ATTACHMENT B

PROPERTY DESCRIPTION

The approximately 3.4 acre Site is bounded by the East River to the west, the former Terra Cotta site and Queensboro Bridge to the north, Vernon Boulevard to the east, and 43rd Avenue to the south. The Site is currently occupied by a temporary power generation facility, owned and operated by NYPA. Terra Cotta, LLC proposes to redevelop the two contiguous properties (NYPA Site and Terra Cotta site) for multiple residential and commercial uses, including television and film production, and other cultural and community use facilities. The proposed construction in the NYPA Site will consist of two residential towers with approximatelly 1,000 housing units, an approximately 1,000 seat catering facility and part of a 350,000 square feet studio and studio support space.

The Site's industrial use started with the New York Architectural Terra Cotta company, from before 1898 until some time after 1915, for the manufacturing of terra cotta. A petroleum terminal with over four million gallons of above and below ground storage was constructed in the early 1940's. In 1980, widespread accumulation of oil was found on the Site's water table, with product thickness' up to 5 ft. Recovery wells were installed and operated into late 1981, when recovery efforts ceased. The facility was closed in June 1987, the oil storage tank systems were dismantled, and the structures were demolished. Contaminated soils excavated were stockpiled on-site and treated through the use of mechanical aeration and biodegradation techniques.

A spill was reported to the NYSDEC in October 1993. NYSDEC Spill No. 93-09139 is listed as a gasoline spill resulting from a tank failure at a Major Facility (listed as less than 400,000-gallons). Groundwater is listed as an affected resource and the spill number remains open as of the date of this report. Product recovery trenches were installed in February 1999, and approximately 500 gallons of oil and water were removed. Product removal continued until July 1999. Approximately 0.5 inches of product were observed in the recovery trench at this time.

Construction of the existing NYPA generation facility was completed by 2002. During construction, some excavated soil was found to be contaminated with petroleum and approximately 6,000 tons of excavated material was managed and disposed as hazardous waste (for TCLP lead).

The site's industrial legacy complicates its potential redevelopment. To date, investigations at the site have uncovered information and data consistent with the presence of contaminated

soil and groundwater. Terra Cotta, LLC desires to achieve Track 1 cleanup objectives for the Site, and therefore expects to remove the vast majority of the contaminated soil during construction of subsurface parking facilities.

A Remedial Investigation (RI) was conducted by Langan on behalf of Terra Cotta, LLC, in June 2007. The purpose of the RI was to address data gaps in the existing information pertaining to the nature and extent of contamination at the Site, and to address site characterization deficiencies identified by NYSDEC. The findings of this RI suggested site-wide contamination that will complicate the development and re-use of the property. Specifically, observations of Petroleum Non-Aqueous Phase Liquid (NAPL), staining and odor, and elevated organic vapor readings were found throughout the Site, including the north and south site borders, at varying depths. The extent of the RI findings and the historic information indicated that the area beneath the generating facility is similarly impacted. Additionally, there is a potential for off-site migration of petroleum.

The presence of petroleum in soil, groundwater and bedrock, potential hazardous metals in the soil, and VOCs in the soil gas will require remediation and will complicate the development and re-use of the property. Considering the desire to achieve Track 1 cleanup objectives for the Site (i.e. excavation into bedrock beneath the location of the NYPA generating plant), sufficient analytical data was gathered during the RI to establish site-specific soil cleanup levels and to develop a remedy for the Site. The remedy for the Site will need to address free petroleum product, soil impacted with petroleum, PCBs and metals, and the potential for vapor intrusion.