



ENVIRONMENTAL CONSULTING & MANAGEMENT
ROUX ASSOCIATES, INC.

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December 9, 2009

Ioana Munteanu-Ramnic, P.E.
New York State Department of Environmental Conservation
47-40 21st Street
Long Island City, New York 11101

Re: Well Installation Work Plan
C231062: Mid Block #57 Project
615-649 West 57th Street
New York, New York

Dear Ms. Munteanu-Ramnic:

On behalf of Durst Development LLC, Roux Associates Inc. ("Roux Associates") is submitting this Well Installation Work Plan ("Work Plan") for the Mid Block #57 Project located at 615-649 West 57th Street, New York, New York (the "Site"). The Work Plan is being submitted in response to a request from the New York State Department of Environmental Conservation ("NYSDEC") and summarizes the installation of two monitoring wells at the Site, as was verbally discussed with the NYSDEC during our meeting on October 28, 2009.

During the October 28, 2009 meeting between Roux Associates and the NYSDEC, Roux Associates stated that two monitoring wells were going to be installed on the 57th Street sidewalk to determine the extent of upgradient groundwater contamination migrating onto the Site. Furthermore, it was expected that these wells would survive the proposed Site development and remedial action. On November 4 through 10, 2009, two wells, MW-10 and MW-11, were installed along the 57th Street sidewalk and parking lane and then sampled. Figure 1 shows the locations of these two wells. Following submittal of groundwater sampling results via email on December 2, 2009, the NYSDEC indicated during a December 3, 2009 telephone conversation that without an approved work plan, the cost to install the monitoring wells may not be eligible for calculation of tax credits. As per that discussion, this document presents a summary of the monitoring well installation, and Roux Associates requests that the costs associated with this task be included with all other Site preparation costs in determination of available tax credits.

On November 4 to November 6, 2009, monitoring wells MW-10 and MW-11 were installed using a 4¼-inch hollow stem auger with continuous soil sampling at two-foot intervals to a depth of 22 and 24 feet, respectively. The monitoring well locations were pre-cleared for utilities prior to drilling using vacuum assisted manual excavation to a


depth of seven feet below land surface. MW-10 was installed in the 57th Street north sidewalk and MW-11 was installed just beyond the curb in the 57th Street north parking lane, because a subsurface sidewalk vault prevented installation of this well in the sidewalk. The monitoring wells were constructed with 15-feet (MW-10) and 17-feet (MW-11) of 20-slot, two-inch diameter PVC well screen with number 2 sand overpack. The wells were finished with flush mount wellboxes and fitted with a watertight locking J-plug, and contained bentonite and grout well seals. Monitoring well construction logs for MW-10 and MW-11 are included as Figure 2 and Figure 3, respectively. Groundwater from the monitoring wells was sampled for VOCs, SVOCs, and metals on November 10, 2009. This analytical data was provided to NYSDEC in Roux Associates' December 2, 2009 email and will be included in quarterly groundwater monitoring reports.

These wells will be added to the list of monitoring wells sampled during quarterly groundwater monitoring and will benefit the project by providing groundwater data along the upgradient Site perimeter. As discussed above, we request that the costs associated with this task be included with all other Site preparation costs in determination of available tax credits.

Please feel free to contact me with any questions or comments regarding the well installation or project in general.

Respectfully submitted,

ROUX ASSOCIATES, INC.

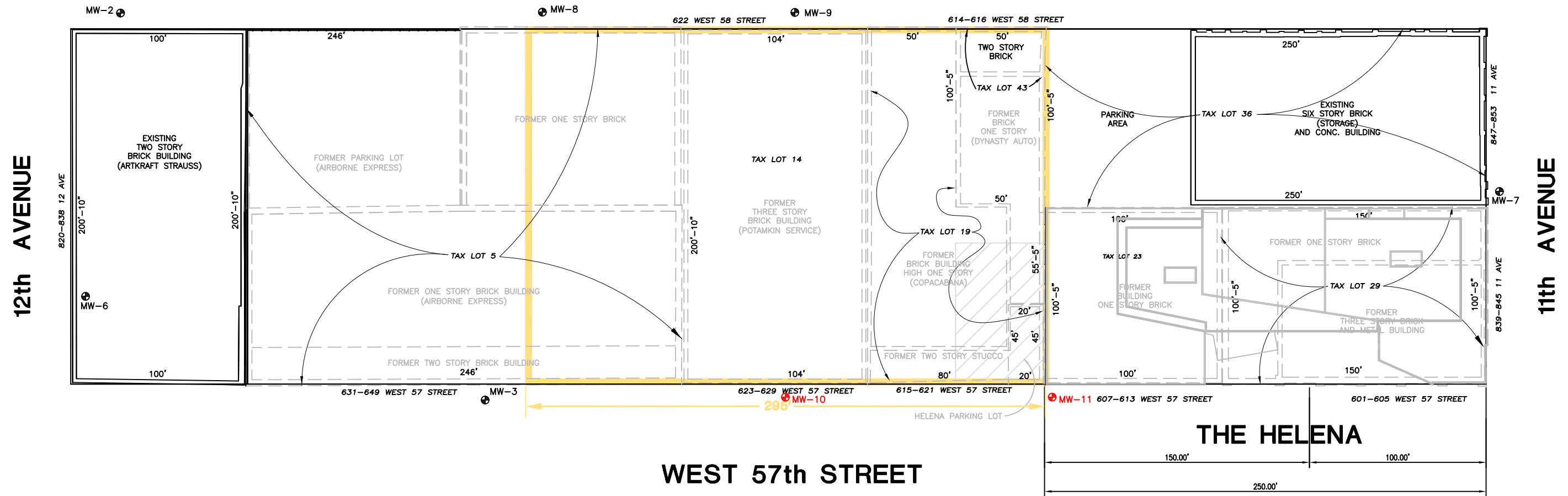

Joshua B. Levine, P.E.
Senior Engineer

Attachments

cc: Alexander Durst, Durst Development L.L.C.
Michael Roux, Roux Associates, Inc.

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WEST 58th STREET

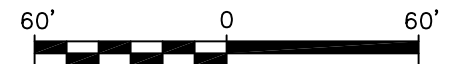


WEST 57th STREET

BLOCK 1105

LEGEND

- LIMITS OF MID BLOCK #57 PROJECT
- MW-3 LOCATION AND DESIGNATION OF EXISTING MONITORING WELL
- MW-10 LOCATION AND DESIGNATION OF MONITORING WELL INSTALLED NOVEMBER 4, 2009.



Title:			
SITE PLAN WITH MONITORING WELLS			
MID BLOCK #57 PROJECT			
Prepared For:			
DURST DEVELOPMENT L.L.C.			
REMEDIAL ENGINEERING, P.C. ENVIRONMENTAL ENGINEERS	Compiled by: J.L.	Date: 09DEC09	FIGURE 1
	Prepared by: G.M.	Scale: AS SHOWN	
	Project Mgr: J.L.	Office: NY	
	File No: DUR0315401		



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Page 1 of 1

WELL CONSTRUCTION LOG

WELL NO. MW-10	NORTHING Not Measured	EASTING Not Measured
PROJECT NO./NAME 133803Y / Durst Remedial Investigation	LOCATION 615-649 W. 57th Steet	
APPROVED BY J. Levine	LOGGED BY C.Roth	New York, New York
DRILLING CONTRACTOR/DRILLER Associated Env. Serv. / Ryan Jensen	GEOGRAPHIC AREA 57th St. Sidewalk Between 11th and 12th Ave	
DRILL BIT DIAMETER/TYPE 4.25-in. / Drive Sampler	BOREHOLE DIAMETER 8-inches	DRILLING EQUIPMENT/METHOD CME / HSA
CASING MAT./DIA. PVC / 2-inch	SCREEN: TYPE Slotted	MAT. PVC
ELEVATION OF: (Feet)	GROUND SURFACE	TOP OF WELL CASING
		TOP & BOTTOM SCREEN /
		SAMPLING METHOD 2" Split Spoon
		START-FINISH DATE 11/4/09-11/5/09
		GRAVEL PACK SIZES More #2
		SLOT SIZE 20-Slot
		TOTAL LENGTH 15.0ft
		DIA. 2-inch

Depth, feet	FLUSHMOUNT	2" Locking J-Plug	Graphic Log	Visual Description	Blow Counts per 6"	PID Values (ppm)	REMARKS
0	FLUSHMOUNT	2" Locking J-Plug	Concrete	Concrete			
0	FLUSHMOUNT	2" Locking J-Plug	FILL - Tanish black, SAND, stained	FILL - Tanish black, SAND, stained			
0	FLUSHMOUNT	2" Locking J-Plug	FILL - Black, SAND, brick, debris	FILL - Black, SAND, brick, debris			
5	FLUSHMOUNT	2" Locking J-Plug	Bentonite Chips				
5	FLUSHMOUNT	2" Locking J-Plug	Industrial Quartz Sand #2				
10	FLUSHMOUNT	2" Locking J-Plug	Industrial Quartz Sand #2	FILL - Brown-black, fine to coarse SAND and slag, little brick; wet			Hydrocarbon odor; Sample collected (10-12' bls) and analyzed for VOCs, SVOCs and Metals
10	FLUSHMOUNT	2" Locking J-Plug	Industrial Quartz Sand #2			2036	
15	FLUSHMOUNT	2" Locking J-Plug	15 ft. 20-SLOT PVC Pipe	FILL - Black, fine to coarse SAND and GRAVEL; wet			Hydrocarbon odor
15	FLUSHMOUNT	2" Locking J-Plug	15 ft. 20-SLOT PVC Pipe			485	
20	FLUSHMOUNT	2" Locking J-Plug	FILL - Black, fine to coarse SAND; wet				Hydrocarbon odor; Sample collected (18-20' bls) and analyzed for VOCs, SVOCs and Metals
20	FLUSHMOUNT	2" Locking J-Plug	FILL - Black, fine to coarse SAND; wet			796	
22	FLUSHMOUNT	2" Locking J-Plug					Bottom of boring at 22' bls

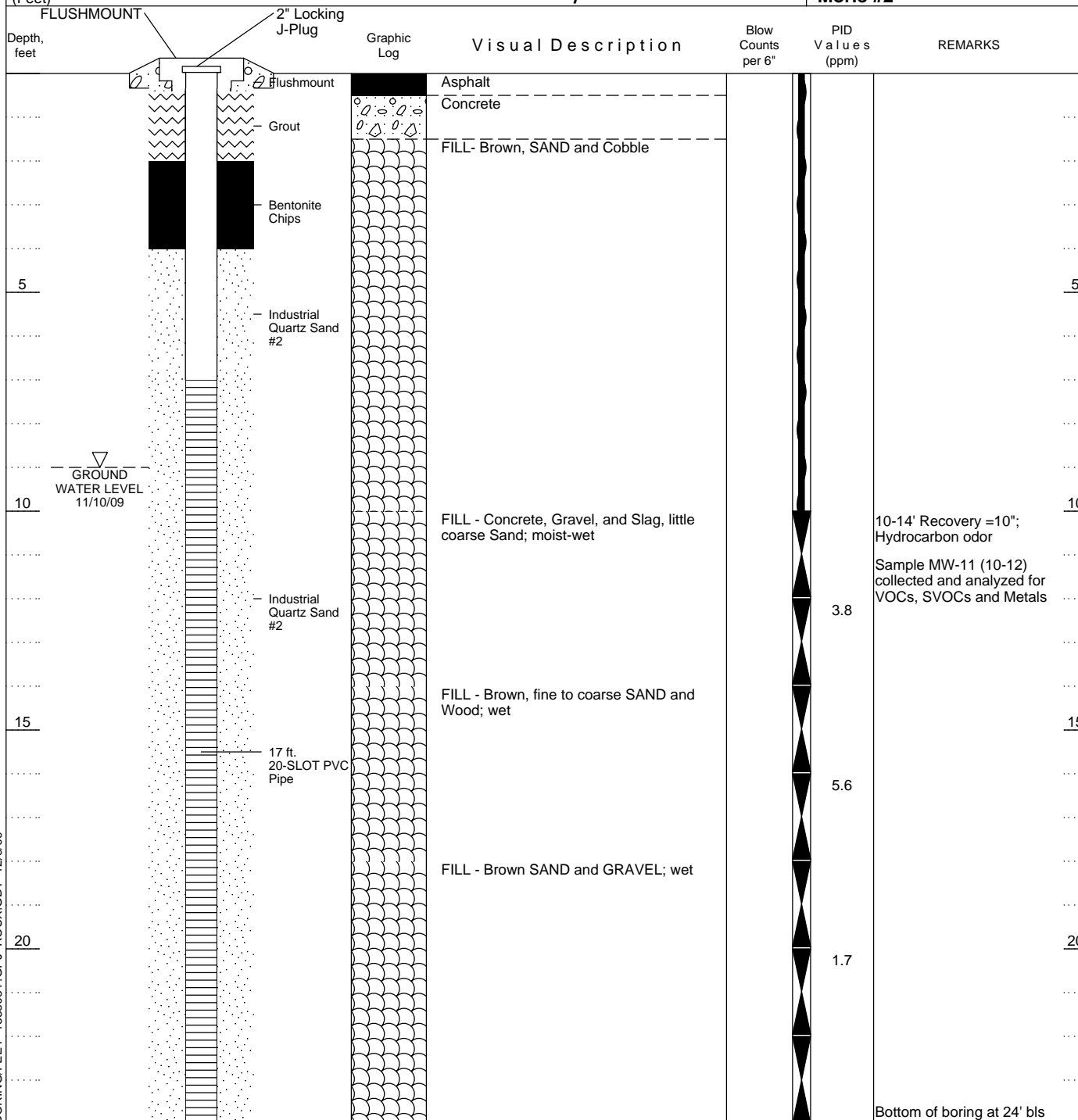
BORING/FEET 133803Y.GPJ ROUX.GDT 12/9/09



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WELL CONSTRUCTION LOG

WELL NO. MW-11		NORTHING Not Measured		EASTING Not Measured	
PROJECT NO./NAME 133803Y / Durst Remedial Investigation			LOCATION 615-649 W. 57th St		
APPROVED BY J. Levine		LOGGED BY C.Roth		New York, New York	
DRILLING CONTRACTOR/DRILLER Associated Env. Serv. / Ryan Jensen			GEOGRAPHIC AREA 57th St. North Parking Lane Between 11th and 12th Ave		
DRILL BIT DIAMETER/TYPE 4.25-in. / Drive Sampler		BOREHOLE DIAMETER 8-inches		DRILLING EQUIPMENT/METHOD CME / HSA	SAMPLING METHOD 2" Split Spoon
CASING MAT./DIA. PVC / 2-inch		SCREEN: TYPE Slotted		MAT. PVC	
ELEVATION OF: (Feet)		GROUND SURFACE		TOTAL LENGTH 17.0ft	
		TOP OF WELL CASING		DIA. 2-inch	
				SLOT SIZE 20-Slot	
				GRAVEL PACK SIZES Moire #2	



BORING/FEET 133803Y.GPJ ROUX.GDT 12/9/09