Site Management Plan

for

Hunts Point Food Distribution Center
Operable Unit One of Parcel E

Prepared for:

New York City
Economic Development
Corporation

110 William Street, New York, New York 10038

Prepared by:

Henningson, Durham & Richardson Architecture and Engineering, P.C.
One Blue Hill Plaza- 12th Floor, Pearl River New York 10965

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1.0 OVERVIEW AND OBJECTIVES

The eastern portion (Operable Unit-1, OU-1) of Parcel E (Site E OU-1) is a parcel located west of Food Center Drive (FCD). The property is owned by the City of New York (NYC) and is being leased to Baldor Specialty Foods Inc. (Baldor) for a distribution facility location. Baldor will be utilizing the eastern adjacent parcel as a food storage and distribution facility and Site E OU-1 as a truck parking lot and maintenance facility. The location of Parcel E is shown on Figure 1. The division of operable units within Parcel E is shown in Figure 2. The site has been characterized during a previous investigation under the Voluntary Cleanup Agreement with New York State Department of Environmental Conservation (NYSDEC). The user of this Site Management Plan (SMP) should refer to the Site E OU-1 Response Plan for other information relating to the engineering controls that were recommended for the site remediation. The objective of this SMP is to set guidelines for the management of soil/fill material during the site redevelopment process and any activities which would breach the surficial cap (engineering control or cover system) at the Site after construction of the facility has been completed. This SMP addresses environmental concerns related to management of fill importation as well as the material to be imported from adjacent bulkhead reconstruction and rehabilitation projects. This document has been reviewed and approved by the New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH).

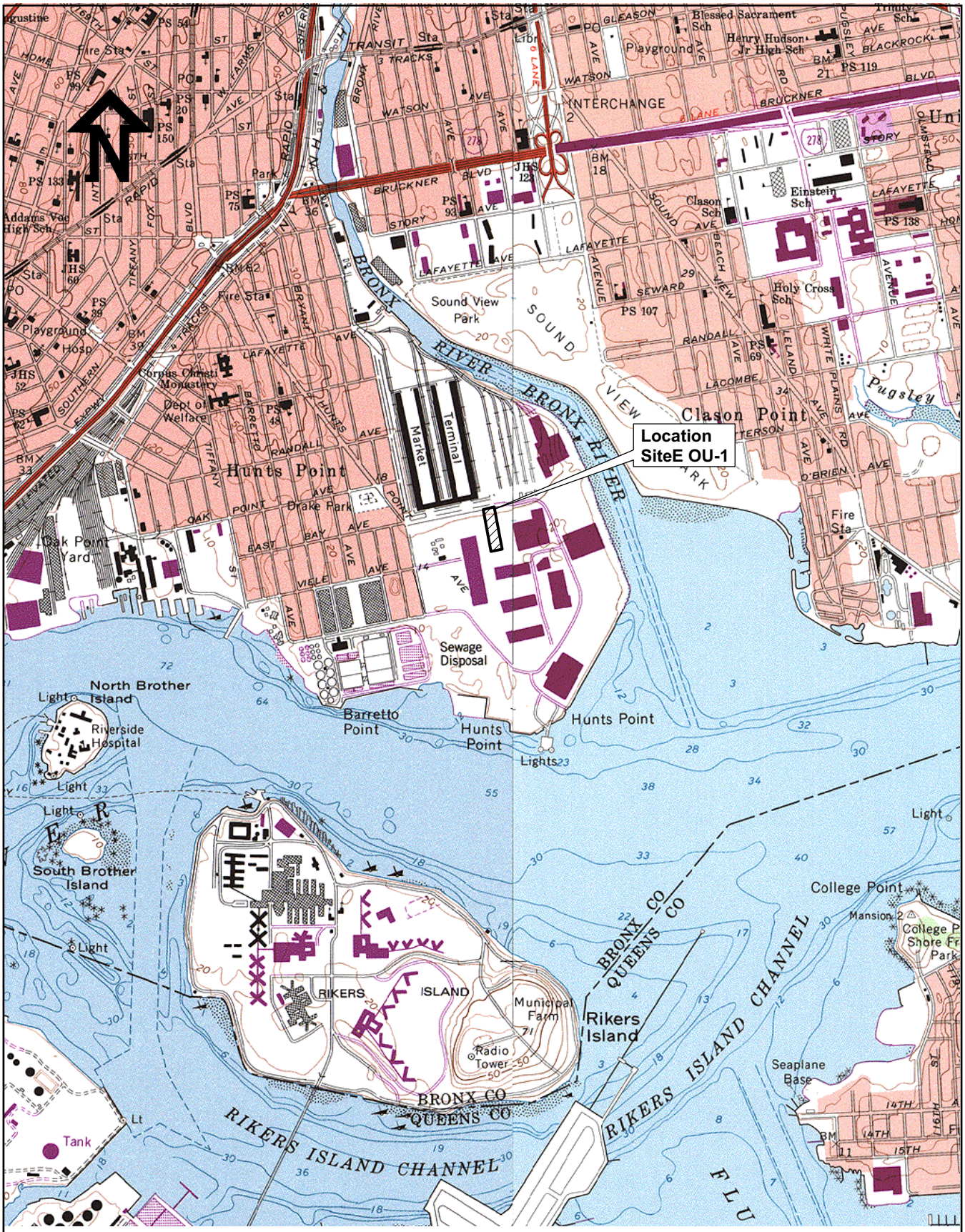
2.0 NATURE AND EXTENT OF CONTAMINATION

Based on data obtained from the previous investigation and the proposed and approved engineering controls for the redevelopment at the site, a Response Plan for the Operable Unit 1 Portion of Parcel E, Bronx, New York was developed in November 2000 by HDR. Following the approved Response Plan, the final approved Engineering Report for Site E OU-1 was submitted by HDR in June 2003. As detailed in the final approved Engineering Report, a total of 427 tons of contaminated soil and 5,052 gallons of contaminated wastewater were removed from the site for disposal. Parcel E was part of a Consolidated Edison coal gasification plant that was constructed between 1924 and 1932 and operated until the early 1960s. The plant was constructed to manufacture both oven gas and carbureted water gas as major products and coke, ammonium sulphate, coal tar, water gas tar, and light oil as by-products. A total of approximately 46 buildings or structures existed on the site that were actively involved in gas production. Site E OU-1 is located in the northern end of the former facility and several structures were located on that parcel, including the main 15,000,000 cubic foot waterless gas holder, which was 254 feet in diameter and 365 feet high. Several additional structures associated with the gas holder were also located on the site including a number of pump tanks, coke filters, a waste oil tank, a centrifuge, a tar separator, and substation structures.

Across the Hunts Point peninsula three types of waste material of potential concern were encountered during the investigation activities. The following categories were assigned to the material based on visual observation and are as follows: Coal Tar; Purifier Waste, and; a mixture of both Coal Tar and Purifier Waste. These materials may be encountered at the Site, therefore the procedures for handling and disposal are outlined in this document. What may also be encountered is material that has been impacted by this waste material and those procedures are also included in this document.

Coal tar is a product of the destructive distillation of bituminous coal. It is a dark, reddish brown to black, oily, viscous liquid that does not readily mix with water. It has a very strong odor, which many people find similar to mothballs or driveway sealant. Coal tars, derived from both coal carbonization and carbureted water gas processes, are complex mixtures of organic chemicals. The following two major classes of chemical compounds found in coal tar are:

- Volatile organic compounds (VOCs) characterized by benzene, toluene, ethylbenzene and xylene, which are identified by their initials as the BTEX compounds, and



0 2000 ft

~SCALE: 1" = 2000'

Map source: USGS 7.5 minute quadrangle series, Central Park, NY-NJ, 1966, photorevised 1988.

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HDR | LMS

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in association with HDR Engineering, Inc.

One Blue Hill Plaza
Pearl River, NY 10965

Site Location

Hunts Point • Site E OU-1

Figure 1

Henningson, Durham & Richardson
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One Blue Hill Plaza
Pearl River, NY 10965

Parcel E Operable Units

Hunts Point • Site E OU-1

Figure 2

- Semi-volatile organic compounds (SVOCs) known as polycyclic aromatic hydrocarbons or PAHs.

Purifier Waste is typically found as a mixture of wood chips with a very strong, unpleasant burnt odor. Once exposed at the ground surface, the waste will often develop an iridescent blue color known as "prussian blue". It contains significant quantities of chemically complexed Cyanide compounds. In addition to containing complexed Cyanide, water which comes into contact with purifier waste is often acidic. If the acidic water discharges to a stream or other surface water body, it may cause harm to fish and wildlife.

There are three major means by which a toxic substance can come into contact with or enter the body. These are called routes of exposure and are as follows:

1. Inhalation (breathing) of gases, vapors, dusts or mists is a common route of exposure. Chemicals can enter and irritate the nose, air passages and lungs. They can become deposited in the airways or can be absorbed through the lungs into the bloodstream. The blood can then carry these substances to the rest of the body.
2. Direct contact (touching) with the skin or eyes is also a route of exposure. Some substances are absorbed through the skin and enter the bloodstream. Broken, cut or cracked skin will allow substances to enter the body more easily.
3. Ingestion (swallowing) of food, drink, or other substances is the third route of exposure. Chemicals that get in or on food, cigarettes, utensils or hands can be swallowed. Substances can be absorbed into the blood and then transported to the rest of the body.

The constituents of potential concern (COPCs) for soil consist primarily of VOCs (BTEX compounds), SVOCs (PAHs), Metals, and complexed Cyanide compounds.

Results of ground water sampling indicate that constituents in the soil/fill material have impacted ground water quality above applicable NYSDEC Technical Operational Guidance Series 1.1.1 (TOGS 1.1.1) standards for ground water, requiring treatment prior to use.

3.0 CONTEMPLATED USE

The Site is currently being used as a truck maintenance facility and tractor trailer parking lot, an activity established prior to any redevelopment covered under this Site Management Plan. Any work performed in or near this Site area should not be performed without properly identifying all underground utilities. There are high pressure gas mains located through the Site and no work should be performed near this area without contacting NYCEDC, Consolidated Edison and Iroquois Gas.

As part of the redevelopment project, the Site has been identified for restricted commercial use as a distribution facility within the Hunts Point Cooperative Market Area. A number of commercial enterprises and municipally operated facilities are located in the area including; the Hunts Point Produce Market, Fulton Fish Market, Hunts Point Meat Market, and NYCDEP Sewage Treatment Plant.

4.0 PURPOSE AND DESCRIPTION OF SURFACE COVER SYSTEM

The purpose of the surface cover system is to eliminate the potential for human contact with fill material, eliminate the potential for contaminated runoff from the property and prevent infiltration of surface water through the fill. The cover system consists of a six-inch asphalt layer, placed over a layer of gravel sub-base material. Beneath the truck maintenance building is a concrete slab. A New York City Department of Environmental Protection (NYCDEP) sewer/storm water easement is

located in a single 20-foot wide portion of land along the southern perimeter of Site E OU-1. This area has been overlain with 1-foot of imported material from a NYSDEC registered Part 360 recycling facility as is consistent with the requirements or a NYCDEP sewer/storm water.

5.0 MANAGEMENT OF SOILS/FILL AND LONG-TERM MAINTENANCE OF COVER SYSTEM

The purpose of this section is to provide environmental guidelines for the management of subsurface soils/fill and the long-term maintenance/replacement of the cover system during and after any future intrusive work which breaches the cover system.

The SMP includes, but is not limited to, the following conditions:

- Any breach of the cover system, including for the purposes of construction or utility work, requires that upon completion of the effort, the cover be replaced as it was originally installed. Backfill material used must be from an acceptable source, free of potential industrial sources of chemical or petroleum contamination (refer to Sections 5.1 through 5.3 for additional excavation/backfill-specific requirements). The repaired area must be covered with a similar layering of material comparable to that which was removed, and the repairs carried out in accordance with applicable City specifications for the surface removed.
- During construction activities, control of surface erosion and run-off of the entire area must be maintained at all times.
- Site soil/fill that is excavated and is intended to be removed from the property must be managed, stockpiled, characterized, and properly disposed of in accordance with NYSDEC regulations.
- Prior to any construction activities, workers are to be notified of the site conditions with clear instructions regarding how the work is to proceed. Invasive work performed at the property will be performed in accordance with all applicable local, state, and federal regulations to protect worker health and safety. A general Health & Safety Plan (HASP) to be reviewed by any contractor involved in subsurface work and used by that contractor as a base for preparing an individual HASP has been prepared and is attached with this SMP. The contractor will have in their possession a HASP that has been reviewed by workers involved in intrusive work where the site cover materials will be disturbed.
- The Owner (City of New York) shall annually submit to the NYSDEC on or before March 15 of each year a Periodic Review Report (PRR) beginning in the year following the completion of construction and approval of the Final Engineering Report by NYSDEC and NYSDOH. The PRR shall contain a statement signed by the entity responsible for direct management of the property (tenant) certifying that the institutional controls put in place, pursuant to the, Voluntary Cleanup Agreement for the Site and the Declaration of Covenants and Restrictions imposed upon the fee title to the site and recorded in the Office of the New York City Register, as specified in the VCA, are still in place, have not been altered and are still effective. Additionally, the PRR shall specify that the remedy and protective cover have been maintained, and that the conditions at the site are fully protective of public health and the environment.

If the cover system has been breached during the period covered by that PRR, the owner of the property shall include certification that all work was performed in conformance with this SMP within the final PRR.

In addition, a deed restriction was filed August 1, 2007, in accordance with the requirements of the New York State Voluntary Cleanup Program (VCP) limiting the future use of the property identified in the metes and bounds description to commercial use. The property that is subject to this deed restriction is shown on Figure 1.

5.1 Excavated and Stockpiled Soil/Fill Disposal

Soil/fill that is excavated as part of development that includes waste material as described in Section 2.0 of this document that cannot be used as fill below the cover system will be further characterized prior to transportation off-site for disposal at a properly permitted facility. All fill will be segregated according to the contractor's chosen disposal facility requirements. Prior to any fill material being removed from the Site, each disposal facility will provide to the contractor the maximum concentrations allowed for compounds and analytes listed in Table 2 as well as the minimum sampling frequency and analytical requirements. The analytical requirements and limits will be in accordance with the facilities most current operating permit for its destination State. The Contractor will review all analytical results in comparison to the allowable facility concentrations and will determine if the material is permissible at the subject facility. No material will be removed to a NYSDEC-registered recycling facility with the exception of road base material (asphalt) or existing above grade structures (concrete). Following disposal of material, the records associated with the disposal will be made available for review should they be requested.

5.2 Sub-Grade Material for Reuse

On-Site excavated sub-grade material used to backfill excavations or placed to increase grades or elevation shall meet the following criteria:

- Excavated on-Site soil/fill which appears to be visually impacted with either coal tar or purifier waste materials as described in Section 2.0 of this SMP shall be segregated from material proposed to be used as backfill, sampled, and analyzed for proper off-Site disposal (as described in Section 5.1 of this SMP).
- The remaining material can be used as backfill in accordance with NYCRR Solid Waste Management Facilities Part 360 1-15(b)(8), which allows for the re-use of non-hazardous, contaminated soil which has been excavated as part of a construction project, other than a department-approved or undertaken inactive hazardous waste disposal site remediation program, and which is used as backfill for the same excavation or excavations containing similar contaminants at the same site.

5.3 Imported Material for Use as Backfill

Imported material for use of backfill on the Site must adhere to the following conditions. Off-Site soils intended for use as site backfill cannot otherwise be defined as solid waste in accordance with 6 NYCRR Part 360-1.2(a).

5.3.1 Registered Facility Source

Any off-Site material brought to the site for filling and grading purposes shall be from an acceptable borrow source free of industrial and/or other potential sources of chemical or petroleum contamination. For example, uncontaminated C&D as defined in 6 NYCRR Part 360-16.2 (c) that has been processed by a NYSDEC-registered C&D recycling facility may be used provided it meets the existing New York State Department of Transportation (NYSDOT) Standard Specification as described below in Section 5.3.2.

This material is not acceptable to be used in the upper (top) foot of fill and must be placed beneath the approved engineered surface cover, unless it is sampled as described in 3a and meets the criteria in 3c or 3d.

5.3.2 Recycled Portland Cement Concrete Aggregate (RCA)

If Recycled Portland Cement Concrete Aggregate (RCA) is used beneath the top foot or approved engineering surface and it comes from somewhere other than a New York State Department of Transportation project, documentation showing that the material comes from a NYSDEC permitted or registered facility is required. Off-site material imported for filling and grading purposes shall conform to Section 304 of New York State Department of Transportation Standard Specifications Construction and Materials Volume 1 (2002). Section 304 option B, "single layer of Type I Sub-base Course" provides 3 alternate types of material suitable for backfill material. Material originating as RCA from a registered facility with less than 10% fine-grained sediments by weight passing through a 200 sieve does not require analytical testing.

- Alternate A: at least 95% by weight, of (RCA) and free from organic and other deleterious material. This material may contain up to 5% by weight asphalt and/or brick;
- Alternate B: a mixture of RCA conforming to Alternate A above mixed with stone, sand, gravel, or blast furnace slag. This material may contain up to 5% by weight asphalt and/or brick; or
- Alternate C: bituminous material that is reclaimed from bituminous pavement and/or shoulders (Reclaimed Asphalt Pavement, or RAP) on a project constructed by the Department of Transportation and is well-graded from coarse to fine and free from organic or other deleterious material, including tar. This material is at least 95%, by weight, reclaimed bituminous material and has a maximum top size, at time of placement, of 50mm. If Alternate C is used, documentation of its being from a Department of Transportation source must be provided (This is similar to the reference for RCA).

Table 1: NYSDOT Gradation Table 304-1

Sieve Size No.	Sieve Size Designation	Percent Passing by Weight (%)
N/A	100 mm	-
N/A	75 mm	100
N/A	50 mm	90 – 100
N/A	6.3 mm	30 – 65
40	425 µm	5 – 40
200	75 µm	0 – 10

5.3.3 Non-Regulated Soil and Sand

If the contractor designates a source of soil to be used as fill, it shall be further documented in writing to only contain soil and no man-made materials (such as construction and demolition (C&D) debris). Sand from an operating gravel pit or similar facility operating under a mining permit must contain less than 7% fine-grained sediments by weight passing through a 200 sieve. Also covered under this section is material from non-commercial locations where there is no information available. These materials as described in this section (Section 5.3.3), shall be subject to the following acceptance criteria:

a. Soils will be subject to the collection of one (1) representative composite sample per source per 1000 cubic yards. The sample(s) should be analyzed for TCL VOCs, SVOCs, pesticides, PCBs, arsenic, barium, beryllium, cadmium, chromium (Hexavalent and trivalent), copper,

lead, manganese, total mercury, nickel, selenium, silver, zinc, and total cyanide in accordance with the quality assurance standards set forth in 40 CFR Part 136 and the most current NYSDEC Analytical Services Protocol (ASP). Soil analyses shall be reported as Category A deliverables specified in the most current NYSDEC ASP. The soil will be acceptable for use as backfill in the upper 15 feet of fill if analytical results indicate that the contaminants, if any, are present at concentrations below those described in Table 2: Backfill Analytical Parameters. Table 2 was created through collaboration between the NYSDEC, NYSDOH, NYCEDC and HDR|LMS.

b. If any of the parameters exceed the thresholds set in Table 2, and there is still a desire to use the soil below the top foot, a written request will be made to the NYSDEC which will include a full description of the soil, its source, volume and analytical data. The NYSDEC will review the data and provide a written response within a reasonable time of the request.

c. If the results of the analyses indicate the soil meets or is below the concentrations listed in Table 2, then it will be acceptable for use within the upper foot if open soil is desired. A Geotextile fabric of permeable membrane shall be placed on the surface of the material below the top foot to prevent mixing from frost heave or other settling related actions.

d. If any of the parameters exceed Table 2, and there is still a desire to use the soil in the upper foot, a written request will be made to the NYSDEC which will include a full description of the material, its source, volume and analytical data. The NYSDEC will review the data and provide a written response within a reasonable time of the request.

5.3.4 Non-Regulated Gravel and Rock

If the contractor designates a source of soil to be used as fill, it shall be further documented in writing to only contain soil and no man made materials (such as construction and demolition (C&D) debris). Crushed gravel or rock from an operating gravel pit or similar facility operating under a mining permit does not require analytical testing. Sand from an operating gravel pit or similar facility operating under a mining permit is not included in this section (refer to Section 5.3.3).

Table 2: Backfill Analytical Parameters

Contaminant	CAS Number	Backfill Limits (ppm)
Metals		
Arsenic	7440-38-2	16
Barium	7440-39-3	400
Beryllium	7440-41-7	47
Cadmium	7440-43-9	7.5
Chromium, hexavalent [1]	18540-29-9	19
Chromium, trivalent [1]	16065-83-1	1,500
Copper	7440-50-8	270
Total Cyanide	57-12-5	27
Lead	7439-92-1	450
Manganese	7439-96-5	2,000
Total Mercury	-	0.73
Nickel	7440-02-0	130
Selenium	7782-49-2	4
Silver	7440-22-4	8
Zinc	7440-66-6	2,480
PCBs/Pesticides		
2,4,5-TP Acid (Silvex)	93-72-1	3.8
4,4'-DDE	72-55-9	17
4,4'-DDT	50-29-3	47
4,4'-DDD	72-54-8	14
Aldrin	309-00-2	0.19
alpha-BHC	319-84-6	0.02
beta-BHC	319-85-7	0.09
Chlordane (alpha)	5103-71-9	2.9
delta-BHC	319-86-8	0.25
Dibenzofuran	132-64-9	210
Dieldrin	60-57-1	0.1
Endosulfan I	959-98-8	102
Endosulfan II	33213-65-9	102
Endosulfan sulfate	1031-07-8	200
Endrin	72-20-8	0.06
Heptachlor	76-44-8	0.38
Lindane	58-89-9	0.1
Polychlorinated biphenyls	1336-36-3	1

Table 2: Backfill Analytical Parameters (continued)

Contaminant	CAS Number	Backfill Limits (ppm)
Volatiles		
1,1,1-Trichloroethane	71-55-6	0.68
1,1-Dichloroethane	75-34-3	0.27
1,1-Dichloroethene	75-35-4	0.33
1,2-Dichlorobenzene	95-50-1	1.1
1,2-Dichloroethane	107-06-2	0.02
cis-1,2-Dichloroethene	156-59-2	0.25
trans-1,2-Dichloroethene	156-60-5	0.19
1,3-Dichlorobenzene	541-73-1	2.4
1,4-Dichlorobenzene	106-46-7	1.8
1,4-Dioxane	123-91-1	0.1
Acetone	67-64-1	0.05
Benzene	71-43-2	0.06
n-Butylbenzene	104-51-8	12
Carbon tetrachloride	56-23-5	0.76
Chlorobenzene	108-90-7	1.1
Chloroform	67-66-3	0.37
Ethylbenzene	100-41-4	1
Hexachlorobenzene	118-74-1	3.2
Methyl ethyl ketone	78-93-3	0.12
Methyl tert-butyl ether	1634-04-4	0.93
Methylene chloride	75-09-2	0.05
n-Propylbenzene	103-65-1	3.9
sec-Butylbenzene	135-98-8	11
tert-Butylbenzene	98-06-6	5.9
Tetrachloroethene	127-18-4	1.3
Toluene	108-88-3	0.7
Trichloroethene	79-01-6	0.47
1,2,4-Trimethylbenzene	95-63-6	3.6
1,3,5-Trimethylbenzene	108-67-8	8.4
Vinyl chloride	75-01-4	0.02
Xylene (mixed)	1330-20-7	1.6

Table 2: Backfill Analytical Parameters (continued)

Contaminant	CAS Number	Backfill Limits (ppm)
Semivolatiles		
Acenaphthene	83-32-9	98
Acenapthylene	208-96-8	107
Anthracene	120-12-7	500
Benz(a)anthracene	56-55-3	1
Benzo(a)pyrene	50-32-8	1
Benzo(b)fluoranthene	205-99-2	1.7
Benzo(g,h,i)perylene	191-24-2	500
Benzo(k)fluoranthene	207-08-9	1.7
Chrysene	218-01-9	1
Dibenz(a,h)anthracene	53-70-3	0.56
Fluoranthene	206-44-0	500
Fluorene	86-73-7	386
Indeno(1,2,3-cd)pyrene	193-39-5	5.6
m-Cresol	108-39-4	0.33
Naphthalene	91-20-3	12
o-Cresol	95-48-7	0.33
p-Cresol	106-44-5	0.33
Pentachlorophenol	87-86-5	0.8
Phenanthrene	85-01-8	500
Phenol	108-95-2	0.33
Pyrene	129-00-0	500

Footnotes:
1. The SCO for this specific compound (or family of compounds) is considered to be met if the analysis for the total species of this contaminant is below the specific SCO for hexavalent chromium.

Notes:
The following material may be imported, without chemical testing, to be used as backfill beneath pavement or the final soil cover (i.e. the uppermost 1 or 2 feet, depending on the site's use restriction):
- Rock or stone, consisting of virgin material from a permitted mine or quarry;
- Recycled concrete, brick or asphalt from a NYSDEC-registered C&D processing facility which conforms to Section 304 of the New York State Department of Transportation Standard Specifications Construction and Materials Volume 1 (2002). This material must contain less than 10% (by weight) material which would pass through a size 200 sieve.

Appendix A

Health and Safety Plan

PROJECT SPECIFIC HEALTH AND SAFETY PLAN

For

[TYPE OF ACTIVITY]

On behalf of the

New York City
Economic Development
Corporation

At

OPERABLE UNIT 1 PORTION OF PARCEL E
HUNTS POINT FOOD DISTRIBUTION CENTER
MEAT MARKET COOPERATIVE
BRONX, NEW YORK

Dates in Effect
[MONTH – YEAR] through [MONTH – YEAR]

[COMPANY NAME]
[COMPANY STREET]
[COMPANY CITY, STATE ZIP]

Project Number
####

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PROJECT NAME**: NYCEDC Hunts Point Site E OU-1**	PROJECT COMPANY: **[COMPANY NAME]**
JOB SITE ADDRESS: **155 Food Center Drive, Bronx, New York**	JOB NUMBER: **#####**
PROJECT MANAGER: **[CONTACT NAME(S)]**	PHONE NO. : **(###) ###-####**
SITE CONTACT: **[CONTACT NAME(S)]**	PHONE NO. : **(###) ###-####**
(-) AMENDMENT NO. 0	

OBJECTIVES OF FIELD WORK:

[STATE OBJECTIVE]

[LIST FIELD ACTIVITIES]

SITE TYPE: *Check as many as applicable*

(X) Active	( ) Landfill	( ) Natural
( ) Inactive	( ) Uncontrolled	( ) Military
(X) Secure	**(X) Industrial**	( ) Other specify**:**
( ) Unsecured	( ) Residential	
( ) Enclosed space	( ) Well Field	

DESCRIPTION AND FEATURES: *Summarize below. Include principal operations and unusual features (containers, buildings, dikes, power lines, hills, slopes, rivers)*

The Site is located in the urbanized Hunts Point Food Distribution Center in Bronx, New York.

Overall, the parcel was part of a Con Edison coal gasification plant that was constructed between 1924 and 1932 and operated until the early 1960s. The plant was constructed to manufacture both oven gas and carburetted water gas as major products and coke, ammonium sulphate, coal tar, water gas tar, and light oil as by-products. A total of approximately 46 buildings or structures existed on the site that were actively involved in gas production. Site E is located in the northern end of the former facility and several structures were located on that parcel, including the main 15,000,000 cubic foot waterless gas holder, which was 254 ft in diameter and 365 ft high. Several additional structures associated with the gas holder were also located on the site including a number of pump tanks, coke filters, a waste oil tank, a centrifuge, a tar separator, and substation structures.

The initial investigation included the excavation and examination of on-site material and the collection of samples for chemical analysis, as well as the visual inspection and collection of groundwater samples. A total of four trenches were installed across the site. The trenches were placed such that they would pass across the site in areas that may have been influenced by a majority of the former site structures. The results of the initial field investigation revealed that an upper layer of fill material that varies in thickness and composition is present across the site. The fill consists of mixed soils, structural materials, and remnants of the gasification incineration waste (coal slag). Several areas were found to contain some level of residual petroleum contamination within the fill material, predominately around the tank structures. Groundwater conditions at the site did not exhibit any evidence of dense non-aqueous phase liquid (DNAPL) or obvious contamination at any significant depth in these areas. Even using the shallow groundwater samples and comparing those to the most stringent standards, NYSDEC Class GA Drinking Water Standards, it is evident that only very low concentrations of select volatiles and semivolatiles are present. Elevated concentrations of sodium indicate that the groundwater may be affected by coastal saline conditions.

Based on the results of the initial investigation, an additional Remedial Investigation was conducted. The initial subsurface investigation identified several areas of concern at the

SITE SPECIFIC HEALTH & SAFETY PLAN
TITLE PAGE

site and the purpose of the remedial investigation was to delineate and characterize these areas of concern and propose suitable remedial alternatives for the site.

The foundation of the former gas holder and some associated tanks were discovered during the initial field investigation. These areas were the focus of the remedial investigation. According to a site map provided by Con Edison, the gas holder was surrounded by seven (7) "pump tanks". During the initial site investigation, three of the seven pump tanks and associated piping were discovered. A geophysical survey consisting of magnetometer and ground penetrating radar (GPR) techniques was conducted in July 1999 in an attempt to locate the remaining four pump tanks. A grid was established over the area of the gas holder and the adjacent areas for the magnetometer survey. The GPR survey was used to confirm the magnetometer survey results. Both surveys identified the pilings used to support the gas holder, but the remaining four pump tanks could not be located using these techniques.

Three additional trenches were excavated along the circumference of the former gas holder between those pump tanks already identified in the initial effort. The trenches were excavated to the clay layer or the water table, whichever came first. As structures were found, i.e. tanks or piping, a limited excavation was performed around the structure to see if contents of the structures had impacted the surrounding soils. No additional pump tanks were discovered, and the investigation focused on those tanks discovered in the initial investigation.

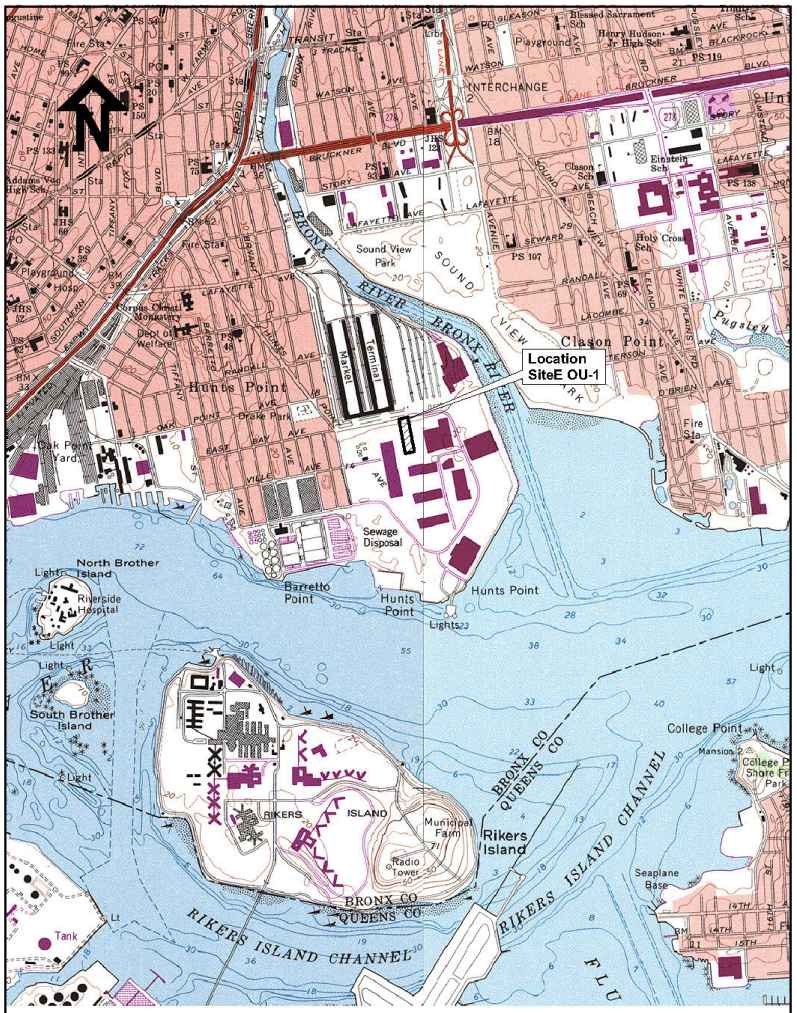
Additional trenching was conducted specifically around the three tank-like structures that were encountered along the circumference of the former gas holder. This excavation showed visually that neither the pipes, nor other structures, were removed during the demolition of the facility. Tank 1 had the most extensive run of associated piping; approximately 150 ft was uncovered during this investigation. Between the time of the demolition and the investigation, it was apparent that soil had filled the ends of the structure where the tanks and pipes were disconnected and that water, presumably precipitation and runoff, had filled the remaining volume of the pipe that was uncovered. Tank 2 had no associated piping, while Tank 3 had limited piping.

During the initial investigation of Parcel E, it was noted that the soil in the area immediately surrounding Tank Structure 1 was impacted by oil . There was some oil present as a sheen in the tank itself, as well as in the associated piping but the majority of the tank and piping contained water, with a slight oily sheen. Samples were collected from the tank and piping during the initial subsurface investigation and during the remedial investigation. Oil-impacted soils were excavated and placed on plastic sheeting adjacent to the excavation. Oil sorbent pads were placed in the excavation to absorb any oily sheen on the groundwater. Tanks 2 and 3 were similar in construction to Tank 1, with the exception that there was no or very limited piping associated with these pump tanks. No product was present in or around Tank Structure 2 and the surrounding soils were not impacted. The soils surrounding Tank Structure 3 however were impacted by the material in the tank structure. No recoverable product was discovered in the tank structure itself, but a sheen was present on the soils and groundwater immediately surrounding the tank. All impacted soil was excavated and placed on plastic sheeting adjacent to the excavation. Oil sorbent pads were placed in the excavation to absorb any oil on the groundwater. Samples were collected from all stockpiled soils, as well as groundwater in the excavations to characterize the impacted soil and groundwater for disposal.

SURROUNDING POPULATION: ( ) Residential **(X) Industrial** ( ) Rural **(X) Urban** **(X) Commercial** ( ) Other:

SITE SPECIFIC HEALTH & SAFETY PLAN
SITE LOCATION PLAN / SITE SKETCH

Figure 1 contains the Site Location. Figure 2 contains the Parcel A Operable Unit divisions.



HDR | LMS Henningson, Durham & Richardson Architecture and Engineering, P.C. in association with HDR Engineering, Inc. One Blue Hill Plaza Pearl River, NY 10965	**Site Location** **Hunts Point • Site E OU-1**	Figure 1

SITE SPECIFIC HEALTH & SAFETY PLAN
SITE LOCATION PLAN / SITE SKETCH

HDR | LMS
Henningson, Durham & Richardson Architecture and Engineering, P.C. in association with HDR Engineering, Inc.
One Blue Hill Plaza
Pearl River, NY 10965

Parcel E Operable Units
Hunts Point • Site E OU-1

Figure 2

SITE SPECIFIC HEALTH & SAFETY PLAN
EMERGENCY CONTACTS & APPROVALS

EMERGENCY CONTACTS		EMERGENCY CONTACTS	NAME	PHONE
EPA Region II	(800) 227-8917	Project Manger	**[NAME]**	**(###) ###-####**
State EPA Office	(518) 402-8559	Health and Safety Officer	**[NAME]**	**(###) ###-####**
Site Telephone	Not Available	State Spill		(845) 256-3000
Poison Control Center	(800) 522-6337	Fire Department		911
Continuum Health Care (Occupational Health Management)	1-800-229-3674 (ext. 440)	Police Department		911
National Response Center	(800) 424-8802	Number of 24-Hour Ambulance:		911
		Nearest Hospital Emergency Room Number:	St. Barnabus Hospital 1967 Turnbull Avenue Bronx, New York	(718) 409-2633

1. Evacuation Routes will be specified by the HSO and communicated to all personnel on site.
2. Personnel will evacuate under conditions specified by air monitoring or as directed by the HSO.
3. An INCIDENT REPORT form will be completed for all accidents (see Appendix A).

QA REVIEW: _____ Date: _____
Office Safety Coordinator

HEALTH AND SAFETY PLAN APPROVALS

Project Manager: _____ Date: _____

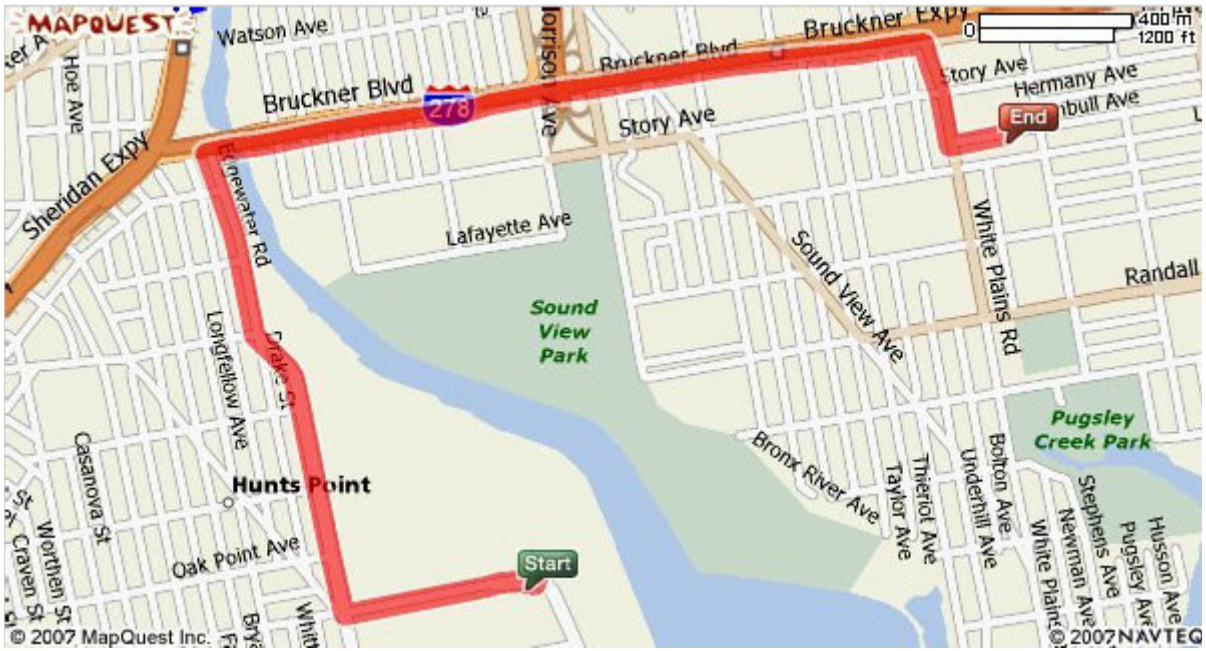
Site Health and Safety Officer _____ Date: _____

Route to Hospital is described on the following page with a map to the hospital on the next page.

SITE SPECIFIC HEALTH & SAFETY PLAN
HOSPITAL MAP ROUTE

Directions to St. Barnabus Hospital from the site:

1. Turn right onto Halleck Street
2. Go straight onto Edgewater Road
3. Turn right onto Bruckner Boulevard
4. Take I-278 East/Bruckner Expressway towards the Throgs Neck Bridge
5. Exit at White Plains Road / Castle Hill Avenue
6. Merge onto Bruckner Boulevard
7. Turn right onto White Plains Road
8. Turn left onto Turnbull Avenue.



SITE SPECIFIC HEALTH & SAFETY PLAN
HISTORY AND WASTE CHARACTERIZATION

HISTORY: Summarize site specific information below or attach information behind this page.

WASTE TYPES: **(X) Liquid (X) Solid (X) Sludge** ( ) Gas ( ) Unknown ( ) Other specify:

WASTE CHARACTERISTICS: Check as many as applicable.

( ) Corrosive ( ) Flammable ( ) Radioactive

(X) Toxic **(X) Volatile** ( ) Reactive

( ) Inert Gas ( ) Unknown ( ) Other specify:

WORK ZONES: Describe how the Exclusion, Contamination Reduction, and Support Zones will be delineated in terms that on-site personnel will recognize. Work zones will be shown on "WORK ZONE MAP PAGE."

1. Exclusion zone will be considered to be within 20 feet of the area of activity.

HAZARDS OF CONCERN: Check as many as applicable.

(X) Heat Stress attach guidelines

( ) Cold Stress attach guidelines

(X) Explosive/Flammable

( ) Oxygen Deficient

( ) Radiological

( ) Biological

(X) Noise

(X) Inorganic Chemicals

(X) Organic Chemicals

(X) Motorized Traffic

(X) Heavy Machinery

(X) Slips, Trips & Falls

(X) Other:
- **First Aid/CPR**
- **Air Monitoring**
- **Personal Protective Equipment**

(X) Other specify: CONFINED SPACES WILL NOT BE ENTERED.
(If confined spaces are to be entered a specific confined space entry plan will be developed)

PRINCIPAL DISPOSAL METHODS AND PRACTICES: Summarize Site Specific Conditions Procedures Below:

All waste generated site activities shall be the full responsibility of the lease holder.

SITE SPECIFIC HEALTH & SAFETY PLAN
HAZARDOUS MATERIALS SUMMARY

HAZARDOUS MATERIAL SUMMARY: Underline and bold waste type and estimate amounts by category (if possible)

CHEMICALS Amounts/Units:	SOLIDS Amounts/Units:	SLUDGES Amounts/Units:	SOLVENTS Amounts/Units:	OILS Amounts/Units:	OTHER Amounts/Units:
Acids	Flyash	Paint	Halogenated (chloro, bromo) Solvents	**Oily Wastes**	Laboratory
Pickling Liquors	Asbestos	Pigments	**Hydrocarbons**	Gasoline	Pharmaceutical
Caustics	Milling/Mine Tailings	Metal Sludges	Alcohols	Diesel Oil	Hospital
Pesticides	Ferrous Smelter	POTW Sludge	Ketones	Lubricants	Radiological
Dyes/Inks	Non-ferrous Smelter	Aluminum	Esters	**PCBs**	Municipal
Cyanides	**Metals**	Distillation Bottoms	Ethers	**Polynuclear Aromatics**	Construction
Phenols	**Other:**	**Other:**	**Other:**	**Other:**	Munitions
Halogens	**- Solidified Coal Tar**	**- Malleable Coal Tar**	**- VOCs and SVOCs found in GW & soil samples**	**- Site former MGP plant**	Other
Dioxins	**- Coal/Coke Ash/Cinders**				Specify:
Other (Specify):	**- Purifier Waste**				

OVERALL HAZARD EVALUATION: ( ) High **(X) Medium** ( ) Low ( ) Unknown
JUSTIFICATION: Materials and operations on the site pose a moderate threat to site workers.

FIRE/EXPLOSION POTENTIAL: ( ) High ( ) Medium **(X) Low** ( ) Unknown

SITE SPECIFIC HEALTH & SAFETY PLAN
CHEMICAL HAZARD TABLE

KNOWN CONTAMINANTS	HIGHEST OBSERVED CONCENTRATION (specify units and media)	PEL/TLV ppm or mg/m^3 (specify)	IDLH ppm or mg/m^3 (specify)	SYMPTOMS/EFFECTS OF ACUTE EXPOSURE	PHOTOIONIZATION POTENTIAL
Benzene	71 ppm(S) (DTP-4 April 2006)	PEL: 1 ppm TLV: 0.5 ppm	500 ppm	Symptoms of acute overexposure include irritation of the eyes, nose, and respiratory tract, breathlessness, euphoria, nausea, drowsiness, headache, dizziness, and intoxication. Severe exposure may lead to convulsions and unconsciousness. Skin contact may cause a drying rash (dermatitis).	9.24
Naphthalene	2,000 ppm (S) (TP-C April 2005)	PEL: 10 ppm TLV: 10 ppm	500 ppm	**Inhalation:** Vapor inhalation causes headache, confusion, nausea, sometimes vomiting, loss of appetite, extensive sweating, dysuria (painful urination), hematuria (blood in the urine), and hemolysis (destruction of red blood cells). **Eye:** Irritation, conjunctivitis, and corneal injury upon prolonged contact. **Skin:** Irritation and hypersensitivity dermatitis. **Ingestion:** Unlikely. However, ingestion causes irritation of the mouth and stomach, hemolytic anemia with hepatic and renal lesions and vesical congestion, kidney failure, hematuria, jaundice, depression of CNS, nausea, vomiting, abdominal pain, blue face, lips, or hands, rapid and difficult breathing, headache, confusion, excitement, malaise, fever, perspiration, urinary tract pain, dizziness, convulsions, coma, and death. Symptoms may appear 2 to 4 hours after exposure.	Insufficient Data

NA = Not Available
S = Soil
A = Air
NE = None Established
SW = Surface Water
GW = Groundwater
U = Unknown
T = Tailings
SL = Sludge
W = Waste
D = Drums
SD = Sediment
OFF = Offsite

HAZARD COMMUNICATIONS STANDARD

A notebook containing this Site Specific Health and Safety Plan will be taken to the field with the crew and kept in the vehicle. A current inventory of chemicals to be brought on-site and appropriate MSDSs will accompany these chemicals in the vehicle.

SITE SPECIFIC HEALTH & SAFETY PLAN
TASK DESCRIPTION

FIELD ACTIVITIES COVERED UNDER THIS PLAN - **ATTACH ACTIVITY HAZARD ANALYSIS FOR EACH TASK**				HAZARD		
TASK DESCRIPTION/SPECIFIC TECHNIQUE-STANDARD OPERATING PROCEDURES/SITE LOCATION(Attach additional sheets as necessary)	Type	Primary	Contingency	SCHEDULE		
1 **[FIELD ACTIVITY TASK]**	Intrusive	A B C D	A B C D	Hi	Med	**Low**
	Non-intrusive	**Modified D**	**Exit Area**			**X**
2 **[FIELD ACTIVITY TASK]**	**Intrusive**	A B C D	A B C D	Hi	**Med**	Low
	Non-intrusive	**Modified D**	**Exit Area**		**X**	
3 **[FIELD ACTIVITY TASK]**	**Intrusive**	A B C D	A B C D	Hi	**Med**	Low
	Non-intrusive	**Modified D**	**Exit Area**		**X**	
4 **[FIELD ACTIVITY TASK]**	Intrusive	A B C D	A B C D	Hi	Med	**Low**
	Non-intrusive	**Modified D**	**Exit Area**			**X**

PERSONNEL AND RESPONSIBILITIES (Include subcontractors) Responsibilities and the reporting organizational structure are described on the following page.

NAME	PHONE	DATE OF LAST TRAINING	DATE OF HEALTH CLEARANCE	RESPONSIBILITIES	ON-SITE? List task numbers
[NAME]	**(###) ###-####**	**[YEAR]**	**[YEAR]**	**[TITLE]**	**NO or YES, TASK #s**
[NAME]	**(###) ###-####**	**[YEAR]**	**[YEAR]**	**[TITLE]**	**NO or YES, TASK #s**
[NAME]	**(###) ###-####**	**[YEAR]**	**[YEAR]**	**[TITLE]**	**NO or YES, TASK #s**
[NAME]	**(###) ###-####**	**[YEAR]**	**[YEAR]**	**[TITLE]**	**NO or YES, TASK #s**

SITE SPECIFIC HEALTH & SAFETY PLAN
DESCRIPTION OF RESPONSIBILITIES AND ORGANIZATIONAL STRUCTURE

1. Site Safety and Health Personnel.

   The Site Health and Safety Officer (HSO), in conjunction with the Site Coordinator, ensures that the provisions of this HASP are adequate and implemented in the field. The Project Manager is to take all necessary actions to guarantee site safety. Changing field conditions may require decisions to be made concerning adequate protection programs and may require deviations or additions to this HASP. All deviations and/or additions must be documented and approved by the HSO on the DEVIATIONS AND ADDITIONS form, located in Appendix B. Personnel assigned as HSO must be experienced and meet the additional training requirements specified by OSHA in 29 CFR 1910.120 and this HASP. The HSO is also responsible for conducting site inspections on a regular basis to ensure the effectiveness of this plan.

2. Organizational Structure and Responsibilities.

   Briefly describe the responsibilities of all team members and denote the reporting structure.

   1. Project Manager
   - a. Overall responsibility for project schedule.
   - b. Develop cost estimates for work identified.
   - c. Identify scope of work and estimate schedule for work.
   - d. Determine the technical/field team.
   - e. Will not be on site.

   2. Site Coordinator (reports to "1" when "1" is on-site, otherwise in charge)
   - a. Enforce disciplinary action when unsafe acts or practices occur.
   - b. Grant permission for site access (including visitors, see Appendix C).
   - c. Designate site security.
   - d. Enforce the buddy system.
   - e. Attend all Site pre-entry safety briefings.
   - f. Serve as the facilitator of communications in emergencies.

   3. Site Health and Safety Officer (HSO) (Same as "2")
   - a. Maintain daily field log book and a health and safety file for the project.
   - b. Conduct safety meetings.
   - c. Monitor on-site hazards and conditions.
   - d. Enforce safety procedures.
   - e. Designate facilities, and equipment for health and safety.
   - f. Select, dispense, and ensure availability of Personal Protective Equipment (PPE).
   - g. Maintain copies of instrument operation manuals and maintain records of usage and calibration.
   - h. Periodically inspect PPE and ensure proper storage and maintenance.
   - i. Monitor for heat and cold stress.
   - j. Set up decontamination lines, control decontamination, prepare decontamination solutions, and monitor.
   - k. Train employees on emergency procedures and evacuation routes.
   - l. Control entry and exit at the Access Control Points.
   - m. Confirm an employee's suitability for work based on the physician's recommendation.

   4. Other On-Site Personnel (report to "2")

SITE SPECIFIC HEALTH & SAFETY PLAN
PPE BY TASK

PROTECTIVE EQUIPMENT: Specify by task. Indicate type and/or material as necessary. Use copies of this sheet if needed.

TASKS: **1** - 2 - 3 - 4 **(x) Primary**
LEVEL: A - B - C - D - Modified ( ) Contingency

Respiratory: (x) Not Needed
( ) SCBA, Airline:
( ) APR:
( ) Cartridge:
( ) Escape Mask:
( ) Other:

Head and Eye: ( ) Not Needed
(x) Safety Glasses
( ) Face Shield:
( ) Goggles:
(x) Hard Hat
( ) Other:

Boots: ( ) Not Needed
(x) Boots: Leather steel-toed work boots
( ) Over boots:
( ) Rubber:

Protective Clothing: (x) Not Needed
( ) Encapsulated Suit:
( ) Splash Suit:
( ) Apron
( ) Tyvek Coverall:
( ) Saranex Coverall:
( ) Cloth Coverall:
( ) Other:

Gloves: ( ) Not Needed
( ) Under gloves:
(x) Gloves
( ) Over gloves:

( ) Other - specify below:

TASKS: 1 - **2** - 3 - 4 **(x) Primary**
LEVEL: A - B - C - D - Modified ( ) Contingency

Respiratory: (x) Not Needed
( ) SCBA, Airline:
( ) APR:
( ) Cartridge:
( ) Escape Mask:
( ) Other:

Head and Eye: ( ) Not Needed
(x) Safety Glasses
( ) Face Shield:
( ) Goggles:
(x) Hard Hat
( ) Other:

Boots: ( ) Not Needed
(x) Boots: Leather steel-toed work boots
( ) Over boots:
( ) Rubber:

Protective Clothing: (x) Not Needed
( ) Encapsulated Suit:
( ) Splash Suit:
( ) Apron
(x) Tyvek Coverall - OPTIONAL
( ) Saranex Coverall:
( ) Cloth Coverall:
( ) Other:

Gloves: ( ) Not Needed
( ) Under gloves:
(x) Gloves
( ) Over gloves:

( ) Other - specify below:

TASKS: 1 - 2 - **3** - 4 **(x) Primary**
LEVEL: A - B - C - D - Modified ( ) Contingency

Respiratory: (x) Not Needed
( ) SCBA, Airline:
( ) APR:
( ) Cartridge:
( ) Escape Mask:
( ) Other:

Head and Eye: ( ) Not Needed
(x) Safety Glasses
( ) Face Shield:
( ) Goggles:
(x) Hard Hat
( ) Other:

Boots: ( ) Not Needed
(x) Boots: Leather steel-toed work boots
( ) Over boots:
( ) Rubber:

Protective Clothing: (x) Not Needed
( ) Encapsulated Suit:
( ) Splash Suit:
( ) Apron
(x) Tyvek Coverall - OPTIONAL
( ) Saranex Coverall:
( ) Cloth Coverall:
( ) Other:

Gloves: ( ) Not Needed
( ) Under gloves:
(x) Gloves
( ) Over gloves:

( ) Other - specify below:

TASKS: 1 - 2 - 3 - **4** **(x) Primary**
LEVEL: A - B - C - D - Modified ( ) Contingency

Respiratory: (x) Not Needed
( ) SCBA, Airline:
( ) APR:
( ) Cartridge:
( ) Escape Mask:
( ) Other:

Head and Eye: ( ) Not Needed
(x) Safety Glasses
( ) Face Shield:
( ) Goggles:
(x) Hard Hat
( ) Other:

Boots: ( ) Not Needed
(x) Boots: Leather steel-toed work boots
( ) Over boots:
( ) Rubber:

Protective Clothing: (x) Not Needed
( ) Encapsulated Suit:
( ) Splash Suit:
( ) Apron
( ) Tyvek Coverall:
( ) Saranex Coverall:
( ) Cloth Coverall:
( ) Other:

Gloves: ( ) Not Needed
( ) Under gloves:
(x) Gloves
( ) Over gloves:

( ) Other - specify below:

SITE SPECIFIC HEALTH & SAFETY PLAN
AIR MONITORING BY TASK

MONITORING EQUIPMENT: Specify by task. Indicate type as necessary. Attach additional sheets as necessary.

INSTRUMENT	TASK	ACTION GUIDELINES	COMMENTS (Includes schedules of use)
Combustible Gas Indicator	1 - 2 - 3 - 4	0-10% LEL No explosion hazard 10-25% LEL Potential explosion hazard; notify HSO. >25% LEL Explosion hazard; interrupt task/evacuate 21.0% 02 Oxygen normal <20.5% 02 Oxygen deficient; notify HSO. <19.5% 02 Interrupt task/evacuate	**(X) Not Needed**
Radiation Survey Meter	1 - 2 - 3 - 4	3X Background Notify SHSC >2mR/hr Interrupt task/evacuate	**(X) Not Needed**
Photo ionization Detector ( ) 11.7 ev **(X) 10.2 ev** ( ) 9.8 ev ( ) ___ ev	1 - **2 - 3** - 4	**Specify: If TOTAL VOC's ≥ 5 PPM above background in the breathing zone, sustained for 5 or more minutes, all personnel shall evacuate the site. Contact Project HSO and the site shall be reevaluated after 30 minutes. The HSO will re-enter the site upwind and monitor with the PID. Once the volatile levels are below 1 PPM, work can continue.**	( ) Not Needed
Flame Ionization Detector	1 - 2 - 3 - 4	Specify:	**(X) Not Needed**
Detector Tubes/Monitox	1 - 2 - 3 - 4	Specify:	**(X) Not Needed**
Dust Monitor	1 - **2 - 3** - 4	**Specify: Particulates will be monitored within the work area during intrusive activities. Prior to beginning intrusive work, a background ambient measurement will be collected. If during the work, particulate levels in the work area are 150 ug/m^3 above the background level for a period of fifteen (15) minutes, then downwind perimeter measurements will be collected. If measurements remain 150 ug/m^3 above the background then dust suppression techniques will be employed.**	( ) Not Needed
Other: Specify	1 - 2 - 3 - 4	Specify:	( ) Not Needed

Notes:
1. Personal air samples and area samples taken during unique project activities must be documented on the INDUSTRIAL HYGIENE SAMPLING SHEET (see Appendix D).
2. When area samples are collected for routine project activities, the following information must be recorded in the field log book: date and time; location; air temperature; wind direction and speed; cloud cover and type of precipitation; sampler; instrumentation used; activity being sampled; result; sample duration time; applicable comments.

SITE SPECIFIC HEALTH & SAFETY PLAN
DECONTAMINATION

DECONTAMINATION PROCEDURES

ATTACH SITE MAP INDICATING EXCLUSION, DECONTAMINATION, AND SUPPORT ZONES AS PAGE TWO

Personalized Decontamination Summarize below and/or attach diagram; discuss use of work zones. Sampler will wear disposable gloves. No other portion of body should be exposed. Observers will wear disposable PPE. **(X) Not Needed**	Sampling Equipment Decontamination Summarize below and/or attach diagram; discuss use of work zones. For equipment such as spoons, knives, bowls, trowels, hand augers, balers, direct-push samplers and surface water sampling devices (dippers), the following procedures will be used: (1) Initial wash with potable water/alconox soap mixture. Scrub brushes will be used to remove all residual dirt or other debris. (2) Potable water wash to remove all soap residue. (3) Rinse with distilled/deionized water. (4) Wrap decontaminated equipment in plastic or aluminum foil to prevent recontamination. For sampling in areas where free-product petroleum (NAPL) is encountered, the following additional steps will be added between steps 2 and 3 above: 2a) Methanol Rinse 2b) Hexane Rinse 2c) Methanol Rinse For sampling in areas where elevated metal concentrations are a concern, the following additional step will be added between steps 2 and 3 above: 2a) Rinse with diluted (10%) nitric acid (HNO_3). ( ) Not Needed	Heavy Equipment Decontamination Summarize below and/or attach diagram; discuss use of work zones. For equipment such as drill rigs, augers, drill rods, etc. the following procedures will be used: (1) Spray with a hot water/high pressure sprayer (Hotsy) using on-base potable water supply. (2) Stubborn soil or residue may be washed with a potable water/alconox soap mixture. Scrub brushes will be used to remove all residual dirt or other debris. (3) Place decontaminated equipment in a secure location, or wrap in plastic to prevent recontamination ( ) Not Needed
Containment and Disposal Method Disposable PPE will be placed in sealed plastic bags, and disposed of as municipal waste.	Containment and Disposal Method See principal disposal methods and practices.	Containment and Disposal Method See principal disposal methods and practices.

SITE SPECIFIC HEALTH & SAFETY PLAN
WORK ZONE

THIS PAGE RESERVED FOR MAP (Show Exclusion, Contamination Reduction, and Support Zones. Indicate evacuation and reassembly points.)

To Be Completed On Site.

SITE SPECIFIC HEALTH & SAFETY PLAN
SIGNATURE PAGE

The following personnel have read and fully understand the contents of this Site Health and Safety Plan and referenced H&S procedures and further agree to all requirements contained herein. Furthermore, the individuals are fully trained and have required clearances in accordance with H&S Procedure #20. Attach copies of current HTRW and first aid training, medical clearance, and respiratory fit test records.

Name	Affiliation	Date	Signature

Appendix A
Visitors Log

Visitors to the site may be permitted entrance into the exclusion and contamination reduction zones based upon approval of the Site Coordinator. Otherwise, they must remain in the support zone. The Site Coordinator will be responsible for documenting the name and identity of all visitors in the VISITORS LOG.

VISITORS LOG

Name	Company or Agency	Purpose of Visit	Area(s) to be entered	Date and Time on Site	Checked in by:

Appendix B

Executed Declaration of Covenants and Restrictions

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.

2007073000193001002E63CB

RECORDING AND ENDORSEMENT COVER PAGE PAGE 1 OF 7

Document ID: 2007073000193001 Document Date: 07-18-2007 Preparation Date: 07-30-2007
Document Type: AMENDED DECLARATION
Document Page Count: 6

PRESENTER:	**RETURN TO:**
DANIEL GREENE 100 CHURCH STREET NEW YORK, NY 10007 212-788-1568 dgreene@law.nyc.gov	DANIEL GREENE 100 CHURCH STREET NEW YORK, NY 10007 212-788-1568 dgreene@law.nyc.gov

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BRONX	2781	500	Partial Lot		N/A HUNT'S POINT AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BRONX	2778	100	Partial Lot		N/A VIELE AVENUE
Property Type: OTHER					

CROSS REFERENCE DATA

CRFN: 2006000120866

PARTIES

PARTY ONE:
CITY OF NEW YORK
110 WILLIAM STREET
NEW YORK, NY 10038

FEES AND TAXES

Mortgage		
Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	EXEMPT
Affidavit Fee:	$	0.00

Filing Fee:	
$	0.00
NYC Real Property Transfer Tax:	
$	0.00
NYS Real Estate Transfer Tax:	
$	0.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 08-01-2007 16:22
City Register File No.(CRFN):
2007000396183

City Register Official Signature

DECLARATION OF COVENANTS AND RESTRICTIONS

THIS COVENANT is made the 19 day of July, 2007, by the City of New York ("City"), a municipal corporation organized and existing under the laws of the State of New York and having an office for the transaction of business at the New York City Department of Small Business Services, 110 William Street, New York, New York 10038, in favor of the New York State Department of Environmental Conservation ("Department"), an agency of the State of New York, with offices at 625 Broadway, Albany, New York 12233;

WHEREAS, the City is the owner of a parcel of real property which is participating in the Department's Voluntary Cleanup Program, and which is located on Block 2781, Lot 500 and Block 2778, Lot 100, which is part of lands conveyed by Consolidated Edison Company of New York, Inc. to the City by deeds dated (i) November 10, 1966 and recorded in the Bronx County Clerk's Office on November 18, 1966 in Liber 152 of Conveyances at page 1, (ii) June 6, 1968 and recorded in the Bronx County Clerk's Office on June 8, 1968 in Liber 366 of Conveyances at page 48, and (iii) March 29, 1972 and recorded in the Bronx County Clerk's Office on March 31, 1972 in Liber 179 of Conveyances at page 1126; and also part of lands conveyed by the Finance Administrator of the City of New York to the City by deed dated October 27, 1976 and recorded in the Bronx County Clerk's Office on November 5, 1976 on Liber 318 of Conveyances at page 1624. Operating Unit I of Site E is further described in a map and metes and bounds description attached to this covenant as Exhibit "A."

WHEREAS, the Property is subject to a Voluntary Cleanup Agreement entitled "In the Matter of Implementation of a Remedial Response of Parcels "A" and "E" of the Hunts Point Food Distribution Center," Index No. D3-0004-99-04 (the "Agreement");

WHEREAS, this covenant hereby supersedes the amended covenant previously filed by the City on March 2, 2006;

NOW, THEREFORE the City, for itself and its successor and/or assigns, covenants that:

(1) prohibits the use of Operating Unit I of Site "E" (hereinafter the "Site") for any purpose other than the Contemplated Use set forth in the Agreement without the express written waiver of such prohibition by the Department;

(2) prohibits the use of groundwater underlying the Site without rendering it safe for drinking water or industrial purposes through treatment, unless the user obtains permission to do so from Department;

(3) requires that the City, its successors and assigns continue in full force and effect all institutional and engineering controls required by the Engineering Report for the Operating Unit Portion of Parcel E, Bronx, NY, dated June 2003, which was prepared by Lawler, Matusky & Skelly Engineers LLP; and

(4) provides that the City, its successors and assigns hereby consent to Department's enforcement of this covenant.

IN WITNESS WHEREOF, the undersigned has executed this instrument the day written below

ANDREW SCHWARTZ
Deputy Commissioner
Department of Small Business Services

Sworn to before me this 18th day of July, 2007.

Notary Public

RAJBALA JASWAL
Notary Public
State of New York
No.01JA6152836
Qualified in Queens County
Commission Expires 9/25/2010

Approved as to Form:
Acting Corporation Counsel

On the 18th day of July in the year 2007 before me undersigned, personally appeared Andrew Schwartz

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) wh names(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(or the person upon behalf of which the individual(s) acted, executed the instrument.

RAJBALA JASWAL
Notary Public
State of New York
No.01JA6152836
Qualified in Queens County
Commission Expires 9/25/2010

Raj Bala Jaswal
(signature and office of individual taking acknowledgment)

SEAL

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of ss:

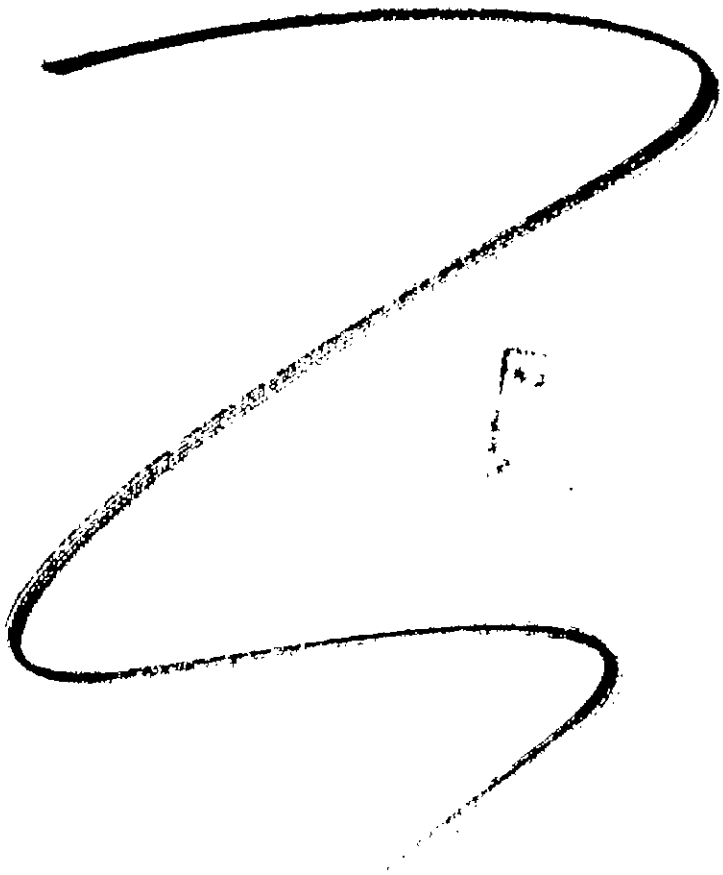
On the day of in the year before me, the undersigned personally appeared

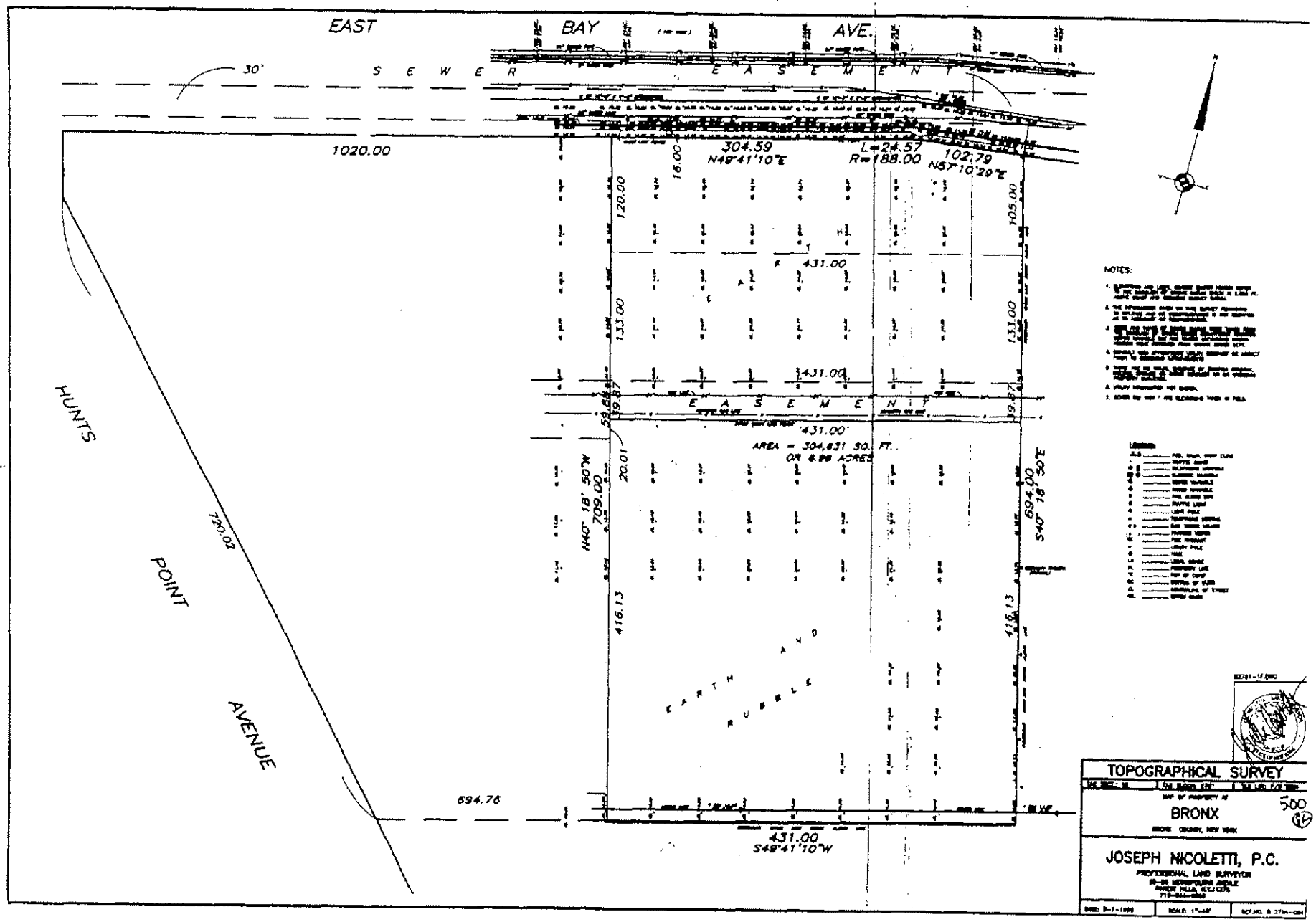
personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

_____ in _____
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

_____
(signature and office of individual taking acknowledgment)

Exhibit A




EAST BAY AVE.
30'
S E W E R E A S E M E N T
1020.00
304.59
N49°41'10"E
L=24.57
R=188.00
102.79
N57°10'29"E
16.00
120.00
105.00
431.00
133.00
133.00
431.00
E A S E M E N T
19.87
19.87
431.00
AREA = 304,631 SQ. FT.
OR 6.99 ACRES
20.01
N40° 18' 50"W
209.00
S40° 18' 50"E
694.00
416.13
416.13
HUNTS
POINT
AVENUE
720.02
EARTH AND RUBBLE
694.76
431.00
S49°41'10"W
NOTES:
TOPOGRAPHICAL SURVEY
BRONX
500
JOSEPH NICOLETTI, P.C.
PROFESSIONAL LAND SURVEYOR

PARCEL "E"

Commencing at a point, said point being a monument located at the northeasterly corner of Drake Street (60' wide) and East Bay Avenue (100' wide); thence easterly N50°56'36"E, 305.93 feet to a point, said point being the intersection of the southerly line of Food Center Drive (formerly East Bay Avenue - 100' wide) with the easterly line of Halleck Street (100' wide); thence easterly along said southerly line of Food Center Drive (formerly East Bay Avenue - 100' wide), N49°41'10"E, 1,020.00 feet to the **Point of Beginning**; thence easterly along said southerly line of Food Center Drive, N49°41'10"E, 304.59 feet to a point on curve; thence still easterly along a curve bearing to the right having a radius of 188.00 feet, an arc length of 24.57 feet and an internal angle of 07°29'17" to a point of tangency, thence still easterly N57°10'29"E, 102.79 feet to a point and corner; thence southerly S40°18'50"E, 694.00 feet to a point and corner; thence westerly S49°41'10"W, 431.00 feet to a point and corner; thence northerly N40°18'50"W, 709.00 feet to the **Point of Beginning**.

Containing 304,631 ± Square feet or 6.99 ± Acres, more or less.

Being known as Tax Section 10, Block 2781, part of Lot 500 in the Borough of Bronx, County of Bronx, City and State of New York as indicated on a signed and sealed survey prepared by J. Nicoletti, L.S., dated 8/7/98.

STATE OF NEW YORK * STAVROS TIMOTHEOU * 050216 LICENSED LAND SURVEYOR

6/14/1999

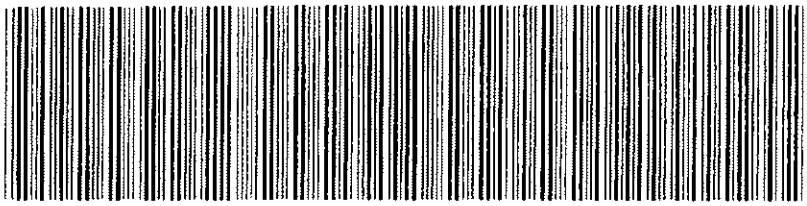
Stavros Timotheou, L.S.
N.Y. LICENSE NO 050216

Parcel "E"

Metes and Bounds Survey
Tax Section 10, Block 2781 P/O Lot 500 Borough & County of Bronx,
City & State of New York

Muñoz Engineering, P.C.
505 Eighth Avenue
New York, NY 10018
(212) 967-4699 Fax (212) 268-8484
e-mail: munozeng.com

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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SUPPORTING DOCUMENT COVER PAGE **PAGE 1 OF 1**

Document ID: 2007073000193001 Document Date: 07-18-2007 Preparation Date: 07-30-2007

Document Type: AMENDED DECLARATION

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