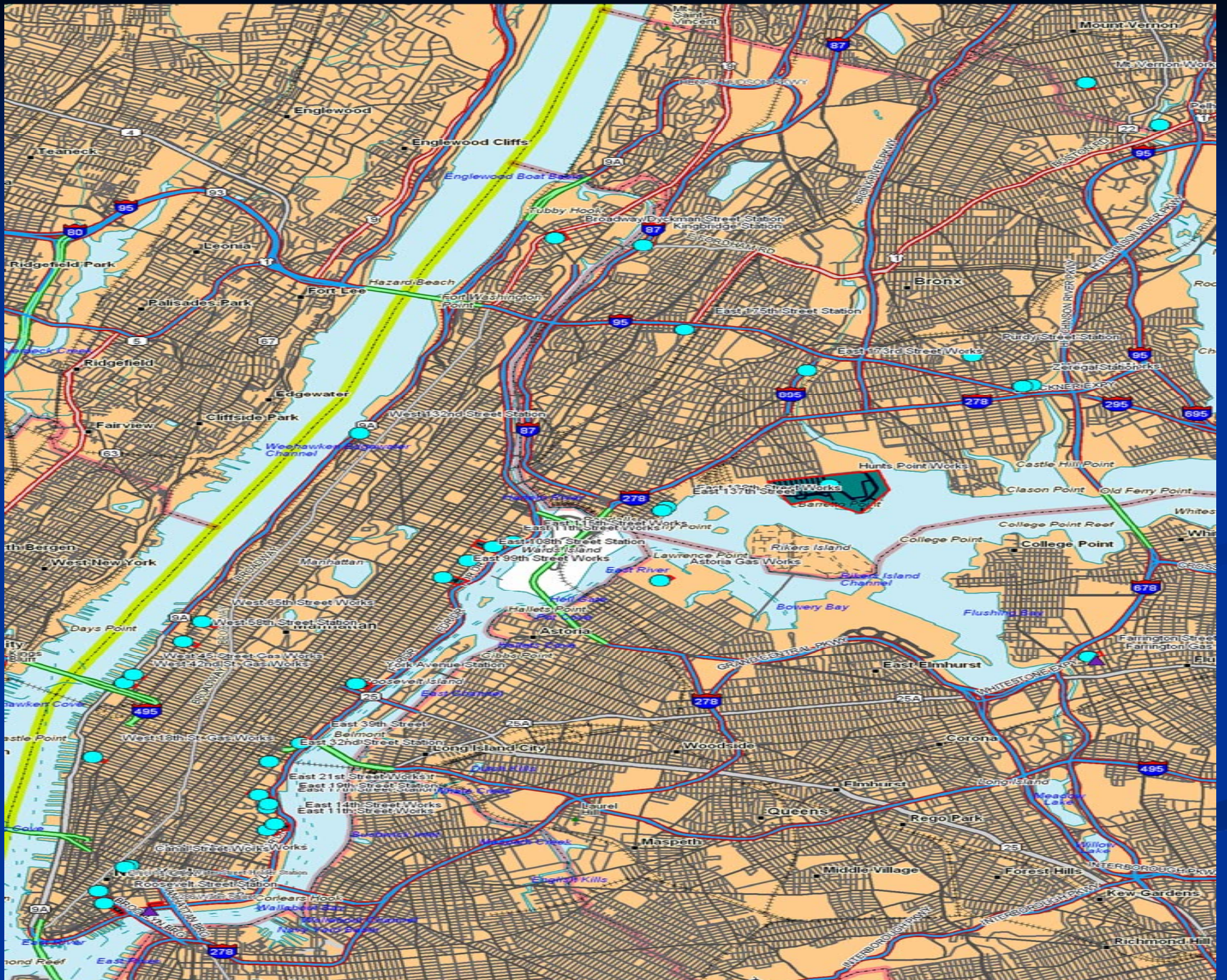


E. 21st Street MGP Site
E. 14th, E. 17th and E. 19th
Streets MGP Sites
Update

Con Edison
October 3, 2007

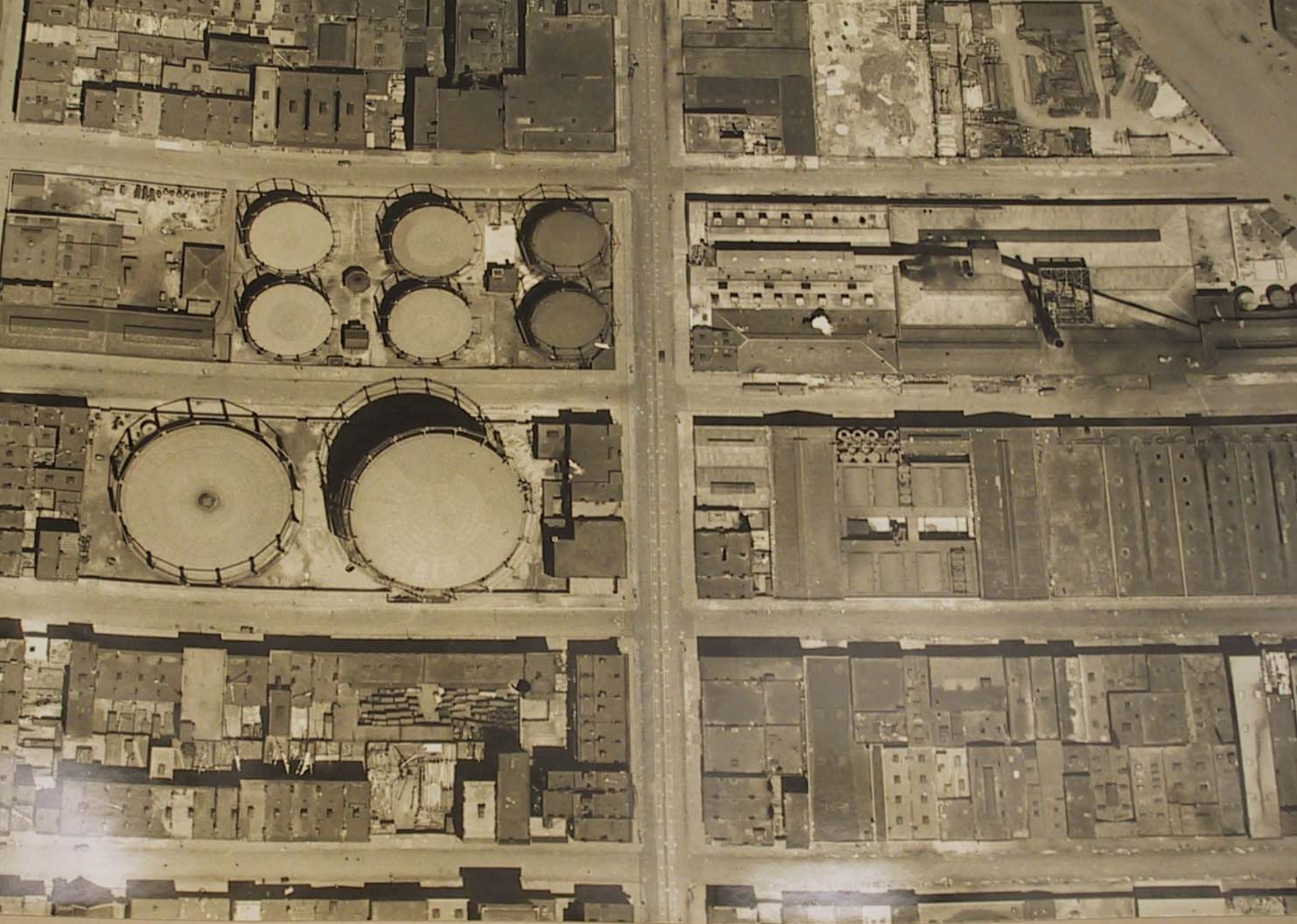
Con Edison MGP Sites

- 51 sites in Manhattan, Bronx, Queens and Westchester
- 24 Sites in Manhattan, 9 in the Bronx, 3 in Queens and 15 in Westchester
- Signed Voluntary Cleanup Agreement with NYSDEC in 2002 to investigate and remediate, if necessary.



E. 21st Street Site

- Occupies a portion of Peter Cooper Village

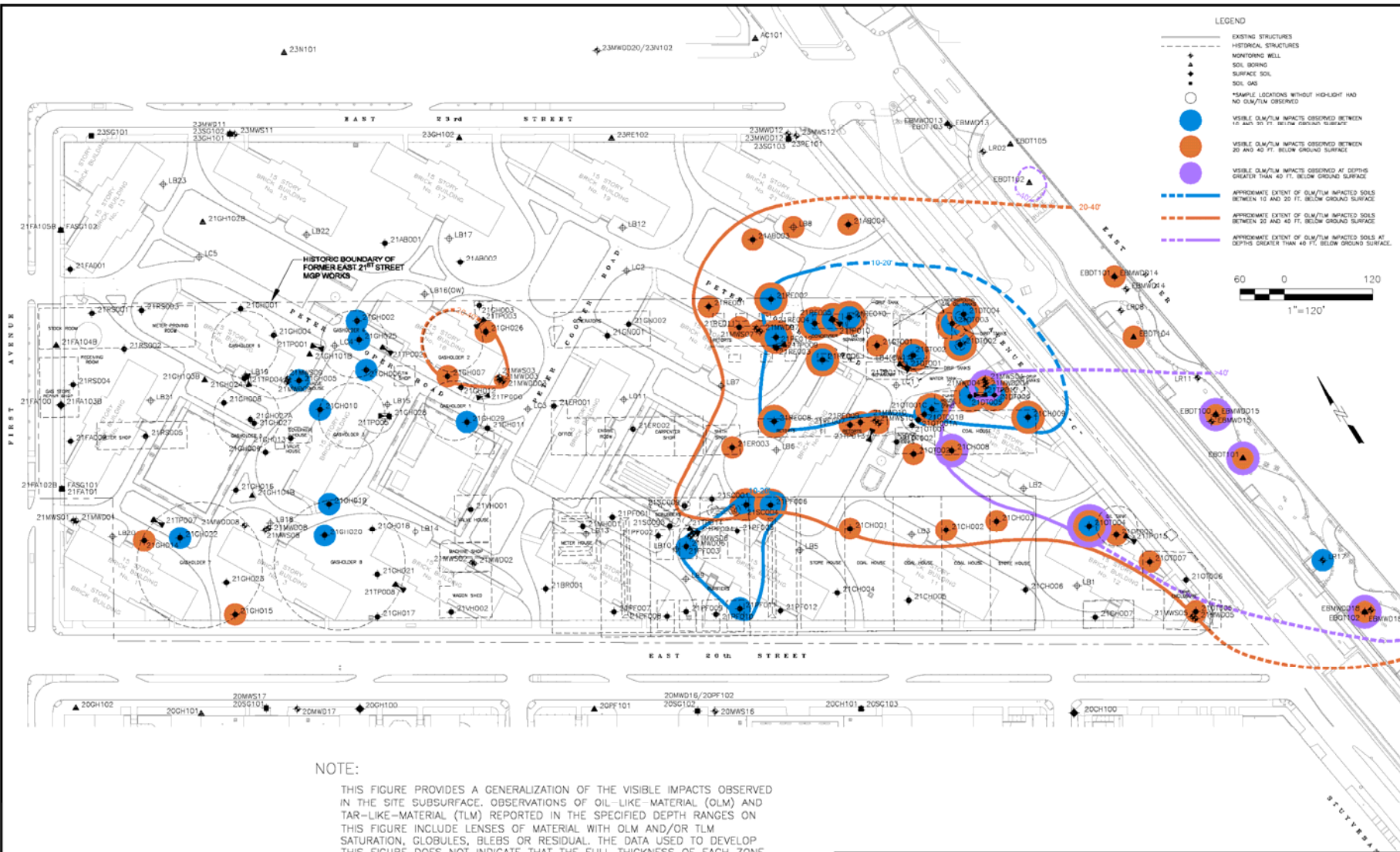


Investigation Programs

- Site Characterization conducted January 2004 to April 2004
- Remedial investigation conducted January 2006 to May 2006.
- 170 soil borings , Over 600 soil samples taken
- 41 Monitoring wells, 77 groundwater samples
- Total of 93 indoor air samples from all 21 buildings, 29 soil gas samples

Investigation Results

- No MGP impacts in surface soils
- MGP impacts in subsurface soil is very limited in the first 5 feet (two locations at 2 feet) with most impacts deeper than 10 feet
- Groundwater has MGP impacts but is not used for drinking water
- No impacts in indoor air from MGP



NOTE:

THIS FIGURE PROVIDES A GENERALIZATION OF THE VISIBLE IMPACTS OBSERVED IN THE SITE SUBSURFACE. OBSERVATIONS OF OIL-LIKE-MATERIAL (OLM) AND TAR-LIKE-MATERIAL (TLM) REPORTED IN THE SPECIFIED DEPTH RANGES ON THIS FIGURE INCLUDE LENSES OF MATERIAL WITH OLM AND/OR TLM SATURATION, GLOBULES, BLEBS OR RESIDUAL. THE DATA USED TO DEVELOP THIS FIGURE DOES NOT INDICATE THAT THE FULL THICKNESS OF EACH ZONE IS COMPLETELY VISIBLY IMPACTED. REFER TO BORING LOGS OR TABLES 5-5 AND 5-6 FOR SPECIFIC VISIBLE IMPACT DETAILS AT EACH LOCATION.

CONSOLIDATED EDISON OF NEW YORK INC.
FORMER EAST 21ST STREET WORKS
CECN8-19272-280

LOWER FILL/NATURAL SOIL AREAS
VISIBLY IMPACTED WITH OLM/TLM
BY DEPTH

DATE: 12/6/06

DRWN: BcV/CON

FIGURE 5-8



PCV Water Valve Replacement Project

- Conducted by site owner between June 2006 and June 2007
- Con Edison worked with site owner to assess MGP impacts and to assure the work was done with little exposure to MGP materials
- MGP observations confirmed investigation results
- Air monitoring showed no air impacts

What's next

- Limited additional investigation in Stuy Cove Park and Peter Cooper Village
- Investigation of potential impacts to East River
- Bedrock investigation
- Periodic indoor air monitoring until remedy is implemented or determined not to be necessary

What's next

Assess Remedial Alternatives

- Protective of human health and the environment
- Remove or treat “source material”

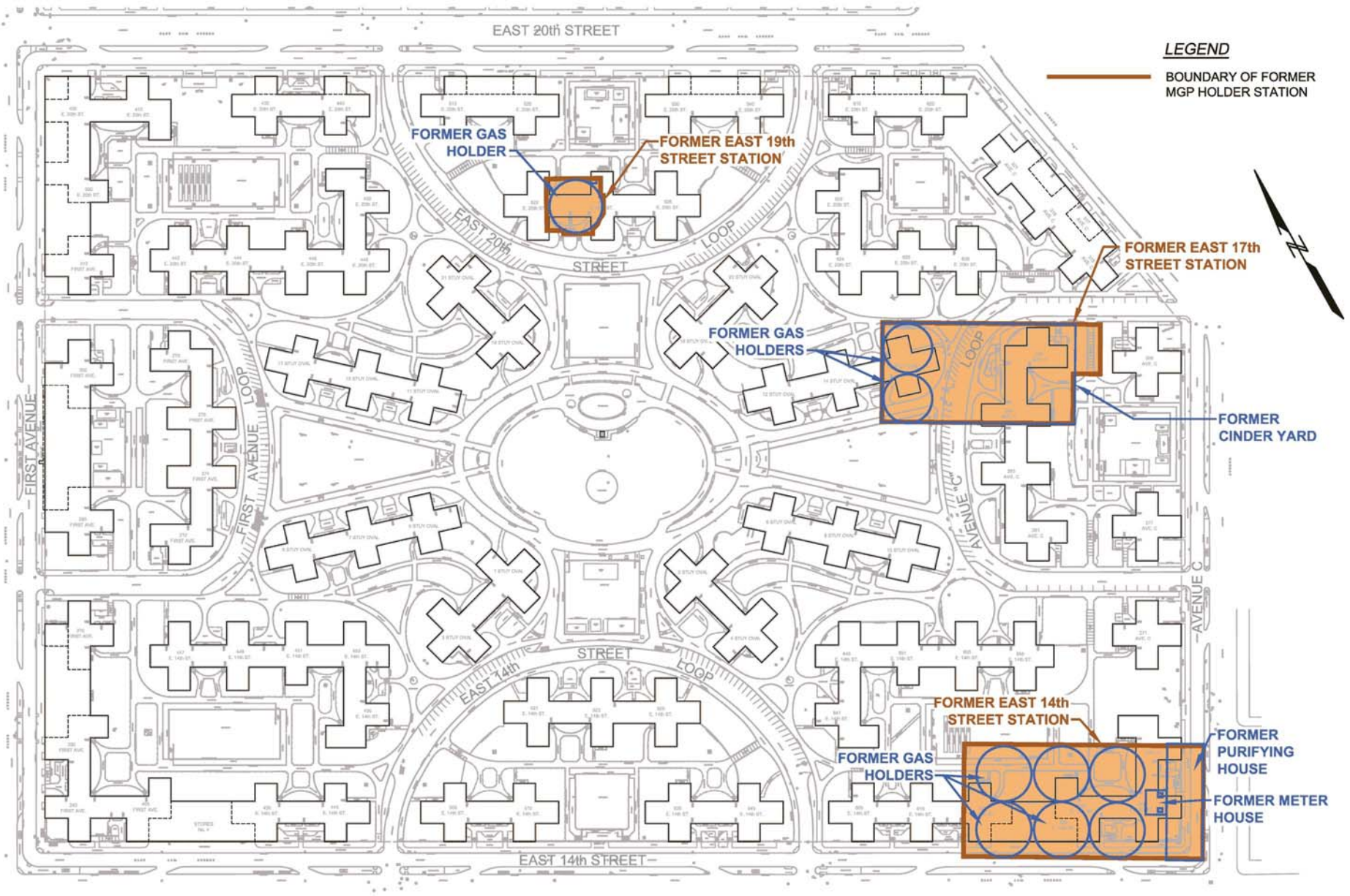
What's next

Interim Site Management Plan

- Assure subsurface site work is done safely with minimal exposure
- Air Monitoring
- Soil and water management procedures

Stuyvesant Town MGP Sites

- E. 14th Street Station Site
- E. 17th Street Station Site
- E. 19th Street Station Site



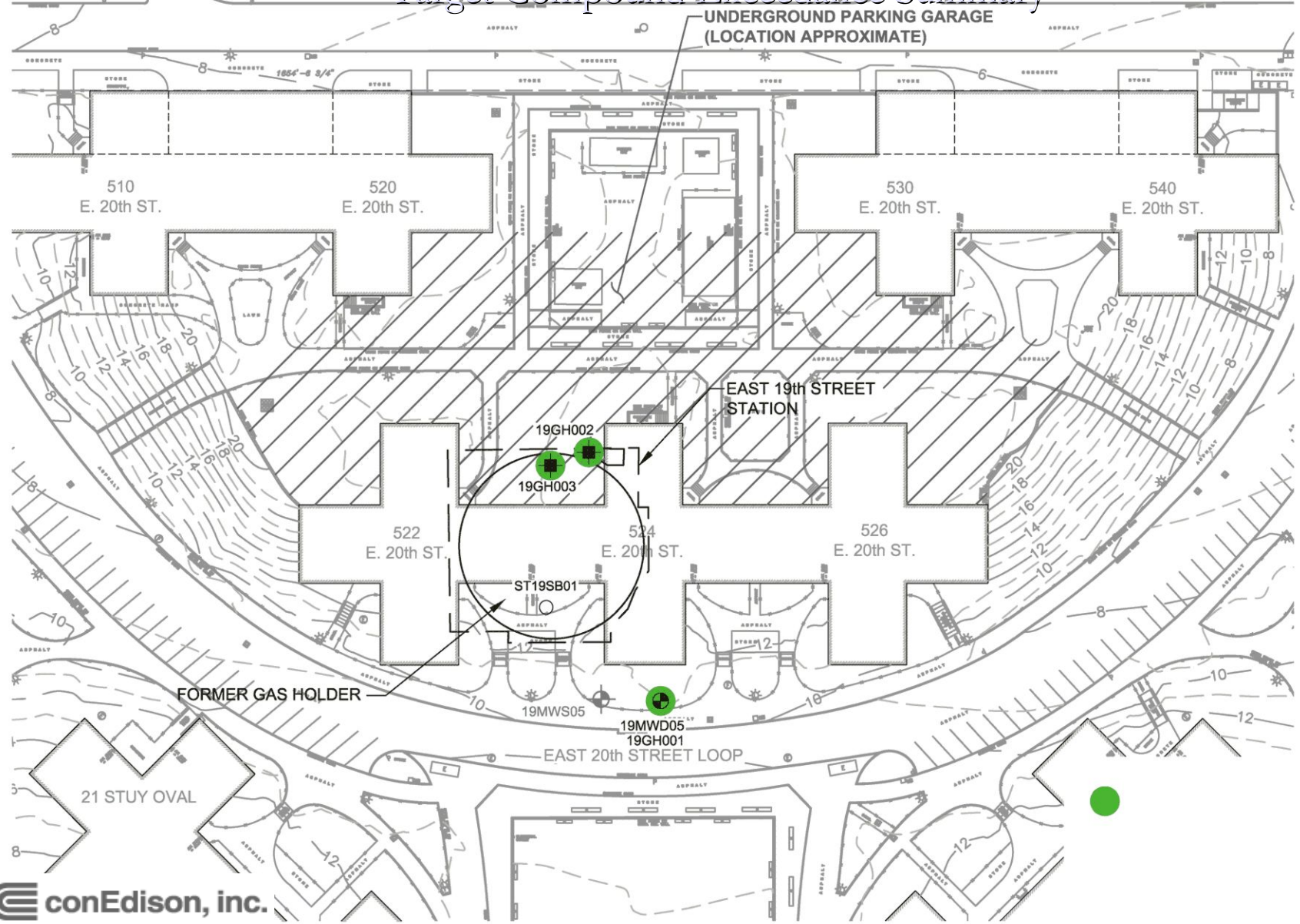
Investigation Program

- Site Characterization conducted between January 2004 and April 2004
- Remedial investigation conducted between January 2006 and May 2006
- Over 50 soil borings, 239 soil samples
- 28 monitoring wells, 37 groundwater samples
- Indoor air conducted in 9 buildings over the MGP sites

Investigation Results

- No MGP Impacts in surface soil
- Very limited MGP impacts in subsurface soil starting at 3 feet below ground.
- Minor MGP impacts in groundwater which is not used for drinking water
- No MGP impacts in indoor air

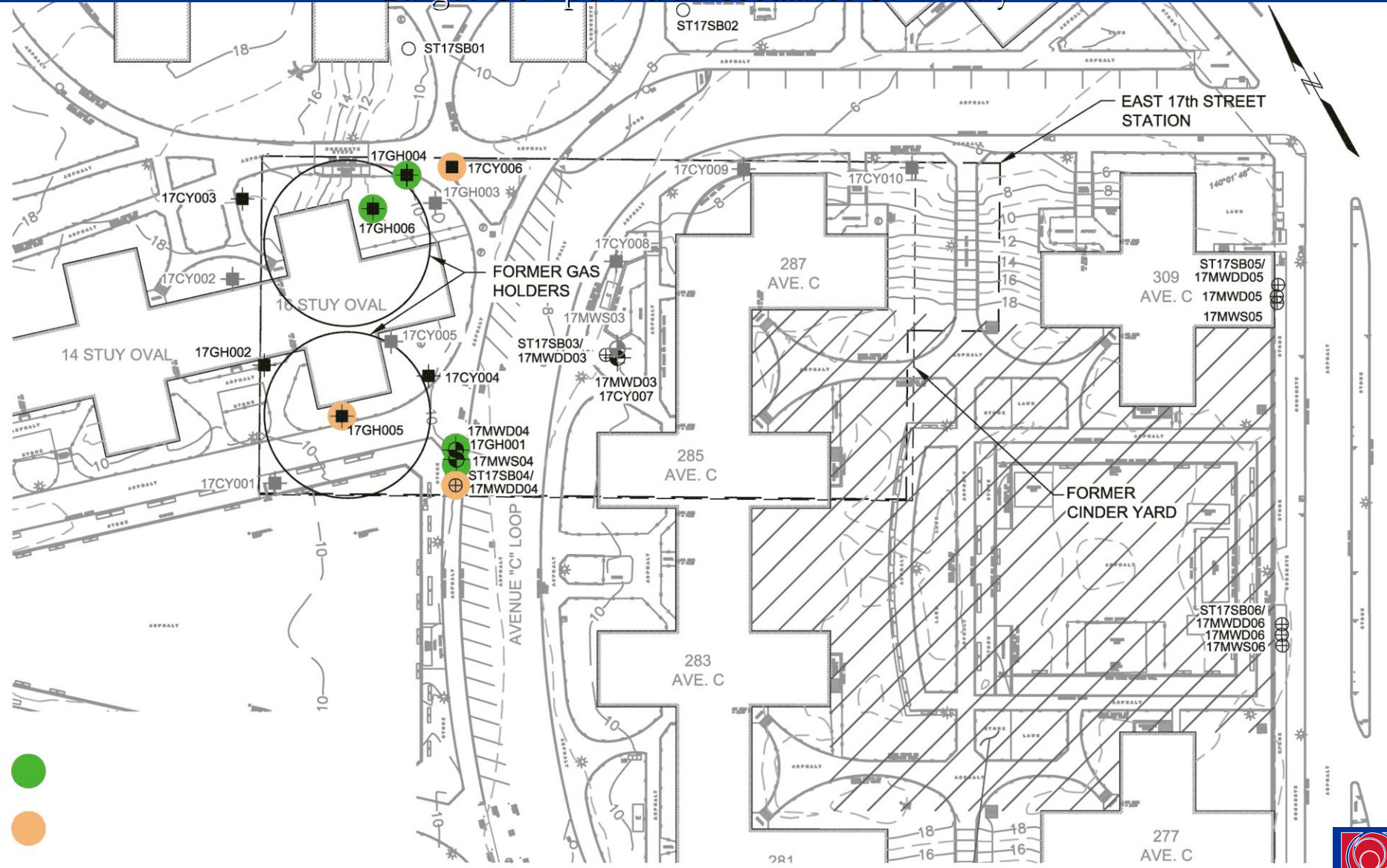
Former East 19th Street Station and E. 20th Street Loop Site Characterization & Remedial Investigation Programs Target Compound Exceedance Summary



Former East 17th Street Station

Site Characterization & Remedial Investigation Programs

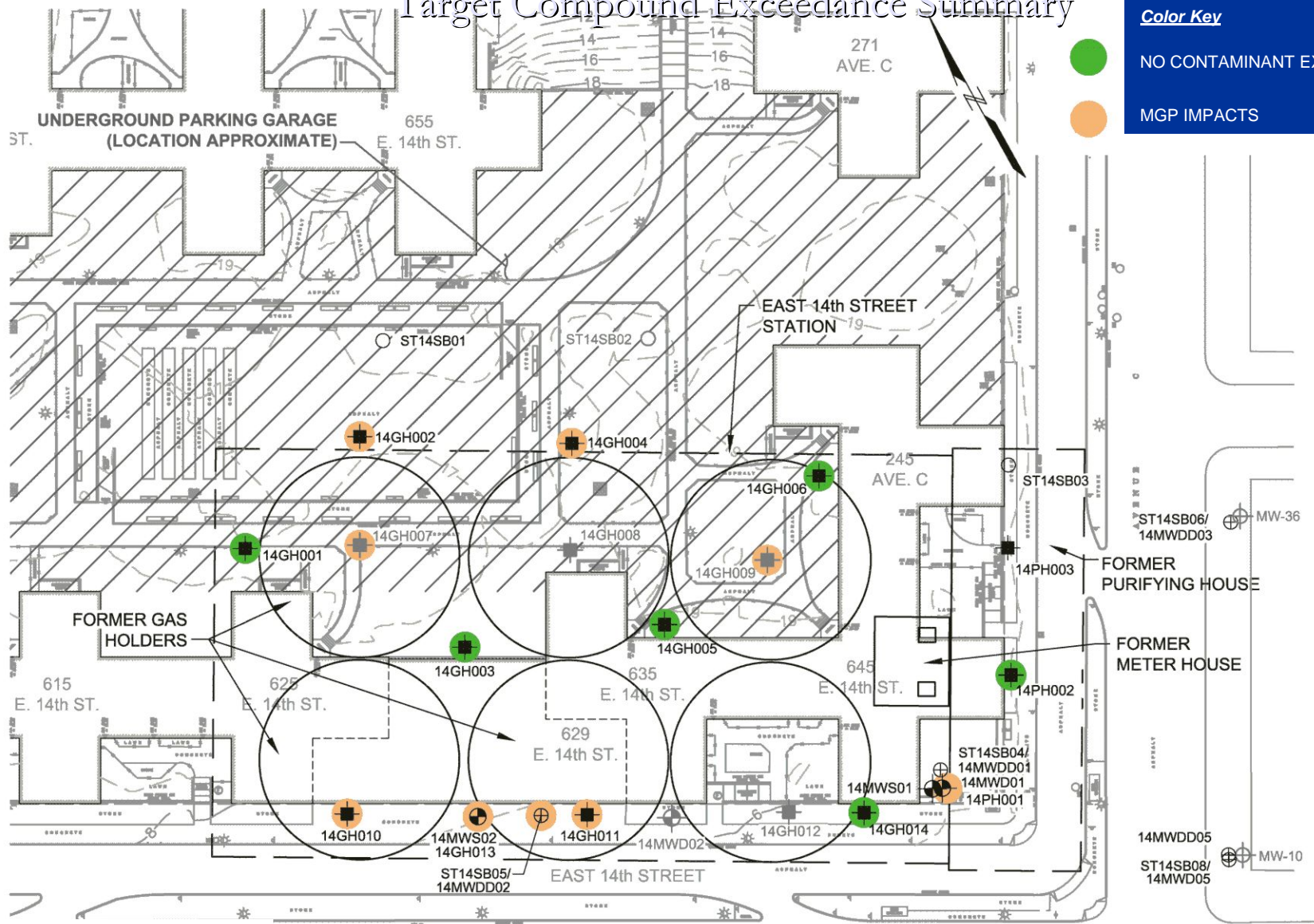
Target Compound Exceedance Summary



Former East 14th Street Station

Site Characterization & Remedial Investigation Programs

Target Compound Exceedance Summary



Color Key

- NO CONTAMINANT EXCEEDANCES
- MGP IMPACTS

ST Water Valve Replacement Project

- Identified additional locations that may have MGP impacts and will require investigation
- Confirmed that MGP impacts were at least 3 feet below ground surface
- Air monitoring showed no impacts

What's Next

- Limited additional investigation work for areas identified during water valve work
- Periodic indoor air monitoring until remedy is implemented or deemed unnecessary
- Assess remedial alternatives
- Implement Interim Site Management Plan