BROWNFIELD CLEANUP PROGRAM
DECISION DOCUMENT

Concord Hotel and Resort Site
Town of Thompson, Sullivan County, New York
Site No. C353008
January 2010

Statement of Purpose and Basis

This Brownfield Cleanup Program (BCP) Decision Document presents the remedy identified by the Department of Environmental Conservation (Department) for Operable Units 01A, 01B, 01C, 2 & 3 of the Concord Hotel and Resort site. The remedial program was chosen in accordance with Article 27 Title 14 of the New York State Environmental Conservation Law and the 6 NYCRR 375 regulations relative to the BCP.

Description of the Site

The site is located on Concord Road in the Town of Thompson, Sullivan County, a rural setting in the Catskill region of New York State. Areas around the site are a mix of commercial, recreational, residential and undeveloped land. The largest nearby municipality is the Village of Monticello, approximately five miles northwest. See the attached Figure 1 to help define the location and layout of the site.

The remediation of the BCP site addressed in this decision document, occupies a combined 35 acres and consists of five Operable Units (OUs), as shown on Figure 1. These OUs are part of the original Concord Resort Complex that was built in stages beginning in the 1920s on the shore of Kiamesha Lake. The resort area continued to expand through the 1960s, by which time the site was similar to its current layout. As part of the property's ongoing redevelopment, many of the former structures have been demolished.

The planned redevelopment for the complex includes the construction of a new hotel and recreation facility with retail establishments. The scale of this redevelopment initiative requires that it be completed in phases over time. Certain areas of the complex will be redeveloped and occupied prior to other areas, and it is possible that remedial activity in a given OU will be sequenced accordingly, however, a COC will not be issued until all elements of the remedies for all operable units are in place.

The contamination identified at the site and the required remedial program is discussed below. While remediation is warranted based on an assessment of the data collected, the site does not pose a significant threat to human health of the environment.

Nature and Extent of Contamination OU-1A

Nature of contamination: Contaminants detected in soil and groundwater above standards, criteria and guidance values (SCGs), include semi-volatile organic compounds (SVOCs) associated with petroleum storage and usage. Areas of this OU have been found to contain floating petroleum product and a Freon 113 groundwater plume.

Extent of contamination: OU-1A contains a thin layer of fill material exhibiting metals impacts above the 6 NYCRR Part 375 unrestricted soil cleanup objectives (SCOs), but below commercial SCOs. Four underground storage tanks (USTs) are located in OU-1A consisting of two 15,000 gallon tanks containing #4 fuel oil, one 1,500 gallon tank containing #2 fuel oil, and one 20,000 gallon tank, as shown on Figure 2. In February 1998 the two 15,000 gallon tanks passed tightness testing, however, the 1,500 gallon tank failed testing. All USTs with the exception of the 20,000 gallon tank have been evacuated and sealed. The 20,000 gallon tank is located in part or entirely beneath the existing roadways and has not been tested or evacuated.

The extent of free product, associated sheen, and the Freon 113 plume is shown on Figure 2.

Description of the Remedy OU-1A

Based on the results of the Alternatives Analysis and the criteria identified for evaluation of alternatives, the Department has selected a Track 4 remedy for this OU. The components of the remedy set forth in the Remedial Work Plan (RWP), and shown on Figure 3, are as follows:

1. Removal of all USTs and excavation of associated grossly contaminated soils. When the excavation bottom and sidewalls show no petroleum impact based on field observations (i.e., no visible or olfactory contamination, PID readings below 10 ppm), confirmation sampling will be performed in accordance with Department guidance. Excavation will continue until the commercial SCOs are achieved. All soils will be properly disposed of off-site, and disposal will be tracked and documented for inclusion in the Final Engineering Report (FER).

2. Construct and maintain a cover system over the site. The cover system will consist of an impermeable surface (such as a concrete slab, asphalt paving, etc.) or at least one foot of clean soil, as defined by 6 NYCRR 375-6.7(d), underlain by a demarcation layer, such as a geotextile.

3. Installation and maintenance of a monitoring well network and free phase product recovery system to address the identified petroleum non-aqueous phase liquid (NAPL) plume. Monitoring wells will be used to monitor groundwater impacts and the effectiveness of recovery efforts.

4. Installation and maintenance of a monitoring well network, including installation of additional bedrock wells, in the vicinity of the identified Freon 113 groundwater plume. Freon 113 contamination will be addressed through a combination of in-situ chemical

oxidation and product recovery. Monitoring wells will be used to monitor groundwater impacts and effectiveness of recovery efforts.

5. All future structures constructed in the OU-1A area, with the exception of the sub-surface parking garage, will be designed with a vapor barrier and subslab depressurization system; the parking garage will have its own ventilation system. These systems will consist of a series of pipes laid under the building foundation to collect subsurface vapors, which will then be actively vented to the outside air.

6. Since the remedy allows contamination above unrestricted levels to remain at the site, a site management plan (SMP) will be developed and implemented. The SMP will include the institutional controls and engineering controls to: (a) address remaining contaminated soils that may be excavated from the site during future redevelopment. An excavation plan that will require soil characterization and, where applicable, disposal/reuse in accordance with Department regulations will be developed; (b) provide for the operation and maintenance of the components of the remedy; (d) monitor the groundwater; and (e) identify any restrictions on use of the site or groundwater use.

7. The SMP will require the property owner to provide a periodic institutional control/engineering control (IC/EC) certification, prepared and submitted by a professional engineer or environmental professional acceptable to the Department, which would certify that the institutional controls and engineering controls put in place, are unchanged from the previous certification and nothing has occurred that would impair the ability of the control to protect public health or the environment or constitute a violation or failure to comply with any operation and maintenance or soil management plan.

8. Imposition of an institutional control in form of an environmental easement that will: (a) require compliance with the approved SMP; (b) limit the use and development of the property to commercial use; (c) restrict use of groundwater as a source of potable or process water without necessary water quality treatment as determined by the Sullivan County Department of Health; and (d) require the property owner to complete and submit to the Department a periodic IC/EC certification.

Nature and Extent of Contamination OU-1B

Nature of contamination: Several of the USTs in OU-1B are associated with a former gasoline station and have demonstrated evidence of leaks, which have impacted soil and perched groundwater in the OU. Soil in the vicinity of the USTs is contaminated primarily with benzene, toluene, ethylbenzene, and xylene (BTEX). One area of metals contamination above unrestricted SCOs was also identified.

Extent of contamination: Seven USTs are located in OU-1B consisting of one 550 gallon UST, one 2,000 gallon UST, three 6,000 gallon USTs and two 10,000 gallon USTs. The depth of BTEX contamination in the soil ranges from 0.5 to 21.5 feet below ground surface (ft-bgs). Benzene, toluene, ethylbenzene, and xylene were detected in soil at levels up to 24 ppm, 320

ppm, 130 ppm, and 1070 ppm, respectively. Metals contamination ranges from ground surface to approximately 1.5 ft-bgs. Selenium and silver were detected in soil at levels up to 436 ppm and 17.3 ppm, respectively. Groundwater was encountered at depths ranging from approximately 18 to 23 ft-bgs, and also demonstrated BTEX contamination. Benzene, toluene, ethylbenzene, and xylene were detected in groundwater at levels up to 173 ppb, 238 ppb, 111 ppb, and 302 ppb, respectively.

Description of the Remedy OU-1B

Based on the results of the Alternatives Analysis and the criteria identified for evaluation of alternatives, the Department has selected a Track 1 remedy for this OU. The components of the remedy set forth in the RWP and shown on the attached Figure 4, are as follows:

1. Removal of all USTs, excavation of associated grossly contaminated soils, and excavation of the identified area of metals contamination. When the excavation bottom and sidewalls show no petroleum impact based on field observations (i.e., no visible or olfactory contamination, PID readings below 10 ppm), confirmation sampling will be performed in accordance with DER guidance. Excavation will continue until the unrestricted SCOs are achieved.

2. All soils will be properly disposed of off-site, and disposal will be tracked and documented for inclusion in the FER. As the final site grade will be substantially lower than current grade backfilling will not be necessary.

Nature and Extent of Contamination OU-1C

Nature of contamination: Dieldrin was detected in one soil sample at a concentration of 0.0059 ppb which is slightly above the unrestricted SCO of 0.005 ppb.

Extent of contamination: Identified contamination is limited to one soil sample collected in a known disposal area.

Description of the Remedy OU-1C

Based on the results of the Alternatives Analysis and the criteria identified for evaluation of alternatives, the Department has selected a Track 1 remedy for this OU. The components of the remedy set forth in the RWP and shown on the attached Figure 5, are as follows:

1. Removal of all contaminated soil. Excavation must continue until the unrestricted SCOs are achieved.

2. All soils will be properly disposed of off-site, and disposal will be tracked and documented for inclusion in the FER. As the final site grade will be substantially lower than current grade backfilling will not be necessary.

Nature and Extent of Contamination OU-2

Nature of contamination: Soil in the northernmost two acres of OU-2 is impacted with VOCs, pesticides, PCBs and metals at concentrations above unrestricted SCOs.

A former disposal area is located in OU-2, which occupies approximately 0.3 acres of the southeast portion of the OU. Soil samples obtained in this area contained concentrations of VOCs, metals, pesticides and PCBs that exceed unrestricted SCOs.

Groundwater sampling detected only naturally occurring metals.

Extent of contamination: Contamination in the northernmost two acres of OU-2 is the result of discharges from USTs, pesticide storage, and usage as a septic field. Generally the depth of contamination in this area ranges from 1.5 ft-bgs to 8 ft-bgs. Locations of exceedances are illustrated on Figure 6.

The depth of fill material in the disposal area ranges from 1.5 ft-bgs to 9 ft-bgs. The volume of material present in the disposal area is approximately 2000 cubic yards.

Description of the Remedy OU-2

Based on the results of the Alternatives Analysis and the criteria identified for evaluation of alternatives, the Department has selected a combination Track 2 and Track 4 remedy for this OU. A Track 2 cleanup will be implemented on the northernmost portion of the site and a Track 4 cleanup will be implemented in the former disposal area. The components of the remedy set forth in the RWP and shown on the attached Figures 7 & 8, are as follows:

1. The Track 2 remedy on the northern portion of the site consisting of the removal of all soils contaminated above the commercial use SCOs, to a depth of 15' or bedrock, including removal of all USTs and associated grossly contaminated soils as shown on figure 9. When the excavation bottom and sidewalls show no impact based on field observations (i.e., no visible or olfactory contamination, PID readings below 10 ppm), confirmation sampling will be performed in accordance with Department guidance. Excavation will continue until the commercial SCOs are achieved to a depth of 15'. All soils will be properly disposed of off-site, and disposal will be tracked and documented for inclusion in the FER. Soils used for backfill will meet commercial use SCOs.

2. The Track 4 remedy in the former disposal area consisting of the excavation and off-site disposal of soil above commercial use SCOs as depicted on Figure 7. Debris from the former disposal area will be excavated from the wetland area and consolidated outside of the wetland. A cover system will be constructed and maintained over the consolidated disposal area. The cover system will consist of at least one foot of clean soil, as defined by 6 NYCRR 375-6.7(d), underlain by a demarcation layer, such as a geotextile.

3. Since the remedy allows contamination above unrestricted levels to remain at the site, a site management plan (SMP) will be developed and implemented. The SMP will include the institutional controls and engineering controls to: (a) address remaining contaminated soils that may be excavated from the site during future redevelopment. An excavation plan that will require soil characterization and, where applicable, disposal/reuse in accordance with Department regulations will be developed; (b) provide for the operation and maintenance of the components of the remedy; (d) monitor the groundwater; and (e) identify any restrictions on use of the site or groundwater use.

4. The SMP will require the property owner to provide a periodic IC/EC certification, prepared and submitted by a professional engineer or environmental professional acceptable to the Department, which would certify that the institutional controls and engineering controls put in place, are unchanged from the previous certification and nothing has occurred that would impair the ability of the control to protect public health or the environment or constitute a violation or failure to comply with any operation and maintenance or soil management plan.

5. Imposition of an institutional control in form of an environmental easement that would: (a) require compliance with the approved SMP; (b) limit the use and development of the property to commercial use; (c) restrict use of groundwater as a source of potable or process water without necessary water quality treatment as determined by the Sullivan County Department of Health; and (d) require the property owner to complete and submit to the Department a periodic IC/EC certification.

Nature and Extent of Contamination OU-3

Nature of contamination: Soil samples collected from this OU, a former disposal area, resulted in exceedances of the unrestricted SCO, for metals, pesticides and PCBs.

Groundwater sampling detected only naturally occurring metals.

Extent of contamination: The extent of the former disposal area in OU-3 is approximately 1 acre. The landfill is located outside the Department-regulated wetland boundaries, but is located within the100 foot wetlands buffer zone. As indicated on Figure 9, exceedance of commercial SCOs was only observed in the vicinity of OU3-TP11.

Description of the Remedy OU-3

Based on the results of the Alternatives Analysis and the criteria identified for evaluation of alternatives, the Department has selected a Track 2 commercial use remedy for this OU. The components of the remedy set forth in the RWP and shown on the attached Figures 9 and 10, are as follows:

1. Excavation and off-site disposal of impacted soil in the vicinity of OU3-TP11. When the excavation bottom and sidewalls show no impact based on field observations (i.e., no

visible or olfactory contamination, PID readings below 10 ppm), confirmation sampling will be performed in accordance with Department guidance. Excavation will continue until the commercial SCOs are achieved or a depth of 15 feet is reached. All soils will be properly disposed of off-site, and disposal will be tracked and documented for inclusion in the FER.

2. Since the remedy allows contamination above unrestricted levels to remain at the site, a site management plan (SMP) will be developed and implemented. The SMP will include the institutional controls and engineering controls to: (a) address remaining contaminated soils that may be excavated from the site during future redevelopment. An excavation plan that will require soil characterization and, where applicable, disposal/reuse in accordance with Department regulations will be developed; (b) provide for the operation and maintenance of the components of the remedy; (d) monitor the groundwater; and (e) identify any restrictions on use of the site or groundwater use.

3. The SMP will require the property owner to provide a periodic IC/EC certification, prepared and submitted by a professional engineer or environmental professional acceptable to the Department, which would certify that the institutional controls and engineering controls put in place, are unchanged from the previous certification and nothing has occurred that would impair the ability of the control to protect public health or the environment or constitute a violation or failure to comply with any operation and maintenance or soil management plan.

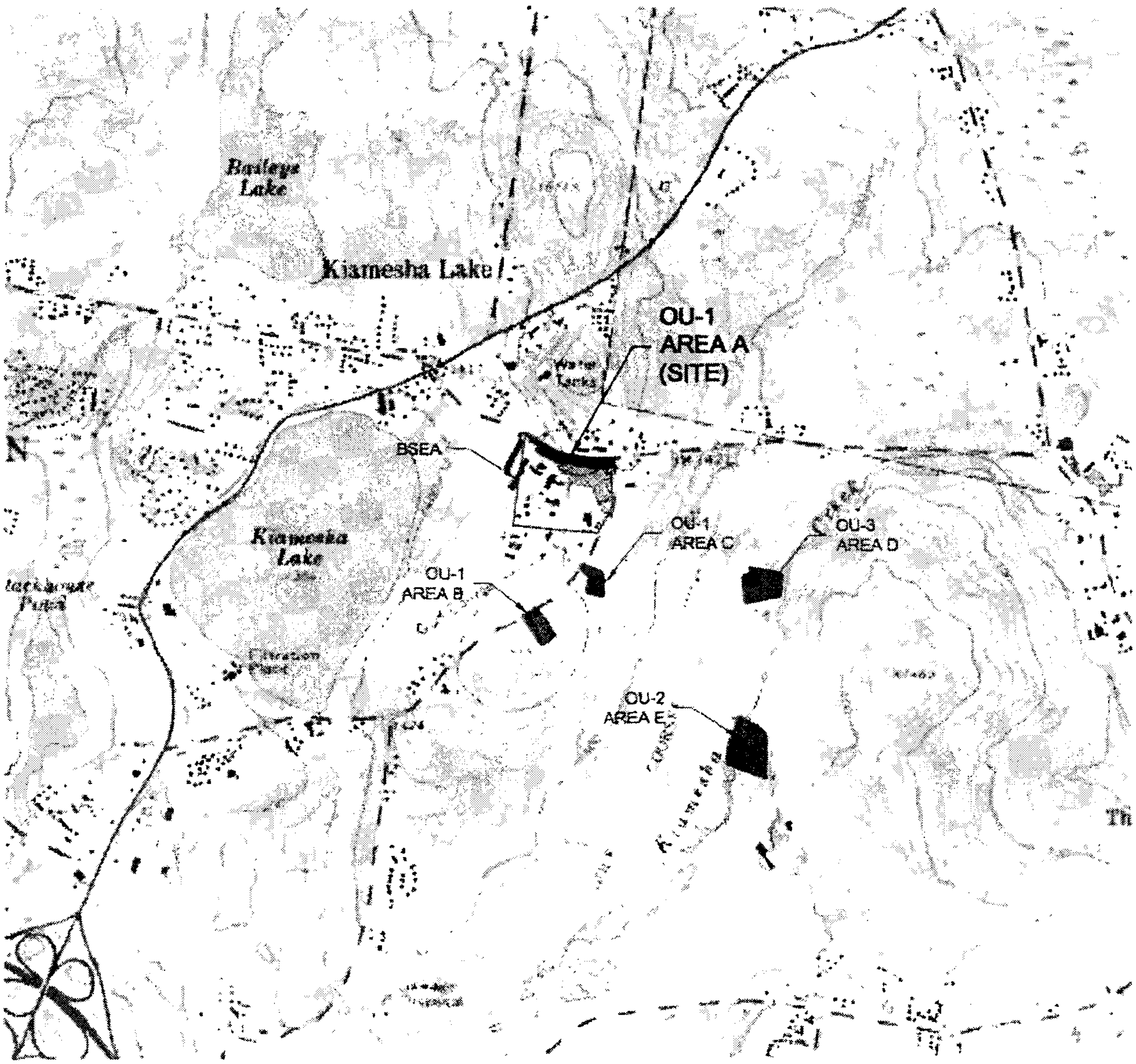
4. Imposition of an institutional control in form of an environmental easement that would: (a) require compliance with the approved SMP; (b) limit the use and development of the property to commercial use; (c) restrict use of groundwater as a source of potable or process water without necessary water quality treatment as determined by the Sullivan County Department of Health; and (d) require the property owner to complete and submit to the Department a periodic IC/EC certification.

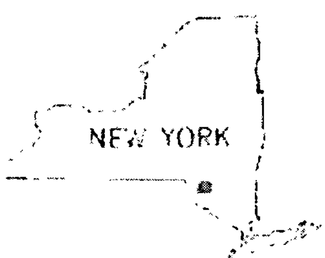
Declaration

The selected remedy is protective of human health and the environment, complies with State and Federal requirements that are legally applicable or relevant and appropriate to the remedial action and will allow for the identified use of the site. This remedy utilizes permanent solutions and alternative treatment to the maximum extent practicable, and satisfies the preference for remedies that reduce remove or otherwise treat or contain sources of contamination and protection of groundwater.

January 19, 2010
Date

Director
Remedial Bureau C
Division of Environmental Remediation





Map Taken From USGS 7.5 Minute Series
Topographic Quadrangles Monticello & Woodridge
(1966, PR [illegible] 1982)
(www.nysgis [illegible] usgsdrg.htm)

NOTES:
BROWNFIELD OPERABLE UNIT LOCATIONS TAKEN FROM A PLAN PREPARED BY S & W REDEVELOPMENT OF NORTH AMERICA, LLC.

DATE	BY	REVISION

SITE LOCATION MAP - OU 1A
CONCORD HOTEL AND RESORT

SESI CONSULTING ENGINEERS, PC — SOILS / FOUNDATIONS, SITE DESIGN, ENVIRONMENTAL
12A MAPLE AVE, PINE BROOK, N.J. 07058

DESIGNED BY: SP	DATE PREPARED: 10-2-08
DRAWN BY: YY	SCALE: NTS
CHECKED BY: SP	PROJECT NO.: 7180
	FIGURE: FIG-1

N:\ACAD\7180-C ORD\RAWP-OU1A REPORT\FIG 1 -.dwg, 10/3/2008 10:43:13 AM, \\Sesi2007\Pa ic DP-C322 PCL6, 1:1

LEGEND

- EXTENT OF FREE-PHASE LNAPL PLUME
- EXTENT OF OBSERVED SHEEN ON GROUNDWATER (IMMEASURABLE)
- EXTENT OF FREON 113 DETECTED IN GROUNDWATER ABOVE NY TOGS CRITERIA (5 uG/L)
- EXTENT OF FREON 113 DETECTED IN GROUNDWATER (CONCENTRATIONS LESS THAN 5 uG/L)
- MONITORING WELL LOCATION
- MONITORING WELL LOCATION (NOT SAMPLED)
- ESTIMATED DIRECTION OF GROUNDWATER FLOW
- EXTENT OF BSEA
- GROUNDWATER CONTOURS

NOTES:
1 ALL LOCATIONS PROVIDED BY GEOD CORP , NEWFOUNDLAND NJ, SEPTEMBER 2008
2 BOUNDARY INFORMATION IS TAKEN FROM DRAWINGS ENTITLED "BROWNFIELDS CLEANUP AREA" PREPARED BY CONTRACTORS, LINE & GRADE SOUTH, LLC DATED 6-5-07
3 BUILDING & MISC. INFORMATION IS TAKEN FROM DRAWINGS ENTITLED "SURVEY OF PROPERTY" PREPARED BY CONTRACTORS LINE & GRADE SOUTH, LLC. DATED 8-1-2001
4 INFORMATION IS TAKEN FROM SKETCHES PREPARED BY SIDNEY M. MARKS, P.E. REVISED 8-14-70, A SKETCH FROM NYSEG, & FROM INFORMATION PROVIDED BY OWNER

FIG-2

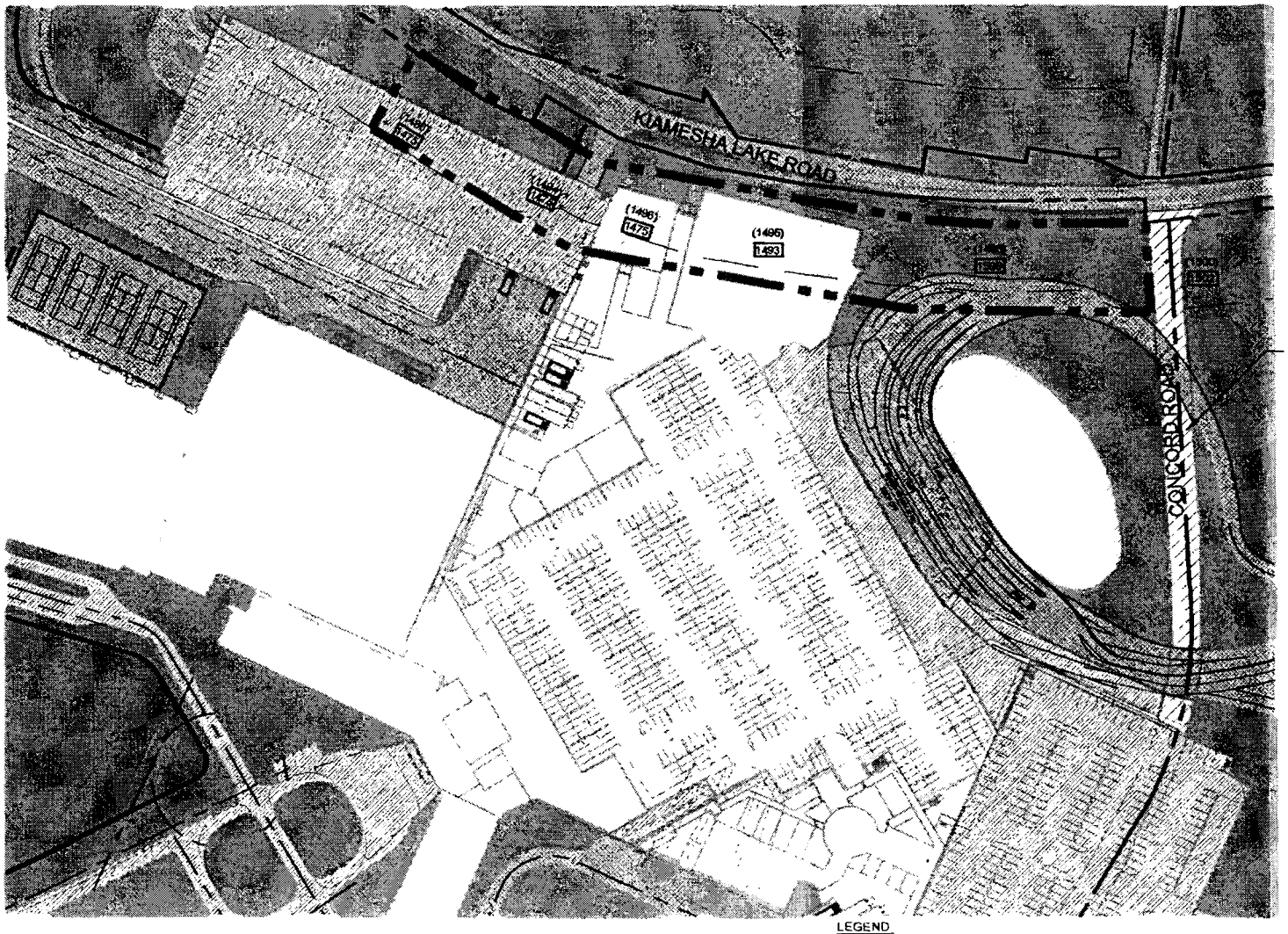
job no: 7446
drawing no:

project: CONCORD RESORT & CASINO
KIAMESHA LAKE
THOMPSON, N Y

drawing title: GROUNDWATER TABLE CONTOUR PLAN

SESI CONSULTING ENGINEERS, PC
SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL
12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

dwg by: JWC
chk by. GQ
scale: 1"=200'
date. 7/21/09



EXISTING ROADWAY TO BE REMOVED/ RELOCATED

PROPOSED BUILDINGS

- PROPOSED LANDSCAPED AREAS

- PROPOSED PARKING

- POND

- PROPOSED ROAD

(1500) - EXIST GRADE

1502 - PROPOSED GRADE

LEGEND

- BOUNDARY FOR OU-1A

NOTES

1 ALL LOCATIONS ARE APPROXIMATE
2 ALL WORK SHOWN IS NOT INTENDED FOR CONSTRUCTION
3 PROPOSED BUILDING TAKEN FROM PLANS PROVIDED BY DESIGN DEVELOPMENT AND LESSARD URBAN INC

SESI CONSULTING ENGINEERS, PC
SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL
12A MAPLE AVE, PINE BROOK, N.J. 07058 PH: 973-808-9080

dwg by: YY
chk by: SP
scale: 1"=120'
date: 9/18/08

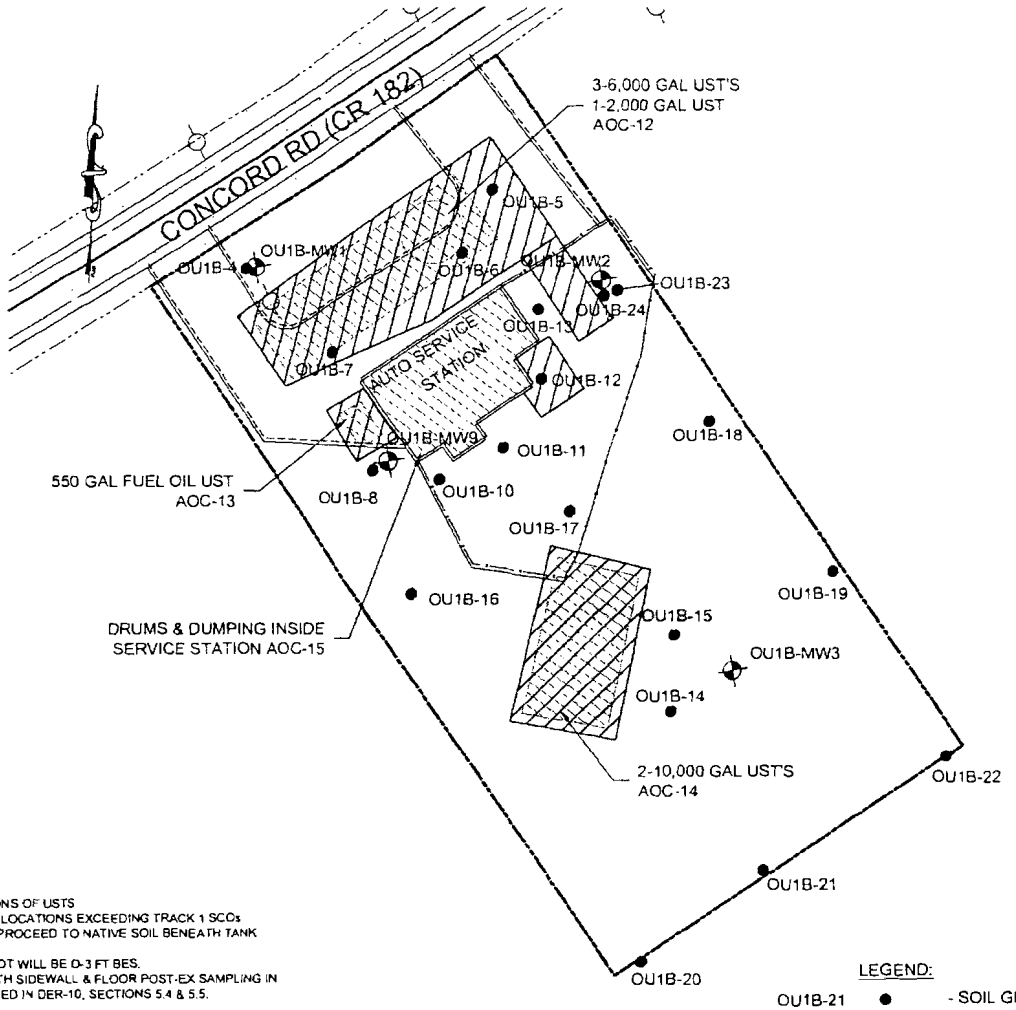
project: THE CONCORD RESORT & CASINO
TOWN OF THOMPSON,
COUNTY OF SULLIVAN, NEW YORK

drawing title: REDEVELOP MENT PLAN

job no: 7180
drawing no:

FIG-3

N:\AutoCAD\7180-CONCORD\DRAWP-OU1A REPORT\FIG 3, 11-1b, 19.dwg, 10/3/2008 9:19:26 AM, 1IP800.11



SOIL EXCAVATION PLAN

- ASSUME 5' EXCAVATION BEYOND DIMENSIONS OF USTS
- ASSUME 15' EXCAVATION BEYOND SAMPLE LOCATIONS EXCEEDING TRACK 1 SCOs
- EXCAVATION DEPTHS FOR UST AOCs WILL PROCEED TO NATIVE SOIL BENEATH TANK BEDDING.
- EXCAVATION DEPTH FOR OU-1B-12 HOT-SPOT WILL BE 0-3 FT BES.
- ALL EXCAVATIONS WILL BE CONFIRMED WITH SIDEWALL & FLOOR POST-EX SAMPLING IN ACCORDANCE WITH FREQUENCIES SPECIFIED IN DER-10, SECTIONS 5.4 & 5.5.

LEGEND:

OU1B-21 ● - SOIL GEOPROBE LOCATION

OU1B-MW1 ⊕ - GROUNDWATER MONITORING WELL LOCATION

——— - EXTENT OF OPERABLE UNIT

▨ - PROPOSED SOIL EXCAVATION AREA

NOTES:

1. SAMPLE LOCATIONS ARE BASED ON SURVEY BY GEOD. CORPORATION DATED 10-6-08.
2. BOUNDARY INFORMATION IS TAKEN FROM DRAWINGS ENTITLED "BROWNFIELDS CLEANUP AREA" PREPARED BY CONTRACTORS, LINE & GRADE SOUTH, LLC. DATED 10-1-07.
3. BUILDING & MISC. INFORMATION IS TAKEN FROM DRAWINGS ENTITLED "SURVEY OF PROPERTY" PREPARED BY CONTRACTORS, LINE & GRADE SOUTH, LLC. DATED 8-1-2001.
4. SOME EXISTING CONDITIONS SITE DATA ARE TAKEN FROM: SKETCHES PREPARED BY SIDNEY M. MARKS, P.E. REVISED 8-14-70, A SKETCH FROM NYSEG. & FROM INFORMATION PROVIDED BY OWNER.

dwg by: YY
chk by: MSP
scale: 1"=60'
date: 10/31/08

SESI CONSULTING ENGINEERS, P.C. SOILS / FOUNDATIONS SITE DESIGN ENVIRONMENTAL
13A MAPLE AVE PINE BROOK, N.J. 07058 PH: 973-808-9050

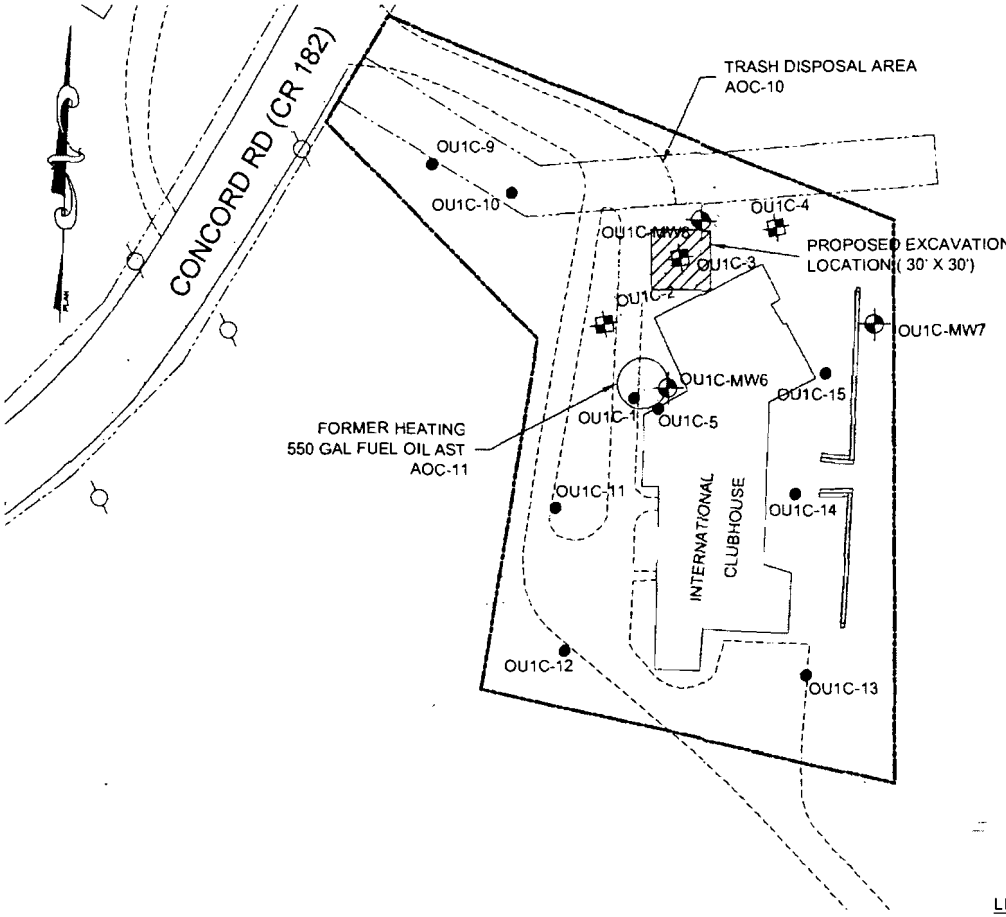
project: CONCORD RESORT & CASINO
KIAMESHA LAKE
THOMPSON, N.Y.

drawing title: PROPOSED CONTAMINATED SOIL EXCAVATION PLAN OU-1B

job no: 7180
drawing no:

FIG-4

N:\ACAD\718[illegible]\DWG\FOR MIKE REPORT\FIG-2 TO FIG 12.dwg 10/31/2008 10:05:42 AM, 1:1 00*Panasonic DP-3510,



DESCRIPTION OF EXCAVATION PROGRAM

1. SURVEYOR SHALL ESTABLISH EXCAVATION BOUNDARIES 15' IN CARDINAL DIRECTIONS FROM TEST PIT OU1C-3 LOCATION.
2. EXCAVATION SHALL PROCEED TO 2 FT.-BGS.
3. EXCAVATION WILL PROCEED IN 15' INTERVALS FOR ANY DIRECTION WHERE SIDEWALL POST-EX SAMPLES DO NOT MEET TRACK 1 UNRESTRICTED SCO'S.
4. EXCAVATION WILL PROCEED IN 2' VERTICAL INTERVALS IF FLOOR POST-EX SAMPLES DO NOT MEET TRACK 1 UNRESTRICTED SCO'S.

LEGEND:

OU1C-13 ● - APPROXIMATE BORING LOCATION

OU1C-MW-6 ⊕ - APPROXIMATE MONITORING WELL LOCATION

OU1C-2 ⊕ - APPROXIMATE TEST PIT LOCATION

——— - EXTENT OF OPERABLE UNIT

NOTES:

1 SAMPLE LOCATIONS ARE BASED ON SURVEY BY GEOD. CORPORATION, DATED 10-6-06.
2 BOUNDARY INFORMATION IS TAKEN FROM DRAWINGS ENTITLED "BROWNFIELDS CLEANUP AREA" PREPARED BY CONTRACTORS, LINE & GRADE SOUTH, LLC DATED 10-1-07.
3 BUILDING & MISC. INFORMATION IS TAKEN FROM DRAWINGS ENTITLED "SURVEY OF PROPERTY" PREPARED BY CONTRACTORS, LINE & GRADE SOUTH, LLC. DATED 8-1-2001
4 INFORMATION IS TAKEN FROM: SKETCHES PREPARED BY SIDNEY M. MARKS, P.E. REVISED 8-14-70, A SKETCH FROM NYSEG, & FROM INFORMATION PROVIDED BY OWNER.

dwg by: YY
chk by: SP
scale: 1"=60'
date: 11/6/08

SESI CONSULTING ENGINEERS, PC — SOILS / FOUNDATIONS, SITE DESIGN, ENVIRONMENTAL
124 MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-8050

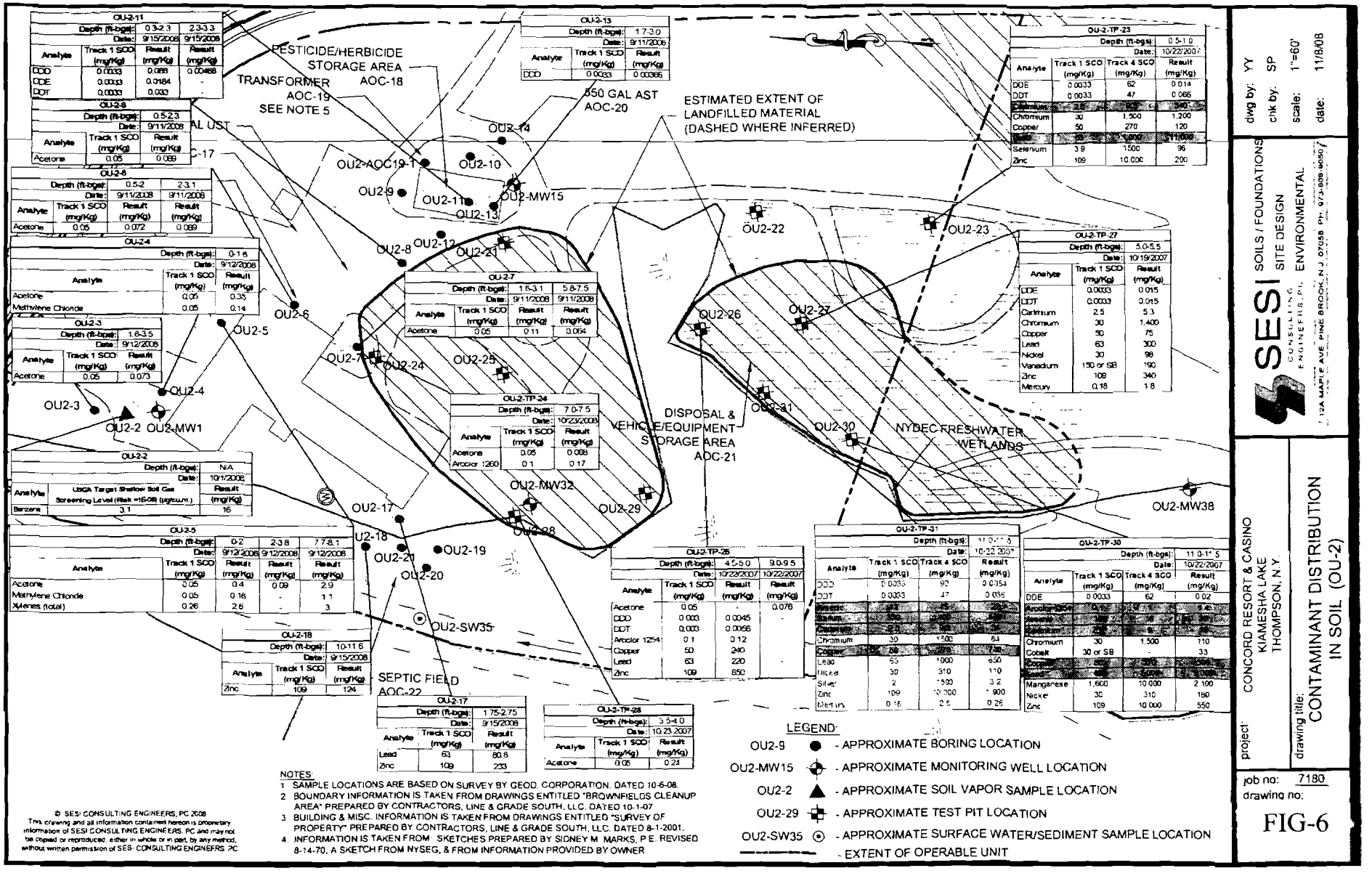
project: CONCORD RESORT & CASINO
KIAMESHA LAKE
THOMPSON, N.Y.

drawing title: LOCATIONS OF CONTAMINATED SOIL EXCAVATION FOR OU-1C

job no: 7180
drawing no:

FIG-5

N:\ACAD\7180-CONCORD\DRAWP-OU1B-OU3\FIG 6A-6B 8A-8C.dwg, FIG 8A, 12/3/2008 4:34:53 PM, 1:1



OU2-11

Depth (ft-bgs):	0.3-2.3	2.3-3.3
Date:	9/15/2008	9/15/2008
Analyte / Track 1 SCO (mg/Kg)	Result (mg/Kg)	Result (mg/Kg)
DDD 0.0033	0.088	0.00488
DDE 0.0033	0.0184	-
DDT 0.0033	0.033	-

OU2-8

Depth (ft-bgs):	0.5-2.3
Date:	9/11/2008
Analyte / Track 1 SCO (mg/Kg)	Result (mg/Kg)
Acetone 0.05	0.089

OU2-6

Depth (ft-bgs):	0.5-2	2.3-3.1
Date:	9/11/2008	9/11/2008
Analyte / Track 1 SCO (mg/Kg)	Result (mg/Kg)	Result (mg/Kg)
Acetone 0.05	0.072	0.089

OU2-4

Depth (ft-bgs):	0-1.6
Date:	9/12/2008
Analyte / Track 1 SCO (mg/Kg)	Result (mg/Kg)
Acetone 0.05	0.35
Methylene Chloride 0.05	0.14

OU2-3

Depth (ft-bgs):	1.6-3.5
Date:	9/12/2008
Analyte / Track 1 SCO (mg/Kg)	Result (mg/Kg)
Acetone 0.05	0.073

OU2-2

Depth (ft-bgs):	N/A
Date:	10/1/2008
Analyte / USGA Target Shallow Soil Gas Screening Level (Risk =1E-06) (ug/cu.m.)	Result (mg/Kg)
Benzene 3.1	16

OU2-5

Depth (ft-bgs):	0-2	2-3.8	7.7-8.1
Date:	9/12/2008	9/12/2008	9/12/2008
Analyte / Track 1 SCO (mg/Kg)	Result (mg/Kg)	Result (mg/Kg)	Result (mg/Kg)
Acetone 0.05	0.4	0.09	2.9
Methylene Chloride 0.05	0.16	-	1.1
Xylenes (total) 0.26	2.6	-	3

OU2-18

Depth (ft-bgs):	10-11.5
Date:	9/15/2008
Analyte / Track 1 SCO (mg/Kg)	Result (mg/Kg)
Zinc 109	124

OU2-13

Depth (ft-bgs):	1.7-3.0
Date:	9/11/2008
Analyte / Track 1 SCO (mg/Kg)	Result (mg/Kg)
DDD 0.0033	0.00386

OU2-7

Depth (ft-bgs):	1.6-3.1	5.8-7.5
Date:	9/11/2008	9/11/2008
Analyte / Track 1 SCO (mg/Kg)	Result (mg/Kg)	Result (mg/Kg)
Acetone 0.05	0.11	0.064

OU2-TP-24

Depth (ft-bgs):	7.0-7.5
Date:	10/23/2008
Analyte / Track 1 SCO (mg/Kg)	Result (mg/Kg)
Acetone 0.05	0.068
Aroclor 1260 0.1	0.17

OU2-TP-25

Depth (ft-bgs):	4.5-5.0	9.0-9.5
Date:	10/23/2007	10/22/2007
Analyte / Track 1 SCO (mg/Kg)	Result (mg/Kg)	Result (mg/Kg)
Acetone 0.05	-	0.076
DDD 0.003	0.0045	-
DDT 0.003	0.0056	-
Aroclor 1254 0.1	0.12	-
Copper 50	240	-
Lead 63	220	-
Zinc 109	850	-

OU2-17

Depth (ft-bgs):	1.75-2.75
Date:	9/15/2008
Analyte / Track 1 SCO (mg/Kg)	Result (mg/Kg)
Lead 63	80.8
Zinc 109	233

OU2-TP-28

Depth (ft-bgs):	3.5-4.0
Date:	10.23.2007
Analyte / Track 1 SCO (mg/Kg)	Result (mg/Kg)
Acetone 0.05	0.23

OU2-TP-23

Depth (ft-bgs):	0.5-1.0
Date:	10/22/2007
Analyte / Track 1 SCO (mg/Kg) / Track 4 SCO (mg/Kg)	Result (mg/Kg)
DDE 0.0033 / 62	0.014
DDT 0.0033 / 47	0.066
Cadmium 2.5 / 60	340
Chromium 30 / 1,500	1,200
Copper 50 / 270	120
Lead 63 / 1,000	371,000
Selenium 3.9 / 1500	96
Zinc 109 / 10,000	200

OU2-TP-27

Depth (ft-bgs):	5.0-5.5
Date:	10/19/2007
Analyte / Track 1 SCO (mg/Kg)	Result (mg/Kg)
DDE 0.0033	0.015
DDT 0.0033	0.015
Cadmium 2.5	5.3
Chromium 30	1,400
Copper 50	75
Lead 63	300
Nickel 30	98
Vanadium 150 or SB	190
Zinc 109	340
Mercury 0.18	1.8

OU2-TP-31

Depth (ft-bgs):	11.0-11.5
Date:	10-22-2007
Analyte / Track 1 SCO (mg/Kg) / Track 4 SCO (mg/Kg)	Result (mg/Kg)
DDD 0.0033 / 92	0.0054
DDT 0.0033 / 47	0.036
Arsenic 13 / 16	5.6
Barium 350 / 10,000	280
Beryllium 7.2 / 2,700	0.6
Cadmium 2.5 / 60	0.6
Chromium 30 / 1,500	63
Copper 50 / 270	78
Lead 63 / 1,000	650
Nickel 30 / 310	110
Silver 2 / 1,500	3.2
Zinc 109 / 10,000	900
Mercury 0.18 / 2.8	0.26

OU2-TP-30

Depth (ft-bgs):	11.0-11.5
Date:	10/22/2007
Analyte / Track 1 SCO (mg/Kg) / Track 4 SCO (mg/Kg)	Result (mg/Kg)
DDE 0.0033 / 62	0.02
Arsenic 13 / 16	5.4
Barium 350 / 10,000	240
Beryllium 7.2 / 2,700	0.6
Cadmium 2.5 / 60	0.6
Chromium 30 / 1,500	110
Cobalt 30 or SB	33
Copper 50 / 270	200
Lead 63 / 1,000	1,000
Manganese 1,600 / 10,000	2,100
Nickel 30 / 310	180
Zinc 109 / 10,000	550

LEGEND:

- OU2-9 ● - APPROXIMATE BORING LOCATION
- OU2-MW15 ⊕ - APPROXIMATE MONITORING WELL LOCATION
- OU2-2 ▲ - APPROXIMATE SOIL VAPOR SAMPLE LOCATION
- OU2-29 ✚ - APPROXIMATE TEST PIT LOCATION
- OU2-SW35 ⊙ - APPROXIMATE SURFACE WATER/SEDIMENT SAMPLE LOCATION
- ——— - EXTENT OF OPERABLE UNIT

NOTES:

1. SAMPLE LOCATIONS ARE BASED ON SURVEY BY GEOD. CORPORATION, DATED 10-6-08.
2. BOUNDARY INFORMATION IS TAKEN FROM DRAWINGS ENTITLED "BROWNFIELDS CLEANUP AREA" PREPARED BY CONTRACTORS, LINE & GRADE SOUTH, LLC. DATED 10-1-07
3. BUILDING & MISC. INFORMATION IS TAKEN FROM DRAWINGS ENTITLED "SURVEY OF PROPERTY" PREPARED BY CONTRACTORS, LINE & GRADE SOUTH, LLC. DATED 8-1-2001.
4. INFORMATION IS TAKEN FROM: SKETCHES PREPARED BY SIDNEY M. MARKS, P.E. REVISED 8-14-70, A SKETCH FROM NYSEG, & FROM INFORMATION PROVIDED BY OWNER

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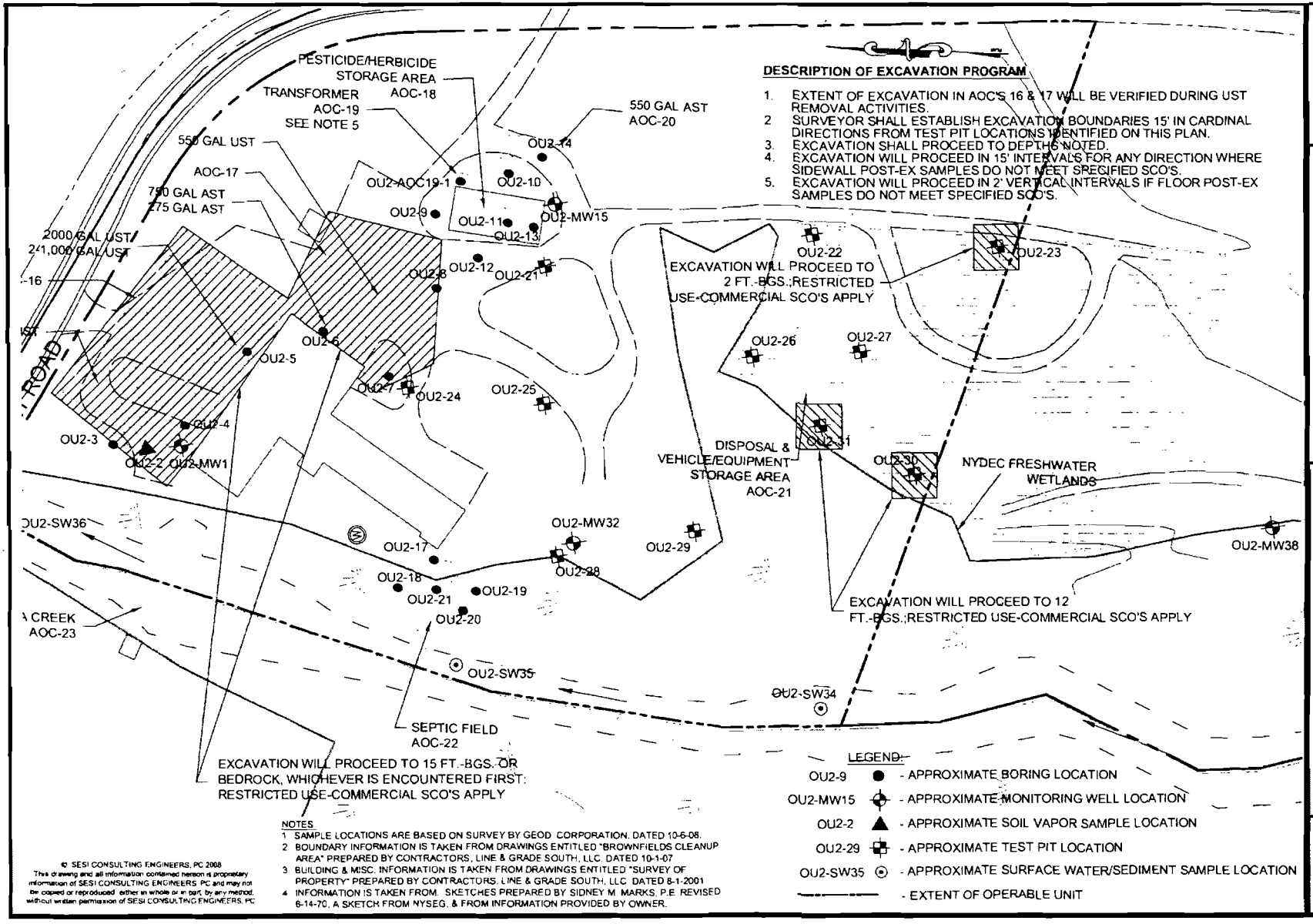
dwg by: YY
chk by: SP
scale: 1"=60'
date: 11/8/08

project: CONCORD RESORT & CASINO KIAMESHA LAKE THOMPSON, N.Y.

drawing title: CONTAMINANT DISTRIBUTION IN SOIL (OU-2)

job no: 7180
drawing no: FIG-6



DESCRIPTION OF EXCAVATION PROGRAM

1. EXTENT OF EXCAVATION IN AOC'S 16 & 17 WILL BE VERIFIED DURING UST REMOVAL ACTIVITIES.
2. SURVEYOR SHALL ESTABLISH EXCAVATION BOUNDARIES 15' IN CARDINAL DIRECTIONS FROM TEST PIT LOCATIONS IDENTIFIED ON THIS PLAN.
3. EXCAVATION SHALL PROCEED TO DEPTHS NOTED.
4. EXCAVATION WILL PROCEED IN 15' INTERVALS FOR ANY DIRECTION WHERE SIDEWALL POST-EX SAMPLES DO NOT MEET SPECIFIED SCO'S.
5. EXCAVATION WILL PROCEED IN 2' VERTICAL INTERVALS IF FLOOR POST-EX SAMPLES DO NOT MEET SPECIFIED SCO'S.

LEGEND:

- OU2-9 ● - APPROXIMATE BORING LOCATION
- OU2-MW15 ⊕ - APPROXIMATE MONITORING WELL LOCATION
- OU2-2 ▲ - APPROXIMATE SOIL VAPOR SAMPLE LOCATION
- OU2-29 ⊞ - APPROXIMATE TEST PIT LOCATION
- OU2-SW35 ⊙ - APPROXIMATE SURFACE WATER/SEDIMENT SAMPLE LOCATION
- ——— - EXTENT OF OPERABLE UNIT

NOTES

1. SAMPLE LOCATIONS ARE BASED ON SURVEY BY GEOD CORPORATION, DATED 10-6-08.
2. BOUNDARY INFORMATION IS TAKEN FROM DRAWINGS ENTITLED "BROWNFIELDS CLEANUP AREA" PREPARED BY CONTRACTORS, LINE & GRADE SOUTH, LLC. DATED 10-1-07
3. BUILDING & MISC. INFORMATION IS TAKEN FROM DRAWINGS ENTITLED "SURVEY OF PROPERTY" PREPARED BY CONTRACTORS, LINE & GRADE SOUTH, LLC. DATED 8-1-2001
4. INFORMATION IS TAKEN FROM: SKETCHES PREPARED BY SIDNEY M. MARKS, P.E. REVISED 6-14-70, A SKETCH FROM NYSEG, & FROM INFORMATION PROVIDED BY OWNER.

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chk by: SP
scale: 1"=60'
date: 11/6/08

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CONSULTING ENGINEERS, P.C.
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project: CONCORD RESORT & CASINO
KIAMESHA LAKE
THOMPSON, N.Y.

drawing title: LOCATIONS OF CONTAMINATED SOIL EXCAVATION FOR OU-2

job no: 7180
drawing no:

FIG-7

N:\ACAD\7180-CONC\DRDRAWP-OU1B-OU3\FIG 6A-6C, 8A-8C, 9.dwg
FIG 8B, 12/5/2008 12 AM, 1:1

NOTES

1. SAMPLE LOCATIONS ARE BASED ON SURVEY BY GEOD. CORPORATION, DATED 10-6-06
2. BOUNDARY INFORMATION IS TAKEN FROM DRAWINGS ENTITLED "BROWNFIELDS CLEANUP AREA" PREPARED BY CONTRACTORS, LINE & GRADE SOUTH, LLC. DATED 10-1-07
3. BUILDING & MISC. INFORMATION IS TAKEN FROM DRAWINGS ENTITLED "SURVEY OF PROPERTY" PREPARED BY CONTRACTORS, LINE & GRADE SOUTH, LLC. DATED 8-1-2001
4. INFORMATION IS TAKEN FROM: SKETCHES PREPARED BY SIDNEY M. MARKS, P.E. REVISED 8-14-70, A SKETCH FROM NYSEG, & FROM INFORMATION PROVIDED BY OWNER.

LEGEND:

OU2-MW15 - EXISTING MONITORING WELL LOCATION

OU2-MW39 - PROPOSED ADDITIONAL MONITORING WELL LOCATION

- EXTENT OF OPERABLE UNIT

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chk by: SP
scale: 1"=60'
date: 11/6/08

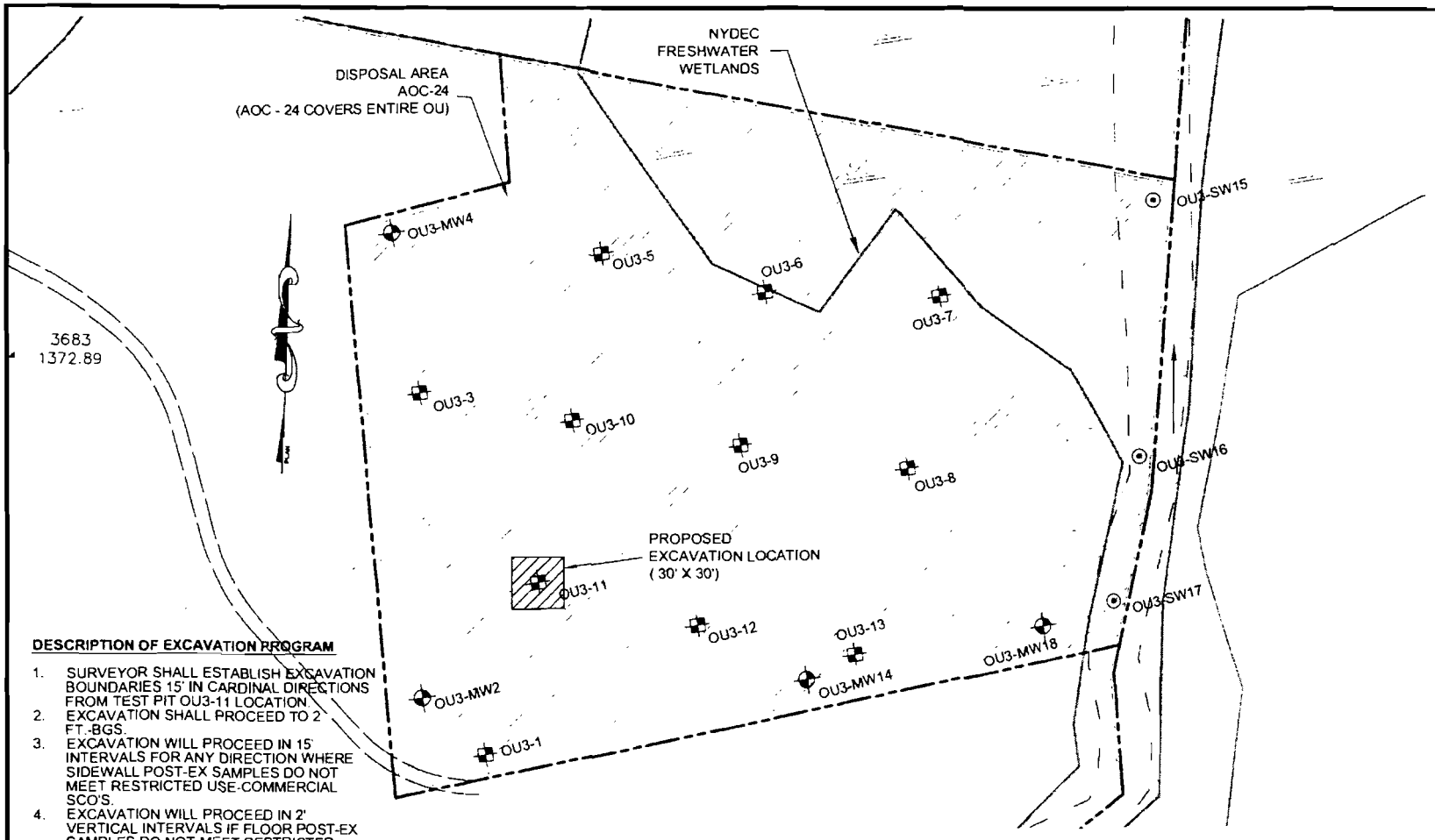
project: CONCORD RESORT & CASINO
KIAMESHA LAKE
THOMPSON, N.Y.

drawing title: LONG-TERM MONITORING WELL NETWORK PLAN

job no: 7180
drawing no:

FIG-8

N:\ACAD\7180-CONCORD\DRAWP-OU1B-OU3\FIG 7A-7C 9A,9B.dwg FIG 9A, 12/5/2008 1:48:06 PM.
1:1



DESCRIPTION OF EXCAVATION PROGRAM

1. SURVEYOR SHALL ESTABLISH EXCAVATION BOUNDARIES 15' IN CARDINAL DIRECTIONS FROM TEST PIT OU3-11 LOCATION.
2. EXCAVATION SHALL PROCEED TO 2 FT.-BGS.
3. EXCAVATION WILL PROCEED IN 15' INTERVALS FOR ANY DIRECTION WHERE SIDEWALL POST-EX SAMPLES DO NOT MEET RESTRICTED USE-COMMERCIAL SCO'S.
4. EXCAVATION WILL PROCEED IN 2' VERTICAL INTERVALS IF FLOOR POST-EX SAMPLES DO NOT MEET RESTRICTED USE-COMMERCIAL SCO'S.

LEGEND:

- OU3-9 ● - APPROXIMATE BORING LOCATION
- OU3-MW14 ⊕ - APPROXIMATE MONITORING WELL LOCATION
- OU3-7 ⊞ - APPROXIMATE TEST PIT LOCATION
- OU3-SW17 ⊙ - APPROXIMATE SURFACE WATER/SEDIMENT SAMPLE LOCATION
- ——— - EXTENT OF OPERABLE UNIT

NOTES:

1. SAMPLE LOCATIONS ARE BASED ON SURVEY BY GEOD CORPORATION, DATED 10-6-08.
2. BOUNDARY INFORMATION IS TAKEN FROM DRAWINGS ENTITLED "BROWNFIELDS CLEANUP AREA" PREPARED BY CONTRACTORS, LINE & GRADE SOUTH, LLC DATED 10-1-07.
3. BUILDING & MISC. INFORMATION IS TAKEN FROM DRAWINGS ENTITLED "SURVEY OF PROPERTY" PREPARED BY CONTRACTORS, LINE & GRADE SOUTH, LLC. DATED 8-1-2001.
4. INFORMATION IS TAKEN FROM: SKETCHES PREPARED BY SIDNEY M. MARKS, P.E. REVISED 8-14-70, A SKETCH FROM NYSEG, & FROM INFORMATION PROVIDED BY OWNER.

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chk by: SP
scale: 1"=60'
date: 11/6/08

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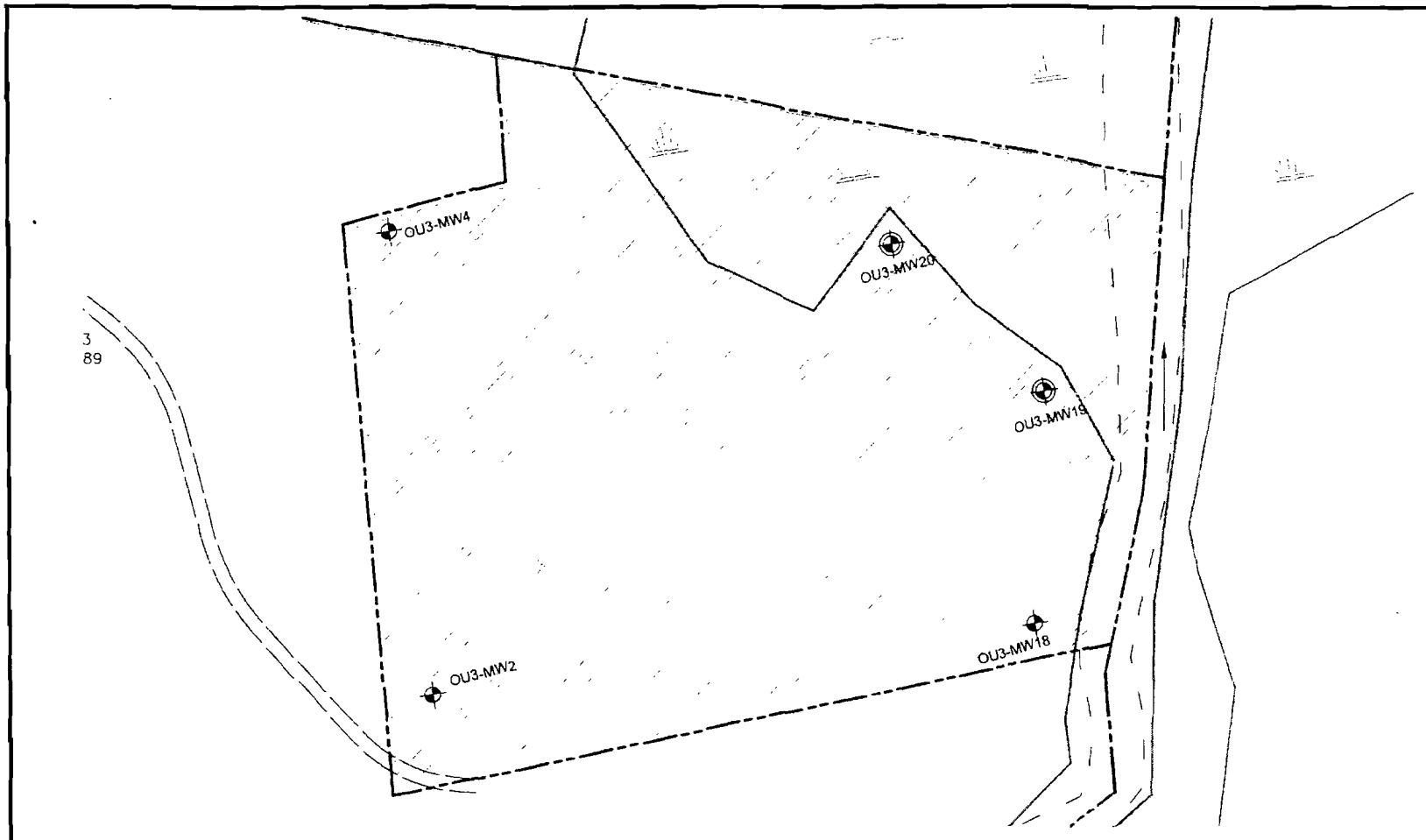
project: CONCORD RESORT & CASINO
KIAMESHA LAKE
THOMPSON, N.Y.

drawing title: LOCATIONS OF CONTAMINATED SOIL EXCAVATION FOR OU-3

job no: 7180
drawing no:

FIG-9

N:\ACAD\7180-CONCORD\RAWP-OU1B-OU3\FIG 6A-6B 8A-8C.dwg, FIG 8C, 12/3/2008 4:30:41 PM, 1:1



NOTES:
1. SAMPLE LOCATIONS ARE BASED ON SURVEY BY GEOD CORPORATION DATED 10-6-08
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4. INFORMATION IS TAKEN FROM: SKETCHES PREPARED BY SIDNEY M. MARKS, P.E. REVISED 8-14-70, A SKETCH FROM NYSEG, & FROM INFORMATION PROVIDED BY OWNER

LEGEND:

OU2-MW15 - EXISTING MONITORING WELL LOCATION

OU2-MW20 - PROPOSED ADDITIONAL MONITORING WELL LOCATION

EXTENT OF OPERABLE UNIT

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chk by: SP
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date: 11/6/08

project: CONCORD RESORT & CASINO
KIAMESHA LAKE
THOMPSON, N.Y.

drawing title: LONG-TERM MONITORING WELL NETWORK PLAN

job no: 7180
drawing no:

FIG-10

N:\ACAD\7180-CONCORD\DRAWP-OU1B-OU3\FIG 7A-7C 9A,9B.dwg, FIG 9B, 12/5/2008 1:48:31 PM, 1:1