BENCHMARK
ENVIRONMENTAL
ENGINEERING &
SCIENCE, PLLC

March 5, 2008

Mr. Eugene W. Melnyk, P.E.
Environmental Engineer I
New York State Department of
Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave.
Buffalo, New York 14203

Re: 275 Franklin Street Site
Buffalo, New York
BCP Site No. C915208

Dear Mr. Melnyk:

On behalf of our client, Buffalo Development Corporation, Benchmark Environmental Engineering & Science, PLLC (Benchmark) has prepared this Supplemental Remedial Investigation (RI) Work Plan for the above-referenced site. This Work Plan was prepared based on the results of the previous RI fieldwork and outlines the scope of work as discussed with you, Mr. Marty Doster and the Project Group (i.e., Buffalo Development Corporation, The Knoer Group and Benchmark) on February 5, 2008.

Background

This document presents the proposed scope of work and implementation procedures for completion of a Supplemental RI at two parcels addressed at 275/277 and 279 Franklin Street in the City of Buffalo, New York (collectively, the Site) as well as one off-Site parcel addressed at 267 Franklin Street (see Figures 1 and 2)[1]. Buffalo Development Corporation currently owns the Site and plans to redevelop it as a hotel and conference center.

Benchmark submitted a draft RI Report to the NYSDEC in May 2007. In general, the RI report concluded that the Site groundwater and soil vapor has been impacted by chlorinated volatile organic compounds (cVOCs) at concentrations that require remediation. The RI report also documented that media on the south and southeast adjacent parcels were also impacted with cVOCs.

[1] Buffalo Development Corporation currently has a purchase agreement for 267 Franklin Street which provides for site access. The ability to perform the proposed off site work is subject to our continued access to the off site premises.

The Project Group met with the NYSDEC on February 5, 2008 to discuss the Department's concerns associated with the May 2007 draft RI Report as summarized in their July 26, 2007 RI report comment letter. Specifically, the Department identified data gaps that it requested are filled to complete the RI. This Supplemental RI Work Plan outlines the additional scope of work that was discussed and that will be completed to supplemental the previous investigation data collected. The RI will be completed by Benchmark on behalf of Buffalo Development Corporation. The work will be completed in accordance with NYSDEC DER-10 guidelines, the approved July 2006 RI Work Plan and this Supplemental RI Work Plan.

Project Objectives
The primary objectives of the Supplemental RI are to:

- Collect additional soil/fill and groundwater samples, under appropriate quality assurance/quality control criteria, to better delineate the nature and extent of contamination.

- Provide the data needed to evaluate potential remedial measures and determine appropriate actions to address potential significant risks.

Supplemental Soil Investigation
A supplemental soil investigation will be completed to delineate VOC-impact on-site. Figure 3 depicts planned soil boring locations. The soil investigation will employ hollow-stem auger drilling techniques with continuous split-spoon sampling. Two soil borings, designated as MW-4 and MW-6, will be advanced to the top of bedrock, estimated at approximately 52 feet below ground surface (fbgs). A soil boring at location MW-5 will be completed approximately 3 feet from MW-4 for the sole purpose of installing monitoring well MW-5 as discussed below. Soil samples will be collected in two-foot intervals from soil borings MW-4 and MW-6. All soil samples will be carefully field screened using visual and olfactory observations and a photoionization detector (PID) as a procedure for ensuring the health and safety of personnel at the Site, to identify potentially VOC-impacted soil samples for laboratory analysis and to determine the presence or absence of dense non-aqueous phase liquid (DNAPL). Upon reaching the completion depth of each boring, PID and visual/olfactory results will be reviewed. The sample interval identified as the most impacted (i.e., greatest PID scan result and/or evidence of visual/olfactory impact) will be selected for analysis. Additional soil samples may be collected from other sample intervals within the same boring to further delineate soil impacts based upon field observations. In the event that either the impacts are ubiquitous from grade to final depth or no impacts were identified, the soil/fill horizon above the native soils will be selected for analysis, or as otherwise determined based on field observations.

Soil samples will be collected using dedicated stainless steel sampling tools. Representative soil samples will be placed in pre-cleaned laboratory provided sample

bottles, cooled to 4°C in the field, and transported under chain-of-custody command to TestAmerica Laboratories, Inc. (TestAmerica), located in Amherst, New York. Each soil sample will be analyzed for Target Compound List (TCL) VOCs via USEPA SW-846 Method 8260 (see Table 1). A Category B deliverable package will be provided to allow third-party data validation and provide defensible data.

Supplemental Groundwater Investigation

Three new groundwater monitoring wells, designated as MW-4, MW-5 and MW-6, will be installed as shown on Figure 3. MW-5 will be screened from 10-20 fbgs to further delineate the shallow groundwater on-Site, while MW-4 and MW-6 will be screened at deeper intervals to further delineate deeper groundwater, as discussed below.

The soil boring for MW-4 will be completed using continuous split-spoon sampling techniques in two-foot intervals from the ground surface to the top of bedrock. During the boring installation, soil samples will be field screened to assess for the presence of DNAPL. If DNAPL is encountered at or near the bedrock interface during the soil boring, the borehole will be sealed with temporary steel casing to prevent migration of DNAPL into the bedrock. The boring will then be reamed approximately three feet into the rock to facilitate installation of a three-foot sump within the bedrock and a screened interval ranging from the approximate soil/bedrock interface to 10-ft. above the soil/bedrock interface. If there is no evidence of DNAPL at depth during the soil boring installation for MW-4, the well will be screened from within the first one-foot of weathered rock, or from the top of competent bedrock, to 10-ft. above the bedrock interface.

Soil boring MW-6 will serve both environmental and geotechnical purposes and is planned to be installed into the bedrock beneath the Site. MW-6 will be completed using continuous split-spoon sampling techniques in two-foot intervals from the ground surface to the top of bedrock. As with MW-4, if DNAPL is encountered at or near the bedrock interface during the soil boring, the borehole will be sealed with temporary steel casing to prevent migration of DNAPL into the bedrock. The boring will be then be cored approximately six feet into the rock to assess rock integrity and to provide geotechnical data. MW-6 will be constructed as a well with a three-foot sump within the bedrock and a screened interval ranging from the approximate soil/bedrock interface to 10-ft. above the soil/bedrock interface. Figure 4 shows a typical monitoring well screened at the soil/bedrock interface with a sump sealed within the bedrock.

Monitoring wells will be constructed using 2-inch diameter flush-joint Schedule 40 PVC with a 10-foot Schedule 40 PVC, 0.010-inch machine slotted well screen. Each well screen and attached riser will be placed at the bottom of each borehole and a silica sand filter pack (size # 0 or similar) will be installed from the base of the well to a maximum of 2 feet above the top of the screen. As discussed above, MW-6 and, if warranted based on field observations, MW-4 will be constructed with a three-foot

sump below the soil/bedrock interface. The purpose of the sump is to collect DNAPL that accumulates at the surface of the competent rock. A bentonite chip seal will then be installed and allowed to hydrate sufficiently to mitigate the potential for downhole grout contamination. Cement/bentonite grout will be installed to approximately one-foot below ground surface via pressure tremie-pipe procedures. The newly installed monitoring wells will be completed with keyed alike locks, a lockable J-plug, and an 8-inch diameter steel flush mounted road box anchored within a 2-foot by 2-foot by 1-foot square concrete pad.

Upon installation, but not within 24 hours, newly installed monitoring wells will be developed in accordance with Benchmark and NYSDEC protocols. Development of the monitoring wells will be accomplished with dedicated disposable polyethylene bailers via surge and purge methodology. Field parameters including pH, oxidation-reduction potential (ORP), dissolved oxygen (DO), temperature, turbidity and specific conductance will be measured periodically (i.e., every well volume or as necessary) during development. Field measurements will continue until they became relatively stable. Stability will be defined as variation between measurements of approximately 10 percent or less with no overall upward or downward trend in the measurements. A minimum of 3 well volumes will be evacuated from each monitoring well.

Prior to sample collection, static water levels will be measured and recorded from all new and existing monitoring wells and existing piezometers on-Site and on the south adjacent parcel. Following water level measurements, Benchmark personnel will purge and sample monitoring wells MW-1, MW-3, MW-4, MW-5 and MW-6 and piezometers PZ-1 through PZ-6 and PZ-11 through PZ-14 using dedicated bailers. Groundwater will be evacuated from each well and field measurements for pH, ORP, DO, specific conductance, temperature, turbidity, and water level as well as visual and olfactory field observations will be periodically recorded and monitored for stabilization. Purging will be considered complete when pH, ORP, DO, specific conductance and temperature stabilize and when turbidity measurements fall below 50 Nephelometric Turbidity Units (NTU), or become stable above 50 NTU. Stability is defined as variation between field measurements of 10 percent or less and no overall upward or downward trend in the measurements.

All groundwater samples will be analyzed for TCL VOCs via USEPA SW-846 Method 8260 (see Table 1). A Category B deliverable package will be provided to allow third-party data validation and provide defensible data.

Based on field observations during the soil boring and monitoring well installations, as well as analytical soil and groundwater data collected during the Supplemental RI, additional deep monitoring wells may be warranted if DNAPL is identified on-Site. If warranted, the location of additional deep wells will be contingent upon the findings during the Supplemental RI. Proposed additional well locations will be discussed with the NYSDEC prior to installation.

Field Specific Quality Assurance/Quality Control Sampling

In addition to the soil/fill and groundwater samples described above, field-specific quality assurance/quality control (QA/QC) samples will be collected and analyzed to ensure the reliability of the generated data and to support the required third-party data usability assessment effort. Site-specific QA/QC samples will include matrix spikes, matrix spike duplicates, blind duplicates, and trip blanks (see Table 1).

Site Mapping

A Site map will be developed during the field investigation. All sample points and relevant Site features will be located on the Site map. Benchmark will employ a Trimble GeoXT handheld GPS unit to identify the locations of all soil borings and newly installed wells relative to State planar grid coordinates. Monitoring well elevations will be measured by Benchmark's surveyor. An isopotential map showing the general direction of groundwater flow will be prepared based on water level measurements relative to USGS vertical datum. The maps will be provided with the revised RI report.

Project Schedule

A revised project schedule for the anticipated major tasks to be performed in support of the RI is presented as Figure 5. Benchmark is prepared to mobilize to the Site to complete the Supplemental RI tasks upon NYSDEC approval of this Work Plan.

An electronic copy of this Work Plan is also enclosed for your convenience. Please advise if you should require additional copies of the Work Plan.

Sincerely,
Benchmark Environmental Engineering & Science, PLLC

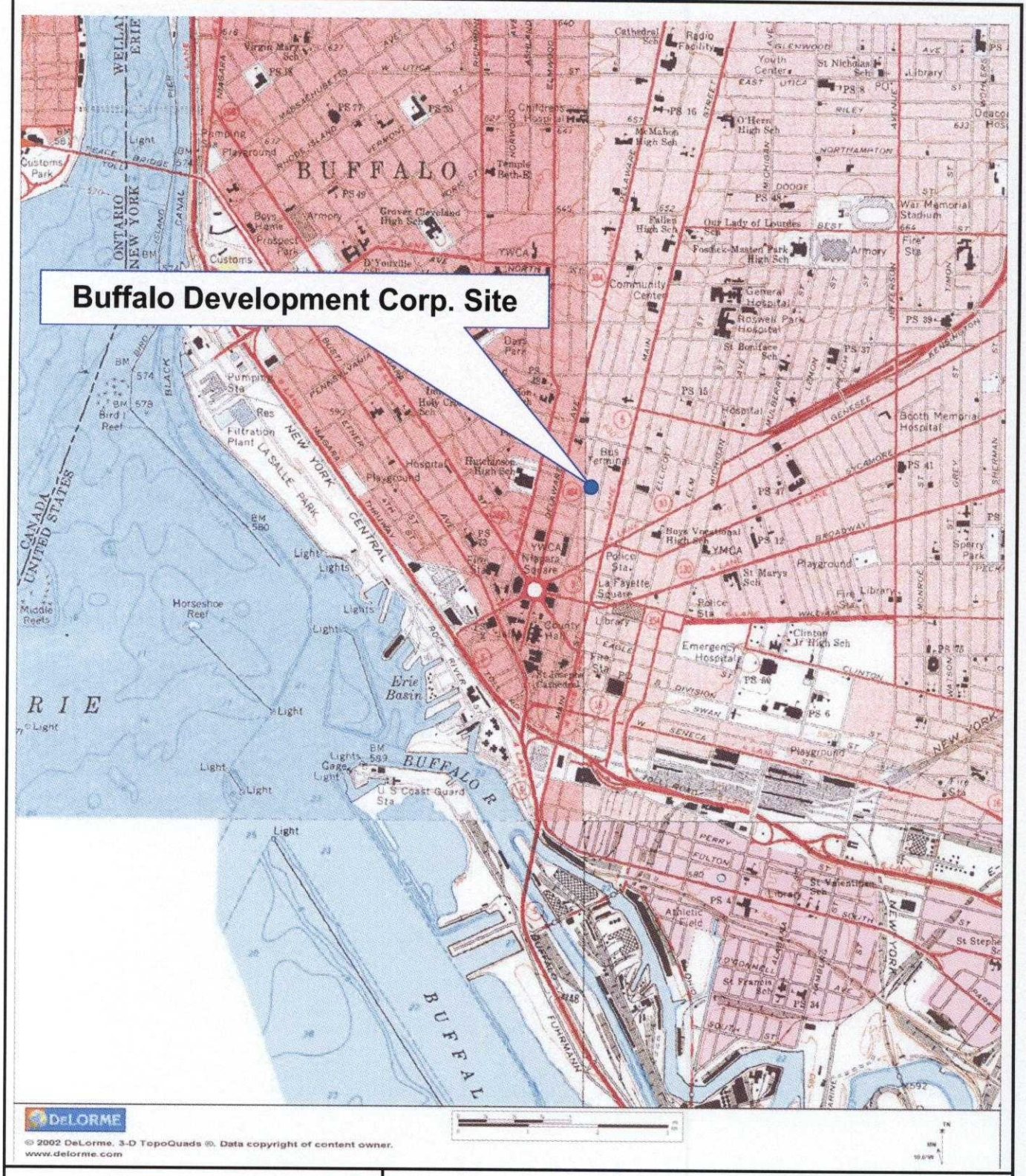
Michael Lesakowski
Project Manager

c: Buffalo Development Corp. (w/ att.)
R. Stanton, The Knoer Group (w/att.)
M. Doster, NYSDEC (w/att.)
C. O'Connor, NYSDOH (w/att.)
File: 0156-001-102

BENCHMARK

FIGURES

FIGURE 1



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(716) 856-0599

PROJECT NO.: 0156-001-102

DATE: FEBRUARY 2008

DRAFTED BY: NTM

SITE LOCATION AND VICINITY MAP

SUPPLEMENTAL REMEDIAL INVESTIGATION WORK PLAN

BUFFALO DEVELOPMENT CORP. SITE
BUFFALO, NEW YORK

PREPARED FOR

BUFFALO DEVELOPMENT CORPORATION

FIGURE 2

LEGEND:

60' 0' 60' 120'

BCP SITE BOUNDARY

SCALE: 1 INCH = 60 FEET
SCALE IN FEET
(approximate)

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PROJECT NO.: 0156-001-102
DATE: FEBRUARY 2008
DRAFTED BY: BCH/NTM

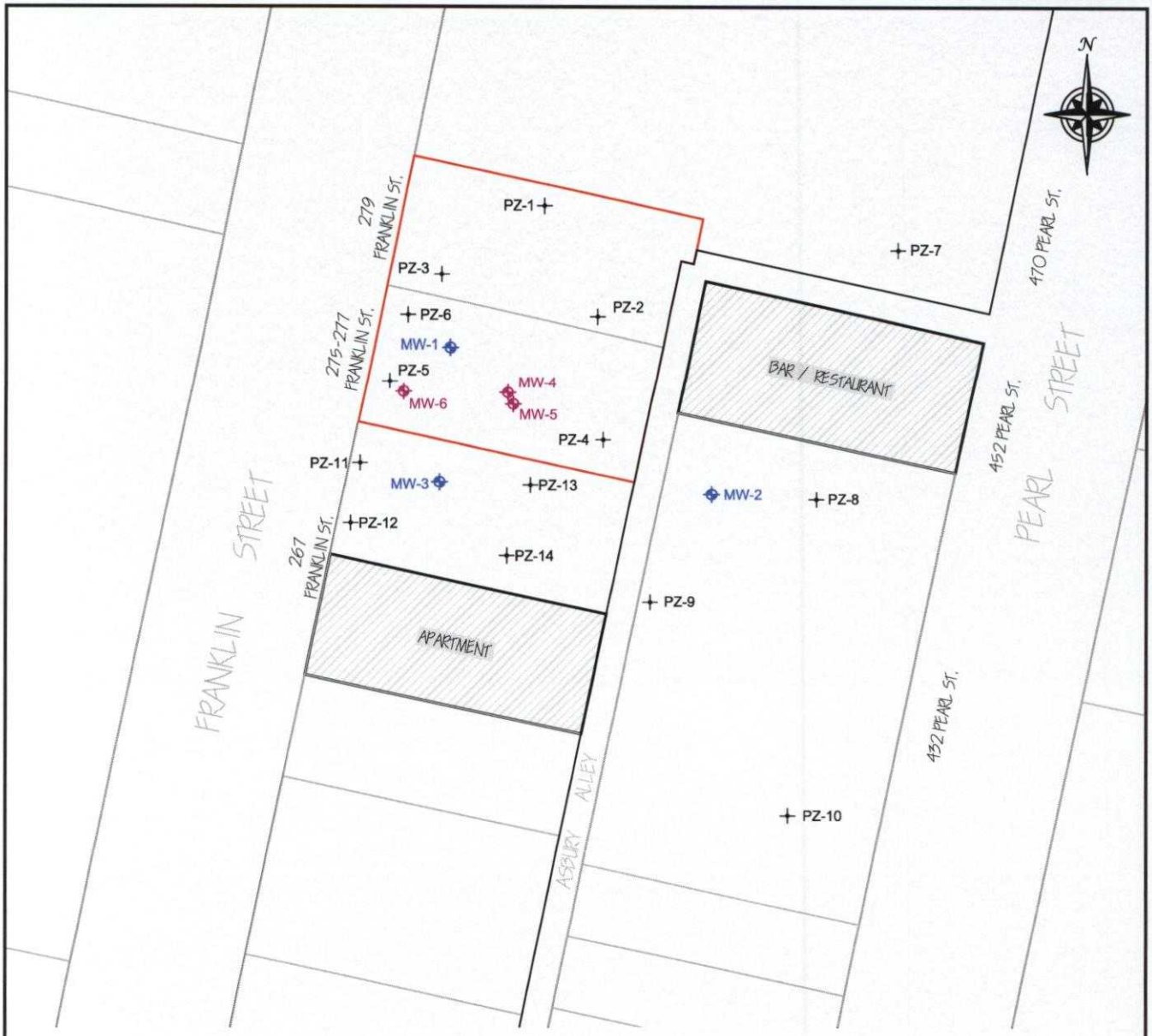
SITE PLAN

SUPPLEMENTAL REMEDIAL INVESTIGATION WORK PLAN

BUFFALO DEVELOPMENT CORP. SITE
BUFFALO, NEW YORK

PREPARED FOR
BUFFALO DEVELOPMENT CORPORATION

FIGURE 3



LEGEND:

	BCP BOUNDARY
	PARCEL LINE
PZ-1 +	RI PIEZOMETER
MW-1	RI MONITORING WELL
MW-1	PLANNED SUPP. RI MONITORING WELL

60' 0' 60' 120'

SCALE: 1 INCH = 60 FEET
SCALE IN FEET
(approximate)

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PROJECT NO.: 0156-001-102
DATE: FEBRUARY 2008
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PLANNED SAMPLING LOCATIONS

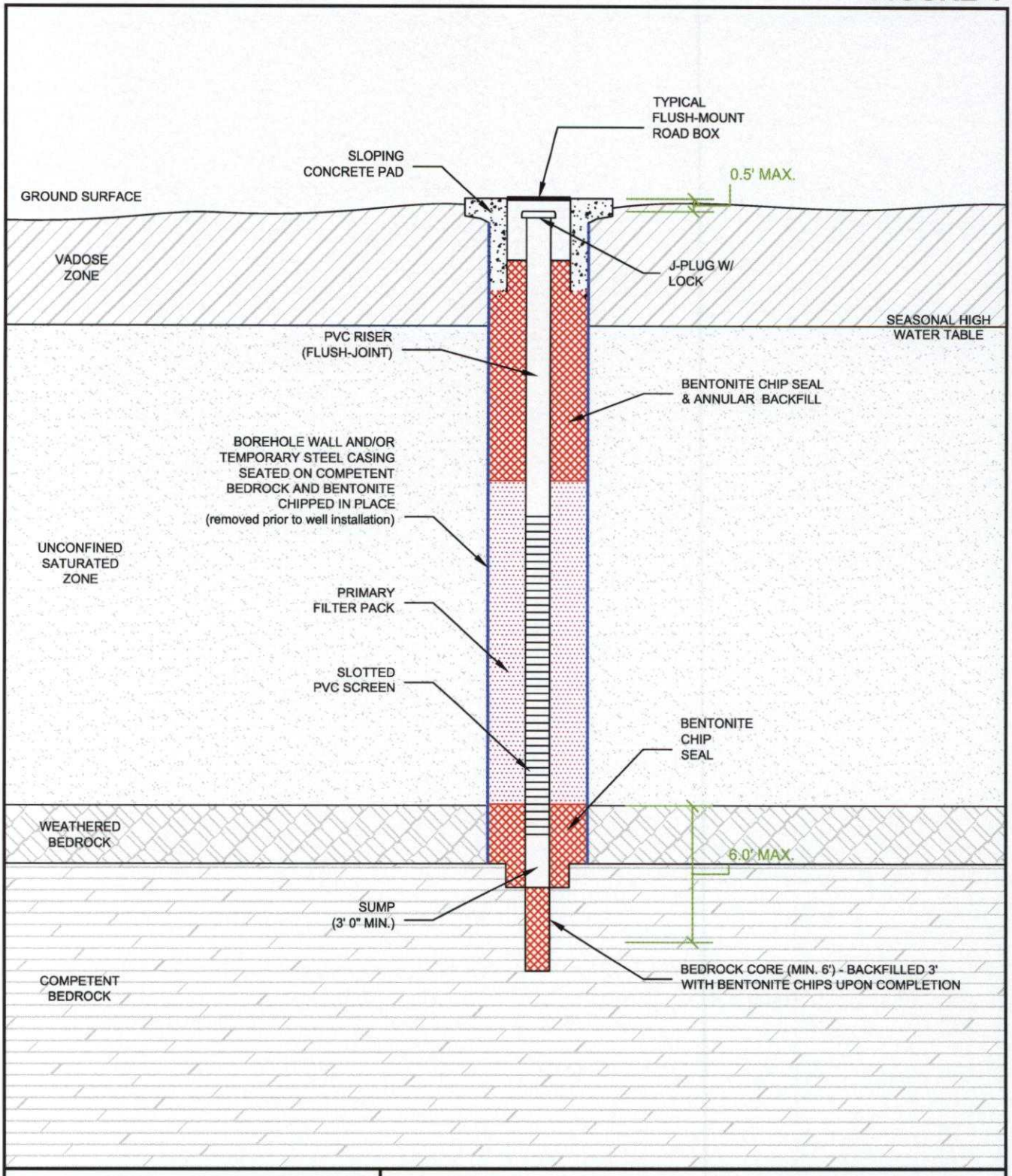
SUPPLEMENTAL REMEDIAL INVESTIGATION WORK PLAN

BUFFALO DEVELOPMENT CORP. SITE
BUFFALO, NEW YORK

PREPARED FOR
BUFFALO DEVELOPMENT CORPORATION

F:\Benchmark\Clients\Buffalo Development Corporation\Supplemental RI Work Plan\CAD\Figure 4; Typical Monitoring Well Detail.dwg

FIGURE 4



BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC

50 FOUNTAIN PLAZA
SUITE 1350
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TYPICAL MONITORING WELL DETAIL

FLUSH-MOUNT BEDROCK WELL

PREPARED FOR
BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC

PROJECT NO.: 0099-003-100
DATE: FEBRUARY 2008
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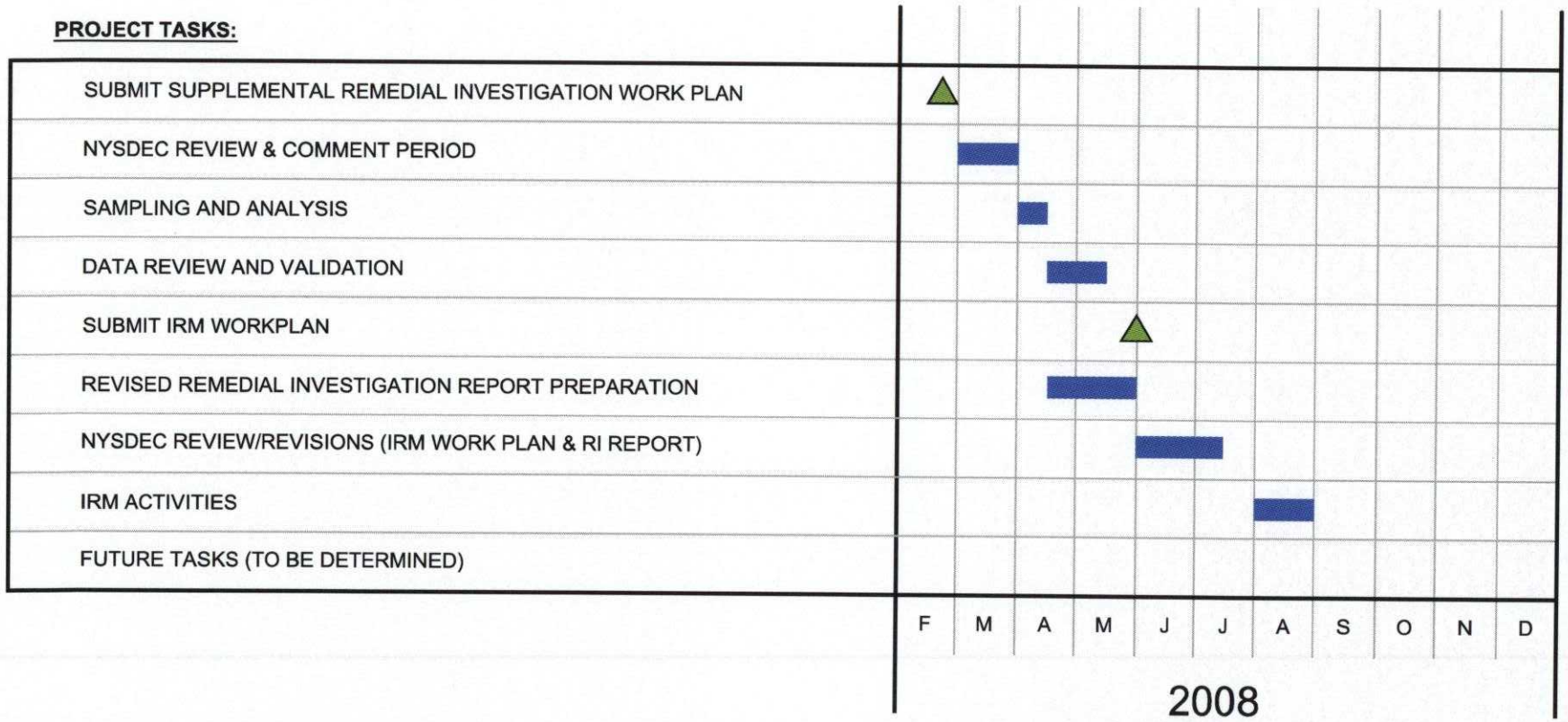
FILEPATH:

F:\Benchmark\Clients\Buffalo Development Corporation\Supplemental RI Work Plan\CAD\Figure 5; Project Schedule.dwg

PROJECT TASKS:



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PROJECT NO.: 0156-001-102

DATE: FEBRUARY 2008

DRAFTED BY: NTM

PROJECT SCHEDULE

SUPPLEMENTAL REMEDIAL INVESTIGATION WORK PLAN

BUFFALO DEVELOPMENT CORP. SITE
BUFFALO, NEW YORK

PREPARED FOR
BUFFALO DEVELOPMENT CORPORATION

FIGURE 5

TABLE

BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC

TABLE 1

SAMPLING AND ANALYTICAL PROGRAM

SUPPLEMENTAL RI WORK PLAN
Buffalo Development Corporation Site
Buffalo, New York

Matrix	Parameter[1]	No. Samples	Estimated Number of QC Samples					Total
			Trip Blank[2]	Matrix Spike[3]	Matrix Spike Duplicate[3]	Equipment Blank[4]	Blind Duplicate[3]	
Soil/Fill[5]	TCL VOCs	6		1	1		1	9
Groundwater[6]	TCL VOCs	15	1	1	1		1	19
	Field Parameters: DO, pH, ORP, Turbidity, Conductance, Temperature	15						15

Notes:

1. Analysis will be performed via USEPA SW-846 Method 8260 w/ Category B deliverables package.
2. Trip blanks will be submitted to the laboratory each day aqueous volatile organic samples are collected.
3. Blind duplicate and MS/MSD samples will be collected at a frequency of 1 per 20 samples collected.
4. Dedicated sampling equipment will be used for groundwater and soil/fill sample collection.
5. Sample Locations MW-4 and MW-6
6. Sample Locations PZ1 through PZ-6, PZ-11 through PZ-14, MW-1, MW-3, MW-4, MW-5 and MW-6