

APPENDIX C
PROJECT COSTS

90-30 Metropolitan Avenue, Rego Park, NY 11374

Summary of Environmental Remediation Costs Incurred through August 31, 2008

	Total Actual through August 31, 2008
Initial Installation of Remediation Equipment (<i>Note 1</i>)	\$692,461
Operating, Maintenance & Monitoring (<i>Note 2</i>)	\$111,585
UST Removal	\$12,020
Soil Removal (<i>Note 3</i>)	\$163,919
Total	\$979,985

NOTE 1: Detail on initial installation of remediation equipment

Envirotrac - System Installation	\$310,892
Engineering & Other Consulting Fees ***	\$381,569
Total	\$692,461

*** Engineering & Other Consultant Fees includes all costs incurred prior to system installation by Envirotrac, including testing, sampling, monitoring, and reporting (including preparation of the Pilot Test Report and Remedial Action Work Plan).

NOTE 2: The cost reflected above for operating, maintaining and monitoring ("OM&M") the system is the actual cost for the period of 8/21/07 to 8/31/08 only. Annual operating, maintenance and monitoring costs will be incurred on an on-going basis until the remediation is complete. OM&M costs also include reporting costs.

NOTE 3: The onsite soil was not and is not contaminated and no remediation was or is required. However, in accordance with item #24 on the Stipulations List dated June 19, 2006, all soil excavated and removed from the site must be treated as contaminated and regulated material and must be disposed of in accordance with all local, state, and federal laws. As part of the site renovation that took place during 2006/2007, there was excess soil that had to be removed from the site and owner incurred additional costs to remove such excess soil, even though not contaminated, since onsite soil had to be treated as regulated material as required by the Stipulations List. These additional costs are reflected in the "Soil Removal" line shown above.