July 8, 2026

Ms. Haala Al-Hadithy
New York State Department of Environmental Conservation
47-40 21st St
Long Island City, New York 11101

Re: Supplemental Site Characterization Letter Work Plan
48-55 36th Street, Long Island City, New York
Order on Consent No. R2-20241210-383, Site # 241287

Dear Ms. Al-Hadithy:

Roux Environmental Engineering and Geology, D.P.C. (Roux), on behalf of SPG 48-55 36th St LLC (SPG), has prepared this Supplemental Site Characterization Letter Work Plan (SCWP) for the property located at 48-55 36th Street, Long Island City, New York, (Site). A Site location map is provided as Figure 1. The Site encompasses an area of approximately 0.344 acres and is identified on the New York City Tax Map as Block 236, Lot 20.

SPG entered into an Order on Consent and Administrative Settlement on May 1, 2025, effective May 11, 2025, Index No. R2-20241210-383: Site # 241287, with the New York State Department of Environmental Conservation (NYSDEC) to complete remedial work at the Site. The Site is not currently listed in the Registry of Inactive Hazardous Waste Disposal Sites in New York State and is instead identified as a "P" or potential site.

In late October and early November 2025, Roux completed Site Characterization activities, in accordance with the Site Characterization Work Plan (SCWP) dated October 9, 2025, which was approved by the NYSDEC in consultation with the New York State Department of Health (NYSDOH) on October 10, 2025. The purpose of the October 9, 2025 SCWP was to further characterize on-Site contamination identified during previous Site investigations completed at the Site and to perform a pilot test for an Interim Remedial Measure. The investigation included:

- The installation and sampling of soil and groundwater for full suite target compound list and target analyte list parameters at three (3) groundwater monitoring wells (RMW-1 through RMW-3);
- Collection of soil samples for limited polyaromatic hydrocarbons (PAH) soil delineation at two soil boring locations (RSB-1 and RSB-2);
- The installation and sampling of two sub-slab soil vapor monitoring points (RSS-1 and RSS-2) for VOCs; and
- The completion of a soil vapor extraction system (SVES) and sub-slab depressurization system (SSDS) Pilot Test.

As indicated in the Site Characterization Summary Letter Report (Letter Report) dated March 18, 2026, prepared by Roux, the findings and analytical results generated during the investigation were either consistent with previous investigations completed at the Site or did not identify a source that would require additional investigations. Based on the results of the investigation, Roux proposed the remedial action of installing an SVES in the vicinity of SB-7 to address tetrachloroethene (PCE) detected in the

3535.0009Y109/LR

soil at 9.13 milligrams per kilogram (mg/kg) during a previous investigation completed by others. Additionally, Roux proposed a mitigative measure of installing an SSDS throughout the Site to mitigate and prevent the potential of vapor intrusion into the building. However, based on a conference call with the NYSDEC on June 18, 2026, the NYSDEC indicated delineation of soil vapor in the subsurface will be needed to evaluate soil vapor in the subsurface since a potential source to soil vapor or impacted soil vapor may be present in the vadose zone (the unsaturated zone above groundwater) below approximately 15 feet below land surface (ft bls), which was the extent of soil boring activities completed throughout the Site by others. Based on the previous investigation completed by Roux at the Site, groundwater was encountered at approximately 40 ft bls.

The focus of this Supplemental SCWP is to vertically delineate sub-surface chlorinated volatile organic compound impacts to soil vapor within the vadose zone (the unsaturated zone above groundwater) beneath the Site. As described in the following section, Roux proposes to utilize membrane inface probe (MIP) technology to vertically delineate CVOCs in soil vapor in the vadose zone beneath the Site. MIP is a semi-quantitative screening tool that provides a continuous vertical profile of elevated levels of VOCs including CVOCs in the subsurface. The MIP is driven into the ground using a direct-push drilling method. MIP utilizes a semi-permeable polymer membrane mounted on a heated block. As the MIP equipment is advanced, subsurface VOCs (such as PCE) volatilize and diffuse across the heated membrane. An inert carrier gas (such as nitrogen) sweeps the compounds behind the membrane and transports them back to the surface, where a series of gas-phase detectors (e.g., PID, FID, XSD) identify and measure the relative concentrations of the contaminants in real time.

1.0 SUPPLEMENTAL SITE CHARACTERIZATION SCOPE OF WORK

The following section describes the proposed Scope of Work (SOW) that will be completed during the supplemental investigation, which includes the following activities:

- Installation of five (5) Membrane Interface Probe (MIP); and
- The potential installation of one soil boring for the collection of up to two soil samples for laboratory analysis based on MIP results.

The proposed MIP soil boring locations are provided in Figure 2. All activities described herein will be completed in accordance with the October 9, 2025 SCWP and this Supplemental SCWP.

MIP Soil Borings

A total of five (5) proposed MIP soil borings will be installed throughout the Site to delineate CVOCs in the unsaturated vadose zone beneath the Site. The proposed MIP soil boring locations are provided on Figure 2. The data collected from each proposed MIP soil boring will be used to identify specific locations and depths to target SVE screening zones for the design of a potential expanded SVE system. Roux will subcontract with Cascade Environmental LLC (Cascade), a New York State licensed driller to complete the MIP soil borings.

Prior to advancement of the MIP equipment, each location will be cleared using a concrete coring machine fitted with an 8-inch diameter core barrel, and hand tools to five ft bls to ensure there are no utilities or obstructions. Following completion of clearing activities, the MIP equipment will be advanced at each proposed location to a depth of approximately 40 ft bls, using a low clearance direct push drill rig. The MIP equipment will be advanced in one-foot increments to approximately 40 ft bls for the collection of VOC concentrations. Following completion of MIP activities at each location, the location will be backfilled with bentonite hole plug and soil cuttings from clearing activities. The surface at each location will be restored using concrete. All subsurface MIP tooling will be decontaminated between soil borings, and the decontaminated water will be containerized in labeled 55-gallon drums pending characterization and offsite disposal.

Contingency Soil Boring
If elevated readings are detected at an MIP soil boring location that suggests a potential source in soil for soil vapor impacts is present, a new soil boring will be advanced immediately adjacent to the MIP soil boring to the depth(s) the impacts were observed for the collection of confirmatory soil samples for laboratory analysis. If advancement of this contingency soil boring is determined in the field to be warranted, continuous soil sampling will be completed at the one additional soil boring to the furthest depth the impacts observed, based on the MIP results, for recording of lithology and to inspect the soil for evidence of contamination. Soil will be visually inspected for signs of contamination (i.e., staining) and field screened for organic vapors using a multi-gas meter. Up to two soil samples will be collected from the 1-2 foot interval the impacts were observed, based on the MIP readings. If elevated readings are detected from another interval during field screening activities, a second soil sample may be collected at the 1-2 foot interval with the highest evidence of contamination based on the field screening results.

All soil samples and the quality assurance/quality control (QA/QC) samples will be analyzed for target compound list VOCs. All samples will be analyzed on a standard 5-day turnaround time for results. For quality assurance/quality control (QA/QC) purposes, one matrix spike/matrix spike duplicate, field duplicate, field blank, and trip blank samples will be collected during sampling activities. All soil and QA/QCs samples will be submitted to Eurofins Environment Testing Northeast, LLC of Edison, New Jersey, a NYSDOH Environmental Laboratory Approval Program-certified laboratory.

2.0 REPORTING

Following completion of field activities and receipt of all results, Roux will prepare a summary letter report detailing the Supplemental SCWP investigation findings including the preparation of MIP graphs and figures. If soil samples are collected for laboratory analysis as described in Section 2 of this Supplemental SCWP, all soil results will be validated, and a data usability summary report (DUSR) and laboratory analytical reports will be included in the summary letter report.

Additionally, in accordance with NYSDEC-requirements, all validated soil data (electronic data deliverables), if collected, will be uploaded to NYSDEC EQuiS™.

3.0 SCHEDULE

Pending NYSDEC approval, field activities described in this Supplemental SIWP are anticipated to be completed in July 2026.

Sincerely,

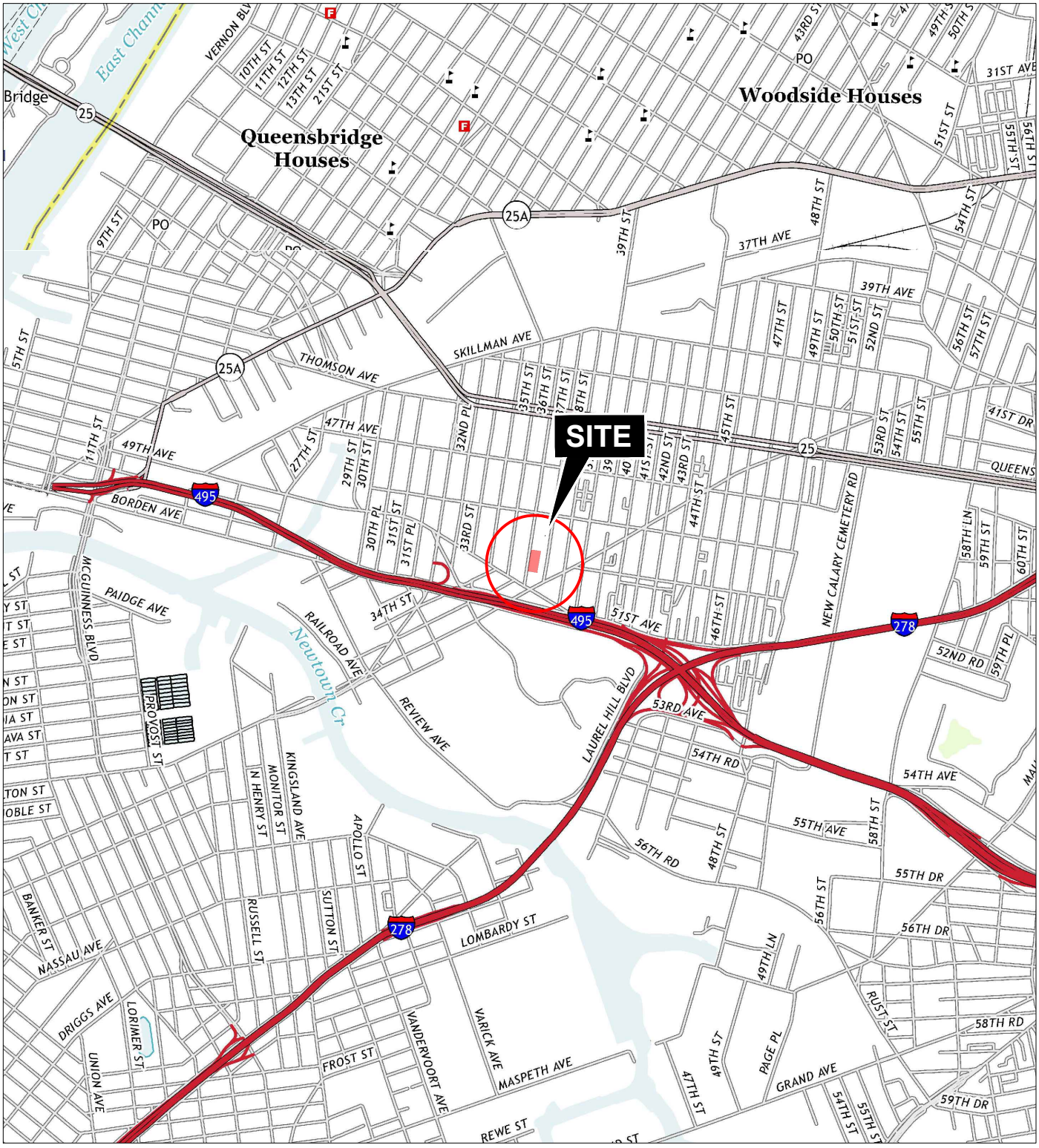
ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.

David Kaiser, P.E.
Senior Engineer I

Jeff Wills, P.G.
Principal Geologist/Operations Manager

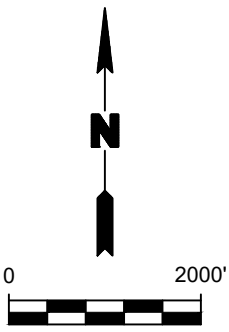
FIGURES

1. Site Location Map
2. Proposed MIP Soil Boring Locations



QUADRANGLE LOCATION

SOURCE:
USGS, 2013, Brooklyn, NY
USGS, 2013, Central Park, NY
7.5 Minute Topographic Quadrangle



Title:

SITE LOCATION MAP

48-55 36TH STREET
LONG ISLAND CITY, NEW YORK

Prepared for:

SPG 48-55 36TH ST LLC

ROUX

Compiled by: D.K.	Date: 22MAY25	FIGURE
Prepared by: G.M.	Scale: AS SHOWN	1
Project Mgr: D.K.	Project: 3535.0009Y000	
File: 3535.0009Y100.02.DWG		

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RSS-1	10/30/2025	10/30/2025 DUP
VOCs		
1,1,1-Trichloroethane (TCA)	**3.6**	**3.6**
1,1,2-Trichloro-1,2,2-Trifluoroethane	**24**	**23**
1,2,4-Trimethylbenzene	**3.6**	**2.7**
1,2-Dichloroethane	**0.53 J**	**0.38 J**
1,3,5-Trimethylbenzene (Mesitylene)	**1.1**	**0.84 J**
1,4-Dioxane (P-Dioxane)	**1.2 J**	**1.9 J**
2,2,4-Trimethylpentane	**1.8**	ND
2-Hexanone	**1.1 J**	**0.94 J**
4-Ethyltoluene	**2.9**	**2.2**
Acetone	**340 D**	**340 D**
Benzene	**2.5**	**2.5**
Butane	**2.6**	**2.2**
Carbon Disulfide	**4.1**	**3.6**
Chloroform	**21**	**22**
Cis-1,2-Dichloroethylene	**57**	**60**
Cyclohexane	**0.63 J**	ND
Dichlorodifluoromethane	**2.5**	**2.7**
Ethylbenzene	**2.4 J**	**1.1 J**
Isopropanol	**28**	**26**
m,p-Xylene	**5.4**	**4.1**
Methyl Ethyl Ketone (2-Butanone)	**18**	**19**
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	**10**	**8.5**
N-Heptane	**0.75 J**	**0.67 J**
N-Hexane	**1.7 J**	ND
N-Propylbenzene	**0.61 J**	ND
O-Xylene (1,2-Dimethylbenzene)	**1.8**	**1.3**
Styrene	**0.59 J**	**0.51 J**
Tert-Butyl Alcohol	**53**	**51**
Tetrachloroethylene (PCE)	**2200 J**	**3200 J**
Toluene	**11**	**12**
Trans-1,2-Dichloroethene	**5.7**	**5.9**
Trichloroethylene (TCE)	**610 D**	**710 D**
Trichlorofluoromethane	**1.9**	**1.7**

DATE:	SG-1	SG-1B	IA-7
	4/27/2024	5/30/2024	9/16/2024
cis-1,2-DCE	**220**	**820**	ND
PCE	**120**	**720**	ND
TCE	**610**	**6,000**	ND
Toulene	33	**1,500**	21

DATE:	SG-6	SG-12	IA-4
	5/30/2024	7/12/2024	9/16/2024
cis-1,2-DCE	2.1	ND	ND
TCE	**88**	4.4	ND
PCE	**2,300**	40	ND
Toulene	15	19	1.1

DATE:	SG-8	IA-3
	5/30/2024	9/16/2024
cis-1,2-DCE	ND	ND
TCE	**140**	ND
PCE	**2,300**	ND
Toulene	120	4.5

AA-1	
DATE:	9/16/2024
cis-1,2-DCE	ND
TCE	ND
PCE	ND
Toulene	3.0

RSS-2	10/30/2025
VOCs	
1,1,1-Trichloroethane (TCA)	**1.7**
1,1,2-Trichloro-1,2,2-Trifluoroethane	**2.3**
1,2,4-Trimethylbenzene	**1.8**
2,2,4-Trimethylpentane	**0.34 J**
2-Hexanone	**0.86 J**
4-Ethyltoluene	**1.3**
Acetone	**280 D**
Benzene	**1.4**
Carbon Disulfide	**11**
Chloroform	**13**
Cis-1,2-Dichloroethylene	**3.6**
Dichlorodifluoromethane	**2.9**
Ethylbenzene	**0.55 J**
Isopropanol	**25**
m,p-Xylene	**2 J**
Methyl Ethyl Ketone (2-Butanone)	**18**
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	**11**
N-Heptane	**0.61 J**
N-Hexane	**0.7 J**
O-Xylene (1,2-Dimethylbenzene)	**0.7 J**
Styrene	**0.78 J**
Tert-Butyl Alcohol	**16**
Tetrachloroethylene (PCE)	**310 D**
Toluene	**6.2**
Trichloroethylene (TCE)	**58**
Trichlorofluoromethane	**1.9**

DATE:	SG-2	SG-5	IA-6
	5/30/2024	5/30/2024	9/16/2024
cis-1,2-DCE	26	ND	ND
TCE	**70**	**72**	ND
PCE	**350**	**1,100**	ND
Toulene	9.5	2.6	2.1

DATE:	SG-9	SG-10	SG-15	IA-2
	5/30/2024	7/12/2024	7/15/2024	9/16/2024
cis-1,2-DCE	ND	ND	ND	ND
TCE	10	1.3	28	ND
PCE	**1,800**	11	**1,500**	ND
Toulene	110	11	32	3.0

DATE:	SG-3	SG-4	SG-11	SG-13	SG-14	IA-5
	4/27/2024	5/30/2024	7/12/2024	7/12/2024	7/15/2024	9/16/2024
cis-1,2-DCE	ND	ND	ND	1	ND	ND
TCE	4.8	4.1	48	**85**	1.4	ND
PCE	170	160	730	950	15	ND
Toulene	ND	18	23	14	9.7	5.8

DATE:	SG-7	SG-16	SG-17	IA-1
	5/30/2024	7/15/2024	7/15/2024	9/16/2024
cis-1,2-DCE	ND	ND	ND	ND
TCE	14	8.7	1.6	ND
PCE	**6,300**	**730**	**620**	ND
Toulene	11	31	330	**11**

NYSDOH SOIL VAPOR/INDOOR AIR DECISION MATRICES

			INDOOR AIR CONCENTRATION (MCG/M^3)		
MATRIX A	TCE & cis-1,2-DCE	SUB-SLAB VAPOR CONCENTRATION (MCG/M^3)	<0.2	0.2 to <1	1 and above
		<6	No Further Action	No Further Action	Resample or Miti
		6 to <60	No Further Action	Monitor	Mitigate
		60 and above	Mitigate	Mitigate	Mitigate
MATRIX B	PCE	SUB-SLAB VAPOR CONCENTRATION (MCG/M^3)	<0.3	3 to <10	10 and above
		<100	No Further Action	No Further Action	Resample or Miti
		100 to <1,000	No Further Action	Monitor	Mitigate
		1,000 and above	Mitigate	Mitigate	Mitigate
MATRIX F	Toulene	SUB-SLAB VAPOR CONCENTRATION (MCG/M^3)	<10	10 to <50	50 and above
		< 300	No Further Action	No Further Action	Resample or Miti
		300 to <3,000	No Further Action	Monitor	Mitigate
		3,000 and above	Mitigate	Mitigate	Mitigate

LEGEND

SVE-1 SVES PILOT TEST SUCTION POINT

MIP-1 MIP SOIL BORING

CONCENTRATIONS IN µg/m³

µg/m³ – MICROGRAMS PER CUBIC METER

VOCS – VOLATILE ORGANIC COMPOUNDS

ND – COMPOUND WAS ANALYZED FOR BUT NOT DETECTED

10' 0 10'

Title:

PROPOSED MIP SOIL BORING LOCATIONS

48-55 36TH STREET
LONG ISLAND CITY, NEW YORK

Prepared for:

SPG 48-55 36TH ST LLC

ROUX

Compiled by: D.K.	Date: 6/23/2026	FIGURE
Prepared by: G.M.	Scale: AS SHOWN	2
Project Mgr: D.K.	Project: 3535.0009Y000	
File: 3535.0009YLP.02.DWG		

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