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REPORT

Preliminary Site Investigation Report

West 19th Street Development Site
New York, New York

November 2002

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Preliminary Site Investigation Report

Introduction

This report presents the results of a preliminary site investigation conducted at the West 19th Street Development Site. The site located in Block 690, Lot 12 between West 18th and West 19th Streets and 10th and 11th Avenues in the Borough of Manhattan, New York City (Figures 1 and 2). The development site is one parcel of the West 18th Street Gas Works Site, which is currently under a Voluntary Agreement (VCA) between the New York State Department of Environmental Conservation (NYSDEC) and the Consolidated Edison Company of New York, Inc. effective August 25, 2002. Currently the site is occupied by a three-story brick building that is used as a mid- to long-term truck parking garage.

This preliminary investigation consisted of a obtaining and reviewing historic maps, obtaining and reviewing a regulatory records search, performing a site visit, performing a field and laboratory investigation, evaluating the field and laboratory results, and recommending supplemental investigation activities.

Historic Map Review

The following historic maps were obtained for the site: Sanborn Fire Insurance maps (Sanborns) from 1895, 1895, 1904, 1921, 1950, 1969, 1975, 1979, 1980, 1983, 1985, 1987, 1988, and 1991 through 1997 and City Ward maps from 1885 and 1902. These maps indicate that the site was used as a storage area for the Consolidated (Manhattan) Gas Company Works (a manufactured gas plant (MGP)) between 1895 and 1921 followed by use as a wagon yard and auto garage to its present use as a truck parking garage. Three 1,000 gallon underground storage tanks (USTs) associated with the auto garage were noted on the 1969 through 1996 Sanborn maps.

Historically surrounding the site were gas holders associated with the Consolidated (Manhattan) Gas Company Works, a marble works, a biscuit factory, and various auto/motor freight/truck services to the north; gas holders, a coal yard, and a pipe yard associated with the Consolidated (Manhattan) Gas Company Works, a filling station, a spring water company, a wagon yard, an auto repair shop, and an auto garage to the east; a retort house, a purifying house, and other facilities (e.g. laboratory, condensers, scrubbers) associated with the Consolidated (Manhattan) Gas Company Works, a doll factory, a packing box factory, an electric power company, and an auto parking lot to the south; and kilns associated with a pottery factory to the west. The Manhattan and Consolidated Gas Companies are predecessor companies to the Consolidated Edison Company of New York, Inc. Figure 3 provides the approximate locations of historic facilities at and surrounding the site. Appendix A provides the EDR Sanborn maps.

Regulatory Records Review

The regulatory record review consisted of a search of available environmental records. The executive summary of the EDR regulatory records review is provided in Appendix B; a complete copy of the EDR regulatory records search can be provided upon request. No records were available at and adjacent to the site from the following regulatory databases: National Priority List (NPL), proposed NPL, Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), CERCLIS No Further Remedial Action Planned (CERC-NFRAP), Corrective Action Report (CORRACTS), Resource Conservation and

Recovery Information System (RCRIS-TSD), Emergency Response Notification System (ERNS), Chemical Bulk Storage Database (CBS UST), Major Oil Storage Facilities Database (MOSF UST), Voluntary Cleanup Agreements (VCP), Registered Waste Tire Storage & Facility List (SWTIRE), Registered Recycling Facility List (SWRCY), Superfund Consent Decrees (CONSENT), Records of Decision (ROD), NPL Deletions , Facility Index System/ Facility Identification Initiative Program Summary Report (FINDS), Hazardous Materials Information Reporting System (HMIRS), Material Licensing Tracking System (MLTS), Mines Master Index File (MINES), Federal Superfund Liens (NPL Liens), PCB Activity Database Systems (PADS), RCRA Administrative Action Tracking System (RAATS), Toxic Chemical Release Inventory System (TRIS), Toxic Substances Control Act (TSCA), Section 7 Tracking Systems (SSTS), FIFRA/TSCA Tracking System (FTTS), Hazardous Substance Waste Disposal Site Inventory (HSWDS), Petroleum Bulk Storage (AST), Major Oil Facilities Database (MOSF AST).

Records were available at and within 0.25 miles of the site from the following regulatory databases: Resource Conservation and Recovery Act (RCRIS), Solid Waste Facilities/Landfill Sites (SWF/LF), Leaking Storage Tank Incident Reports (LTANKS), Underground Storage Tank (UST), Chemical Bulk Storage (CBS-AST), NYSDEC Spills (SPILLS), and the Former Manufacture Gas (Coal Gas) Sites. There are 28 RCRIS sites that generate, store, treat, or dispose of hazardous waste within 0.25 miles of the site. There is one solid waste disposal facility within 0.25 miles of the site. There are 57 leaking storage tank incident reports within 0.25 miles of the site. However, there are only 8 New York spills sites within 0.125 miles of the site. Incidents or spills could include tank test failures, tank failures, or overflows. There are 31 UST sites within 0.25 miles of the site. There is one chemical bulk storage facility within 0.25 miles of the site. Finally, the records search indicated that there is one coal gas site within one mile of the site.

The regulatory records review noted the following within the site itself (i.e. Block 690, Lot 12):

- The address 542 W. 19th Street is listed under the New York State UST database for five 550-gallon tanks that contained unleaded gasoline. These USTs are listed as being closed and removed in January 1992. The operator is listed as Mendon Leasing Corporation, and the owner is listed as Cotard Realty Company.

- The address 528 W. 19th Street is listed under the NYSDEC Spills database for a report by a caller stating that they were working for a potential buyer and that soil testing they performed found gasoline contamination. The spill report was made on December 15, 2000. NYSDEC Spill # 0012509 was assigned.

- The address 528 W. 19th Street is listed as a RCRA small quantity generator of hazardous waste (EPA ID # NYD986981272). The owner is listed as Mendon Leasing. No violations were noted. ✓what this was upon sal - PCBs/Pest

- The address 528 West 19th Street is listed under the NYSDEC Leaking Tank database for a tank failure reported by a local agency (NYSDEC Spill # 9011674) on February 6, 1991. The description states that four 550-gallon tanks were discovered during a routine street inspection. The tanks were not in use, but had apparently not been properly closed. New York City Department of Environmental Protection (NYCDEP) tested nearby sewers and found no indications that the tanks impacted the sewers. The spiller is listed as Mendon Parking Garage. A spill closed/cleanup ceased date of November 14, 1991 is shown.

Based on the above, it appears that two spill numbers exist for the site (Block 690 Lot 12).

Site Visit

On Wednesday, October 2, 2002, BBL performed a site visit to assess the present exterior and interior condition of the site with respect to visual signs of possible environmental impairment and to check the proposed soil boring locations for physical access. Only the ground floor of the building was inspected by BBL. BBL did not have access to the second, upper floor.

The outside perimeter of the site was checked for visual evidence of UST vent pipes and fill ports, chemical drums or containers, oil staining on the building sides or adjacent sidewalks, the presence of monitoring wells or previous soil borings, and utility laterals entering the building. No evidence of vent lines or UST fill ports was observed. No evidence of previous soil borings or groundwater monitoring wells was seen. Oil or staining of the building or the sidewalks was not observed.

The interior of the building was checked for staining of the floor slab, cracking and/or spalling of the floor slab, UST manways or fill ports, floor drains, aboveground tanks or drums, and the presence of monitoring wells or previous soil borings. There were several areas of oil-stained surfaces on the concrete floor slab that appeared to originate from leaking vehicles. There was evidence of minor to moderate cracking and spalling of the floor slab in several locations. None of these cracks or spalls appeared to penetrate more than an inch into the slab. In the northeastern corner of the southeastern part of the site, under the vehicle ramp to the second floor, a rectangular area of floor slab approximately 4 feet by 15 feet was missing. The surface below the missing floor slab was covered with what appeared to be a white-colored, foundry-type sand that was at least six inches thick. There was a large area of repaired concrete where historical Sanborn maps had shown the approximate location of three USTs. Another partially uncovered UST was observed by western overhead bay door along the 18th Street side of the building. The floor slab had been removed and about 2 feet of soil stripped away from the UST. The UST appeared to have at least a 4-foot diameter and a length of 5 feet from what could be seen. Several floor drains were observed that appeared to be for stormwater runoff. No ASTs or drums were observed. No monitoring wells were observed; however, 37 cored or hammered, 2-inch diameter holes from what were assumed to be direct-push holes were counted in the floor slab. Some of the holes had been filled with concrete to the surface, whereas others were open to a depth of up to 4 feet. BBL was later informed that a soil gas survey (45 locations) had been previously performed at the site.

BBL checked the proposed soil boring locations and did not find any physical obstructions at the locations. The locations were marked with spray paint for future reference.

investigation Description

On October 16 and 17, 2002, BBL supervised the installation of eight soil borings (B1 through B8) and collected eight soil samples and four groundwater samples from eight soil borings at the site (Figure 4). The soil borings were located to provide initial subsurface data from all areas beneath the site, with additional focus around the apparent location of former USTs. Prior to the installation of the soil borings, the drilling subcontractor notified public utilities of the investigation and Consolidated Edison and the City of New York delineated all underground utilities. The soil borings ranged in depth from 12 to 20 feet below the concrete floor surface of the parking garage.

Drilling was completed by Aquifer Drilling and Testing, Inc. (ADT) from New Hyde Park, NY using a direct-push drilling rig. Soil samples were obtained by using a macro-core sampler with acetate liners. Groundwater

samples were obtained through temporary well points (1-inch diameter slotted PVC casing). Soils generated during drilling were temporarily staged on plastic during drilling and placed back into the borehole mixed with bentonite in accordance with NYSDEC TAGM #4032. Drilling and sampling equipment were cleaned using Alconox and water prior to initiating the boring activities, in between each boring, and at the completion of all boring activities.

Material indicative of urban fill (black/brown silty sand with some sub angular gravel, and wood and brick debris was encountered from just below the concrete floor slab to a depth of 4 feet. Black colored, loose, gravelly sands with some silt were observed from below the fill layer to a depth of 8 to 12 feet. Saturated soils (groundwater) were encountered in the borings at depths between 7 and 8 feet. The silt content increased in the samples until very wet, loose sands were encountered in each boring at depths of 12 to 16 feet. Sample recovery from these sands was very poor. Clay with some sand was encountered in boring B6 at a depth of 12 feet. This clay unit was penetrated for four feet and was observed to have low moisture. The clay unit was not observed in the other soil borings; however, poor sample recovery limited the total depth of the soil borings. Odors ranging from slight to strong were observed at all borings ranging between 2 and 12 feet in depth. At borings B1, B2, B4, and B6, the borings extended to depths where no odors were observed. Non-aqueous phase liquids (NAPLs) were not observed in any of the borings. Boring logs are provided in Appendix C.

Continuous soil samples were collected from the soil borings for observation of soil types and for field screening with a photoionization detector (PID) for the presence of volatile organic vapors. The section of soil core from each boring that had the highest PID reading was selected for laboratory analysis. Elevated PID readings were typically observed in each boring between a depth of 6 feet and 10 feet, bracketing the water table. Eight soil samples were collected, each from the depth interval of 7 to 8 feet. Groundwater samples were collected from temporary sampling points installed in four of the soil borings (B1, B3, B4, and B6). These locations were selected based on elevated PID readings, juxtaposition to the former USTs, and to establish a cross-section across the site from W. 18th Street to W. 19th Street. Soil and groundwater samples were identified, handled, packaged, and shipped to the analytical laboratory using the chain-of custody procedures.

The soil and groundwater samples were analyzed by Accutest Laboratories of Dayton, NJ (NYS Certification #10983) for target compound list (TCL) volatile organic compounds (VOCs) by United States Environmental Protection Agency (USEPA) Method 8260 and TCL semi-volatile organic compounds (SVOCs) by USEAP Method 8270. The laboratory procedures were performed in accordance with NYSDEC Analytical Services Protocol (ASP) methods, quality assurance/quality control (QA/QC) requirements, and Category B reporting deliverables. At this time, the laboratory data will not be validated. If warranted, data validation will be conducted to support future data usage. This future validation, if performed, will be in the form of a NYSDEC data usability report of the analytical data. The complete analytical data package is not included as an appendix to this report; however, a copy can be provided upon request.

Investigation Results

These analytical results (Tables 1 through 4) were evaluated with respect to the types of potential source materials (e.g. petroleum and MGP by-product tar) and compared to existing New York State standards, criteria, and guidelines. The types and patterns of the VOCs detected in the soil and groundwater are indicative of petroleum products in the gasoline or kerosene range and MGP by-product tars. The highest benzene, ethylbenzene, toluene, and xylenes (BTEX) concentrations were detected primarily in the soil and groundwater samples from the borings adjacent to and assumed downgradient of the former UST location and north of the former MGP retort house (Borings B1, B3, and B4; Figures 5 and 6).

Benzene concentrations exceeded the NYSDEC guidance value for soil (TAGM 4046) at borings B1, B3, B4, and B6. Total xylenes concentrations exceeded the NYSDEC guidance value for soil at borings B1, B3, and B4. However, ethylbenzene and toluene concentrations exceeded the NYSDEC guidance values for soil only at boring B3. In addition, acetone was detected at concentration slightly above the NYSDEC guidance value at boring B6. Total VOCs greater than 10 mg/kg were detected at B1 and B3.

Benzene and ethylbenzene exceeded the NYSDEC criteria for groundwater (TOGS 1.1.1) in the samples collected at borings B1, B3, B4, and B6. Total xylenes exceeded the NYSDEC criteria for groundwater in the samples collected at borings B1, B3, and B4, while toluene exceed the groundwater criteria in the samples collected at borings B1 and B3. In addition, styrene was detected above the NYSDEC criteria for groundwater in the samples collected at boring B3.

The types and patterns of the SVOCs detected in the soil and groundwater, including the phenolic compounds and polycyclic aromatic hydrocarbons (PAHs), are indicative of MGP by-product tars. The highest concentrations of PAHs were detected in the same soil and groundwater samples as the highest concentrations of BTEX (Figures 5 and 6). In addition, relatively higher concentrations of PAHs were observed at B2 in the southeastern corner of the site.

The concentrations of individual PAHs exceeded the NYSDEC guidance values for soil in borings B1, B2, B3, B4, and B8, while the concentrations of phenolic compounds only exceeded the NYSDEC guidance values for soil in boring B2. Total SVOCs (primarily PAHs) greater than 500 mg/kg were detected at boring B2, while total carcinogenic PAHs (cPAHS) greater than 10 mg/kg were detected at borings B1, B2, B3, and B4.

For groundwater, the concentrations of phenolic compounds exceeded their respective NYSDEC criteria in the samples collected from borings B1 and B3; and the concentrations of individual PAHs exceeded their respective NYSDEC criteria in the samples collected from borings B1, B3, B4, and B6. Other SVOCs detected above NYSDEC groundwater criteria include dibenzofuran in the samples collected at borings B1, B3, and B4 and carbazole at boring B1.

Recommendations

Based on the results of the preliminary site investigation, the following supplemental investigation activities are recommended:

- Installation of additional borings to delineate the horizontal and vertical extent of BTEX and PAH impacted soils; to determine the presence of the clay layer; and to provide additional information to confirm that NAPLs are not present at the site.

- Installation of monitoring wells to delineate the horizontal and vertical extent of BTEX, phenolic compounds, and PAHs; to evaluate the direction of groundwater flow; and to evaluate hydrogeologic properties (e.g. hydraulic conductivity).

- Collection of preliminary data for soil disposal considerations.

A work plan for the supplemental site investigation activities will be provided as a separate document.

In addition, during the installation of geotechnical borings for building design performed by others, it would be cost-effective to combine this effort with the collection of soil samples to meet the potential disposal facility

(ies) requirements. In addition, soil from any geotechnical borings should be used for additional confirmation of the environmental conditions discussed in this report for the preliminary site investigation and for the supplemental investigation activities that will be implemented at the site.

Tables

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Table 1

West 19th Street Development Site
New York, New York

Soil Analytical Results - Volatile Organic Compounds

Sample I.D.	TAGM Guidance Values[1]	B1	B2	B3	B4	B5	B6	B7	B8
Sample Interval (ft.)		7-8	7-8	7-8	7-8	7-8	7-8	7-8	7-8
Date Collected		10/16/2002	10/16/2002	10/16/2002	10/17/2002	10/17/2002	10/17/2002	10/17/2002	10/17/2002
Benzene	0.06	**0.237**		**2.45**	**0.9**			**0.429**	
Ethylbenzene	5.5	3.58		**24.0**	1.89		0.0219		
Toluene	1.5	0.597		**3.9**	1.45				
Xylenes (Total)	1.2	**26.6**	0.0077	**28.3**	3.04				
Styrene	NA								
Chloromethane	NA								
Vinyl Chloride	0.2								
Chloroethane	1.9								
Methylene Chloride	0.1					0.0089			
Acetone	0.2		0.0838			0.114	**0.239**		
2-Butanone (MEK)	0.3					0.0145			
Carbon Disulfide	2.7					0.0033	0.0336		
Trichlorofluoromethane	NA								
1,1-Dichloroethene	0.4								
1,1-Dichloroethane	0.2								
trans-1,2-Dichloroethene	0.3								
cis-1,2-Dichloroethene	0.3								
Chloroform	0.3								
1,2-Dichloroethane	0.1								
1,1,1-Trichloroethane	0.8								
CarbonTetrachloride	0.6								
Trichloroethene	0.7								
1,1,2-Trichloroethane	NA								
Tetrachloroethene	1.4								
1,1,2,2-Tetrachloroethane	0.6								
Chlorobenzene	1.7								

NOTES:

All concentrations are presented in milligrams per kilogram (mg/kg)**bold** indicating exceedance of TAGM guidance value.

1. NYSDEC TAGM #4046: Determination of Soil Cleanup Objectives and Cleanup Levels. Appendix A, Table 1 Recommended Soil Cleanup Objectives, Volatile Organic Contaminants.
2. NA = Not Available

Table 2

West 19th Street Development Site
New York, New York

Soil Analytical Results - Semivolatile Organic Compounds

Sample I.D. Sample Interval (ft.) Date Collected	TAGM Guidance Value[1]	B1 10/16/2002	B2 10/16/2002	B3 10/16/2002	B4 10/17/2002	B5 10/17/2002	B6 10/17/2002	B7 10/17/2002	B8 10/17/2002
Phenol	0.03								
2-Methylphenol	0.03		**0.206**						
3,4-Methylphenol	0.03		**0.449**						
2,4-Dimethylphenol	0.03		**0.303**						
Pentachlorophenol	1								
1,3-Dichlorobenzene	1.6								
1,4-Dichlorobenzene	8.5								
1,2-Dichlorobenzene	7.9								
Isophorone	4.4								
1,2,4-Trichlorobenzene	3.4								
Naphthalene	13	**91.6**	8.46	**47.8**	0.936		0.295		1.45
2-Methylnaphthalene	36.4	**37.2**	49.6	14.9	0.349		0.250		0.481
Acenaphthylene	41	18.5	1.83	12.8	0.188				0.0663
Acenaphthene	50	4.59	15	5.55	3.06				0.612
Diethylphthalate	7.1								
Fluorene	50	25	17.8	20	2.22				0.792
Hexachlorobenzene	0.41								
Phenanthrene	50	**66.4**	**111**	**59.5**	23.5		0.122		1.41
Anthracene	50	27.5	37	20.3	7.88		0.0431		0.67
Di-n-butylphthalate	8.1								
Fluoranthene	50	33.8	**105**	37.1	31.4		0.269	0.0506	4.67
Pyrene	50	35.5	**84.5**	31.6	24.1		0.261	0.0519	4.76
Benzo(a)anthracene	0.224	**17.1**	**62.9**	**22.4**	**24.7**		0.319		**4.35**
Chrysene	0.4	**14.9**	**53.8**	**19.3**	**20.9**		0.297		**4.11**
Carbazole		14.5	12.8	7.79	4.31				0.264
bis(2-Ethylhexyl)phthalate	50								
Benzo(b)fluoranthene	1.1	**10.2**	**72.1**	**17.8**	**43.2**		0.579	0.0432	**9.27**
Benzo(k)fluoranthene	1.1	**4.39**	**34.4**	**11.9**	**17.1**		0.333		**4.2**
Benzo(a)pyrene	0.061	**11.1**	72.9	**18.9**	**43.3**		0.615	0.0503	**9.21**
Indeno(1,2,3-cd)pyrene	3.2	2.09	**19.8**	**3.69**	**18.6**		0.316		2.23
Dibenzofuran		15.6	11.3	14.1	1.5				0.469
Dibenzo(a,h)anthracene	0.014	**0.743**	**7.8**	**2.04**	**6.26**		0.0912		**0.652**
Benzo(g,h,i)perylene	50	2.31	17.6	3.87	15.8		0.294		2.32
Total PAHs		402.92	726.85	349.45	283.49	ND	4.08	0.196	51.25
Total CPAHs		60.52	323.7	96.03	174.06	ND	2.55	0.094	0.685

NOTES:
All concentrations are presented in milligrams per kilograms (mg/kg),**bold** indicating exceedance of TAGM guidance value.
1. NYSDEC TAGM #4046: Determination of Soil Cleanup Objectives and Cleanup Levels. Appendix A, Table 2, Recommended Soil Cleanup Objectives, Semi-Volatile Organic Contaminants.
2. NA = Not Available
3. CPAHs = Carcinogenic PAHs: benzo(a)anthracene, chrysene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, indeno (1,2,3-cd)pyrene, and dibenzo(a,h)anthracene.

Table 3

West 19th Street Development Site
New York, New York

Groundwater Analytical Results - Volatile Organic Compounds

Sample I.D.	TOGS	B1	B3	B4	B6		
Date Collected	Criteria	10/16/2002	10/16/2002	10/17/2002	10/17/2002		
Benzene	0.7	**3,750**	**446**	**24.5**	**1.8**		
Ethylbenzene	5	**646**	**256**	**303**	**56.2**		
Toluene	5	**4,320**	**343**	13.8	1.3		
Xylenes (Total)	5	**3,190**	**413**	**60.4**	2.4		
Styrene	5		**48.2**				
Vinyl Chloride	2						
Chloroethane	50						
Methylene Chloride	5						
Acetone	50				8.5		
Trichlorofluoromethane	5						
1,1-Dichloroethene	5						
1,1-Dichloroethane	5						
trans-1,2-Dichloroethene	5						
cis-1,2-Dichloroethene	5						
Chloroform	7						
1,2-Dichloroethane	5						
1,1,1-Trichloroethane	5						
CarbonTetrachloride	5						
Trichloroethene	5						
1,1,2-Trichloroethane	5						
Tetrachloroethene	5						
1,1,2,2-Tetrachloroethane	5						
Chlorobenzene	5						

NOTES:
All concentrations are presented in micrograms per liter (ug/L),**bold** indicating exceedance of TOGS Criteria.
TOGS Criteria = Division of Water Technical and Operational Guidance Series (1.1.1). Ambient Water Quality Standards and Guidance Values.

Table 4

West 19th Street Development Site
New York, New York

Groundwater Analytical Results - Semivolatile Organic Compounds

Sample I.D.	TOGS	B1	B3	B4	B6	
Date Collected	Criteria	10/16/2002	10/16/2002	10/17/2002	10/17/2002	
Phenol	1	**22.8**				
2-Methylphenol	5	**97.4**	**8.1**			
3,4-Methylphenol	50	**137**	**12.9**			
2,4-Dimethylphenol	5	**912**	**109**			
Pentachlorophenol	1					
1,3-Dichlorobenzene	3					
1,4-Dichlorobenzene	3					
1,2-Dichlorobenzene	3					
Isophorone	50					
1,2,4-Trichlorobenzene	5					
Naphthalene	10	**1,650**	**634**	**278**	**16.7**	
2-Methylnaphthalene	50	**219**	**88.4**	**121**	10.6	
Acenaphthylene	20	**76.2**	**48.4**	16.9		
Acenaphthene	20	17.8	**32.8**	**145**	0.54	
Diethylphthalate	50		1.6			
Fluorene	50	49.4	48.7	**169**		
Hexachlorobenzene	0.35					
Phenanthrene	50	**85.1**	**70.8**	**387**	0.82	
Anthracene	50	30.4	16.8	**113**		
Di-n-butylphthalate	50					
Fluoranthene	50	20.3	25.4	**232**	1.4	
Pyrene	50	19.6	21.5	**204**	1.4	
Benzo(a)anthracene	0.002	**8.6**	**10**	**90.7**	**1.1**	
Chrysene	0.002	**7.1**	**7.9**	**67.3**	**0.94**	
Carbazole	50	**232**	46.1	4.7		
bis(2-Ethylhexyl)phthalate	50					
Benzo(b)fluoranthene	0.002	**4.1**	**5.3**	**70.1**	**1.5**	
Benzo(k)fluoranthene	0.002	**6.2**	**5.4**	**37.7**	**0.87**	
Benzo(a)pyrene	0.002	**6.4**	**6.9**	**63.8**	**1.3**	
Indeno(1,2,3-cd)pyrene	0.002			**9.6**	**0.82**	
Dibenzofuran	5	**30.5**	**40.3**	**88.3**		
Dibenzo(a,h)anthracene	50		0.91	4		
Benzo(g,h,i)perylene	5	0.97	2.3	7.7		
Total PAHs		2,665.17	1,025.51	2,016.80	37.9	
Total CPAHs		32.4	36.41	343.2	6.53	

NOTES:
All concentrations are presented in micrograms per liter (ug/L),**bold** indicating exceedance of TOGS Criteria.
TOGS Criteria = Division of Water Technical and Operational Guidance Series (1.1.1). Ambient Water Quality Standards and Guidance Values.
NA = Not Available
(*) = Dilution Factor
CPAHs = Carcinogenic PAHs: benzo(a)anthracene, chrysene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, indeno (1,2,3-cd)pyrene, and dibenzo(a,h)anthracene.

Figures

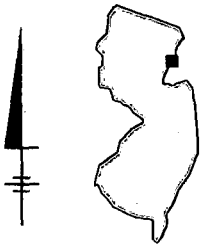
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engineers & scientists



REFERENCE: BASE MAP USGS 7.5 MIN. QUADS., JERSEY CITY, AND WEEHAWKEN, NJ - NY, 1967.

2000' 0 2000'

Approximate Scale: 1" = 2000'



Area Location

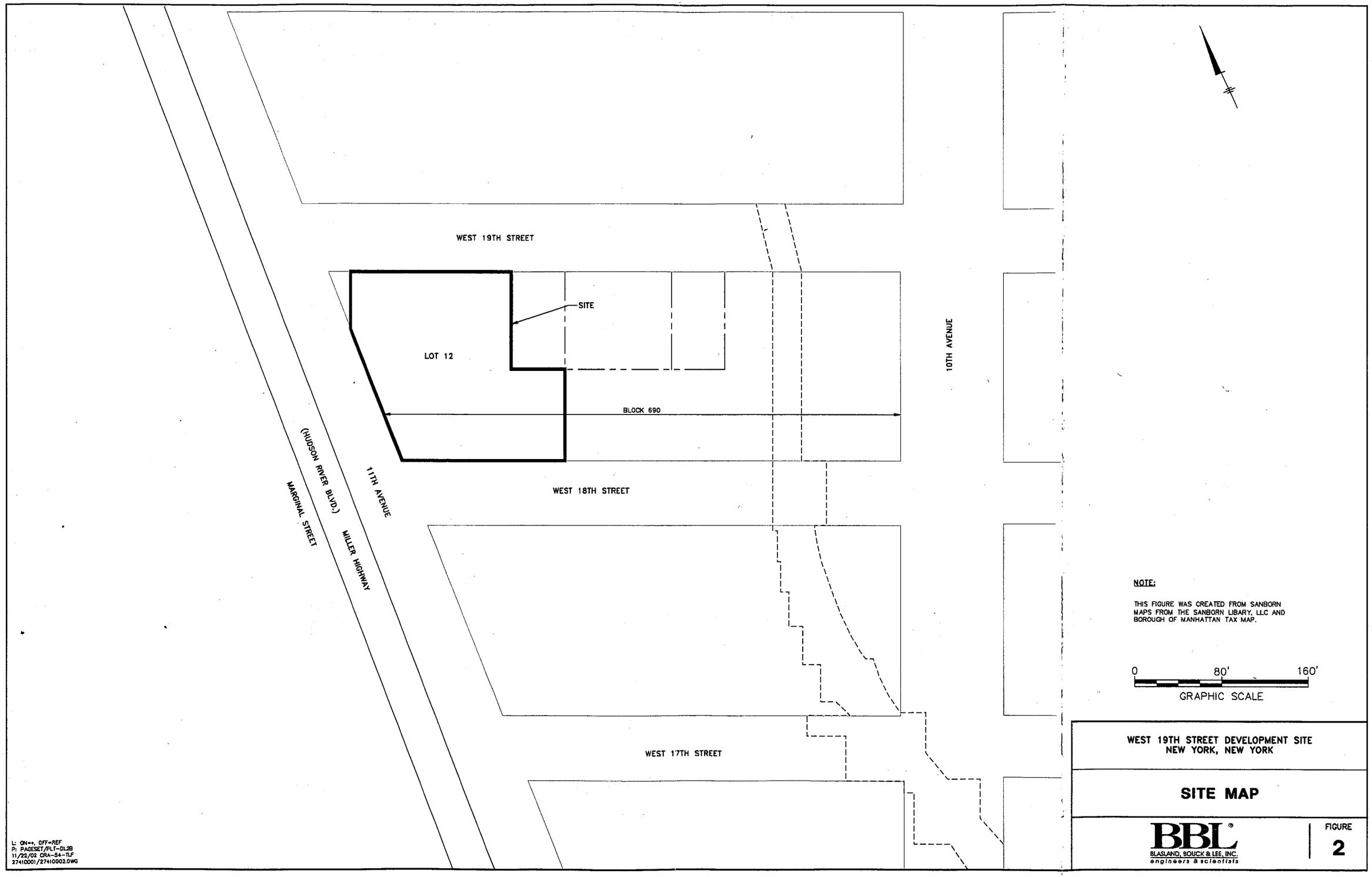
WEST 19TH STREET DEVELOPMENT SITE
NEW YORK, NEW YORK

SITE LOCATION MAP

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FIGURE 1

11/18/02 SYR-D54-LBR, DJH
27410001/27410n01.cdr



NOTE:

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0 80' 160'

GRAPHIC SCALE

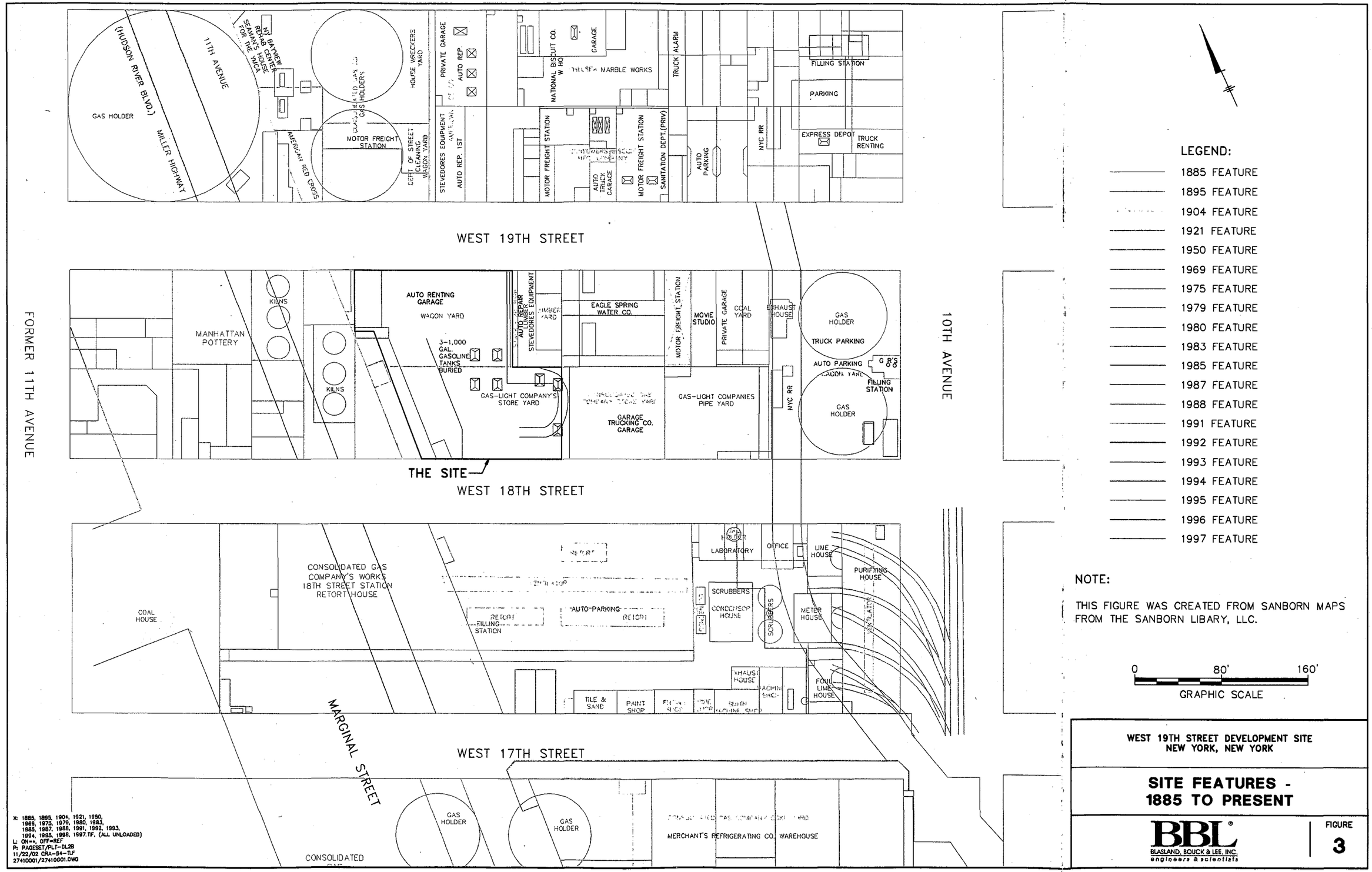
WEST 19TH STREET DEVELOPMENT SITE
NEW YORK, NEW YORK

SITE MAP

BBL
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engineers & scientists

FIGURE
2

L: ON=*, OFF=REF
P: PAGESET/PLT-DL2B
11/22/02 CRA--84--TLF
27410001/27410002.DWG



LEGEND:

- 1885 FEATURE
- 1895 FEATURE
- 1904 FEATURE
- 1921 FEATURE
- 1950 FEATURE
- 1969 FEATURE
- 1975 FEATURE
- 1979 FEATURE
- 1980 FEATURE
- 1983 FEATURE
- 1985 FEATURE
- 1987 FEATURE
- 1988 FEATURE
- 1991 FEATURE
- 1992 FEATURE
- 1993 FEATURE
- 1994 FEATURE
- 1995 FEATURE
- 1996 FEATURE
- 1997 FEATURE

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0 80' 160'

GRAPHIC SCALE

X: 1885, 1895, 1904, 1921, 1950, 1969, 1975, 1979, 1980, 1983, 1985, 1987, 1988, 1991, 1992, 1993, 1994, 1995, 1996, 1997.TIF, (ALL UNLOADED)
L: ON=*, OFF=REF
P: PAGESET/PLT-DL2B
11/22/02 CRA-54-TLF
27410001/27410G01.DWG

WEST 19TH STREET DEVELOPMENT SITE
NEW YORK, NEW YORK

SITE FEATURES - 1885 TO PRESENT

BBL BLASLAND, BOUCK & LEE, INC. engineers & scientists

FIGURE 3

WEST 19TH STREET

AUTO RENTING GARAGE

B5

B6

B7

B8

3-1,000 GAL. GASOLINE TANKS BURIED

B4

B2

B3

B1

MILLER HIGHWAY (RIVER BLVD.)

THE SITE

WEST 18TH STREET

LEGEND:

▲ SOIL SAMPLE LOCATION

NOTE:

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0 30' 60'

GRAPHIC SCALE

WEST 19TH STREET DEVELOPMENT SITE
NEW YORK, NEW YORK

BORING LOCATION MAP

BBL BLASLAND, BOUCK & LEE, INC. engineers & scientists

FIGURE 4

X: 27410X01
L: OFF=REF*
P: PAGESET/PLT-BL
11/22/02 CRA-54-TLF
27410001/27410B01.DWG

WEST 19TH STREET

AUTO RENTING GARAGE

B5
ND
ND
ND

B6
2.19
4.08
2.55

B7
0.429
0.196
0.094

B8
ND
51.25
0.685

3–1,000 GAL. GASOLINE TANKS BURIED

B4
7.28
283.49
174.06

B2
0.0077
726.85
323.70

B3
58.65
349.45
96.03

B1
31.014
402.92
60.52

MILLER HIGHWAY (RIVER BLVD.)

THE SITE

WEST 18TH STREET

LEGEND:

▲ SOIL SAMPLE LOCATION

TOTAL BTEX
TOTAL PAHs
TOTAL CPAHs

UNITS = MILLIGRAMS PER KILOGRAM (mg/kg)

ND = NOT DETECTED

NOTE:

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0 30' 60'

GRAPHIC SCALE

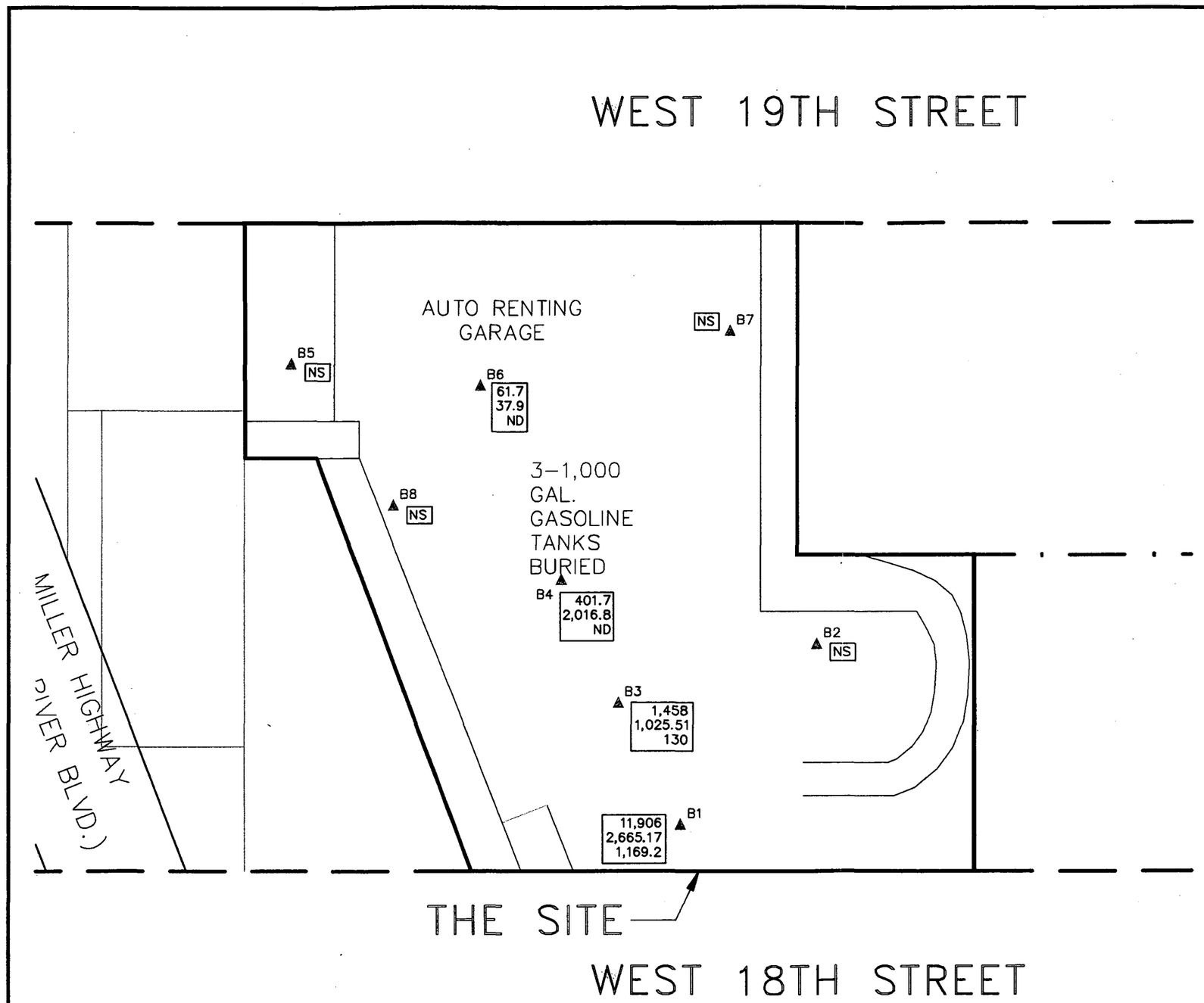
WEST 19TH STREET DEVELOPMENT SITE
NEW YORK, NEW YORK

SOIL RESULTS

BBL BLASLAND, BOUCK & LEE, INC. engineers & scientists

FIGURE 5

X: 27410X01
L: OFF=REF*
P: PAGESET/PLT-BL
11/22/02 CRA-54-TLF
27410001/27410C01.DWG



LEGEND:

▲ SOIL SAMPLE LOCATION

TOTAL BTEX
TOTAL PAHs
TOTAL PHENOLICS

UNITS = MICROGRAMS PER LITER (ug/L)

NS = NOT SAMPLED

ND = NOT DETECTED

NOTE:

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0 30' 60'

GRAPHIC SCALE

WEST 19TH STREET DEVELOPMENT SITE
NEW YORK, NEW YORK

GROUNDWATER RESULTS

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FIGURE 6

X: 27410X01
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P: PAGESET/PLT-BL
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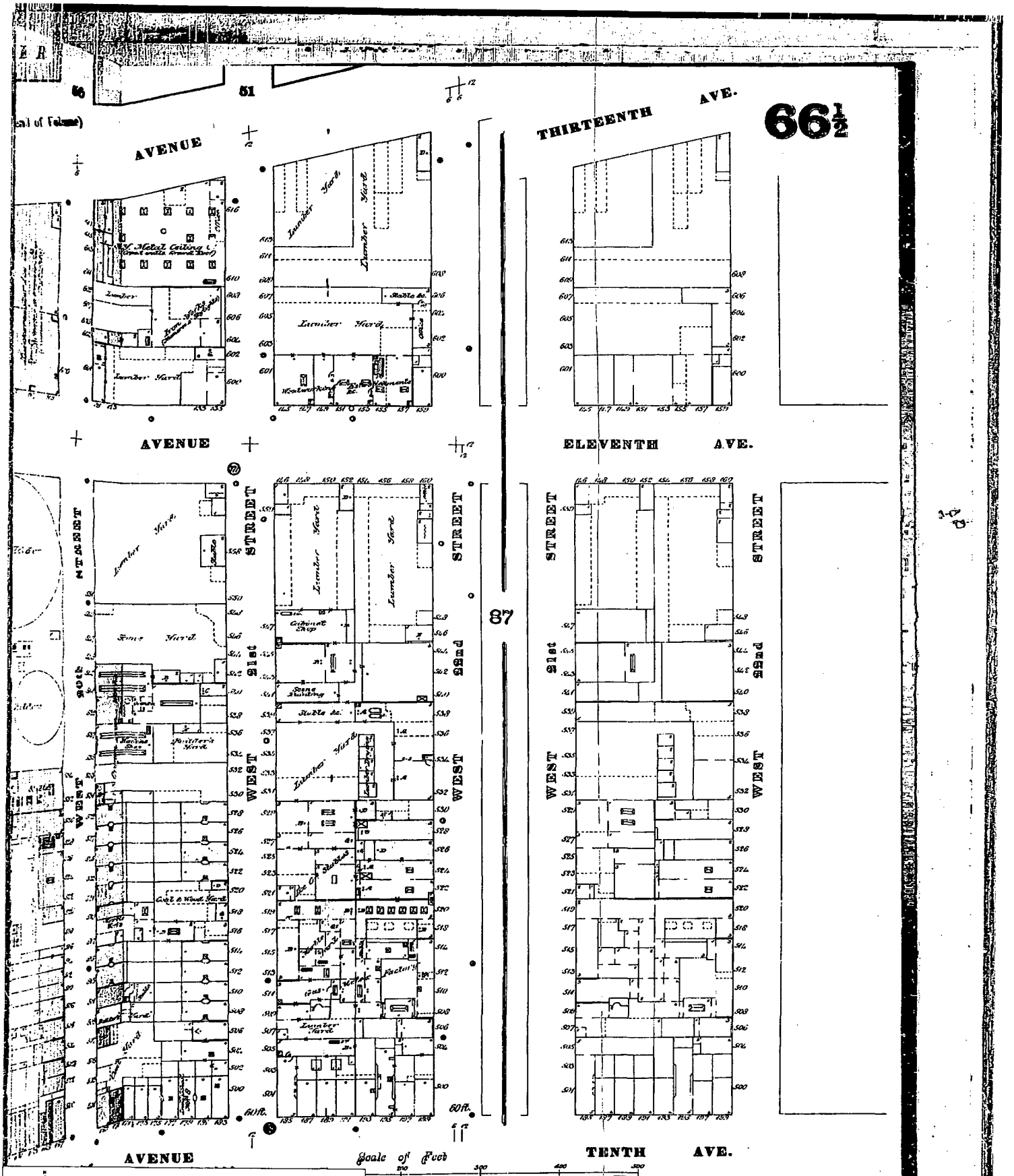
Appendices

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Appendix A

EDR Sanborn Maps

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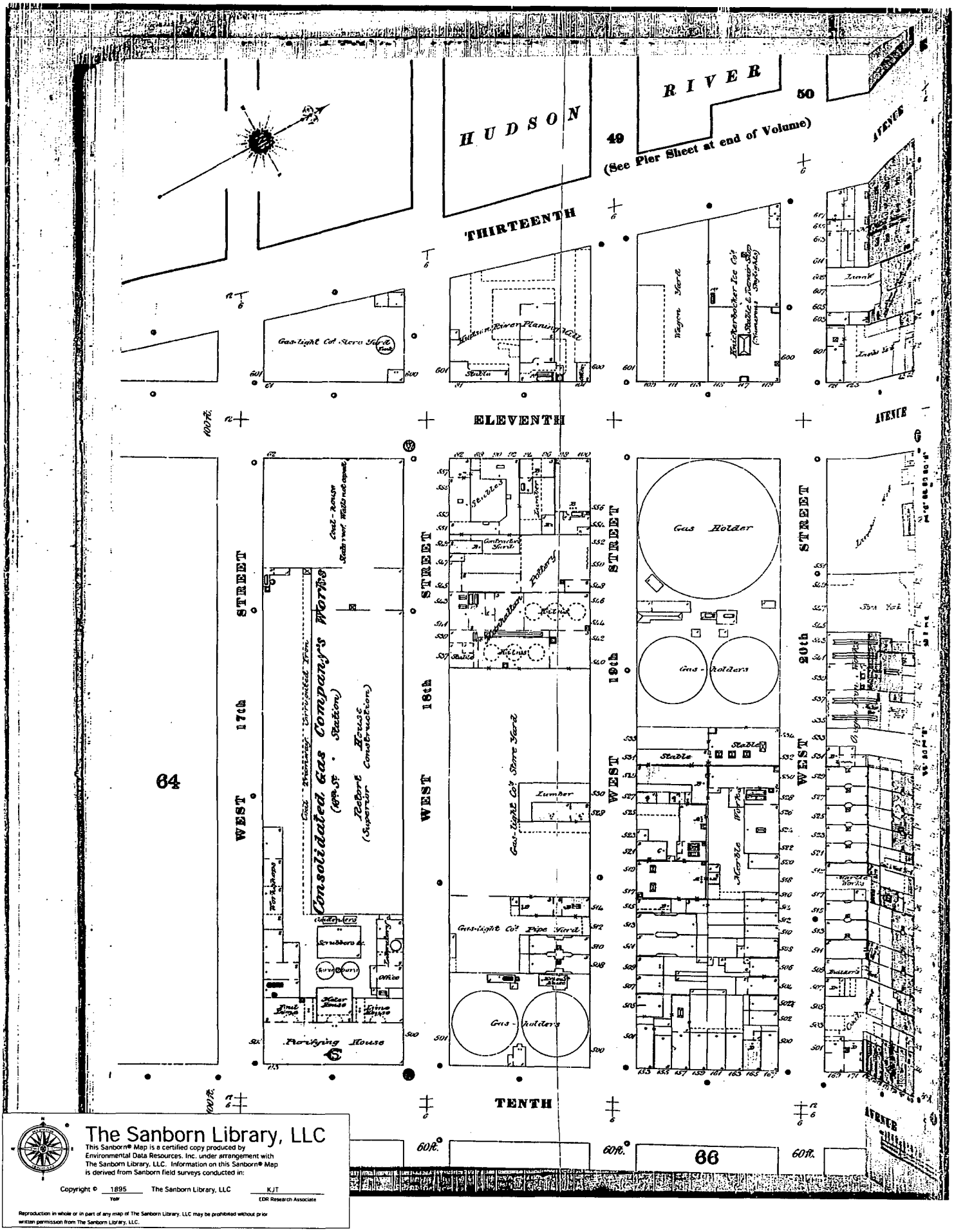


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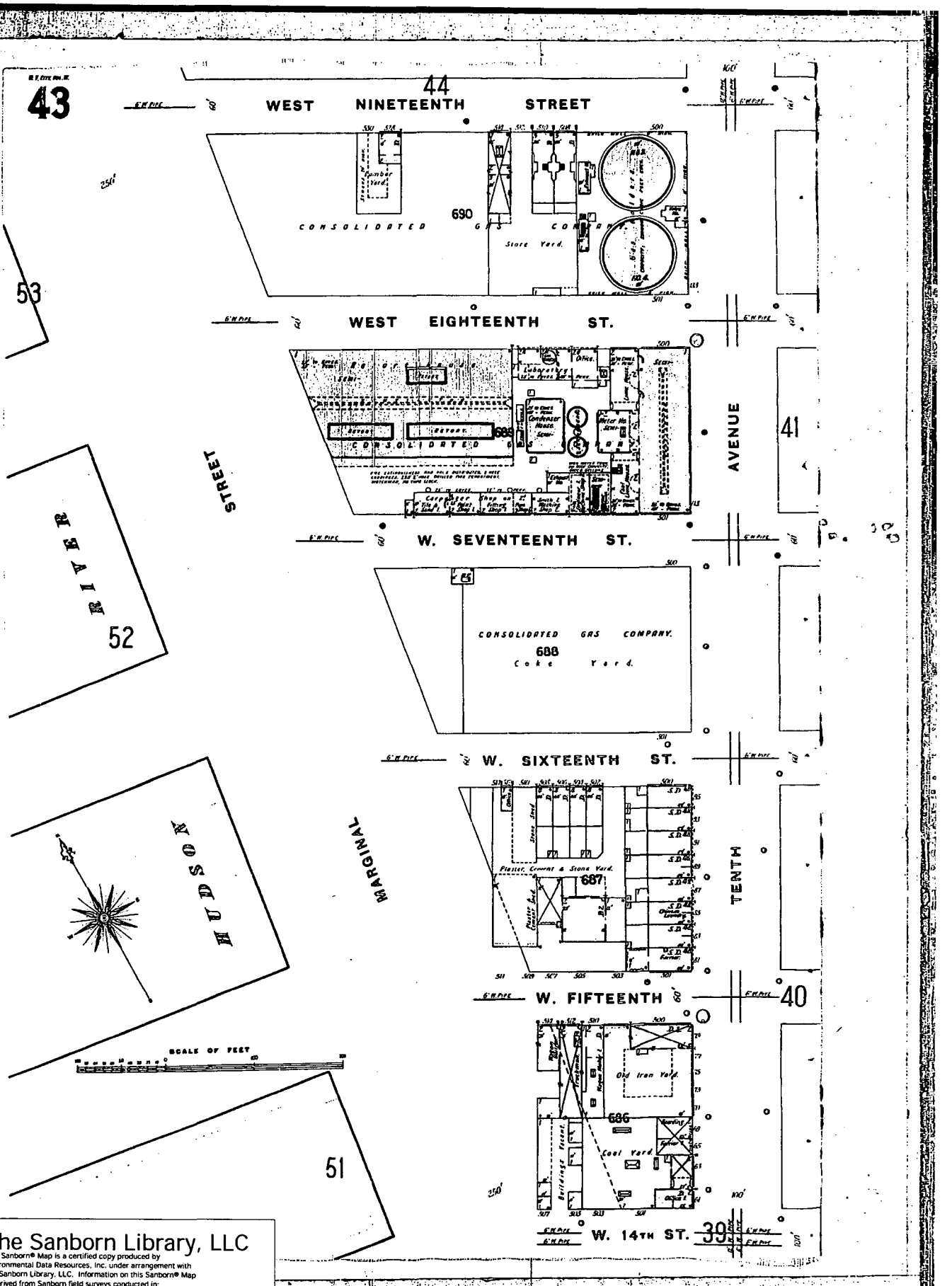


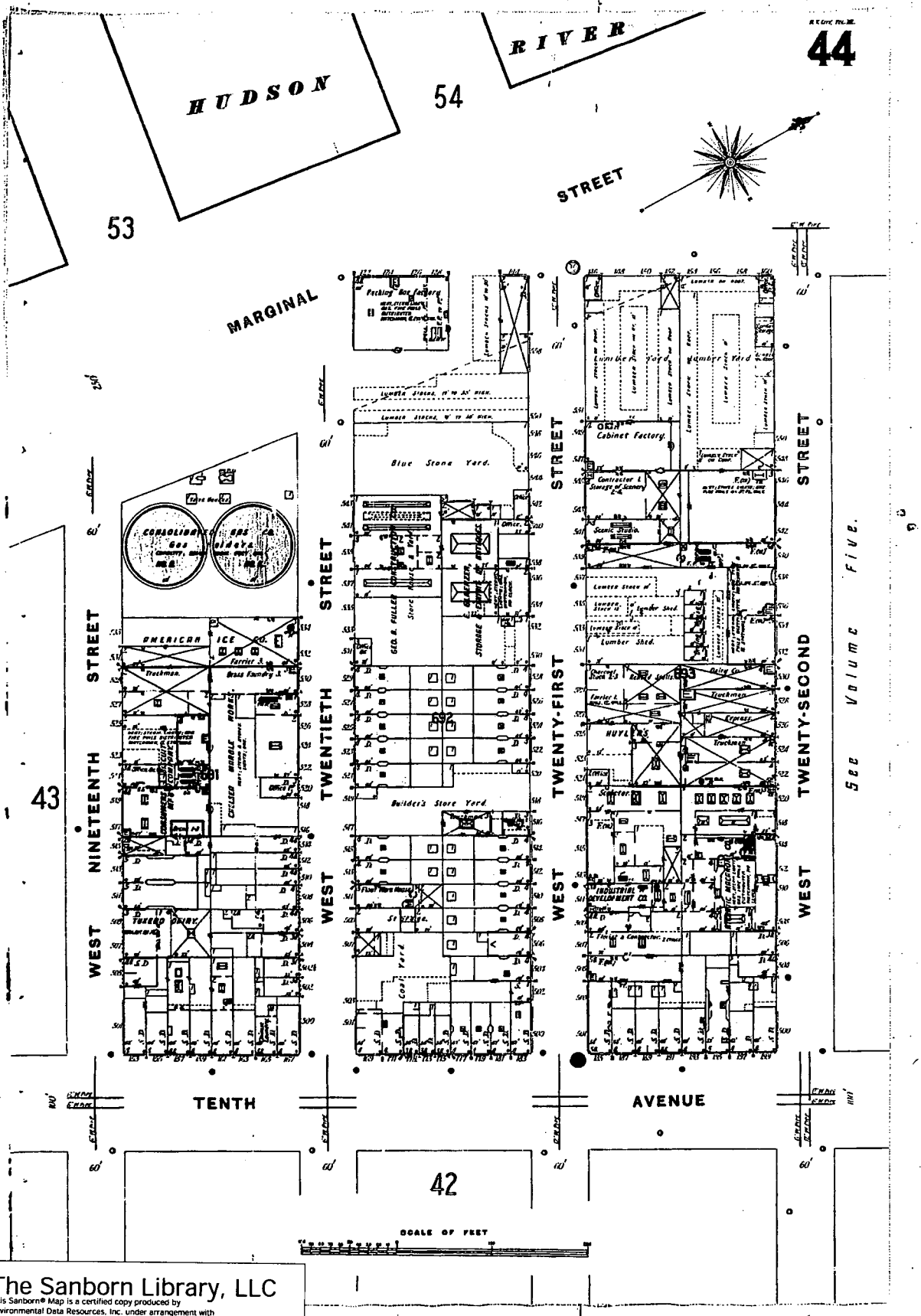
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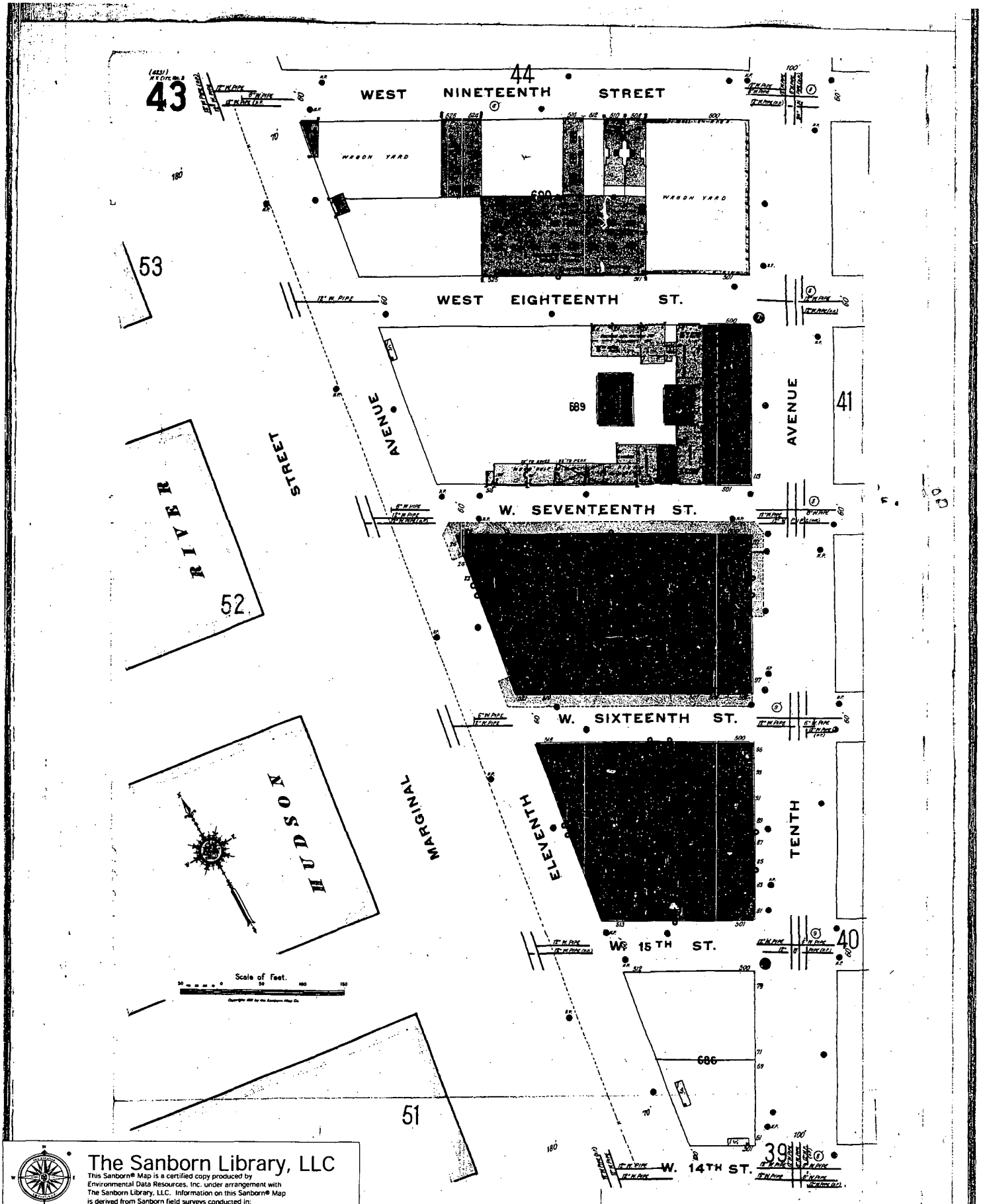

43
44
WEST NINETEENTH STREET
CONSOLIDATED GAS COMPANY
690
Lumber Yard.
Store Yard.
53
WEST EIGHTEENTH ST.
689
Office.
Laboratory
Engine House
Condenser House
Meter No. 2
Meter No. 1
Carpenter Shop
Blacksmith Shop
Paint Shop
Store Room
Oxide Room
Purifier House
Purifier House
Purifier House



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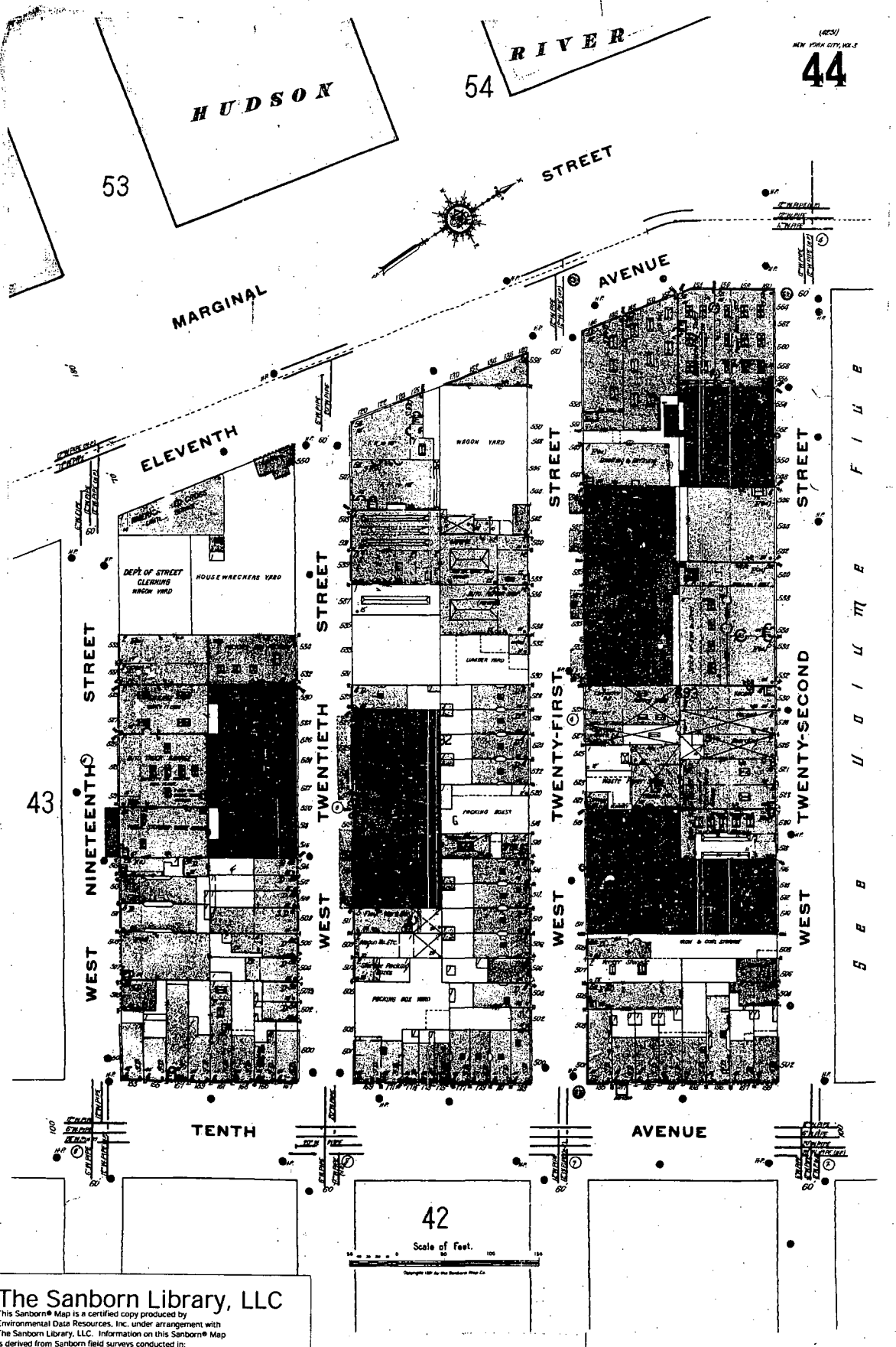


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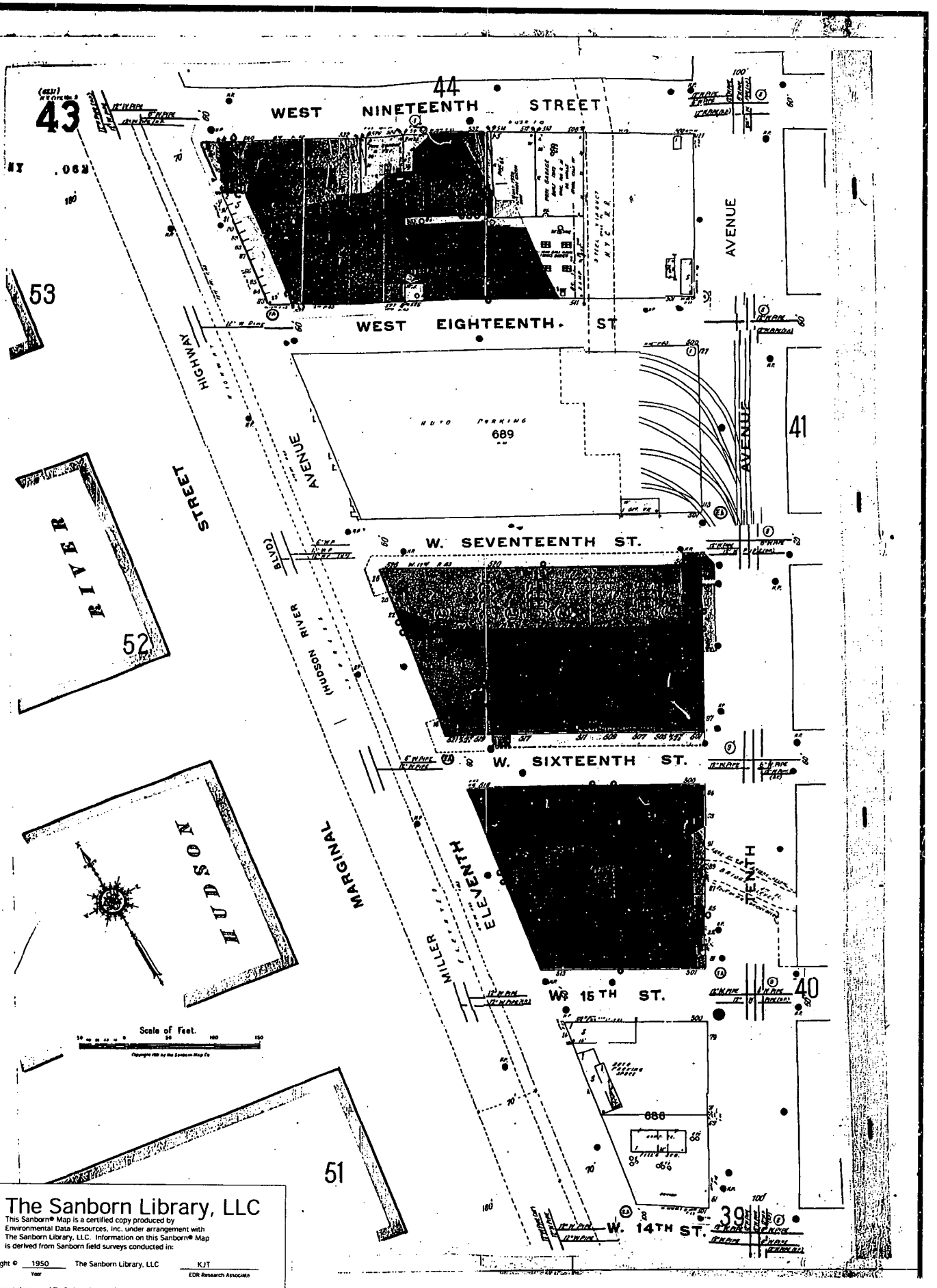
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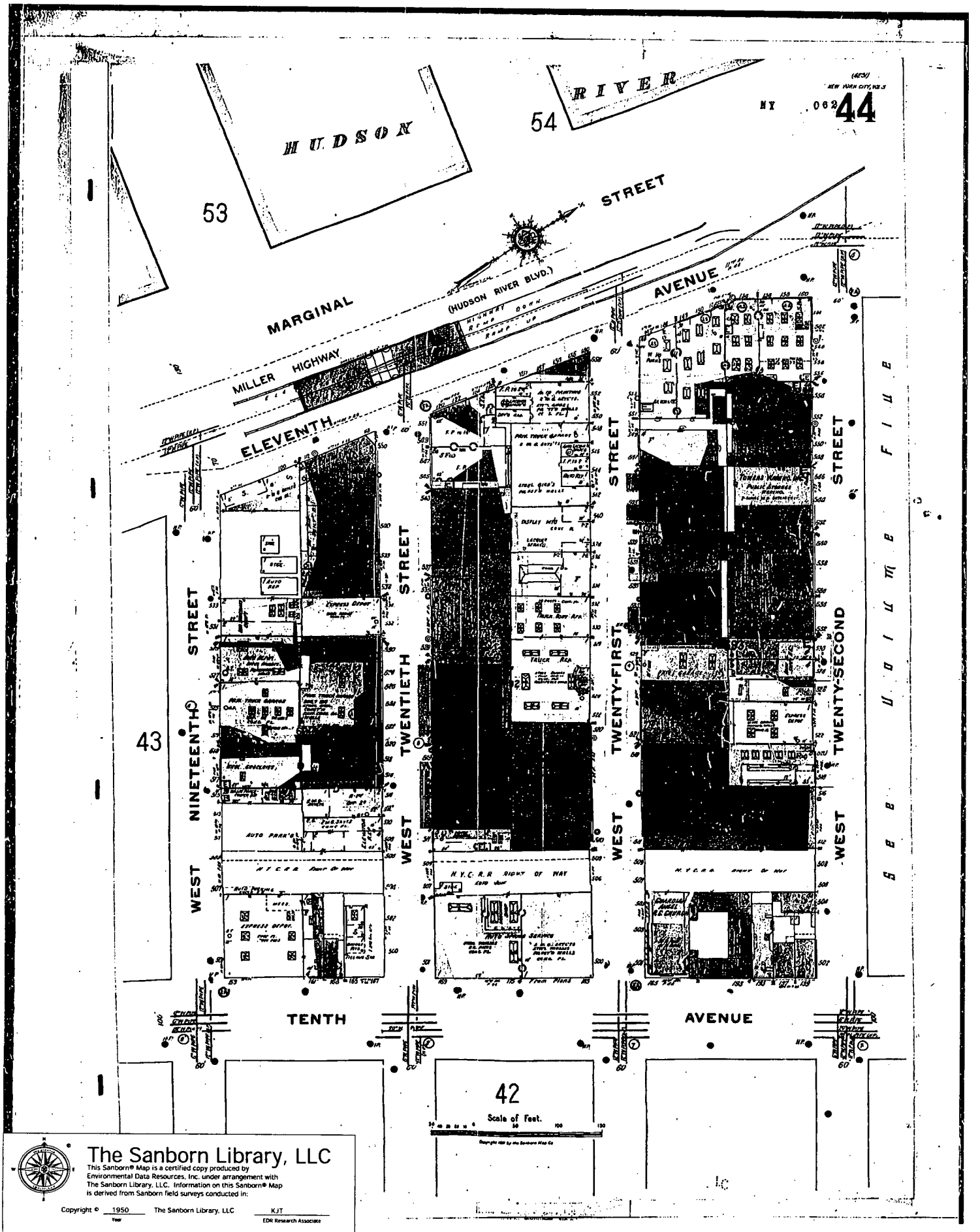


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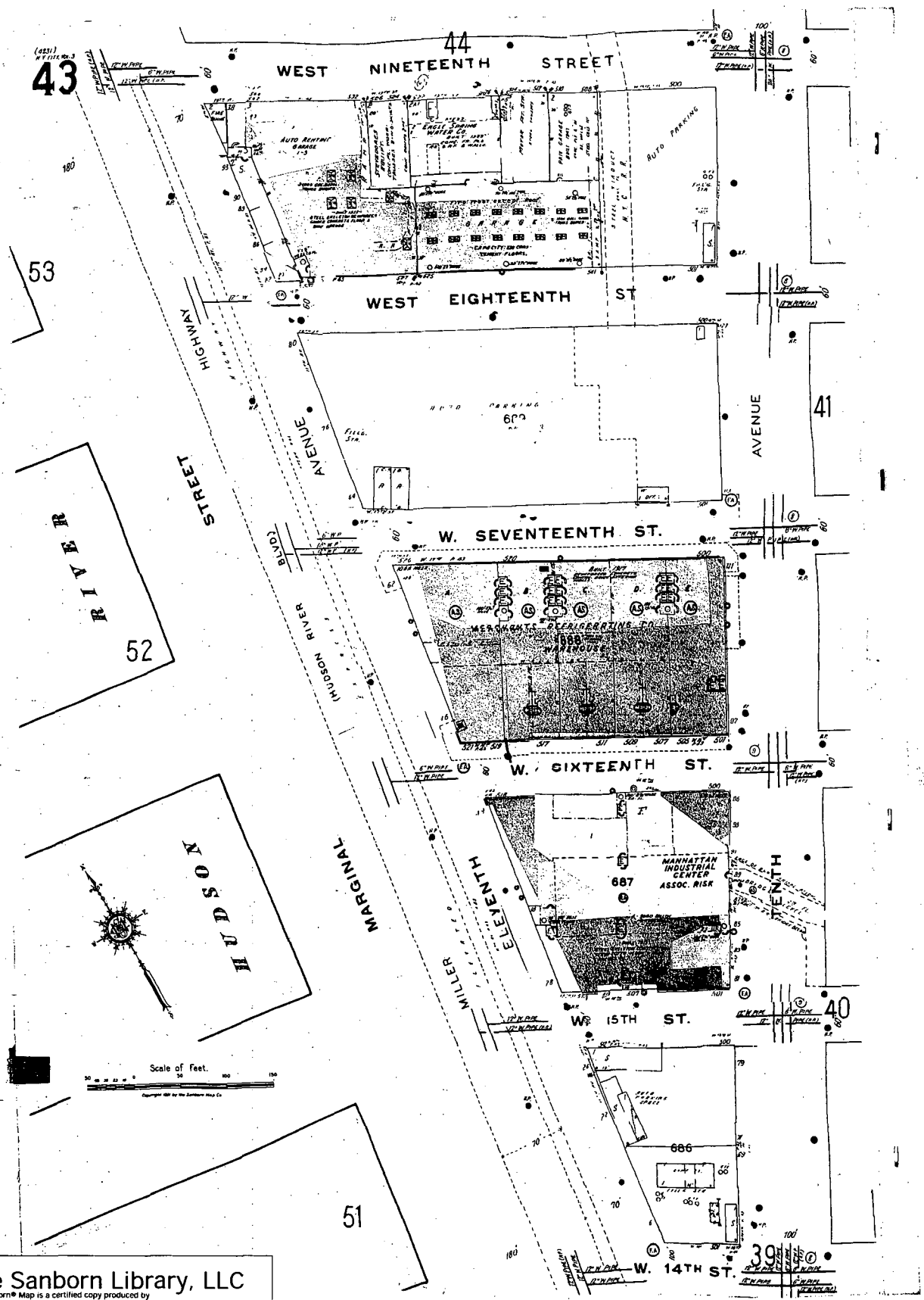


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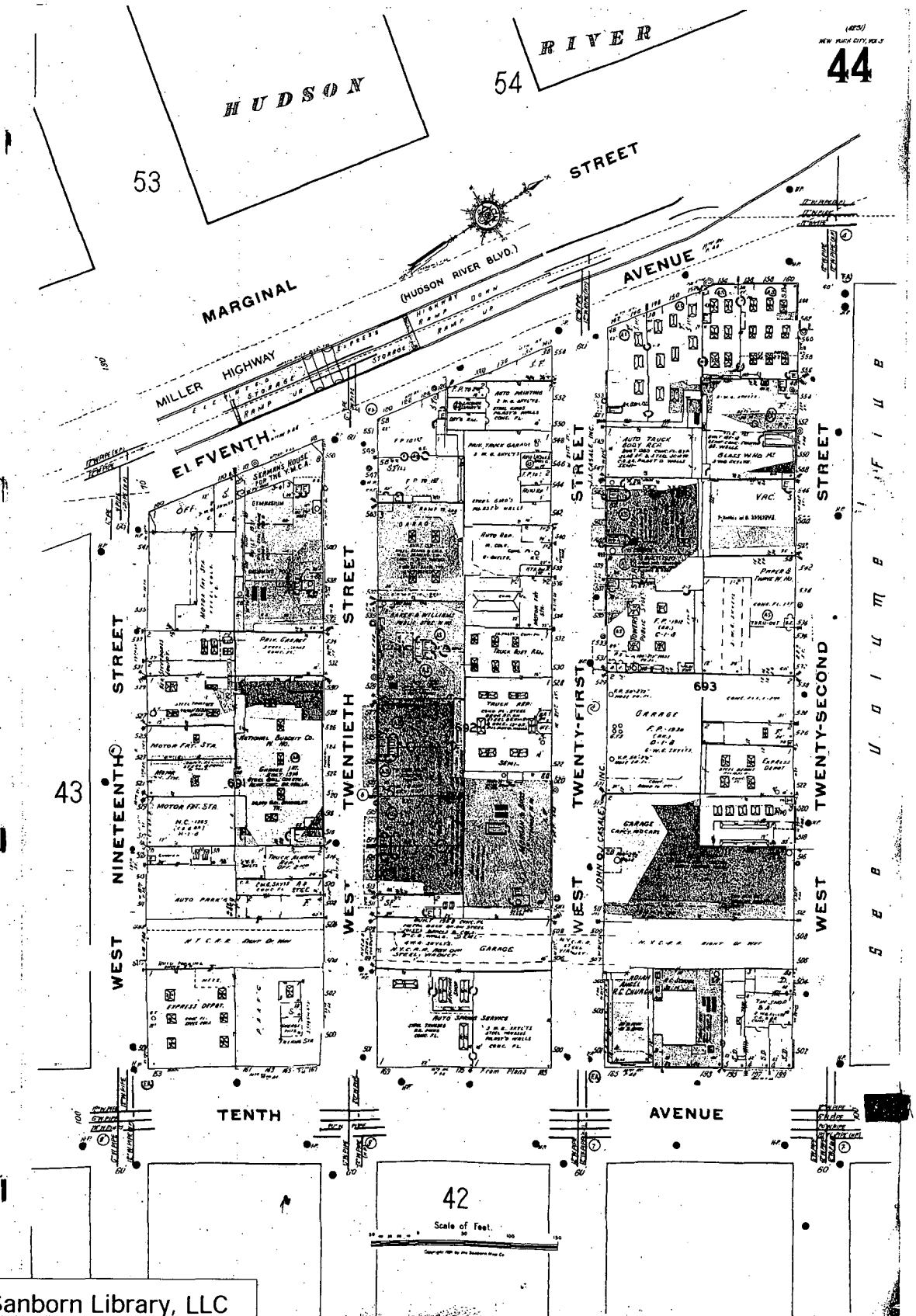


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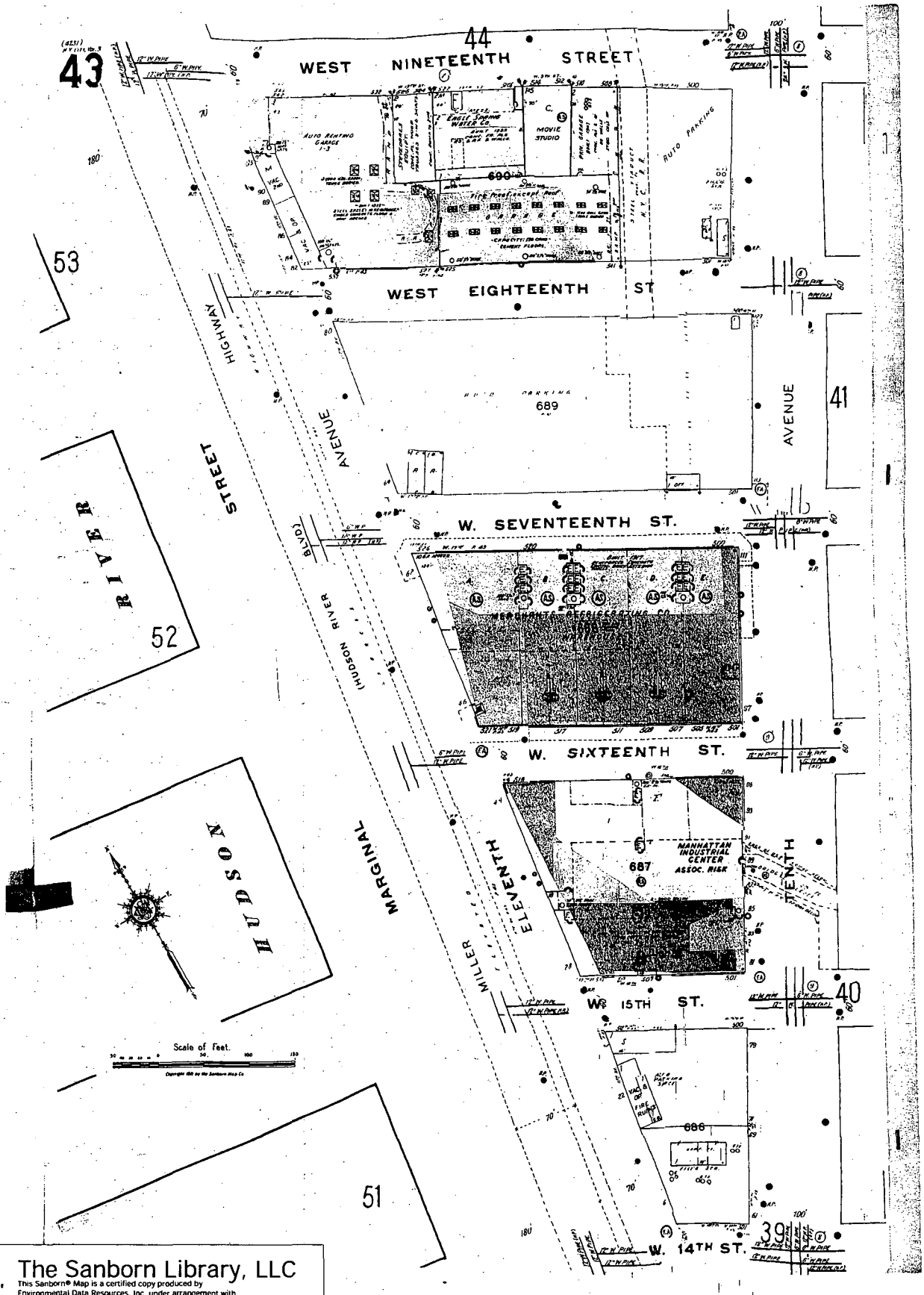
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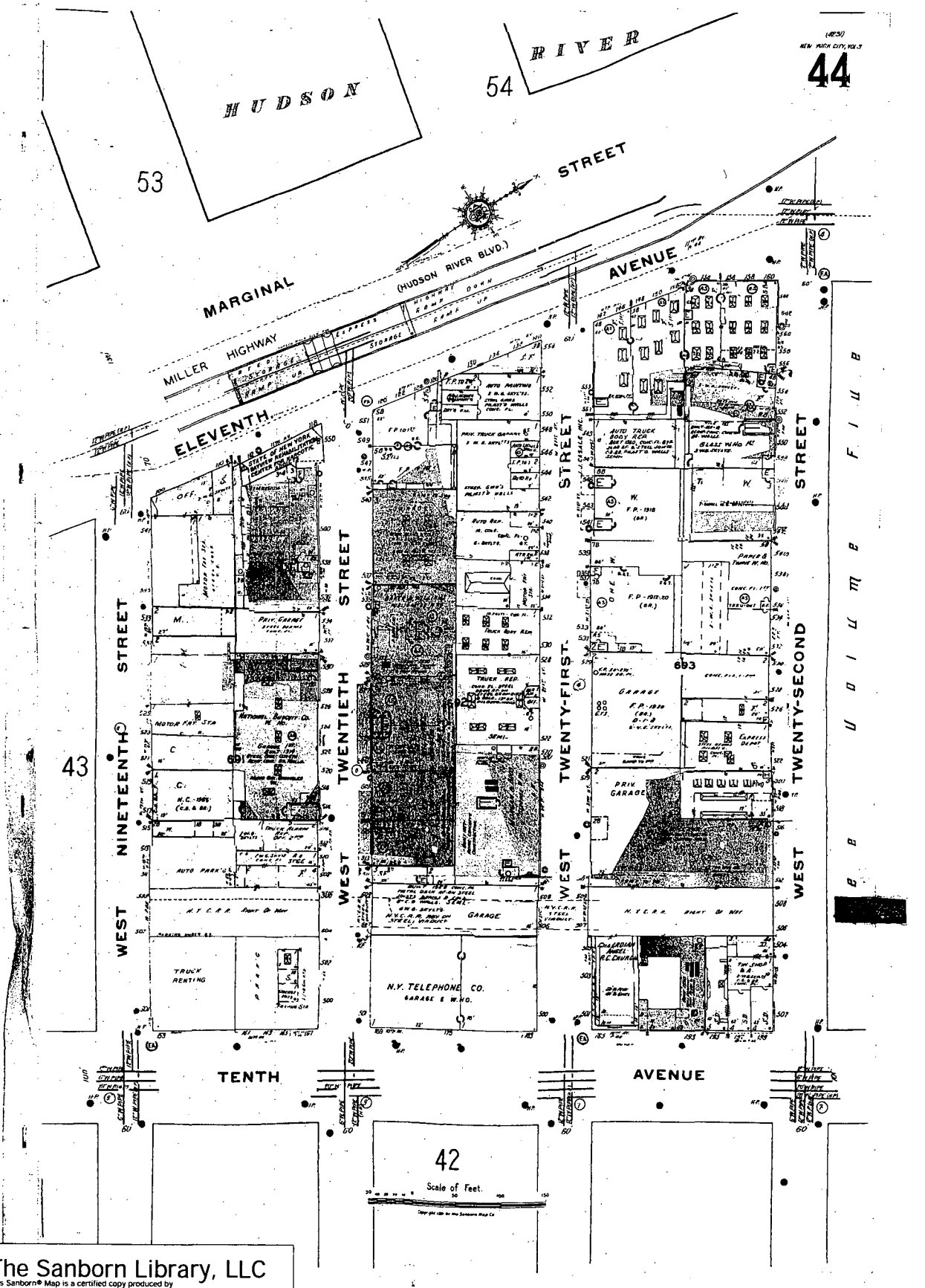


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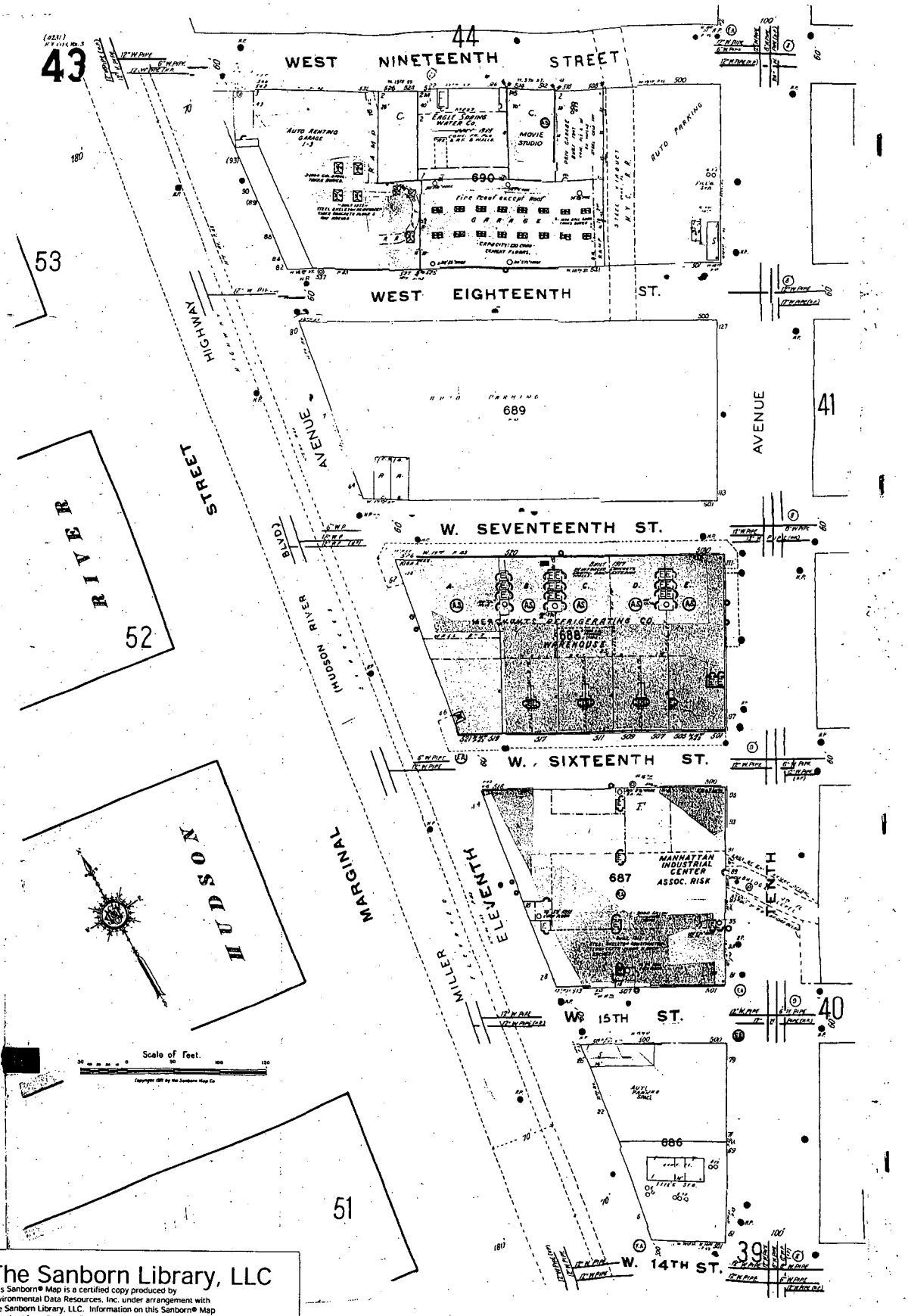


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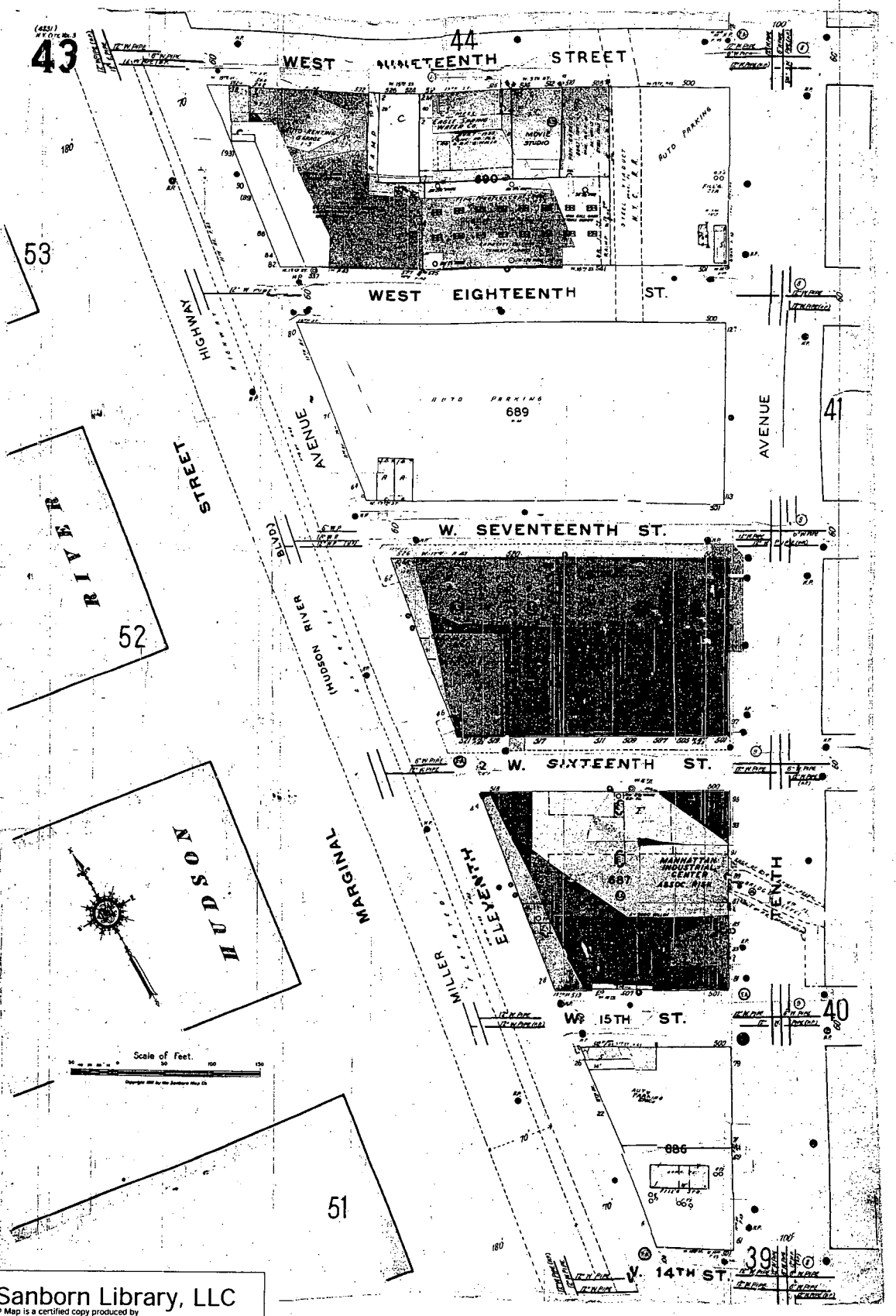


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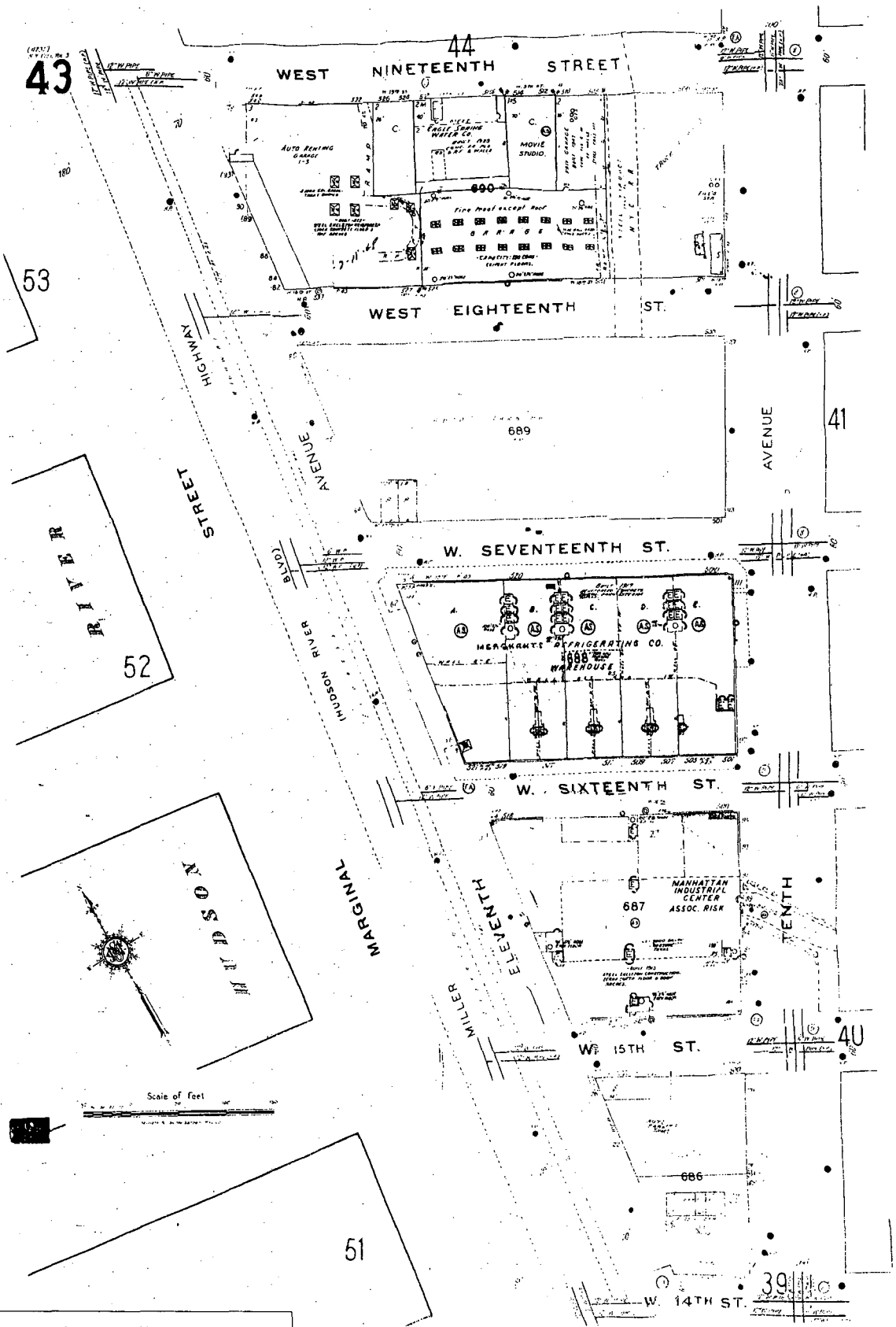


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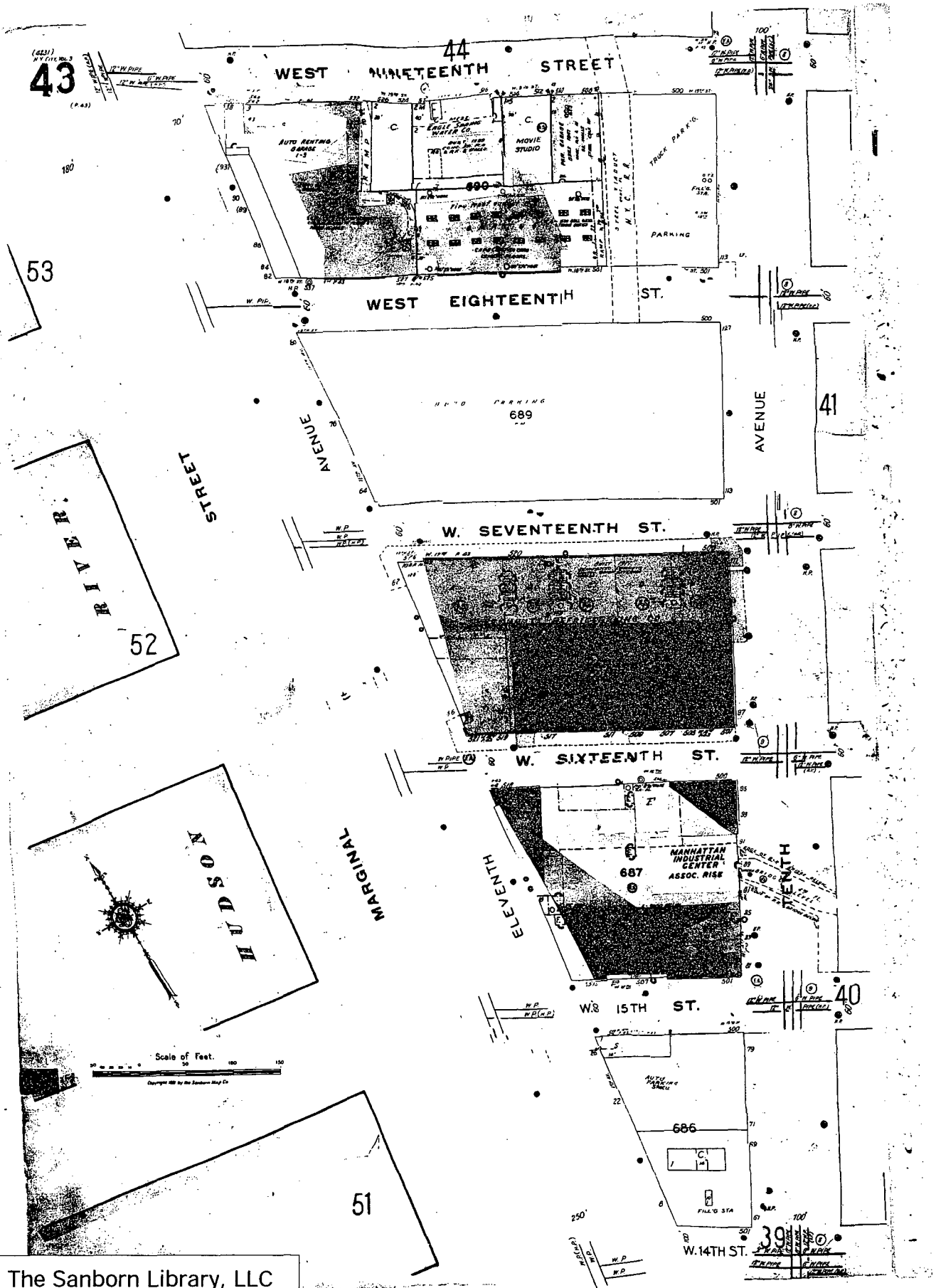


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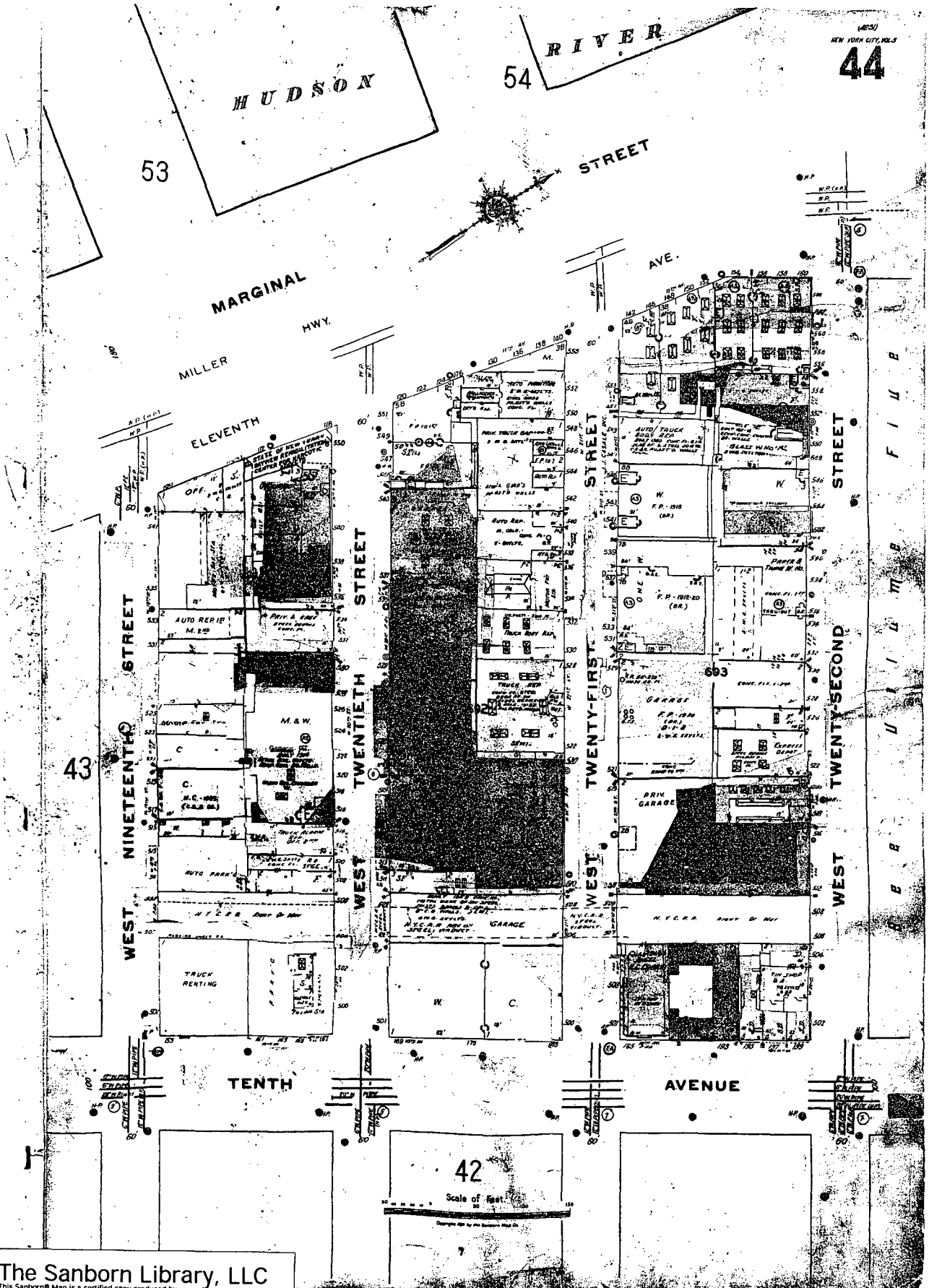
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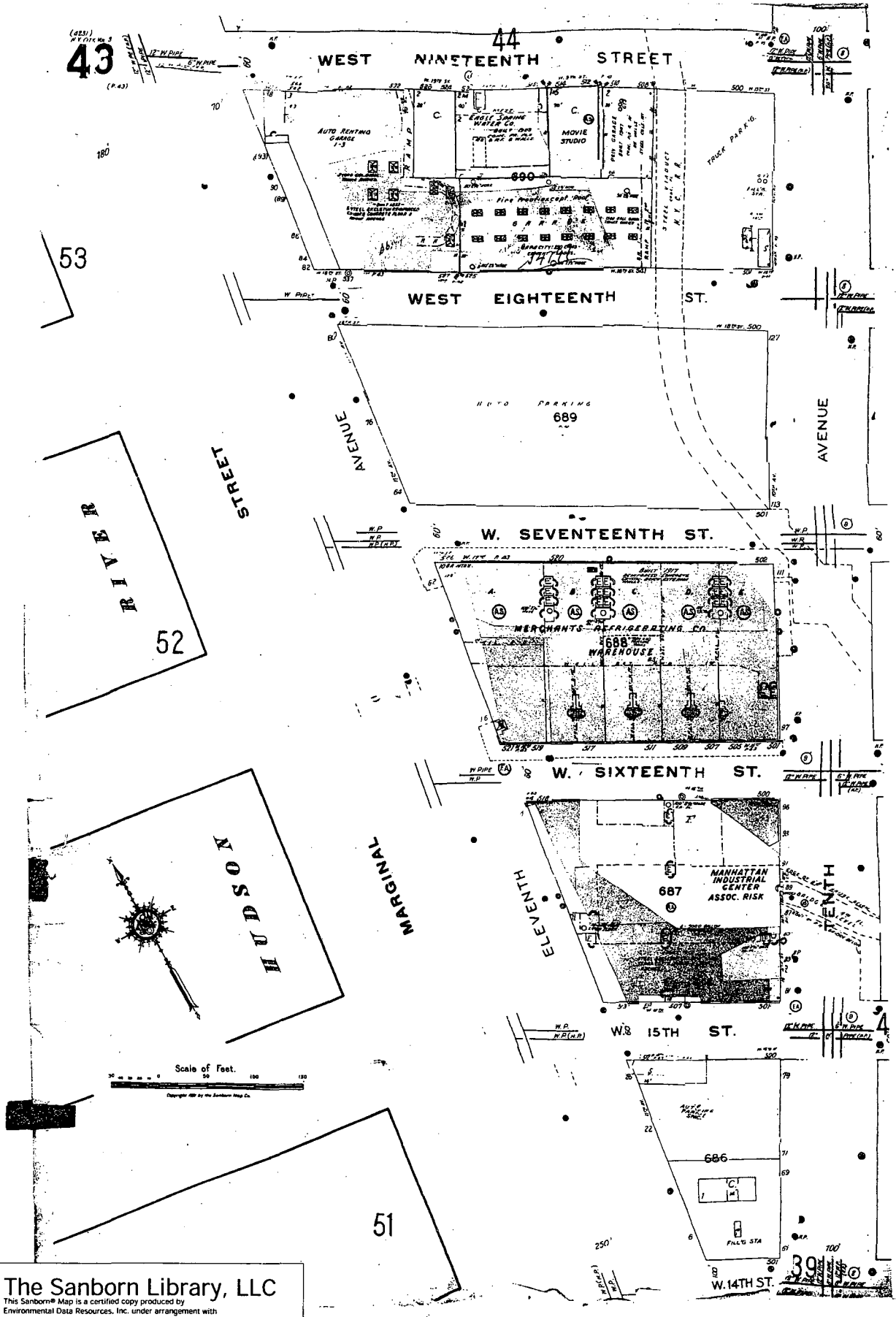
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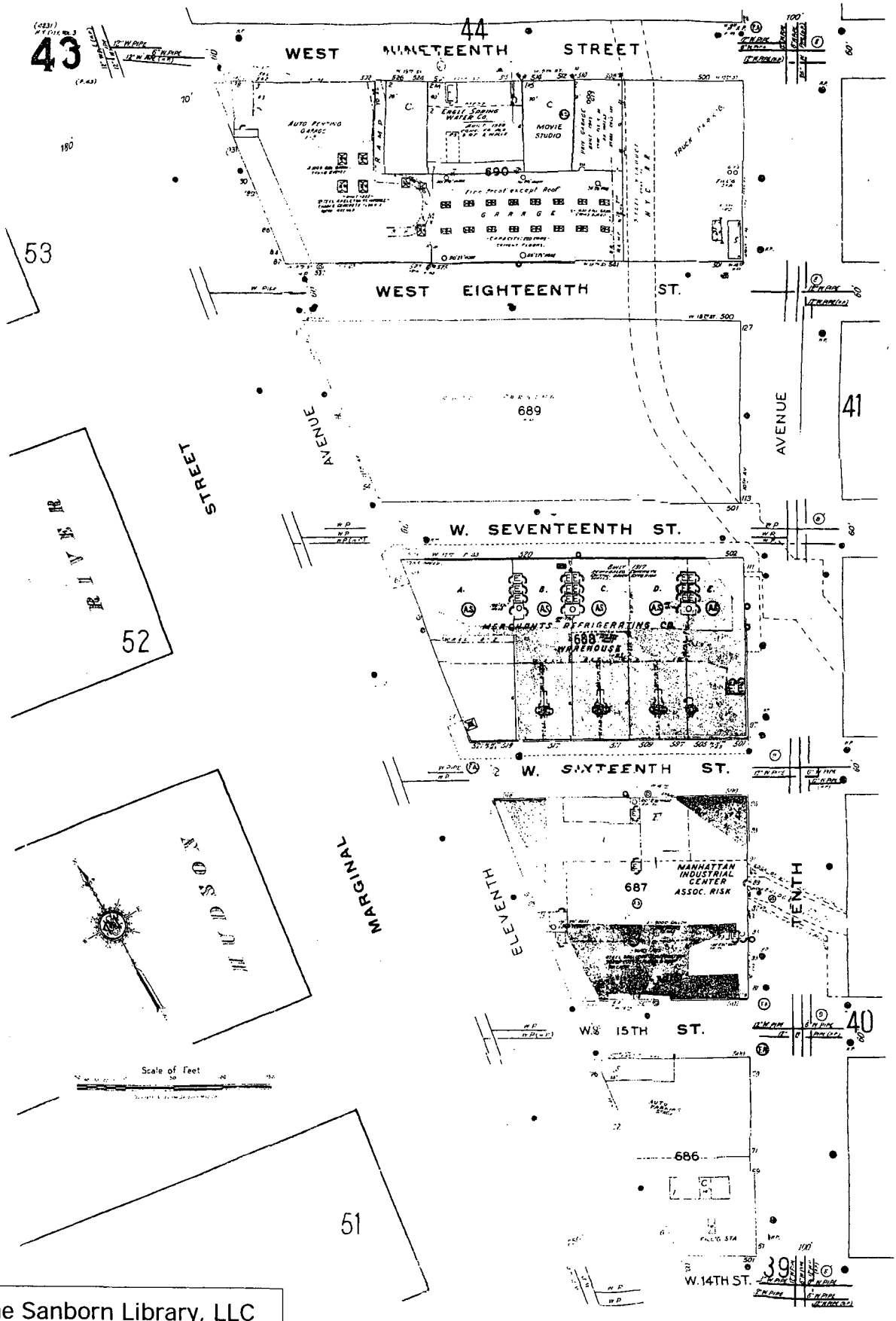


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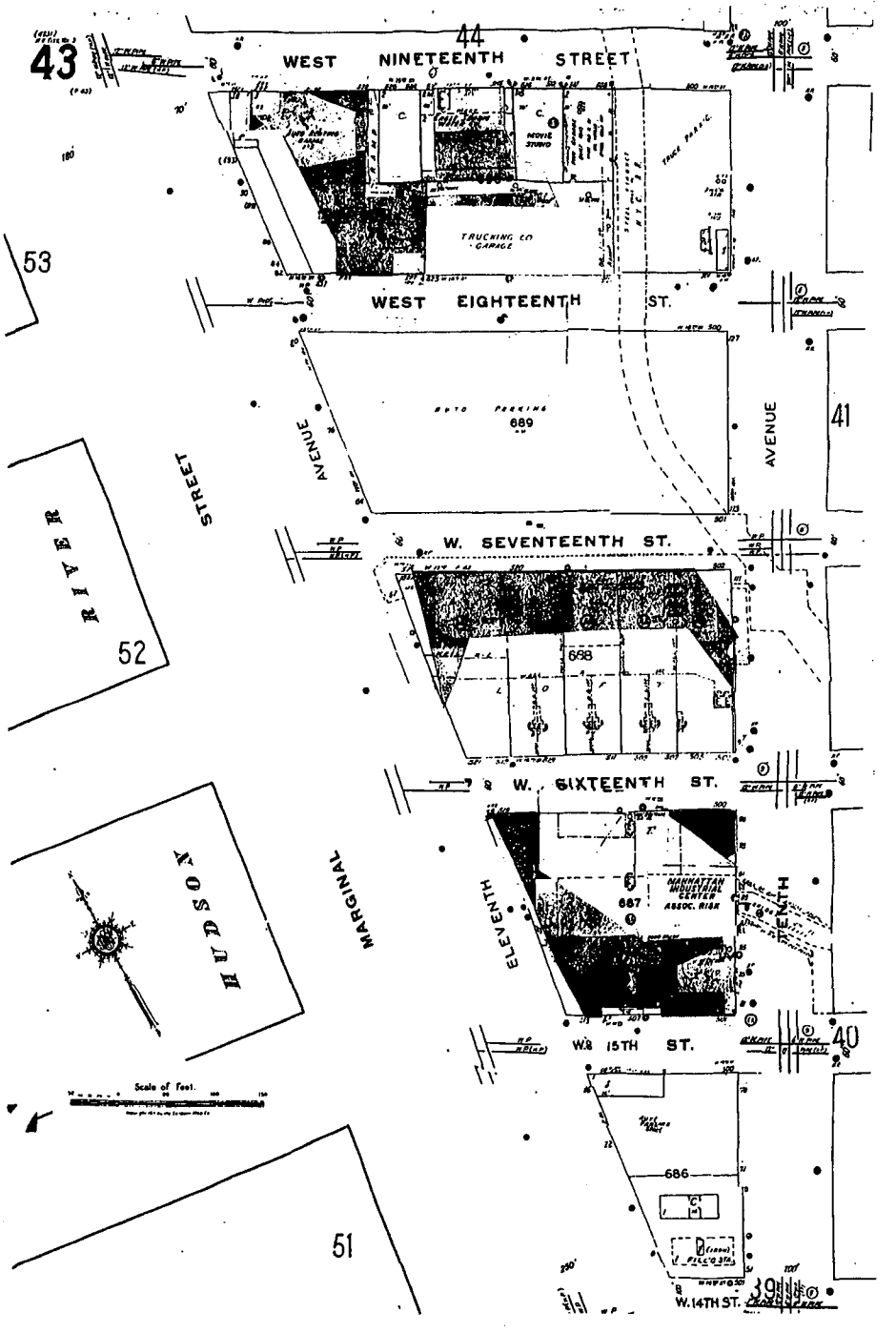


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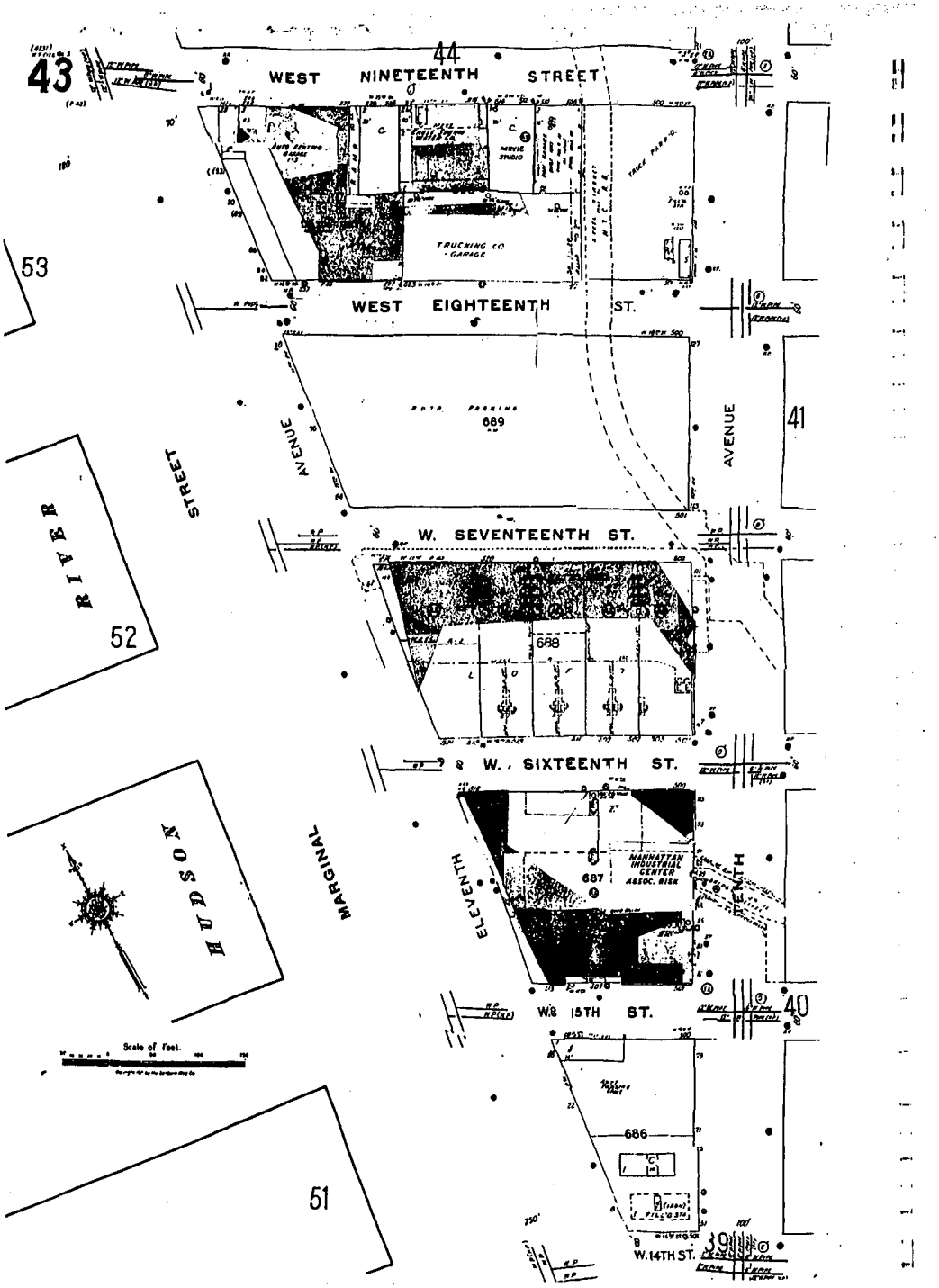


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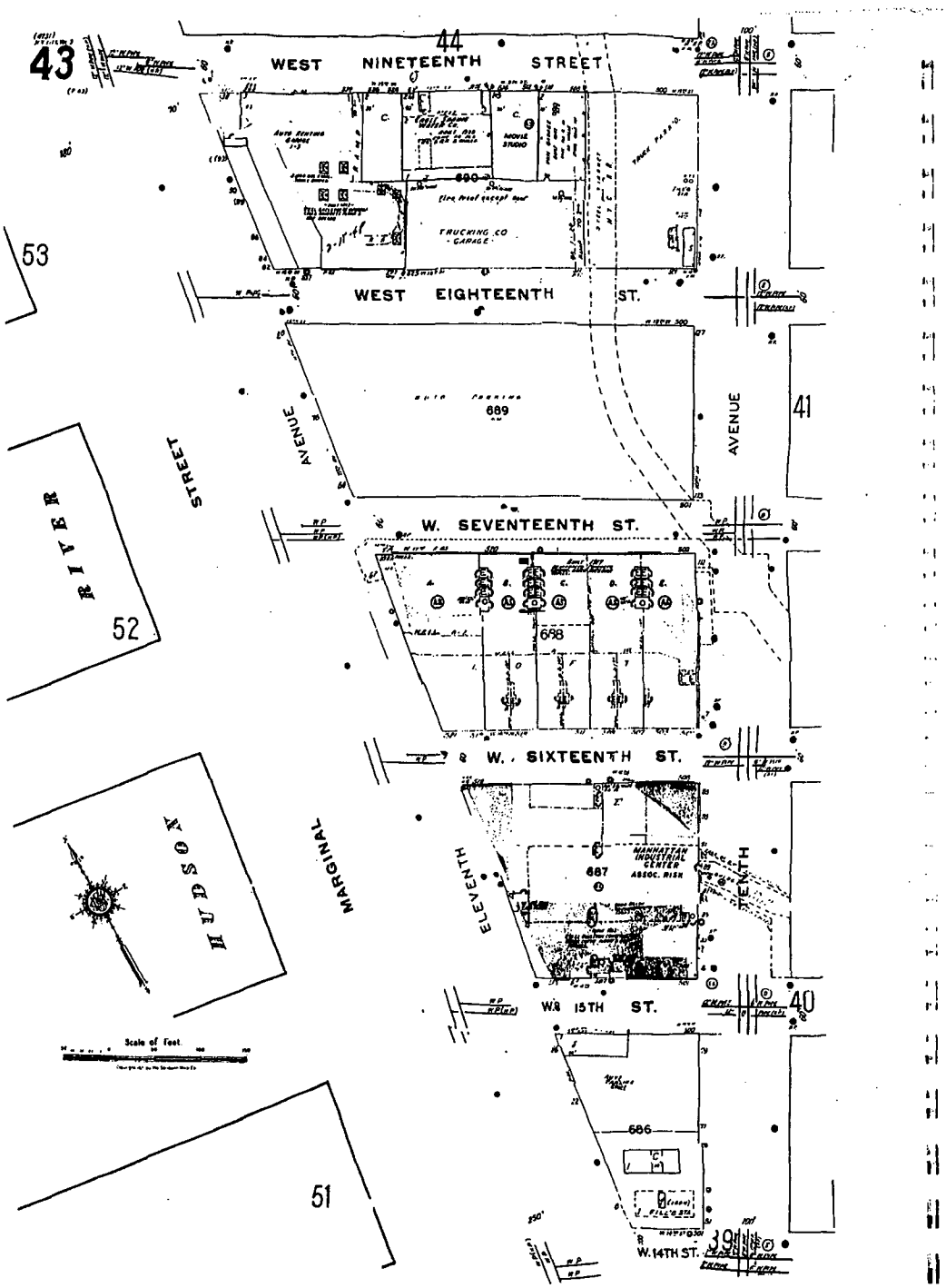


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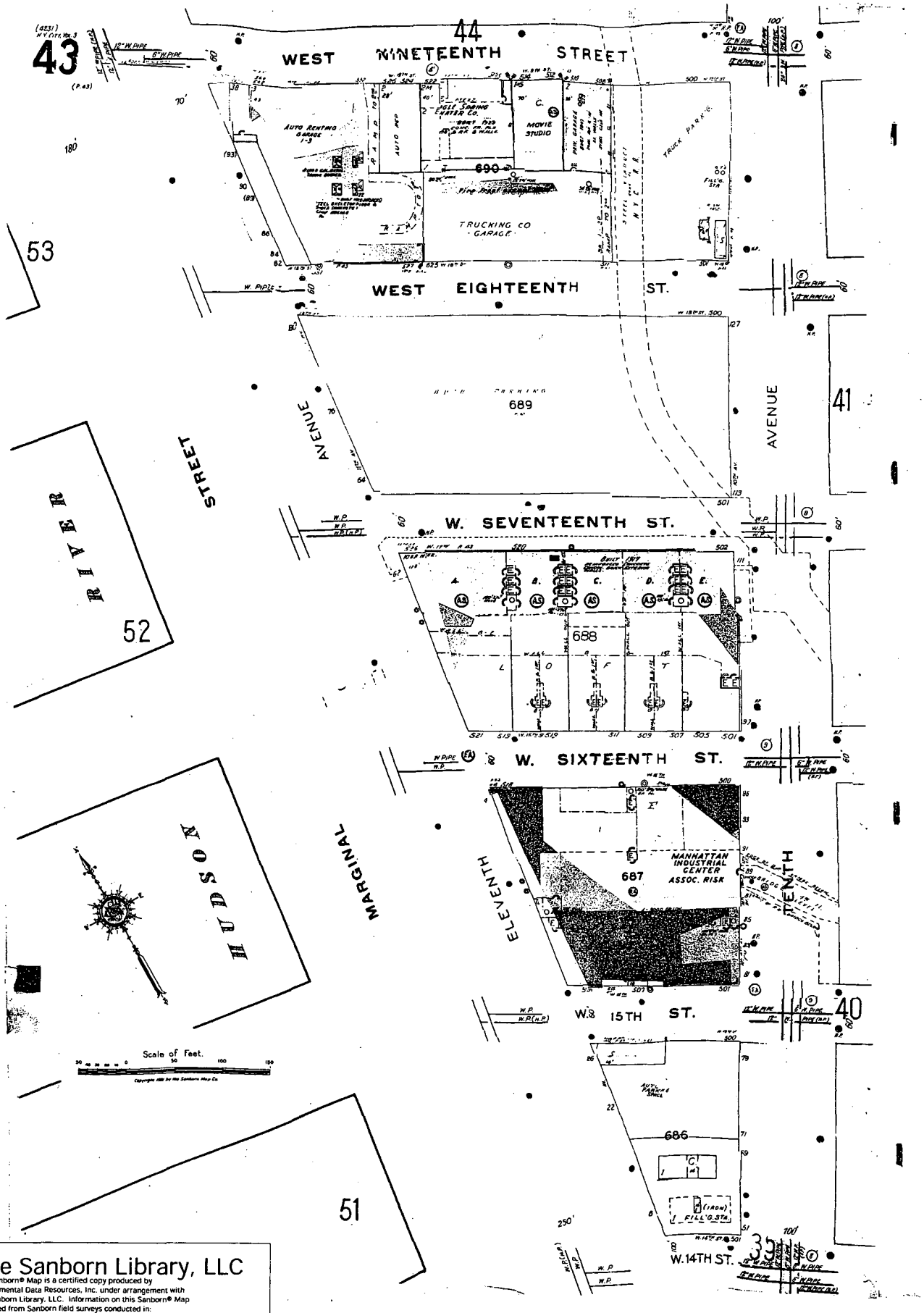
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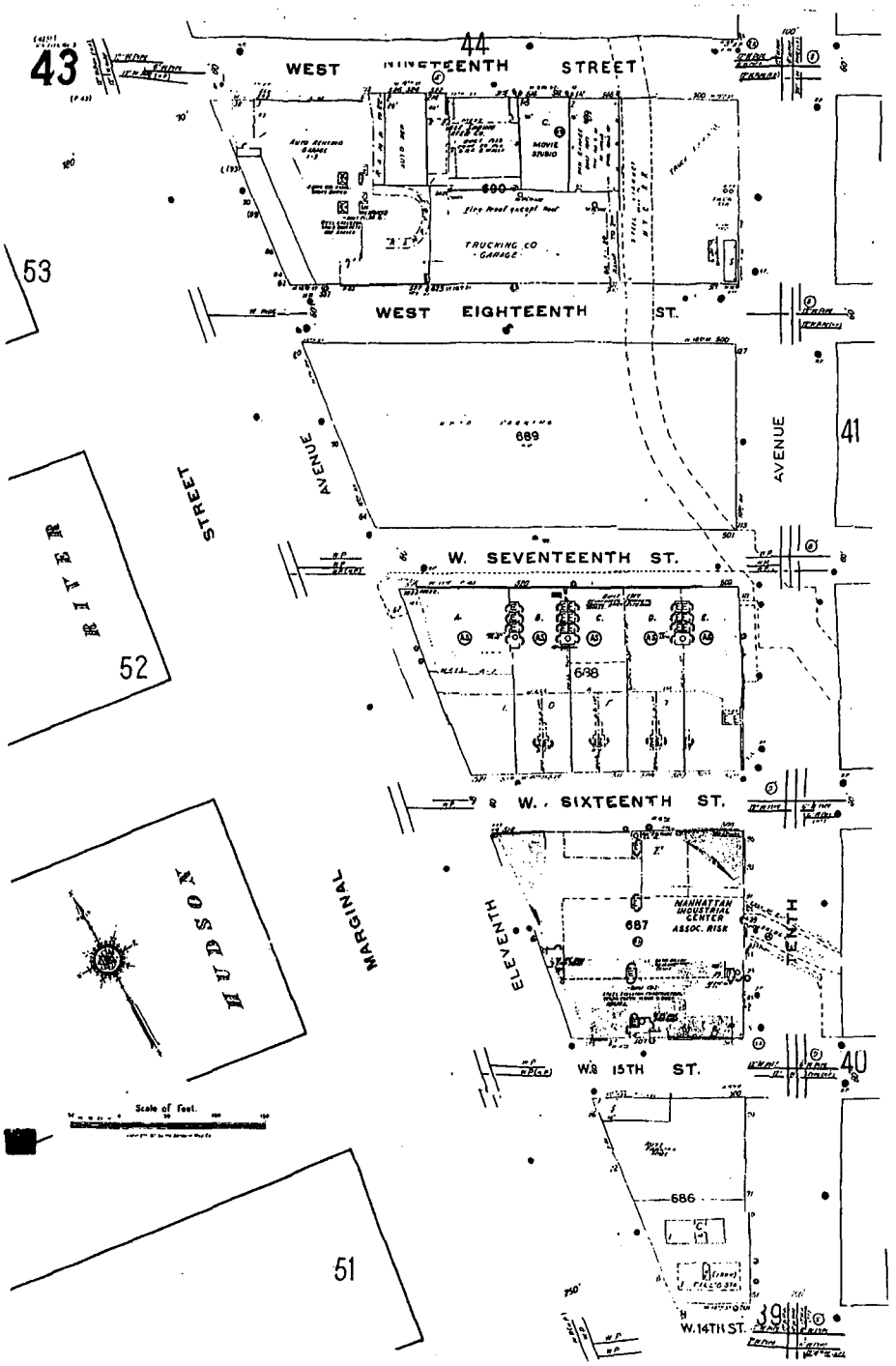
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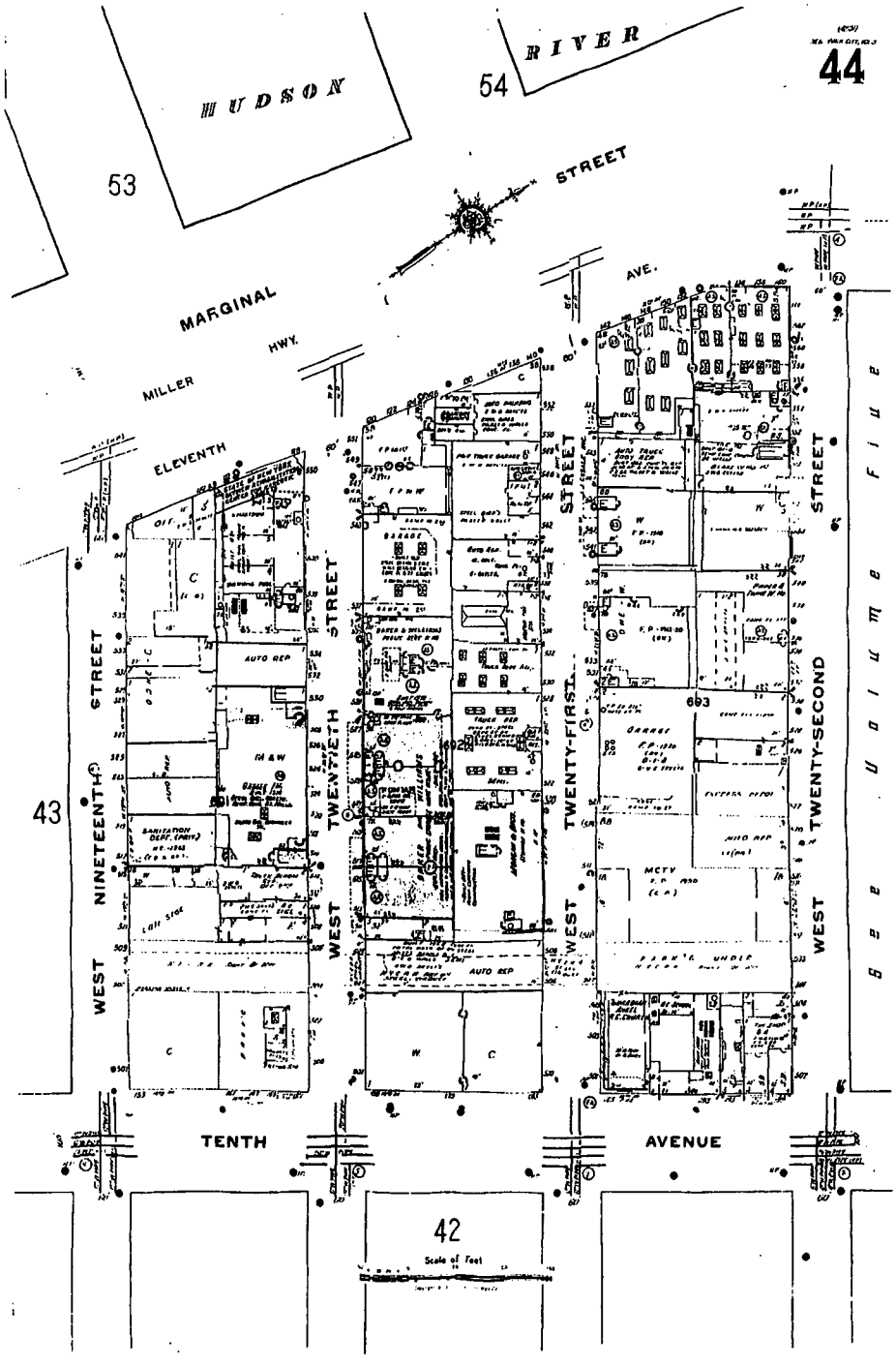
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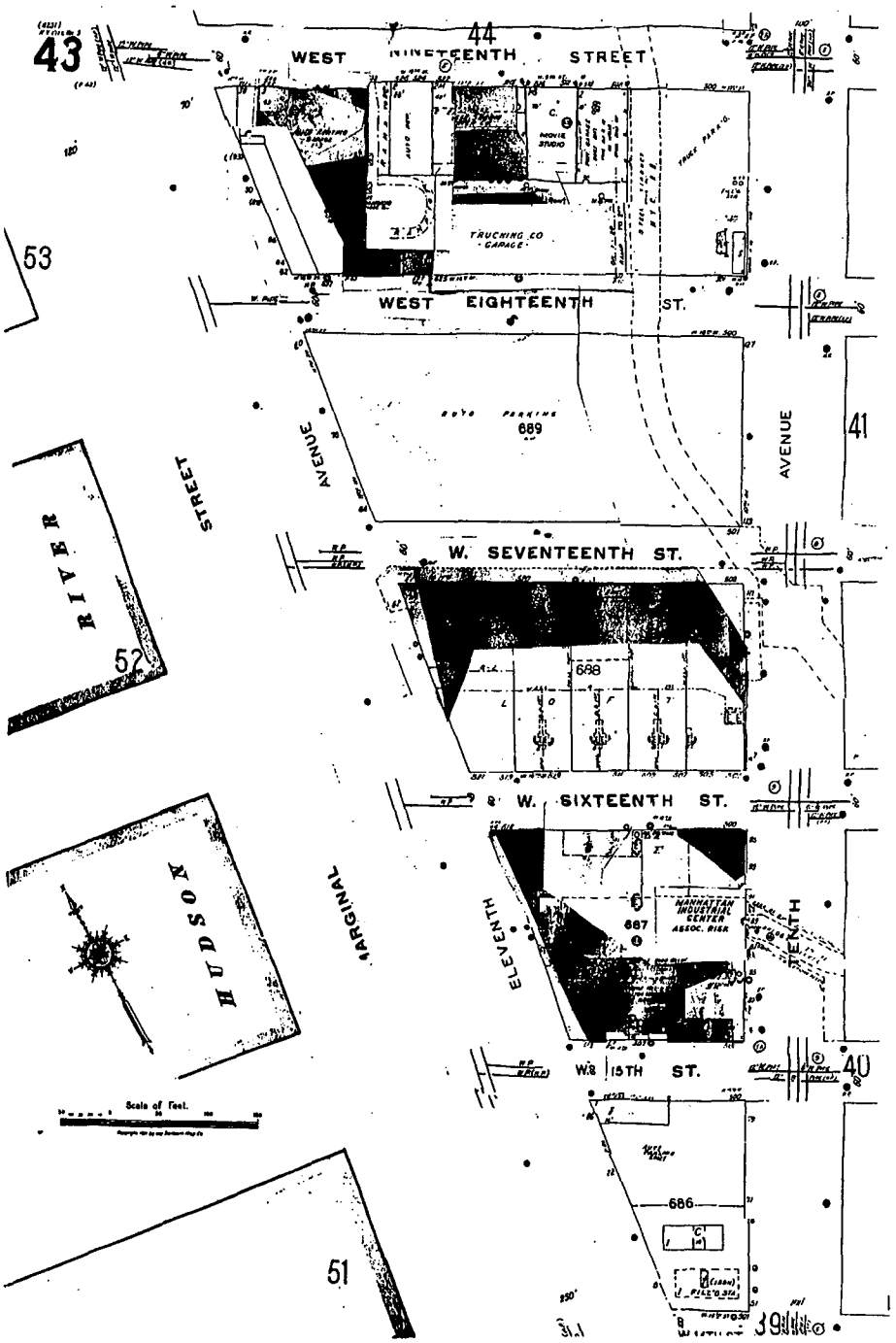


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Appendix B

EDR Regulatory Records Search Executive Summary

BBL®
BLASLAND, BOUCK & LEE, INC.
engineers & scientists

The EDR Radius Map
with GeoCheck®

Garage/MGP
West 18th St.
New York, NY 10011

Inquiry Number: 0847051.1r

September 13, 2002

Environmental Data Resources, Inc.

The Source For Environmental Risk Management Data

3530 Post Road
Southport, Connecticut 06890

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

FORM-SHU

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GEOCHECK ADDENDUM

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

WEST 18TH ST.
NEW YORK, NY 10011

COORDINATES

Latitude (North):	40.745600 - 40° 44' 44.2"
Longitude (West):	74.007900 - 74° 0' 28.4"
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	583760.0
UTM Y (Meters):	4510779.0

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	2440074-F1 JERSEY CITY, NJ NY
Source:	USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned
CORRACTS..... Corrective Action Report
RCRIS-TSD..... Resource Conservation and Recovery Information System
ERNS..... Emergency Response Notification System

STATE ASTM STANDARD

CBS UST..... Chemical Bulk Storage Database
MOSF UST..... Major Oil Storage Facilities Database
VCP..... Voluntary Cleanup Agreements
SWTIRE..... Registered Waste Tire Storage & Facility List
SWRCY..... Registered Recycling Facility List

FEDERAL ASTM SUPPLEMENTAL

CONSENT..... Superfund (CERCLA) Consent Decrees

EXECUTIVE SUMMARY

ROD..... Records Of Decision
Delisted NPL..... National Priority List Deletions
FINDS..... Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS..... Hazardous Materials Information Reporting System
MLTS..... Material Licensing Tracking System
MINES..... Mines Master Index File
NPL Liens..... Federal Superfund Liens
PADS..... PCB Activity Database System
RAATS..... RCRA Administrative Action Tracking System
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
SSTS..... Section 7 Tracking Systems
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

HSWDS..... Hazardous Substance Waste Disposal Site Inventory
AST..... Petroleum Bulk Storage
MOSF AST..... Major Oil Storage Facilities Database

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS 1 degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the target property includes a tolerance of +/- 10 feet. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

FEDERAL ASTM STANDARD

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-LQG list, as provided by EDR, and dated 06/10/2002 has revealed that there are 9 RCRIS-LQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
MUCCIO JOHN	***528 W 19TH ST***	***0 - 1/8 E***	***A3***	***11***
GETTY PETROLEUM CORP 58542	***152 10TH AVE***	***0 - 1/8 E***	***F19***	***37***
CON EDISON - PIER 62	***WEST MARGINAL ROAD /***	***1/8 - 1/4 WNW***	***H26***	***49***
ABLE EMPIRE GROUP	***99 TENTH AVE***	***1/8 - 1/4 SSE***	***K32***	***58***
NYCTA	***W 15TH ST / 11TH AVE***	***1/8 - 1/4 SSW***	***M41***	***78***
MANARK ASSOCIATES DIP	***85 10TH AVE***	***1/8 - 1/4 S***	***Q51***	***104***
FREEDMAN CUT-OUTS	***455 W 16TH ST***	***1/8 - 1/4 SSE***	***Q57***	***113***

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
OXYGEN MEDIA	448 W 16TH ST	1/8 - 1/4 SSE	Q62	121
EMSIG MFG CORP	***521 W 23RD ST***	***1/8 - 1/4 NE***	***S75***	***147***

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-SQG list, as provided by EDR, and dated 06/10/2002 has revealed that there are 19 RCRIS-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
MENDON LEASING CORP	515 W 18TH ST	0 - 1/8 SE	C9	22
PENSKE TRUCK LEASING CO L P	***550 W 21ST ST***	***0 - 1/8 NE***	***G23***	***46***
HERTZ PENSKE TRUCK LEASING INC	***542 W 21ST ST***	***0 - 1/8 NE***	***G24***	***46***
CHELSEA PIERS CO	***23RD ST HUDSON RIVER PI***	***1/8 - 1/4 WNW***	***H27***	***50***
EMPIRE CITY SUBWAY CO LTD	***177-183 10TH AVE***	***1/8 - 1/4 ENE***	***J30***	***56***
NORTHEAST LABORATORY - DRUG EN	99 10TH AVE ROOM 721	1/8 - 1/4 SSE	K33	58
HENRY & LLOYD CO THE	***507 W 21ST ST***	***1/8 - 1/4 ENE***	***J37***	***72***
LODO REALTY	85 10TH AVE - 3RD FLOOR	1/8 - 1/4 S	O49	104
LEVEL 3 COMMUNICATIONS	85 10TH AVE 1ST FLOOR	1/8 - 1/4 S	O50	104
MENDON LEASING CORP	***440 W 18TH ST***	***1/8 - 1/4 SE***	***P55***	***107***
METROPOLITAN OLDSMOBILE INC	***440 W 19TH ST***	***1/8 - 1/4 ESE***	***59***	***119***
RATHE PRODUCTIONS INC	***555 W 23RD ST***	***1/8 - 1/4 NNE***	***61***	***121***
U-HAUL CENTER CHELSEA	562 W 23RD ST	1/8 - 1/4 NNE	R65	127
EDISON PARK FAST	527 W 23RD ST	1/8 - 1/4 NE	S71	140
EXXON CO USA 32253	***215 10TH AVE***	***1/8 - 1/4 NE***	***T76***	***148***
NYCHA - FULTON HOUSES	***427-431 W 17TH ST***	***1/8 - 1/4 SE***	***78***	***162***
1014 GAS INC	***501 W 14TH ST***	***1/8 - 1/4 S***	***U82***	***167***
EVERGREENE PAINTING STUDIOS	***635 W 23RD ST***	***1/8 - 1/4 N***	***W85***	***174***
BABOON PRODS	450 W 15TH ST - 3RD FLO	1/8 - 1/4 SSE	V88	180

STATE ASTM STANDARD

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the list.

A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
NYCDOS GANSEVOORT ST. MTS	GANSEVOORT STREET / W	1/4 - 1/2 SSW	119	227

LTANKS: Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills

A review of the LTANKS list, as provided by EDR, and dated 01/01/2002 has revealed that there are 57 LTANKS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
528 WEST 19TH ST/MANH	528 WEST 19TH STREET	0 - 1/8 E	A4	12

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
555 WEST 17TH ST/MANH	555 WEST 17TH STREET	0 - 1/8 S	6	16
MENDON LEASING CORP.	515 WEST 18TH STREET	0 - 1/8 SE	C8	21
501-513 W. 19TH STREET	513 W. 19TH STREET	0 - 1/8 ESE	D13	29
GETTY 58542	***152 TENTH AVE***	***0 - 1/8 E***	***F20***	***38***
152-156 TENTH AVE/MANHATT	152-156 TENTH AVENUE	0 - 1/8 E	F21	44
535 EAST 21ST STREET	535 EAST 21ST STREET	1/8 - 1/4 NE	I28	51
507 WEST 21ST STREET	507 WEST 21ST STREET	1/8 - 1/4 ENE	J38	72
PIER 57- 11TH AVENUE	PIER 57 / 11TH AVENUE	1/8 - 1/4 SSW	M39	74
NYC TRANSIT AUTH/MANHATTA	***WEST 15TH ST / 11TH A***	***1/8 - 1/4 SSW***	***M44***	***96***
AUTO CARE WEST	458-460 WEST 18TH ST	1/8 - 1/4 SE	N45	98
PIER 57- WESTSIDE HIGHWAY	PIER 57 / 17TH ST	1/8 - 1/4 S	M46	99
193 10TH AVE	193 10TH AVE	1/8 - 1/4 ENE	47	100
19 11TH AVE/NYCTA-HUDSON	19 11TH AVE	1/8 - 1/4 S	M52	105
11 ELEVENTH AVENUE	11 ELEVENTH AVENUE	1/8 - 1/4 S	54	106
FREEDMAN CUTOUTS	444 WEST 17TH STREET	1/8 - 1/4 SE	56	112
562 W 23RD ST/MANHATTAN	562 WEST 23RD STREET	1/8 - 1/4 NNE	R63	122
PIER 57 & HUDSON DEPOT	15TH ST / ROUTE 9A	1/8 - 1/4 SW	66	127
TANKFAILED MENDON LEASING	527 W. 23 ST.	1/8 - 1/4 NE	S67	128
EDISON PARKING GARAGE	527 WEST 23RD ST	1/8 - 1/4 NE	S68	129
MENDON LEASING CORP	527 WEST 23RD STREET	1/8 - 1/4 NE	S70	139
MENDEN LEASING	523 W 23RD ST	1/8 - 1/4 NE	S74	146
505 W 14 ST	505 W 14 ST / 10 AVE	1/8 - 1/4 S	U79	162
501 W 14TH ST/SUNOCO	501 W 14TH ST	1/8 - 1/4 S	U81	166
Not reported	537 -541 W. 24TH ST	1/8 - 1/4 NE	84	173
415 W. 21ST STREET	415 W. 21ST STREET	1/4 - 1/2 E	X91	187
DR. SERSINI	415 WEST 21ST STREET	1/4 - 1/2 E	X92	188
201 11TH AVE/MANH/USPS	***201 11TH AVENUE***	***1/4 - 1/2 NNE***	***93***	***189***
166-35 9TH AVE/	166-35 9TH AVENUE	1/4 - 1/2 ESE	94	192
239 10TH AVENUE/GETTY	239 10TH AVENUE	1/4 - 1/2 NE	Y95	193
239 10TH AVE/MANH/GETTY	239 10TH AVENUE	1/4 - 1/2 NE	Y96	194
GETTY GAS STATION	239 10 AV	1/4 - 1/2 NE	Y97	195
601 W. 26TH ST	601 W. 26TH ST	1/4 - 1/2 NNE	Z98	196
2 BLOOMFIELD STREET	2 BLOOMFIELD STREET	1/4 - 1/2 SSW	99	197
PENSKE TRUCK LEASING CO L P	***536 W 26TH ST***	***1/4 - 1/2 NE***	***AA100***	***198***
536 WEST 26TH STREET	536 WEST 26TH STREET	1/4 - 1/2 NE	AA101	200
601 WEST 26TH ST/MANH	601 WEST 26TH STREET	1/4 - 1/2 NNE	Z102	201
DEL. SPILL /W.28ST.&10AV	W.26ST / 10 AVE.	1/4 - 1/2 NE	103	202
530 WEST 27TH ST/MANH	530 WEST 27TH STREET	1/4 - 1/2 NE	104	203
400 WEST 25TH STREET	***400 WEST 25TH STREET***	***1/4 - 1/2 ENE***	***105***	***204***
Not reported	351-355 W 14TH ST	1/4 - 1/2 SSE	106	206
505 W 27THST/CENTRAL IRON	505 W 27TH ST	1/4 - 1/2 NE	107	207
310 WEST 18TH STREET	***310 WEST 18TH STREET***	***1/4 - 1/2 ESE***	***AB108***	***208***
308 WEST 18TH ST	308 WEST 18TH ST	1/4 - 1/2 ESE	AB109	210
271 11TH AVE/MANHATTAN	***271 11TH AVE***	***1/4 - 1/2 NNE***	***110***	***211***
UNKNOWN APARTMNT BUILDING	204 8 AV	1/4 - 1/2 ESE	111	213
303 10 AVE. MANHATTAN/UNK	303 10 AVE.	1/4 - 1/2 NE	112	214
514 WEST END AVENUE	514 WEST AVENUE	1/4 - 1/2 SSW	113	215
168-11 12TH AVENUE	168-11 12TH AVENUE	1/4 - 1/2 N	114	217
15TH ST & 8TH AVE/BKLYN	15TH ST / 8TH AVE	1/4 - 1/2 SE	AC115	218
ELLIOTT	***426 WEST 27TH STREET***	***1/4 - 1/2 ENE***	***116***	***219***
PARKING LOT OF	515 WEST 28TH ST	1/4 - 1/2 NE	117	225
Not reported	96 8TH AVE	1/4 - 1/2 SE	AC118	226
53 HORACIO STREET	53 HORACIO STREET	1/4 - 1/2 SSE	120	228
PS 33	***281 NINTH AVENUE***	***1/4 - 1/2 ENE***	***AD121***	***229***
PUBLIC SCHOOL #33	281 9TH AVENUE	1/4 - 1/2 ENE	AD122	232
Not reported	251 W. 19TH ST	1/4 - 1/2 ESE	123	233

EXECUTIVE SUMMARY

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database

A review of the UST list, as provided by EDR, and dated 01/01/2002 has revealed that there are 31 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
MENDON LEASING CORP	542 WEST 19TH ST	0 - 1/8 E	A1	6
BAYVIEW CORR FAC	***550 WEST 20TH ST***	***0 - 1/8 NE***	***B5***	***13***
MENDON LEASING CORP	515 WEST 18TH ST	0 - 1/8 SE	C7	17
BERMUDA MOTOR CAR RENTING CO	537 WEST 20TH STREET	0 - 1/8 ENE	B12	25
MENDON LEASING CORP	131 TENTH AVE	0 - 1/8 SE	C15	31
GETTY 58542	***152 TENTH AVE***	***0 - 1/8 E***	***F20***	***38***
FREEDMAN REALTY	110 TENTH AVENUE	0 - 1/8 SSE	25	47
TRIBECA MANAGEMENT	521 WEST 21TH STREET	1/8 - 1/4 ENE	I29	52
EMPIRE CITY SUBWAY CO LTD	177-83 10TH AVENUE	1/8 - 1/4 ENE	J31	57
TIME WARNER CABLE / MANHATTAN	***511 WEST 21ST STREET***	***1/8 - 1/4 ENE***	***L34***	***59***
STORAGE USA	510 WEST 21ST STREET	1/8 - 1/4 ENE	L35	66
THE HENRY LLOYD COMPANY	507 WEST 21ST STREET	1/8 - 1/4 ENE	J36	67
DIA ART FOUNDATION	***548 W 22ND ST***	***1/8 - 1/4 NE***	***40***	***75***
HUDSON BUS DEPOT	***11TH AVE & WEST 15TH ST***	***1/8 - 1/4 SSW***	***M42***	***78***
456-464 W. 18TH STREET	456-464 W 18TH STREET	1/8 - 1/4 SE	N48	101
MENDON LEASING CORP	***440 W 18TH ST***	***1/8 - 1/4 SE***	***P55***	***107***
455 WEST 16TH STREET	455 WEST 16TH STREET	1/8 - 1/4 SSE	Q58	114
METROPOLITAN OLDSMOBILE INC	***440 W 19TH ST***	***1/8 - 1/4 ESE***	***59***	***119***
DRIVE IN STUDIOS	435 WEST 18TH STREET	1/8 - 1/4 SE	P60	120
"U" HAUL OF METRO NEW YORK	562 WEST 23RD STREET	1/8 - 1/4 NNE	R64	123
COSTCO WHOLESALE CORPORATION	527 WEST 23RD STREET	1/8 - 1/4 NE	S69	130
SUNOCO STATION (CAVANT)	14TH STREET & WEST SIDE	1/8 - 1/4 S	72	140
ARTISTS' CONDOMINIUM	521 WEST 23RD STREET	1/8 - 1/4 NE	S73	145
EXXON CO USA 32253	***215 10TH AVE***	***1/8 - 1/4 NE***	***T76***	***148***
JHT LEASING CORP	603 WEST 23RD ST	1/8 - 1/4 N	R77	160
AROUND THE CLOCK CENTER	459 WEST 15TH STREET	1/8 - 1/4 SSE	V80	163
1014 GAS CORP	501 WEST 14TH ST	1/8 - 1/4 S	U83	168
635 WEST 23RD ST	635 W 23RD ST	1/8 - 1/4 N	W86	174
GULF SERVICE STA	500 W 23RD ST	1/8 - 1/4 NE	T87	175
TENTH AVENUE CAR WASH	450 WEST 15TH STREET	1/8 - 1/4 SSE	V89	180
15TH STREET MINI STORAGE INC	450 WEST 15 STREET	1/8 - 1/4 SSE	V90	184

STATE OR LOCAL ASTM SUPPLEMENTAL

CBS AST: Chemical Bulk Storage Database. Registration data collected as required by 6 NYCRR Part 596. It includes facilities storing hazardous substances listed in 6 NYCRR Part 597, in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size. Includes facilities registered (and closed) since effective date of CBS regulations (July 15, 1988) through the date request is processed.

A review of the CBS AST list, as provided by EDR, and dated 01/01/2002 has revealed that there is 1 CBS AST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
HUDSON PIER BUS DEPOT	11 AVE/WEST 15 STREET	1/8 - 1/4 SSW	M43	94

EXECUTIVE SUMMARY

SPILLS: Data collected on spills reported to NYSDEC. is required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

A review of the NY Spills list, as provided by EDR, has revealed that there are 8 NY Spills sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
Not reported	528 WEST 19TH ST	0 - 1/8 E	A2	10
515 W 18 ST	515 WEST 18TH ST	0 - 1/8 SE	C10	23
537 WEST 20TH STREET / MA	537 WEST 20TH STREET	0 - 1/8 ENE	B11	24
529 WEST 2OTH STREET	529 WEST 20TH STREET	0 - 1/8 ENE	E14	30
Not reported	18TH ST/10TH AVE	0 - 1/8 SE	C16	34
131 10TH AVENUE	131 10TH AVENUE	0 - 1/8 ESE	D17	35
512 WEST 20TH ST/MANH	512 WEST 20TH STREET	0 - 1/8 ENE	E18	36
DANNY'S PARKING LOT	161-165 10TH AVE	0 - 1/8 E	F22	45

PROPRIETARY DATABASES

Former Manufactured Gas (Coal Gas) Sites:
The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative

A review of the Coal Gas list, as provided by EDR, has revealed that there is 1 Coal Gas site within approximately 1 mile of the target property.

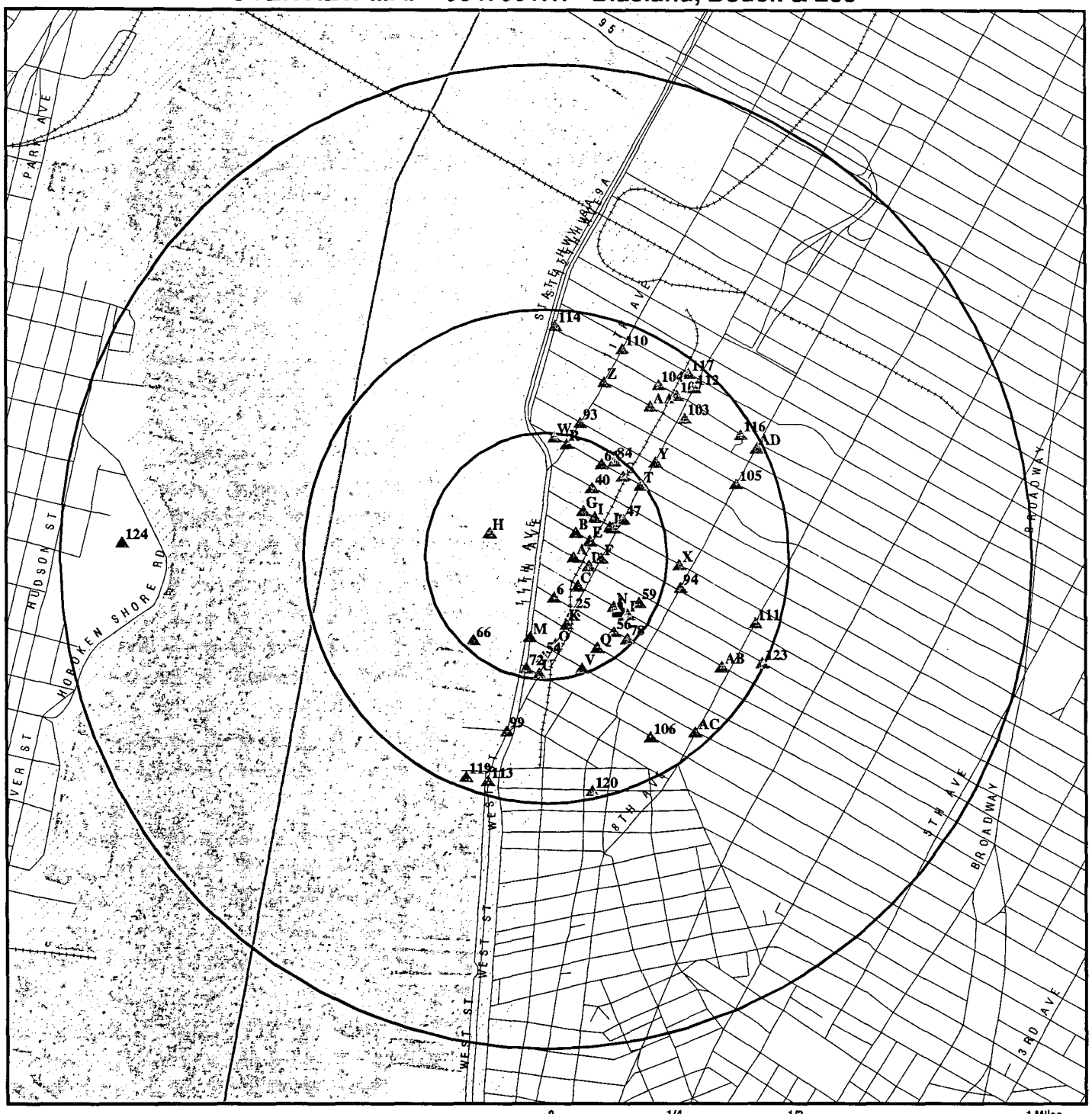
Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
CONSOLIDATED GAS CO.	450 W 18TH ST.	1/8 - 1/4 SE	N53	106

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
SUN RECYCLING, INC	SWF/LF
10TH AVE. W 27/W 28 ST. G	LTANKS
MEDICONE	RCRIS-SQG
ARGYLE ROAD FILMS LLC	RCRIS-SQG
HUDSON RIVER PARK TRUST	RCRIS-LQG
10TH AVENUE / DIVISION AV	NY Spills
TRANSFORMER MANHOLE 2383	NY Spills
43TH ST & HUDSON RIVER	NY Spills
PIER 63	NY Spills
W 12TH ST.,2 GREENWITCH A	NY Spills
EAST RIVER GENERATING STA	NY Spills
EAST RIVER	NY Spills
HUDSON DEPOT	NY Spills
MANHOLE #51527	NY Spills
PUMP HOUSE #2	NY Spills
21ST DR/BETWEEN 21ST ST &	NY Spills
EAST 23RD STREET/MARINA	NY Spills
E 23RD ST MARINA & AVIATI	NY Spills
23RD ST. PIER 63/MANHATTA	NY Spills
26-34TH STS ON 12TH AVE	NY Spills
MANHOLE #65146	NY Spills
40TH STREET	NY Spills
GOWANUS CANAL/21ST PIER	NY Spills
HUDSON RIVER&PIER 59/18TH	NY Spills
MANHOLE 40417	NY Spills
PIER NORTH OF 23RD ST	NY Spills
E RIVER BET 14TH ST & UN	NY Spills
MANHOLE #4837	NY Spills
CON EDISON	NY Spills
45TH	NY Spills
NYC TRANSIT BUS GARAGE	NY Spills

OVERVIEW MAP - 0847051.1r - Blasland, Bouck & Lee



0 1/4 1/2 1 Miles

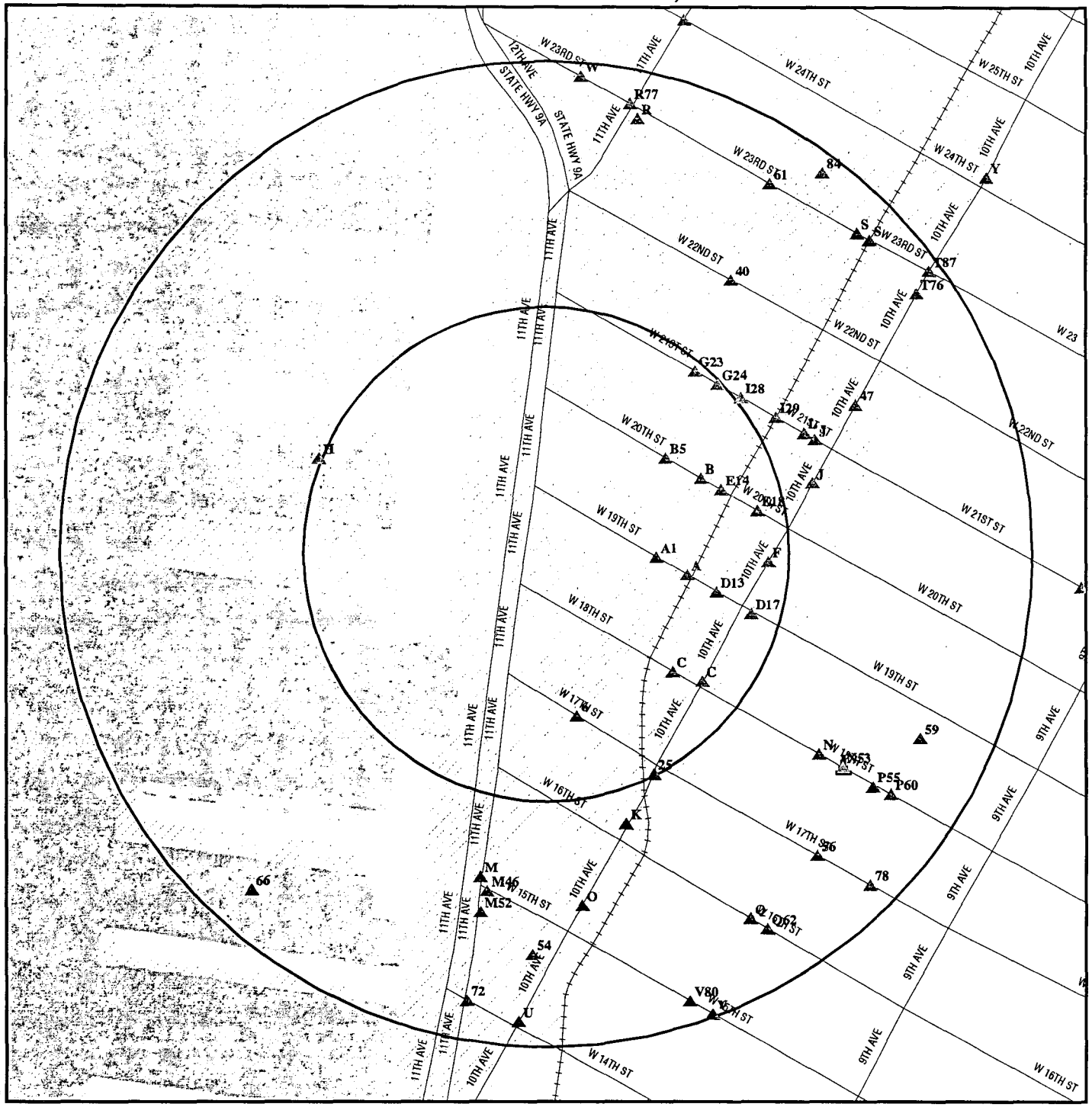
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Coal Gasification Sites
- National Priority List Sites
- Landfill Sites
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Wetlands

N

TARGET PROPERTY:	Garage/MGP	CUSTOMER:	Blasland, Bouck & Lee
ADDRESS:	West 18th St.	CONTACT:	Frederick Lont
CITY/STATE/ZIP:	New York NY 10011	INQUIRY #:	0847051.1r
LAT/LONG:	40.7456 / 74.0079	DATE:	September 13, 2002 1:30 pm

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DETAIL MAP - 0847051.1r - Blasland, Bouck & Lee



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Coal Gasification Sites
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Wetlands

TARGET PROPERTY:	Garage/MGP	CUSTOMER:	Blasland, Bouck & Lee
ADDRESS:	West 18th St.	CONTACT:	Frederick Lont
CITY/STATE/ZIP:	New York NY 10011	INQUIRY #:	0847051.1r
LAT/LONG:	40.7456 / 74.0079	DATE:	September 13, 2002 1:33 pm

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MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEDERAL ASTM STANDARD								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	2	7	NR	NR	NR	9
RCRIS Sm. Quan. Gen.		0.250	3	16	NR	NR	NR	19
ERNS		TP	NR	NR	NR	NR	NR	0
STATE ASTM STANDARD								
State Haz. Waste		1.000	0	0	0	1	NR	1
State Landfill		0.500	0	0	1	NR	NR	1
LTANKS		0.500	6	19	32	NR	NR	57
UST		0.250	7	24	NR	NR	NR	31
CBS UST		0.250	0	0	NR	NR	NR	0
MOSF UST		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
SWTIRE		0.500	0	0	0	NR	NR	0
SWRCY		0.500	0	0	0	NR	NR	0
FEDERAL ASTM SUPPLEMENTAL								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
STATE OR LOCAL ASTM SUPPLEMENTAL								
HSWDS		0.500	0	0	0	NR	NR	0
AST		TP	NR	NR	NR	NR	NR	0
CBS AST		0.250	0	1	NR	NR	NR	1
MOSF AST		0.500	0	0	0	NR	NR	0
NY Spills		0.125	8	NR	NR	NR	NR	8

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR PROPRIETARY HISTORICAL DATABASES								
Coal Gas		1.000	0	1	0	0	NR	1
AQUIFLOW - see EDR Physical Setting Source Addendum								

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

Appendix C

Boring Logs

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engineers & scientists

Finish Date: 10/16/02
Drilling Company: Aquifer Drilling & Testing Inc.
Driller's Name: NA
Drilling Method: Geoprobe
Bit Size: NA
Auger Size: NA
Rig Type: Geoprobe
Sampling Method: Macrocore Sampler

Northing: NA
Easting: NA
Casing Elevation: NA

Borehole Depth: 20' below grade
Surface Elevation: NA

Geologist: Greg Kendall

Boring/Well ID: B-1

Location: West 19th Street Development Site
New York, NY

DEPTH / ELEVATION	Sample\Run Number	Sample/Int/Type	Recovery (feet)	PID Headspace (ppm)	Analytical Sample	Geologic Column	Stratigraphic Description	Boring/Well Construction
0	1	0-2	NA	NA			CONCRETE.	
	2	2-4	NA	15.3			Black Gravelly coarse SAND, dry.	Backfilled with Bentonite to grade.
5	3	4-8	NA	150 2300 3200	X		Black Silty SAND, strong odor, moist. Wet at 8.0' bgs.	
10	4	8-12	NA	2500 450 35			Black Silty SAND, strong odor, wet. Black-brown Silty SAND, trace Clay, odor, moist. Fractured SANDSTONE rubble, dry.	
15	5	12-16	NA	200 40			Black to brown Clayey SAND.	

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Remarks: bgs = below ground surface; NA = Not Available.
Soil sample collected from 7.0' - 8.0' bgs. Groundwater sample collected.

Site Location:
West 19th Street Development Site
New York, NY

Boring/Well ID: B-1

Borehole Depth: 20' below grade

DEPTH ELEVATION	Sample\Run Number	Sample/Int/Type	Recovery (feet)	PID Headspace (ppm)	Analytical Sample	Geologic Column	Stratigraphic Description	Boring/Well Construction
	6	16-20	NA	NA			No recovery, saturated.	Backfilled with Bentonite to grade.
20								
25								
30								
35								

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engineers & scientists

Remarks: bgs = below ground surface; NA = Not Available.
Soil sample collected from 7.0' - 8.0' bgs. Groundwater sample collected.

Finish Date: 10/16/02
Drilling Company: Aquifer Drilling & Testing Inc.
Driller's Name: NA
Drilling Method: Geoprobe
Bit Size: NA
Auger Size: NA
Rig Type: Geoprobe
Sampling Method: Macrocore Sampler

Northing: NA
Easting: NA
Casing Elevation: NA

Borehole Depth: 16' below grade
Surface Elevation: NA

Geologist: Greg Kendall

Boring/Well ID: B-2

Location: West 19th Street Development Site
New York, NY

DEPTH ELEVATION	Sample\Run Number	Sample/Int/Type	Recovery (feet)	PID Headspace (ppm)	Analytical Sample	Geologic Column	Stratigraphic Description	Boring/Well Construction
0	1	0-2	NA	NA			CONCRETE.	
	2	2-4	NA	15			Black-brown Silty SAND, slight odor, dry.	Backfilled with Bentonite to grade.
5	3	4-8	NA	35	X		Brown Gravelly SAND, loose, odor, moist.	
10	4	8-12	NA	25			Black Silty SAND, odor, wet.	
	5	12-16	NA	15			Black Silty SAND, some Gravel, very loose, wet.	
15								

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Remarks: bgs = below ground surface; NA = Not Available.
Soil sample collected from 7.0' - 8.0' bgs.

Finish Date: 10/16/02
Drilling Company: Aquifer Drilling & Testing Inc.
Driller's Name: NA
Drilling Method: Geoprobe
Bit Size: NA
Auger Size: NA
Rig Type: Geoprobe
Sampling Method: Macrocore Sampler

Northing: NA
Easting: NA
Casing Elevation: NA

Borehole Depth: 12' below grade
Surface Elevation: NA

Geologist: Greg Kendall

Boring/Well ID: B-3

Location: West 19th Street Development Site
New York, NY

DEPTH ELEVATION	Sample\Run Number	Sample/Int/Type	Recovery (feet)	PID Headspace (ppm)	Analytical Sample	Geologic Column	Stratigraphic Description	Boring/Well Construction
0								
	1	0-2	NA	NA			CONCRETE.	
	2	2-4	NA	15			Black medium to coarse SAND, trace fine Gravel, dry.	Backfilled with Bentonite to grade.
5	3	4-8	NA	130 200 1900	X		Black Sandy fine to coarse subangular, strong odor. Strong odor at 7.0' bgs.	
							No Recovery, too wet.	
10	4	8-12	NA	NA				
15								

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Remarks: bgs = below ground surface; NA = Not Available.
Soil sample collected from 7.0' - 8.0' bgs. Groundwater sample collected.

Finish Date: 10/17/02
Drilling Company: Aquifer Drilling & Testing Inc.
Driller's Name: NA
Drilling Method: Geoprobe
Bit Size: NA
Auger Size: NA
Rig Type: Geoprobe
Sampling Method: Macrocore Sampler

Northing: NA
Easting: NA
Casing Elevation: NA

Borehole Depth: 16' below grade
Surface Elevation: NA

Geologist: Greg Kendall

Boring/Well ID: B-4

Location: West 19th Street Development Site
New York, NY

DEPTH / ELEVATION	Sample\Run Number	Sample/Int/Type	Recovery (feet)	PID Headspace (ppm)	Analytical Sample	Geologic Column	Stratigraphic Description	Boring/Well Construction
0	1	0-2	NA	NA			CONCRETE.	
	2	2-4	NA	14			Brown Silty SAND. Wood fragments, loose, no odor, dry.	Backfilled with Bentonite to grade.
5	3	4-8	NA	150 1650	X		Black Silty SAND, some subangular Gravel, strong odor. Wet at 7.0' bgs.	
10	4	8-12	NA	1000 100			Black Sandy fine to medium subangular GRAVEL, loose, wet.	
	5	12-16	2.0	NA			Saturated Slough.	
15								

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Remarks: bgs = below ground surface; NA = Not Available.
Soil sample collected from 7.0' - 8.0' bgs. Groundwater sample collected.

Finish Date: 10/17/02
Drilling Company: Aquifer Drilling & Testing Inc.
Driller's Name: NA
Drilling Method: Geoprobe
Bit Size: NA
Auger Size: NA
Rig Type: Geoprobe
Sampling Method: Macrocore Sampler

Northing: NA
Easting: NA
Casing Elevation: NA

Borehole Depth: 16' below grade
Surface Elevation: NA

Geologist: Greg Kendall

Boring/Well ID: B-5

Location: West 19th Street Development Site
New York, NY

DEPTH / ELEVATION	Sample\Run Number	Sample/Int/Type	Recovery (feet)	PID Headspace (ppm)	Analytical Sample	Geologic Column	Stratigraphic Description	Boring/Well Construction
0	1	0-2	NA	NA			CONCRETE.	Backfilled with Bentonite to grade.
	2	2-4	NA	15			Dark brown Silty fine to coarse SAND, trace fine subangular Gravel, no odor.	
5	3	4-6	NA	25				
	4	6-7	NA	100			Brown-black Silty fine to coarse SAND, odor, damp.	
	5	7-8	NA	350	X		Black Gravelly fine to coarse SAND, loose, odor, moist.	
10	6	8-12	1.0	80			Brown-black Silty SAND, little Clay soft, slight odor.	
	NA	12-16	NA	NA			No Recovery.	
15								

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Remarks: bgs = below ground surface; NA = Not Available.
Soil sample collected from 7.0' - 8.0' bgs.

Finish Date: 10/17/02
Drilling Company: Aquifer Drilling & Testing Inc.
Driller's Name: NA
Drilling Method: Geoprobe
Bit Size: NA
Auger Size: NA
Rig Type: Geoprobe
Sampling Method: Macrocore Sampler

Northing: NA
Easting: NA
Casing Elevation: NA

Borehole Depth: 16' below grade
Surface Elevation: NA

Geologist: Greg Kendall

Boring/Well ID: B-6

Location: West 19th Street Development Site
New York, NY

DEPTH / ELEVATION	Sample\Run Number	Sample/Int/Type	Recovery (feet)	PID Headspace (ppm)	Analytical Sample	Geologic Column	Stratigraphic Description	Boring/Well Construction
0	1	0-2	NA	NA			CONCRETE.	
	2	2-4	NA	40			Light brown Silty fine to medium SAND, trace subangular Gravel, loose, dry.	Backfilled with Bentonite to grade.
5	3	4-6	NA	14			Moist below 4.0' bgs.	
	4	6-8	NA	2800	X		Dark brown to black Silty SAND, little fine subangular Gravel, strong odor, wet.	
10	5	8-12	NA	300 40			Slight odor from 8.0' bgs.	
	6	12-16	NA	10			Brown-green Sandy CLAY, no odor, moist to dry.	
15								

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Remarks: bgs = below ground surface; NA = Not Available.
Soil sample collected from 7.0' - 8.0' bgs. Groundwater sample collected.

Finish Date: 10/17/02
Drilling Company: Aquifer Drilling & Testing Inc.
Driller's Name: NA
Drilling Method: Geoprobe
Bit Size: NA
Auger Size: NA
Rig Type: Geoprobe
Sampling Method: Macrocore Sampler

Northing: NA
Easting: NA
Casing Elevation: NA

Borehole Depth: 12' below grade
Surface Elevation: NA

Geologist: Greg Kendall

Boring/Well ID: B-7

Location: West 19th Street Development Site
New York, NY

DEPTH / ELEVATION	Sample\Run Number	Sample/Int/Type	Recovery (feet)	PID Headspace (ppm)	Analytical Sample	Geologic Column	Stratigraphic Description	Boring/Well Construction
0	1	0-2	NA	NA			CONCRETE.	
	2	2-4	NA	10			Dark brown Sandy SILT, soft, no odor, dry.	Backfilled with Bentonite to grade.
5	3	4-6	NA	45			Light brown fine to medium SAND, little Silt, loose, no odor, damp.	
	4	6-8	NA	2500	X		Black medium to coarse SAND, little Silt, little fine to medium subangular Gravel, strong odor, wet.	
10	5	8-12	NA	NA			No Recovery, saturated.	
15								

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Remarks: bgs = below ground surface; NA = Not Available.
Soil sample collected from 7.0' - 8.0' bgs.

Finish Date: 10/17/02
Drilling Company: Aquifer Drilling & Testing Inc.
Driller's Name: NA
Drilling Method: Geoprobe
Bit Size: NA
Auger Size: NA
Rig Type: Geoprobe
Sampling Method: Macrocore Sampler

Northing: NA
Easting: NA
Casing Elevation: NA

Borehole Depth: 16' below grade
Surface Elevation: NA

Geologist: Greg Kendall

Boring/Well ID: B-8

Location: West 19th Street Development Site
New York, NY

DEPTH / ELEVATION	Sample\Run Number	Sample/Int/Type	Recovery (feet)	PID Headspace (ppm)	Analytical Sample	Geologic Column	Stratigraphic Description	Boring/Well Construction
0	1	0-2	NA	NA			CONCRETE.	
	2	2-4	NA	130			Dark brown fine to coarse SAND, trace Silt, Brick, loose, slight odor, dry.	Backfilled with Bentonite to grade.
5	3	4-6	NA	300			Dark brown Gravelly SAND, loose, odor, moist.	
	4	6-8	NA	2900	X		Black Sandy GRAVEL, strong odor, loose, wet.	
10	5	8-12	NA	90			Brown-black Silty SAND, some fine subangular Gravel, odor, soft, wet.	
	6	12-16	NA	NA			No Recovery.	
15								

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Remarks: bgs = below ground surface; NA = Not Available.
Soil sample collected from 7.0' - 8.0' bgs.

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