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NEW JERSEY PENNSYLVANIA NEW YORK CONNECTICUT FLORIDA NEVADA

NJ Certificate of Authorization No: 24GA27996400

Project

**MOTOR POOL PARCEL  
 870 THIRD AVENUE**

BROOKLYN

NEW YORK

Project No.

Date

Scale

Figure No.

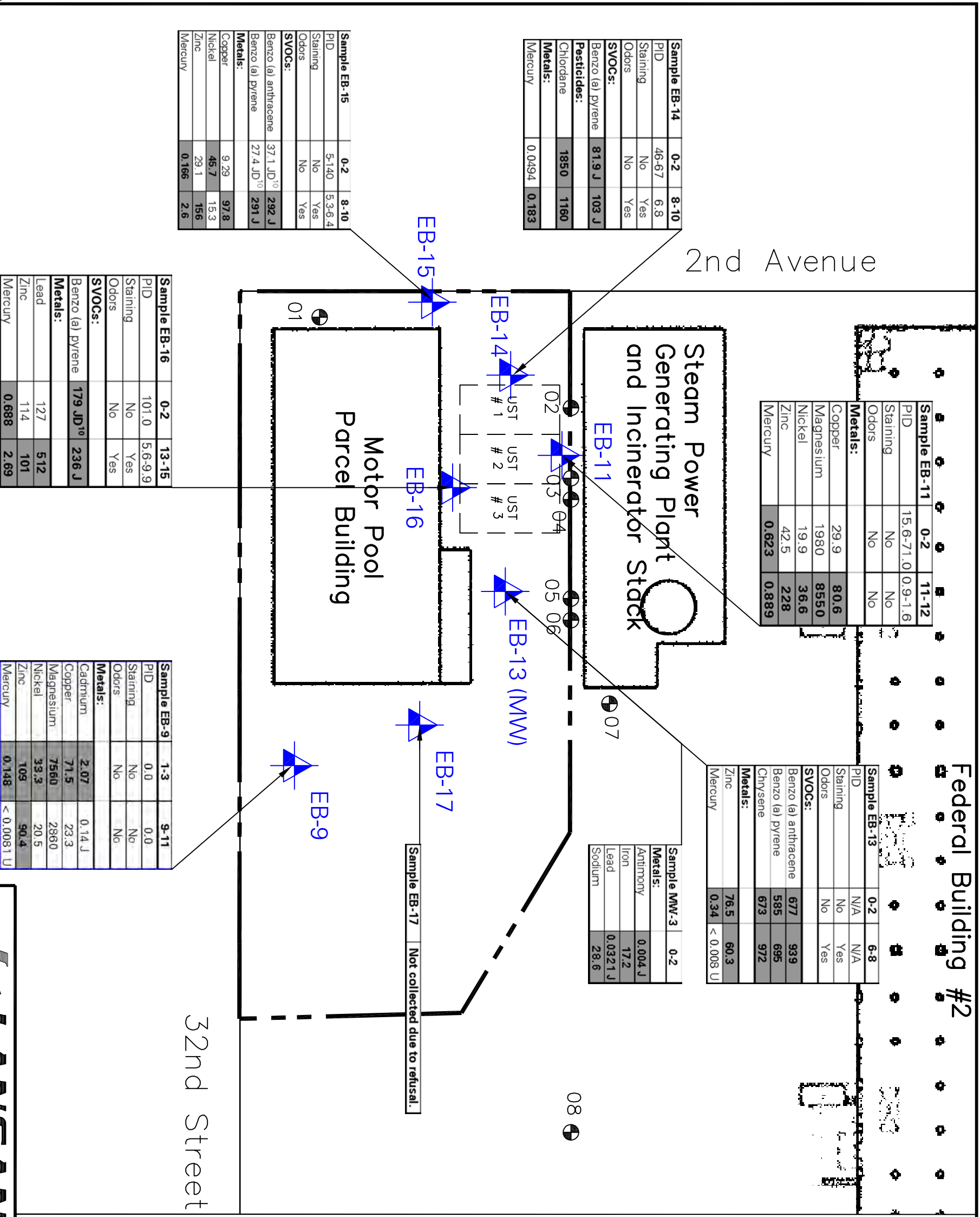
5788802

07/28/07

NTS

1





- LEGEND:**
- EB-9 Soil Boring Locations
  - EB-13(MW) Observation Well Location
  - UST Location
  - 01 55-gallon Drum Location
  - Property Boundary

**NYSDEC TAGM RECOMMENDED SOIL CLEANUP OBJECTIVE**

SVOCS	Limit (ppb)
Benzo (a) anthracene	224 or MDL
Benzo (a) Pyrene	61 or MDL
Chrysene	400
Chlordane	540
<b>Metals</b>	<b>Limit (ppm)</b>
Cadmium	1
Copper	50
Lead	500
Magnesium	5000
Nickel	25
Zinc	50
Mercury	0.1
<b>NYSDEC TOGS AWQS</b>	<b>Limit (ppm)</b>
Antimony	0.003
Iron	0.3
Lead	0.025
Sodium	20

- NOTES:**
- Base map obtained from Site Plan Figure, prepared by EhrenkronzEckstut & Khun Architects, dated May 2003, and presented in the New York City Economic Development Corporation (EDC) Request for Proposals (RFP), dated December 2005.
  - Soil sample results compared to the New York State Department of Environmental Conservation (NYSDEC) Technical and Administrative Guidance Memorandum (TAGM) #4046 Recommended Soil Cleanup Objectives (RSCO).
  - Groundwater sample results compared to the Technical and Operational Guidance Series (TOGS) Ambient Water Quality Standards (AWQS)
  - Data qualifiers:  
 U = Undetected  
 D# = Dilution Factor  
 J = Result is an estimated value below the reporting limit  
 N/A = Not available  
 MDL = Method detection limit  
 ppb = parts per billion  
 ppm = parts per million  
 Shaded = Exceedance

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NEW JERSEY PENNSYLVANIA NEW YORK CONNECTICUT FLORIDA  
NJ Certificate of Authorization No. 24GAZ7996400

**Soil Boring Location Plan and Environmental Findings**

Motor Pool Parcel  
870 Third Avenue  
Brooklyn New York

Project No. 5788802  
Date 07/30/07  
Scale NTS  
Figure No. 3

**Table 1**  
**Summary of Analytical Results of Soil Sampling**  
**Motor Pool Parcel**  
**870 Third Avenue**  
**Brooklyn, NY**  
**Langan Project No. 5788802**

Client ID	NYSDEC TAGM RECOMMENDED SOIL CLEANUP OBJECTIVE	EB9-1-3-071007 1-3 SA64926-01 7/10/2007	EB9-9-11-071007 9-11 SA64926-02 07/10/07	EB-11-0-2-071707 0-2 SA65223-03 07/17/07	EB-11-11-12-071707 11-12 SA65231-04RE1 07/17/07	EB13-0-2-071807 0-2 SA65301-02RE1 07/18/07	EB13-6-8-071807 6-8 SA65301-03 07/18/07	EB-14-0-2-071707 0-2 SA65223-05 07/17/07	EB-14-8-10-071707 8-10 SA65231-06 07/17/07	EB-15-0-2-071707 0-2 SA65223-07RE1 07/17/07	EB-15-8-10-071707 8-10 SA65223-08 07/17/07	EB-16-0-2-071707 0-2 SA65223-01 07/17/07	EB-16-13-15-071707 13-15 SA65223-02RE1 07/17/07
<b>VOC (ug/kg)</b>													
1,2,4-Trimethylbenzene	-	< 8.7 U	< 0.7 U	< 0.9 U	< 1 U	< 0.8 U	< 7.5 UD <sup>50</sup>	< 0.9 U	2.6 J	< 0.9 U	< 1.2 U	< 0.8 U	< 1.3 U
2-Butanone (MEK)	300	< 51.6 U	< 4.2 U	< 5.4 U	< 5.9 U	< 4.7 U	< 44.2 U	< 6.9 J	8.3 J	< 5.2 U	< 7 U	< 5 U	< 10.4 J
Acetone	200	< 637 U	< 52.3 U	< 66.6 U	< 72.4 U	< 58.2 U	< 546 UD <sup>50</sup>	< 65.8 U	< 72.4 U	< 64.3 U	< 86.6 U	< 61.5 U	< 96.7 U
Carbon disulfide	2700	< 6.5 U	< 0.5 U	< 0.7 U	< 0.7 U	< 0.6 U	< 5.6 UD <sup>50</sup>	< 0.7 U	< 0.7 U	< 0.7 U	< 0.9 U	< 0.6 U	< 1 U
Methylene chloride	100	< 34.9 U	< 2.9 U	< 8.1 U	001, J	9.7 U	001, J	5.3 J	< 29.9 UD <sup>50</sup>	11.5 U	001, J	9.1 U	001, J
n-Butylbenzene	-	< 6.5 U	< 0.5 U	< 0.7 U	< 0.7 U	< 0.6 U	51.1 UD <sup>50</sup>	< 0.7 U	< 0.7 U	< 0.7 U	< 0.9 U	< 0.6 U	< 1 U
sec-Butylbenzene	-	< 8.7 U	< 0.7 U	< 0.9 U	< 1 U	< 0.8 U	50.5 UD <sup>50</sup>	< 0.9 U	< 1 U	< 0.9 U	< 1.2 U	< 0.8 U	< 1.3 U
Tetrachloroethene	1400	68.3 J	< 0.4 U	< 0.5 U	< 0.5 U	< 0.4 U	< 3.7 U	< 0.5 U	< 0.5 U	< 0.4 U	< 0.6 U	< 0.4 U	< 0.7 U
Toluene	1500	76.3 J	< 1 U	< 1.2 U	< 1.3 U	< 4.5 J	< 10 UD <sup>50</sup>	3 J	6 J	< 1.2 U	< 4.9 J	< 1.1 U	< 1.8 U
Trichloroethene	700	223 U	1.1 J	4.3 J	< 0.9 U	< 0.7 U	< 6.9 UD <sup>50</sup>	< 0.8 U	< 0.9 U	< 0.8 U	< 1.1 U	< 0.8 U	< 1.2 U
<b>SVOC (ug/kg)</b>													
1-Methylnaphthalene	-	< 0.0855 U	< 0.0769 U	< 0.0714 U	< 0.0867 U	< 0.142 U	< 0.167 U	< 0.0626 U	< 0.082 U	< 0.0695 UD <sup>10</sup>	< 0.098 U	< 0.129 UD <sup>2</sup>	< 0.112 U
2-Methylnaphthalene	36400	< 5.67 U	< 5.1 U	< 4.74 U	< 5.75 U	< 9.43 U	< 11.1 U	< 4.15 U	< 5.44 U	< 4.61 UD <sup>10</sup>	< 6.5 U	< 8.55 UD <sup>2</sup>	< 7.43 U
Acenaphthene	50000	< 6.21 U	< 5.59 U	< 5.2 U	< 6.3 U	< 10.3 U	< 12.1 U	< 4.55 U	< 236 J	< 5.06 UD <sup>10</sup>	< 7.13 U	< 9.37 UD <sup>2</sup>	< 8.14 U
Aniline	100	< 19.7 U	< 17.7 U	< 16.5 U	< 20 U	< 32.8 U	< 38.5 U	< 14.4 U	< 18.9 U	< 16.1 UD <sup>10</sup>	< 22.6 U	< 29.7 U	< 25.9 U
Anthracene	50000	< 7.77 U	< 6.99 U	< 6.49 U	< 7.88 U	< 146 J	< 739 J	< 5.69 U	< 271 U	< 6.32 UD <sup>10</sup>	< 79.6 J	< 71.8 JD <sup>2</sup>	< 102 J
Benzo (a) anthracene	224 or MDL	28.5 J	< 14.9 U	37.7 J	< 16.8 U	677	939	66.7 J	140 J	37.1 JD <sup>10</sup>	292 J	184 JD <sup>2</sup>	209 J
Benzo (a) pyrene	61 or MDL	8.78 U	< 7.9 U	29.9 J	< 8.9 U	585	695	81.9 J	103 J	27.4 JD <sup>10</sup>	179 J	144 JD <sup>2</sup>	236 J
Benzo (b) fluoranthene	1100	< 34.2 U	< 30.7 U	29.9 J	< 34.7 U	533	603	51.6 J	86.5 J	32 JD <sup>10</sup>	243 J	156 JD <sup>2</sup>	184 J
Benzo (g,h,i) perylene	50000	< 7.22 U	< 6.5 U	< 6.04 U	< 7.33 U	251 J	314 J	41.3 J	39.8 J	< 5.88 UD <sup>10</sup>	183 J	117 JD <sup>2</sup>	97.1 J
Benzo (k) fluoranthene	1100	< 10.3 U	< 9.29 U	38.1 J	< 10.5 U	535	759	64.8 J	98.9 J	31.2 JD <sup>10</sup>	286 J	205 JD <sup>2</sup>	166 J
Benzoic acid	2700	< 4.66 U	< 4.19 U	< 3.9 U	< 4.73 U	< 7.75 U	< 9.09 U	< 3.41 U	< 4.47 U	< 3.79 UD <sup>10</sup>	< 5.34 U	< 7.03 UD <sup>2</sup>	< 6.11 U
Bis(2-ethylhexyl)phthalate	50000	120 J	182 J	< 41.2 U	< 50 U	< 81.9 U	< 96 U	< 36.1 U	< 47.3 U	< 40.1 UD <sup>10</sup>	< 56.5 U	< 74.3 UD <sup>2</sup>	< 64.5 U
Butyl benzyl phthalate	50000	< 29.5 U	28.9 J	< 24.7 U	< 29.9 U	< 49.1 U	< 57.6 U	65.6 J	< 28.3 U	< 24 UD <sup>10</sup>	< 33.8 U	< 44.5 UD <sup>2</sup>	< 38.7 U
Chrysene	400	34.2 J	< 3.28 U	38.5 J	< 3.7 U	673	972	72.4 J	159 J	39.6 JD <sup>10</sup>	292 J	192 JD <sup>2</sup>	195 J
Dibenzo (a,h) anthracene	14 or MDL	< 4.12 U	< 3.7 U	< 3.44 U	< 4.18 U	< 6.85 U	< 8.03 U	< 3.01 U	< 3.95 U	< 3.35 UD <sup>10</sup>	< 4.72 U	< 6.21 UD <sup>2</sup>	< 5.4 U
Dibenzofuran	6200	< 3.11 U	< 2.79 U	< 2.6 U	< 3.15 U	< 5.17 U	< 6.06 U	< 2.28 U	< 137 J	< 2.53 UD <sup>10</sup>	< 3.56 U	< 4.68 UD <sup>2</sup>	< 4.07 U
Di-n-octyl phthalate	50000	34.2 J	57.3 J	< 10.4 U	< 12.6 U	< 20.7 U	< 24.2 U	< 9.1 U	< 11.9 U	< 10.1 U	< 14.3 U	< 18.7 U	< 16.3 U
Fluoranthene	50000	54.9 J	< 5.59 U	69.3 J	< 6.3 U	1190	2610	103 J	788	80.5 JD <sup>10</sup>	460	354 JD <sup>2</sup>	363
Fluorene	50000	< 6.21 U	< 5.59 U	< 5.2 U	< 6.3 U	< 10.3 U	< 12.1 U	< 4.55 U	275	< 5.06 UD <sup>10</sup>	< 7.13 U	< 9.37 UD <sup>2</sup>	< 8.14 U
Indeno (1,2,3-cd) pyrene	3200	< 11.9 U	< 10.7 U	< 9.94 U	< 12.1 U	285 J	393 J	42.1 J	48.2 J	< 9.67 UD <sup>10</sup>	185 J	116 JD <sup>2</sup>	105 J
Naphthalene	13000	< 9.87 U	< 8.87 U	< 8.25 U	< 10 U	< 16.4 U	< 19.2 U	< 7.22 U	< 9.47 U	< 8.03 UD <sup>10</sup>	< 11.3 U	< 14.9 UD <sup>2</sup>	< 12.9 U
Phenanthrene	50000	< 11.9 U	< 10.7 U	< 9.94 U	< 12.1 U	240 J	2340 J	< 8.7 U	881	< 9.67 UD <sup>10</sup>	131 J	147 JD <sup>2</sup>	204 J
Pyrene	50000	52.3 J	< 16.3 U	60.6 J	< 18.4 U	1060	1780	109 J	471	66.2 JD <sup>10</sup>	384	309 JD <sup>2</sup>	299 J
<b>Herbicides (ug/kg)</b>													
Aroclor-1260	-	< 2.26 U	< 2.36 U	< 1.65 U	< 1.73 U	< 2.02 U	< 2.35 U	< 1.64 U	< 1.71 U	< 1.67 U	< 1.9 U	< 1.65 U	118
<b>Pesticides (ug/kg)</b>													
p-Chloridane	-	< 0.327 U	< 0.342 U	< 0.239 U	< 0.25 U	< 0.292 U	< 0.341 U	351	185	< 0.242 U	< 0.275 U	< 0.239 U	< 0.31 U
Chlordane	540	< 0.939 U	< 0.961 U	< 0.879 U	< 0.918 U	< 1.07 U	< 1.25 U	1850	1160	< 0.887 U	< 1.01 U	< 0.976 U	< 1.14 U
g-Chlordane	540	< 0.813 U	< 0.851 U	< 0.596 U	< 0.822 U	< 0.727 U	< 0.848 U	364	187	< 0.601 U	< 0.683 U	< 0.594 U	< 0.771 U
<b>TPH (mg/kg)</b>													
Diesel Range Organics (DRO)	-	N/A	N/A	< 3.1 U	61	130	2350	58.6	84.5	< 3.1 U	76.6	207	108
Fuel Oil #2	-	N/A	N/A	< 3.1 U	< 3.2 U	< 3.2 U	0	< 3 U	< 3.1 U	< 3.1 U	< 3.8 U	0	< 4.6 U
Other Oil	-	N/A	N/A	< 3.1 U	0	0	0	0	< 3.1 U	< 3.1 U	0	0	0
Unidentified	-	N/A	N/A	< 7.7 U	61	130	2350	58.6	84.5	< 7.8 U	76.6	207	108
<b>Metals (mg/kg)</b>													
Aluminum	33,000	4920	4280	4600	13800	5330	5000	11800	10700	11600	6550	5370	2090
Antimony	-	1.22 J	0.617 J	< 0.375 U	< 0.385 U	< 0.353 U	< 0.347 U	< 0.346 U	< 0.364 U	< 0.403 U	< 0.446 U	< 0.395 U	< 0.491 U
Arsenic	12	6.96	2.21	1.7	5.66	2.76	3.34	2.46	2.01	2.33	4.33	5.08	4.32
Barium	600	72.5	36.8	35.1	448	58	40.1	47.9	48.4	38.8	125	88.8	99.3
Beryllium	1.75	0.444 J	0.635	< 0.114 U	0.691	< 0.107 U	< 0.105 U	< 0.105 U	< 0.111 U	< 0.122 U	< 0.135 U	< 0.12 U	< 0.149 U
Cadmium	1	2.07	0.14 J	< 0.0175 U	< 0.0179 U	< 0.0164 U	< 0.0161 U	< 0.0161 U	< 0.017 U	< 0.0188 U	< 0.0208 U	< 0.0184 U	< 0.0229 U
Calcium	35,000	16000	3450	2610	3600	32600	1690	1290	8310	1290	5560	7910	3950
Chromium	40	21.2	9.35	9.08	29	17.5	12.9	21.8	19.1	19.2	16.4	11.5	6.83
Cobalt	60	4.61	6.28	4.27	7.96	3.31	4.86	5.14	8.09	5.57	4.63	3.63	3.63
Copper	50	71.5	23.3	29.9	80.6	21.5	14	14.7	13.6	9.29	97.8	40.3	30.3
Iron	550,000	19700	7500	7310	7390	7990	9280	13200	12300	18600	11500	9790	9290
Lead	500	171	10.3	144	119	71.5	15.6	13.6	24.6	13.7	340	127	512
Magnesium	5000	7560	2860	1980	3970	2690	2640	2350	2600	1440	2860	451	451
Manganese	5000	116	140	182	350	156	140	181	195	224	180	178	125
Nickel	25	33.3	20.5	19.9	36.6	11.3	16.3	15.2	15.3	45.7	15.3	20.1	9.49
Potassium	43,000	1250	1020	961	5940	634	1090	870	791	1120	699	926	343
Selenium	3.9	0.909 J	< 0.302 U	< 0.332 U	< 0.341 U	< 0.312 U	< 0.307 U	< 0.306 U	< 0.322 U	< 0.356 U	< 0.394 U	< 0.35 U	< 0.435 U
Silver	-	< 0.383 U	< 0.327 U	35.6	85.7	22.2	34.5	< 0.331 U	46.2	< 0.331 U	20.9	< 0.379 U	10.6
Sodium	8000	267	171	162	1640	135	113	106	144	87.5	186	193	178
Vanadium	300	25.3	13.9	14.2	29.1	14.7	18.6	27.3	23.5	27.8	25	16.2	9.16
Zinc	50	109	90.4	42.5	228	76.5	60.3	33.2	44	29.1	156	114	101
Mercury	0.1	0.148	< 0.0081 U	0.623	0.889	0.34	< 0.008 U	0.0494	0.183	0.166	2.6	0.688	2.69
<b>Miscellaneous</b>													
% Solids	-	83.2	86.2	88.5	84.6	89.5	88.6	88.8	85.7	87.4	77.6	88.8	69.5

**NOTES:**  
NYSDEC exceedances are highlighted and in **BOLD**. U = Analyte was not detected at or above the  
D\* = Dilution factor SB = Site Background  
VOCs = Acetone commonly seen using lab extraction technique.  
J = Result is an estimated value below the reporting limit. NYSDEC TAGM Objectives obtained from the  
N/A = Not Analyzed New York State Department of Environmental  
Conservation Technical and Administrative

**Table 2**  
**Summary of Analytical Results of Groundwater Sampling**  
**Motor Pool Parcel**  
**870 Third Avenue**  
**Brooklyn, NY**  
**Langan Project No. 5788802**

Client ID	TOGS NYSDEC	MW3-071807	
Lab Sample ID	Ambient	SA65301-01	
Date Sampled	Groundwater	07/18/07	
<b>VOCs (ug/l)</b>			
cis-1,2-Dichloroethene	5	0.7	J
<b>Pesticides (ug/l)</b>			
	-	ND	
<b>PCBs (ug/l)</b>			
	-	ND	
<b>Herbicides (ug/l)</b>			
	-	ND	
<b>TPHs (mg/l)</b>			
	-	ND	
<b>Metals (mg/l)</b>			
Aluminum	-	13.2	
Antimony	0.003	<b>0.004</b>	J
Arsenic	0.025	0.0044	J
Barium	1	0.0739	
Cadmium	0.005	0.0008	J
Calcium	-	34.5	
Chromium	0.05	0.035	
Cobalt	-	0.0062	
Copper	0.2	0.0738	
Iron	0.3	<b>17.2</b>	
Lead	0.025	<b>0.0321</b>	J
Magnesium	-	5.7	
Manganese	0.3	0.272	
Nickel	0.1	0.0272	
Potassium	-	6.6	
Silver	0.05	0.0306	
Sodium	20	<b>28.6</b>	
Sulfur	-		
Vanadium	-	0.0392	
Zinc	-	0.0556	J
Mercury	0.0007	0.00019	J

**NOTES:**

- 1) NYSDEC Ambient Groundwater Standards
  - 2) NYSDEC TOGS exceedances are highlighted in **BOLD**.
- ND = Not Detected  
J = Result is an estimated value below the reporting limit.