115145

GEI Consultants

Geotechnical
Environmental and
Water Resources
Engineering

April 24, 2009

Mr. Herb Chaves, Esq.
116 John Street
New York, New York 10038

Re: Former Conklin Brass Property Interim Data Results
270 Nevins Street
Fulton Municipal Works Manufactured Gas Plant (MGP) Site
Brooklyn, New York 11217
Index No. A2-055-0606
Site No. 224051

Dear Mr. Chaves:

On behalf of National Grid, GEI Consultants, Inc. (GEI) has prepared this report of the interim data results of the soil vapor and air testing conducted at the warehouse of the Conklin Brass Property located at 270 Nevins Street in Brooklyn, New York. The data was collected during the winter heating season in March as part of remedial investigations National Grid is completing under the New York State Department of Conservation (NYSDEC)/New York State Department of Health (NYSDOH)-approved *Final Remedial Investigation Work Plan for the Fulton Municipal Works Former MGP Site* dated March 2008. In addition to this summary letter, laboratory analytical testing results and a figure that shows the sample locations are attached. Based on our review of the data, indoor air quality in the warehouse building is not being impacted by soil vapor intrusion.

Summary of Sampling Activities

On March 13, 2009, GEI installed four permanent sub-slab monitoring points (FW-SV-01 through SV-04) through the foundation slab of the building, and on March 16, 2009, GEI collected soil vapor samples. Two indoor air samples (FW-IA-01 and FW-IA-02) and one outdoor air sample (FW-OA-1) were also collected. The locations of the samples are show in Figure 1. Each sample was collected using laboratory certified Summa® canisters. In accordance with NYSDOH guidance, each soil vapor sample point location was sampled beneath an enclosure enriched with helium gas to evaluate potential infiltration of ambient air during the collection of the soil vapor sample. The samples were shipped to TestAmerica in Knoxville, Tennessee, a NYSDOH-approved laboratory. Each sample was analyzed for volatile organic compounds (VOCs) by EPA Method TO-15 (including naphthalene) and helium. Once analyzed, the air testing results were reviewed by a data validator to assure that analysis was completed according to regulatory guidelines. Table 1 provides a summary of compounds detected in the soil

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vapor and air samples.

Data Evaluation

In accordance with NYSDOH guidance, the analytical results were compared against concentrations of VOCs collected by the Environmental Protection Agency (EPA) as part of the Building Assessment and Survey Evaluation (BASE) study in 2001. The EPA BASE study was conducted to assess VOCs within indoor air in public and commercial office buildings. This study is used to provide context and guidance when assessing indoor air sample results. The attached table summarizes the detected results and compares the results as follows:

- The sub-slab soil vapor and indoor air analytical results were screened against the 90th percentile of the EPA BASE indoor air values. Values above the screening criteria are highlighted in gray in the table. There were no compounds above the 90th percentile in our indoor air samples.

- The outdoor air analytical data was screened against the 90th percentile of the EPA BASE outdoor air values. There were no compounds above the screening criteria in our outdoor air sample.

All VOC concentrations in the indoor air were below the levels shown in the BASE study typically found in indoor air in public and commercial office building settings. A similar suite of compounds was noted within the outdoor air as the indoor air samples.

Compounds common to MGP operations and petroleum products (including benzene, toluene, ethylbenzene and xylene compounds [BTEX], and naphthalene) were detected in each of the sub-slab soil vapor samples at concentrations above the BASE study's 90th percentile of indoor air VOC levels in commercial buildings. Concentrations of tetrachloroethene, a chlorinated solvent not associated with MGP operations, were also detected in three soil vapor sample locations. Helium testing results indicate that there was minimal ambient air leakage around the sub-slab sample points confirming soil vapor was representative of sub-slab conditions.

Conclusions

Concentrations of VOCs that are common to MGP materials, petroleum products, and chlorinated solvents were detected beneath the slab of the building. Laboratory testing has shown that concentrations of VOCs in indoor air within the former Conklin Brass Property warehouse are within ranges typically found within commercial and office buildings. As a result, the indoor air of the warehouse is not being impacted by soil vapor intrusion.

Please contact Tracey Bell at National Grid if you have questions regarding this interim data transmittal. Tracey can be contacted at 718-963-5645 or via e-mail at tracey.bell@us.ngrid.com.

Best regards,

Robin B. DeHate, Ph.D., C.H.M.M.
Senior Risk Manager

c: T. Bell-National Grid
D. Campbell-National Grid
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Table 1
Soil Vapor, Indoor Air, and Outdoor Air Analytical Data Summary
Former Conklin Brass Property
Fulton Municipal Works MGP Site
Brooklyn, New York

		Outdoor Air			Indoor Air		
Sample Name: **Sample Date:**	EPA BASE Outdoor Air Concentrations 90th Percentile	FW-OA-01 3/16/2009		EPA BASE Indoor Air Concentrations 90th Percentile	FW-IA-01 3/16/2009	Duplicate of FW-IA-01 3/16/2009	FW-IA-02 3/16/2009
BTEX (ug/m3)							
Benzene	6.6	**2.5**		9.4	**3.7**	**3.9**	**3.8**
Toluene	33.7	**12**		43	**14**	**15**	**13**
Ethylbenzene	3.5	**1.5**		5.7	**2.7**	**2.7**	**2.9**
Xylene, m,p-	12.8	**4.4 J**		22.2	**8.3 J**	**8.6 J**	**9.6 J**
Xylene, o-	4.6	**1.6**		7.9	**3.1**	**3.2**	**3.6**
Other VOCs (ug/m3)							
Acetone	43.7	**16**		98.9	**17**	**17**	**18**
Acrolein (propenal)	NE	**1.1**		NE	0.73 UJ	**2.1 J**	**2.4**
Bromodichloromethane	NE	0.54 U		NE	0.54 U	0.54 U	0.54 U
Bromoform	NE	0.83 U		NE	0.83 U	0.83 U	0.83 U
Bromomethane	1.6	**0.086 J**		1.7	**0.092 J**	**0.078 J**	0.31 U
Butadiene, 1,3-	3.4	**0.34 J**		3	**0.75**	**0.76**	**0.89**
Butane	NE	**6.3**		NE	**20**	**19**	**40**
Butanone, 2-	11.3	**2.6**		12	**2.9**	**2.7**	**2.8**
Carbon disulfide	3.7	0.62 U		4.2	0.62 U	0.62 U	0.62 U
Carbon tetrachloride	0.7	**0.44 J**		1.3	**0.43 J**	**0.47 J**	**0.46 J**
Chloroethane	1.2	**0.064 J**		1.1	**0.087 J**	**0.063 J**	**0.091 J**
Chloroform	0.6	**0.2 J**		1.1	**0.28 J**	**0.27 J**	**0.25 J**
Chloromethane	3.7	**0.99**		3.7	**1.4**	**1.1**	**1.1**
Chlorotoluene,2-	NE	**0.15 J**		NE	0.83 U	0.83 U	**0.18 J**
Cryofluorane	NE	0.56 U		NE	0.56 U	0.56 U	0.56 U
Cyclohexane	NE	**0.88**		NE	**1.5**	**1.7**	**1.5**
Decane, n-	7.6	**1.8 J**		17.5	**2.6**	**3.8**	**4.7**
Dibromochloromethane	NE	0.68 U		NE	0.68 U	0.68 U	0.68 U
Dichlorobenzene,1,3-	2.2	0.48 U		2.4	0.48 U	0.48 U	0.48 U
Dichlorobenzene,1,4-	1.2	**0.5**		5.5	**0.36 J**	**0.49**	**0.51**
Dichlorodifluoromethane	8.1	**2.4**		16.5	**2.7**	**2.6**	**2.6**
Dichloroethane,1,2-	0.8	0.32 U		0.9	**0.088 J**	**0.084 J**	0.32 U
Dichloroethene,1,1-	1.4	0.32 U		1.4	0.32 U	0.32 U	0.32 U
Dichloropropane,1,2-	1.6	0.37 U		1.6	0.37 U	0.37 U	0.37 U
Dioxane,1,4-	NE	0.72 U		NE	0.72 U	0.72 U	0.72 U
Dodecane, n-	10.4	2.8 U		15.9	**1.1 J**	**0.36 J**	**1.5 J**
Ethanol *	57	**4.5 JN**		210	**6.4 JN**	**6.2 JN**	**7.5 JN**
Ethyltoluene, p-	3	**0.58 J**		3.6	**1.5**	**1.2**	**1.4**
Heptane, n-	NE	**1.4**		NE	**2.1**	**2.1**	**1.9**
Hexane, n-	6.4	**4.4**		10.2	**4.1**	**4.1**	**3.3**
Hexanone,2-	NE	0.82 U		NE	**0.11 J**	**0.12 J**	**0.14 J**
Indan	NE	**0.41 J**		NE	**0.63 J**	**0.64 J**	**0.72 J**
Indene	NE	0.76 UJ		NE	0.76 UJ	0.76 UJ	0.76 UJ
Methyl tert-butyl ether	6.2	1.4 U		11.5	1.4 U	1.4 U	1.4 U
Methyl-2-pentanone,4-	1.9	**0.46 J**		6	**1.1**	**1.5**	**1.5**
Methylene chloride	6.1	1.9 U		10	**2.1**	**2.7**	1.7 U
Methylnaphthalene,1-	NE	5.8 UJ		NE	5.8 UJ	5.8 UJ	5.8 UJ
Methylnaphthalene,2-	NE	5.8 UJ		NE	5.8 UJ	5.8 UJ	5.8 UJ
Naphthalene	4.9	**0.25 J**		5.1	**0.97 J**	**0.66 J**	**1.1**
Nonane	2.8	**1.2**		7.8	**2**	**2.2**	**2.3**

Table 1
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Former Conklin Brass Property
Fulton Municipal Works MGP Site
Brooklyn, New York

		Outdoor Air			Indoor Air		
Sample Name: **Sample Date:**	EPA BASE Outdoor Air Concentrations 90th Percentile	FW-OA-01 3/16/2009		EPA BASE Indoor Air Concentrations 90th Percentile	FW-IA-01 3/16/2009	Duplicate of FW-IA-01 3/16/2009	FW-IA-02 3/16/2009
Octane, n-	1.6	**0.78**		4.5	**1.5**	**1.5**	**1.4**
Pentane	NE	**3.2**		NE	**6.2**	**5.6**	**5.3**
Propanol, 2-	16.5	**3.3**		250	**3.7**	**3.8**	**3.7**
Styrene	1.3	**0.29 J**		1.9	**0.31 J**	**0.59**	**0.55**
t-Butyl alcohol	NE	**0.12 J**		NE	**0.26 J**	**0.17 J**	**0.23 J**
Tetrachloroethane,1,1,2,2-	NE	0.55 U		NE	0.55 U	0.55 U	0.55 U
Tetrachloroethene	6.5	**1.8**		15.9	**2.9**	**2.3**	**2**
Thiophene	NE	0.28 UJ		NE	0.28 UJ	0.28 UJ	0.28 UJ
Trichloro-1,2,2-trifluoroethane, 1,1,2-	NE	**0.52 J**		NE	**0.55 J**	**0.51 J**	**0.53 J**
Trichloroethane, 1,1,1-	2.6	**0.071 J**		20.6	**0.12 J**	**0.12 J**	**0.12 J**
Trichloroethene	1.3	**0.32**		4.2	**0.77**	**0.79**	**0.7**
Trichlorofluoromethane	4.3	**1.9**		18.1	**2.8**	**2.8**	**2.7**
Trimethylbenzene, 1,2,4-	5.8	**1.7**		9.5	**2.7**	**3.2**	**4**
Trimethylbenzene, 1,3,5-	2.7	**0.56**		3.7	**0.94**	**1.2**	**1.3**
Trimethylbenzene,1,2,3-	NE	**0.65 J**		NE	**1.4 J**	**1.7 J**	**1.9 J**
Trimethylpentane, 2,2,4-	NE	**1**		NE	**1.7**	**1.8**	**1.7**
Undecane, n-	14.8	**0.83 J**		22.6	**2.4 J**	**1.6 J**	**3.7**
Other (%)							
Helium	NE	NA		NE	NA	NA	NA

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Brooklyn, New York

	EPA BASE Indoor Air Concentrations 90th Percentile	Soil Vapor				
Sample Name:		FW-SV-01	FW-SV-02A	Duplicate of FW-SV-02A	FW-SV-03	FW-SV-04
Sample Date:		3/16/2009	3/16/2009	3/16/2009	3/16/2009	3/16/2009
BTEX (ug/m3)						
Benzene	9.4	**6.3**	**18**	**23**	**10**	**200**
Toluene	43	**19**	**28 J**	**40 J**	**23**	**24**
Ethylbenzene	5.7	**5.8**	**4.9**	**8.4**	**4.1**	**6.3 J**
Xylene, m,p-	22.2	**14**	**11 J**	**21 J**	**12 J**	**14 J**
Xylene, o-	7.9	**6**	**6.6 J**	**12 J**	**5**	**6.5 J**
Other VOCs (ug/m3)						
Acetone	98.9	**110**	**170**	**160**	**49**	**46 J**
Acrolein (propenal)	NE	1.2 U	7.3 U	**3.9**	**0.67 J**	25 U
Bromodichloromethane	NE	**0.27 J**	5.4 U	**0.5 J**	**0.34 J**	18 U
Bromoform	NE	1.3 U	8.3 U	**2**	**0.29 J**	28 U
Bromomethane	1.7	0.49 U	3.1 U	**0.074 J**	0.31 U	11 U
Butadiene, 1,3-	3	**0.99**	3.5 U	**0.83**	**0.42**	12 U
Butane	NE	**16**	**5.3**	**8.3**	**6.2**	**520**
Butanone, 2-	12	**30**	**33 J**	**61 J**	**8.8**	40 U
Carbon disulfide	4.2	**1.3**	**4.6 J**	**5.9**	**11**	21 U
Carbon tetrachloride	1.3	**2.9**	5 U	**1.4**	**0.44 J**	17 U
Chloroethane	1.1	**0.11 J**	**0.64 J**	**0.54**	**0.12 J**	7.2 U
Chloroform	1.1	**5.4**	**4**	**5.5**	**1.4**	13 U
Chloromethane	3.7	**0.71**	4.1 U	**1.4**	**0.85**	14 U
Chlorotoluene,2-	NE	1.3 U	8.3 U	0.83 U	0.83 U	28 U
Cryofluorane	NE	0.88 U	5.6 U	**0.11 J**	0.56 U	19 U
Cyclohexane	NE	**5**	**3.6 J**	**5**	**22**	**2000**
Decane, n-	17.5	**20 J**	**63 J**	**91 J**	**11**	**24 J**
Dibromochloromethane	NE	1.1 U	6.8 U	**1.3**	**0.41 J**	23 U
Dichlorobenzene,1,3-	2.4	**0.45 J**	4.8 U	**0.19 J**	**0.29 J**	16 U
Dichlorobenzene,1,4-	5.5	**0.25 J**	4.8 U	**0.22 J**	**0.21 J**	16 U
Dichlorodifluoromethane	16.5	**1.6**	**2 J**	**2.4**	**1**	13 U
Dichloroethane,1,2-	0.9	0.51 U	3.2 U	**0.22 J**	0.32 U	11 U
Dichloroethene,1,1-	1.4	0.5 U	3.2 U	**0.078 J**	0.32 U	11 U
Dichloropropane,1,2-	1.6	0.58 U	3.7 U	**0.15 J**	0.37 U	13 U
Dioxane,1,4-	NE	1.1 U	7.2 U	0.72 U	0.72 U	25 U
Dodecane, n-	15.9	**15**	**64 J**	**150 J**	**6.4**	**8 J**
Ethanol *	210	**2.2 JN**	**17.7 JN**	**11.1 JN**	**5.1 JN**	ND
Ethyltoluene, p-	3.6	**2.3**	**3.9 J**	**5.7**	**2.2**	27 U
Heptane, n-	NE	**3.4**	**4 J**	**7.3**	**29**	**320**
Hexane, n-	10.2	**4.2**	**6.5 J**	**7.4**	**33**	**1300**
Hexanone,2-	NE	**2.1**	**4.8 J**	**7.8**	**0.65 J**	28 U
Indan	NE	**1.2 J**	3.9 UJ	**2.3 J**	**1.2 J**	13 UJ
Indene	NE	**2.1 J**	7.6 UJ	0.76 UJ	0.76 UJ	26 UJ
Methyl tert-butyl ether	11.5	**0.62 J**	14 U	1.4 U	1.4 U	49 U
Methyl-2-pentanone,4-	6	**12**	**16 J**	**30 J**	**1**	28 U
Methylene chloride	10	1.1 U	6.9 U	**1**	**2.7**	6.5 U
Methylnaphthalene,1-	NE	9.1 UJ	58 UJ	**18 J**	5.8 UJ	200 UJ
Methylnaphthalene,2-	NE	9.1 UJ	58 UJ	**71 J**	5.8 UJ	200 UJ
Naphthalene	5.1	**1.7**	**5.2 J**	**14**	**2.2**	36 U
Nonane	7.8	**4.3**	**26 J**	**38 J**	**12**	**8.2 J**

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Former Conklin Brass Property
Fulton Municipal Works MGP Site
Brooklyn, New York

	EPA BASE Indoor Air Concentrations 90th Percentile	Soil Vapor				
Sample Name:		FW-SV-01	FW-SV-02A	Duplicate of FW-SV-02A	FW-SV-03	FW-SV-04
Sample Date:		3/16/2009	3/16/2009	3/16/2009	3/16/2009	3/16/2009
Octane, n-	4.5	**13**	**12**	**15**	**22**	**54**
Pentane	NE	**2.8**	**1.7 J**	**1.8**	**7.6**	**1200**
Propanol, 2-	250	**2.7 J**	**5.8 J**	**4.4**	**2.3**	67 U
Styrene	1.9	**2.6**	**1.9 J**	**3.5**	**0.47**	12 U
t-Butyl alcohol	NE	**0.99 J**	**4.3 J**	**2.5**	**1.9 J**	**1.7 J**
Tetrachloroethane,1,1,2,2-	NE	0.86 U	5.5 U	0.55 U	0.55 U	19 U
Tetrachloroethene	15.9	**4.9**	**10**	**15**	**21**	**6.6 J**
Thiophene	NE	0.43 UJ	2.8 UJ	**0.89 J**	0.28 UJ	9.4 UJ
Trichloro-1,2,2-trifluoroethane, 1,1,2-	NE	**0.32 J**	6.1 U	**0.55 J**	**0.53 J**	21 U
Trichloroethane, 1,1,1-	20.6	**0.28 J**	4.4 U	**0.68**	**1**	15 U
Trichloroethene	4.2	**0.27 J**	**1.3 J**	**1.5**	**0.28**	7.3 U
Trichlorofluoromethane	18.1	**0.53 J**	**1.3 J**	**1.6**	**1.2**	15 U
Trimethylbenzene, 1,2,4-	9.5	**7.7**	**13 J**	**26 J**	**6.2**	**5.4 J**
Trimethylbenzene, 1,3,5-	3.7	**3.8**	**9.3 J**	**18 J**	**2.4**	13 U
Trimethylbenzene,1,2,3-	NE	**2.4 J**	**13 J**	**25 J**	**2.2 J**	13 UJ
Trimethylpentane, 2,2,4-	NE	**0.88 J**	**2 J**	**2.3**	**18**	**24 J**
Undecane, n-	22.6	**3.8 J**	**56 J**	**110 J**	**4.9**	**7.8 J**
Other (%)						
Helium	NE	**2.5**	**3.1**	**2.5**	**1.9**	**0.36**

Table 1
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Former Conklin Brass Property
Fulton Municipal Works MGP Site
Brooklyn, New York

Notes:

ug/m^3 - micrograms per cubic meter
BTEX - benzene, toluene, ethylbenzene, and xylenes
VOCs - volatile organic compounds

NYSDOH - New York State Department of Health

Environmental Protection Agency (EPA) Building Assessment Survey Evaluation (BASE) Source: NYSDOH, October 2006. Summary of Indoor and Outdoor Levels of Volatile Organic Compounds from selected public and commercial office buildings reported in various locations within office settings in NYS, 1994-1996.

NA - not analyzed
NE- not established
ND - not detected
* Ethanol and 1,2,4,5-Tetramethylbenzene were reported by the laboratory as tentatively identified compounds.

Bolding indicates a detected result concentration
Shading and bolding indicates that the detected concentration is above the EPA screening value. Indoor air and soil vapor were screened against EPA BASE indoor air 90th percentile levels. Outdoor air was screen against EPA BASE outdoor 90th percentile levels.

Validation Qualifiers:

J - estimated value
JN - analyte is presumptively present at an approximated quantity
U - indicates not detected to the reporting limit for organic analysis
UJ - not detected at or above the reporting limit shown and the reporting limit is estimated

LEGEND

APPROXIMATE CURRENT PROPERTY BOUNDARY

APPROXIMATE BOUNDARY OF FORMER MANUFACTURED GAS PLANT (MGP) SITE

HISTORIC STRUCTURE

PREVIOUS SAMPLES

KSF-SB-24 — NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) SITE CHARACTERIZATION (SC) BORING LOCATION

KSF-SB-23/MW-1 — NYSDEC SC MONITORING WELL LOCATION

GC-GP-06 — KEYSPAN GOWANUS CANAL INVESTIGATION BORING LOCATION

REMEDIAL INVESTIGATION LOCATIONS

FW-MW-01 — REMEDIAL INVESTIGATION (RI) MONITORING WELL LOCATION

FW-SB-01 — RI SOIL BORING LOCATION

FW-SB-20 — RI SOIL BORING WITH TEMPORARY GROUNDWATER SAMPLE LOCATION

FW-SS-06 — RI SURFACE SOIL SAMPLE LOCATION

FW-SV-10 — RI SOIL VAPOR POINT

FW-IA-01 — RI INDOOR AIR SAMPLE LOCATION

FW-OA-01 — RI OUTDOOR AIR SAMPLE LOCATION

SOURCES:

1. PHOTOGRAPH OBTAINED FROM BLUE SKY INTERNATIONAL LTD. ALL RIGHTS RESERVED. COPYRIGHT 2006.
2. SANBORN FIRE INSURANCE MAPS (1886 THROUGH 1996).
3. SITE CHARACTERIZATION REPORT, FULTON FORMER MANUFACTURED GAS PLANT, BROOKLYN (II), KING'S COUNTY, NEW YORK, SITE No. 2-24-051, SEPTEMBER 2007, PREPARED BY NYSDEC REMEDIAL BUREAU C., DIVISION OF ENVIRONMENTAL REMEDIATION.
4. NEW YORK CITY OPEN ACCESSIBLE SPACE INFORMATION SYSTEM http://www.oasisnyc.net, ACCESSED JANUARY 2008.
5. SURVEY OF EXISTING CONDITIONS AND SAMPLE LOCATIONS CONDUCTED BY GEI CONSULTANTS, INC. ON 08/05/08 AND 08/28/08. SURVEY BY NEW YORK STATE LICENSED LAND SURVEYOR NUMBER 050146. HORIZONTAL DATUM: NEW YORK STATE PLANE COORDINATE SYSTEM (EAST ZONE, NORTH AMERICAN DATUM (NAD)83). VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM (NAVD) 88.

NOTE:

1. THE LOCATION OF THE PREVIOUS NYSDEC SC BORINGS AND MONITORING WELLS HAVE NOT BEEN SURVEYED AND SHOULD BE CONSIDERED APPROXIMATE.

0 50 100

SCALE, FEET

FORMER CONKLIN BRASS PROPERTY
270 NEVINS STREET
PHASE II REMEDIAL INVESTIGATION
FULTON MUNICIPAL WORKS FORMER MGP
BOROUGH OF BROOKLYN, NEW YORK

nationalgrid

GEI Consultants

Project 081190-1-1106

EXISTING CONDITIONS AND SAMPLE LOCATIONS

April 2009

Figure 1

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