NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "*BCA*" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ **Yes** ☑ **No** **If yes, provide existing site number:** _____

PART A (note: application is separated into Parts A and B for DEC review purposes) ***BCP App Rev 9***

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME 125 East 144 Street Holdings LLC

ADDRESS 500 Frank W. Burr Boulevard #47

CITY/TOWN Teaneck, New Jersey ZIP CODE 07666

PHONE (585) 546-8430 | FAX (585) 546-4324 | E-MAIL amandel@treetopdev.com

Is the requestor authorized to conduct business in New York State (NYS)? ☑ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application, to document that the requestor is authorized to do business in NYS. Attachment A

Do all individuals that will be certifying documents meet the requirements detailed below? ☑ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of *DER-10: Technical Guidance for Site Investigation and Remediation* and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP**.

Section II. Project Description

1. What stage is the project starting at? ☑ Investigation ☐ Remediation

2. If the project is starting at the remediation stage, a Remedial Investigation Report (RIR), Alternatives Analysis, and Remedial Work Plan must be attached (see *DER-10 / Technical Guidance for Site Investigation and Remediation* for further guidance).

3. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☑ Yes ☐ No

4. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Attachment B

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (**please submit the information requested in this section in electronic format only**):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903).

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum	X		X
Chlorinated Solvents		X	X
Other VOCs			X
SVOCs	X	X	
Metals	X	X	
Pesticides	X		
PCBs	X		
Other*			

***Please describe:** _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

Attachment C

- **SAMPLE LOCATION**
- **DATE OF SAMPLING EVENT**
- **KEY CONTAMINANTS AND CONCENTRATION DETECTED**
- **FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE**
- **FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5**
- **FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX**

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?* ☑ **Yes** ☐ **No**
(*answering No will result in an incomplete application)

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

☐ Coal Gas Manufacturing	☑ Manufacturing	☐ Agricultural Co-op	☐ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☑ Unknown

Other: Jewelry box manufacturer

Section IV. Property Information - See Instructions for Further Guidance Attachment D

PROPOSED SITE NAME Former Rocket Jewelry Box Site

ADDRESS/LOCATION 414 Gerard Avenue

CITY/TOWN Bronx ZIP CODE 10451

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Bronx

COUNTY Bronx SITE SIZE (ACRES) 0.29 acres

LATITUDE (degrees/minutes/seconds)	LONGITUDE (degrees/minutes/seconds)
40 ° 49 ‘ 1.7 “	73 ° 55 ‘ 46.7 “

COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section No.	Block No.	Lot No.	Acreage
414 Gerard Avenue	2 (Bronx)	2350	1	0.29

1. Do the proposed site boundaries correspond to tax map metes and bounds? ☑ Yes ☐ No
   If no, please attach a metes and bounds description of the property.

2. Is the required property map attached to the application? ☑ Yes ☐ No
   (application will not be processed without map)

3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?
   (See DEC's website for more information) Yes ☑ No ☐

   If yes, identify census tract : Tract 63

   Percentage of property in En-zone (check one): ☐ 0-49% ☐ 50-99% ☑ 100%

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? ☐ Yes ☑ No

   If yes, identify name of properties (and site numbers if available) in related BCP applications:_____

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? ☐ Yes ☑ No

6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? ☐ Yes ☑ No
   If yes, attach relevant supporting documentation.

7. Are there any lands under water? ☐ Yes ☑ No
   If yes, these lands should be clearly delineated on the site map.

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas? If yes, identify here and attach appropriate information. ☐ Yes ☑ No

Easement/Right-of-way Holder	Description
None	

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type	Issuing Agency	Description
None		

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of <u>each</u> narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**? Attachments C & D ☑ Yes ☐ No

11. For sites located within the five counties comprising New York City, is the requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, requestor must answer questions on the supplement at the end of this form. ☑ Yes ☐ No

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☑ No

13. If you have answered *Yes* to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? ☐ Yes ☐ No

NOTE: If a tangible property tax credit determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion by using the BCP Amendment Application, <u>except</u> for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____ _____ _____ _____ _____ _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance	DEC USE ONLY BCP SITE NAME: _____ BCP SITE #:_____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Azi Mandel		Attachment E
ADDRESS 500 Frank W Burr Boulevard #47		
CITY/TOWN Teaneck, New Jersey		ZIP CODE 07666
PHONE (973) 622-0073	FAX	E-MAIL amandel@treetopdev.com
NAME OF REQUESTOR'S CONSULTANT Ryan Manderbach, Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.		
ADDRESS 360 West 31st Street, 21 Penn Plaza, 8th Floor		
CITY/TOWN New York, New York		ZIP CODE 10001
PHONE (212) 479-5400	FAX (212) 479-5444	E-MAIL rmanderbach@langan.com
NAME OF REQUESTOR'S ATTORNEY Linda R. Shaw, Knauf Shaw LLP		
ADDRESS 1400 Crossroads Building, 2 State Street		
CITY/TOWN Rochester, New York		ZIP CODE 14614
PHONE (585) 546-8430	FAX	E-MAIL lshaw@nyenvlaw.com

Section VI. Current Property Owner/Operator Information – if not a Requestor		
CURRENT OWNER'S NAME		OWNERSHIP START DATE:
ADDRESS		
CITY/TOWN	ZIP CODE	
PHONE	FAX	E-MAIL
CURRENT OPERATOR'S NAME		
ADDRESS		
CITY/TOWN	ZIP CODE	
PHONE	FAX	E-MAIL

IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".

Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? ☐ Yes ☑ No
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? ☐ Yes ☑ No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. ☐ Yes ☑ No

Section VII. Requestor Eligibility Information (continued) Attachment F

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☑ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☑ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☑ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☑ No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☑ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☑ No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☑ No
11. Are there any unregistered bulk storage tanks on-site which require registration? ☑ Yes ☐ No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☑ VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):
☐ Previous Owner ☑ Current Owner ☐ Potential /Future Purchaser ☐ Other_____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached?

☐ Yes ☐ No

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
   If yes, please provide relevant information as an attachment. ☐ Yes ☑ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☑ No
   If yes, please provide: Site #_____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☑ No
   If yes, please provide: Permit type:_____ EPA ID Number:_____
   Date permit issued:_____ Permit expiration date:_____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☑ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?
   If yes, please provide: Order #_____ ☐ Yes ☑ No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
   If yes, please provide explanation as an attachment. ☐ Yes ☑ No

Section IX. Contact List Information Attachment G

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23 / Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of an acknowledgement from the repository indicating that it agrees to act as the document repository for the property.
8. Any community board located in a city with a population of one million or more, if the proposed site is located within such community board's boundaries.

Section X. Land Use Factors Attachment H

1. What is the current zoning for the site? What uses are allowed by the current zoning?
   ☑ Residential ☑ Commercial ☐ Industrial
   If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☐ Commercial ☐ Industrial ☑ Vacant ☐ Recreational (check all that apply)
   Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

3. Reasonably anticipated use Post Remediation: ☑ Residential ☑ Commercial ☐ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

   If residential, does it qualify as single family housing? ☐ Yes ☑ No

4. Do current historical and/or recent development patterns support the proposed use?	☑ Yes ☐ No
5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary. See Attachment G	☑ Yes ☐ No
6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary. See Attachment G	☑ Yes ☐ No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am an Authorized Member (title) of 25 East 144 St. Holdings, LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 10-26-2017 Signature: _____

Print Name: Azi Mandel

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
  - Chief, Site Control Section
  - New York State Department of Environmental Conservation
  - Division of Environmental Remediation
  - 625 Broadway
  - Albany, NY 12233-7020

FOR DEC USE ONLY
BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 9

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	☑ Yes ☐ No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	☑ Yes ☐ No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	☑ Yes ☐ No
2. Is the property upside down or underutilized as defined below? Upside Down?	☐ Yes ☑ No
Underutilized?	☐ Yes ☑ No

From ECL 27-1405(31):

"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(l) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)

375-3.2:

(l) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and

(1) the proposed use is at least 75 percent for industrial uses; or

(2) at which:

(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;

(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and

(iii) one or more of the following conditions exists, as certified by the applicant:

(a) property tax payments have been in arrears for at least five years immediately prior to the application;

(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or

(c) there are no structures.

"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; *the New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review). **Check appropriate box, below**:

☐ Project is an Affordable Housing Project - Regulatory Agreement Attached;

☑ Project is Planned as Affordable Housing, But Agreement is Not Yet Available* (*Checking this box will result in a "pending" status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);

☐ This is Not an Affordable Housing Project.

From 6 NYCRR 375- 3.2(a) as of August 12, 2016:

(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.

(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

BCP Application Summary (for DEC use only)

Site Name: Former Rocket Jewelry Box Site **Site Address:** 414 Gerard Avenue
City: Bronx **County:** Bronx **Zip:** 10451

Tax Block & Lot
Section (if applicable): 2 (Bronx) **Block:** 2350 **Lot:** 1

Requestor Name: 125 East 144 Street Holdings LLC **Requestor Address:** 500 Frank W. Burr Boulevard #47
City: Teaneck, New Jersey **Zip:** 07666 **Email:** amandel@treetopdev.com

Requestor's Representative (for billing purposes)
Name: Azi Mandel **Address:** 500 Frank W Burr Boulevard #47
City: Teaneck, New Jersey **Zip:** 07666 **Email:** amandel@treetopdev.com

Requestor's Attorney
Name: Linda R. Shaw, Knauf Shaw LLP **Address:** 1400 Crossroads Building, 2 State Street
City: Rochester, New York **Zip:** 14614 **Email:** lshaw@nyenvlaw.com

Requestor's Consultant
Name: Ryan Manderbach, Langan Engineering, Environmental, Surveying and Landscape Ar **Address:** 360 West 31st Street, 21 Penn Plaza, 8th Floor
City: New York, New York **Zip:** 10001 **Email:** rmanderbach@langan.com

Percentage claimed within an En-Zone: ☐ **0%** ☐ **<50%** ☐ **50-99%** ☑ **100%**

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☑ **Volunteer** ☐ **Participant**

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: ☑ Yes ☐ No

Does Requestor Claim Property is Upside Down: ☐ Yes ☑ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☑ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: ☐ Yes ☐ No ☑ Planned, No Contract

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

ATTACHMENT A
SECTION I: REQUESTOR INFORMATION

A copy of the entity information for 125 East 144 Street Holdings LLC (Requestor) from the NYS Department of State Division of Corporations is included with this attachment. The Requestor's corporate resolution authorizing Azi Mandel to take all action necessary to enter into and carry out the obligations of the BCP on behalf of 125 East 144 Street Holdings LLC, with respect to the site is included with this attachment.

The members of 125 East 144 Street Holdings LLC are:

- TT Family Bronx Development LLC
- Chasdei Bronx Development LLC
- GW RE Holdings LLC

Pursuant to ECL 27-1405 (1), 125 East 144 Street Holdings LLC is designated as a Volunteer, and they are the owner of 414 Gerard Avenue in the Bronx, New York. The site is identified as Block 2350, Lot 1 on the Bronx Borough Tax Maps. A copy of the deed is included with this attachment.

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through September 11, 2017.

Selected Entity Name: 125 EAST 144 STREET HOLDINGS LLC

Selected Entity Status Information

Current Entity Name:	125 EAST 144 STREET HOLDINGS LLC
DOS ID #:	4869950
Initial DOS Filing Date:	DECEMBER 28, 2015
County:	NEW YORK
Jurisdiction:	NEW YORK
Entity Type:	DOMESTIC LIMITED LIABILITY COMPANY
Current Entity Status:	ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

125 EAST 144 STREET HOLDINGS LLC
500 FRANK W. BURR BLVD #47
TEANECK, NEW JERSEY, 07666

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by viewing the certificate.

***Stock Information**

# of Shares	Type of Stock	$ Value per Share

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
DEC 28, 2015	Actual	125 EAST 144 STREET HOLDINGS LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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WRITTEN CONSENT

The undersigned, as a Member of the Majority Member of 125 East 144 Street Holdings LLC, does hereby certify as follows:

1. 125 East 144 Street Holdings LLC, with an office address located at 500 Frank W Burr Blvd #47, Teaneck, NJ 07666, is the owner and prospective volunteer for the Former Rocket Jewelry Box Brownfield Cleanup Program ("BCP") site located at 414 Gerard Avenue, Bronx, New York 10451 (the "Site").

2. 125 East 144 Street Holdings LLC, is partially owned by Managing Member Chasdei Bronx Development LLC.

3. Azriel Mandel, a 50% owner of the Managing Member of Chasdei Bronx Development LLC has been authorized on behalf of all owning entities to executed any documents required by the New York State Department of Environmental Conservation on behalf of BCP Site Volunteer 125 East 144 Street Holdings LLC, including but not limited to the application, the Brownfield Cleanup Agreement, Certificate of Completion, and an environmental easement.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 8th day of November 2017.

Adam Mermelstein
Member of Managing Member
Chasdei Bronx Development LLC
Managing Member of 125 East 144 Holding LLC

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument.The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.

2016011800008003004EC151

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 7**

Document ID: 2016011800008003 Document Date: 01-14-2016 Preparation Date: 02-03-2016
Document Type: DEED
Document Page Count: 5

PRESENTER:
MADISON TITLE AGENCY, LLC
(PICK-UP-SDS) AS AGENT FOR STEWART
1125 OCEAN AVENUE
LAKEWOOD, NJ 08701
212-808-9400
BAILAB@MADISONTITLE.COM

RETURN TO:
GREENBERG TRAURIG, LLP
500 CAMPUS DRIVE, SUITE 400
FLORHAM PARK, NJ 07932-0677
MTANY-105648-02 (RV) (SG)

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	2350	1	Entire Lot	121 EAST 144 STREET

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

CRFN_____ *or* DocumentID_____ *or* _____ Year_____ Reel____ Page_____ *or* File Number_____

PARTIES

GRANTOR/SELLER:
M&N PARTNERS INC.
2135 LAKE AVEUNE
MIAMI BEACH, FL 33140

☒ Additional Parties Listed on Continuation Page

GRANTEE/BUYER:
125 EAST 144 STREET HOLDINGS LLC
C/O TREETOP DEVELOPMENT LLC, 500 FRANK W. BURR BLVD # 47
TEANECK, NJ 07666

FEES AND TAXES

Mortgage :

Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	62.00
Affidavit Fee:	$	0.00

Filing Fee: $ 250.00
NYC Real Property Transfer Tax: $ 157,500.00
NYS Real Estate Transfer Tax: $ 24,000.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 02-03-2016 11:50
City Register File No.(CRFN): **2016000037755**

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2016011800008003004CC3D1

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) **PAGE 2 OF 7**

Document ID: 2016011800008003 Document Date: 01-14-2016 Preparation Date: 02-03-2016
Document Type: DEED

PARTIES

GRANTOR/SELLER:
M&N PARTNERSHIP LTD
2135 LAKE AVEUNE
MIAMI BEACH, FL 33140

BARGAIN AND SALE DEED WITHOUT COVENANT AGAINST GRANTOR'S ACTS

as of

THIS INDENTURE, dated January 14, 2016, between M&N Partners Inc., a Florida corporation, as successor in merger to M & N Partnership Ltd., a New York Corporation, having an address at 121-129 East 144th Street, Bronx, New York ("**Grantor**"), and 125 East 144 Street Holdings LLC, a New York limited liability company, having an address at c/o Treetop Development, LLC, The Glenpointe Centre West, 500 Frank W. Burr Boulevard #47, Teaneck, New Jersey 07666 ("**Grantee**").

WITNESSETH, that Grantor in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged by Grantor, does hereby grant and release and assign forever unto Grantee, and the heirs, successors and assigns of Grantee, that certain plot, piece or parcel of land situate lying and being in the City of New York, County of Bronx, State of New York , known as 121-129 East 144th Street, Brooklyn, New York and as more particularly bounded and described in **Exhibit A** annexed hereto and made a part hereof (the "**Land**").

TOGETHER with all right, title and interest of Grantor in and to any and all buildings and improvements located on the Land (the "**Improvements**");

TOGETHER with all right, title and interest, it any, of Grantor in and to any easements, rights of way, privileges, benefits, appurtenances, hereditaments, strips, gaps and gores, and any and all other rights, if any, thereon or in any way pertaining thereto, including, without limitation, any land lying in the bed of any streets and roads abutting the above-described property to the center lines thereof (the foregoing rights, together with the Land and the Improvements being hereinafter referred to, collectively, as the "**Premises**");

TO HAVE AND TO HOLD the Premises herein granted, or mentioned and intended so to be, unto Grantee, and the heirs, successors and assigns of Grantee, forever.

BEING the same Premises acquired by Grantor pursuant to Deed, dated October 1, 1984 from Rejoyce Sales Corp., as grantor and Grantor, as grantee, recorded October 12, 1984 in the Bronx County Register's Office in Liber/Reel 563, Page 192.

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of improvements and will apply the same first to the payment of the cost of improvements before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, Grantor has duly executed this deed the day and year first above written.

GRANTOR:

M&N PARTNERS INC.,
a Florida corporation,

By: _____
Name: Myril L. Kaplan
Title: Vice President

ACKNOWLEDGMENT

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

On the 13 day of January in the year 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Myril L. Kaplan, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

ZLATA FAYER
NOTARY PUBLIC-STATE OF NEW YORK
No. 02FA6187317
Qualified in Richmond County
My Commission Expires May 19, 2016

_____
Notary Public (SEAL)

EXHIBIT A

Legal Description

[Attached Hereto]

Stewart Title Insurance Company

Title No.: MTANY-105648-02

SCHEDULE A CONTINUED

LEGAL DESCRIPTION

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of East 144th Street with the easterly side of Gerard Avenue; and

RUNNING THENCE easterly along said northerly side of East 144th Street, 128.62 feet;

THENCE northerly at right angle to said northerly side of East 144th Street, 98.54 feet to the northerly line of Lot No. 1 in Block No. 2350 on the Tax Map of the County of Bronx;

THENCE westerly along said northerly line of said Lot No. 1, 133.06 feet to said easterly side of Gerard Avenue; and

THENCE southerly along said easterly side of Gerard Avenue, 98.24 feet to said northerly side of East 144th Street at the corner the point or place of BEGINNING.

NOTE: Being District , Section , Block(s) 2350, Lot(s) 1, Tax Map of the Borough of Bronx, County of Bronx.
NOTE: Lot and Block shown for informational purposes only.

Issued by:
Madison Title Agency, LLC
1125 Ocean Avenue, Lakewood, NJ 08701
Telephone: 212-808-9400 Fax: 212-808-9420

BARGAIN & SALE DEED
WITHOUT COVENANT AGAINST GRANTOR'S ACTS

M&N PARTNERS INC., as successor in merger to M&N PARTNERSHIP LTD.

TO

125 EAST 144 STREET HOLDINGS LLC

Section:	--
Block:	2350
Lot:	1
County:	Bronx
Address:	121-129 East 144th Street, Bronx, New York

RECORD AND RETURN TO:

Greenberg Traurig, LLP
500 Campus Drive, Suite 400
Florham Park, NJ 07932-0677
Attention: David Freylikhman, Esq.

ATTACHMENT B
SECTION II: PROJECT DESCRIPTION

Item 4 - Development Project Description

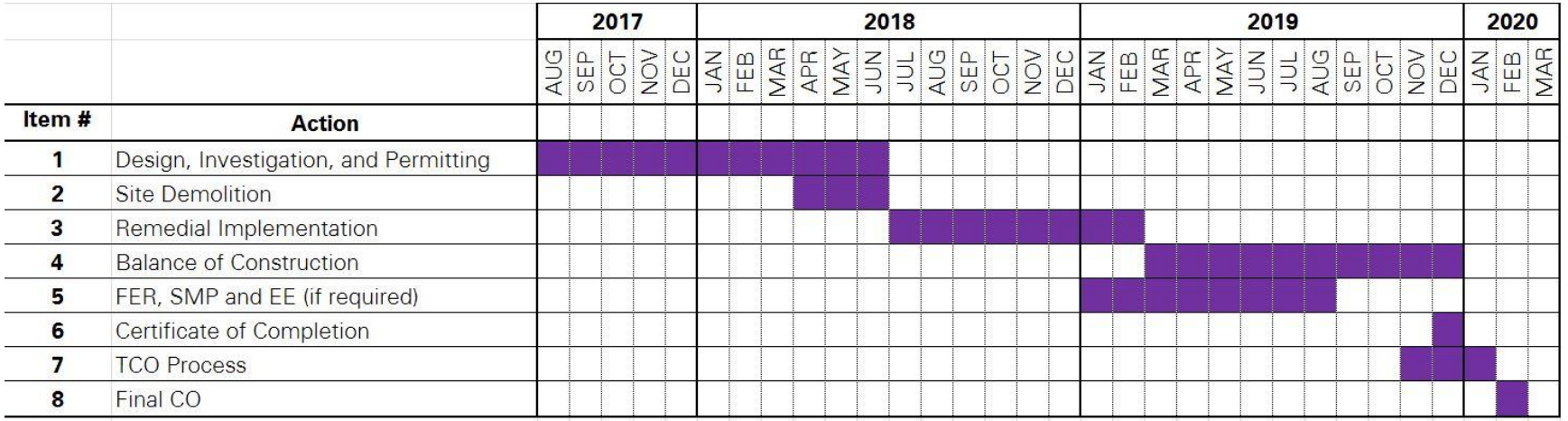
The purpose of the project is to redevelop an underutilized and contaminated parcel, while implementing remedial measures that are protective of human health and the environment.

The proposed redevelopment project is still in early planning stages and is subject to change. Current plans call for the development to include abatement and demolition of the existing warehouse and construction of a mixed-use residential and commercial building with a footprint of about 12,600 square feet Twenty percent (20%) of the residential apartments will be affordable housing. The proposed project is consistent with existing zoning.

Remediation would be completed in accordance with an approved Remedial Action Work Plan (RAWP) and Construction Health and Safety Plan, to address the findings of the September 2017 Remedial Investigation. The Remedial Investigation Report is included with this application.

Between redevelopment construction and ongoing commercial and residential operations at the completed project site, about 350 temporary and permanent jobs will be created.

The estimated project schedule is shown below:



Notes:

1. The estimated scheduling of items 2 thru 6 will be contingent on the timing of acceptance of the BCP Remedial Action Work Plan.
2. FER - Final Engineering Report
3. SMP - Site Management Plan
4. TCO - Temporary Certificate of Occupancy
5. CO - Certificate of Occupancy
6. EE - Environmental Easement

ATTACHMENT C
SECTION III: PROPERTY'S ENVIRONMENTAL HISTORY

Item 1- Reports

Environmental reports prepared for the site are summarized below and include the following:

- *October 3, 2017 Phase I Environmental Assessment (ESA), prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. (Langan)*
- *October 2017 Remedial Investigation Report, prepared by Langan*

October 3, 2017 Phase I ESA, Prepared by Langan

The Phase I ESA was completed in general accordance with ASTM International (ASTM) Standard E1527-13 and the United States Environmental Protection (USEPA) All Appropriate Inquiries (AAI) Rule. The following recognized environmental conditions (RECs) were identified:

- Historical On-Site Operations: The site historically operated as a jewelry box manufacturer from about 1954 to 2016. Jewelry packaging and on-site operations likely included the use of metals and solvents containing volatile organic compounds (VOCs). Undocumented releases of metals, VOCs, or other hazardous substances associated with historical operations may have adversely affected soil, groundwater, or soil vapor beneath the site.
- On-Site Petroleum Bulk Storage: One 3,000-gallon aboveground storage tank (AST) and a second suspect tank were observed during the August 25, 2017 site reconnaissance. The 3,000-gallon AST was also identified in the New York State Department of Environmental Conservation (NYSDEC) Petroleum Bulk Storage (PBS) database. A fill port and vent pipe were observed on the exterior of the southern side of the building, and stained absorbent pads were observed in the boiler room near the fuel oil connection pipe. One unlabeled, 55-gallon drum containing an oily liquid was also observed in the boiler room. Undocumented spills or releases of petroleum products or hazardous substances associated with the tanks, piping, or drum may have adversely affected soil, groundwater, or soil vapor beneath the site.
- Current and Historical Uses of Nearby Properties: Historical uses of adjoining and surrounding properties included a machine shop (1949), a Con Edison garage (1977 to 1984), a Con Edison service center (1977 to 1986), and unspecified manufacturing (1986 to 2007). Records identify an in-service 3,000-gallon No. 2 fuel oil AST at the eastern-adjoining property since 1988. Undocumented spills or releases of petroleum products

or hazardous substances associated with historical uses of nearby properties including petroleum bulk storage may have adversely affected groundwater or soil vapor beneath the site.

- Nearby Tetrachloroethene (PCE) Impacts to Soil Vapor: NYSDEC Brownfield Cleanup Program (BCP) Site No. C203071 (477 Gerard Avenue) is located less than 150 feet northwest of the site. A 2015 Remedial Investigation Report (RIR) identified PCE impacts to soil vapor at concentrations above the New York State Department of Health (NYSDOH) Air Guideline Values (AGVs). Based on proximity, the source of PCE impacting soil vapor at the nearby property may have the potential to affect soil vapor or groundwater beneath the site. The RIR did not identify the source of PCE.

October 2017 Remedial Investigation Report, Prepared by Langan

Langan completed a Remedial Investigation at the site in August and September 2017 to determine, to the extent practical, the nature and extent of contamination in soil, groundwater, and soil vapor at the site and to provide data sufficient to support the evaluation of remedial action alternatives and the preparation of a Remedial Action Work Plan (RAWP). The investigation included a geophysical survey, advancement of 12 soil borings, installation of two permanent groundwater monitoring wells, one bedrock observation well, and five soil vapor probes, and collection of soil, groundwater, and soil vapor samples. Field observations and laboratory analytical results are summarized below:

- Geophysical Survey: A tank-like structure was identified beneath an unlabeled manhole in the southeastern room with a subsurface linear anomaly extending from the structure to the southern wall of the building. The remaining anomalies were inconsistent with USTs and were likely associated with debris observed throughout the historic fill layer.
- Soil: Evidence of petroleum impacts (e.g., odors and photoionization detector [PID] readings up to 289 parts per million [ppm]) were observed in samples collected from two borings. Based on field observation, the NYSDEC was contacted and Spill No. 1705442 was assigned. Semivolatile organic compounds (SVOCs) and metals were detected at concentrations above Title 6 of the New York Codes, Rules and Regulations (6 NYCRR) Part 375 Restricted Use Restricted-Residential (RRU) Soil Cleanup Objectives (SCOs). VOCs, polychlorinated biphenyls (PCBs), and pesticides were detected at concentrations above Part 375 Unrestricted Use (UU) SCOs.
- Groundwater: One VOC (chloroform), two SVOCs (benzo[a]anthracene and benzo[b]fluoranthene), and dissolved metals (iron, magnesium, manganese, and sodium) were detected at concentrations above the NYSDEC Division of Water

Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values (SGVs) for Class GA groundwater. A PID headspace reading of 44 ppm and petroleum-like odors were observed beneath the cap of bedrock observation well OW1.

- Soil Vapor: Petroleum-related VOCs and chlorinated VOCs were detected in soil vapor samples at concentrations two orders of magnitude above ambient air concentrations. Although not a direct comparison standard, PCE concentrations above the NYSDOH AGV were detected in two soil vapor samples collected from the western part of the site. Total VOCs were detected at a maximum concentration of about 695 micrograms per cubic meter (µg/m3) in the soil vapor sample collected from the southwestern part of the site. Indoor air samples were not collected because the existing building is currently vacant, and will be demolished as part of site redevelopment. Such sample results could have altered this conclusion.

Item 2- Sampling Data

Contaminant concentrations detected above applicable regulatory standards for each media tested in 2014 and 2015 are summarized below. Laboratory analytical reports are included as attachments to the RIR.

Soil

Soil sample results were compared to the UU and RRU SCOs. Analytes detected above the UU SCOs are summarized below with those above the RRU SCOs shown in **bold**.

VOCs

- SB09_0-2: acetone

SVOCs

- SB02_0-2: **benzo(a)anthracene**, **benzo(a)pyrene**, **benzo(b)fluoranthene**, chrysene, and **indeno(1,2,3-cd)pyrene**
- SB04_0-2: **benzo(a)anthracene**, **benzo(b)fluoranthene**, and **indeno(1,2,3-cd)pyrene**
- SB06_25-27: **benzo(a)anthracene**, **benzo(a)pyrene**, **benzo(b)fluoranthene**, benzo(k)fluoranthene, **chrysene**, **dibenzo(a,h)anthracene**, and **indeno(1,2,3-cd)pyrene**

- SB07_0-2: **benzo(a)anthracene**, **benzo(a)pyrene**, **benzo(b)fluoranthene**, chrysene, and **indeno(1,2,3-cd)pyrene**
- SB11_8-10: **indeno(1,2,3-cd)pyrene**
- SB12_0-2: **benzo(a)anthracene**, **benzo(a)pyrene**, **benzo(b)fluoranthene**, chrysene, and **indeno(1,2,3-cd)pyrene**
- SB12_6-8: **benzo(a)anthracene**, **benzo(a)pyrene**, **benzo(b)fluoranthene**, and **indeno(1,2,3-cd)pyrene**
- SB12_22-24: **benzo(b)fluoranthene** and **indeno(1,2,3-c,d)pyrene**

Metals

- SB01_0-2: copper, lead, mercury, and zinc
- SB02_0-2: copper, **lead**, mercury, and zinc
- SB02_14-16: trivalent chromium, **copper,** lead, and zinc
- SB02_17-18: trivalent chromium, **copper,** lead, and zinc
- SB03_10-11: lead, mercury, and zinc
- SB03_19-21: lead and mercury
- SB04_0-2: **barium,** lead, mercury, and zinc
- SB05_0-2: lead
- SB05_25-26: copper
- SB06_0-2: copper, lead, mercury, and zinc
- SB06_25-27: **copper**, lead, mercury, and zinc
- SB07_0-2: lead
- SB07_12-14: cadmium, copper, **lead,** mercury, and zinc
- SB07_22-24: cadmium, trivalent chromium, copper, **lead,** and zinc
- SB08_0-2: lead and mercury
- SB08_16-18: trivalent chromium, nickel, and zinc
- SB09_0-2: lead
- SB09_3-5: lead and zinc
- SB10_0-2: lead

- SB10_6-8: lead and nickel
- SB11_0-2: lead and zinc
- SB11_8-10: lead
- SB11_26-28: lead
- SB12_0-2: **copper** and lead
- SB12_6-8: copper, lead, mercury, and zinc
- SB12_22-24: **lead, mercury,** and zinc

Pesticides

- SB03_0-2: 4,4'-DDE and 4,4'-DDT
- SB07_12-14: 4,4'-DDD and 4,4'-DDT
- SB07_22-24: 4,4'-DDT
- SB10_0-2: 4,4'-DDE
- SB11_0-2: 4,4'-DDT
- SB11_8-10: 4,4'-DDT
- SB12_0-2: 4,4'-DDE and 4,4'-DDT
- SB12_6-8: 4,4'-DDT
- SB12_22-24: 4,4'-DDT

PCBs

- SB01_0-2: Total PCBs
- SB12_0-2: Total PCBs

Groundwater

Groundwater sample results were compared to the NYSDEC TOGS SGVs, and analytes detected above the regulatory criteria are summarized below.

VOCs

- OW1_091817: chloroform

SVOCs

- OW1_091817: benzo(a)anthracene and benzo(b)fluoranthene

Dissolved Metals

- MW01_091617: magnesium, manganese, and sodium
- MW05_091517: magnesium, manganese, and sodium
- OW1_091817: iron, manganese, and sodium

Soil Vapor

The following summarizes PCE concentrations in soil vapor above the AGV:

- SV01_090117: 93.6 µg/m^3 (southwestern part of the site)
- SV02_090117: 43.8 µg/m^3 (northwestern part of the site)

The following summarizes total VOC concentrations in soil vapor:

- SV01_090117: 695 µg/m^3 (southwestern part of the site)
- SV02_090117: 461 µg/m^3 (northwestern part of the site)
- SV03_090117: 625 µg/m^3 (central part of the site)
- SV04_090717: 470 µg/m^3 (southeastern part of the site)
- SV05_090117: 598 µg/m^3 (northeastern part of the site)
- AA01_090117: 19 µg/m^3 (ambient air)

The following summarizes petroleum-related VOC concentrations (benzene, toluene, ethylbenzene, xylenes [BTEX]) in soil vapor:

- SV01_090117: 256 µg/m^3 (southwestern part of the site)
- SV02_090117: 126 µg/m^3 (northwestern part of the site)
- SV03_090117: 194 µg/m^3 (central part of the site)
- SV04_090717: 77 µg/m^3 (southeastern part of the site)
- SV05_090117: 235 µg/m^3 (northeastern part of the site)
- AA01_090117: 8 µg/m^3 (ambient air)

Item 3- Site Drawings

The following figures and tables summarize the detectable concentrations of each contaminant by media type included in this attachment.

- Figure C-1: Environmental Site Conditions Map
- Figure C-2: Soil Sample Analytical Results Map – Cellar Level
- Figure C-3: Soil Sample Analytical Results Map – First Floor
- Figure C-4: Groundwater Sample Analytical Results Map
- Figure C-5: Soil Vapor Sample Analytical Results Map
- Table 1: Soil Sample Analytical Results Summary - VOCs
- Table 2: Soil Sample Analytical Results Summary - SVOCs
- Table 3: Soil Sample Analytical Results Summary – PCBs, Herbicides, Pesticides, Metals, General Chemistry
- Table 4: Groundwater Sample Analytical Results Summary
- Table 5: Soil Vapor Sample Analytical Results Summary

HISTORICAL SITE USE, INCLUDING PBS

- JEWELRY BOX MANUFACTURER (1954 TO 2016)
- ON-SITE 3,000 GALLON AST
- SUSPECT TANK

KNOWN IMPACTS

- SVOCs, PCBs, PESTICIDES, AND METALS ABOVE UU SCOs IN SOIL.
- ELEVATED PID READINGS UP TO 276 PPM AND PETROLEUM-LIKE ODORS IN SOIL AND GROUNDWATER IN SOUTHEAST CORNER OF THE SITE. NYSDEC SPILL NO. 1705442
- CHLORINATED VOCs, SVOCs, AND METALS ABOVE TOGS SGVs IN GROUNDWATER.
- CHLORINATED VOCs AND PETROLEUM-RELATED VOCs DETECTED IN SOIL VAPOR.

LEGEND:

APPROXIMATE SITE BOUNDARY

NOTES:

1. THE BASE MAP IS REFERENCED FROM THE SURVEY PREPARED BY LANGAN DATED OCTOBER 10, 2017.
2. PID = PHOTOIONIZATION DETECTOR
3. PPM = PARTS PER MILLION
4. VOC = VOLATILE ORGANIC COMPOUND
5. SVOC = SEMIVOLATILE ORGANIC COMPOUND
6. PCB = POLYCHLORINATED BIPHENYL
7. AST = ABOVEGROUND STORAGE TANK
8. NYSDEC = NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
9. UU = UNRESTRICTED USE
10. SCO = SOIL CLEANUP OBJECTIVE
11. TOGS = TECHNICAL AND OPERATIONAL GUIDANCE SERIES
12. SGVs = STANDARDS and GUIDANCE VALUES

40 0 10 25 40
SCALE IN FEET

LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

Project
414 GERARD AVENUE
BLOCK No. 2350, LOT No. 1
BRONX NEW YORK

Figure Title
ENVIRONMENTAL SITE CONDITIONS MAP

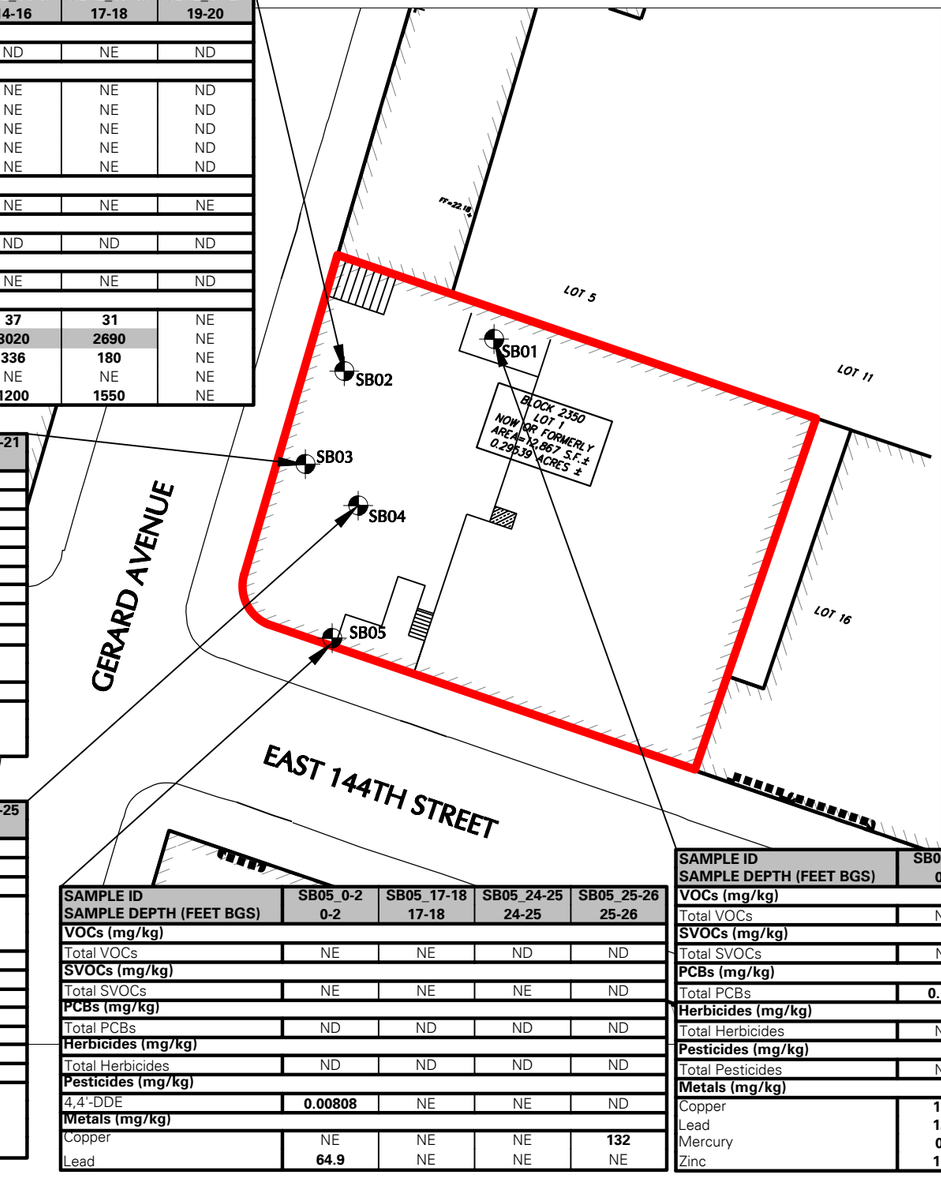
Project No. 170488401	Figure No. C-1
Date 10/16/2017	
Scale 1" = 40'	
Drawn By VZ / Checked By MLR	
Submission Date	Sheet 1 of 5

Filename: \\langan.com\data\NYC\data4\170488401\Project Data\CAD\01\SheetFiles\Environmental\BCP Application\Figure C-1 - Environmental Conditions Map.dwg Date: 10/25/2017 Time: 10:45 User: vzuluaga Style Table: Langan.stb Layout: Figure C-1 Environmental Conditions Map

SAMPLE ID SAMPLE DEPTH (FEET BGS)	SB02_0-2 0-2	SODUP01_082817 0-2	SB02_14-16 14-16	SB02_17-18 17-18	SB02_19-20 19-20
VOCs (mg/kg)					
Total VOCs	NE	NE	ND	NE	ND
SVOCs (mg/kg)					
Benzo(a)anthracene	**1.3**	NE	NE	NE	ND
Benzo(a)pyrene	**1.3**	NE	NE	NE	ND
Benzo(b)fluoranthene	**1.5**	**1.2**	NE	NE	ND
Chrysene	**1.1**	NE	NE	NE	ND
Indeno(1,2,3-cd)pyrene	**0.79**	**0.52**	NE	NE	ND
PCBs (mg/kg)					
Total PCBs	NE	NE	NE	NE	NE
Herbicides (mg/kg)					
Total Herbicides	ND	ND	ND	ND	ND
Pesticides (mg/kg)					
Total Pesticides	NE	NE	NE	NE	ND
Metals (mg/kg)					
Trivalent Chromium	NE	NE	**37**	**31**	NE
Copper	**97.2**	**98.8**	**3020**	**2690**	NE
Lead	**635**	**421**	**336**	**180**	NE
Mercury	**0.22**	**0.23**	NE	NE	NE
Zinc	**661**	**514**	**1200**	**1550**	NE

SAMPLE ID SAMPLE DEPTH (FEET BGS)	SB03_0-2 0-2	SB03_10-11 10-11	SB03_19-21 19-21
VOCs (mg/kg)			
Total VOCs	ND	NE	ND
SVOCs (mg/kg)			
Total SVOCs	NE	NE	NE
PCBs (mg/kg)			
Total PCBs	NE	ND	ND
Herbicides (mg/kg)			
Total Herbicides	ND	ND	ND
Pesticides (mg/kg)			
4,4'-DDE	**0.00898**	ND	ND
4,4'-DDT	**0.00449**	ND	ND
Metals (mg/kg)			
Lead	NE	**160**	**95.2**
Mercury	NE	**0.32**	**0.22**
Zinc	NE	**131**	NE

SAMPLE ID SAMPLE DEPTH (FEET BGS)	SB04_0-2 0-2	SB04_14-16 14-16	SB04_23-25 23-25
VOCs (mg/kg)			
Total VOCs	NE	NE	NE
SVOCs (mg/kg)			
Benzo(a)anthracene	**1.1**	NE	NE
Benzo(b)fluoranthene	**1.4**	NE	NE
Indeno(1,2,3-cd)pyrene	**0.72**	NE	ND
Polychlorinated Biphenyls (PCBs) (mg/kg)			
Total PCBs	ND	ND	NE
Herbicides (mg/kg)			
Total Herbicides	ND	ND	ND
Pesticides (mg/kg)			
Total Pesticides	NE	ND	NE
Metals (mg/kg)			
Barium	**716**	NE	NE
Lead	**319**	NE	NE
Mercury	**0.21**	NE	NE
Zinc	**204**	NE	NE



SAMPLE ID SAMPLE DEPTH (FEET BGS)	SB05_0-2 0-2	SB05_17-18 17-18	SB05_24-25 24-25	SB05_25-26 25-26
VOCs (mg/kg)				
Total VOCs	NE	NE	ND	ND
SVOCs (mg/kg)				
Total SVOCs	NE	NE	NE	ND
PCBs (mg/kg)				
Total PCBs	ND	ND	ND	ND
Herbicides (mg/kg)				
Total Herbicides	ND	ND	ND	ND
Pesticides (mg/kg)				
4,4'-DDE	**0.00808**	NE	NE	ND
Metals (mg/kg)				
Copper	NE	NE	NE	**132**
Lead	**64.9**	NE	NE	NE

SAMPLE ID SAMPLE DEPTH (FEET BGS)	SB01_0-2 0-2	SB01_16-17 16-17	SB01_23-25 23-25
VOCs (mg/kg)			
Total VOCs	ND	ND	ND
SVOCs (mg/kg)			
Total SVOCs	NE	NE	ND
PCBs (mg/kg)			
Total PCBs	**0.171**	ND	ND
Herbicides (mg/kg)			
Total Herbicides	ND	ND	ND
Pesticides (mg/kg)			
Total Pesticides	ND	ND	ND
Metals (mg/kg)			
Copper	**109**	NE	NE
Lead	**124**	NE	NE
Mercury	**0.4**	NE	NE
Zinc	**118**	NE	NE

LEGEND:

APPROXIMATE SITE BOUNDARY

SB11 SOIL BORING LOCATION

NOTES:

1. THE BASE MAP IS REFERENCED FROM THE SURVEY PREPARED BY LANGAN DATED OCTOBER 10, 2017.
2. BORING LOCATIONS ARE BASED ON FIELD MEASUREMENTS.
3. THE REMEDIAL INVESTIGATION WAS COMPLETED BETWEEN AUGUST 28 AND SEPTEMBER 18, 2017.
4. SOIL SAMPLE ANALYTICAL RESULTS ARE COMPARED TO TITLE 6 OF THE NEW YORK CODES, RULES, AND REGULATIONS (NYCRR) PART 375 UNRESTRICTED USE (UU) SOIL CLEANUP OBJECTIVES (SCOs) AND RESTRICTED USE RESTRICTED-RESIDENTIAL (RRU) SCOs.
5. RESULTS EXCEEDING UU SCOs ARE BOLDED.
6. RESULTS EXCEEDING RRU SCOs ARE SHADED AND BOLDED.
7. ND = NOT DETECTED
8. NE = NO EXCEEDANCE
9. MG/KG = MILLIGRAM PER KILOGRAM
10. VOC = VOLATILE ORGANIC COMPOUND
11. SVOC = SEMIVOLATILE ORGANIC COMPOUND
12. PCB = POLYCHLORINATED BIPHENYL
13. BGS = BELOW GRADE SURFACE

	NYCRR Part 375 UU SCOs	NYCRR Part 375 RRU SCOs
SVOCs		
Benzo(a)anthracene	1	1
Benzo(a)pyrene	1	1
Benzo(b)fluoranthene	1	1
Chrysene	1	3.9
Indeno(1,2,3-cd)pyrene	0.5	0.5
PCBs (mg/kg)		
Aroclor 1260	0.1	1
Pesticides (mg/kg)		
4,4'-DDE	0.0033	8.9
4,4'-DDT	0.0033	7.9
Metals		
Barium	350	400
Trivalent Chromium	30	180
Copper	50	270
Lead	63	400
Mercury	0.18	0.81
Zinc	109	10000

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

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Project
414 GERARD AVENUE
BLOCK No. 2350, LOT No. 1
BRONX NEW YORK

Figure Title
SOIL SAMPLE ANALYTICAL RESULTS MAP CELLAR LEVEL

Project No. 170488401
Date 10/16/2017
Scale 1" = 40'
Drawn By VZ | Checked By MLR
Submission Date

Figure No. C-2

Sheet 2 of 5

Filename: \\langan.com\data\NYC\data4\170488401\Project Data\CAD\01\SheetFiles\Environmental\BCP Application\Figures C-1_C-2 - Soil Sample Detections Map.recovered.dwg Date: 10/26/2017 Time: 11:57 User: jyanowitz Style Table: Langan.stb Layout: Cellar Tags

SAMPLE ID SAMPLE DEPTH (FEET BGS)	SB12_0-2 0-2	SB12_6-8 6-8	SODUP02_083017 6-8	SB12_22-24 22-24
VOCs (mg/kg)				
Total VOCs	NE	NE	NE	NE
SVOCs (mg/kg)				
Benzo(a)anthracene	**1.3**	**1.1**	NE	NE
Benzo(a)pyrene	**1.3**	**1.4**	NE	NE
Benzo(b)fluoranthene	**1.8**	**1.6**	NE	**1.1**
Chrysene	**1.2**	NE	NE	NE
Indeno(1,2,3-cd)pyrene	**0.82**	**0.9**	NE	**0.61**
PCBs (mg/kg)				
Aroclor 1242	0.0579	NE	NE	NE
Aroclor 1254	0.0344	NE	NE	NE
Aroclor 1260	0.0153	NE	NE	NE
Total PCBs	**0.118**	NE	NE	NE
Herbicides (mg/kg)				
Total Herbicides	ND	ND	ND	ND
Pesticides (mg/kg)				
4,4'-DDE	**0.00745**	NE	**0.0039**	NE
4,4'-DDT	**0.00543**	**0.00436**	**0.00369**	**0.00334**
Metals (mg/kg)				
Copper	**380**	**59.6**	**55.5**	NE
Lead	**93.8**	**307**	**327**	**489**
Mercury	NE	**0.7**	**0.69**	**1.3**
Zinc	NE	**189**	**198**	**164**

SAMPLE ID SAMPLE DEPTH (FEET BGS)	SB11_0-2 0-2	SB11_8-10 8-10	SB11_26-28 26-28	SB11_28-30 28-30
VOCs (mg/kg)				
Total VOCs	ND	NE	NE	ND
SVOCs (mg/kg)				
Indeno(1,2,3-cd)pyrene	NE	**0.53**	NE	ND
PCBs (mg/kg)				
Total PCBs	NE	NE	ND	ND
Herbicides (mg/kg)				
Total Herbicides	ND	ND	ND	ND
Pesticides (mg/kg)				
4,4'-DDT	**0.00391**	**0.00347**	NE	ND
Metals (mg/kg)				
Lead	**240**	**110**	**149**	NE
Zinc	**121**	NE	NE	NE

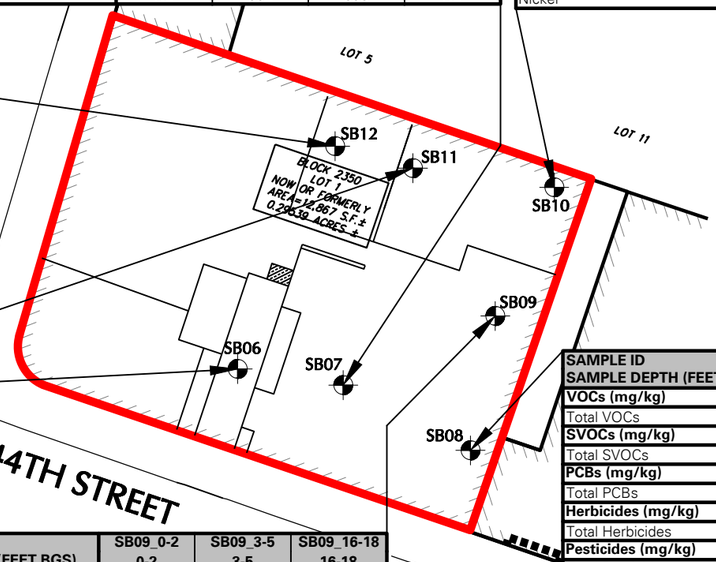
SAMPLE ID SAMPLE DEPTH (FEET BGS)	SB06_0-2 0-2	SB06_15-16 15-16	SB06_25-27 25-27	SB06_31-32 31-32
VOCs (mg/kg)				
Total VOCs	NE	ND	NE	ND
SVOCs (mg/kg)				
Benzo(a)anthracene	NE	ND	**5**	ND
Benzo(a)pyrene	NE	ND	**3.9**	ND
Benzo(b)fluoranthene	NE	ND	**4.5**	ND
Benzo(k)fluoranthene	NE	ND	**1.4**	ND
Chrysene	NE	ND	**4.9**	ND
Dibenzo(a,h)anthracene	NE	ND	**0.55**	ND
Indeno(1,2,3-cd)pyrene	NE	ND	**2.2**	ND
PCBs (mg/kg)				
Total PCBs	NE	ND	NE	ND
Herbicides (mg/kg)				
Total Herbicides	ND	ND	ND	ND
Pesticides (mg/kg)				
Total Pesticides	NE	NE	NE	ND
Metals (mg/kg)				
Copper	**56.7**	NE	**384**	NE
Lead	**341**	NE	**236**	NE
Mercury	**0.42**	ND	**0.27**	ND
Zinc	**292**	NE	**230**	NE

SAMPLE ID SAMPLE DEPTH (FEET BGS)	SB07_0-2 0-2	SB07_12-14 12-14	SB07_22-24 22-24	SB07_24-25 24-25
VOCs (mg/kg)				
Total VOCs	ND	NE	NE	ND
SVOCs (mg/kg)				
Benzo(a)anthracene	**1.7**	NE	NE	ND
Benzo(a)pyrene	**1.4**	ND	NE	ND
Benzo(b)fluoranthene	**1.7**	NE	NE	ND
Chrysene	**1.6**	NE	NE	ND
Indeno(1,2,3-cd)pyrene	**0.86**	NE	NE	ND
PCBs (mg/kg)				
Total PCBs	NE	NE	NE	ND
Herbicides (mg/kg)				
Total Herbicides	ND	ND	ND	ND
Pesticides (mg/kg)				
4,4'-DDD	ND	**0.0037**	NE	ND
4,4'-DDT	ND	**0.0279**	**0.0144**	ND
Metals (mg/kg)				
Cadmium	NE	**2.76**	**3.84**	NE
Trivalent Chromium	NE	NE	**37**	NE
Copper	NE	**101**	**154**	NE
Lead	**85.1**	**651**	**537**	NE
Mercury	NE	**0.52**	NE	ND
Zinc	NE	**802**	**638**	NE

SAMPLE ID SAMPLE DEPTH (FEET BGS)	SB09_0-2 0-2	SB09_3-5 3-5	SB09_16-18 16-18
VOCs (mg/kg)			
Acetone	**0.19**	NE	NE
SVOCs (mg/kg)			
Total SVOCs	NE	NE	ND
PCBs (mg/kg)			
Total PCBs	ND	NE	ND
Herbicides (mg/kg)			
Total Herbicides	ND	ND	ND
Pesticides (mg/kg)			
Total Pesticides	NE	ND	ND
Metals (mg/kg)			
Lead	**78.7**	**140**	NE
Zinc	NE	**201**	NE

SAMPLE ID SAMPLE DEPTH (FEET BGS)	SB10_0-2 0-2	SB10_6-8 6-8	SB10_14-16 14-16
VOCs (mg/kg)			
Total VOCs	NE	NE	NE
SVOCs(mg/kg)			
Total SVOCs	NE	NE	NE
PCBs (mg/kg)			
Total PCBs	NE	ND	ND
Herbicides (mg/kg)			
Total Herbicides	ND	ND	ND
Pesticides (mg/kg)			
4,4'-DDE	**0.00333**	ND	ND
Metals (mg/kg)			
Lead	**79.3**	**85.6**	NE
Nickel	NE	**32.4**	NE

SAMPLE ID SAMPLE DEPTH (FEET BGS)	SB08_0-2 0-2	SB08_15-16 15-16	SB08_16-18 16-18
VOCs (mg/kg)			
Total VOCs	NE	NE	NE
SVOCs (mg/kg)			
Total SVOCs	NE	NE	NE
PCBs (mg/kg)			
Total PCBs	ND	NE	ND
Herbicides (mg/kg)			
Total Herbicides	ND	ND	ND
Pesticides (mg/kg)			
Total Pesticides	ND	NE	ND
Metals (mg/kg)			
Trivalent Chromium	NE	NE	**53**
Lead	**147**	NE	NE
Mercury	**0.23**	NE	ND
Nickel	NE	NE	**41.7**
Zinc	NE	NE	**113**



LEGEND:

APPROXIMATE SITE BOUNDARY

SB11 SOIL BORING LOCATION

NOTES:

1. THE BASE MAP IS REFERENCED FROM THE SURVEY PREPARED BY LANGAN DATED OCTOBER 10, 2017.
2. LOCATIONS ARE BASED ON FIELD MEASUREMENTS.
3. THE REMEDIAL INVESTIGATION WAS COMPLETED BETWEEN AUGUST 28 AND SEPTEMBER 18, 2017.
4. SOIL SAMPLE ANALYTICAL RESULTS ARE COMPARED TO TITLE 6 OF THE NEW YORK CODES, RULES, AND REGULATIONS (NYCRR) PART 375 UNRESTRICTED USE (UU) SOIL CLEANUP OBJECTIVES (SCOs) AND RESTRICTED USE RESTRICTED-RESIDENTIAL (RRU) SCOs.
5. RESULTS EXCEEDING UU SCOs ARE BOLDED.
6. RESULTS EXCEEDING RRU SCOs ARE SHADED AND BOLDED.
7. MG/KG = MILLIGRAM PER KILOGRAM
8. VOC = VOLATILE ORGANIC COMPOUND
9. SVOC = SEMIVOLATILE ORGANIC COMPOUND
10. PCB = POLYCHLORINATED BIPHENYL
11. ND = NOT DETECTED
12. NE = NO EXCEEDANCE
13. BGS = BELOW GRADE SURFACE
14. TOTAL PCBs IS THE SUM OF DETECTED PCBs.

	NYCRR Part 375 UU SCOs	NYCRR Part 375 RRU SCOs
VOCs (mg/kg)		
Acetone	0.05	100
SVOCs		
Benzo(a)anthracene	1	1
Benzo(a)pyrene	1	1
Benzo(b)fluoranthene	1	1
Benzo(k)fluoranthene	0.8	3.9
Chrysene	1	3.9
Dibenzo(a,h)anthracene	0.33	0.33
Indeno(1,2,3-cd)pyrene	0.5	0.5
PCBs (mg/kg)		
Total PCBs	0.1	1
Pesticides (mg/kg)		
4,4'-DDD	0.0033	10
4,4'-DDE	0.0033	8.9
4,4'-DDT	0.0033	7.9
Total Metals		
Cadmium	2.5	4.3
Trivalent Chromium	30	180
Copper	50	270
Lead	63	400
Mercury	0.18	0.81
Nickel	30	310
Zinc	109	10000

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

40 0 10 25 40
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Langan CT, Inc.
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414 GERARD AVENUE
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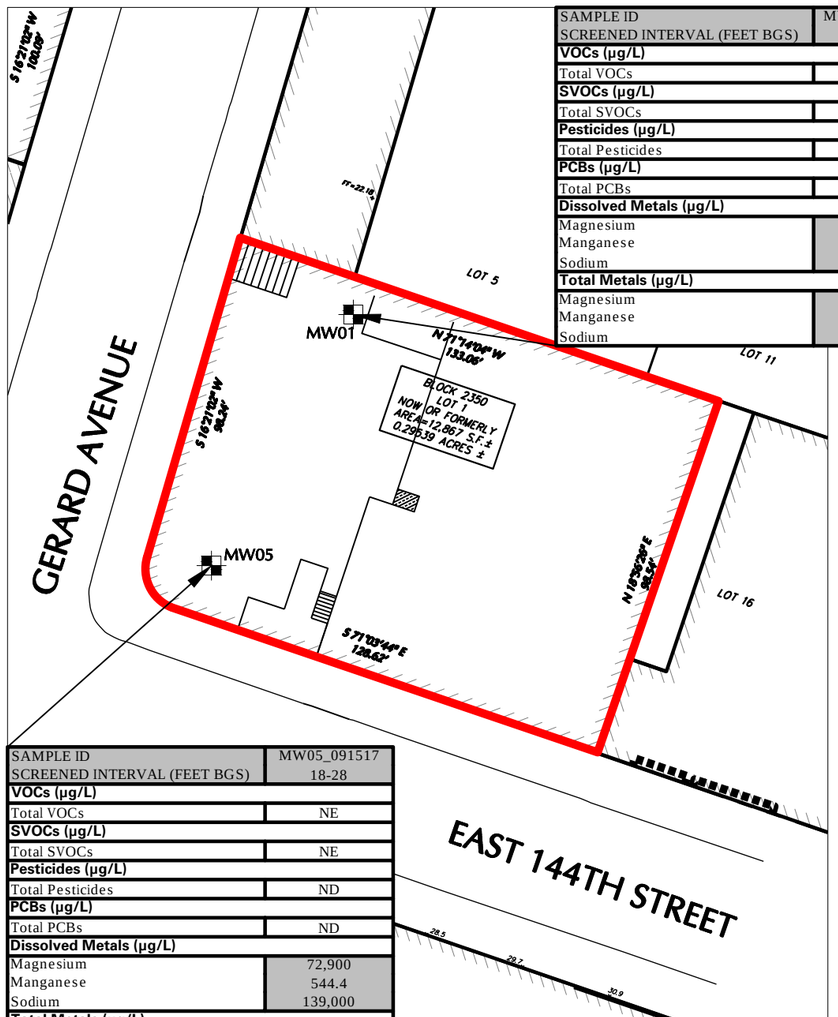
BRONX NEW YORK

Figure Title
SOIL SAMPLE ANALYTICAL RESULTS MAP FIRST FLOOR

Project No. 170488401	Figure No. C-3
Date 10/16/2017	
Scale 1" = 40"	
Drawn By VZ / Checked By MLR	
Submission Date	Sheet 3 of 5

Filename: \\langan.com\data\NYC\data4\170488401\Project Data\CAD\01\SheetFiles\Environmental\BCP Application\Figures C-1_C-2 - Soil Sample Detections Map.recovered.dwg Date: 10/26/2017 Time: 11:58 User: jyanowitz Style Table: Langan.stb Layout: First Floor Tags

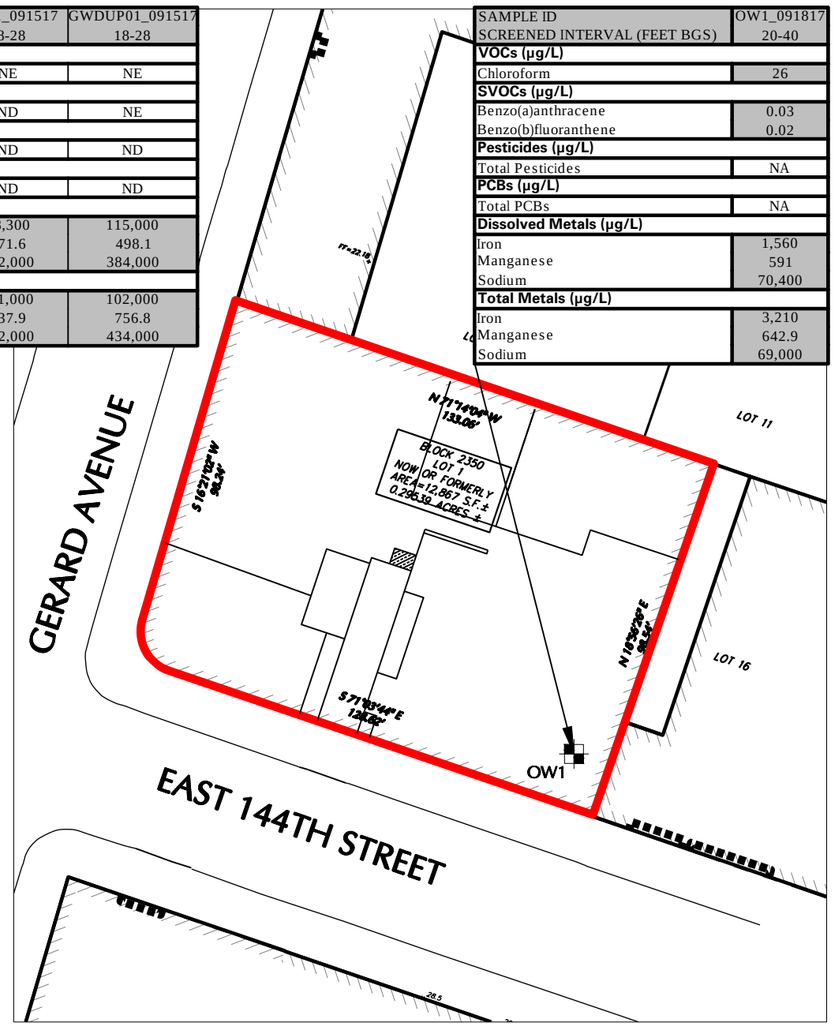
CELLAR LEVEL



SAMPLE ID	MW01_091517	GWDUP01_091517
SCREENED INTERVAL (FEET BGS)	18-28	18-28
VOCs (µg/L)		
Total VOCs	NE	NE
SVOCs (µg/L)		
Total SVOCs	ND	NE
Pesticides (µg/L)		
Total Pesticides	ND	ND
PCBs (µg/L)		
Total PCBs	ND	ND
Dissolved Metals (µg/L)		
Magnesium	98,300	115,000
Manganese	571.6	498.1
Sodium	452,000	384,000
Total Metals (µg/L)		
Magnesium	101,000	102,000
Manganese	637.9	756.8
Sodium	432,000	434,000

SAMPLE ID	MW05_091517
SCREENED INTERVAL (FEET BGS)	18-28
VOCs (µg/L)	
Total VOCs	NE
SVOCs (µg/L)	
Total SVOCs	NE
Pesticides (µg/L)	
Total Pesticides	ND
PCBs (µg/L)	
Total PCBs	ND
Dissolved Metals (µg/L)	
Magnesium	72,900
Manganese	544.4
Sodium	139,000
Total Metals (µg/L)	
Iron	8,310
Magnesium	83,000
Manganese	837.4
Sodium	159,000

FIRST FLOOR



SAMPLE ID	OW1_091817
SCREENED INTERVAL (FEET BGS)	20-40
VOCs (µg/L)	
Chloroform	26
SVOCs (µg/L)	
Benzo(a)anthracene	0.03
Benzo(b)fluoranthene	0.02
Pesticides (µg/L)	
Total Pesticides	NA
PCBs (µg/L)	
Total PCBs	NA
Dissolved Metals (µg/L)	
Iron	1,560
Manganese	591
Sodium	70,400
Total Metals (µg/L)	
Iron	3,210
Manganese	642.9
Sodium	69,000

LEGEND:

APPROXIMATE SITE BOUNDARY

MW01 MONITORING/OBSERVATION WELL LOCATION

NOTES:

1. THE BASE MAP IS REFERENCED FROM THE SURVEY PREPARED BY LANGAN DATED OCTOBER 10, 2017.
2. SAMPLE LOCATIONS ARE BASED ON FIELD MEASUREMENTS.
3. GROUNDWATER SAMPLES WERE COLLECTED ON SEPTEMBER 15 AND 18, 2017.
4. GROUNDWATER SAMPLE ANALYTICAL RESULTS ARE COMPARED TO NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TECHNICAL AND OPERATIONAL GUIDANCE SERIES (TOGS) 1.1.1 AMBIENT WATER QUALITY STANDARDS AND GUIDANCE VALUES (SGVs) FOR CLASS GA GROUNDWATER.
5. RESULTS EXCEEDING NYSDEC TOGS SGVs ARE SHADED AND BOLDED.
6. NA = NOT ANALYZED
7. ND = NOT DETECTED
8. NE = NO EXCEEDANCE
9. VOCs = VOLATILE ORGANIC COMPOUNDS
10. SVOCs = SEMIVOLATILE ORGANIC COMPOUNDS
11. PCBs = POLYCHLORINATED BIPHENYLS
12. µg/L= MICROGRAMS PER LITER
13. BGS = BELOW GRADE SURFACE

NYSDEC TOGS SGVs	
VOCs (µg/L)	
Chloroform	7
SVOCs (µg/L)	
Benzo(a)anthracene	0.002
Benzo(b)fluoranthene	0.002
Total/Dissolved Metals (µg/L)	
Iron	300
Magnesium	35,000
Manganese	300
Sodium	20,000

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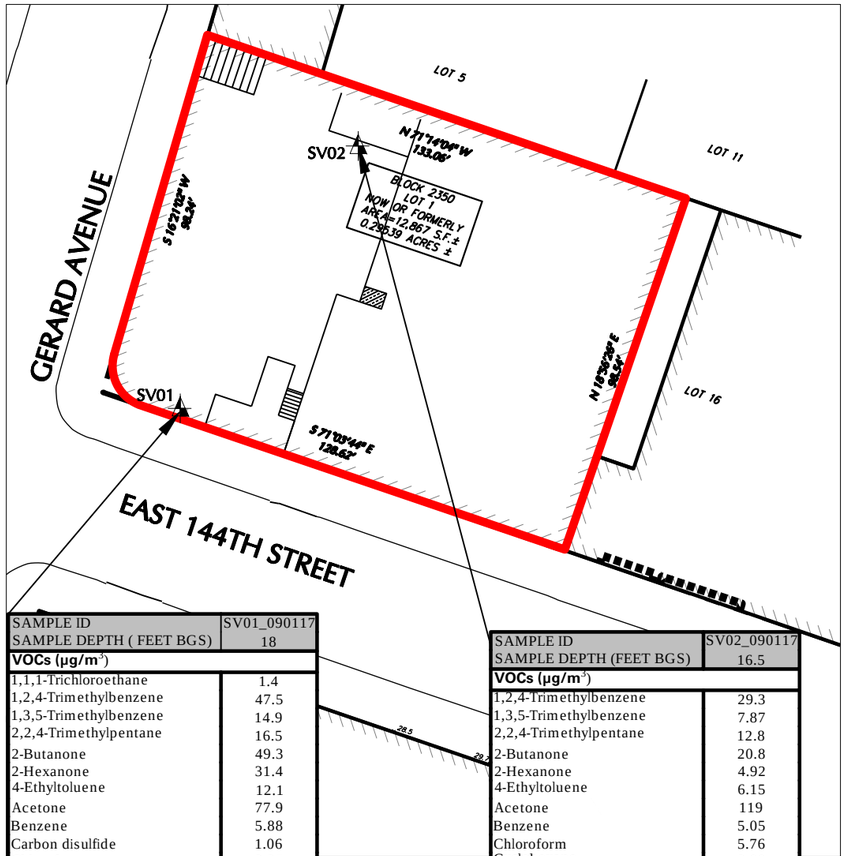
Figure Title
GROUNDWATER SAMPLE ANALYTICAL RESULTS MAP

Project No. 170488401	Figure No. C-4
Date 10/16/2017	
Scale 1" = 40'	
Drawn By VZ / Checked By MLR	
Submission Date	Sheet 4 of 5

Filename: \\langan.com\data\NYC\data4\170488401\Project Data\CAD\01\SheetFiles\Environmental\BCP Application\Figure C-4 Groundwater Sample Detections Summary.dwg Date: 10/25/2017 Time: 10:49 User: vzuluaga Style Table: Langan.stb Layout: FIG C-4-GW Sample Analytical Results

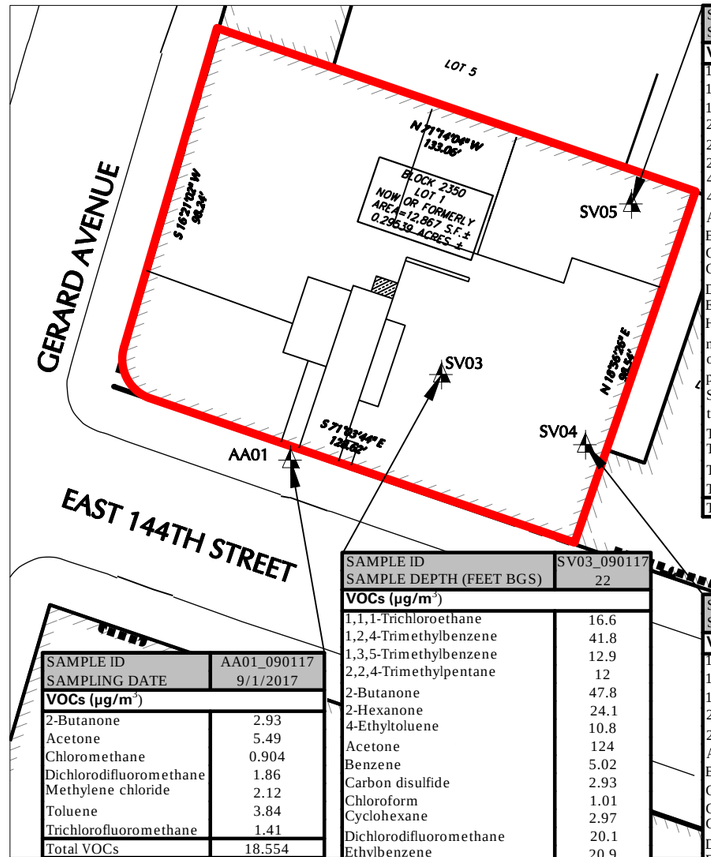
CELLAR LEVEL



SAMPLE ID	SV01_090117
SAMPLE DEPTH (FEET BGS)	18
VOCs (µg/m³)	
1,1,1-Trichloroethane	1.4
1,2,4-Trimethylbenzene	47.5
1,3,5-Trimethylbenzene	14.9
2,2,4-Trimethylpentane	16.5
2-Butanone	49.3
2-Hexanone	31.4
4-Ethyltoluene	12.1
Acetone	77.9
Benzene	5.88
Carbon disulfide	1.06
Chloroform	3.35
Cyclohexane	4.54
Dichlorodifluoromethane	2.97
Ethylbenzene	27.3
Heptane	16.2
n-Hexane	9.87
o-Xylene	38.2
p/m-Xylene	95.1
Styrene	15.9
tert-Butyl Alcohol	27.8
Tetrachloroethene	93.6
Tetrahydrofuran	4.87
Toluene	89.7
Trichloroethene	1.12
Trichlorofluoromethane	6.52
Total VOCs	694.98

SAMPLE ID	SV02_090117
SAMPLE DEPTH (FEET BGS)	16.5
VOCs (µg/m³)	
1,2,4-Trimethylbenzene	29.3
1,3,5-Trimethylbenzene	7.87
2,2,4-Trimethylpentane	12.8
2-Butanone	20.8
2-Hexanone	4.92
4-Ethyltoluene	6.15
Acetone	119
Benzene	5.05
Chloroform	5.76
Cyclohexane	3.09
Dichlorodifluoromethane	4.33
Ethyl Alcohol	20
Ethylbenzene	11.4
Heptane	9.96
iso-Propyl Alcohol	3.2
n-Hexane	10.5
o-Xylene	16.4
p/m-Xylene	40.3
Styrene	6.73
tert-Butyl Alcohol	19.5
Tetrachloroethene	43.8
Tetrahydrofuran	4.78
Toluene	52.4
Trichlorofluoromethane	3.42
Total VOCs	461.46

FIRST FLOOR



SAMPLE ID	AA01_090117
SAMPLING DATE	9/1/2017
VOCs (µg/m³)	
2-Butanone	2.93
Acetone	5.49
Chloromethane	0.904
Dichlorodifluoromethane	1.86
Methylene chloride	2.12
Toluene	3.84
Trichlorofluoromethane	1.41
Total VOCs	18.554

SAMPLE ID	SV03_090117
SAMPLE DEPTH (FEET BGS)	22
VOCs (µg/m³)	
1,1,1-Trichloroethane	16.6
1,2,4-Trimethylbenzene	41.8
1,3,5-Trimethylbenzene	12.9
2,2,4-Trimethylpentane	12
2-Butanone	47.8
2-Hexanone	24.1
4-Ethyltoluene	10.8
Acetone	124
Benzene	5.02
Carbon disulfide	2.93
Chloroform	1.01
Cyclohexane	2.97
Dichlorodifluoromethane	20.1
Ethylbenzene	20.9
Heptane	11.4
iso-Propyl Alcohol	1.52
n-Hexane	8
o-Xylene	31.2
p/m-Xylene	75.6
Styrene	13.9
tert-Butyl Alcohol	30
Tetrachloroethene	24.8
Tetrahydrofuran	4.78
Toluene	61
Trichlorofluoromethane	20.2
Total VOCs	625.33

SAMPLE ID	SV05_090117
SAMPLE DEPTH (FEET BGS)	16
VOCs (µg/m³)	
1,2,4-Trimethylbenzene	42.5
1,3,5-Trimethylbenzene	13.2
1,3-Butadiene	0.608
2,2,4-Trimethylpentane	17.1
2-Butanone	40.4
2-Hexanone	21.6
4-Ethyltoluene	10.6
4-Methyl-2-pentanone	2.08
Acetone	110
Benzene	7
Carbon disulfide	1.12
Cyclohexane	4.44
Dichlorodifluoromethane	4.86
Ethylbenzene	24.2
Heptane	16.2
n-Hexane	12.7
o-Xylene	33.6
p/m-Xylene	83.4
Styrene	14.1
tert-Butyl Alcohol	22.9
Tetrachloroethene	21.7
Tetrahydrofuran	4.81
Toluene	86.3
Trichlorofluoromethane	2.83
Total VOCs	598.248

SAMPLE ID	SV04_090717
SAMPLE DEPTH (FEET BGS)	18
VOCs (µg/m³)	
1,2,4-Trimethylbenzene	17.1
1,3,5-Trimethylbenzene	5.8
1,3-Butadiene	4.16
2,2,4-Trimethylpentane	29.6
2-Butanone	31.3
Acetone	76
Benzene	8.15
Carbon disulfide	8.31
Chloroform	11
Cyclohexane	48.5
Dichlorodifluoromethane	40.3
Ethylbenzene	7.47
Heptane	28.3
n-Hexane	19
o-Xylene	14.8
p/m-Xylene	24.8
tert-Butyl Alcohol	48.8
Tetrachloroethene	9.9
Tetrahydrofuran	8.82
Toluene	21.4
Trichlorofluoromethane	6.91
Total VOCs	470.42

LEGEND:

- APPROXIMATE SITE BOUNDARY
- SV01 — SOIL VAPOR PROBE LOCATION
- AA01 — AMBIENT AIR SAMPLE LOCATION

NOTES:

1. THE BASE MAP IS REFERENCED FROM THE SURVEY PREPARED BY LANGAN DATED OCTOBER 10, 2017.
2. SOIL VAPOR LOCATIONS ARE BASED ON FIELD MEASUREMENTS.
3. THE REMEDIAL INVESTIGATION WAS COMPLETED BETWEEN AUGUST 28 AND SEPTEMBER 18, 2017.
4. AMBIENT AIR AND SOIL VAPOR SAMPLE ANALYTICAL RESULTS ARE COMPARED TO NEW YORK STATE DEPARTMENT OF HEALTH (NYSDOH) AIR GUIDELINE VALUES (AGVs).
5. RESULTS EXCEEDING NYSDOH AGVS ARE SHADED AND BOLDED.
6. VOCs = VOLATILE ORGANIC COMPOUNDS
7. µg/m³ = MICROGRAMS PER CUBIC METER
8. BGS = BELOW GRADE SURFACE
9. TOTAL VOCs IS THE SUM OF DETECTED VOCs.

NYSDOH AGVs	
VOCs (µg/m³)	
Tetrachloroethene	30

40 0 10 25 40
SCALE IN FEET

LANGAN
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Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

Project
414 GERARD AVENUE
BLOCK No. 2350, LOT No. 1
BRONX NEW YORK

Figure Title
SOIL VAPOR SAMPLE ANALYTICAL RESULTS MAP

Project No. 170488401	Figure No. C-5
Date 10/16/2017	
Scale 1" = 40'	
Drawn By VZ / Checked By MLR	
Submission Date	Sheet 5 of 5

Filename: \\langan.com\data\NYC\data4\170488401\Project Data\CAD\01\SheetFiles\Environmental\BCP Application\Figure C-5 - SV Sample Detections Summary.dwg Date: 10/16/2017 Time: 10:31 User: vzuluaga Style Table: Langan.stb Layout: Figure C-5 - SV Sample Analytical Results Map

Table 1 - Soil Sample Analytical Results Summary - VOCs
Brownfield Cleanup Program Application
414 Gerard Avenue
Bronx, New York
Langan Project No.: 170488401

SAMPLE ID SAMPLING DATE LAB SAMPLE ID SAMPLING DEPTH (feet bgs)	NYCRR Part 375 UU SCOs	NYCRR Part 375 RRU SCOs	SB01_0-2 8/28/2017 L1730200-11 0-2		SB01_16-17 8/28/2017 L1730200-12 16-17		SB01_23-25 8/28/2017 L1730200-13 23-25		SB02_0-2 8/28/2017 L1730200-01 0-2		SODUP01_082817 8/28/2017 L1730200-17 0-2		SB02_14-16 8/28/2017 L1730200-02 14-16		SB02_17-18 8/28/2017 L1730200-03 17-18		SB02_19-20 8/28/2017 L1730200-04 19-20		SB03_0-2 8/28/2017 L1730200-05 0-2		SB03_10-11 8/28/2017 L1730200-06 10-11		SB03_19-21 8/28/2017 L1730200-07 19-21	
VOCs (mg/kg)																								
1,2,4,5-Tetramethylbenzene	~	~	0.0038	U	0.0033	U	0.0027	U	0.0045	U	0.0035	U	0.004	U	0.004	U	0.0035	U	0.0033	U	0.011	J	0.003	U
1,2,4-Trimethylbenzene	3.6	52	0.0048	U	0.0041	U	0.0034	U	0.0057	U	0.0043	U	0.005	U	0.005	U	0.0044	U	0.0041	U	0.036	J	0.0038	U
1,3,5-Trimethylbenzene	8.4	52	0.0048	U	0.0041	U	0.0034	U	0.0057	U	0.0043	U	0.005	U	0.005	U	0.0044	U	0.0041	U	0.022	J	0.0038	U
2-Butanone	0.12	100	0.0096	U	0.0082	U	0.0068	U	0.011	U	0.0086	U	0.01	U	0.0099	U	0.0088	U	0.0082	U	*0.49*	U	0.0075	U
Acetone	0.05	100	*9.6*	UJ	0.0082	U	*6.8*	U	0.015		0.012		*10*	U	0.011		0.0088	U	*8.2*	U	*0.49*	U	0.0075	U
Benzene	0.06	4.8	0.00096	U	0.00082	U	0.00068	U	0.0011	U	0.00086	U	0.001	U	0.00099	U	0.00088	U	0.00082	U	0.011	J	0.00075	U
Carbon tetrachloride	0.76	2.4	0.00096	U	0.00082	U	0.00068	U	0.0011	U	0.00086	U	0.001	U	0.00099	U	0.00088	U	0.00082	U	0.049	U	0.00075	U
Ethylbenzene	1	41	0.00096	U	0.00082	U	0.00068	U	0.0011	U	0.00086	U	0.001	U	0.00099	U	0.00088	U	0.00082	U	0.049	U	0.00075	U
Isopropylbenzene	~	~	0.00096	U	0.00082	U	0.00068	U	0.0011	U	0.00086	U	0.001	U	0.00099	U	0.00088	U	0.00082	U	0.049	U	0.00075	U
Methyl tert butyl ether	0.93	100	0.0019	U	0.0016	U	0.0014	U	0.0023	U	0.0017	U	0.002	U	0.002	U	0.0018	U	0.0016	U	0.009	J	0.0015	U
n-Butylbenzene	12	100	0.00096	U	0.00082	U	0.00068	U	0.0011	U	0.00086	U	0.001	U	0.00099	U	0.00088	U	0.00082	U	0.049	U	0.00075	U
n-Propylbenzene	3.9	100	0.00096	U	0.00082	U	0.00068	U	0.0011	U	0.00086	U	0.001	U	0.00099	U	0.00088	U	0.00082	U	0.049	U	0.00075	U
Naphthalene	12	100	0.0048	U	0.0041	U	0.0034	U	0.0057	U	0.0043	U	0.005	U	0.005	U	0.0044	U	0.0041	U	3.6		0.0038	U
o-Xylene	~	~	0.0019	UJ	0.0016	UJ	0.0014	UJ	0.0023	UJ	0.0017	UJ	0.002	UJ	0.002	UJ	0.0018	UJ	0.0016	UJ	0.097	UJ	0.0015	UJ
p-Diethylbenzene	~	~	0.0038	U	0.0033	U	0.0027	U	0.0045	U	0.0035	U	0.004	U	0.004	U	0.0035	U	0.0033	U	0.19	U	0.003	U
p-Ethyltoluene	~	~	0.0038	U	0.0033	U	0.0027	U	0.0045	U	0.0035	U	0.004	U	0.004	U	0.0035	U	0.0033	U	0.015	J	0.003	U
p-Isopropyltoluene	~	~	0.00096	U	0.00082	U	0.00068	U	0.0011	U	0.00086	U	0.001	U	0.00099	U	0.00088	U	0.00082	U	0.049	U	0.00075	U
p/m-Xylene	~	~	0.0019	U	0.0016	U	0.0014	U	0.0023	U	0.0017	U	0.002	U	0.002	U	0.0018	U	0.0016	U	0.097	U	0.0015	U
sec-Butylbenzene	11	100	0.00096	U	0.00082	U	0.00068	U	0.0011	U	0.00086	U	0.001	U	0.00099	U	0.00088	U	0.00082	U	0.049	U	0.00075	U
tert-Butylbenzene	5.9	100	0.0048	U	0.0041	U	0.0034	U	0.0057	U	0.0043	U	0.005	U	0.005	U	0.0044	U	0.0041	U	0.24	U	0.0038	U
Tetrachloroethene	1.3	19	0.00096	U	0.00082	U	0.00068	U	0.0011	U	0.00032	J	0.001	U	0.0004	J	0.00088	U	0.00082	U	0.11		0.00075	U
Toluene	0.7	100	0.0014	U	0.0012	U	0.001	U	0.0017	U	0.0013	U	0.0015	U	0.0015	U	0.0013	U	0.0012	U	0.022	J	0.0011	U
Trichloroethene	0.47	21	0.00096	U	0.00082	U	0.00068	U	0.0011	U	0.00086	U	0.001	U	0.00099	U	0.00088	U	0.00082	U	0.049	U	0.00075	U
Total Xylenes	0.26	100	0.0019	U	0.0016	U	0.0014	U	0.0023	U	0.0017	U	0.002	U	0.002	U	0.0018	U	0.0016	U	0.097	U	0.0015	U

NOTES:
1. Soil sample analytical results are compared to Title 6 of the New York Codes, Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs) and Restricted Use Restricted-Residential (RRU) SCOs.
2. Only analytes with detections are shown in the table.
3. Results exceeding UU SCOs are bolded.
4. Reporting limits (RL) above the UU SCOs are italicized.
5. mg/kg = milligrams per kilogram
6. ~ = no regulatory limit has been established for this analyte.
7. bgs = below grade surface
8. VOCs = volatile organic compounds
9. SODUP01_082817 is a duplicate sample of SB02_0-2
10. SODUP02_083017 is a duplicate sample of SB12_6-8

QUALIFIERS:
J = The analyte was detected above the Method Detection Limit (MDL), but below the RL; therefore, the result is an estimated concentration.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.
UJ = The analyte was not detected at a level greater than or equal to the reporting limit (RL); however, the reported RL is approximate and may be inaccurate or imprecise.

Table 1 - Soil Sample Analytical Results Summary - VOCs
Brownfield Cleanup Program Application
414 Gerard Avenue
Bronx, New York
Langan Project No.: 170488401

SAMPLE ID SAMPLING DATE LAB SAMPLE ID SAMPLING DEPTH (feet bgs)	NYCRR Part 375 UU SCOs	NYCRR Part 375 RRU SCOs	SB04_0-2 8/28/2017 L1730200-08 0-2		SB04_14-16 8/28/2017 L1730200-09 14-16		SB04_23-25 8/28/2017 L1730200-10 23-25		SB05_0-2 8/28/2017 L1730200-14 0-2		SB05_17-18 8/31/2017 L1732029-01 17-18		SB05_24-25 8/28/2017 L1730200-15 24-25		SB05_25-26 8/28/2017 L1730200-16 25-26		SB06_0-2 8/29/2017 L1730405-01 0-2		SB06_15-16 8/29/2017 L1730405-02 15-16		SB06_25-27 8/29/2017 L1730405-03 25-27		SB06_31-32 8/29/2017 L1730405-04 31-32	
VOCs (mg/kg)																								
1,2,4,5-Tetramethylbenzene	~	~	0.0036	U	0.0036	U	0.0032	U	0.0033	U	0.0046	U	0.0036	U	0.0024	U	0.0049	U	0.0039	U	0.0051	U	0.0035	U
1,2,4-Trimethylbenzene	3.6	52	0.0045	U	0.0044	U	0.004	U	0.0042	U	0.0057	U	0.0044	U	0.003	U	0.0061	U	0.0049	U	0.0064	U	0.0044	U
1,3,5-Trimethylbenzene	8.4	52	0.0045	U	0.0044	U	0.004	U	0.0042	U	0.0057	U	0.0044	U	0.003	U	0.0061	U	0.0049	U	0.0064	U	0.0044	U
2-Butanone	0.12	100	0.0091	U	0.0089	U	0.0079	U	0.0083	U	0.011	U	0.0089	U	0.0061	U	0.012	U	0.0098	U	0.013	U	0.0087	U
Acetone	0.05	100	0.028		*8.9*	U	*7.9*	U	0.0097		0.0057	J	*8.9*	U	*6.1*	U	0.015		*9.8*	U	0.014		*8.7*	U
Benzene	0.06	4.8	0.00091	U	0.00089	U	0.00079	U	0.00083	U	0.0011	U	0.00089	U	0.00061	U	0.0012	U	0.00098	U	0.0013	U	0.00087	U
Carbon tetrachloride	0.76	2.4	0.00091	U	0.00089	U	0.00079	U	0.00083	U	0.0011	U	0.00089	U	0.00061	U	0.0012	U	0.00098	U	0.0013	U	0.00087	U
Ethylbenzene	1	41	0.00091	U	0.00089	U	0.00079	U	0.00083	U	0.0011	U	0.00089	U	0.00061	U	0.0012	U	0.00098	U	0.0013	U	0.00087	U
Isopropylbenzene	~	~	0.00091	U	0.00089	U	0.00079	U	0.00083	U	0.0011	U	0.00089	U	0.00061	U	0.0012	U	0.00098	U	0.0013	U	0.00087	U
Methyl tert butyl ether	0.93	100	0.0018	U	0.0018	U	0.0016	U	0.0017	U	0.0023	U	0.0018	U	0.0012	U	0.0024	U	0.002	U	0.0026	U	0.0017	U
n-Butylbenzene	12	100	0.00091	U	0.00089	U	0.00079	U	0.00083	U	0.0011	U	0.00089	U	0.00061	U	0.0012	U	0.00098	U	0.0013	U	0.00087	U
n-Propylbenzene	3.9	100	0.00091	U	0.00089	U	0.00079	U	0.00083	U	0.0011	U	0.00089	U	0.00061	U	0.0012	U	0.00098	U	0.0013	U	0.00087	U
Naphthalene	12	100	0.0045	U	0.0015	J	0.00032	J	0.0042	U	0.00024	J	0.0044	U	0.003	U	0.0061	U	0.0049	U	0.0064	U	0.0044	U
o-Xylene	~	~	0.0018	UJ	0.0018	UJ	0.0016	UJ	0.0017	UJ	0.0023	U	0.0018	UJ	0.0012	UJ	0.0024	UJ	0.002	UJ	0.0026	UJ	0.0017	UJ
p-Diethylbenzene	~	~	0.0036	U	0.0036	U	0.0032	U	0.0033	U	0.0046	U	0.0036	U	0.0024	U	0.0049	U	0.0039	U	0.0051	U	0.0035	U
p-Ethyltoluene	~	~	0.0036	U	0.0036	U	0.0032	U	0.0033	U	0.0046	U	0.0036	U	0.0024	U	0.0049	U	0.0039	U	0.0051	U	0.0035	U
p-Isopropyltoluene	~	~	0.00091	U	0.00089	U	0.00079	U	0.00083	U	0.0011	U	0.00089	U	0.00061	U	0.0012	U	0.00098	U	0.0013	U	0.00087	U
p/m-Xylene	~	~	0.0018	U	0.0018	U	0.0016	U	0.0017	U	0.0023	U	0.0018	U	0.0012	U	0.0024	U	0.002	U	0.0026	U	0.0017	U
sec-Butylbenzene	11	100	0.00091	U	0.00089	U	0.00079	U	0.00083	U	0.0011	U	0.00089	U	0.00061	U	0.0012	U	0.00098	U	0.0013	U	0.00087	U
tert-Butylbenzene	5.9	100	0.0045	U	0.0044	U	0.004	U	0.0042	U	0.0057	U	0.0044	U	0.003	U	0.0061	U	0.0049	U	0.0064	U	0.0044	U
Tetrachloroethene	1.3	19	0.00091	U	0.00089	U	0.00079	U	0.00033	J	0.0011	U	0.00089	U	0.00061	U	0.0012	U	0.00098	U	0.0013	U	0.00087	U
Toluene	0.7	100	0.0014	U	0.0013	U	0.0012	U	0.0012	U	0.0017	U	0.0013	U	0.00091	U	0.0018	U	0.0015	U	0.0019	U	0.0013	U
Trichloroethene	0.47	21	0.00091	U	0.00089	U	0.00079	U	0.00083	U	0.00055	J	0.00089	U	0.00061	U	0.0012	U	0.00098	U	0.0013	U	0.00087	U
Total Xylenes	0.26	100	0.0018	U	0.0018	U	0.0016	U	0.0017	U	0.0023	U	0.0018	U	0.0012	U	0.0024	U	0.002	U	0.0026	U	0.0017	U

NOTES:
1. Soil sample analytical results are compared to Title 6 of the New York Codes, Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs) and Restricted Use Restricted-Residential (RRU) SCOs.
2. Only analytes with detections are shown in the table.
3. Results exceeding UU SCOs are bolded.
4. Reporting limits (RL) above the UU SCOs are italicized.
5. mg/kg = milligrams per kilogram
6. ~ = no regulatory limit has been established for this analyte.
7. bgs = below grade surface
8. VOCs = volatile organic compounds
9. SODUP01_082817 is a duplicate sample of SB02_0-2
10. SODUP02_083017 is a duplicate sample of SB12_6-8

QUALIFIERS:
J = The analyte was detected above the Method Detection Limit (MDL), but below the RL; therefore, the result is an estimated concentration.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.
UJ = The analyte was not detected at a level greater than or equal to the reporting limit (RL); however, the reported RL is approximate and may be inaccurate or imprecise.

Table 1 - Soil Sample Analytical Results Summary - VOCs
Brownfield Cleanup Program Application
414 Gerard Avenue
Bronx, New York
Langan Project No.: 170488401

SAMPLE ID SAMPLING DATE LAB SAMPLE ID SAMPLING DEPTH (feet bgs)	NYCRR Part 375 UU SCOs	NYCRR Part 375 RRU SCOs	SB07_0-2 8/29/2017 L1730405-07 0-2		SB07_12-14 8/29/2017 L1730405-08 12-14		SB07_22-24 8/29/2017 L1730405-05 22-24		SB07_24-25 8/29/2017 L1730405-06 24-25		SB08_0-2 8/31/2017 L1730815-01 0-2		SB08_15-16 8/31/2017 L1730815-03 15-16		SB08_16-18 8/31/2017 L1730815-02 16-18		SB09_0-2 8/30/2017 L1730641-01 0-2		SB09_3-5 8/30/2017 L1730641-02 3-5		SB09_16-18 8/30/2017 L1730641-03 16-18		SB10_0-2 8/30/2017 L1730641-04 0-2	
VOCs (mg/kg)																								
1,2,4,5-Tetramethylbenzene	~	~	0.004	U	0.0043	U	0.0039	U	0.0032	U	0.0036	UJ	0.0041	U	0.0088		0.27	U	0.0041	U	0.004	U	0.006	UJ
1,2,4-Trimethylbenzene	3.6	52	0.005	U	0.0054	U	0.0049	U	0.004	U	0.0045	UJ	0.0051	U	0.013		0.069	J	0.0051	U	0.0051	U	0.0075	UJ
1,3,5-Trimethylbenzene	8.4	52	0.005	U	0.0054	U	0.0049	U	0.004	U	0.0045	UJ	0.0051	U	0.0033	J	0.022	J	0.0051	U	0.0051	U	0.0075	UJ
2-Butanone	0.12	100	0.01	U	0.011	U	0.0097	U	0.008	U	0.009	U	0.00088	J	0.0068	U	*0.67*	U	0.01	UJ	0.01	UJ	0.015	UJ
Acetone	0.05	100	*10*	U	0.015		0.012		0.008	U	0.0056	J	0.012		0.014		**0.19**	J	0.01	U	0.0076	J	0.0053	J
Benzene	0.06	4.8	0.001	U	0.0011	U	0.00097	U	0.0008	U	0.0009	U	0.001	U	0.00068	U	*0.067*	U	0.001	U	0.001	U	0.0015	UJ
Carbon tetrachloride	0.76	2.4	0.001	U	0.0011	U	0.00097	U	0.0008	U	0.0009	U	0.001	U	0.00068	U	0.067	U	0.001	U	0.001	U	0.0015	UJ
Ethylbenzene	1	41	0.001	U	0.0011	U	0.00097	U	0.0008	U	0.0009	UJ	0.001	U	0.00024	J	0.012	J	0.001	U	0.001	U	0.0015	UJ
Isopropylbenzene	~	~	0.001	U	0.0011	U	0.00097	U	0.0008	U	0.0009	UJ	0.001	U	0.0066		0.067	U	0.001	U	0.001	U	0.0015	UJ
Methyl tert butyl ether	0.93	100	0.002	U	0.0022	U	0.0019	U	0.0016	U	0.0018	UJ	0.002	UJ	0.0014	UJ	0.012	J	0.002	U	0.002	U	0.003	UJ
n-Butylbenzene	12	100	0.001	U	0.0011	U	0.00097	U	0.0008	U	0.0009	UJ	0.001	U	0.0045		0.067	U	0.001	U	0.001	U	0.0015	UN
n-Propylbenzene	3.9	100	0.001	U	0.0011	U	0.00097	U	0.0008	U	0.0009	UJ	0.001	U	0.0071		0.067	U	0.001	U	0.001	U	0.0015	UN
Naphthalene	12	100	0.005	U	0.0054	U	0.00016	J	0.004	U	0.0045	UJ	0.0051	U	0.0027	J	0.068	J	0.0051	U	0.00022	J	0.0075	UJ
o-Xylene	~	~	0.002	UJ	0.0022	UJ	0.0019	UJ	0.0016	UJ	0.0018	UJ	0.002	U	0.0018		0.067	J	0.002	U	0.002	U	0.003	UJ
p-Diethylbenzene	~	~	0.004	U	0.0043	U	0.0039	U	0.0032	U	0.0036	U	0.0041	U	0.018		0.27	U	0.0041	U	0.004	U	0.006	U
p-Ethyltoluene	~	~	0.004	U	0.0043	U	0.0039	U	0.0032	U	0.0036	U	0.0041	U	0.0073		0.027	J	0.0041	U	0.004	U	0.006	U
p-Isopropyltoluene	~	~	0.001	U	0.0011	U	0.00097	U	0.0008	U	0.0009	U	0.001	U	0.002		0.067	U	0.001	U	0.001	U	0.0015	U
p/m-Xylene	~	~	0.002	U	0.0022	U	0.0019	U	0.0016	U	0.0018	UJ	0.002	U	0.0014	U	0.081	J	0.002	U	0.002	U	0.003	U
sec-Butylbenzene	11	100	0.001	U	0.0011	U	0.00097	U	0.0008	U	0.0009	UJ	0.001	U	0.0049		0.067	U	0.001	U	0.001	U	0.0015	UJ
tert-Butylbenzene	5.9	100	0.005	U	0.0054	U	0.0049	U	0.004	U	0.0045	UJ	0.0051	U	0.0005	J	0.34	U	0.0051	U	0.0051	U	0.0075	UJ
Tetrachloroethene	1.3	19	0.001	U	0.0011	U	0.00097	U	0.0008	U	0.0009	UJ	0.001	U	0.00068	U	0.03	J	0.001	U	0.001	U	0.0015	UJ
Toluene	0.7	100	0.0015	U	0.0016	U	0.0014	U	0.0012	U	0.0014	UJ	0.0015	U	0.001	U	0.016	J	0.0015	U	0.0015	U	0.0022	UJ
Trichloroethene	0.47	21	0.001	U	0.0011	U	0.00097	U	0.0008	U	0.0012		0.001	U	0.001		0.067	U	0.0011		0.00086	J	0.0012	UJ
Total Xylenes	0.26	100	0.002	U	0.0022	U	0.0019	U	0.0016	U	0.0018	U	0.002	U	0.0018		0.15	J	0.002	U	0.002	U	0.003	U

NOTES:
1. Soil sample analytical results are compared to Title 6 of the New York Codes, Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs) and Restricted Use Restricted-Residential (RRU) SCOs.
2. Only analytes with detections are shown in the table.
3. Results exceeding UU SCOs are bolded.
4. Reporting limits (RL) above the UU SCOs are italicized.
5. mg/kg = milligrams per kilogram
6. ~ = no regulatory limit has been established for this analyte.
7. bgs = below grade surface
8. VOCs = volatile organic compounds
9. SODUP01_082817 is a duplicate sample of SB02_0-2
10. SODUP02_083017 is a duplicate sample of SB12_6-8

QUALIFIERS:
J = The analyte was detected above the Method Detection Limit (MDL), but below the RL; therefore, the result is an estimated concentration.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.
UJ = The analyte was not detected at a level greater than or equal to the reporting limit (RL); however, the reported RL is approximate and may be inaccurate or imprecise.

Table 1 - Soil Sample Analytical Results Summary - VOCs
Brownfield Cleanup Program Application
414 Gerard Avenue
Bronx, New York
Langan Project No.: 170488401

SAMPLE ID SAMPLING DATE LAB SAMPLE ID SAMPLING DEPTH (feet bgs)	NYCRR Part 375 UU SCOs	NYCRR Part 375 RRU SCOs	SB10_6-8 8/30/2017 L1730641-05 6-8		SB10_14-16 8/30/2017 L1730641-06 14-16		SB11_0-2 8/29/2017 L1730405-09 0-2		SB11_8-10 8/29/2017 L1730405-10 8-10		SB11_26-28 8/29/2017 L1730405-11 26-28		SB11_28-30 8/29/2017 L1730405-12 28-30		SB12_0-2 8/30/2017 L1730641-07 0-2		SB12_6-8 8/30/2017 L1730641-08 6-8		SODUP02_083017 8/30/2017 L1730641-10 6-8		SB12_22-24 8/30/2017 L1730641-09 22-24	
VOCs (mg/kg)																						
1,2,4,5-Tetramethylbenzene	~	~	0.0088	U	0.0038	U	0.0062	U	0.0037	U	0.0032	U	0.0032	U	0.0045	U	0.0037	U	0.004	U	0.0041	U
1,2,4-Trimethylbenzene	3.6	52	0.011	U	0.0047	U	0.0078	U	0.0046	U	0.004	U	0.004	U	0.0057	U	0.0046	U	0.0051	U	0.0051	U
1,3,5-Trimethylbenzene	8.4	52	0.011	U	0.0047	U	0.0078	U	0.0046	U	0.004	U	0.004	U	0.0057	U	0.0046	U	0.0051	U	0.0051	U
2-Butanone	0.12	100	0.022	UJ	0.0094	UJ	0.016	U	0.0093	U	0.0079	U	0.0079	U	0.011	U	0.0092	UJ	0.01	U	0.01	U
Acetone	0.05	100	0.015	J	0.0039	J	*16*	U	0.03		*7.9*	U	*7.9*	U	0.0045	J	0.015		0.01	J	0.0057	J
Benzene	0.06	4.8	0.0022	U	0.00094	U	0.0016	U	0.00093	U	0.00079	U	0.00079	U	0.0011	U	0.00092	U	0.001	U	0.001	U
Carbon tetrachloride	0.76	2.4	0.0022	U	0.00094	U	0.0016	U	0.00068	J	0.00079	U	0.00079	U	0.0011	U	0.00092	U	0.001	U	0.001	U
Ethylbenzene	1	41	0.0022	U	0.00094	U	0.0016	U	0.00093	U	0.00079	U	0.00079	U	0.0011	U	0.00022	J	0.00033	J	0.001	U
Isopropylbenzene	~	~	0.0022	U	0.00094	U	0.0016	U	0.00093	U	0.00079	U	0.00079	U	0.0011	U	0.00092	U	0.001	U	0.001	U
Methyl tert butyl ether	0.93	100	0.0044	U	0.0019	U	0.0031	U	0.0019	U	0.0016	U	0.0016	U	0.0023	U	0.0018	U	0.002	UJ	0.002	UJ
n-Butylbenzene	12	100	0.0022	U	0.00094	U	0.0016	U	0.00093	U	0.00079	U	0.00079	U	0.0011	U	0.00092	U	0.001	U	0.001	U
n-Propylbenzene	3.9	100	0.0022	U	0.00094	U	0.0016	U	0.00093	U	0.00079	U	0.00079	U	0.0011	U	0.00092	U	0.001	U	0.001	U
Naphthalene	12	100	0.011	U	0.0047	U	0.0078	U	0.0046	U	0.00021	J	0.004	U	0.0057	U	0.00058	J	0.00026	J	0.0051	U
o-Xylene	~	~	0.0044	U	0.0019	U	0.0031	UJ	0.0019	UJ	0.0016	UJ	0.0016	UJ	0.0023	U	0.0018	U	0.002	U	0.002	U
p-Diethylbenzene	~	~	0.0088	U	0.0038	U	0.0062	U	0.0037	U	0.0032	U	0.0032	U	0.0045	U	0.0037	U	0.004	U	0.0041	U
p-Ethyltoluene	~	~	0.0088	U	0.0038	U	0.0062	U	0.0037	U	0.0032	U	0.0032	U	0.0045	U	0.0037	U	0.004	U	0.0041	U
p-Isopropyltoluene	~	~	0.0022	U	0.00094	U	0.0016	U	0.00093	U	0.00079	U	0.00079	U	0.0011	U	0.00092	U	0.001	U	0.001	U
p/m-Xylene	~	~	0.0044	U	0.0019	U	0.0031	U	0.0019	U	0.0016	U	0.0016	U	0.0023	U	0.0018	U	0.002	U	0.002	U
sec-Butylbenzene	11	100	0.0022	U	0.00094	U	0.0016	U	0.00093	U	0.00079	U	0.00079	U	0.0011	U	0.00092	U	0.001	U	0.001	U
tert-Butylbenzene	5.9	100	0.011	U	0.0047	U	0.0078	U	0.0046	U	0.004	U	0.004	U	0.0057	U	0.0046	U	0.0051	U	0.0051	U
Tetrachloroethene	1.3	19	0.0022	U	0.00094	U	0.0016	U	0.00093	U	0.00079	U	0.00079	U	0.0011	U	0.00092	U	0.001	U	0.001	U
Toluene	0.7	100	0.0033	U	0.0014	U	0.0023	U	0.0014	U	0.0012	U	0.0012	U	0.0017	U	0.0014	U	0.0015	U	0.0015	U
Trichloroethene	0.47	21	0.0016	J	0.00053	J	0.0016	U	0.00093	U	0.00079	U	0.00079	U	0.00053	J	0.00054	J	0.002		0.0026	
Total Xylenes	0.26	100	0.0044	U	0.0019	U	0.0031	U	0.0019	U	0.0016	U	0.0016	U	0.0023	U	0.0018	U	0.002	U	0.002	U

NOTES:
1. Soil sample analytical results are compared to Title 6 of the New York Codes, Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs) and Restricted Use Restricted-Residential (RRU) SCOs.
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7. bgs = below grade surface
8. VOCs = volatile organic compounds
9. SODUP01_082817 is a duplicate sample of SB02_0-2
10. SODUP02_083017 is a duplicate sample of SB12_6-8

QUALIFIERS:
J = The analyte was detected above the Method Detection Limit (MDL), but below the RL; therefore, the result is an estimated concentration.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.
UJ = The analyte was not detected at a level greater than or equal to the reporting limit (RL); however, the reported RL is approximate and may be inaccurate or imprecise.

Table 2 - Soil Sample Analytical Results Summary - SVOCs
Brownfield Cleanup Program Application
414 Gerard Avenue
Bronx, New York
Langan Project No.: 170488401

SAMPLE ID SAMPLING DATE LAB SAMPLE ID SAMPLING DEPTH (feet bgs)	NYCRR Part 375 UU SCOs	NYCRR Part 375 RRU SCOs	SB01_0-2 8/28/2017 L1730200-11 0-2		SB01_16-17 8/28/2017 L1730200-12 16-17		SB01_23-25 8/28/2017 L1730200-13 23-25		SB02_0-2 8/28/2017 L1730200-01 0-2		SODUP01_082817 8/28/2017 L1730200-17 0-2		SB02_14-16 8/28/2017 L1730200-02 14-16		SB02_17-18 8/28/2017 L1730200-03 17-18		SB02_19-20 8/28/2017 L1730200-04 19-20		SB03_0-2 8/28/2017 L1730200-05 0-2		SB03_10-11 8/28/2017 L1730200-06 10-11		SB03_19-21 8/28/2017 L1730200-07 19-21	
SVOCs (mg/kg)																								
2-Methylnaphthalene	~	~	0.21	U	0.2	U	0.22	U	0.041	J	0.036	J	0.038	J	0.067	J	0.2	U	0.21	U	0.2	U	0.095	J
3-Methylphenol/4-Methylpheno	0.33	100	0.25	U	0.25	U	0.26	U	0.25	U	0.25	U	0.24	U	0.25	U	0.24	U	0.25	UJ	0.24	U	0.26	U
Acenaphthene	20	100	0.14	U	0.14	U	0.14	U	0.057	J	0.039	J	0.02	J	0.034	J	0.13	U	0.02	J	0.13	U	0.18	
Acenaphthylene	100	100	0.14	U	0.14	U	0.14	U	0.16		0.19		0.034	J	0.066	J	0.13	U	0.14	U	0.13	U	0.14	U
Acetophenone	~	~	0.17	UJ	0.17	UJ	0.18	UJ	0.17	UJ	0.17	U	0.17	U	0.17	UJ	0.17	UJ	0.17	U	0.17	UJ	0.18	UJ
Anthracene	100	100	0.042	J	0.1	U	0.11	U	0.31		0.24		0.063	J	0.12		0.1	U	0.052	J	0.1	U	0.43	
Benzo(a)anthracene	1	1	0.23		0.022	J	0.11	U	**1.3**		0.97		0.27		0.54		0.1	U	0.24		0.1	U	0.84	
Benzo(a)pyrene	1	1	0.19		0.14	U	0.14	U	**1.3**		0.86		0.25		0.46		0.13	U	0.26		0.13	U	0.49	
Benzo(b)fluoranthene	1	1	0.26		0.1	U	0.11	U	**1.5**		**1.2**		0.34		0.63		0.1	U	0.34		0.1	U	0.64	
Benzo(ghi)perylene	100	100	0.12	J	0.14	U	0.14	U	0.7		0.48		0.17		0.36		0.13	U	0.15		0.13	U	0.22	
Benzo(k)fluoranthene	0.8	3.9	0.078	J	0.1	U	0.11	U	0.59		0.37		0.1		0.2		0.1	U	0.1		0.1	U	0.23	
Biphenyl	~	~	0.4	U	0.39	U	0.41	U	0.39	U	0.39	U	0.39	U	0.4	U	0.38	U	0.4	U	0.38	U	0.41	U
Bis(2-ethylhexyl)phthalate	~	~	0.062	J	0.17	U	0.18	U	0.17		0.14	J	0.41		0.59		0.17	U	0.17	U	0.17	U	0.18	U
Butyl benzyl phthalate	~	~	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U
Carbazole	~	~	0.17	U	0.17	U	0.18	U	0.055	J	0.045	J	0.022	J	0.041	J	0.17	U	0.021	J	0.17	U	0.14	J
Chrysene	1	3.9	0.24		0.1	U	0.11	U	**1.1**		0.92		0.29		0.56		0.1	U	0.23		0.1	U	0.74	
Di-n-butylphthalate	~	~	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.032	J	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U
Dibenzo(a,h)anthracene	0.33	0.33	0.034	J	0.1	U	0.11	U	0.19		0.13		0.046	J	0.083	J	0.1	U	0.038	J	0.1	U	0.078	J
Dibenzofuran	7	59	0.17	U	0.17	U	0.18	U	0.039	J	0.03	J	0.02	J	0.034	J	0.17	U	0.17	U	0.17	U	0.071	J
Dimethyl phthalate	~	~	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U
Fluoranthene	100	100	0.46		0.032	J	0.11	U	2.3		1.6		0.46		0.87		0.1	U	0.44		0.1	U	1.7	
Fluorene	30	100	0.17	U	0.17	U	0.18	U	0.069	J	0.17	U	0.018	J	0.034	J	0.17	U	0.17	U	0.17	U	0.18	
Indeno(1,2,3-cd)pyrene	0.5	0.5	0.13	J	0.14	U	0.14	U	**0.79**		**0.52**		0.17		0.38		0.13	U	0.16		0.13	U	0.28	
Naphthalene	12	100	0.17	U	0.17	U	0.18	U	0.05	J	0.05	J	0.043	J	0.073	J	0.17	U	0.023	J	0.17	U	0.066	J
Nitrobenzene	~	~	0.16	UJ	0.048	J	0.16	UJ	0.15	UJ	0.15	U	0.15	U	0.16	UJ	0.13	J	0.16	U	0.047	J	0.16	UJ
Phenanthrene	100	100	0.2		0.022	J	0.11	U	0.9		0.63		0.31		0.49		0.1	U	0.27		0.1	U	1.6	
Pyrene	100	100	0.49		0.031	J	0.11	U	1.9		1.4		0.43		0.75		0.1	U	0.4		0.1	U	1.5	

NOTES:

1. Soil sample analytical results are compared to Title 6 of the New York Codes, Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs) and Restricted Use Restricted-Residential
2. Only analytes with detections are shown in the table.
3. Results exceeding UU SCOs are bolded.
4. Results exceeding RRU SCOs are shaded and bolded.
5. Reporting limits (RL) above the UU SCOs are italicized.
6. mg/kg = milligrams per kilogram
7. ~ = no regulatory limit has been established for this analyte.
8. bgs = below grade surface
9. SODUP01_082817 is a duplicate sample of SB02_0-2.
10. SODUP02_083017 is a duplicate sample of SB12_6-8
11. SVOC = semivolatile organic compound

QUALIFIERS:

J = The analyte was detected above the Method Detection Limit (MDL), but below the RL; therefore, the result is an estimated concentration.

U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

UJ = The analyte was not detected at a level greater than or equal to the reporting limit (RL); however, the reported RL is approximate and may be inaccurate or imprecise.

Table 2 - Soil Sample Analytical Results Summary - SVOCs
Brownfield Cleanup Program Application
414 Gerard Avenue
Bronx, New York
Langan Project No.: 170488401

SAMPLE ID SAMPLING DATE LAB SAMPLE ID SAMPLING DEPTH (feet bgs)	NYCRR Part 375 UU SCOs	NYCRR Part 375 RRU SCOs	SB04_0-2 8/28/2017 L1730200-08 0-2		SB04_14-16 8/28/2017 L1730200-09 14-16		SB04_23-25 8/28/2017 L1730200-10 23-25		SB05_0-2 8/28/2017 L1730200-14 0-2		SB05_17-18 8/31/2017 L1732029-01 17-18		SB05_24-25 8/28/2017 L1730200-15 24-25		SB05_25-26 8/28/2017 L1730200-16 25-26		SB06_0-2 8/29/2017 L1730405-01 0-2		SB06_15-16 8/29/2017 L1730405-02 15-16		SB06_25-27 8/29/2017 L1730405-03 25-27		SB06_31-32 8/29/2017 L1730405-04 31-32	
SVOCs (mg/kg)																								
2-Methylnaphthalene	~	~	0.031	J	0.2	U	0.23	U	0.21	U	0.2	U	0.22	U	0.21	U	0.21	U	0.2	U	0.6	J	0.21	U
3-Methylphenol/4-Methylpheno	0.33	100	0.26	UJ	0.24	U	0.27	U	0.26	U	0.24	U	0.26	U	0.25	U	0.25	U	0.25	U	*1.2*	U	0.26	U
Acenaphthene	20	100	0.095	J	0.13	U	0.15	U	0.14	U	0.13	U	0.14	U	0.14	U	0.09	J	0.14	U	1.1		0.14	U
Acenaphthylene	100	100	0.06	J	0.13	U	0.15	U	0.14	U	0.13	U	0.14	U	0.14	U	0.14	U	0.14	U	0.7	U	0.14	U
Acetophenone	~	~	0.18	U	0.17	UJ	0.19	UJ	0.18	UJ	0.17	U	0.18	UJ	0.18	UJ	0.18	U	0.17	U	0.87	U	0.18	U
Anthracene	100	100	0.28		0.1	U	0.11	U	0.11	U	0.1	U	0.11	U	0.1	U	0.18		0.1	U	2.4		0.11	U
Benzo(a)anthracene	1	1	**1.1**		0.065	J	0.064	J	0.026	J	0.1	U	0.11	U	0.1	U	0.57		0.1	U	**5**		0.11	U
Benzo(a)pyrene	1	1	1		0.054	J	0.15	U	0.14	U	0.13	U	0.14	U	0.14	U	0.49		0.14	U	**3.9**		0.14	U
Benzo(b)fluoranthene	1	1	**1.4**		0.067	J	0.049	J	0.11	U	0.1	U	0.11	U	0.1	U	0.64		0.1	U	**4.5**		0.11	U
Benzo(ghi)perylene	100	100	0.63		0.032	J	0.15	U	0.14	U	0.13	U	0.14	U	0.14	U	0.34		0.14	U	2.2		0.14	U
Benzo(k)fluoranthene	0.8	3.9	0.41		0.1	U	0.11	U	0.11	U	0.1	U	0.11	U	0.1	U	0.21		0.1	U	**1.4**		0.11	U
Biphenyl	~	~	0.41	U	0.38	U	0.43	U	0.41	U	0.38	U	0.41	U	0.4	U	0.4	U	0.39	U	2	U	0.41	U
Bis(2-ethylhexyl)phthalate	~	~	0.18	U	0.17	U	0.19	U	0.18	U	0.17	U	0.071	J	0.18	U	0.18	U	0.17	U	0.87	U	0.18	U
Butyl benzyl phthalate	~	~	0.18	U	0.17	U	0.19	U	0.18	U	0.17	U	0.18	U	0.18	U	0.18	U	0.17	U	0.87	U	0.18	U
Carbazole	~	~	0.079	J	0.17	U	0.19	U	0.18	U	0.17	U	0.18	U	0.18	U	0.08	J	0.17	U	0.6	J	0.18	U
Chrysene	1	3.9	1		0.06	J	0.055	J	0.022	J	0.1	U	0.11	U	0.1	U	0.61		0.1	U	**4.9**		0.11	U
Di-n-butylphthalate	~	~	0.18	U	0.17	U	0.19	U	0.18	U	0.05	J	0.18	U	0.18	U	0.18	U	0.17	U	0.87	U	0.18	U
Dibenzo(a,h)anthracene	0.33	0.33	0.17		0.1	U	0.11	U	0.11	U	0.1	U	0.11	U	0.1	U	0.088	J	0.1	U	**0.55**		0.11	U
Dibenzofuran	7	59	0.044	J	0.17	U	0.19	U	0.18	U	0.17	U	0.18	U	0.18	U	0.044	J	0.17	U	0.64	J	0.18	U
Dimethyl phthalate	~	~	0.18	U	0.17	U	0.19	U	0.18	U	0.17	U	0.18	U	0.18	U	0.18	U	0.17	U	0.87	U	0.18	U
Fluoranthene	100	100	1.9		0.11		0.12		0.036	J	0.019	J	0.022	J	0.1	U	1		0.1	U	9.9		0.11	U
Fluorene	30	100	0.086	J	0.17	U	0.19	U	0.18	U	0.17	U	0.18	U	0.18	U	0.076	J	0.17	U	1.1		0.18	U
Indeno(1,2,3-cd)pyrene	0.5	0.5	**0.72**		0.034	J	0.15	U	0.14	U	0.13	U	0.14	U	0.14	U	0.35		0.14	U	**2.2**		0.14	U
Naphthalene	12	100	0.047	J	0.17	U	0.19	U	0.18	U	0.17	U	0.18	U	0.18	U	0.039	J	0.17	U	1.5		0.18	U
Nitrobenzene	~	~	0.16	U	0.15	UJ	0.17	UJ	0.16	UJ	0.15	U	0.16	UJ	0.16	UJ	0.16	U	0.15	U	0.79	U	0.16	U
Phenanthrene	100	100	1.1		0.11		0.11		0.11	U	0.021	J	0.11	U	0.1	U	0.83		0.1	U	11		0.11	U
Pyrene	100	100	1.6		0.1		0.11		0.035	J	0.02	J	0.019	J	0.1	U	0.95		0.1	U	11		0.11	U

NOTES:

1. Soil sample analytical results are compared to Title 6 of the New York Codes, Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs) and Restricted Use Restricted-Residential
2. Only analytes with detections are shown in the table.
3. Results exceeding UU SCOs are bolded.
4. Results exceeding RRU SCOs are shaded and bolded.
5. Reporting limits (RL) above the UU SCOs are italicized.
6. mg/kg = milligrams per kilogram
7. ~ = no regulatory limit has been established for this analyte.
8. bgs = below grade surface
9. SODUP01_082817 is a duplicate sample of SB02_0-2.
10. SODUP02_083017 is a duplicate sample of SB12_6-8
11. SVOC = semivolatile organic compound

QUALIFIERS:

J = The analyte was detected above the Method Detection Limit (MDL), but below the RL; therefore, the result is an estimated concentration.

U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

UJ = The analyte was not detected at a level greater than or equal to the reporting limit (RL); however, the reported RL is approximate and may be inaccurate or imprecise.

Table 2 - Soil Sample Analytical Results Summary - SVOCs
Brownfield Cleanup Program Application
414 Gerard Avenue
Bronx, New York
Langan Project No.: 170488401

SAMPLE ID SAMPLING DATE LAB SAMPLE ID SAMPLING DEPTH (feet bgs)	NYCRR Part 375 UU SCOs	NYCRR Part 375 RRU SCOs	SB07_0-2 8/29/2017 L1730405-07 0-2		SB07_12-14 8/29/2017 L1730405-08 12-14		SB07_22-24 8/29/2017 L1730405-05 22-24		SB07_24-25 8/29/2017 L1730405-06 24-25		SB08_0-2 8/31/2017 L1730815-01 0-2		SB08_15-16 8/31/2017 L1730815-03 15-16		SB08_16-18 8/31/2017 L1730815-02 16-18		SB09_0-2 8/30/2017 L1730641-01 0-2		SB09_3-5 8/30/2017 L1730641-02 3-5		SB09_16-18 8/30/2017 L1730641-03 16-18		SB10_0-2 8/30/2017 L1730641-04 0-2	
SVOCs (mg/kg)																								
2-Methylnaphthalene	~	~	0.096	J	0.21	U	0.1	J	0.21	U	0.21	U	0.03	J	0.15	J	0.03	J	0.21	U	0.2	U	0.2	U
3-Methylphenol/4-Methylpheno	0.33	100	0.25	U	0.26	U	0.25	U	0.25	U	0.25	U	0.25	UJ	0.24	U	0.25	U	0.25	U	0.24	U	0.24	UJ
Acenaphthene	20	100	0.16		0.14	U	0.17		0.14	U	0.023	J	0.14	U	0.22		0.067	J	0.14	U	0.13	U	0.051	J
Acenaphthylene	100	100	0.07	J	0.14	U	0.04	J	0.14	U	0.048	J	0.14	U	0.14	U	0.042	J	0.14	U	0.13	U	0.13	U
Acetophenone	~	~	0.18	U	0.18	U	0.18	U	0.17	U	0.071	J	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U
Anthracene	100	100	0.54		0.11	U	0.39		0.1	U	0.093	J	0.1	U	0.42		0.18		0.1	U	0.1	U	0.074	J
Benzo(a)anthracene	1	1	**1.7**		0.05	J	0.93		0.1	U	0.36		0.07	J	0.15		0.65		0.031	J	0.1	U	0.27	
Benzo(a)pyrene	1	1	**1.4**		0.14	U	0.74		0.14	U	0.37		0.061	J	0.041	J	0.61		0.14	U	0.13	U	0.25	
Benzo(b)fluoranthene	1	1	**1.7**		0.056	J	0.92		0.1	U	0.48		0.077	J	0.055	J	0.73		0.039	J	0.1	U	0.3	
Benzo(ghi)perylene	100	100	0.86		0.034	J	0.43		0.14	U	0.26		0.038	J	0.14	U	0.37		0.021	J	0.13	U	0.14	
Benzo(k)fluoranthene	0.8	3.9	0.55		0.11	U	0.35		0.1	U	0.16		0.1	U	0.1	U	0.25		0.1	U	0.1	U	0.1	
Biphenyl	~	~	0.4	U	0.4	U	0.4	U	0.39	U	0.4	U	0.39	U	0.064	J	0.39	U	0.39	U	0.38	U	0.38	U
Bis(2-ethylhexyl)phthalate	~	~	0.18	U	0.18	U	0.18	U	0.17	U	0.17	UJ	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U
Butyl benzyl phthalate	~	~	0.57		0.18	U	0.18	U	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U
Carbazole	~	~	0.14	J	0.18	U	0.17	J	0.17	U	0.042	J	0.17	U	0.17	U	0.073	J	0.17	U	0.17	U	0.031	J
Chrysene	1	3.9	**1.6**		0.049	J	0.93		0.1	U	0.3		0.074	J	0.34		0.64		0.029	J	0.1	U	0.29	
Di-n-butylphthalate	~	~	0.18	U	0.18	U	0.18	U	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U
Dibenzo(a,h)anthracene	0.33	0.33	0.21		0.11	U	0.12		0.1	U	0.059	J	0.1	U	0.1	U	0.093	J	0.1	U	0.1	U	0.036	J
Dibenzofuran	7	59	0.083	J	0.18	U	0.1	J	0.17	U	0.17	U	0.17	U	0.34		0.035	J	0.17	U	0.17	U	0.048	J
Dimethyl phthalate	~	~	0.18	U	0.18	U	0.18	U	0.17	U	0.19		0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U
Fluoranthene	100	100	2.9		0.084	J	1.7		0.1	U	0.61		0.12		0.25		1.2		0.044	J	0.1	U	0.52	
Fluorene	30	100	0.16	J	0.18	U	0.17	J	0.17	U	0.029	J	0.17	U	0.71		0.061	J	0.17	U	0.17	U	0.033	J
Indeno(1,2,3-cd)pyrene	0.5	0.5	**0.86**		0.032	J	0.45		0.14	U	0.26		0.038	J	0.14	U	0.38		0.025	J	0.13	U	0.15	
Naphthalene	12	100	0.13	J	0.18	U	0.18		0.17	U	0.17	U	0.027	J	0.072	J	0.052	J	0.17	U	0.17	U	0.021	J
Nitrobenzene	~	~	0.16	U	0.16	U	0.16	U	0.16	U	0.16	U	0.16	UJ	0.15	U	0.15	UJ	0.15	UJ	0.15	UJ	0.15	UJ
Phenanthrene	100	100	2.3		0.066	J	1.6		0.1	U	0.29		0.13		1.7		0.84		0.024	J	0.1	U	0.72	
Pyrene	100	100	3		0.076	J	1.6		0.1	U	0.52		0.12		0.74		1.1		0.038	J	0.1	U	0.52	

NOTES:

1. Soil sample analytical results are compared to Title 6 of the New York Codes, Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs) and Restricted Use Restricted-Residential
2. Only analytes with detections are shown in the table.
3. Results exceeding UU SCOs are bolded.
4. Results exceeding RRU SCOs are shaded and bolded.
5. Reporting limits (RL) above the UU SCOs are italicized.
6. mg/kg = milligrams per kilogram
7. ~ = no regulatory limit has been established for this analyte.
8. bgs = below grade surface
9. SODUP01_082817 is a duplicate sample of SB02_0-2.
10. SODUP02_083017 is a duplicate sample of SB12_6-8
11. SVOC = semivolatile organic compound

QUALIFIERS:

J = The analyte was detected above the Method Detection Limit (MDL), but below the RL; therefore, the result is an estimated concentration.

U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

UJ = The analyte was not detected at a level greater than or equal to the reporting limit (RL); however, the reported RL is approximate and may be inaccurate or imprecise.

Table 2 - Soil Sample Analytical Results Summary - SVOCs
Brownfield Cleanup Program Application
414 Gerard Avenue
Bronx, New York
Langan Project No.: 170488401

SAMPLE ID SAMPLING DATE LAB SAMPLE ID SAMPLING DEPTH (feet bgs)	NYCRR Part 375 UU SCOs	NYCRR Part 375 RRU SCOs	SB10_6-8 8/30/2017 L1730641-05 6-8		SB10_14-16 8/30/2017 L1730641-06 14-16		SB11_0-2 8/29/2017 L1730405-09 0-2		SB11_8-10 8/29/2017 L1730405-10 8-10		SB11_26-28 8/29/2017 L1730405-11 26-28		SB11_28-30 8/29/2017 L1730405-12 28-30		SB12_0-2 8/30/2017 L1730641-07 0-2		SB12_6-8 8/30/2017 L1730641-08 6-8		SODUP02_083017 8/30/2017 L1730641-10 6-8		SB12_22-24 8/30/2017 L1730641-09 22-24	
SVOCs (mg/kg)																						
2-Methylnaphthalene	~	~	0.2	U	0.2	U	0.021	J	0.3		0.022	J	0.21	U	0.027	J	0.049	J	0.054	J	0.039	J
3-Methylphenol/4-Methylpheno	0.33	100	0.24	U	0.24	U	0.24	U	0.25	U	0.24	U	0.25	U	0.027	UJ	0.24	U	0.24	U	0.25	U
Acenaphthene	20	100	0.13	U	0.14	U	0.046	J	0.37		0.024	J	0.14	U	0.12	J	0.048	J	0.043	J	0.13	J
Acenaphthylene	100	100	0.13	U	0.14	U	0.11	J	0.053	J	0.13	U	0.14	U	0.11	J	0.069	J	0.077	J	0.17	
Acetophenone	~	~	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.021	J	0.17	U	0.17	U	0.17	U
Anthracene	100	100	0.1	U	0.1	U	0.14		0.71		0.053	J	0.1	U	0.33		0.19		0.15		0.53	
Benzo(a)anthracene	1	1	0.02	J	0.03	J	0.77		0.94		0.12		0.1	U	**1.3**		**1.1**	J	0.58	J	1	
Benzo(a)pyrene	1	1	0.13	U	0.14	U	0.72		0.79		0.095	J	0.14	U	**1.3**		**1.4**	J	0.56	J	0.97	
Benzo(b)fluoranthene	1	1	0.1	U	0.045	J	0.92		0.94		0.12		0.1	U	**1.8**		**1.6**	J	0.78	J	**1.1**	
Benzo(ghi)perylene	100	100	0.13	U	0.14	U	0.46		0.53		0.064	J	0.14	U	0.77		0.81	J	0.36	J	0.57	
Benzo(k)fluoranthene	0.8	3.9	0.1	U	0.1	U	0.33		0.33		0.044	J	0.1	U	0.37		0.52	J	0.18	J	0.38	
Biphenyl	~	~	0.38	U	0.39	U	0.38	U	0.08	J	0.38	U	0.4	U	0.39	U	0.39	U	0.38	U	0.39	U
Bis(2-ethylhexyl)phthalate	~	~	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.15	J	0.092	J	0.076	J	0.17	U
Butyl benzyl phthalate	~	~	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U	0.17	U
Carbazole	~	~	0.17	U	0.17	U	0.053	J	0.26		0.024	J	0.18	U	0.14	J	0.087	J	0.054	J	0.071	J
Chrysene	1	3.9	0.1	U	0.032	J	0.82		0.96		0.12		0.1	U	**1.2**		1	J	0.55	J	0.86	
Di-n-butylphthalate	~	~	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	UJ	1.2	J	0.17	U
Dibenzo(a,h)anthracene	0.33	0.33	0.1	U	0.1	U	0.13		0.12		0.1	U	0.1	U	0.2		0.22	J	0.082	J	0.12	
Dibenzofuran	7	59	0.17	U	0.17	U	0.018	J	0.24		0.019	J	0.18	U	0.11	J	0.032	J	0.029	J	0.1	J
Dimethyl phthalate	~	~	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U	0.17	U
Fluoranthene	100	100	0.03	J	0.06	J	1.2		2		0.26		0.02	J	2.4		1.5		1.1		2.3	
Fluorene	30	100	0.17	U	0.17	U	0.04	J	0.34		0.027	J	0.18	U	0.1	J	0.042	J	0.039	J	0.19	
Indeno(1,2,3-cd)pyrene	0.5	0.5	0.13	U	0.14	U	0.49		**0.53**		0.062	J	0.14	U	**0.82**		**0.9**	J	0.38	J	**0.61**	
Naphthalene	12	100	0.17	U	0.17	U	0.029	J	0.5		0.043	J	0.18	U	0.047	J	0.057	J	0.068	J	0.068	J
Nitrobenzene	~	~	0.15	U	0.15	U	0.15	U	0.16	U	0.15	U	0.16	U	0.16	U	0.15	U	0.15	U	0.15	U
Phenanthrene	100	100	0.027	J	0.056	J	0.66		2.8		0.28		0.025	J	2		0.79		0.67		2	
Pyrene	100	100	0.027	J	0.052	J	1.2		2		0.24		0.02	J	2.2		1.4		1		2	

NOTES:

1. Soil sample analytical results are compared to Title 6 of the New York Codes, Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs) and Restricted Use Restricted-Residential
2. Only analytes with detections are shown in the table.
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4. Results exceeding RRU SCOs are shaded and bolded.
5. Reporting limits (RL) above the UU SCOs are italicized.
6. mg/kg = milligrams per kilogram
7. ~ = no regulatory limit has been established for this analyte.
8. bgs = below grade surface
9. SODUP01_082817 is a duplicate sample of SB02_0-2.
10. SODUP02_083017 is a duplicate sample of SB12_6-8
11. SVOC = semivolatile organic compound

QUALIFIERS:

J = The analyte was detected above the Method Detection Limit (MDL), but below the RL; therefore, the result is an estimated concentration.

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Table 3 - Soil Sample Analytical Results Summary - PCBs, Herbicides, Pesticides, Metals, General Chemistry
Brownfield Cleanup Program Application
414 Gerard Avenue
Bronx, New York
Langan Project No.: 170488401

SAMPLE ID SAMPLING DATE LAB SAMPLE ID SAMPLING DEPTH (feet bgs)	NYCRR Part 375 UU SCOs	NYCRR Part 375 RRU SCOs	SB01_0-2 8/28/2017 L1730200-11 0-2		SB01_16-17 8/28/2017 L1730200-12 16-17		SB01_23-25 8/28/2017 L1730200-13 23-25		SB02_0-2 8/28/2017 L1730200-01 0-2		SODUP01_082817 8/28/2017 L1730200-17 0-2		SB02_14-16 8/28/2017 L1730200-02 14-16		SB02_17-18 8/28/2017 L1730200-03 17-18		SB02_19-20 8/28/2017 L1730200-04 19-20		SB03_0-2 8/28/2017 L1730200-05 0-2		SB03_10-11 8/28/2017 L1730200-06 10-11		SB03_19-21 8/28/2017 L1730200-07 19-21	
PCBs (mg/kg)																								
Aroclor 1242	~	~	0.0334	U	0.0346	U	0.036	U	0.0344	U	0.0332	U	0.0339	U	0.0336	U	0.0336	U	0.0337	U	0.0335	U	0.0356	U
Aroclor 1254	~	~	0.0334	U	0.0346	U	0.036	U	0.0179	J	0.0194	J	0.0147	J	0.0118	J	0.0336	U	0.0337	U	0.0335	U	0.0356	U
Aroclor 1260	~	~	**0.171**		0.0346	U	0.036	U	0.0114	J	0.0111	J	0.0107	J	0.00833	J	0.00351	J	0.00434	J	0.0335	U	0.0356	U
Aroclor 1268	~	~	0.0334	U	0.0346	U	0.036	U	0.0344	U	0.0332	U	0.0339	U	0.0336	U	0.0336	U	0.0337	U	0.0335	U	0.0356	U
PCBs, Total	0.1	1	**0.171**		0.0346	U	0.036	U	0.0293	J	0.0305	J	0.0254	J	0.0201	J	0.00351	J	0.00434	J	0.0335	U	0.0356	U
Herbicides (mg/kg)																								
Total Herbicides	~	~	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Pesticides (mg/kg)																								
4,4'-DDD	0.0033	13	0.00166	U	0.00167	U	0.00171	U	0.00157	U	0.00161	U	0.00162	U	0.00166	U	0.00159	U	0.0016	U	0.00156	U	0.00172	U
4,4'-DDE	0.0033	8.9	0.00166	U	0.00167	U	0.00171	U	0.00154	J	0.00156	J	0.00277	J	0.00166	U	0.00159	U	**0.00898**		0.00156	U	0.00172	U
4,4'-DDT	0.0033	7.9	0.00311	U	0.00313	U	0.00321	U	0.00261	J	0.00302	U	0.00285	J	0.00311	U	0.00298	U	**0.00449**	P	0.00292	U	0.00323	U
Chlordane	~	~	0.0135	U	0.0135	U	0.0139	U	0.0128	U	0.0131	U	0.0131	U	0.0135	U	0.0129	U	0.013	U	0.0127	U	0.014	U
cis-Chlordane	0.094	4.2	0.00207	U	0.00208	U	0.00214	U	0.000899	J	0.000824	J	0.00254		0.00108	J	0.00199	U	0.00201	U	0.00195	U	0.00215	U
Dieldrin	0.005	0.2	0.00104	U	0.00104	U	0.00107	U	0.000984	U	0.00101	U	0.00101	U	0.00104	U	0.000994	U	0.001	U	0.000974	U	0.00108	U
Endosulfan II	2.4	24	0.00166	U	0.00167	U	0.00171	U	0.00157	U	0.00161	U	0.00162	U	0.00166	U	0.00159	U	0.0016	U	0.00156	U	0.00172	U
Endrin	0.014	11	0.00069	U	0.000695	U	0.000713	U	0.000656	U	0.000671	U	0.000674	U	0.000691	U	0.000662	U	0.000669	U	0.00065	U	0.000718	U
Heptachlor	0.042	2.1	0.000829	U	0.000834	U	0.000856	U	0.000787	U	0.000805	U	0.000808	U	0.000829	U	0.000795	U	0.000803	U	0.000779	U	0.000862	U
Methoxychlor	~	~	0.00311	U	0.00313	U	0.00321	U	0.00295	U	0.00302	U	0.00303	U	0.00311	U	0.00298	U	0.00301	U	0.00292	U	0.00323	U
trans-Chlordane	~	~	0.00207	U	0.00208	U	0.00214	U	0.00189	J	0.00188	JPI	0.00306	J	0.00199	JPI	0.00199	U	0.00126	JPI	0.00195	U	0.00215	U
Metals																								
Aluminum	~	~	9420	J	6810	J	2900	J	6180	J	7040	J	5270	J	4230	J	5460	J	8510	J	6300	J	5620	J
Antimony	~	~	4.02	U	4.07	U	4.36	U	1.76	J	0.478	J	2.02	J	1.74	J	3.96	U	4.11	U	0.378	J	4.36	U
Arsenic	13	16	3.69		1.71		0.707	J	9.36		8.95		5.93		3.65		0.634	J	2.55		4.4		2.91	
Barium	350	400	69.4	J	29	J	16.8	J	221	J	238	J	188	J	99.6	J	26.7	J	38.5	J	120	J	68.7	J
Beryllium	7.2	72	0.41		0.35	J	0.07	J	0.316	J	0.346	J	0.252	J	0.17	J	0.174	J	0.337	J	0.249	J	0.253	J
Cadmium	2.5	4.3	0.434	J	0.236	J	0.157	J	2.09		1.68		1.88		1.85		0.166	J	0.378	J	0.498	J	0.357	J
Calcium	~	~	3080	J	37800	J	40900	J	15600	J	12500	J	9640	J	11900	J	59800	J	2170	J	17500	J	8260	J
Chromium, Hexavalent	1	110	0.84	U	0.84	U	0.88	U	0.84	U	0.84	U	0.84	U	0.42	J	0.82	U	0.3	J	0.18	J	0.19	J
Chromium, Trivalent	30	180	14		13		7		19		17		**37**		**31**	J	11		12	J	13	J	10	J
Chromium	~	~	13.8		12.6		6.97		18.8		16.7		36.9		31.1		11		12.3		13.1		10.2	
Cobalt	~	~	6.92		7.19		3.82		6.4		6.45		5.13		3.47		5.15		6		5.22		4.24	
Copper	50	270	**109**	J	19.1	J	11.7	J	**97.2**	J	**98.8**	J	**3020**	J	**2690**	J	11.5	J	13.4	J	23.1	J	16.5	J
Cyanide	27	27	1	U	0.99	U	1.1	U	0.26	J	0.25	J	0.31	J	0.4	J	0.99	U	1	U	0.99	U	1.1	U
Iron	~	~	17200	J	11100	J	7010	J	30200	J	36900	J	19500	J	14400	J	8920	J	15200	J	14900	J	12200	J
Lead	63	400	**124**	J	3.8	J	2.03	J	**635**	J	**421**	J	**336**	J	**180**	J	2.31	J	28.8	J	**160**	J	**95.2**	J
Magnesium	~	~	3350	J	28000	J	23800	J	5750	J	4310	J	2500	J	3740	J	35900	J	3200	J	7310	J	4560	J
Manganese	1600	2000	269	J	260	J	155	J	316	J	381	J	224	J	169	J	188	J	336	J	276	J	290	J
Mercury	0.18	0.81	**0.4**		0.02	J	0.02	J	**0.22**		**0.23**		0.14		0.1		0.02	J	0.08		**0.32**		**0.22**	
Nickel	30	310	15.1		13.7		7.7		17.1		14.9		16.6		13.3		9.78		12.1		11.9		9.49	
Potassium	~	~	646		1190		551		955		1120		754		556		1540		651		1640		1020	
Selenium	3.9	180	1.61	U	1.63	U	1.74	U	1.62	U	1.65	U	1.63	U	1.62	U	1.58	U	1.64	U	1.61	U	1.74	U
Silver	2	180	0.804	U	0.814	U	0.872	U	0.3	J	0.305	J	0.399	J	0.243	J	0.793	U	0.821	U	1.94		0.872	U
Sodium	~	~	64.4	J	421		171	J	205		168		182		191		138	J	93.6	J	277		96.6	J
Thallium	~	~	1.61	UJ	1.63	UJ	1.74	UJ	1.62	UJ	1.65	UJ	1.63	UJ	1.62	UJ	1.58	UJ	1.64	UJ	1.61	UJ	1.74	UJ
Vanadium	~	~	17.6		20.2		13.8		17.9		19		16.2		11.5		15.9		16.7		19.5		12.6	
Zinc	109	10000	**118**	J	44.1	J	16	J	**661**	J	**514**	J	**1200**	J	**1550**	J	20.4	J	55.2	J	**131**	J	82.6	J
General Chemistry																								
Total Solids	~	~	94.9		95.5		90.9		95.6		94.7		95.7		95		97.5		94.3		96.7		91.1	

NOTES:
1. Soil sample analytical results are compared to Title 6 of the New York Codes, Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs) and Restricted Use Restricted-Residential (RRU) SCOs.
2. Only analytes with detections are shown in the table.
3. Results exceeding UU SCOs are bolded.
4. Results exceeding RRU SCOs are shaded and bolded.
5. Reporting limits (RL) above the UU SCOs are italicized.
6. mg/kg = milligrams per kilogram
7. ~ = no regulatory limit has been established for this analyte.
8. bgs = below grade surface
9. SODUP01_082817 is a duplicate sample of SB02_0-2.
10. SODUP02_083017 is a duplicate sample of SB12_6-8
11. PCB = polychlorinated biphenyl

QUALIFIERS:
J = The analyte was detected above the Method Detection Limit (MDL), but below the RL; therefore, the result is an estimated concentration.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.
P = The Relative Percent Difference (RPD) between the results for two columns exceeds the method-specified criteria
I = The lower value for the two columns has been reported due to obvious interference.
UJ = The analyte was not detected at a level greater than or equal to the reporting limit (RL); however, the reported RL is approximate and may be inaccurate or imprecise.

Table 3 - Soil Sample Analytical Results Summary - PCBs, Herbicides, Pesticides, Metals, General Chemistry
Brownfield Cleanup Program Application
414 Gerard Avenue
Bronx, New York
Langan Project No.: 170488401

SAMPLE ID SAMPLING DATE LAB SAMPLE ID SAMPLING DEPTH (feet bgs)	NYCRR Part 375 UU SCOs	NYCRR Part 375 RRU SCOs	SB04_0-2 8/28/2017 L1730200-08 0-2		SB04_14-16 8/28/2017 L1730200-09 14-16		SB04_23-25 8/28/2017 L1730200-10 23-25		SB05_0-2 8/28/2017 L1730200-14 0-2		SB05_17-18 8/31/2017 L1732029-01 17-18		SB05_24-25 8/28/2017 L1730200-15 24-25		SB05_25-26 8/28/2017 L1730200-16 25-26		SB06_0-2 8/29/2017 L1730405-01 0-2		SB06_15-16 8/29/2017 L1730405-02 15-16		SB06_25-27 8/29/2017 L1730405-03 25-27		SB06_31-32 8/29/2017 L1730405-04 31-32	
PCBs (mg/kg)																								
Aroclor 1242	~	~	0.0343	U	0.0336	U	0.0379	U	0.0358	U	0.0323	U	0.0345	U	0.0352	U	0.0359	U	0.0352	U	0.0358	U	0.0359	U
Aroclor 1254	~	~	0.0343	U	0.0336	U	0.0379	U	0.0358	U	0.0323	U	0.0345	U	0.0352	U	0.0359	U	0.0352	U	0.0358	U	0.0359	U
Aroclor 1260	~	~	0.0343	U	0.0336	U	0.00489	J	0.0358	U	0.0323	U	0.0345	U	0.0352	U	0.0359	U	0.0352	U	0.0358	U	0.0359	U
Aroclor 1268	~	~	0.0343	U	0.0336	U	0.0379	U	0.0358	U	0.0323	U	0.0345	U	0.0352	U	0.00688	J	0.0352	U	0.00929	J	0.0359	U
PCBs, Total	0.1	1	0.0343	U	0.0336	U	0.00489	J	0.0358	U	0.0323	U	0.0345	U	0.0352	U	0.00688	J	0.0352	U	0.00929	J	0.0359	U
Herbicides (mg/kg)																								
Total Herbicides	~	~	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Pesticides (mg/kg)																								
4,4'-DDD	0.0033	13	0.0017	U	0.00158	U	0.0018	U	0.00173	U	0.0016	U	0.00168	U	0.00168	U	0.00166	U	0.00103	J	0.00164	U	0.00174	U
4,4'-DDE	0.0033	8.9	0.00282		0.00158	U	0.0018	U	**0.00808**		0.00198		0.00277		0.00168	U	0.00166	U	0.00168	U	0.0018		0.00174	U
4,4'-DDT	0.0033	7.9	0.00304	J	0.00297	U	*0.00337*	U	0.00176	J	0.00157	J	0.00158	J	0.00314	U	0.00312	U	0.00315	U	0.00323	J	0.00326	U
Chlordane	~	~	0.0138	U	0.0129	U	0.0146	U	0.0199	P	0.013	U	0.0136	U	0.0136	U	0.0135	U	0.0136	U	0.0133	U	0.0141	U
cis-Chlordane	0.094	4.2	0.000871	J	0.00198	U	0.00066	J	0.00165	J	0.00199	U	0.00105	J	0.00209	U	0.00208	U	0.0021	U	0.00116	J	0.00217	U
Dieldrin	0.005	0.2	0.00106	U	0.000989	U	0.00112	U	0.00108	U	0.000997	U	0.00105	U	0.00105	U	0.00104	U	0.00105	U	0.00103	U	0.00109	U
Endosulfan II	2.4	24	0.0017	U	0.00158	U	0.0018	U	0.00173	U	0.0016	U	0.00168	U	0.00168	U	0.00236	J	0.00168	U	0.00164	U	0.00174	U
Endrin	0.014	11	0.000708	U	0.00066	U	0.000748	U	0.000722	U	0.000665	U	0.000698	U	0.000698	U	0.00276	J	0.0007	U	0.00713	J	0.000724	U
Heptachlor	0.042	2.1	0.00085	U	0.000791	U	0.000898	U	0.000866	U	0.000798	U	0.000838	U	0.000838	U	0.000833	U	0.00084	U	0.000821	U	0.000869	U
Methoxychlor	~	~	0.00318	U	0.00297	U	0.00337	U	0.00325	U	0.00237	J	0.00314	U	0.00314	U	0.00312	U	0.00315	U	0.00308	U	0.00326	U
trans-Chlordane	~	~	0.00246	PI	0.00198	U	0.000926	JPI	0.0021	J	0.000767	JPI	0.000859	JPI	0.00209	U	0.00208	U	0.0021	U	0.0014	JPI	0.00217	U
Metals																								
Aluminum	~	~	8250	J	4470	J	9000	J	9890	J	4630		5670	J	5130	J	7370		5210		5930		3010	
Antimony	~	~	4.25	U	4.06	U	4.43	U	4.31	U	4	U	4.29	U	4.17	U	4.24	U	4.21	U	4.1	U	4.18	U
Arsenic	13	16	9.92		1.31		1.66		2.83		1.7		2.03		0.892		6.41		2.37		4.73		0.837	U
Barium	350	400	**716**	J	32.3	J	56.1	J	86.8	J	33.4		119	J	41.3	J	180		24.3		113		24.2	
Beryllium	7.2	72	0.366	J	0.211	J	0.266	J	0.457		0.248	J	0.249	J	0.45		0.347	J	0.143	J	0.205	J	0.142	J
Cadmium	2.5	4.3	0.791	J	0.171	J	0.328	J	0.354	J	0.184	J	0.197	J	0.2	J	1.1		0.429	J	0.844		0.259	J
Calcium	~	~	21600	J	2540	J	16500	J	3560	J	6310		20600	J	19700	J	8060		586		7980		10500	
Chromium, Hexavalent	1	110	0.18	J	0.82	U	0.92	U	0.19	J	0.18	J	0.43	J	0.87	U	0.44	J	0.19	J	0.26	J	0.26	J
Chromium, Trivalent	30	180	24	J	6.5		22		16	J	11	J	16	J	13		16	J	7.6	J	15	J	10	J
Chromium	~	~	24.7		6.51		22.4		15.7		11.6		16.4		12.8		16.6		7.84		15.6		10.4	
Cobalt	~	~	8.96		2.88		9.61		6.83		3.51		3.86		5.35		6.13		5.29		5.71		4.51	
Copper	50	270	41.5	J	7.94	J	22.4	J	22.2	J	22.8		11.9	J	**132**	J	**56.7**		11.5		**384**		21.1	
Cyanide	27	27	1	U	0.95	U	1.1	U	1.1	U	0.99	UJ	1.1	U	1	U	1.1	UJ	1	UJ	0.99	UJ	1	UJ
Iron	~	~	28600	J	8000	J	17000	J	16900	J	7980		9490	J	9710	J	15900		11100		11600		6820	
Lead	63	400	**319**	J	16	J	8.32	J	**64.9**	J	8.88		16.4	J	6.3	J	**341**		5.28		**236**		3.27	J
Magnesium	~	~	7100	J	2100	J	14300	J	4090	J	1960		8960	J	11700	J	3890		2510		3280		7820	
Manganese	1600	2000	390	J	253	J	328	J	385	J	247		241	J	211	J	398		289		214		187	
Mercury	0.18	0.81	**0.21**		0.04	J	0.03	J	0.14		0.03	J	0.05	J	0.02	J	**0.42**		0.07	U	**0.27**		0.07	U
Nickel	30	310	17.2		7.15		18.5		14.8		8.39		9.43		12		14		11.5		13.6		8.86	
Potassium	~	~	1260		514		2200		1400		573		834		1350		988		368		1010		646	
Selenium	3.9	180	1.7	U	1.62	U	1.77	U	1.72	U	1.6	U	1.72	U	1.67	U	1.69	U	1.68	U	0.566	J	1.67	U
Silver	2	180	0.349	J	0.812	U	0.886	U	0.863	U	0.801	U	0.858	U	0.833	U	0.847	U	0.842	U	0.82	U	0.837	U
Sodium	~	~	190		57.5	J	175	J	207		161		216		259		123	J	87.6	J	283		159	J
Thallium	~	~	1.7	UJ	1.62	UJ	1.77	UJ	1.72	UJ	1.6	U	1.72	UJ	1.67	UJ	1.69	U	0.269	J	1.64	U	1.67	U
Vanadium	~	~	20.4		7.86		27.2		20.7		9.55		12.5		16.6		21.1		9.81		29.3		13.3	
Zinc	109	10000	**204**	J	25.2	J	43.3	J	62.9	J	21.7		29.7	J	50.7	J	**292**		31.1		**230**		26.1	
General Chemistry																								
Total Solids	~	~	93.3		97		86.6		91.2		99.3		92		92.3		91.2		94.6		92.9		90.8	

NOTES:
1. Soil sample analytical results are compared to Title 6 of the New York Codes, Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs) and Restricted Use Restricted-Residential (RRU) SCOs.
2. Only analytes with detections are shown in the table.
3. Results exceeding UU SCOs are bolded.
4. Results exceeding RRU SCOs are shaded and bolded.
5. Reporting limits (RL) above the UU SCOs are italicized.
6. mg/kg = milligrams per kilogram
7. ~ = no regulatory limit has been established for this analyte.
8. bgs = below grade surface
9. SODUP01_082817 is a duplicate sample of SB02_0-2.
10. SODUP02_083017 is a duplicate sample of SB12_6-8
11. PCB = polychlorinated biphenyl

QUALIFIERS:
J = The analyte was detected above the Method Detection Limit (MDL), but below the RL; therefore, the result is an estimated concentration.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.
P = The Relative Percent Difference (RPD) between the results for two columns exceeds the method-specified criteria
I = The lower value for the two columns has been reported due to obvious interference.
UJ = The analyte was not detected at a level greater than or equal to the reporting limit (RL); however, the reported RL is approximate and may be inaccurate or imprecise.

Table 3 - Soil Sample Analytical Results Summary - PCBs, Herbicides, Pesticides, Metals, General Chemistry
Brownfield Cleanup Program Application
414 Gerard Avenue
Bronx, New York
Langan Project No.: 170488401

SAMPLE ID SAMPLING DATE LAB SAMPLE ID SAMPLING DEPTH (feet bgs)	NYCRR Part 375 UU SCOs	NYCRR Part 375 RRU SCOs	SB07_0-2 8/29/2017 L1730405-07 0-2	SB07_12-14 8/29/2017 L1730405-08 12-14	SB07_22-24 8/29/2017 L1730405-05 22-24	SB07_24-25 8/29/2017 L1730405-06 24-25	SB08_0-2 8/31/2017 L1730815-01 0-2	SB08_15-16 8/31/2017 L1730815-03 15-16	SB08_16-18 8/31/2017 L1730815-02 16-18	SB09_0-2 8/30/2017 L1730641-01 0-2	SB09_3-5 8/30/2017 L1730641-02 3-5	SB09_16-18 8/30/2017 L1730641-03 16-18	SB10_0-2 8/30/2017 L1730641-04 0-2
PCBs (mg/kg)													
Aroclor 1242	~	~	0.0343 U	0.0348 U	0.0344 U	0.0344 U	0.0344 U	0.0335 U	0.0338 U	0.0338 U	0.0332 U	0.033 U	0.0326 J
Aroclor 1254	~	~	0.0343 U	0.0348 U	0.0344 U	0.0344 U	0.0344 U	0.0335 U	0.0338 U	0.0338 U	0.0332 U	0.033 U	0.0439
Aroclor 1260	~	~	0.0343 U	0.0142 J	0.0136 J	0.0344 U	0.0344 U	0.00638 J	0.0338 U	0.0338 U	0.00391 J	0.033 U	0.00851 J
Aroclor 1268	~	~	0.00381 J	0.0154 J	0.014 J	0.0344 U	0.0344 U	0.0335 U	0.0338 U	0.0338 U	0.0332 U	0.033 U	0.0336 U
PCBs, Total	0.1	1	0.00381 J	0.0296 J	0.0276 J	0.0344 U	0.0344 U	0.00638 J	0.0338 U	0.0338 U	0.00391 J	0.033 U	0.085 J
Herbicides (mg/kg)													
Total Herbicides	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Pesticides (mg/kg)													
4,4'-DDD	0.0033	13	0.00168 U	**0.0037**	0.00146 J	0.00164 U	0.00166 U	0.00165 U	0.00161 U	0.0016 U	0.00158 U	0.00162 U	0.00156 U
4,4'-DDE	0.0033	8.9	0.00049 J	0.00254	0.00291 P	0.00164 U	0.00166 U	0.0017	0.00161 U	0.0016 U	0.00158 U	0.00162 U	**0.00333**
4,4'-DDT	0.0033	7.9	0.00315 U	**0.0279**	**0.0144**	0.00308 U	0.00312 U	0.0031 U	0.00301 U	0.003 U	0.00297 U	0.00304 U	0.00293 U
Chlordane	~	~	0.0137 U	0.0136 U	0.0136 U	0.0133 U	0.0135 U	0.0134 U	0.0131 U	0.013 U	0.0129 U	0.0132 U	0.0127 U
cis-Chlordane	0.094	4.2	0.0021 U	0.0021 U	0.00209 U	0.00205 U	0.00208 U	0.00206 U	0.00201 U	0.002 U	0.00198 U	0.00202 U	0.0132
Dieldrin	0.005	0.2	0.00105 U	0.00105 U	0.00105 U	0.00102 U	0.00104 UJ	0.00103 UJ	0.001 UJ	0.001 U	0.00099 U	0.00101 U	0.000978 U
Endosulfan II	2.4	24	0.00106 JPI	0.00112 JPI	0.00217 P	0.00164 U	0.00166 U	0.00165 U	0.00161 U	0.0016 U	0.00158 U	0.00162 U	0.00156 U
Endrin	0.014	11	0.00283 J	0.0007 U	0.000698 U	0.000684 U	0.000694 U	0.000688 U	0.00067 U	0.000464 J	0.00066 U	0.000675 U	0.000652 U
Heptachlor	0.042	2.1	0.000841 U	0.00084 U	0.000838 U	0.000821 U	0.000832 U	0.000826 U	0.000804 U	0.0008 U	0.000792 U	0.00081 U	0.000782 U
Methoxychlor	~	~	0.00315 U	0.00315 U	0.00314 U	0.00308 U	0.00312 U	0.0031 U	0.00301 U	0.003 U	0.00297 U	0.00304 U	0.00293 U
trans-Chlordane	~	~	0.0021 U	0.0021 U	0.00209 U	0.00205 U	0.00208 U	0.00206 U	0.00201 U	0.002 U	0.00198 U	0.00202 U	0.0177
Metals													
Aluminum	~	~	6500	6770	6930	3400	7990	5180	23800	6380	6000	5480	6200
Antimony	~	~	4.09 U	4.08 U	40.9 U	4.19 U	4.2 UJ	4.11 UJ	3.96 UJ	0.654 J	1.15 J	0.508 J	0.43 J
Arsenic	13	16	2.56	9.55	11.1	0.837 U	3.79	3.48	0.792 U	3.63	4.71	2.07	2.51
Barium	350	400	71.4	329	327	33.7	91.5	61	324	123	117	75.7	58.1
Beryllium	7.2	72	0.262 J	0.18 J	0.254 J	0.059 J	0.227 J	0.132 J	0.396 U	0.323 J	0.271 J	0.193 J	0.27 J
Cadmium	2.5	4.3	0.466 J	**2.76**	**3.84**	0.26 J	0.774 J	0.526 J	1.95	0.808 U	0.796 U	0.806 U	0.796 U
Calcium	~	~	2880	12200	11500	38900	14200	55800	1390	11900	1920	21300	25900
Chromium, Hexavalent	1	110	0.86 U	0.44 J	0.86 U	0.84 U	0.85 U	0.84 U	0.84 U	0.83 U	0.83 U	0.83 U	0.82 U
Chromium, Trivalent	30	180	10	25 J	**37**	7.6	14	15	**53**	10	12	13	11
Chromium	~	~	10.4	25.6	37.2	7.64	14.3	15.2	52.9	10.4	11.8	12.6	11.3
Cobalt	~	~	4.55	8.01	8.28	3.88	5.78	4.17	29.7	4.84	6.16	4.51	3.81
Copper	50	270	12.8	**101**	**154**	9.82	35.7	19.1	7.49	22	26.7	21.9	14.7
Cyanide	27	27	1 UJ	0.96 J	1 UJ	1 UJ	1 U	1 U	1 U	1 UJ	1 UJ	0.98 UJ	0.95 UJ
Iron	~	~	10200	32300	83600	6760	13900 J	9600 J	58700 J	10800	26500	10800	10400
Lead	63	400	**85.1**	**651**	**537**	2.7 J	**147** J	43.7 J	4.91 J	**78.7** J	**140** J	45 J	**79.3** J
Magnesium	~	~	2570	3050	2660	19900	3710 J	28600 J	10200 J	3430	2420	15700	3170
Manganese	1600	2000	288	280	491	181	251	160	409	220 J	335 J	236 J	181 J
Mercury	0.18	0.81	0.11	**0.52**	0.14	0.07 U	**0.23**	0.06 J	0.07 U	0.15	0.09	0.03 J	0.07
Nickel	30	310	9.84	21.1	25	7.53	12	9.94	**41.7**	10.6 J	15.3 J	9.49 J	13 J
Potassium	~	~	472	2950	1040	804	1070 J	995 J	18600 J	628 J	430 J	672 J	809 J
Selenium	3.9	180	1.64 U	1.63 U	1.64 U	0.36 J	0.496 J	0.575 J	1.58 U	0.686 J	0.956 J	0.524 J	0.493 J
Silver	2	180	0.818 U	0.498 J	0.475 J	0.837 U	0.841 U	0.822 U	0.293 J	0.808 U	0.796 U	0.806 U	0.796 U
Sodium	~	~	70.5 J	424	416	130 J	153 J	269	259	85.2 J	156 J	130 J	594
Thallium	~	~	1.64 U	1.63 U	0.524 J	1.67 U	1.68 UJ	0.526 J	1.58 UJ	1.62 U	1.59 U	1.61 U	1.59 U
Vanadium	~	~	12.9	24.4	20.2	13.8	18.6	16.8	92	16.2	19.2	14.7	12.6
Zinc	109	10000	61.1	**802**	**638**	15.3	107	46.6	**113**	84.2 J	**201** J	79.6 J	60.1 J
General Chemistry													
Total Solids	~	~	93.3	93	93.4	94.7	94	94.6	95.7	95.9	96.2	96.6	97.8

NOTES:
1. Soil sample analytical results are compared to Title 6 of the New York Codes, Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs) and Restricted Use Restricted-Residential (RRU) SCOs.
2. Only analytes with detections are shown in the table.
3. Results exceeding UU SCOs are bolded.
4. Results exceeding RRU SCOs are shaded and bolded.
5. Reporting limits (RL) above the UU SCOs are italicized.
6. mg/kg = milligrams per kilogram
7. ~ = no regulatory limit has been established for this analyte.
8. bgs = below grade surface
9. SODUP01_082817 is a duplicate sample of SB02_0-2.
10. SODUP02_083017 is a duplicate sample of SB12_6-8
11. PCB = polychlorinated biphenyl

QUALIFIERS:
J = The analyte was detected above the Method Detection Limit (MDL), but below the RL; therefore, the result is an estimated concentration.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.
P = The Relative Percent Difference (RPD) between the results for two columns exceeds the method-specified criteria
I = The lower value for the two columns has been reported due to obvious interference.
UJ = The analyte was not detected at a level greater than or equal to the reporting limit (RL); however, the reported RL is approximate and may be

Table 3 - Soil Sample Analytical Results Summary - PCBs, Herbicides, Pesticides, Metals, General Chemistry
Brownfield Cleanup Program Application
414 Gerard Avenue
Bronx, New York
Langan Project No.: 170488401

SAMPLE ID SAMPLING DATE LAB SAMPLE ID SAMPLING DEPTH (feet bgs)	NYCRR Part 375 UU SCOs	NYCRR Part 375 RRU SCOs	SB10_6-8 8/30/2017 L1730641-05 6-8		SB10_14-16 8/30/2017 L1730641-06 14-16		SB11_0-2 8/29/2017 L1730405-09 0-2		SB11_8-10 8/29/2017 L1730405-10 8-10		SB11_26-28 8/29/2017 L1730405-11 26-28		SB11_28-30 8/29/2017 L1730405-12 28-30		SB12_0-2 8/30/2017 L1730641-07 0-2		SB12_6-8 8/30/2017 L1730641-08 6-8		SODUP02_083017 8/30/2017 L1730641-10 6-8		SB12_22-24 8/30/2017 L1730641-09 22-24	
PCBs (mg/kg)																						
Aroclor 1242	~	~	0.0325	U	0.0338	U	0.0336	U	0.0336	U	0.0329	U	0.0346	U	0.0579		0.0117	J	0.014	J	0.0178	J
Aroclor 1254	~	~	0.0325	U	0.0338	U	0.0336	U	0.0336	U	0.0329	U	0.0346	U	0.0449	P	0.0131	J	0.0167	J	0.00806	J
Aroclor 1260	~	~	0.0325	U	0.0338	U	0.00525	J	0.00533	J	0.0329	U	0.0346	U	0.0153	J	0.0112	J	0.0125	J	0.0088	J
Aroclor 1268	~	~	0.0325	U	0.0338	U	0.00321	J	0.00509	J	0.0329	U	0.0346	U	0.0344	U	0.0335	U	0.0048	J	0.0339	U
PCBs, Total	0.1	1	0.0325	U	0.0338	U	0.00846	J	0.0104	J	0.0329	U	0.0346	U	**0.118**	J	0.036	J	0.048	J	0.0347	J
Herbicides (mg/kg)																						
Total Herbicides	~	~	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Pesticides (mg/kg)																						
4,4'-DDD	0.0033	13	0.00162	U	0.00156	U	0.00162	U	0.00159	U	0.00162	U	0.00163	U	0.00164	U	0.00162	U	0.00163	U	0.00158	U
4,4'-DDE	0.0033	8.9	0.00162	U	0.00156	U	0.00136	J	0.00242		0.000717	J	0.00163	U	**0.00745**		0.0025	P	**0.0039**	P	0.00149	J
4,4'-DDT	0.0033	7.9	0.00303	U	0.00129	J	**0.00391**	P	**0.00347**		0.00133	J	0.00306	U	**0.00543**	J	**0.00436**	P	**0.00369**		**0.00334**	P
Chlordane	~	~	0.0131	U	0.0127	U	0.0131	U	0.0129	U	0.0132	U	0.0132	U	0.238	J	0.0132	U	0.0132	U	0.0128	U
cis-Chlordane	0.094	4.2	0.00202	U	0.00196	U	0.00202	U	0.00105	J	0.00203	U	0.00204	U	0.0241		0.0035	J	0.00626	J	0.00195	J
Dieldrin	0.005	0.2	0.00101	U	0.000978	U	0.00101	U	0.000992	U	0.00101	U	0.00102	U	0.0024		0.00101	U	0.00102	U	0.000987	U
Endosulfan II	2.4	24	0.00162	U	0.00156	U	0.00113	J	0.00159	U	0.00162	U	0.00163	U	0.00164	U	0.00162	U	0.00163	U	0.00158	U
Endrin	0.014	11	0.000673	U	0.000652	U	0.000674	U	0.000661	U	0.000676	U	0.00068	U	0.00236		0.000675	U	0.000679	U	0.000658	U
Heptachlor	0.042	2.1	0.000808	U	0.000782	U	0.000808	U	0.000794	U	0.000812	U	0.000816	U	0.00762		0.00089		0.00114		0.00079	U
Methoxychlor	~	~	0.00303	U	0.00293	U	0.00303	U	0.00298	U	0.00304	U	0.00306	U	0.00307	U	0.00304	U	0.00306	U	0.00296	U
trans-Chlordane	~	~	0.00202	U	0.00196	U	0.00202	U	0.00198	U	0.00203	U	0.00204	U	0.0402		0.00487	J	0.00579	J	0.00114	JPI
Metals																						
Aluminum	~	~	1750		5160		4270		4350		6540		5070		3500		6680		6770		6720	
Antimony	~	~	0.582	J	3.97	U	4	U	4.03	U	3.95	U	4.28	U	2.67	J	1.45	J	0.969	J	0.693	J
Arsenic	13	16	2.84		2.55		6.34		5.31		2.13		1.34		5.22		7.32		7.06		4.52	
Barium	350	400	66.6		50.1		144		98.7		83.2		45.9		93.8		147		152		128	
Beryllium	7.2	72	0.215	J	0.246	J	0.256	J	0.202	J	0.158	J	0.103	J	0.273	J	0.36	J	0.353	J	0.31	J
Cadmium	2.5	4.3	0.797	U	0.794	U	0.561	J	0.516	J	0.506	J	0.368	J	0.828	U	0.8	U	0.821	U	0.816	U
Calcium	~	~	6720		4880		12200		12600		11800		34800		21600		5440		4940		5290	
Chromium, Hexavalent	1	110	0.81	U	0.82	U	0.36	J	0.31	J	0.82	U	0.86	U	0.83	U	0.83	U	0.31	J	0.83	U
Chromium, Trivalent	30	180	29		12		10	J	10	J	15		12		7.3		14		14	J	13	
Chromium	~	~	28.9		12.5		10.4		10.3		15.3		12.3		7.3		14.4		14.7		13.2	
Cobalt	~	~	3.47		4.27		4.37		4.32		9.36		5.13		2.84		4.92		5.1		5.33	
Copper	50	270	23.8		16.9		34.3		31.1		29.7		18.4		**380**		**59.6**		**55.5**		37.3	
Cyanide	27	27	1	UJ	0.95	UJ	0.98	UJ	1	UJ	1	UJ	1	UJ	1	UJ	0.94	UJ	1	UJ	0.98	UJ
Iron	~	~	13200		9910		7970		8630		12500		9910		4800		12900		15900		12600	
Lead	63	400	**85.6**	J	35.5	J	**240**		**110**		**149**		20.1		**93.8**	J	**307**	J	**327**	J	**489**	J
Magnesium	~	~	704		3580		1550		1660		9120		23100		1380		2270		2540		3100	
Manganese	1600	2000	64.6	J	207	J	116		89.2		229		196		75.5	J	219	J	236	J	289	J
Mercury	0.18	0.81	0.02	J	0.05	J	0.18		0.11		0.05	J	0.07	U	0.14		**0.7**		**0.69**		**1.3**	
Nickel	30	310	**32.4**	J	9.52	J	10.7		9.74		12.8		9.54		7.64	J	11.7	J	11.6	J	11.8	J
Potassium	~	~	374	J	426	J	465		943		954		1210		390	J	748	J	782	J	609	J
Selenium	3.9	180	0.789	J	0.413	J	0.416	J	0.621	J	0.229	J	1.71	U	0.754	J	1.36	J	1.36	J	0.612	J
Silver	2	180	0.797	U	0.794	U	0.801	U	0.806	U	0.79	U	0.857	U	0.24	J	0.24	J	0.821	U	0.816	U
Sodium	~	~	422		152	J	116	J	138	J	128	J	130	J	137	J	96.6	J	77.5	J	102	J
Thallium	~	~	1.59	U	1.59	U	1.6	U	1.61	U	1.58	U	1.71	U	1.66	U	1.6	U	1.64	U	1.63	U
Vanadium	~	~	10.6		12.2		20		17		22.5		17.7		14.5		18.9		19.5		15	
Zinc	109	10000	37	J	44.5	J	**121**		95.8		57.5		24.2		60.1	J	**189**	J	**198**	J	**164**	J
General Chemistry																						
Total Solids	~	~	98.2		96.9		97.6		96		96.9		92.5		95.9		96.7		96.7		96.4	

NOTES:
1. Soil sample analytical results are compared to Title 6 of the New York Codes, Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs) and Restricted Use Restricted-Residential (RRU) SCOs.
2. Only analytes with detections are shown in the table.
3. Results exceeding UU SCOs are bolded.
4. Results exceeding RRU SCOs are shaded and bolded.
5. Reporting limits (RL) above the UU SCOs are italicized.
6. mg/kg = milligrams per kilogram
7. ~ = no regulatory limit has been established for this analyte.
8. bgs = below grade surface
9. SODUP01_082817 is a duplicate sample of SB02_0-2.
10. SODUP02_083017 is a duplicate sample of SB12_6-8
11. PCB = polychlorinated biphenyl

QUALIFIERS:
J = The analyte was detected above the Method Detection Limit (MDL), but below the RL; therefore, the result is an estimated concentration.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.
P = The Relative Percent Difference (RPD) between the results for two columns exceeds the method-specified criteria
I = The lower value for the two columns has been reported due to obvious interference.
UJ = The analyte was not detected at a level greater than or equal to the reporting limit (RL); however, the reported RL is approximate and may be

Table 4 - Groundwater Sample Analytical Results Summary
Brownfield Cleanup Program Application
414 Gerard Avenue
Bronx, New York
Langan Project No.: 170488401

SAMPLE ID SAMPLING DATE LABORATORY SAMPLE ID SCREENED INTERVAL (feet bgs)	NYSDEC TOGS SGVs	MW01_091517 9/15/2017 L1732951-01 18-28		GWDUP01_091517 9/15/2017 L1732951-03 18-28		MW05_091517 9/15/2017 L1732951-02 18-28		OW1_091817 9/18/2017 L1733097-01 20-40	
Volatile Organic Compounds (µg/L)									
Acetone	50	5	U	5	U	2	J	5.3	
Chloroform	7	2.5	U	2.5	U	2.5	U	**26**	
Methyl tert butyl ether	10	2.5	U	2.5	U	2.5	U	0.82	J
Methylene chloride	5	2.5	U	2.5	U	2.5	U	1.4	J
Tetrachloroethene	5	0.3	J	0.27	J	0.27	J	0.5	U
Vinyl chloride	2	1	U	1	U	1	U	0.07	J
Semivolatile Organic Compounds (µg/L)									
Bis(2-ethylhexyl)phthalate	5	2.9	U	2.9	U	2.9	U	1.6	J
Benzo(a)anthracene	0.002	*0.1*	U	*0.1*	U	*0.1*	U	**0.03**	J
Benzo(b)fluoranthene	0.002	*0.1*	U	*0.1*	U	*0.1*	U	**0.02**	J
Fluoranthene	50	0.1	U	0.1	U	0.1	U	0.07	J
Naphthalene	10	0.1	U	0.04	J	0.1	U	0.06	J
Phenanthrene	50	0.1	U	0.02	J	0.03	J	0.16	
Pyrene	50	0.1	U	0.1	U	0.1	U	0.06	J
Pesticides (µg/L)									
Total Pesticides	~	ND		ND		ND		NA	
Polychlorinated Biphenyls (µg/L)									
Total PCBs	~	ND		ND		ND		NA	
Dissolved Metals (µg/L)									
Aluminum	~	10	U	10	U	30.3		1,060	
Antimony	3	1.36	J	0.65	J	1.85	J	1.03	J
Arsenic	25	0.5	U	0.5	U	0.25	J	1.36	
Barium	1,000	285		245.6		105.6		206.4	
Cadmium	5	0.18	J	0.17	J	0.05	J	0.2	U
Calcium	~	233,000		214,000		147,000		63,700	
Chromium	50	0.46	J	0.55	J	0.34	J	4.28	
Cobalt	~	2.93		2.75		1.81		1.85	
Copper	200	0.86	J	0.83	J	1.06		11.72	
Iron	300	50	U	20.4	J	77.8		**1,560**	
Lead	25	0.34	J	1	U	1	U	0.81	J
Magnesium	35,000	**98,300**		**115,000**		**72,900**		17,000	
Manganese	300	**571.6**		**498.1**		**544.4**		**591**	
Nickel	100	5.19		5.25		2.44		14.22	
Potassium	~	5,910		5,480		6,780		7,180	
Selenium	10	5	U	1.86	J	3.33	J	5	U
Sodium	20,000	**452,000**		**384,000**		**139,000**		**70,400**	
Vanadium	~	5	U	5	U	5	U	1.94	J
Zinc	2,000	3.85	J	10	U	5.65	J	13.35	
Total Metals (µg/L)									
Aluminum	~	7.62	J	30.3		4,790		1,550	
Antimony	3	*4*	U	*4*	U	0.56	J	0.95	J
Arsenic	25	0.5	U	0.5	U	1.34		1.79	
Barium	1,000	273.4		276		171.9		256.3	
Beryllium	3	0.5	U	0.5	U	0.25	J	0.21	J
Cadmium	5	0.17	J	0.16	J	0.14	J	0.07	J
Calcium	~	232,000		236,000		205,000		65,100	
Chromium	50	0.65	J	0.84	J	17.85		5.6	
Cobalt	~	3.21		3.67		6.55		3.05	
Copper	200	1.04		1.35		19.09		39.62	
Iron	300	28.7	J	76.6		**8,310**		**3,210**	
Lead	25	0.67	J	1.46		13.42		2.74	
Magnesium	35,000	**101,000**		**102,000**		**83,000**		17,200	
Manganese	300	**637.9**		**756.8**		**837.4**		**642.9**	
Mercury	0.7	0.2	U	0.2	U	0.07	J	0.2	U
Nickel	100	5.59		6.24		14.19		18.04	
Potassium	~	5,940		6,190		8,420		7,490	
Selenium	10	5	U	5	U	4.49	J	5	U
Sodium	20,000	**432,000**		**434,000**		**159,000**		**69,000**	
Vanadium	~	5	U	5	U	11.08		2.67	J
Zinc	2,000	10	U	10	U	52.03		40.52	

Notes:
1. Groundwater sample analytical results are compared to New York State Department of Environmental Conservation (NYSDEC) Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values (SGVs) for Class GA groundwater.
2. Only analytes with detections are shown in the table.
3. Results that exceed NYSDEC SGVs are shaded and bolded.
4. Reporting limits (RL) above the TOGS SGVs are italicized.
5. µg/L= micrograms per liter
6. bgs = below grade surface
7. ~ = no regulatory limit has been established for this analyte.
8. GWDUP01_091517 is a duplicate sample of MW01_091517.

Qualifiers:
J = The analyte was detected above the Method Detection Limit (MDL), but below the RL; therefore, the result is an estimated concentration.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

Table 5 - Soil Vapor Sample Analytical Results Summary
Brownfield Cleanup Application
414 Gerard Avenue
Bronx, New York 10451
Langan Project No.: 170488401

SAMPLE ID SAMPLING DATE LAB SAMPLE ID	NYSDOH AGVs	AA01_090117 9/1/2017 L1731028-03		SV01_090117 9/1/2017 L1731028-01		SV02_090117 9/1/2017 L1731028-05		SV03_090117 9/1/2017 L1731028-04		SV04_090717 9/7/2017 L1731623-01		SV05_090117 9/1/2017 L1731028-02	
VOCs (µg/m^3)													
1,1,1-Trichloroethane	~	1.09	U	1.4		1.09	U	16.6		5.46	U	1.09	U
1,1-Dichloroethene	~	0.793	U	0.793	U	0.793	U	0.793	U	3.96	U	0.793	U
1,2,4-Trimethylbenzene	~	0.983	U	47.5		29.3		41.8		17.1		42.5	
1,3,5-Trimethylbenzene	~	0.983	U	14.9		7.87		12.9		5.8		13.2	
1,3-Butadiene	~	0.442	U	0.442	U	0.442	U	0.442	U	4.16		0.608	
2,2,4-Trimethylpentane	~	0.934	U	16.5		12.8		12		29.6		17.1	
2-Butanone	~	2.93		49.3		20.8		47.8		31.3		40.4	
2-Hexanone	~	0.82	U	31.4		4.92		24.1		4.1	U	21.6	
4-Ethyltoluene	~	0.983	U	12.1		6.15		10.8		4.92	U	10.6	
4-Methyl-2-pentanone	~	2.05	U	2.05	U	2.05	U	2.05	U	10.2	U	2.08	
Acetone	~	5.49		77.9		119		124		76		110	
Benzene	~	0.639	U	5.88		5.05		5.02		8.15		7	
Carbon disulfide	~	0.623	U	1.06		0.623	U	2.93		8.31		1.12	
Carbon tetrachloride	~	1.26	U	1.26	U	1.26	U	1.26	U	6.29	U	1.26	U
Chloroform	~	0.977	U	3.35		5.76		1.01		11		0.977	U
Chloromethane	~	0.904		0.413	U	0.413	U	0.413	U	2.07	U	0.413	U
cis-1,2-Dichloroethene	~	0.793	U	0.793	U	0.793	U	0.793	U	3.96	U	0.793	U
Cyclohexane	~	0.688	U	4.54		3.09		2.97		48.5		4.44	
Dichlorodifluoromethane	~	1.86		2.97		4.33		20.1		40.3		4.86	
Ethyl Alcohol	~	9.42	U	9.42	U	20		9.42	U	47.1	U	9.42	U
Ethylbenzene	~	0.869	U	27.3		11.4		20.9		7.47		24.2	
Heptane	~	0.82	U	16.2		9.96		11.4		28.3		16.2	
iso-Propyl Alcohol	~	1.23	U	1.23	U	3.2		1.52		6.15	U	1.23	U
Methylene chloride	60	2.12		1.74	U	1.74	U	1.74	U	8.69	U	1.74	U
n-Hexane	~	0.705	U	9.87		10.5		8		19		12.7	
o-Xylene	~	0.869	U	38.2		16.4		31.2		14.8		33.6	
p/m-Xylene	~	1.74	U	95.1		40.3		75.6		24.8		83.4	
Styrene	~	0.852	U	15.9		6.73		13.9		4.26	U	14.1	
tert-Butyl Alcohol	~	1.52	U	27.8		19.5		30		48.8		22.9	
Tetrachloroethene	30	1.36	U	**93.6**		**43.8**		24.8		9.9		21.7	
Tetrahydrofuran	~	1.47	U	4.87		4.78		4.78		8.82		4.81	
Toluene	~	3.84		89.7		52.4		61		21.4		86.3	
Trichloroethene	2	1.07	U	1.12		1.07	U	1.07	U	*5.37*	U	1.07	U
Trichlorofluoromethane	~	1.41		6.52		3.42		20.2		6.91		2.83	
Vinyl chloride	~	0.511	U	0.511	U	0.511	U	0.511	U	2.56	U	0.511	U
Total VOCs	~	18.554		694.98		461.46		625.33		470.42		598.248	

Notes:
1. Ambient air and soil vapor sample analytical results are compared to New York State Department of Health (NYSDOH) Air Guideline Values (AGVs).
2. Only analytes with detections and the eight NYSDOH decision matrix analytes are shown in the table.
3. µg/m^3 = micrograms per meter cubed
4. Results exeeding NYSDOH AGVs are shaded and bolded
5. Reporting limits (RL) above the NYSDOH AGVs are italicized.
6. ~ = no regulatory limit has been established for this analyte
7. Total VOCs is the sum of detected VOCs.
8. VOCs = volatile organic compounds

Qualifiers:
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

ATTACHMENT D
SECTION IV: PROPERTY INFORMATION

Item 2 – Property Map

Figure D-1: Site Location Map is the required United States Geological Survey (USGS) 7.5-minute quadrangle map showing the location of the proposed brownfield property.

Figure D-2: Site Plan provides a property base map that shows map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways.

Figure D-3: Surrounding Land Use Map provides a property base map that shows proposed brownfield property boundary lines, with adjacent property owners clearly identified, and surrounding land uses.

Item 3 – Environmental Zone

Based on the NYS Department of Labor's mapped boundaries for NYS Environmental Zones (En-Zones), 100 percent of the site is located within Census Tract 63, a designated En-Zone. The site is located within a census tract that has a poverty rate of 31.7% and an unemployment rate of 13.8%; this data satisfies En-Zone criteria pursuant to Tax Law 21(b)(6). Figure D-4 shows the property boundary inside of the En-Zone.

Item 10 - Property Description Narrative

Location

The site is located in an urban area at 414 Gerard Avenue in the Mott Haven neighborhood of the Bronx, New York, and is identified on the Bronx Borough Tax Map as Block 2350, Lot 1. The about 12,600-square-foot lot is situated on the southwestern corner of the block bound by East 146th Street to the north, Walton Avenue to the east, East 144th Street to the south, and Gerard Avenue to the west.

Site Features

The 12,600-square-foot (0.29 acres) site is developed with a vacant, one-story manufacturing building with a partial cellar. A jewelry box manufacturer most recently occupied the building. A 3,000-gallon No. 2 fuel oil aboveground storage tank (AST) was installed in the partial cellar in 1953 (New York State Department of Environmental Conservation [NYSDEC] Petroleum Bulk Storage [PBS] Site No. 2-207209).

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 6a, the site is located within the Lower Concourse Special Mixed Use Paired District (M1-4/R8A). This paired district promotes development and expansion of the longstanding mix of residential, commercial, industrial, and cultural use throughout the area. M1 districts typically include light industrial uses such as woodworking shops, repair shops, and wholesale service and storage facilities, and R8 districts promote residential development. Zoning is consistent with the proposed mixed-use development. The surrounding area is primarily commercial and industrial, but also includes residential buildings, public parks, day care centers, and schools.

As part of the June 2009 Lower Concourse Rezoning, the site was E-Designated for hazardous materials and noise (E-227 and City Environmental Quality Review [CEQR] No. 08DCP071X). The New York City (NYC) Mayor's Office of Environmental Remediation (OER) is aware of the proposed Volunteer's plans to redevelop the site under the BCP.

Past Use of the Site

The site was an undeveloped vacant lot until at least 1928. A diner was located in the southern portion from 1935 to 1944; however, the site again appears vacant from 1946 to 1951. The existing on-site building was constructed in the early 1950s, and the site historically operated as a jewelry box manufacturer (Rocket Jewelry) from at least 1954 to 2016.

From the 1950s through the 1970s, Rocket Jewelry manufactured jewelry packaging (including decorative boxes and textile covered metal boxes) and displays. During this time period, metal jewelry boxes were typically constructed using a mixture of metals including cadmium, copper, lead, nickel, and zinc. Lead-based paint may also have been used to decorate the outside of the jewelry boxes. Evidence of heavy machinery and nearby drains was observed throughout the first floor and partial cellar.

In the 1980s, Rocket Jewelry moved the manufacturing processes overseas and maintained the Bronx-based warehouse for packaging and distribution until 2016.

Site Geology and Hydrogeology

Based on findings from the August/September 2017 Remedial Investigation, the site is underlain by fill material predominantly consisting of brown, fine- to coarse-grained sand with varying amounts of silt, gravel, concrete, brick, glass, ash, coal, slag, and debris. The fill was observed to depths varying between about 11 and 27 feet below grade surface (bgs) beneath the partial center in the western part of the site and between about 9 and 16 feet bgs beneath

the first floor in the eastern part of the site. Glacial till that predominantly consisted of fine- to coarse-grained sand with varying amounts of gravel and silt was observed below the fill. Bedrock was not encountered during the August/September 2017 Remedial Investigation; however, competent bedrock was encountered at depths ranging from about 20 to 50 feet bgs during Langan's September 2017 geotechnical investigation. Depth-to-bedrock increased from east to west across the site footprint.

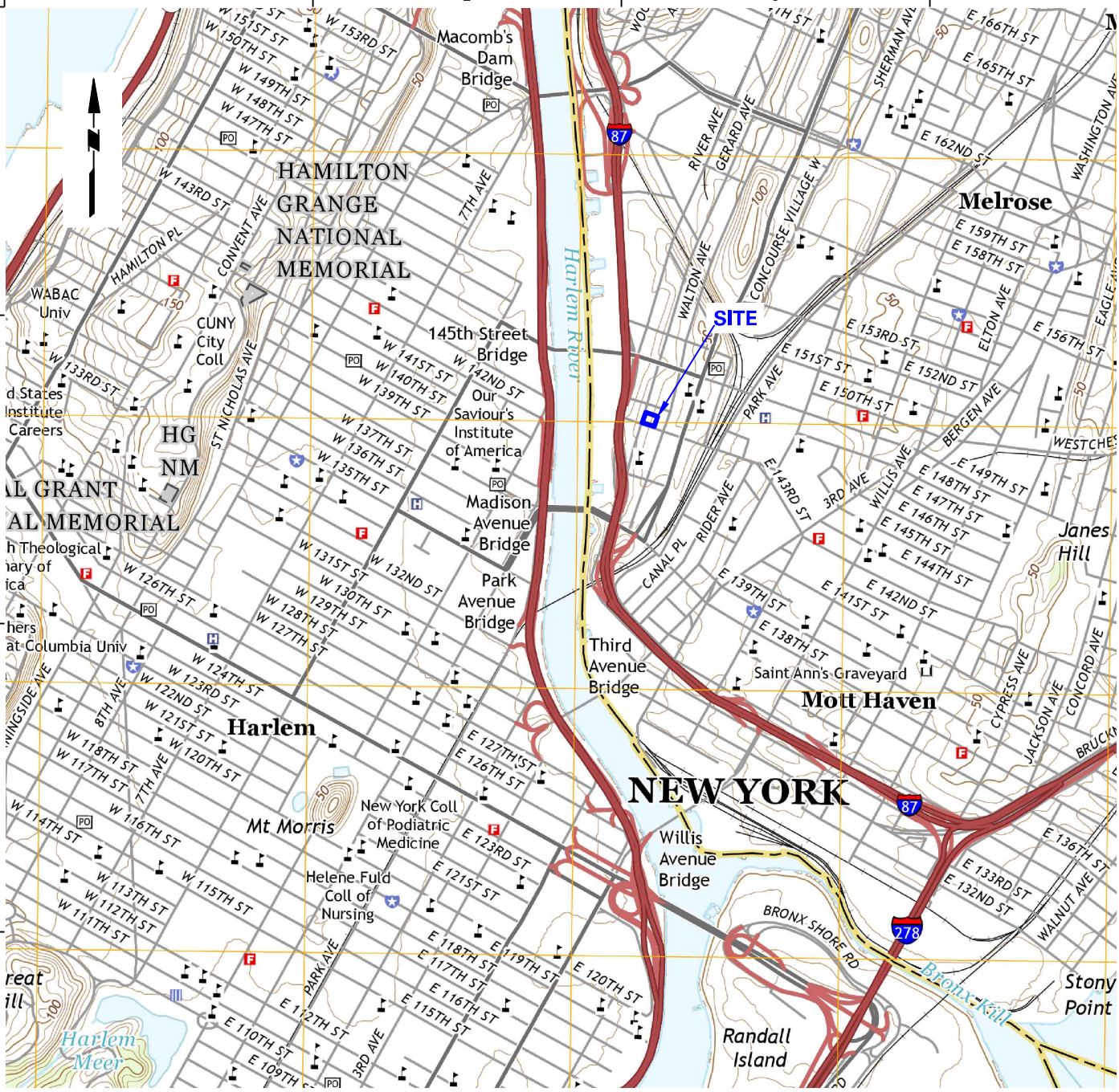
Groundwater was observed at a depth of about 20 feet bgs across the site footprint during the August/September 2017 Remedial Investigation. The inferred regional groundwater flow direction for the area surrounding the site is to the west towards the Harlem River.

Environmental Assessment

Based on the August/September 2017 Remedial Investigation, the primary contaminants of concern for the site include metals (copper, lead, mercury, and zinc), and semivolatile organic compounds (SVOCs).

Soil – Metals were detected above Title 6 of the New York Codes, Rules and Regulations (6 NYCRR) Part 375 Restricted Use Restricted-Residential (RRU) Soil Cleanup Objectives (SCOs) across the site at depths to 27 feet bgs. Copper was detected at a maximum concentration of 3,020 milligrams per kilogram (mg/kg), which is over 11 times the RRU SCO of 270 mg/kg. Metals detected above the SCOs in soil samples collected from across the site footprint may be related to the historical site use as a jewelry box manufacturer. SVOCs were detected above RRU SCOs across the majority of the site, at depths to 27 feet bgs. In addition, evidence of petroleum impacts (e.g., staining, odors, and photoionization detector [PID] readings up to 289 parts per million [ppm]) were observed in soil samples collected from two borings; a spill was reported to the NYSDEC, and Spill No. 1705442 was assigned.

See attached figures, tables, and previous reports for more information and further clarification on contamination present at the site.



APPROXIMATE SITE BOUNDARY

NOTE: BASE MAP IS REFERENCED FROM THE UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5 MINUTE SERIES CENTRAL PARK QUADRANGLE MAP, DATED 2016

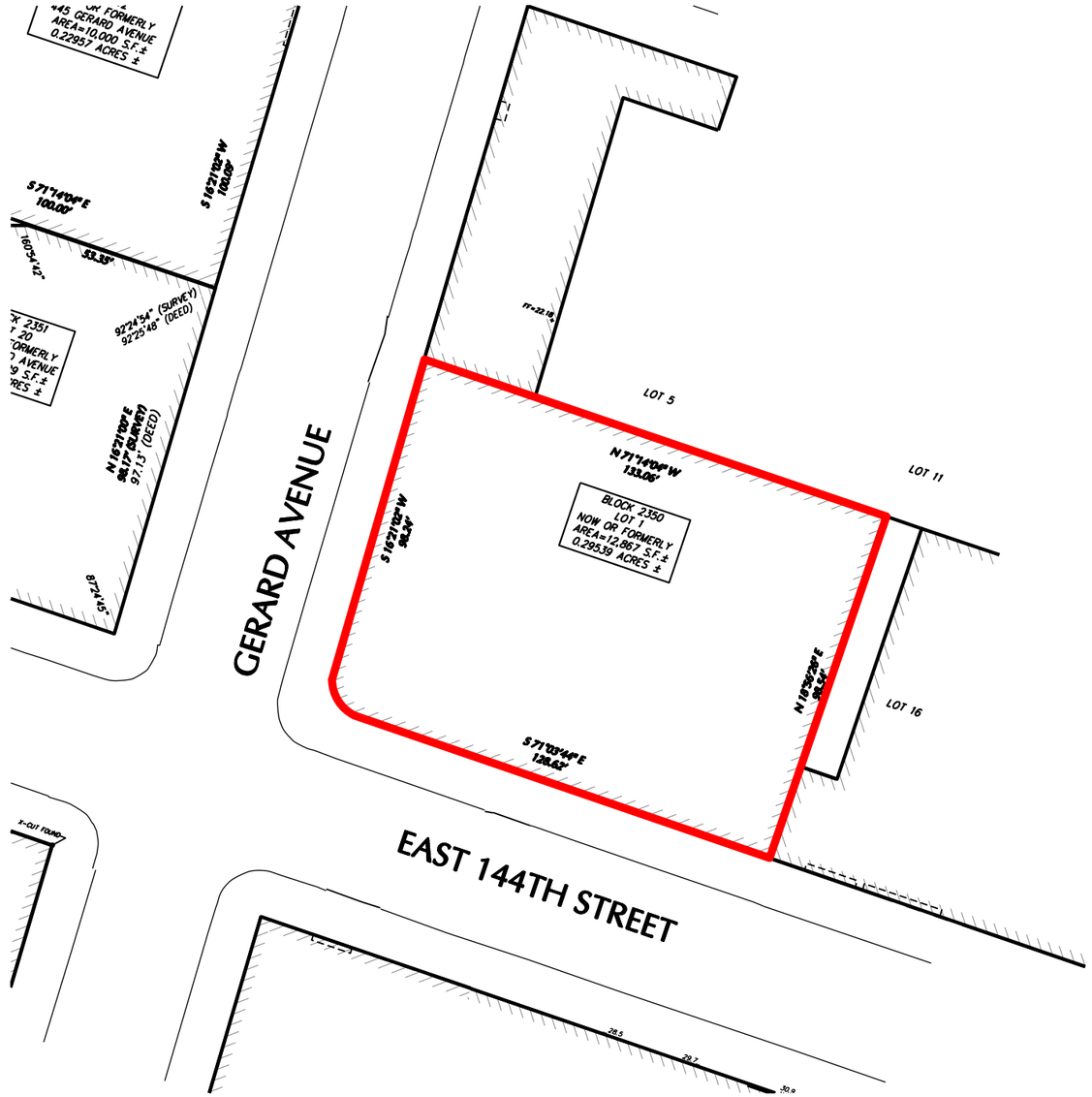
LANGAN

21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

Project	414 GERARD AVENUE BLOCK No. 2350 LOT No. 1 BRONX NEW YORK
Figure Title	SITE LOCATION MAP
Project No.	170488401
Date	08/28/2017
Scale	N.T.S
Drawn By / Checked By	ALS / MLR
Submission Date	–
Figure No.	D-1
Sheet	1 of 4

Filename: \\langan.com\data\NYC\data4\170488401\Project Data\CAD\01\SheetFiles\Environmental\BCP Application\Figure D-1 - Site Location Map.dwg Date: 10/20/2017 Time: 14:51 User: vzuluaga Style Table: Langan.stb Layout: ANSIA-BP



LEGEND:

APPROXIMATE SITE BOUNDARY

NOTES:

THE BASE MAP IS REFERENCED FROM THE SURVEY PREPARED BY LANGAN DATED OCTOBER 10, 2017.

40 0 10 25 40
SCALE IN FEET

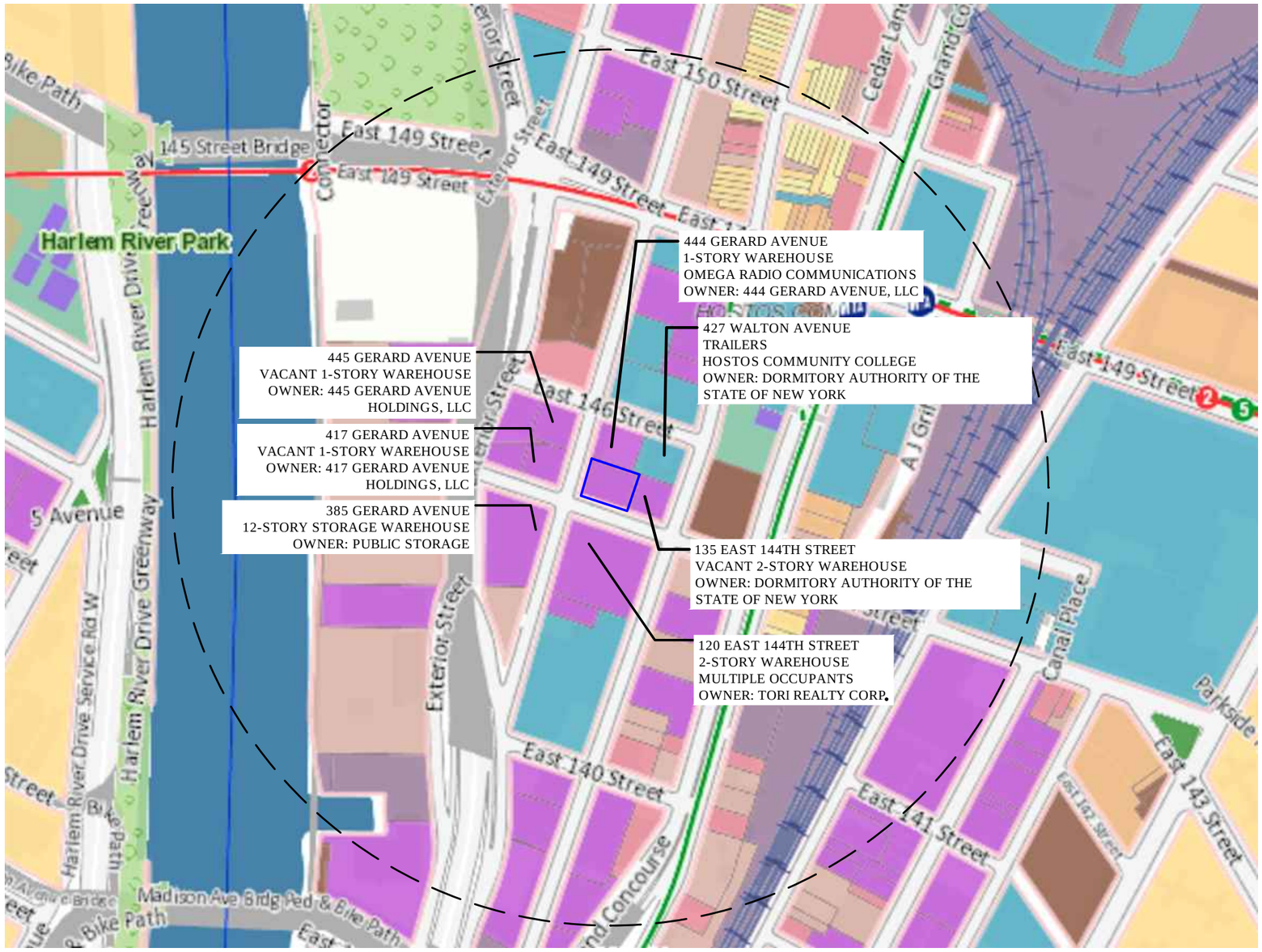
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

Project
414 GERARD AVENUE
BLOCK No. 2350, LOT No. 1
BRONX NEW YORK

Figure Title
SITE PLAN

Project No. 170488401	Figure No. D-2
Date 09/13/2017	
Scale 1" = 40'	
Drawn By VZ / Checked By MLR	
Submission Date	Sheet 2 of 4

Filename: \\langan.com\data\NYC\data4\170488401\Project Data\CAD\01\SheetFiles\Environmental\BCP Application\Figure D-2 - Site Plan.dwg Date: 10/20/2017 Time: 16:01 User: vzuluaga Style Table: Langan.stb Layout: FIG D2 - Site Plan



LEGEND:

APPROXIMATE SITE BOUNDARY

1000-FOOT RADIUS

LAND USE LEGEND:

- 1 & 2 FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MIXED USE
- OPEN SPACE & OUTDOOR RECREATION
- COMMERCIAL
- INSTITUTIONS
- INDUSTRIAL
- PARKING
- TRANSPORTATION/UTILITIES
- VACANT LOTS

NOTES:

1. BASEMAP SOURCE: OASIS ACCESSED ON SEPTEMBER 14, 2017

300 0 150 300
SCALE IN FEET

LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor
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T: 212.479.5400 F: 212.479.5444 www.langan.com
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Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

Project
414 GERARD AVENUE
BLOCK No. 2350, LOT No. 1
BRONX NEW YORK

Figure Title
SURROUNDING LAND USE MAP

Project No. 170488401	Figure No. D-3
Date 10/16/2017	
Scale 1" = 300'	
Drawn By VZ / Checked By MLR	
Submission Date	Sheet 3 of 4

Filename: \\langan.com\data\NYC\data4\170488401\Project Data\CAD\01\SheetFiles\Environmental\BCP Application\Figure D-3 - Surrounding Land Use Map.dwg Date: 10/20/2017 Time: 14:48 User: vzuluaga Style Table: Langan.stb Layout: D-3 Surrounding Land Use

LEGEND:

MEETS ELIGIBILITY CRITERIA A, WHICH IS DEFINED AS A POVERTY RATE OF AT LEAST 20 PERCENT AND AN UNEMPLOYMENT RATE OF AT LEAST 125 PERCENT OF THE STATE AVERAGE ACCORDING TO THE 2013 CENSUS.

NOTES:

1. BASEMAP IS SOURCED FROM NEW YORK STATE (NYS) ENVIRONMENTAL ZONES (EN-ZONES) BOUNDARY MAP DEVELOPED BY NYS DEPARTMENT OF LABOR, MADE AVAILABLE BY THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S DIVISION OF ENVIRONMENTAL REMEDIATION (http://www.dec.ny.gov/chemical/102075.html).

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

1000 0 500 1000
SCALE IN FEET

LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor
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Langan CT, Inc.
Langan International LLC
Collectively known as Langan

Project
414 GERARD AVENUE
BLOCK No. 2350, LOT No. 1
BRONX NEW YORK

Figure Title
ENVIRONMENTAL ZONE MAP

Project No. 170488401	Figure No. D-4
Date 10/20/2017	
Scale 1" = 1000'	
Drawn By VZ / Checked By MLR	
Submission Date	Sheet 4 of 4

Filename: \\langan.com\data\NYC\data4\170488401\Project Data\CAD\01\SheetFiles\Environmental\BCP Application\Figure D-4 - Environmental Zone Map.dwg Date: 10/25/2017 Time: 10:26 User: vzuluaga Style Table: Langan.stb Layout: D-4 Environmental Zone Map

ATTACHMENT E
SECTION VI: CURRENT PROPERTY OWNER / OPERATOR INFORMATION

Site Owner

The site is owned by 125 East 144 Street Holdings LLC.

Site Operators

The on-site building is vacant.

Previous Site Owners

Block 2350, Lot 1				
Date	**Document Type**	**First Party**	**Second Party**	**Relationship of First Party to Applicant**
02/03/2016	DEED	M&N PARTNERSHIP LTD.	125 EAST 144 STREET HOLDINGS LLC	None
10/12/1984	DEED	REJOYCE SALES CORP.	M&N PARTNERSHIP LTD.	None
Pre 1984	Unknown	Unknown	REJOYCE SALES CORP.	Ownership records prior to 1984 were not readily available for review

Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: https://a836-acris.nyc.gov/DS/DocumentSearch/Index . An official Deed dated February 3, 2016 identifies the present owner of the property as 125 East 144 Street Holdings, LLC. Current and former addresses and telephone numbers of the previous property owners are not available. There is no relationship between the requestor's corporate members and any of the previous owners.

Previous Site Operators

Name	**Relationship to Property**	**Address and Phone Number**	**Relationship to Applicant**
Rocket Jewelry Box, Inc.	Operator (1954 to 2016)	414 Gerard Avenue Bronx, New York Phone No. Unknown	None

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
The 1946, 1947, and 1951 Sanborn® Maps show the property is vacant (no buildings or labels).			
Gerlach WM Restaurant	Operators (1935 to 1944)	414 Gerard Avenue Bronx, New York Phone No. Unknown	None
From 1891 to 1928, the Sanborn® Maps show the property is vacant (no buildings or labels). The 1935 and 1944 Sanborn® Maps show a building labeled diner on the southern part of the property.			

References:

1. Environmental Data Resources, Inc. August 16, 2017 City Directory Abstract Report
2. Environmental Data Resources, Inc. August 15, 2017 Certified Sanborn® Map Report

ATTACHMENT F
SECTION VII: REQUESTOR ELIGIBILITY INFORMATION

Item 11 – Unregistered Bulk Storage Tanks

During the August/September 2017 Remedial Investigation, a suspect tank was observed beneath an unlabeled manhole cover located in the southeastern part of the first floor. In addition, the August 2017 geophysical survey identified a tank-like structure beneath the unlabeled manhole with a subsurface linear anomaly protruding from the structure to the southern wall of the building. This suspect tank, should it exist, is not registered in the NYSDEC PBS database.

Volunteer Status

Pursuant to ECL § 27-1405(1), 125 East 144 Street Holdings LLC is properly designated as a Volunteer because their liability arises solely from involvement with the site after discharge or disposal of contaminants at the site and there is no indication of any contribution to or exacerbation of site conditions during the time of Requestors ownership or involvement with the site. Since taking ownership, the Requestor has kept the site vacant and unused. As such, no active use of the site has occurred during their period of ownership (i.e., since February 2016) that could have contributed to the contamination. Requestors have taken appropriate care with respect to such site conditions (there is no indication of continuing discharges), to prevent any threatened future release, and to prevent or limit human, environmental or natural resource exposures to any previously released contamination. As such, the Requestor is a Volunteer.

ATTACHMENT G
SECTION IX: CONTACT LIST INFORMATION

Item 1

Chief Executive Officer
Mayor Bill de Blasio
City Hall
260 Broadway Avenue
New York, NY 10007

New York City Planning Commission
Carl Weisbrod, Chair
Department of City Planning
22 Reade Street
New York, NY 10007-1216

Borough of Bronx, Borough President
Rubén Díaz Jr.
851 Grand Concourse #301
Bronx, NY 10451
(718) 590-3500

Borough of Bronx, Department of City Planning
Carol Samol
1 Fordham Plaza #502
Bronx, NY 10458
(718) 220-8500

Item 2

Residents, owners, and occupants of the site and properties adjacent to the site

Owner information is provided in Attachment A. The site is currently vacant.

Adjacent properties include:

Dormitory Authority of the State of NY
Hostos Community College
427 Walton Avenue
Bronx, NY 10451
(718) 518-4444

444 Gerard Avenue, LLC
Omega Radio Communications
444 Gerard Avenue
Bronx, NY 10451
(718) 402-2929

417 Gerard Avenue Holdings LLC
417 Gerard Avenue
Bronx, NY 10451
(585) 546-8430

445 Gerard Avenue Holdings LLC
445 Gerard Avenue
Bronx, NY 10451
(585) 546-8430

Tori Realty Corporation
120 East 144th Street
Bronx, NY 10451
(718) 292-3605

Public Storage
385 Gerard Avenue
Bronx, NY 10451
(347) 767-5500

Dormitory Authority of the State of NY
135 East 144th Street
Bronx, NY 10451
(212) 273-5000

Item 3

Local news media from which the community typically obtains information

Bronx Times
3602 East Tremont Avenue
Suite 205
Bronx, NY 10465

Item 4

Public Water Supply

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection, the Municipal Water Finance Authority, and the New York City Water Board:

NYCDEP
Vincent Sapienza, Acting Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority
255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board
Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Item 5

Request for Contact

We are unaware of any requests for inclusion on the contact list

Item 6

Schools and Day Care Facilities

There are no schools or day care facilities located on the site. The following are schools or day care facilities located within ½ mile of the site:

Community School for Social Justice
(about 380 feet south of the site)
Jaime Guzman, Principal
350 Gerard Avenue
Bronx, NY 10451
(718) 402-8481

Health Opportunities High School
(about 540 feet south of the site)
Julie Mchedlishvili, Principal
350 Gerard Avenue
Bronx, NY 10451
(718) 401-1826

Success Academy Bronx 1 Middle School / Middle School 203 / Intermediate School 224 / Primary School 168
(about 1,400 feet southeast of the site)
Britney Weinberg-Lynn, Principal
339 Morris Avenue
Bronx, NY 10451
(347) 286-7950

Sunshine Learning Center
(about 1,450 feet southeast of the site)
Elizabeth Goyens, Director
253 East 142nd Street
Bronx, NY 10451
(718) 989-9807

Cardinal Hayes High School
(about 1,550 feet northeast of the site)
Craig Joseph, Admissions Director
650 Grand Concourse
Bronx, NY 10451
(718) 292-6100

Children's Pride, New York City Housing Authority Day Care Center
(about 1,700 feet east of the site)
Maritza Chavez,
414 Morris Avenue
Bronx, NY 10451
(718) 401-4242

PS 18 John Peter Zenger
(about 1,700 feet east of the site)
Lauren Sewell Walker, Principal
502 Morris Avenue
Bronx, NY 10451
(718) 292-2868

Bronx Leadership Academy II
(about 2,150 feet northeast of the site)
R Lobianco, Principal
730A Concourse Village West
Bronx, NY 10451
(718) 292-7171

Village Child Development Center
(about 2,400 feet east of the site)
350 East 146th Street
Bronx, NY 10454
(718) 585-4494

Alfred E. Smith High School / Bronx Haven High School
(about 2,480 feet northeast of the site)
Evan Schwartz, Principal
333 East 151st Street
Bronx, NY 10451
(718) 993-5000

Community School District 7
(about 2,530 feet east of the site)
501 Courtlandt Avenue
Bronx, NY 10451
(718) 742-6500

Brightside Academy
(about 2,550 feet northeast of the site)
Sherone Smith-Sanchez, President of NY Operations
331 East 150th Street
Bronx, NY 10451
(718) 292-0812

South Bronx Preparatory 07X221 / The Laboratory School of Finance and Technology
(about 2,600 feet southeast of the site)
Ellen Flanagan, Principal
360 East 145th Street
Bronx, NY 10454
(718) 292-2211

Item 7

Document Repository (e.g. local library)

Mott Haven Library
321 East 140th Street
Bronx, NY 10454
Phone: (718) 665-4878

Bronx Community Board 1
3024 Third Avenue
Bronx, NY 10455
Phone: (718) 585-7117

Letters sent to the repositories acknowledging that both agree to act as a document repository for the project are included in this attachment.

Item 8 - Local Community Board

Bronx Community Board 1

George Rodriguez, Chair
3024 Third Avenue
Bronx, NY 10455
Phone: (718) 585-7117

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

September 27, 2017

Cedric Loftin
Bronx Community Board 1
3024 Third Avenue
Bronx, NY 10455
Phone: 718 585-7117

Re: Brownfield Cleanup Program Application
125 East 144th Street Holdings, LLC
414 Gerard Avenue
Bronx, New York 10451

Dear Mr. Loftin:

We represent 125 East 144th Street Holdings, LLC in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced site at 414 Gerard Avenue in the Bronx, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local community board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below if you are able to certify that your community board would be willing and able to act as the public repository for this BCP project.

Sincerely,
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.

Michele Rogers, P.E.
Project Engineer

Yes, Bronx Community Board 1 is willing and able to act as a public repository on behalf of 125 East 144th Street Holdings, LLC in their cleanup of 414 Gerard Avenue under the NYSDEC BCP.

Cedric L. Loftin
(Name)

September 27, 2017
(Date)

District Managers
(Title)

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

September 27, 2017

Jeanine Cross
Mott Haven Library
321 East 140th Street
Bronx, NY 10454
(718) 665-4878

Re: Brownfield Cleanup Program Application
125 East 144th Street Holdings, LLC
414 Gerard Avenue
Bronx, New York 10451

Dear Ms. Cross:

We represent 125 East 144th Street Holdings, LLC in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced site at 414 Gerard Avenue in the Bronx, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below if you are able to certify that your library would be willing and able to act as the public repository for this BCP project.

Sincerely,
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.

Michele Rogers, P.E.
Project Engineer

Yes, Mott Haven Library is willing and able to act as a public repository on behalf of 125 East 144th Street Holdings, LLC in their cleanup of 414 Gerard Avenue under the NYSDEC BCP.

Jeanine Y. Thomas-Cross
(Name)

10/24/17
(Date)

Library Manager
(Title)

ATTACHMENT H
SECTION X: LAND USE FACTORS

Item 1 - Current Zoning

The site is located within the Lower Concourse Special Mixed Use Paired District (M1-4/R8A). This paired district promotes development and expansion of the longstanding mix of residential, commercial, industrial, and cultural use throughout the area. M1 districts typically include light industrial uses such as woodworking shops, repair shops, and wholesale service and storage facilities, and R8 districts promote residential development.

Item 2 - Current Use

A vacant, one-story manufacturing building with a partial cellar spans the site footprint.

Item 3 - Intended Use Post-Remediation

The proposed redevelopment will be a mixed-use commercial and residential building with two cellar levels spanning the entire site footprint (about 12,600 square feet). Twenty percent of the residential units will be affordable housing.

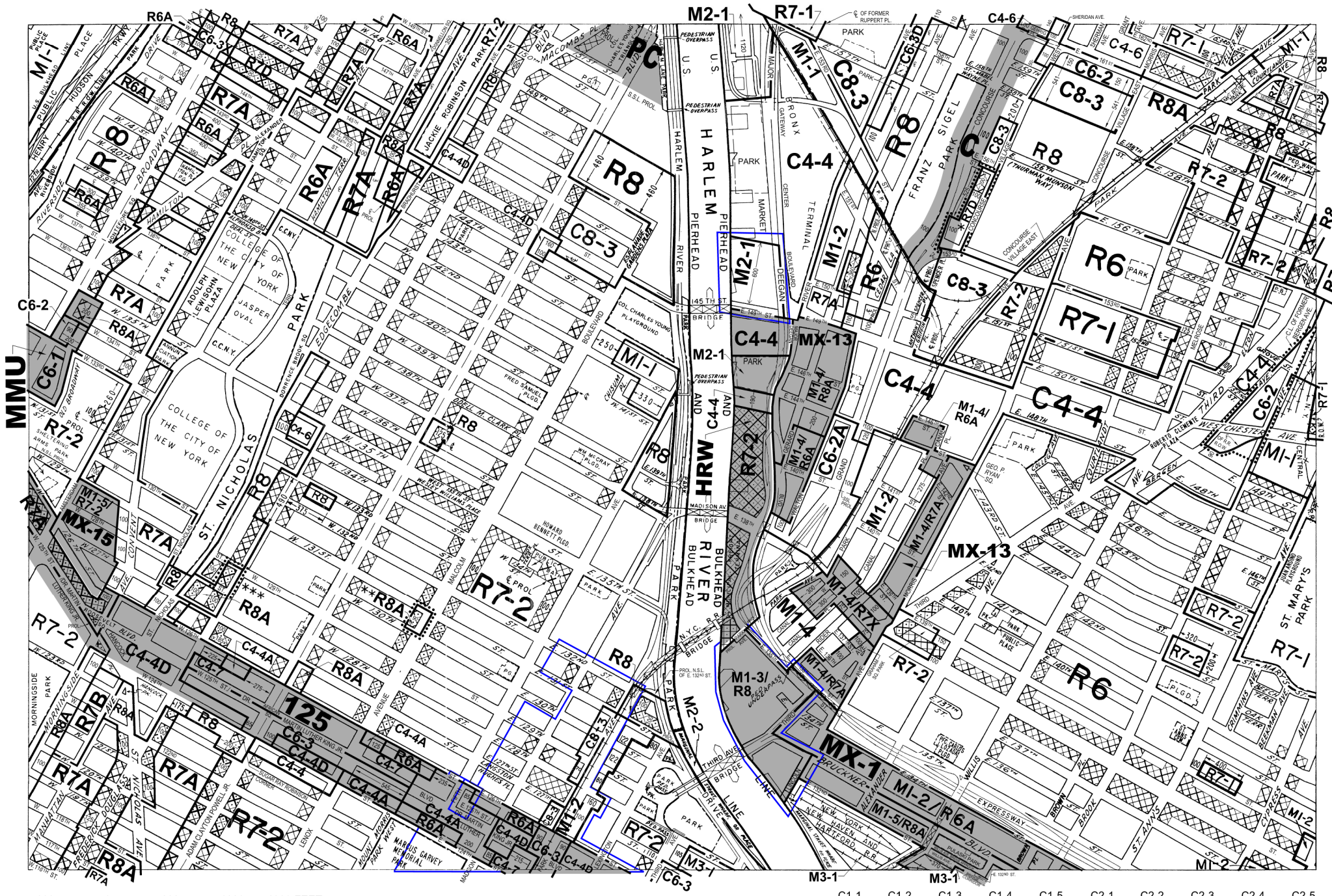
Item 5 - Consistency with Applicable Zoning Laws/Maps

This project responds to and is fully consistent with the goals of the City Council as embodied in the NYC Zoning Districts. The site is located within the Lower Concourse Special Mixed Use Paired District (M1-4/R8A). Multiple-story, mixed-use commercial and residential buildings are permitted in this M1-4/R8A district. The applicable zoning map is included in this attachment.

Item 6 - Comprehensive Plans

The proposed use is consistent with local and area plans.

Click blue outline on map to view diagram of **proposed** zoning change



C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Disclaimer

Resolution of the City of New York is provided for reference and the

ZONING MAP
THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

*** 02-15-2017 C 170081 ZMM
** 02-15-2017 C 170050 ZMM
*11-16-2016 C 150312 ZMX
09-14-2016 C 160267 ZMX

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

	3b	3d
5c	**6a**	6c
5d	6b	6d

ZONING MAP **6a**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.