



June 26, 2006

Ms. Josslyn Shapiro
Project Manager
Division of Environmental Remediation
New York State Department of Environmental Conservation
47-40 21st Street
Long Island City, New York 11101

**Re: Remedial Work Plan - Addendum No. 3
Supplemental Geophysical Survey - Prow Building
BTM Development Partners, LLC
Gateway Center at Bronx Terminal Market
Bronx, New York
BCP Index No. W2-1032-04-11, Site No. C203015**

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Dear Ms. Shapiro:

On behalf of BTM Development Partners, LLC, Langan Engineering & Environmental Services, P.C. (Langan) is pleased to provide you with Addendum No. 3 to the Remedial Work Plan (RWP) for the Gateway Center at Bronx Terminal Market, Bronx, New York (Site), dated and submitted to the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) on December 16, 2005 and approved on May 11, 2006.

This Addendum documents the findings and conclusions of a supplemental geophysical survey conducted on June 2, 2006 in the Prow Building basement and within the adjacent sidewalk on the River Avenue side of the Prow Building. An initial geophysical survey was performed at the Prow Building in November 2005. The Prow Building is located on the southern side of the Site, within the boundaries outlined in the RWP. This supplemental geophysical survey was performed to investigate the potential presence of a suspected underground storage tank (UST).

PREVIOUS PROW BUILDING INSPECTION AND GEOPHYSICAL SURVEY

Langan previously conducted a building inspection and oversaw a limited geophysical survey of the Prow Building's basement on November 22, 2005, which is documented in Langan's

Remedial Work Plan – Addendum No. 1 Additional Investigation – Prow Building, dated and submitted to the NYSDEC and NYSDOH on January 31, 2006. The limited geophysical survey was performed by Naeva Geophysics of Congers, New York.

An inactive boiler and a hot-water heater were observed in the mechanical room located in the east side of the basement (River Avenue side). No aboveground storage tanks (ASTs) were observed in the basement. Oil staining was observed in a storage room that is approximately 20 feet to the south of the mechanical room. The oil stain location was around a small concrete patch on the basement slab that has the shape and size of a potential former pipe penetration.

The geophysical survey was conducted in a limited area of the basement due to the presence of shelves and pallets of food products associated with the former tenant's operations. Based on metal detector and ground penetrating radar surveys, the area in the vicinity of the oil stain showed a slight anomaly. No other suspect subgrade structures were identified within the basement. The geophysical survey also identified a probable fill port and subsurface pipe leading toward the Prow Building in the sidewalk to the east (River Avenue side) of the building.

The report concluded that a UST may be present below the Prow Building basement slab based on the results of the geophysical survey and visual observations of stains. The report recommended that the presence of the suspected UST should be determined, and, if found, should be properly closed in-place.

SUPPLEMENTAL PROW BUILDING GEOPHYSICAL SURVEY

On June 2, 2006, Langan was onsite with Hager-Richter Geosciences of Orange, New Jersey, to re-survey the Prow Building basement for the possible presence of an UST. The re-survey was conducted because the original survey was limited by obstructions that are now removed, allowing clear and unrestricted access. The approximate limits of the survey are shown on the attached Drawing 1.

Prior to conducting the geophysical survey, a precision utility locate (PUL) was conducted to locate any subsurface piping appurtenances that may be connected to the fill port observed within the River Avenue sidewalk area. To accomplish this, Hager-Richter utilized a Radiodetection RD4000 precision pipe and cable location system that consisted of a separate transmitter and receiver. The RD4000 transmitter was attached to the fill port cap and the receiver was used to trace the emitted signal to its terminus. Hager-Richter was able to trace and mark-out the signal laterally from the fill port towards the Prow Building to approximately four feet from the building's eastern exterior wall. At approximately 4 feet from the exterior wall the signal was lost, presumably due to the piping being terminated or possibly because the

pipng elbowed 90-degrees and descended vertically into the subsurface. An inspection of the interior basement wall of the building, corresponding to the point where the piping might be reasonably expected to enter the building, did not reveal any evidence of piping.

Following the PUL, a geophysical survey was conducted within the former storage rooms located in the basement of the Prow Building. The survey focused on the central portion of the basement (south of the boiler room) in the vicinity of the observed oil staining and where the original survey had detected an anomaly. The survey was conducted using a Sensors and Software Noggin Smartcard digital subsurface interface radar system (GPR unit). The area of the basement surveyed was traversed systematically in both a north-south and east-west succession. No definitive anomalies were detected by the GPR unit on any of the passes completed within the basement.

The GPR unit was also used to survey the sidewalk area between the fill port and a pipe stick-up (potential vent pipe) observed ascending externally from the basement boiler room by the same methodology employed in the basement. The GPR unit appeared to register a definitive anomaly in this sidewalk area and a hyperbolic shape (presumably the top of the UST) was visible in the patterns displayed on the unit's graphic recorder. The anomaly appeared to be located approximately three feet below grade surface and appeared to be oriented parallel with the Prow Building east wall. The area corresponding to the reflection was then marked-out with spray paint to approximate the position of the detected object. No apparent connection could be made connecting the pipe stick-up to the object located within the sidewalk area.

A two foot square hole was observed in the concrete sidewalk at the approximate center-point of the anomaly marked-out with spray paint. The hole was filled with compacted debris and was flush with the rest of the sidewalk, making it difficult to detect without close inspection. The GPR unit detected the strongest signal immediately adjacent to this hole. To further investigate the potential presence of a UST, shovels were used to clear the dirt/debris out of the hole. The hole was cleaned out to a depth of approximately three feet below grade surface. At this depth a two-foot diameter, circular metal covering was encountered. The cover was sealed shut with bolts encircling the full circumference and appeared to be a UST manhole cover. The dirt/debris was subsequently replaced within the hole following inspection.

CONCLUSIONS AND RECOMMENDATIONS

Based upon the location of the fill port, the discovery of a pipe stick-up (potential vent pipe), the positive GPR anomaly detected while surveying the sidewalk area, the discovery of a metal bolted covering, and the lack of anomalies in the basement, Langan believes that the UST is located within the sidewalk area in between the Prow Building and River Avenue.

This RWP Addendum No. 3 adds to the activities in the RWP and Addenda 1 and 2, and provides that the UST will be removed, or closed-in-place if removal threatens to compromise the structural integrity of the adjacent Prow Building, in accordance with the Remedial Work Plan, and amended by Addenda 1, 2 and 3.

We look forward to working toward the successful completion of this BCP project.

Sincerely,
Langan Engineering & Environmental Services, P.C.



Joel Landes, P.E.
Associate

Enclosures: Drawing 1 – Area of Supplemental Geophysical Survey – Prow Building

cc. Dan Walsh – NYSDEC (Letter only)
Geoffrey Laccetti – NYSDOH (2 copies)
Rob Ursini – Related (1 copy)
Andrew Pattap – Related (1 copy)
Mark Chertok – SPR (2 copies)
Jason Hayes – (1 copy)

