METALS (mg/kg)	0.38
MERCURY	37.1
NICKEL	68
COPPER	188
ZINC	

1-STORY CON EDISON ELECTRICAL
TRANSFORMER ADDITION

SERVICE CORRIDOR

460 VOLT CON EDISON SPOT
NETWORK & ATLAS PARK SITE
ELECTRICAL DISTRIBUTION
(SLAB ON GRADE
STRIP FOOTING 4' DEEP)

FORMER HEATING
OIL USTs

SAMPLE NO.	UST1-BOT
BENZO(A)ANTHRACENE	670
BENZO(B)FLUORANTHENE	1100
BENZO(K)FLUORANTHENE	570
BENZO(A)PYRENE	

SAMPLE NO.	UST1-HSW
BENZO(A)ANTHRACENE	2,400
CHRYSENE	3,900
BENZO(A)PYRENE	1600
BENZO(K)FLUORANTHENE	400 JMM

BUILDING 29

WATER
TOWER

SAMPLE NO.	B398(C-7)
METALS (mg/kg)	
ZINC	50.1

SAMPLE NO.	B50(C-5)
METALS (mg/kg)	
COPPER	80.5 N

ALLEYWAY

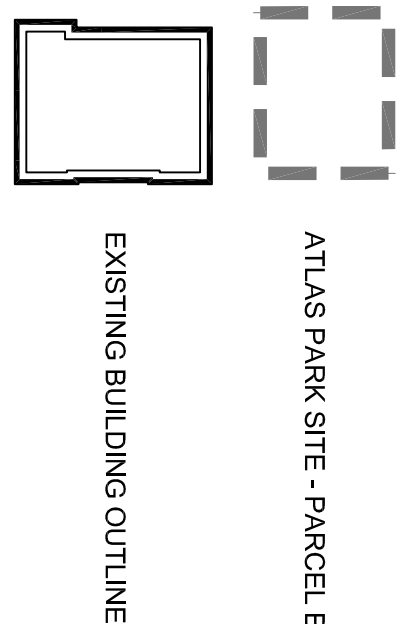
SAMPLE NO.	CONED-BOT2
SVOCs (mg/kg)	420
BENZO(A)ANTHRACENE	400
BENZO(A)PYRENE	430
BENZO(B)FLUORANTHENE	430
BENZO(K)FLUORANTHENE	280
CHRYSENE	520
DIBENZO(A,H)ANTHRACENE	110
METALS (mg/kg)	110
MERCURY	0.2
ZINC	85

SAMPLE NO.	B51(C-4)
SVOCs (mg/kg)	24000
BENZO(A)ANTHRACENE	16,000 J
BENZO(A)PYRENE	18,000 JM
BENZO(B)FLUORANTHENE	19,000 M
BENZO(K)FLUORANTHENE	26000
CHRYSENE	4,800 J
DIBENZO(A,H)ANTHRACENE	88000
FLUORANTHENE	12,500 PYRENE
METALS (mg/kg)	13,000 J
MERCURY	0.22 N
NICKEL	120.8
COPPER	89 J
ZINC	270 J

SAMPLE NO.	CONED-SSW
SVOCs (mg/kg)	610
BENZO(A)ANTHRACENE	450
BENZO(A)PYRENE	490
BENZO(B)FLUORANTHENE	340
BENZO(K)FLUORANTHENE	390
CHRYSENE	130
DIBENZO(A,H)ANTHRACENE	16
METALS (mg/kg)	52.6
MERCURY	16
NICKEL	196
COPPER	
ZINC	

SAMPLE NO.	B10(C-4)
METALS (mg/kg)	
MERCURY	0.7 N
ZINC	67.2
SAMPLE NO.	B10(C-10)
METALS (mg/kg)	
MERCURY	0.51 N
NICKEL	14.4
COPPER	B10(C-23)
ZINC	600 J

SAMPLE NO.	B55(O-5-4-3)
SVOCs (mg/kg)	1300
BENZO(A)ANTHRACENE	1800
BENZO(A)PYRENE	1500
BENZO(B)FLUORANTHENE	1400
BENZO(K)FLUORANTHENE	1700
CHRYSENE	430 J
DIBENZO(A,H)ANTHRACENE	188
METALS (mg/kg)	0.23
MERCURY	261
NICKEL	
COPPER	
ZINC	



LEGEND

- ALLEYWAY AND SOUTH EAST CORNER OFF BUILDING 7 (REMEDiated TO TRACK 1 CLEANUP LEVELS)
- VOCs EXCEEDING TRACK 4 SOIL CLEANUP OBJECTIVES (SCOs) (LEFT IN PLACE)
- METALS EXCEEDING SITE SPECIFICATION TRACK 4 SCOs (LEFT IN PLACE)
- TOTAL SVOCs OR GPAs EXCEEDING SITE SPECIFIC TRACK 4 SCOs (LEFT IN PLACE)
- SOIL LOCATIONS EXCEEDING TAGM SSCOs LEFT IN PLACE

SITE SPECIFIC TRACK 4 SOIL CLEANUP OBJECTIVES	
Compound	Concentration(mg/kg)
arsenic	23
mercury	2
chromium	43
zinc	300
berilium	700
copper	250
lead	1,000
volatile organic compounds (individual)	TAGM 4046
volatile organic compounds (total)	10
semi-volatile organic compounds (total)	500
CPAH compound index (total of 7 PAHs)	10

NOTE:
ACTION: EXCEEDED THE TAGM 4046 SSCOs IN NUMEROUS SOIL SAMPLES
TAKEN AT THE SITE. THIS IS LIKELY ATTRIBUTED TO LABORATORY ARTIFACT
AND IS THEREFORE NOT REPRESENTED IN THIS FIGURE.



21 Penn Plaza
360 West 31st Street, 8th Floor
New York, NY 10001-2277
P: 212.479.5400 F: 212.479.5444
www.langan.com

NEW JERSEY PERMITS/CONSULTING NEW YORK CONNECTICUT FLORIDA NEVADA
NJ Certificate of Authorization No. 24627296600

Project

ATLAS PARK SITE-PARCEL B
SITE MANAGEMENT PLAN

Drawing Title

BUILDING 8-
RESIDUAL CONTAMINATION
ABOVE TAGM 4046 AND
TRACK 4 SCOs

Project No. 5555113

Date 12/8/06

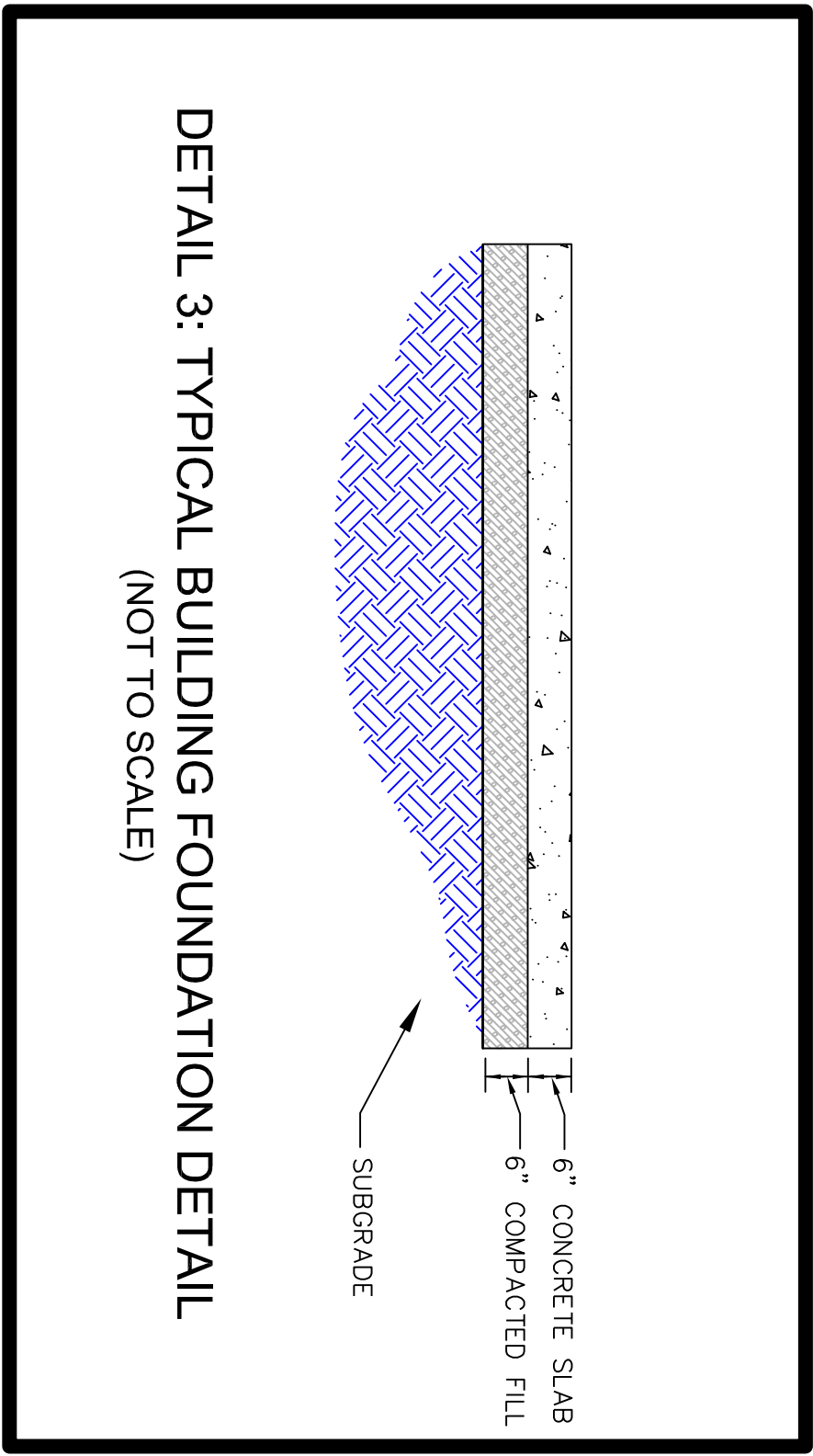
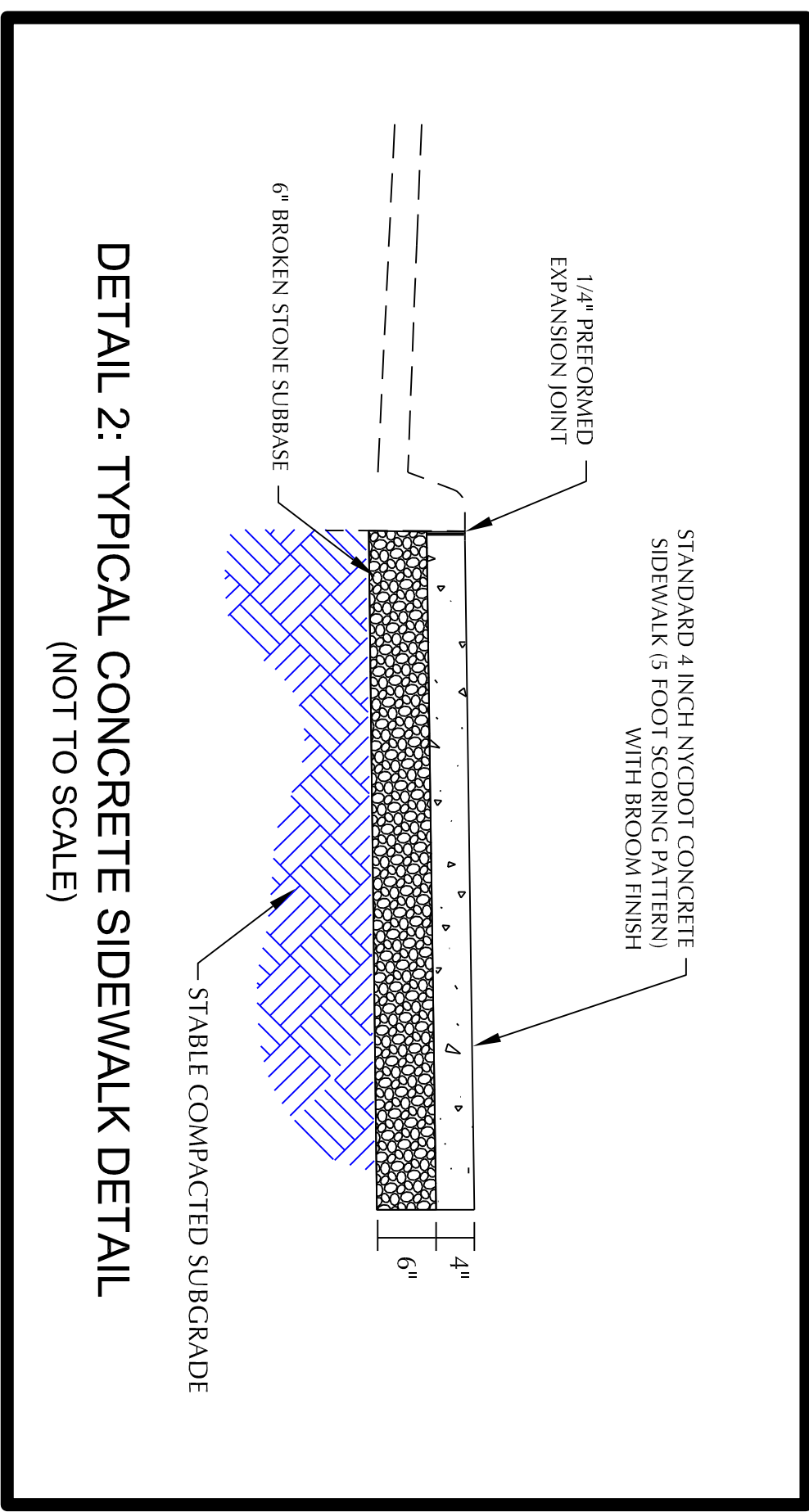
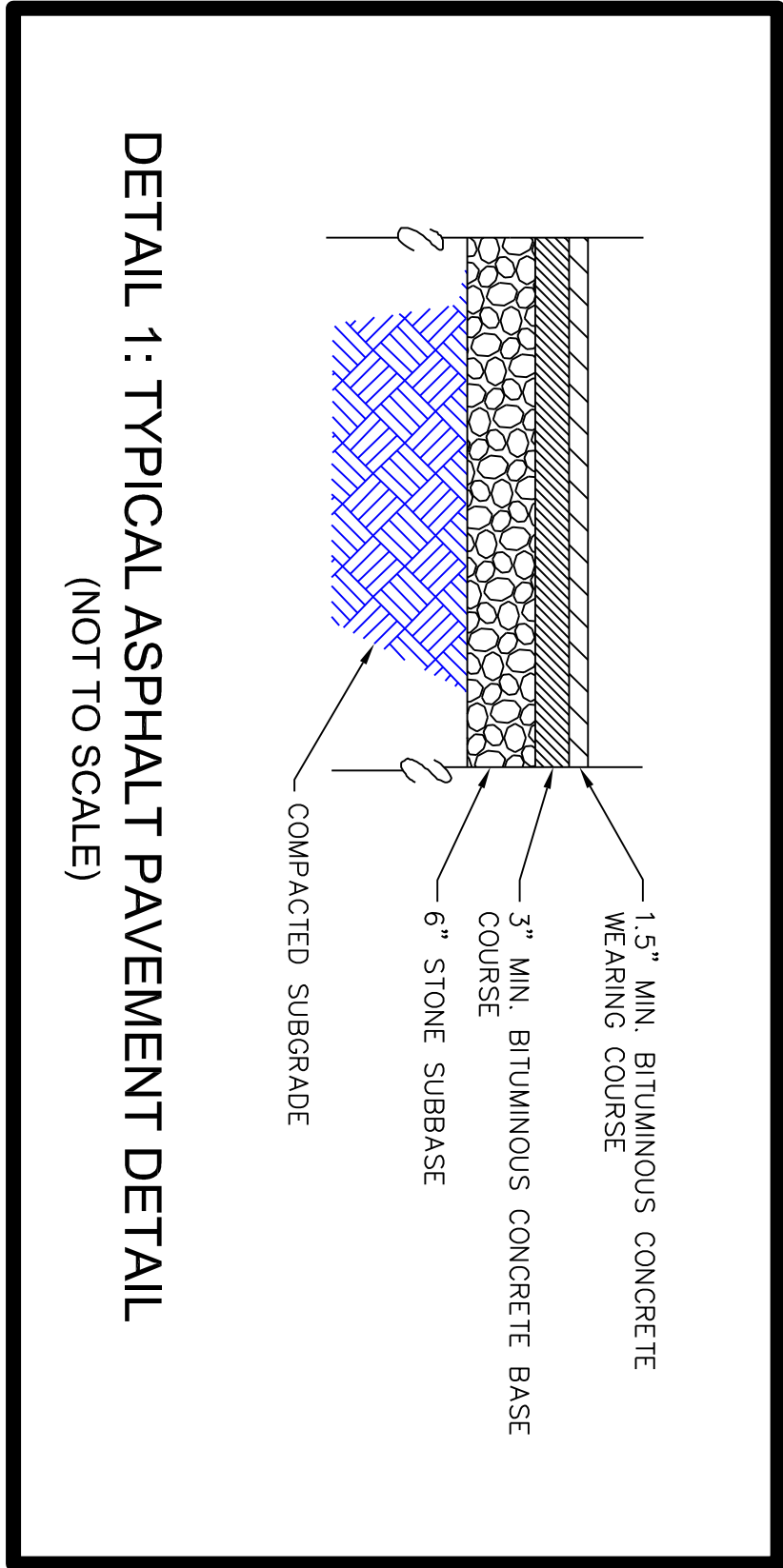
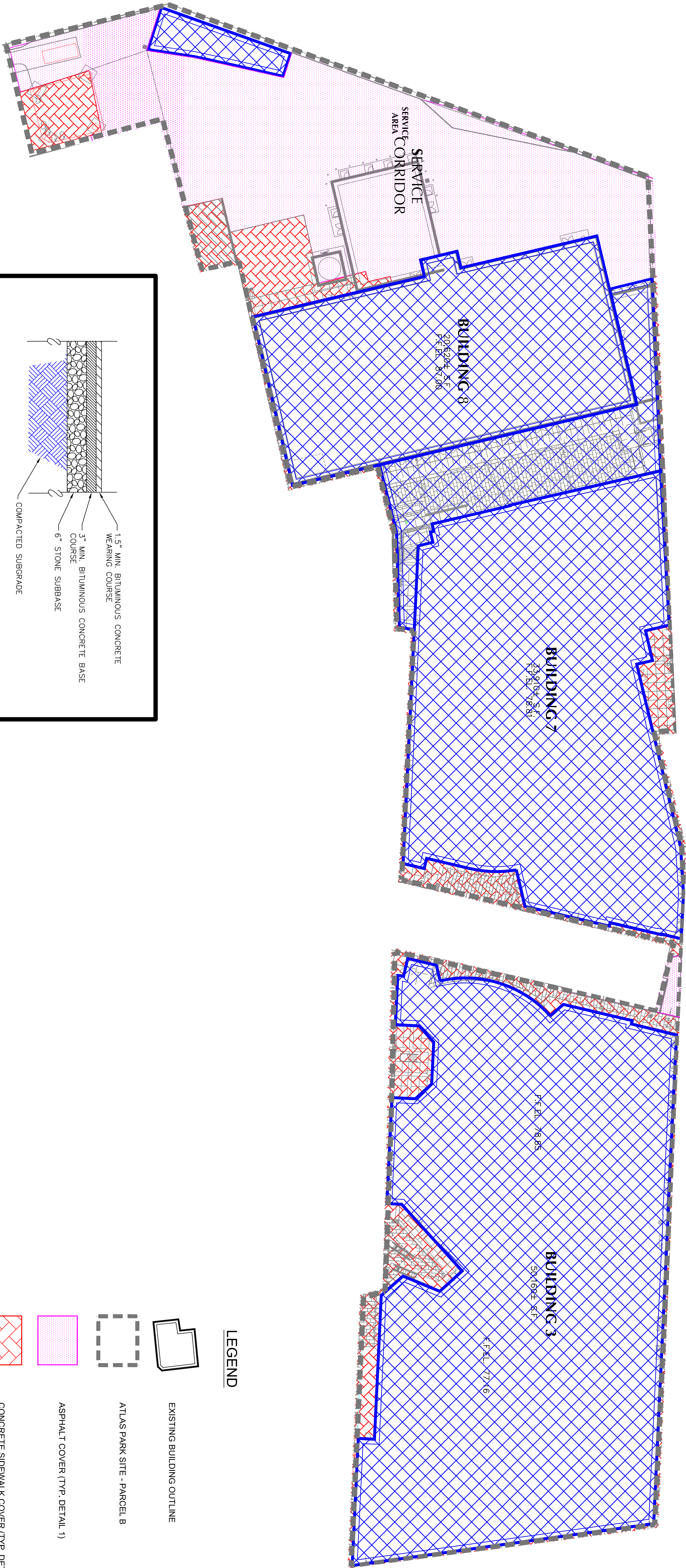
Scale 1"=20'

Drn. By JPB

Lost Revised JR

Drawing No.

5C

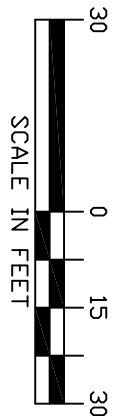


LEGEND

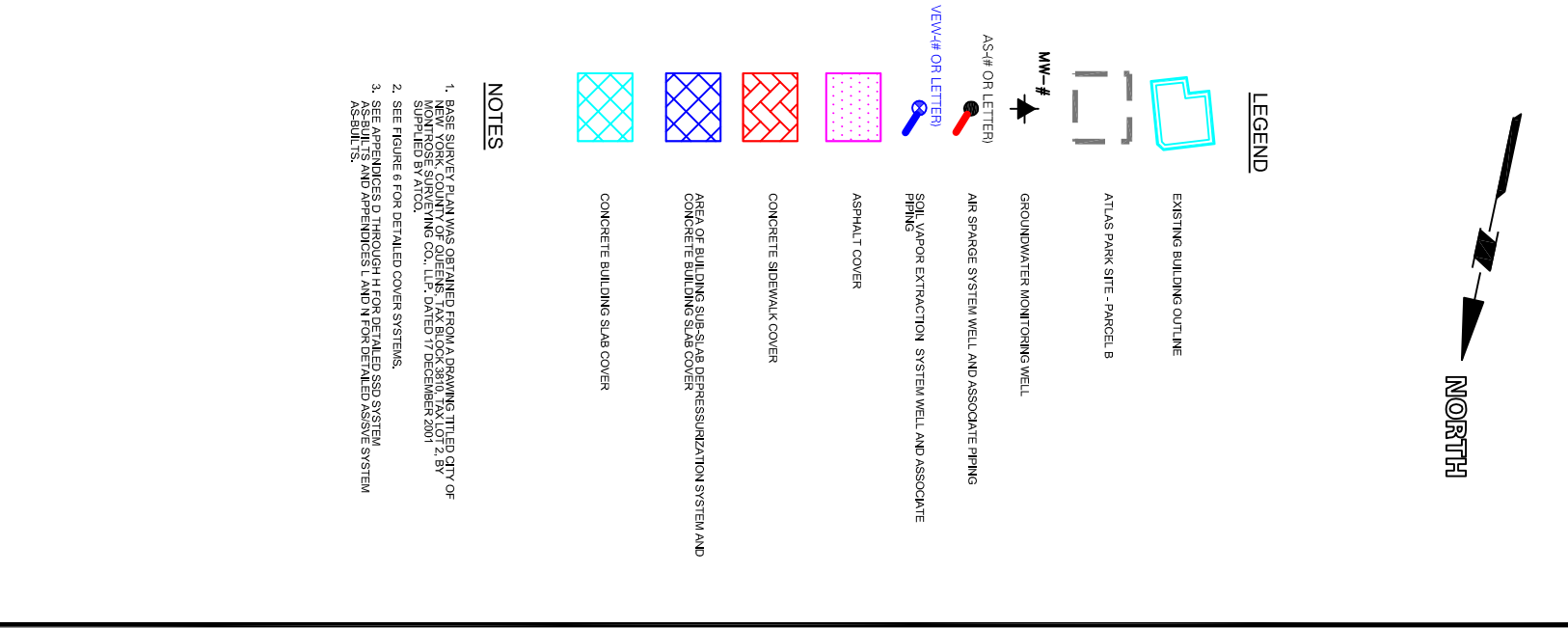
- EXISTING BUILDING OUTLINE
- ATLAS PARK SITE - PARCEL B
- ASPHALT COVER (TYP. DETAIL 1)
- CONCRETE SIDEWALK COVER (TYP. DETAIL 2)
- CONCRETE BUILDING SLAB COVER (TYP. DETAIL 3)

BASE MAP 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 MCDONALD SURVEYING CO., LLP, DATED 17 DECEMBER 2001, SUPPLIED BY ATCO.



LANGAN ENGINEERING & ENVIRONMENTAL SERVICES 21 Penn Plaza 360 West 31st Street, 8th Floor New York, NY 10001-2277 P: 212 479 6400 F: 212 479 5444 www.langan.com NEW JERSEY PENNSYLVANIA NEW YORK CONNECTICUT FLORIDA NY Certificate of Authorization No. 24032798040		Project	ATLAS PARK SITE - PARCEL B SITE MANAGEMENT PLAN	Drawing Title	ATLAS PARK PARCEL B SITE-WIDE COVER SYSTEM	Project No.	5555113	Drawing No.	6
		QUEENS				Date	12/1/06		
		NEW YORK				Scale	1"=30'		
						Drn. By	VMT		
						Last Revised	12/1/06	1 of 1	



Project No.	Date	Scale	Dwg. No.
5555113	12/26/06	1" = 80'	7