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 5***

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME La Central Manager LLC

ADDRESS 767 Third Avenue, 33rd Floor

CITY/TOWN New York, New York ZIP CODE 10017

PHONE 212-488-1742 | FAX 212-679-4039 | E-MAIL mserafy@brpcompanies.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. NYSDOS Entity information is provided in Appendix A1
  LLC Member/Owner information is provided in Appendix A2

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
   An RIWP will be submitted under separate cover
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.

   See Appendix 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). See Appendix C

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			
Chlorinated Solvents			
Other VOCs			
SVOCs	X		
Metals	X		
Pesticides			
PCBs	X		
Other*			

***Please describe:** _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING: See Appendix C and Figures 4 and 5.

- **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: Auto Service Station , Lumber Yard, Post Office, Residences , Woodworking, Laundry, Meatpacking

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME La Central - Phase I

ADDRESS/LOCATION 430 Westchester Avenue

CITY/TOWN Bronx, New York ZIP CODE 10455

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): New York City

COUNTY Bronx SITE SIZE (ACRES) 2.91

LATITUDE (degrees/minutes/seconds)	LONGITUDE (degrees/minutes/seconds)
40 ° 48 ‘ 57.70 “	73 ° 54 ‘ 55.99 “

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
See Appendix D				

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) See Figures 1 through 6.

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 : 71

   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

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**? See Appendix E ☑ 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

If this 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, using the BCP Amendment Application, except 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 Mary Serafy/La Central Manager LLC		
ADDRESS 767 Third Avenue, 33rd Floor		
CITY/TOWN New York, New York		ZIP CODE 10017
PHONE 212-488-1742	FAX 212-679-4039	E-MAIL mserafy@brpcompanies.com
NAME OF REQUESTOR'S CONSULTANT Joseph Duminuco/Roux Associates, Inc.		
ADDRESS 209 Shafter Street		
CITY/TOWN Islandia, New York		ZIP CODE 11749
PHONE 631-232-2600	FAX 631-232-9898	E-MAIL jduminuco@rouxinc.com
NAME OF REQUESTOR'S ATTORNEY Larry Schnapf Esq.		
ADDRESS 55 East 87th Street, Suit 8B		
CITY/TOWN New York, New York		ZIP CODE 10128
PHONE 212-756-2205	FAX 212-876-3189	E-MAIL larry@schnapflaw.com

Section VI. Current Property Owner/Operator Information – if not a Requestor

CURRENT OWNER'S NAME New York City Housing Preservation & Development OWNERSHIP START DATE: 1973		
ADDRESS 100 Gold Street, 9th Floor		
CITY/TOWN New York, New York		ZIP CODE 10038
PHONE 212-863-6279	FAX	E-MAIL
CURRENT OPERATOR'S NAME South Bronx Overall Economic Development Corporation		
ADDRESS 555 Bergen Avenue		
CITY/TOWN Bronx, New York		ZIP CODE 10455
PHONE 718-929-3113	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. See Appendix F

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)

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? ☐ 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.

See Appendix G

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 See Appendix H

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

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.

See Appendix I

Section X. Land Use Factors

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) See Appendix E
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? See Appendix B ☐ 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. Currently, Block 2294, Lot 32 is zoned for commercial (C4-4) with a manufacturing overlay (M1-1). A portion of the Site is (Block 2361, Lots 1 and 26) is zoned for manufacturing (M1-1). The development plan is not compatible with the current zoning laws; a zoning amendment or a special use permit may be acquired in order to maximize the development plan.	☐ 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. The proposed La Central redevelopment plans are aligned with the strategies to stimulate economic development in the local community. The redevelopment would provide residential housing, commercial business opportunities, and much needed community facilities and parking.	☑ Yes ☐ No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I acknowledge and agree to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. 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 Member of Member (title) of La Central Manager 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 to execute a BCA within 60 days of the date of DEC's approval letter. 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: 4/27/16 Signature: _____

Print Name: Aaron Koffman

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 5

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 July 1, 2015: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)

(l) "Underutilized" means, as of the date of application, real property:

(1) on which a building or buildings, can be certified by the municipality in which the site is located, to have for at least five years used no more than fifty percent of the permissible floor area under the applicable base zoning immediately prior to the application which has been in effect for at least five years;

(2) at which the proposed development is solely for a use other than residential or restricted residential;

(3) which could not be developed without substantial government assistance, as certified by the municipality in which the site is located; and

(4) which is subject to one or more of the following conditions, as certified by the municipal department responsible for such determinations of the municipality in which the site is located:

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

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

(iii) the proposed use is in whole or in substantial part for industrial uses.

"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, or land purchase cost exemption or waiver, from a governmental entity; or for properties to be developed in whole or in part for industrial uses, a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or a tax credit, from a governmental entity, or a low-cost loan from an industrial fund managed by the municipality and partner financial institutions.

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

3. Is the project an affordable housing project as defined below? ☑ Yes ☐ No

From 6 NYCRR 375- 3.2(a) as of July 1, 2015:

(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, that 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, that sets affordable units aside for tenants 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: La Central - Phase I **Site Address:** 430 Westchester Avenue
City: Bronx, New York **County:** Bronx **Zip:** 10455

Tax Block & Lot
Section (if applicable): **Block:** **Lot:**

Requestor Name: La Central Manager LLC **Requestor Address:** 787 Third Avenue, 33rd Floor
City: New York, New York **Zip:** 10017 **Email:** mserafy@brpcompanies.com

Requestor's Representative (for billing purposes)
Name: Mary Serafy/La Central Manager LLC **Address:** 767 Third Avenue, 33rd Floor
City: New York, New York **Zip:** 10027 **Email:** mserafy@brpcompanies.com

Requestor's Attorney
Name: Larry Schnapf Esq. **Address:** 55 East 87th Street, Suit 8B
City: New York, New York **Zip:** 10128 **Email:** larry@schnapflaw.com

Requestor's Consultant
Name: Joseph Duminuco/Roux Associates, Inc. **Address:** 209 Shafter Street
City: Islandia, New York **Zip:** 11749 **Email:** jduminuco@rouxinc.com

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

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

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING A BCP APPLICATION

The New York State Department of Environmental Conservation (DEC) strongly encourages all applicants to schedule a pre-application meeting with DEC staff to review the benefits, requirements, and procedures for completing a project in the BCP. Contact your Regional office to schedule a meeting. To add a party to an existing BCP Agreement and/or Application, use the BCP Agreement Amendment Application. **See guidance at the end of these instructions regarding the determination of a complete application.**

SECTION I REQUESTOR INFORMATION

Requestor Name

Provide the name of the person(s)/entity requesting participation in the BCP. (If more than one, attach additional sheets with requested information. If an LLC, the members/owners names need to be provided on a separate attachment). The requestor is the person or entity seeking DEC review and approval of the remedial program.

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 in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to DEC with the application, to document that the requestor is authorized to do business in NYS.

Address, etc.

Provide the requestor's mailing address, telephone number; fax number and e-mail address.

Document Certification

All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of DER-10. Persons preparing and certifying the various work plans and reports identified in Section 1.5 include:

- New York State licensed professional engineers (PEs), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a PE with current license and registration for work that was done by them or those under their direct supervision. The firm by which the PE is employed must also be authorized to practice engineering in New York State;
- qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49;
- remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or
- site owners, which are the owners of the property comprising the site at the time of the certification.

SECTION II PROJECT DESCRIPTION

As a separate attachment, provide complete and detailed information about the project, including the purpose of the project, the date the remedial program is to start, and the date the Certificate of Completion is anticipated..

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SECTION III PROPERTY'S ENVIRONMENTAL HISTORY

Please follow instructions on application form.

SECTION IV PROPERTY INFORMATION

Proposed Site Name

Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e. ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.

Site Address

Provide a street address, city/town, zip code, and each municipality and county in which the site is located. .

Site Size

Provide the approximate acreage of the site.

GIS Information

Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.

Tax Parcel Information

Provide the tax parcel address/section/block/lot information and map. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5 minute quad map on which the property appears and clearly indicate the proposed site's location.

1. Tax Map Boundaries

State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/ reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.

2. Map

Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: i*)* map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and ii*)* proposed brownfield property boundary lines, with adjacent property owners clearly identified.

SECTION IV (continued)

3. En-zone

Is any part of the property in an En-zone? If so, what percentage? For information on En-zones, please see DEC's website.

4. Multiple applications

Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where 1) the development project spans more than 25 acres; 2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and 3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).

10. Property Description Narrative

Provide a property description in the format provided below. Each section should be no more than one paragraph long.

Location

Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."}

Site Features:

Example: "The main site features include several large abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner."

Current Zoning and Land Use: (Ensure the current zoning is identified.)

Example: "The site is currently inactive, and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility right-of-ways. The nearest residential area is 0.3 miles east on Route 55."

Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident).

Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells."

When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information.

SECTION IV (continued)

Property Description Narrative (continued)

Site Geology and Hydrogeology:

As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

Environmental Assessment

The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/ actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semivolatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths.

The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SGCs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site.

A typical Environmental Assessment would look like the following:

Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE).
Soil - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm).
Groundwater - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A.
Soil Vapor & Indoor Air - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.

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

SECTION V ADDITIONAL REQUESTOR INFORMATION

Representative Name, Address, etc.

Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc. will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative of Applications determined to be Participants unless another contact name and address is provided with the application.

Consultant and Attorney Name, Address, etc.

Provide requested information.

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SECTION VI CURRENT PROPERTY OWNER/OPERATOR INFORMATION (IF NOT A REQUESTOR)

Owner Name, Address, etc.

Provide requested information of the current owner of the property. List all parties holding an interest in the Property and, if the Requestor is not the current owner, describe the Requestor's relationship to the current owner.

Operator Name, Address, etc.

Provide requested information of the current operator (if different from the requestor or owner).

Provide a list of previous property owners and operators with names, last known addresses, telephone numbers and the Requestor's relationship to each owner and operator as a separate attachment

SECTION VII REQUESTOR ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

SECTION VIII PROPERTY ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to the following eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that that information be summarized.

1. CERCLA / NPL Listing

Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.

2. Registry Listing

Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) website for a database of sites with classifications.

3. RCRA Listing

Does the property have a Resource Conservation and Recovery Act (RCRA) TSDF Permit in accordance with the ECL 27-0900 *et seq*? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.

4. Registry / RCRA sites owned by volunteers

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.

SECTION VIII (continued)

5. Existing Order

Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.

6. Enforcement Action Pending

Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information on an attachment.

SECTION IX CONTACT LIST INFORMATION

Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project.

SECTION X LAND USE FACTORS

In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use.

1. This information consists of responses to the “land use” factors to be considered relative to the “Land Use” section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a “brownfield site” pursuant to ECL 27-1405(2).

2. This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.

SECTION XI SIGNATURE PAGE

The Requestor must sign the application, or designate a representative who can sign. The requestor’s consultant or attorney cannot sign the application. If there are multiple parties applying, then each must sign a signature page.

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

DETERMINATION OF A COMPLETE APPLICATION

1. The first step in the application review and approval process is an evaluation to determine if the application is complete. To help ensure that the application is determined complete, requestors should review the list of common application deficiencies and carefully read these instructions.

2. DEC will send a notification to the requestor within 30 calendar days of receiving the application, indicating whether such application is complete or incomplete.

3. An application must include the following information relative to the site identified by the application, necessary for making an eligibility determination, or it will be deemed incomplete. (**Please note:** the application *as a whole* requires more than the information outlined below to be determined complete). The application must include:

    a. for all sites, an investigation report sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section III, #3 of the BCP application form.

    b. for those sites described below, documentation relative to the volunteer status of all requestors, as well as information on previous owners or operators that may be considered responsible parties **and** their ability to fund remediation of the site. This documentation is required for:

        i. real property listed in the registry of inactive hazardous waste disposal sites as a class 2 site, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP; or

        ii. real property that was a hazardous waste treatment, storage or disposal facility having interim status pursuant to the Resource Conservation and Recovery Act (RCRA) program, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP.

    c. for sites located within the five counties comprising New York City, in addition to (a) and if applicable (b) above, if the application is seeking a determination that the site is eligible for tangible property tax credits, sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a). **If this 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, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.**

    d. for sites previously remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law, relevant documentation of this remediation.

DETERMINATION OF A COMPLETE APPLICATION (continued)

4. If the application is found to be incomplete:

    a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or

    b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #4 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.

5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:

    a. include an approved public notice to be sent to all parties on the Contact List included with the application;

    b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;

    c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and

    d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).

        i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.

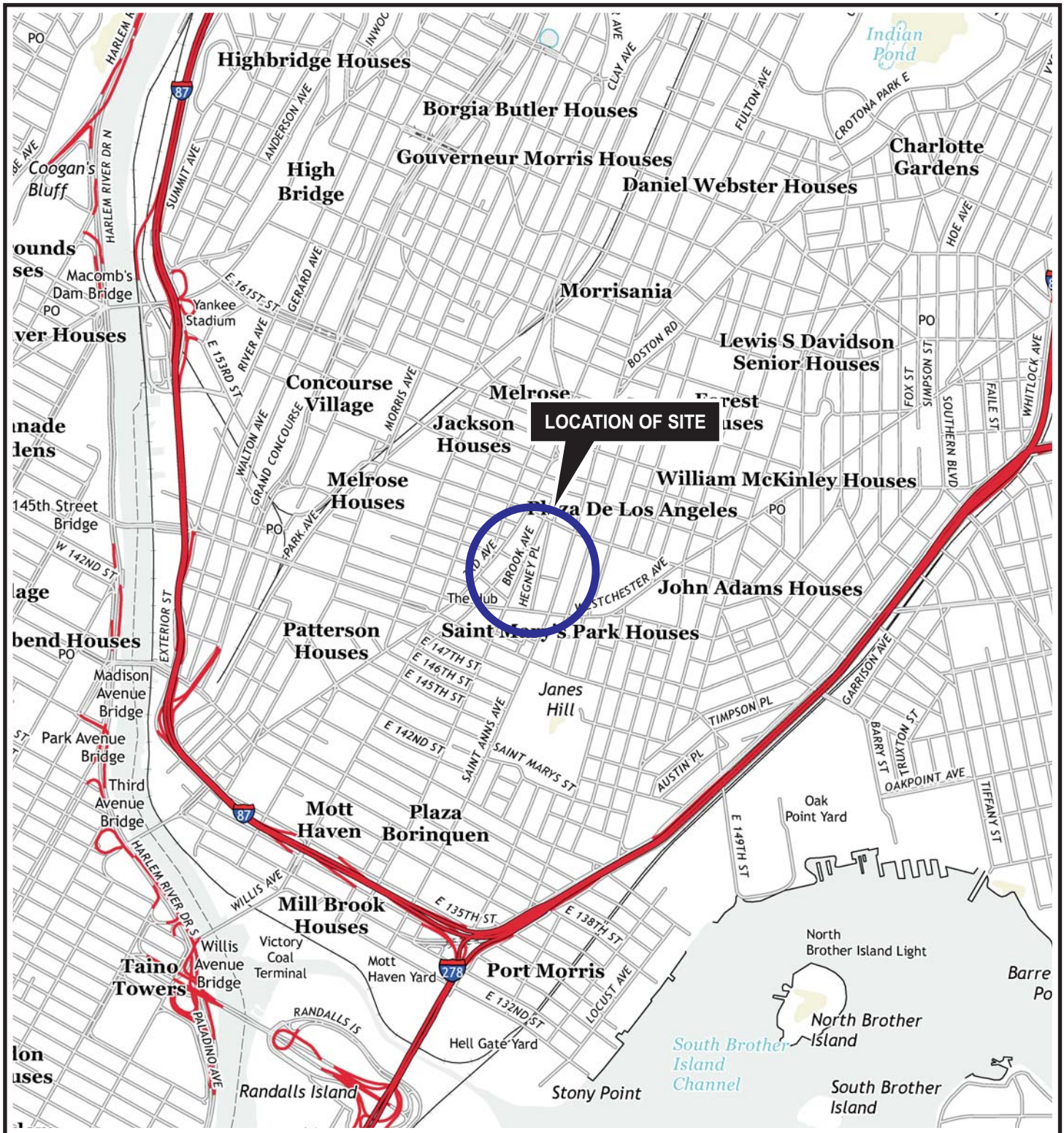
        ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the time-frames established by the LOC, the public comment period on the application will be extended to insure that there will be the required comment period.

        iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

TABLE OF CONTENTS

FIGURES

1. Site Location Map
2. Master Plan
3. Existing Conditions and Property Map
4. Known Exceedances of NYSDEC Part 375 Restricted Residential Soil Cleanup Objectives
5. Known Exceedances of NYSDEC Ambient Water-Quality Standards and Guidance Values
6. Tax Map



QUADRANGLE LOCATION

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

N

0 2000'

Title:

SITE LOCATION MAP

BCP APPLICATION
LA CENTRAL REDEVELOPMENT
BRONX, NEW YORK

Prepared for:

LA CENTRAL MANAGER, LLC

ROUX ASSOCIATES, INC.
Environmental Consulting & Management

Compiled by: R.M.	Date: 28MAR16
Prepared by: B.H.C.	Scale: AS SHOWN
Project Mgr.: R.M.	Project No.: 2446.0001Y000
File: 2446.0001Y105.01.CDR	

FIGURE 1

V:\CAD\PROJECTS\2446Y\0001Y\105\2446.0001Y105.01.CDR

"THE HUB"

E 150 STREET

E 151 STREET

3 AVENUE

E 152 STREET

E 153 STREET

E 154 STREET

ELTON AVENUE

E 149 STREET

E 152 STREET

BERGEN AVENUE (50' NARROW ST)

WESTCHESTER AVENUE (100' WIDE ST)

35' SEWER EASEMENT

PARCEL B
BASE PLANE
+18.79'

PARCEL A1
BASE PLANE
+16.25'

PARCEL A2
A.C.L.
+17.50'

PARCEL A3
OPEN SPACE

BLDG A

BLDG B

BLDG C

BLDG D

BLDG E

BROOK AVENUE
(100' WIDE ST)

N

V:\CAD\PROJECTS\2446Y\0001Y105\2446.0001Y105.03.CDR

Title:

MASTER PLAN

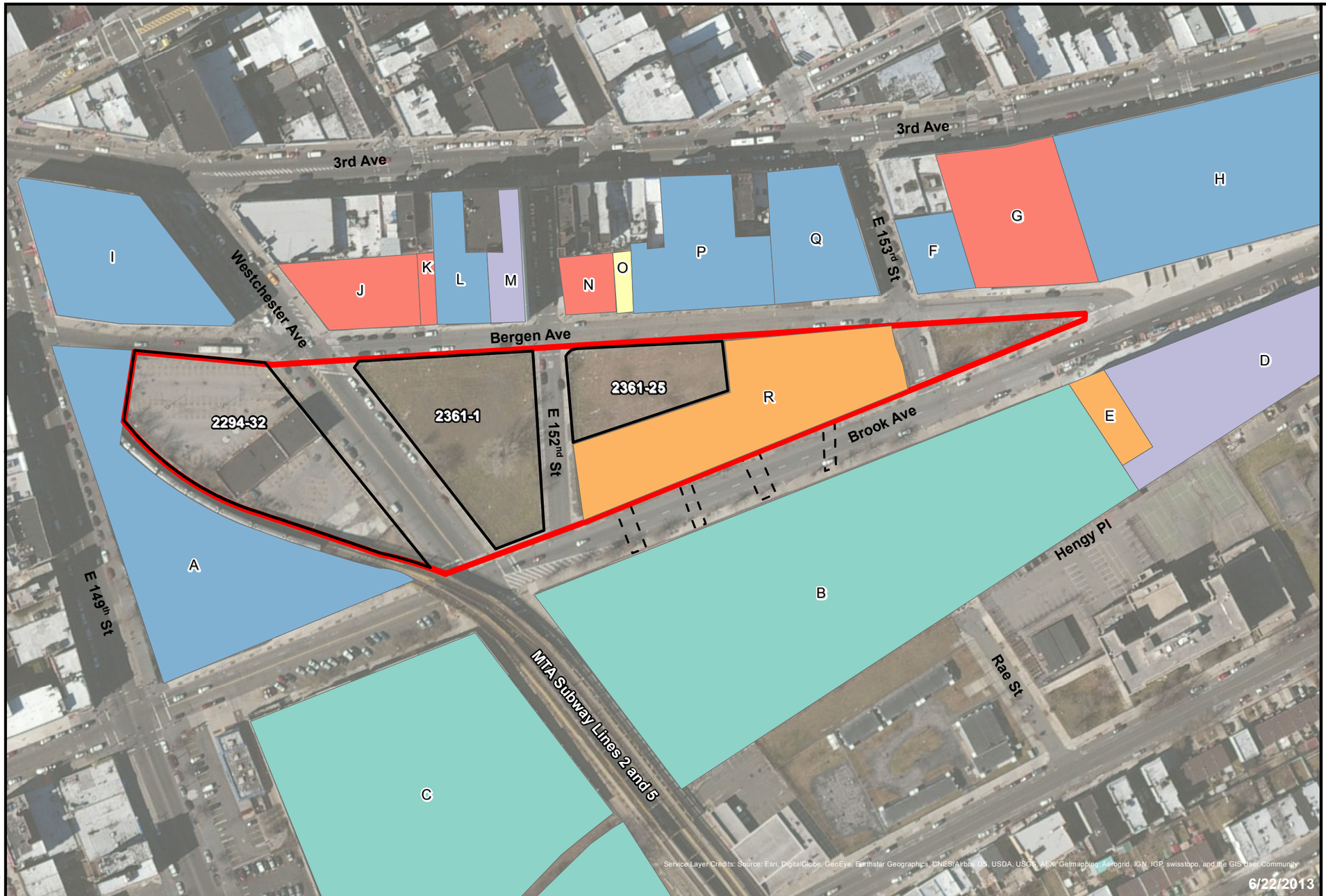
BCP APPLICATION
LA CENTRAL REDEVELOPMENT
BRONX, NEW YORK

Prepared for:

LA CENTRAL MANAGER, LLC

ROUX ASSOCIATES, INC.
Environmental Consulting & Management

Compiled by: R.H.	Date: 31MAR16	FIGURE
Prepared by: J.A.D.	Scale: NOT TO SCALE	2
Project Mgr.: R.M.	Project No.: 2446.0001Y000	
File: 2446.0001Y105.03.CDR		



LAND USE LEGEND

- COMMERCIAL
- INDUSTRIAL AND MANUFACTURING
- MIXED RESIDENTIAL AND COMMERCIAL
- PARKING FACILITY
- PUBLIC FACILITIES
- VACANT
- BCP SITE BOUNDARY
- LA CENTRAL REDEVELOPMENT SITE BOUNDARY
- CONICAL UNDERGROUND PASSAGEWAY

75 0 75 150 Feet

PROPERTY OWNERS

A Current Occupant
459 East 149th Street
(Block 2294, Lot 7501)

B NYS Office of General Services
527 Westchester Avenue
(Block 2359, Lot 3)

C NYS Office of General Services
560 Brook Avenue
(Block 2276, Lot 1)

D Via Verde Homes LLC
700-704 Brook Avenue
(Block 2359, Lot 7501)

E NYC Housing Preservation and Development
702 Brook Avenue
(Block 2359, Lot 40)

F 665 Bergen Ave. Corp.
487 East 153rd Street
(Block 2363, Lot 7)

G Related Retail Hub, LLC
2984 3rd Avenue
(Block 2363, Lot 16)

H Related Retail Hub, LLC
3006 3rd Avenue
(Block 2363, Lot 24)

I 149 St. Realty Associates, L.P.
2850 3rd Avenue
(Block 2294, Lot 2)

J Westchester Company
423 Westchester Avenue
(Block 2362, Lot 26)

K Bergchester Corporation
601 Bergen Avenue
(Block 2362, Lot 25)

L Acadia 2914 Third Ave, LLC
2914 3rd Avenue
(Block 2362, Lot 13)

M S&T Bronx Realty, LLC
2922 3rd Avenue
(Block 2362, Lot 21)

N CA 2952 Holdings, LLC
631 Bergen Avenue
(Block 2362, Lot 72)

O CA 2952 Holdings, LLC
633 Bergen Avenue
(Block 2362, Lot 71)

P CA 2952 Holdings, LLC
2948 3rd Avenue
(Block 2362, Lot 44)

Q Bronx Hub Acquisition
2952 3rd Avenue
(Block 2362, Lot 50)

R NYC Housing Preservation and Development
262 Bergen Avenue
(Block 2361, Lots 26 & 50)

Title:
EXISTING CONDITIONS AND PROPERTY MAP

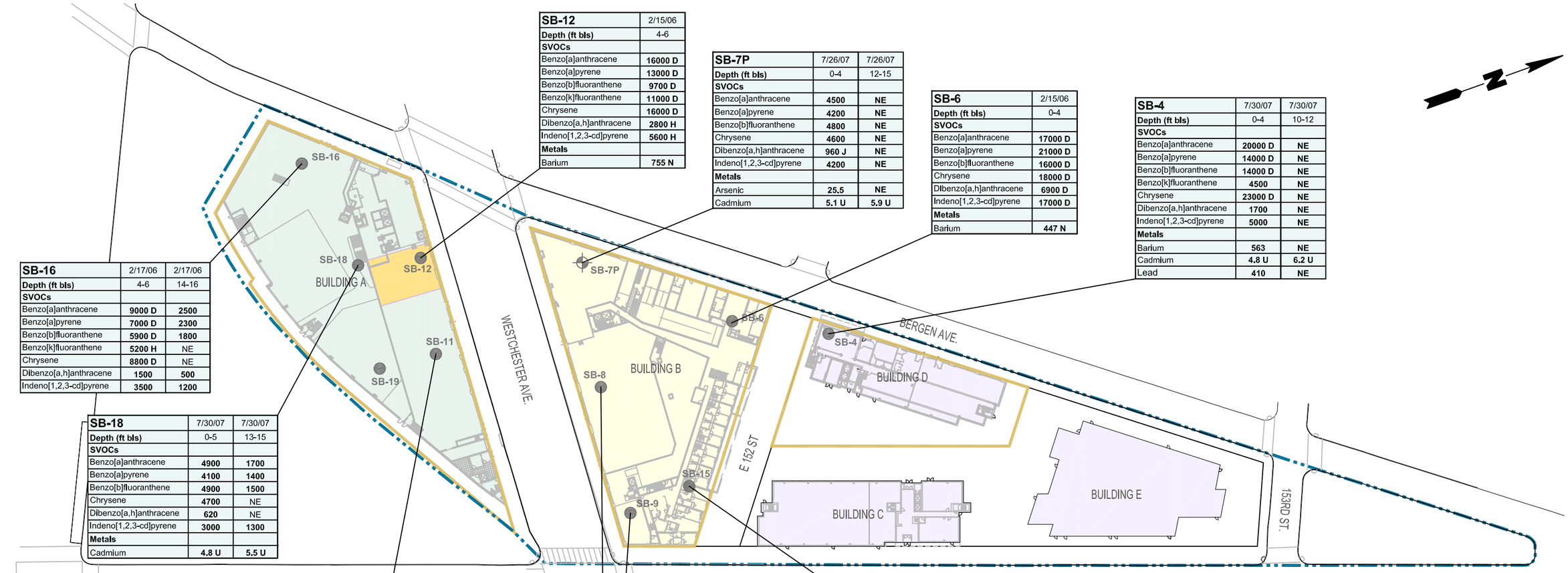
BCP APPLICATION
LA CENTRAL REDEVELOPMENT
BRONX, NY

Prepared For:
LA CENTRAL MANAGER, LLC

ROUX ASSOCIATES, INC.
Environmental Consulting & Management

Compiled by: R.H.	Date: 31MAR16	FIGURE 3
Prepared by: M.R.	Scale: AS SHOWN	
Project Mgr: R.M.	Office: NY	
File: 2446.0001Y.105.1	Project: 2446.0001Y000	

V:\GIS\Projects\2446Y\0001Y\105\2446.0001Y.105.1.mxd



SB-16	2/17/06	2/17/06
Depth (ft bls)	4-6	14-16
SVOCs		
Benzo[a]anthracene	**9000 D**	**2500**
Benzo[a]pyrene	**7000 D**	**2300**
Benzo[b]fluoranthene	**5900 D**	**1800**
Benzo[k]fluoranthene	**5200 H**	NE
Chrysene	**8800 D**	NE
Dibenzo[a,h]anthracene	**1500**	**500**
Indeno[1,2,3-cd]pyrene	**3500**	**1200**

SB-18	7/30/07	7/30/07
Depth (ft bls)	0-5	13-15
SVOCs		
Benzo[a]anthracene	**4900**	**1700**
Benzo[a]pyrene	**4100**	**1400**
Benzo[b]fluoranthene	**4900**	**1500**
Chrysene	**4700**	NE
Dibenzo[a,h]anthracene	**620**	NE
Indeno[1,2,3-cd]pyrene	**3000**	**1300**
Metals		
Cadmium	**4.8 U**	**5.5 U**

SB-12	2/15/06
Depth (ft bls)	4-6
SVOCs	
Benzo[a]anthracene	**16000 D**
Benzo[a]pyrene	**13000 D**
Benzo[b]fluoranthene	**9700 D**
Benzo[k]fluoranthene	**11000 D**
Chrysene	**16000 D**
Dibenzo[a,h]anthracene	**2800 H**
Indeno[1,2,3-cd]pyrene	**5600 H**
Metals	
Barium	**755 N**

SB-7P	7/26/07	7/26/07
Depth (ft bls)	0-4	12-15
SVOCs		
Benzo[a]anthracene	**4500**	**NE**
Benzo[a]pyrene	**4200**	**NE**
Benzo[b]fluoranthene	**4800**	**NE**
Chrysene	**4600**	**NE**
Dibenzo[a,h]anthracene	**960 J**	**NE**
Indeno[1,2,3-cd]pyrene	**4200**	**NE**
Metals		
Arsenic	**25.5**	**NE**
Cadmium	**5.1 U**	**5.9 U**

SB-6	2/15/06
Depth (ft bls)	0-4
SVOCs	
Benzo[a]anthracene	**17000 D**
Benzo[a]pyrene	**21000 D**
Benzo[b]fluoranthene	**16000 D**
Chrysene	**18000 D**
Dibenzo[a,h]anthracene	**6900 D**
Indeno[1,2,3-cd]pyrene	**17000 D**
Metals	
Barium	**447 N**

SB-4	7/30/07	7/30/07
Depth (ft bls)	0-4	10-12
SVOCs		
Benzo[a]anthracene	**20000 D**	**NE**
Benzo[a]pyrene	**14000 D**	**NE**
Benzo[b]fluoranthene	**14000 D**	**NE**
Benzo[k]fluoranthene	**4500**	**NE**
Chrysene	**23000 D**	**NE**
Dibenzo[a,h]anthracene	**1700**	**NE**
Indeno[1,2,3-cd]pyrene	**5000**	**NE**
Metals		
Barium	**563**	**NE**
Cadmium	**4.8 U**	**6.2 U**
Lead	**410**	**NE**

SB-11	7/30/07	7/31/07
Depth (ft bls)	0-4	13-15
SVOCs		
Benzo[a]anthracene	**1900**	**NE**
Benzo[a]pyrene	**1500**	**NE**
Benzo[b]fluoranthene	**2000**	**NE**
Indeno[1,2,3-cd]pyrene	**870**	**NE**
Metals		
Cadmium	**5.9 U**	**6.2 U**
Mercury	**1.1**	**NE**

SB-8	7/26/07	7/26/07
Depth (ft bls)	0-4	10-14
SVOCs		
Benzo[a]anthracene	**11000**	**NE**
Benzo[a]pyrene	**9600**	**NE**
Benzo[b]fluoranthene	**12000**	**NE**
Benzo[k]fluoranthene	**4600**	**NE**
Chrysene	**11000**	**NE**
Dibenzo[a,h]anthracene	**2700 J**	**NE**
Indeno[1,2,3-cd]pyrene	**12000**	**NE**
Metals		
Cadmium	**6.2 U**	**6.3 U**

SB-9	2/15/06
Depth (ft bls)	4-6
SVOCs	
Benzo[a]anthracene	**34000 D**
Benzo[a]pyrene	**39000 D**
Benzo[b]fluoranthene	**30000 D**
Benzo[k]fluoranthene	**31000 D**
Chrysene	**35000 D**
Dibenzo[a,h]anthracene	**14000 D**
Indeno[1,2,3-cd]pyrene	**36000 D**
Metals	
Lead	**403 N**
PCBs	
Total PCBs	**4800**

SB-15	7/25/07	7/25/07
Depth (ft bls)	0-4	6-10
SVOCs		
Benzo[a]anthracene	**12000**	**8700**
Benzo[a]pyrene	**10000**	**8500**
Benzo[b]fluoranthene	**14000**	**11000**
Benzo[k]fluoranthene	**5800**	NE
Chrysene	**11000**	**8400**
Dibenzo[a,h]anthracene	**2000 J**	**2000**
Indeno[1,2,3-cd]pyrene	**7900**	**8300**
Metals		
Barium	**524**	**698**
PCBs		
Total PCBs	**1270**	**1040**

Parameter	Standards*
SVOCs (µg/kg)	
Benzo[a]anthracene	**1000**
Benzo[a]pyrene	**1000**
Benzo[b]fluoranthene	**1000**
Benzo[k]fluoranthene	**3900**
Chrysene	**3900**
Dibenzo[a,h]anthracene	**330**
Indeno[1,2,3-cd]pyrene	**500**
Metals (mg/kg)	
Arsenic	**16**
Barium	**400**
Cadmium	**4.3**
Lead	**400**
Mercury	**0.81**
PCBs (µg/kg)	
Total PCBs	**1000**

NOTE:

THE REPORTING LIMIT FOR CADMIUM IS ABOVE NYSDEC PART 375 RRSCOs.

100' 0 100'

LEGEND

- BCP SITE BOUNDARY
- LA CENTRAL REDEVELOPMENT SITE BOUNDARY
- APPROXIMATE PREVIOUS SOIL SAMPLING LOCATION
- APPROXIMATE PREVIOUS MONITORING WELL LOCATION
- PROPOSED EXCAVATION DEPTH OF 13 FT BLS
- PROPOSED EXCAVATION DEPTH OF 18 FT BLS
- PROPOSED EXCAVATION DEPTH OF 20 FT BLS
- PROPOSED EXCAVATION DEPTH OF 24 FT BLS

NYSDEC - New York State Department of Environmental Conservation
ft bls - Feet below land surface
* - NYSDEC Part 375 RRSCOs standard
RRSCOs - Restricted Residential Soil Cleanup Objectives
NE - No exceedances of RRSCOs
Bold - Concentration exceeds NYSDEC Part 375 RRSCOs standard
D - Analysis of secondary sample dilution
H - Alternate peak selection upon analytical review
J - Estimated value
N - Spike recovery exceeds upper or lower control limits
U - Analyte was not detected at or above the reporting limit
SVOCs - Semivolatile Organic Compounds
PCBs - Polychlorinated Biphenyl Compounds

Title: **KNOWN EXCEEDANCES OF NYSDEC PART 375 RESTRICTED RESIDENTIAL SOIL CLEANUP OBJECTIVES**

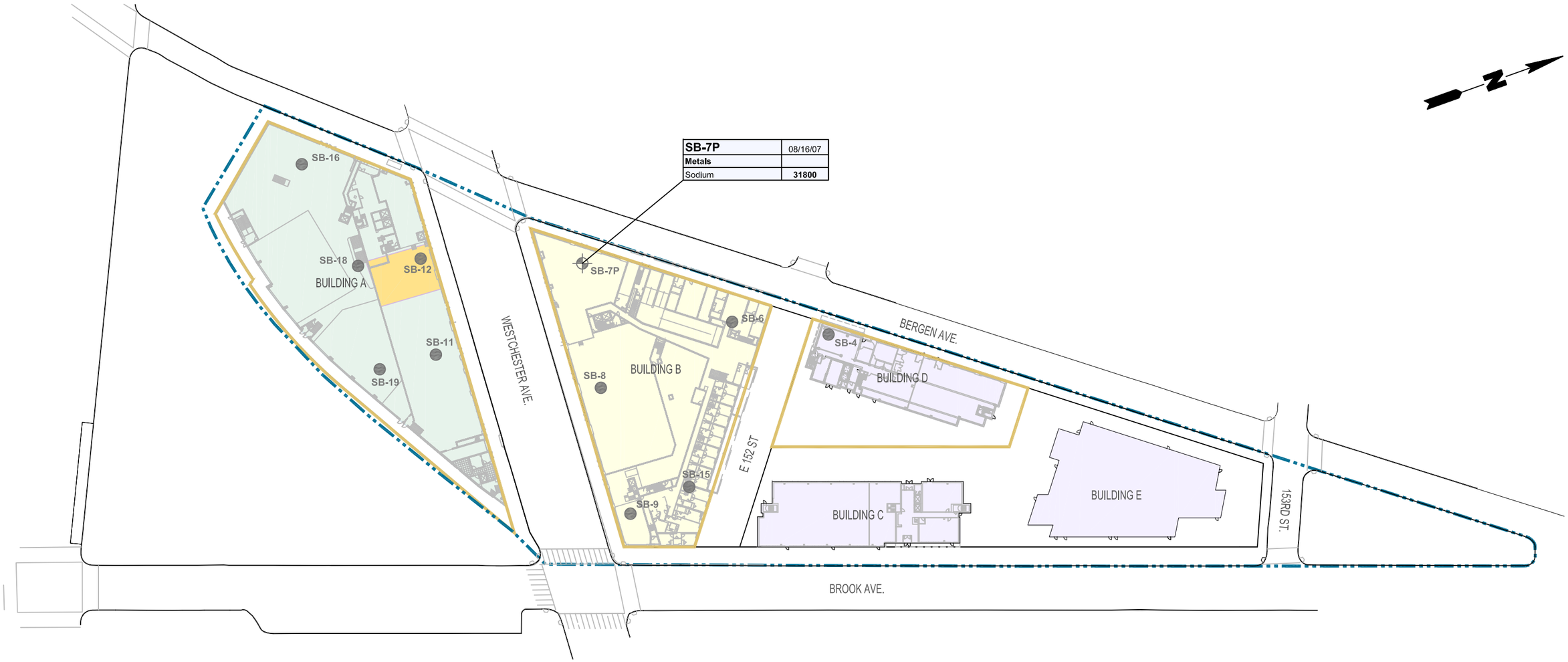
BCP APPLICATION
LA CENTRAL REDEVELOPMENT
BRONX, NEW YORK

Prepared For:
LA CENTRAL MANAGER, LLC

ROUX ASSOCIATES, INC.
Environmental Consulting & Management

Compiled by: R.M.	Date: 09JUN16	FIGURE
Prepared by: J.A.D.	Scale: AS SHOWN	4
Project Mgr: R.M.	Project: 2446.0001Y000	
File: 2446.0001Y105.02.DWG		

V:\CAD\PROJECTS\2446Y\0001Y\105\2446.0001Y105.02.DWG



NOTE:

GROUNDWATER RESULTS MAY NOT BE RELIABLE DUE TO HIGH REPORTING LIMITS

100' 0 100'

LEGEND

- BCP SITE BOUNDARY
- LA CENTRAL REDEVELOPMENT SITE BOUNDARY
- APPROXIMATE PREVIOUS SOIL SAMPLING LOCATION
- APPROXIMATE PREVIOUS MONITORING WELL LOCATION
- PROPOSED EXCAVATION DEPTH OF 13 FT BLS
- PROPOSED EXCAVATION DEPTH OF 18 FT BLS
- PROPOSED EXCAVATION DEPTH OF 20 FT BLS
- PROPOSED EXCAVATION DEPTH OF 24 FT BLS

Parameter (Concentrations in µg/kg)	Standards* (µg/kg)
Metals	
Sodium	**20000**

Concentrations are in µg/kg
µg/kg - Micrograms per kilogram
NYSDEC - New York State Department of Environmental Conservation
AWQSGVs - Ambient Water-Quality Standards and Guidance Values
Bold - Concentration exceeds NYSDEC AWQSGVs

Title: **KNOWN EXCEEDANCES OF NYSDEC AMBIENT WATER-QUALITY STANDARDS AND GUIDANCE VALUES**

BCP APPLICATION
LA CENTRAL REDEVELOPMENT
BRONX, NEW YORK

Prepared For:
LA CENTRAL MANAGER, LLC

ROUX ASSOCIATES, INC.
Environmental Consulting & Management

Compiled by: R.M.	Date: 09JUN16	FIGURE
Prepared by: J.A.D.	Scale: AS SHOWN	5
Project Mgr: R.M.	Project: 2446.0001Y000	
File: 2446.0001Y105.02.DWG		

V:\CAD\PROJECTS\2446Y\0001Y\105\2446.0001Y105.02.DWG

LAND USE LEGEND

- TAX LOT
- BCP SITE BOUNDARY
- LA CENTRAL REDEVELOPMENT SITE BOUNDARY

75 0 75 150
Feet

Title:

TAX MAP

BCP APPLICATION
LA CENTRAL REDEVELOPMENT
BRONX, NY

Prepared For:

LA CENTRAL MANAGER, LLC

ROUX ASSOCIATES, INC.
Environmental Consulting & Management

Compiled by: R.H.	Date: 25MAR16	FIGURE 6
Prepared by: M.R.	Scale: AS SHOWN	
Project Mgr: R.M.	Office: NY	
File: 2446.0001Y.105.2	Project: 2446.0001Y000	

V:\GIS\Projects\2446Y0001Y\105\2446.0001Y.105.2.mxd

APPENDICES

A-1. NYS Department of State Entity Information
A-2. Members of La Central Manager LLC
B. Project Description
C-1. Analytical Results of Previous Investigations
C-2. Property's Environmental History *(Provided on CD with Bound Application)*
D. Property Information
E. Property Description Narrative
F. Previous Owners
G. Volunteer Statement
H. Access Agreement
I. Site Contact List

APPENDIX A-1

NYS Department of State
Entity Information

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through March 4, 2016.

Selected Entity Name: LA CENTRAL MANAGER LLC
Selected Entity Status Information

Current Entity Name:	LA CENTRAL MANAGER LLC
DOS ID #:	4526031
Initial DOS Filing Date:	FEBRUARY 07, 2014
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)

LA CENTRAL MANAGER LLC
826 BROADWAY 11TH FL.
NEW YORK, NEW YORK, 10003

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
FEB 07, 2014	Actual	LA CENTRAL MANAGER 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.

Search Results New Search

Services/Programs | Privacy Policy | Accessibility Policy | Disclaimer | Return to DOS Homepage | Contact Us

APPENDIX A-2

Members of
La Central Manager LLC

Appendix A2 - LLC Members/Owners

La Central - Phase I

BCP Application - Section I

The five Members/Owners of La Central Manager LLC are as follows:

Hudson Hub LLC
c/o The Hudson Companies Inc.
826 Broadway, 11th Floor
New York, New York 10003

BRP Bronxchester LLC
C T Corporation System
111 8th Avenue
New York, New York 10011

ELH-TKC LLC
c/o Ganer & Shore LLP
360 Lexington Avenue
New York, New York 10017

Comunilife, Inc.
214 West 29th Street, 12th Floor
New York, New York 10018

Common Ground Community II Housing Development Fund Corporation
505 West 8th Avenue, 15th Floor
New York, New York 10018

APPENDIX B

Project Description

Appendix B – Project Description
La Central – Phase I
BCP Application – Section II, Question 4

The Site proposed for entry into the Brownfield Cleanup Program (BCP) is a portion of the La Central Redevelopment Project (Project) which consists of a 4.1-acre site located in the Melrose neighborhood of the South Bronx (Figure 1). Project redevelopment plans consist of a multi-phase, mixed-use affordable housing development offering 992 apartments, a 50,000 square foot state-of-the-art YMCA, a new home for BronxNet Television Studios, a public skate park, and a rooftop telescope operated by the Bronx High School of Science. In addition, La Central will contain 30,000 square feet of community space and over 45,000 square feet of new retail space. An illustrative Master Plan is provided as Figure 2.

Construction on the Project is scheduled to proceed in two phases the first of which, Phase I, is scheduled to begin January 2017. Phase I includes Tax Lot 32 of Tax Block 2294, and Tax Lots 1 and 25 of Tax Block 2361. The Site proposed for entry into the BCP, as defined herein, comprises only three of the aforementioned tax lots included in Phase I of the redevelopment which accounts for approximately 2.91-acres. A Property Map showing the Site boundaries and existing conditions is provided as Figure 3.

Phase I of the Project will be comprised of Buildings A, B and D, which will contain 215, 281 and 160 apartments, respectively. The 12-story Building A will contain the YMCA, 16,100 square feet of retail space, and a GrowNYC urban rooftop demonstration farm. At 13 stories, Building B will contain 28,800 square feet of retail space and approximately 10,000 square feet of studio and classroom space for BronxNet. Building D will be comprised of 160 supportive units; many of which will be set aside for older adults living with HIV/AIDS and single veterans with mental illnesses. Phase I is slated to begin construction in 2017, with final completion in 2018.

As discussed in more detail in this application, contamination at the Site requires remediation since contaminants exceed the restricted residential soil cleanup objectives. The Site is also encumbered with an institutional control established by the NYCDEP that requires, inter alia, implementation of a Remedial Action Plan. The BCP will allow the applicant to satisfy this requirement as well as to limit its liability to on-site contamination by virtue of its status as a "volunteer" under the BCP.

As a result, the lender/investors for this project will require any cleanup be conducted with oversight of the NYSDEC so that the NYSDEC can issue a certificate of completion and liability release from the State of New York. The remediation of the existing contamination will increase

project costs because of expenses or "premiums" associated with disposal of contaminated soil, increased labor or "trade" premium due to the need to use HAZWOPER-trained-workers in and around the contaminated materials as well as ancillary monitoring and reporting costs. In addition, there will be scheduling impacts associated with soil sampling and excavation site constraints that will extend the timeframes customarily required for traditional site excavation. Moreover, the BCP will enable the applicant to qualify for hazardous waste program fee exemption.

The tax credits available under the Brownfield Cleanup Program will make the project more economically feasible and result in substantial public benefits such as construction jobs and full-time employment, as well as facilitate the redevelopment of the area. Employment/economic impact studies for both Phase I and Phase II of the redevelopment projects a total of 2,158 direct/indirect jobs per year in construction and 452 direct/indirect permanent jobs. The remedial program is planned to begin in January 2017 and the Certificate of Completion is anticipated to be obtained in December 2018.

Projected Schedule – Phase I (as it pertains to the BCP Site)

Timeframe	Description
June 2016	Submittal of BCP Application.
January 2017	Start construction and remediation.
December 2018	End construction. Anticipated issuance of Certificate of Completion.

APPENDIX C

C-1. Analytical Results of Previous Investigations

C-2. Property's Environmental History *(Provided on CD with Bound Application)*

Appendix C – Property's Environmental History
La Central – Phase I
BCP Application – Section III

The following previous environmental investigations have been conducted at the Site and are attached for review. A summary of the findings from areas included in the proposed Site boundaries is provided below.

Draft Phase I Environmental Site Assessment (ESA) – Blocks 2294 and 2361, Bronx, New York 10455, prepared by Roux Associates, Inc., dated October 5, 2005

On October 5, 2005, Roux Associates completed a Phase I for the properties located on Blocks 2294 and 2361. The results of the Phase I ESA identified the following recognized environmental conditions (RECs):

- The potential impact from underground storage heating oil storage tanks associated with former residential dwellings located on the Site.
- The potential impact from a nearby 12,600-gallon dielectric fluid spill (NYSDEC spill # 93-05461);
- The potential impact from two former buried gasoline storage tanks and an ammonia storage tank associated with the Site;
- The potential impacts from historical uses of the Site, which included a lumber yard, a laundry, a woodworking shop, a possible wig factory, a gasoline fueling operation, a garage, used auto sales, and current partial use of the Site for the parking and storage of trucks, buses, and cars;
- The potential for sections of the Site to contain buried building debris possibly containing asbestos and lead-based paint; and
- The potential for lead-based paint and asbestos containing materials to be present in the boxing gymnasium building.

Phase II Environmental Site Assessment (ESA), prepared by Roux Associates, Inc., dated October 9, 2007

The 2007 Phase II ESA was completed in accordance with a Work Plan dated January 11, 2006 (Work Plan) and Addendum No. 1 to the Work Plan, dated February 3, 2006 which were both approved by the New York City Department of Environmental Protection (NYCDEP) on February 8, 2006. The Phase II scope of work included performing a ground penetrating radar

(GPR) survey, investigation of former underground tunnels and soil and groundwater sampling and analysis.

Several semi-volatile organic compounds (SVOCs) were detected at concentrations exceeding their respective NYSDEC Part 375 Restricted Residential Soil Cleanup Objectives (RRSCOs). The SVOCs were predominantly polycyclic aromatic hydrocarbons (PAHs) which are compounds typically found in historic urban fill in New York City. Several metals were also detected at concentrations exceeding their respective RSCOs including arsenic, barium, cadmium, calcium, chromium, copper, iron, lead, magnesium, mercury, nickel and zinc. Additionally, PCBs were detected at concentrations exceeding their respective RSCOs.

One groundwater sample (SB-7P) contained 31,800 micrograms per liter (µg/L) of sodium as compared to its NYSDEC Ambient Water Quality Standards and Guidance Value (AWQSGV) of 20,000 µg/L. It should be noted that there were several VOCs, SVOCs and metals where the analyte was not detected or detected at or above the reporting limit. The reporting limit was above the NYS groundwater standard; therefore, it is not possible to determine if the parameter actually exceeded the applicable groundwater standard.

A ground-penetrating radar (GPR) survey was completed to scan the Site for potential USTs associated with past building structures. However, due to a large amount of buried debris throughout the Site, the results of the UST search were inconclusive.

Using a backhoe, the entrances to all five subsurface tunnels, which are off-site, but adjoining the Site and were associated with operations in former on-Site buildings, on the east side of Block 2361 were located. Three of the five tunnel entrances were sealed with concrete-block and one was sealed with dirt, brick, and assorted debris. These four tunnels were not disturbed. The one tunnel that was not sealed was entered and inspected. Debris such as old metal racks and dollies were present. The excavated soil was replaced to grade.

Tables 1 through 10 present laboratory analytical results of samples collected during the 2007 Phase II ESA compared to NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives (RRSCOs) as noted in 6 NYCRR Part 375-6.8(b). Exceedances of the RRSCOs within the boundaries of the proposed Site are graphically depicted on Figure 4. Exceedances of the AWQSGVs are graphically depicted on Figure 5.

Based on the results of the Phase II ESA, the NYCDEP has established an institutional control on Block 2294, Lot 32 which requires the preparation of a Construction Health and Safety Plan and a Remedial Action Plan prior to the commencement of any in-ground construction activities.

Phase I Environmental Site Assessment – The Hub, Blocks 2294, Bronx, New York 10455, prepared by Roux Associates, Inc., dated November 14, 2011

The results of the 2011 Phase I ESA revealed the following recognized environmental conditions:

- Degraded soil and groundwater quality as indicated in the 2007 Phase II ESA.
- The potential impact from heating oil storage tanks associated with numerous former residential dwellings on the Site.
- The potential impacts from historical uses of the Site, which included a lumber yard, a laundry, a truck garage, used auto sales, auto repair and current partial use of the Site for the parking and storage of trucks, buses, and cars.
- Use of the southernmost parking lot for auto repair.

Phase I Environmental Site Assessment – Tax Block 2294, Tax Lots 32 and 43, Tax Block 2363, Tax Lot 1, Bronx, Tax Blocks 2361, Tax Lots 1, 25 and 26, Bronx, New York 10455, prepared by Roux Associates, Inc., dated July 24, 2014

The results of the Phase I ESA revealed the following recognized environmental conditions:

- Degraded soil and groundwater quality as indicated in the 2007 Phase II Environmental Site Assessment. Additionally, polychlorinated biphenyls and various chlorinated volatile organic compounds were detected in separate groundwater samples collected at the Site at concentrations above Ambient Water Quality Standards and Guidance Values.
- The potential impact from heating oil storage tanks associated with numerous former residential dwellings on the Site.

- The potential impacts from historical uses of the Site, which included a lumber yard, a laundry, a truck garage, used auto sales, auto repair, and current partial use of the Site for the parking and storage of trucks, buses, and cars.

- Based on the results of the Phase II ESA, the NYCDEP has established an Activity Use Limit on Block 2294, Lot 32, which requires preparation of a Construction Health and Safety Plan and a Remedial Action Plan prior to commencment of any in-ground construction activites.

The results of the Phase I ESA revealed the following historical recognized environmental conditions:

- The potential impact from a nearby 12,600-gallon dielectric fluid spill (NYSDEC spill # 93-05461).

Geotechnical Investigation Report – La Central Bronxchester, Bronx, New York, prepared by Mueser Rutledge Consulting Engineers, dated October 17, 2014

The 2014 geotechnical report prepared by Mueser Rutledge presents the hydrogeological data summarized in Section 3.3 of the July 24, 2014 Roux Phase I ESA and included foundation design, seismic design, subsurface obstructions and abandoned structures, support of excavation and construction dewatering considerations. A total of 16 soil borings were advanced at the Site. There were no indications of underground storage tanks, significantly stained soil, odors, or evidence of contamination except at MR-204 which noted a petroleum odor at 20 ft. below land surface (bls).

Phase II Geotechnical Report – Plaza at the Hub, Bronx, New York, prepared by Mueser Rutledge Consulting Engineers, dated October 5, 2007

The 2007 geotechnical report prepared by Mueser Rutledge presented the hydrogeological data summarized in Section 3.3 of the July 24, 2014 Roux Phase I ESA. Five test pits were excavated to explore the existing locations of the existing underground tunnel structures running east to west under Brook Avenue. In addition, 54 soil borings were advanced at the Site. Odors were noted at MR-5P at 15 ft bls; MR-108 at 15 ft. bls; MR-112 at 10 ft. bls; MR-115A at 7 ft bls; MR-117 at 17 and 20 ft bls and MR-118 at 10 ft bls. There were no indications of underground storage tanks,

significantly stained soil, odors, or evidence of contamination at any other locations. The report that was previously referred to as the 2005 report does not exist; however, boring logs from the 2005 Phase II are included as part of the 2007 report.

APPENDIX C-1

Analytical Results of Previous Investigations

1. Summary of Volatile Organic Compounds in Soil
2. Summary of Semivolatile Organic Compounds in Soil
3. Summary of Metals in Soil
4. Summary of Polychlorinated Biphenyl Compounds in Soil
5. Summary of Pesticides and Herbicides in Soil
6. Summary of Volatile Organic Compounds in Groundwater
7. Summary of Semivolatile Organic Compounds in Groundwater
8. Summary of Metals in Groundwater
9. Summary of Polychlorinated Biphenyl Compounds in Groundwater
10. Summary of Pesticides and Herbicides in Groundwater

Table 1. Summary of Volatile Organic Compounds in Soil, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC Part 375 RRSCOs	**Sample Designation:**	SB-4	SB-4	SB-6	SB-6	SB-7P	SB-7P	SB-8
		Sample Date:	07/30/07	07/30/07	02/15/06	02/15/06	07/26/07	07/26/07	07/26/07
		Sample Depth (ft bls):	0-4	10-12	0-4	14-16	0-4	12-15	0-4
1,1,1-Trichloroethane	100000		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
1,1,2,2-Tetrachloroethane	--		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
1,1,2-Trichloroethane	--		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
1,1-Dichloroethane	26000		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
1,1-Dichloroethene	100000		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
1,2-Dichloroethane	3100		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
1,2-Dichloropropane	--		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
2-Butanone (MEK)	100000		11 U	11 U	12 U	11 U	11 U	12 U	12 U
2-Hexanone	--		11 U	11 U	12 U	11 U	11 U	12 U	12 U
4-Methyl-2-pentanone (MIBK)	--		5.7 U	5.6 U	12 U	11 U	5.7 U	6.2 U	5.9 U
Acetone	100000		6.1 J	23 U	35 B	7.1 JB	23 U	6.6 J	24 U
Benzene	4800		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
Bromodichloromethane	--		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
Bromoform	--		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
Bromomethane	--		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
Carbon disulfide	--		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
Carbon tetrachloride	2400		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
Chlorobenzene	100000		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
Chloroethane	--		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
Chloroform	49000		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
Chloromethane	--		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
cis-1,2-Dichloroethene	100000		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
cis-1,3-Dichloropropene	--		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
Dibromochloromethane	--		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
Ethylbenzene	41000		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
Methylene chloride	100000		4 JB	3.8 JB	7.3 JB	7.8 JB	5 JB	6.8 JB	24 U
Styrene	--		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U

Table 1. Summary of Volatile Organic Compounds in Soil, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC Part 375 RRSCOs	**Sample Designation:**	SB-4	SB-4	SB-6	SB-6	SB-7P	SB-7P	SB-8
		Sample Date:	07/30/07	07/30/07	02/15/06	02/15/06	07/26/07	07/26/07	07/26/07
		Sample Depth (ft bls):	0-4	10-12	0-4	14-16	0-4	12-15	0-4
Tetrachloroethene	19000		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
Toluene	100000		5.7 U	5.6 U	1.6 J	4.3 J	5.7 U	6.2 U	1.1 JB
trans-1,2-Dichloroethene	100000		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
trans-1,3-Dichloropropene	--		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
Trichloroethene	21000		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
Vinyl chloride	900		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U
Xylenes (total)	100000		5.7 U	5.6 U	5.8 U	5.6 U	5.7 U	6.2 U	5.9 U

Notes:

B - Compound was found in the blank and sample

J - Estimated value

U - Analyte was not detected at or above the reporting limit

NYSDEC - New York State Department of Environmental Conservation

RRSCOs - Restricted Residential Soil Cleanup Objectives

-- No Standard available

ppb - Parts per billion

ft bls - Feet below land surface

Table 1. Summary of Volatile Organic Compounds in Soil, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC Part 375 RRSCOs	**Sample Designation:** / **Sample Date:** / **Sample Depth (ft bls):**	SB-8 07/26/07 10-14	SB-9 02/15/06 4-6	SB-9 02/15/06 14-16	SB-11 07/30/07 0-4	SB-11 07/31/07 13-15	SB-12 02/15/06 4-6	SB-12 02/15/06 18-20
1,1,1-Trichloroethane	100000		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
1,1,2,2-Tetrachloroethane	--		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
1,1,2-Trichloroethane	--		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
1,1-Dichloroethane	26000		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
1,1-Dichloroethene	100000		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
1,2-Dichloroethane	3100		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
1,2-Dichloropropane	--		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
2-Butanone (MEK)	100000		12 U	12 U	12 U	11 U	11 U	12 U	12 U
2-Hexanone	--		12 U	12 U	12 U	11 U	11 U	12 U	12 U
4-Methyl-2-pentanone (MIBK)	--		5.8 U	12 U	12 U	5.6 U	5.3 U	12 U	12 U
Acetone	100000		23 U	32 B	52 B	5.1 J	21 U	24 U	6.4 JB
Benzene	4800		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
Bromodichloromethane	--		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
Bromoform	--		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
Bromomethane	--		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
Carbon disulfide	--		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
Carbon tetrachloride	2400		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
Chlorobenzene	100000		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
Chloroethane	--		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
Chloroform	49000		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
Chloromethane	--		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
cis-1,2-Dichloroethene	100000		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
cis-1,3-Dichloropropene	--		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
Dibromochloromethane	--		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
Ethylbenzene	41000		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
Methylene chloride	100000		5.9 JB	8.5 JB	6.5 JB	4 JB	3.6 JB	8.2 JB	7.1 JB
Styrene	--		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U

Table 1. Summary of Volatile Organic Compounds in Soil, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC Part 375 RRSCOs	**Sample Designation:**	SB-8	SB-9	SB-9	SB-11	SB-11	SB-12	SB-12
		Sample Date:	07/26/07	02/15/06	02/15/06	07/30/07	07/31/07	02/15/06	02/15/06
		Sample Depth (ft bls):	10-14	4-6	14-16	0-4	13-15	4-6	18-20
Tetrachloroethene	19000		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
Toluene	100000		5.8 U	1.6 J	6.1 U	5.6 U	5.3 U	6 U	2.9 J
trans-1,2-Dichloroethene	100000		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
trans-1,3-Dichloropropene	--		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
Trichloroethene	21000		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
Vinyl chloride	900		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U
Xylenes (total)	100000		5.8 U	6 U	6.1 U	5.6 U	5.3 U	6 U	5.9 U

Notes:

B - Compound was found in the blank and sample

J - Estimated value

U - Analyte was not detected at or above the reporting limit

NYSDEC - New York State Department of Environmental Conservation

RRSCOs - Restricted Residential Soil Cleanup Objectives

-- No Standard available

ppb - Parts per billion

ft bls - Feet below land surface

Table 1. Summary of Volatile Organic Compounds in Soil, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC Part 375 RRSCOs	**Sample Designation:**	SB-15	SB-15	SB-16	SB-16	SB-18	SB-18
		Sample Date:	07/25/07	07/25/07	02/17/06	02/17/06	07/30/07	07/30/07
		Sample Depth (ft bls):	0-4	6-10	4-6	14-16	0-5	13-15
1,1,1-Trichloroethane	100000		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
1,1,2,2-Tetrachloroethane	--		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
1,1,2-Trichloroethane	--		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
1,1-Dichloroethane	26000		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
1,1-Dichloroethene	100000		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
1,2-Dichloroethane	3100		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
1,2-Dichloropropane	--		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
2-Butanone (MEK)	100000		12 U	13 U	11 U	11 U	11 U	12 U
2-Hexanone	--		12 U	13 U	11 U	11 U	11 U	12 U
4-Methyl-2-pentanone (MIBK)	--		6.1 U	6.3 U	11 U	11 U	5.7 U	5.9 U
Acetone	100000		24 U	94	9.9 JB	13 JB	4.2 J	24 U
Benzene	4800		6.1 U	6.3 U	1.8 J	1.2 J	5.7 U	5.9 U
Bromodichloromethane	--		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
Bromoform	--		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
Bromomethane	--		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
Carbon disulfide	--		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
Carbon tetrachloride	2400		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
Chlorobenzene	100000		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
Chloroethane	--		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
Chloroform	49000		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
Chloromethane	--		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
cis-1,2-Dichloroethene	100000		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
cis-1,3-Dichloropropene	--		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
Dibromochloromethane	--		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
Ethylbenzene	41000		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
Methylene chloride	100000		4.5 JB	4.6 JB	11 JB	9.3 JB	3.4 JB	3.7 JB
Styrene	--		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U

Table 1. Summary of Volatile Organic Compounds in Soil, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC Part 375 RRSCOs	**Sample Designation:**	SB-15	SB-15	SB-16	SB-16	SB-18	SB-18
		Sample Date:	07/25/07	07/25/07	02/17/06	02/17/06	07/30/07	07/30/07
		Sample Depth (ft bls):	0-4	6-10	4-6	14-16	0-5	13-15
Tetrachloroethene	19000		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
Toluene	100000		1.2 JB	1.2 JB	4.5 J	2.5 J	5.7 U	5.9 U
trans-1,2-Dichloroethene	100000		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
trans-1,3-Dichloropropene	--		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
Trichloroethene	21000		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
Vinyl chloride	900		6.1 U	6.3 U	5.7 U	5.6 U	5.7 U	5.9 U
Xylenes (total)	100000		6.1 U	6.3 U	5.7 U	5.6 U	3.1 J	5.9 U

Notes:

B - Compound was found in the blank and sample

J - Estimated value

U - Analyte was not detected at or above the reporting limit

NYSDEC - New York State Department of Environmental Conservation

RRSCOs - Restricted Residential Soil Cleanup Objectives

-- No Standard available

ppb - Parts per billion

ft bls - Feet below land surface

Table 1. Summary of Volatile Organic Compounds in Soil, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC Part 375 RRSCOs	**Sample Designation:** **Sample Date:** **Sample Depth (ft bls):**
1,1,1-Trichloroethane	100000	
1,1,2,2-Tetrachloroethane	--	
1,1,2-Trichloroethane	--	
1,1-Dichloroethane	26000	
1,1-Dichloroethene	100000	
1,2-Dichloroethane	3100	
1,2-Dichloropropane	--	
2-Butanone (MEK)	100000	
2-Hexanone	--	
4-Methyl-2-pentanone (MIBK)	--	
Acetone	100000	
Benzene	4800	
Bromodichloromethane	--	
Bromoform	--	
Bromomethane	--	
Carbon disulfide	--	
Carbon tetrachloride	2400	
Chlorobenzene	100000	
Chloroethane	--	
Chloroform	49000	
Chloromethane	--	
cis-1,2-Dichloroethene	100000	
cis-1,3-Dichloropropene	--	
Dibromochloromethane	--	
Ethylbenzene	41000	
Methylene chloride	100000	
Styrene	--	

Table 1. Summary of Volatile Organic Compounds in Soil, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC Part 375 RRSCOs	**Sample Designation:** **Sample Date:** **Sample Depth (ft bls):**
Tetrachloroethene	19000	
Toluene	100000	
trans-1,2-Dichloroethene	100000	
trans-1,3-Dichloropropene	--	
Trichloroethene	21000	
Vinyl chloride	900	
Xylenes (total)	100000	

Notes:

B - Compound was found in the blank and sample

J - Estimated value

U - Analyte was not detected at or above the reporting limit

NYSDEC - New York State Department of Environmental Conservation

RRSCOs - Restricted Residential Soil Cleanup Objectives

-- No Standard available

ppb - Parts per billion

ft bls - Feet below land surface

Table 2. Summary of Semivolatile Organic Compounds in Soil, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC Part 375 RRSCOs	**Sample Designation:** **Sample Date:** **Sample Depth (ft bls):**	SB-4 07/30/07 0-4	SB-4 07/30/07 10-12	SB-6 02/15/06 0-4	SB-6 02/15/06 14-16	SB-7P 07/26/07 0-4	SB-7P 07/26/07 12-15	SB-8 07/26/07 0-4	SB-8 07/26/07 10-14	SB-9 02/15/06 4-6
1,2,4-Trichlorobenzene	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
1,2-Dichlorobenzene	100000		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
1,3-Dichlorobenzene	49000		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
1,4-Dichlorobenzene	13000		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
2,2'-oxybis (1-chloropropane)	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
2,4,5-Trichlorophenol	--		1700 U	1800 U	1800 U	1700 U	7200 U	2000 U	19000 U	1800 U	1900 U
2,4,6-Trichlorophenol	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
2,4-Dichlorophenol	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
2,4-Dimethylphenol	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
2,4-Dinitrophenol	--		1700 U*	1800 U*	1800 U	1700 U	7200 U*	2000 U*	19000 U*	1800 U*	1900 U
2,4-Dinitrotoluene	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
2,6-Dinitrotoluene	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
2-Chloronaphthalene	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
2-Chlorophenol	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
2-Methylnaphthalene	--		270 J	370 U	350 J	360 U	1500 U	410 U	3800 U	380 U	700
2-Methylphenol	100000		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
2-Nitroaniline	--		1700 U	1800 U	1800 U	1700 U	7200 U	2000 U	19000 U	1800 U	1900 U
2-Nitrophenol	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
3,3'-Dichlorobenzidine	--		720 U	730 U	760 U	710 U	3000 U	810 U	7600 U	750 U	780 U
3-Nitroaniline	--		1700 U	1800 U	1800 U	1700 U	7200 U	2000 U	19000 U	1800 U	1900 U
4,6-Dinitro-2-methylphenol	--		1700 U	1800 U	1800 U	1700 U	7200 U*	2000 U*	19000 U*	1800 U*	1900 U
4-Bromophenyl phenyl ether	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
4-Chloro-3-methylphenol	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
4-Chloroaniline	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
4-Chlorophenyl phenyl ether	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
4-Methylphenol	100000		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	260 JH
4-Nitroaniline	--		720 U	730 U	760 U	710 U	3000 U	810 U	7600 U	750 U	780 U
4-Nitrophenol	--		1700 U	1800 U	1800 U	1700 U	7200 U	2000 U	19000 U	1800 U	1900 U
Acenaphthene	100000		580	370 U	520	360 U	350 J	410 U	3800 U	380 U	1000
Acenaphthylene	100000		3100	370 U	5000	360 U	410 J	410 U	2400 J	380 U	18000 D
Anthracene	100000		4000	370 U	4000 D	360 U	960 J	410 UM	3000 J	380 U	11000 D
Benzo[a]anthracene	1000		**20000 D**	370 UM	**17000 D**	360 U	**4500**	330 J	**11000**	380 U	**34000 D**
Benzo[a]pyrene	1000		**14000 D**	48 J	**21000 D**	360 U	**4200**	260 J	**9600**	380 U	**39000 D**
Benzo[b]fluoranthene	1000		**14000 D**	370 U	**16000 D**	360 U	**4800**	390 J	**12000**	380 U	**30000 D**
Benzo[g,h,i]perylene	100000		5300	370 U	18000 D	360 U	3900	210 JM	11000	380 U	39000 D
Benzo[k]fluoranthene	3900		**4500**	370 U	380 U	360 U	1800	150 J	**4600**	380 U	**31000 D**
Benzyl Alcohol	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
Bis(2-chloroethoxy)methane	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
Bis(2-chloroethyl) ether	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U

Table 2. Summary of Semivolatile Organic Compounds in Soil, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC Part 375 RRSCOs	**Sample Designation:** / **Sample Date:** / **Sample Depth (ft bls):**	SB-4 07/30/07 0-4	SB-4 07/30/07 10-12	SB-6 02/15/06 0-4	SB-6 02/15/06 14-16	SB-7P 07/26/07 0-4	SB-7P 07/26/07 12-15	SB-8 07/26/07 0-4	SB-8 07/26/07 10-14	SB-9 02/15/06 4-6
Bis(2-ethylhexyl) phthalate	--		310 J	58 J	230 JH	49 J	220 J	410 U	550 J	380 U	390 U
Butylbenzyl phthalate	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
Carbazole	--		510	370 U	1000	360 U	290 J	410 U	1300 J	380 U	5100
Chrysene	3900		**23000 D**	67 JM	**18000 D**	360 U	**4600**	310 J	**11000**	380 U	**35000 D**
Dibenzo[a,h]anthracene	330		**1700**	370 U	**6900 D**	360 U	**960 J**	410 U	**2700 J**	380 U	**14000 D**
Dibenzofuran	59000		160 J	370 U	470	360 U	1500 U	410 U	720 J	380 U	1300
Diethyl phthalate	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
Dimethyl phthalate	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
Di-n-butyl phthalate	--		57 J	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
Di-n-octyl phthalate	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
Fluoranthene	100000		22000 D	370 UM	25000 D	360 U	8600	600	20000	380 U	63000 D
Fluorene	100000		640	370 U	630	360 U	280 J	410 U	990 J	380 U	2800
Hexachlorobenzene	1200		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
Hexachlorobutadiene	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
Hexachlorocyclopentadiene	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
Hexachloroethane	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
Indeno[1,2,3-cd]pyrene	500		**5000**	370 U	**17000 D**	360 U	**4200**	200 JM	**12000**	380 U	**36000 D**
Isophorone	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
Naphthalene	100000		390	370 U	670	360 U	1500 U	410 U	740 J	380 U	1200
Nitrobenzene	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
n-Nitrosodi-n-propylamine	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
n-Nitrosodiphenylamine	--		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
Pentachlorophenol	6700		1700 U	1800 U	1800 U	1700 U	7200 U	2000 U	19000 U	1800 U	1900 U
Phenanthrene	100000		12000 D	370 U	6800 D	360 U	4500	230 J	14000	380 U	23000 D
Phenol	100000		360 U	370 U	380 U	360 U	1500 U	410 U	3800 U	380 U	390 U
Pyrene	100000		42000 D	110 J	24000 D	360 U	7800	710	20000	380 U	45000 D

Notes:

D - Analysis of secondary sample dilution

J - Estimated value

H - Alternate peak selection upon analytical review

U - Analyte was not detected at or above the reporting limit

M - Manually integrated compound

NYSDEC - New York State Department of Environmental Conservation

RRSCOs - Restricted Residential Soil Cleanup Objectives

Bold - Concentration exceeds NYSDEC Part 375 RRSCOs standard

-- - No Standard available

ppb - Parts per billion

ft bls - Feet below land surface

* - Laboratory control spike or laboratory control spike duplicate (LCS or LCSD) exceeds control limits

Table 2. Summary of Semivolatile Organic Compounds in Soil, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC Part 375 RRSCOs	**Sample Designation:**	SB-9	SB-11	SB-11	SB-12	SB-12	SB-15	SB-15	SB-16	SB-16	SB-18	SB-18
		Sample Date:	02/15/06	07/30/07	07/31/07	02/15/06	02/15/06	07/25/07	07/25/07	02/17/06	02/17/06	07/30/07	07/30/07
		Sample Depth (ft bls):	14-16	0-4	13-15	4-6	18-20	0-4	6-10	4-6	14-16	0-5	13-15
1,2,4-Trichlorobenzene	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
1,2-Dichlorobenzene	100000		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
1,3-Dichlorobenzene	49000		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
1,4-Dichlorobenzene	13000		390 U	370 U	340 U	71 J	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
2,2'-oxybis (1-chloropropane)	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
2,4,5-Trichlorophenol	--		1900 U	1800 U	1700 U	1900 U	1800 U	19000 U	9800 U	1800 U	1800 U	1800 U	1800 U
2,4,6-Trichlorophenol	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
2,4-Dichlorophenol	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
2,4-Dimethylphenol	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
2,4-Dinitrophenol	--		1900 U	1800 U*	1700 U*	1900 U	1800 U	19000 U*	9800 U*	1800 U	1800 U	1800 U*	1800 U*
2,4-Dinitrotoluene	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
2,6-Dinitrotoluene	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
2-Chloronaphthalene	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
2-Chlorophenol	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
2-Methylnaphthalene	--		390 U	370 U	340 U	190 J	380 U	4000 U	410 J	60 J	140 J	450	100 J
2-Methylphenol	100000		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
2-Nitroaniline	--		1900 U	1800 U	1700 U	1900 U	1800 U	19000 U	9800 U	1800 U	1800 U	1800 U	1800 U
2-Nitrophenol	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
3,3'-Dichlorobenzidine	--		790 U	740 U	690 U	780 U	760 U	7900 U	4000 U	730 U	730 U	740 U	750 U
3-Nitroaniline	--		1900 U	1800 U	1700 U	1900 U	1800 U	19000 U	9800 U	1800 U	1800 U	1800 U	1800 U
4,6-Dinitro-2-methylphenol	--		1900 U	1800 U	1700 U	1900 U	1800 U	19000 U*	9800 U*	1800 U	1800 U	1800 U	1800 U
4-Bromophenyl phenyl ether	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
4-Chloro-3-methylphenol	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
4-Chloroaniline	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
4-Chlorophenyl phenyl ether	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
4-Methylphenol	100000		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
4-Nitroaniline	--		790 U	740 U	690 U	780 U	760 U	7900 U	4000 U	730 U	730 U	120 J	750 U
4-Nitrophenol	--		1900 U	1800 U	1700 U	1900 U	1800 U	19000 U	9800 U	1800 U	1800 U	1800 U	1800 U
Acenaphthene	100000		390 U	130 J	340 U	550	380 U	4000 U	370 J	360 J	290 J	470	350 J
Acenaphthylene	100000		390 U	240 J	340 U	2300	380 U	5500	5000	1200	250 J	250 J	85 J
Anthracene	100000		390 U	540	340 UM	4000	380 U	4700	3600	3200	660	1100	680
Benzo[a]anthracene	1000		390 U	**1900**	340 U	**16000 D**	380 U	**12000**	**8700**	**9000 D**	**2500**	**4900**	**1700**
Benzo[a]pyrene	1000		390 U	**1500**	340 U	**13000 D**	380 U	**10000**	**8500**	**7000 D**	**2300**	**4100**	**1400**
Benzo[b]fluoranthene	1000		390 U	**2000**	340 U	**9700 D**	380 U	**14000**	**11000**	**5900 D**	**1800**	**4900**	**1500**
Benzo[g,h,i]perylene	100000		390 U	700	340 U	5000 H	380 U	6100	6700	3200	1100	2500	1200
Benzo[k]fluoranthene	3900		390 U	810	340 U	**11000 D**	380 U	**5800**	3900	**5200 H**	1800	1900	630
Benzyl Alcohol	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
Bis(2-chloroethoxy)methane	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
Bis(2-chloroethyl) ether	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U

Table 2. Summary of Semivolatile Organic Compounds in Soil, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC Part 375 RRSCOs	**Sample Designation:** / **Sample Date:** / **Sample Depth (ft bls):**	SB-9 02/15/06 14-16	SB-11 07/30/07 0-4	SB-11 07/31/07 13-15	SB-12 02/15/06 4-6	SB-12 02/15/06 18-20	SB-15 07/25/07 0-4	SB-15 07/25/07 6-10	SB-16 02/17/06 4-6	SB-16 02/17/06 14-16	SB-18 07/30/07 0-5	SB-18 07/30/07 13-15
Bis(2-ethylhexyl) phthalate	--		390 U	190 J	340 U	350 J	360 J	4000 U	420 J	91 J	240 J	190 J	53 J
Butylbenzyl phthalate	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
Carbazole	--		390 U	190 J	340 U	1300	380 U	1900 J	1400 J	200 J	270 J	410	290 J
Chrysene	3900		390 U	1800	340 U	**16000 D**	380 U	**11000**	**8400**	**8800 D**	2600	**4700**	1600
Dibenzo[a,h]anthracene	330		390 U	210 J	340 U	**2800 H**	380 U	**2000 J**	**2000**	**1500**	**500**	**620**	290 J
Dibenzofuran	59000		390 U	70 J	340 U	350 J	380 U	1100 J	640 J	290 J	230 J	160 J	170 J
Diethyl phthalate	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
Dimethyl phthalate	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
Di-n-butyl phthalate	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
Di-n-octyl phthalate	--		390 U	370 U	340 U	3900 UD	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
Fluoranthene	100000		390 U	3200	78 J	28000 D	380 U	23000	15000	18000 D	4300	8100 D	3500
Fluorene	100000		390 U	120 J	340 U	720	380 U	1300 J	950 J	820 M	260 J	340 J	310 J
Hexachlorobenzene	1200		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
Hexachlorobutadiene	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
Hexachlorocyclopentadiene	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
Hexachloroethane	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
Indeno[1,2,3-cd]pyrene	500		390 U	**870**	340 U	**5600 H**	380 U	**7900**	**8300**	**3500**	**1200**	**3000**	**1300**
Isophorone	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
Naphthalene	100000		390 U	63 J	340 U	750	380 U	1400 J	1000 J	140 J	300 J	260 J	240 J
Nitrobenzene	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
n-Nitrosodi-n-propylamine	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
n-Nitrosodiphenylamine	--		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
Pentachlorophenol	6700		1900 U	1800 U	1700 U	1900 U	1800 U	19000 U	9800 U	1800 U	1800 U	1800 U	1800 U
Phenanthrene	100000		390 U	1900	91 J	8500 D	380 U	15000	9000	11000 D	2900	3900	2700
Phenol	100000		390 U	370 U	340 U	390 U	380 U	4000 U	2000 U	370 U	370 U	370 U	370 U
Pyrene	100000		390 U	2300	78 J	27000 D	380 U	13000	10000	15000 D	3500	6200 D	3100

Notes:

D - Analysis of secondary sample dilution

J - Estimated value

H - Alternate peak selection upon analytical review

U - Analyte was not detected at or above the reporting limit

M - Manually integrated compound

NYSDEC - New York State Department of Environmental Conservation

RRSCOs - Restricted Residential Soil Cleanup Objectives

Bold - Concentration exceeds NYSDEC Part 375 RRSCOs standard

-- - No Standard available

ppb - Parts per billion

ft bls - Feet below land surface

* - Laboratory control spike or laboratory control spike duplicate (LCS or LCSD) exceeds control limits

Table 3. Summary of Metals in Soil, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppm)	NYSDEC Part 375 RRSCOs	**Sample Designation:** / **Sample Date:** / **Sample Depth (ft bls):**	SB-4 07/30/07 0-4	SB-4 07/30/07 10-12	SB-6 02/15/06 0-4	SB-6 02/15/06 14-16	SB-7P 07/26/07 0-4	SB-7P 07/26/07 12-15	SB-8 07/26/07 0-4	SB-8 07/26/07 10-14	SB-9 02/15/06 4-6	SB-9 02/15/06 14-16
Aluminum	--		8130	3550	2430 *	3790 *	6490	4910	6940	11100	5310 *	8680 *
Antimony	--		9.6 U	12.5 U	13.8 UN	13 UN	10.1 U	11.8 U	12.4 U	12.6 U	11.7 UN	16.2 UN
Arsenic	16		4 J	10 U	3.5 BN	8.9 UN	**25.5**	9.5 U	5.5 J	10.1 U	4.7 BN	1.9 BN
Barium	400		**563**	14.1	**447 N**	41.9 N	158	35.6	369	36.2	296 N	62.3 N
Beryllium	72		1.9 U	2.5 U	2.4 UN	2.2 UN	2 U	2.4 U	2.5 U	2.5 U	2 UN	2.8 UN
Cadmium	4.3		4.8 U	6.2 U	3.5 UN	3.3 UN	5.1 U	5.9 U	6.2 U	6.3 U	3 UN	4.2 UN
Calcium	--		81200	88400	127000 *	17200 *	47100	2420	24800	965	73400 *	4340 *
Chromium	180		15.2	5.6	6.6 *N	13.1 *N	35.7	16	14.7	29.9	11.9 *N	29.1 *N
Cobalt	--		4.6	3	3.2 *	5.6 *	4.4	4.6	4.5	6.9	3.8 *	7.2 *
Copper	270		15.8	11.2	13.9 *N	18.8 *N	33.2	12.1	42.9	13.5	14.8 *N	21.2 *N
Iron	--		9750	5970	6170	7580	10800	9820	15500	20900	12900	13000
Lead	400		**410**	7.3	94.1 N	2.7 BN	102	5.7 J	387	5 J	**403 N**	7.7 BN
Magnesium	--		4260	59200	76900 *	12100 *	11500	3410	4010	3820	4530 *	4060 *
Manganese	2000		182	312	172 *	1100 *	211	198	172	146	203 *	103 *
Mercury	0.81		0.13	0.026 J	0.18 *	0.035 U*	0.22	0.04 J	0.51	0.053 U	0.16 *	0.056 U*
Nickel	310		11	7	7 *	22.6 *	17.4	13	17.9	15.6	9.9 *	14.5 *
Potassium	--		1160	600	676	1020	1070	1180	893	1190	1160	1400
Selenium	180		9.6 U	12.5 U	18.9 UN	17.8 UN	10.1 U	11.8 U	12.4 U	12.6 U	16.1 UN	22.2 UN
Silver	180		2.9 U	3.7 U	3.5 UN	3.3 UN	3 U	3.5 U	3.7 U	3.8 U	3 UN	4.2 UN
Sodium	--		720	401	316 *N	113 *N	267	143 J	611	92.5 J	448 *N	196 *N
Thallium	--		14.4 U	18.7 U	11.8 U	11.1 U	15.2 U	17.7 U	18.5 U	18.9 U	10 U	13.9 U
Vanadium	--		22	9.8	20.8 N	10.9 N	20.3	14.9	22.8	29.5	29.1 N	28.6 N
Zinc	10000		339	45	285 *N	21.5 B*N	572	27.1	363	35	222 *N	236 *N

Notes:

* - Batch quality control (QC) exceeds upper or lower control limits

B - Less than contract required detection limit/reporting limit (CRDL/RL), greater than or equal to the instrument detection limit/method detection limit (IDL/MDL)

J - Estimated value

N - Spike recovery exceeds upper or lower control limits

U - Analyte was not detected at or above the reporting limit

NYSDEC - New York State Department of Environmental Conservation

RRSCOs - Restricted Residential Soil Cleanup Objectives

Bold - Concentration exceeds NYSDEC Part 375 RRSCOs standard

-- No Standard available

ppm - Parts per million

ft bls - Feet below land surface

Table 3. Summary of Metals in Soil, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppm)	NYSDEC Part 375 RRSCOs	**Sample Designation:** / **Sample Date:** / **Sample Depth (ft bls):**	SB-11 07/30/07 0-4	SB-11 07/31/07 13-15	SB-12 02/15/06 4-6	SB-12 02/15/06 18-20	SB-15 07/25/07 0-4	SB-15 07/25/07 6-10	SB-16 02/17/06 4-6	SB-16 02/17/06 14-16	SB-18 07/30/07 0-5
Aluminum	--		10400	6440	8680 *	7060 *	5850	7230	11300	12600	2570
Antimony	--		11.8 U	12.3 U	13.1 UN	12.7 UN	11.6 U	12.6 U	12.7 U	14.3 U	9.6 U
Arsenic	16		4.2 J	9.9 U	5.4 BN	2.3 BN	3.8 J	7.1 J	3.3 B	3.5 B	3.3 J
Barium	400		243	39	**755 N**	58.6 N	**524**	**698**	162	238	33.8
Beryllium	72		0.56 J	2.5 U	2.2 UN	2.2 UN	2.3 U	2.5 U	2.2 U	2.4 U	1.9 U
Cadmium	4.3		5.9 U	6.2 U	1.2 BN	3.3 UN	2.5 J	2.7 J	3.3 U	3.7 U	4.8 U
Calcium	--		31700	1530	76800 *	2010 *	37100	56200	20500	37500	122000
Chromium	180		22.5	16.9	14.4 *N	22 *N	13.3	16.7	17.4	20.4	7.6
Cobalt	--		7.8	5.6	4.6 *	8 *	5.7	3.7	5.6	6.4	2.5
Copper	270		38.2	9.9	26.5 *N	14.6 *N	36.4	34.7	19.6	23	16.4
Iron	--		18300	11900	12000	18700	14200	10500	13300	15500	7400
Lead	400		198	5.6 J	187 N	3.6 BN	160	242	65.6	97.9	54
Magnesium	--		11800	3520	19500 *	4090 *	2890	3060	7110	10800	74200
Manganese	2000		311	546	292 *	371 *	154	177	290	260	184
Mercury	0.81		**1.1**	0.049 U	0.16 *	0.047 U*	0.23	0.19	0.092 *	0.17 *	0.16
Nickel	310		17.9	13.5	10.9 *	17.6 *	15.6	11.9	14	14.7	7.7
Potassium	--		3070	689	1470	1570	1420	903	1900	3050	730
Selenium	180		11.8 U	12.3 U	18 UN	17.4 UN	11.6 U	12.6 U	17.4 U	19.5 U	9.6 U
Silver	180		3.5 U	3.7 U	3.4 UN	3.3 UN	3.5 U	3.8 U	3.3 U	3.7 U	2.9 U
Sodium	--		357	109 J	1300 *N	168 *N	377	528	1260	1390	402
Thallium	--		17.7 U	18.5 U	11.2 U	10.9 U	17.4 U	18.9 U	10.9 U	12.2 U	14.5 U
Vanadium	--		30.3	17.8	19.4 N	31.1 N	20	20.2	22.7	29	12
Zinc	10000		181	24.2 J	1130 *N	39.2 *N	521	460	106	154	81.1

Notes:

* - Batch quality control (QC) exceeds upper or lower control limits

B - Less than contract required detection limit/reporting limit (CRDL/RL), greater than or equal to the instrument detection limit/method detection limit (IDL/MDL)

J - Estimated value

N - Spike recovery exceeds upper or lower control limits

U - Analyte was not detected at or above the reporting limit

NYSDEC - New York State Department of Environmental Conservation

RRSCOs - Restricted Residential Soil Cleanup Objectives

Bold - Concentration exceeds NYSDEC Part 375 RRSCOs standard

-- No Standard available

ppm - Parts per million

ft bls - Feet below land surface

Table 3. Summary of Metals in Soil, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppm)	NYSDEC Part 375 RRSCOs	**Sample Designation:**	SB-18
		Sample Date:	07/30/07
		Sample Depth (ft bls):	13-15
Aluminum	--		13300
Antimony	--		11.1 U
Arsenic	16		1.8 J
Barium	400		49.3
Beryllium	72		0.56 J
Cadmium	4.3		5.5 U
Calcium	--		5300
Chromium	180		25.9
Cobalt	--		7.9
Copper	270		26.9
Iron	--		19500
Lead	400		27.7
Magnesium	--		5110
Manganese	2000		473
Mercury	0.81		0.026 J
Nickel	310		17.4
Potassium	--		1150
Selenium	180		11.1 U
Silver	180		3.3 U
Sodium	--		154 J
Thallium	--		16.6 U
Vanadium	--		31
Zinc	10000		72.2

Notes:

* - Batch quality control (QC) exceeds upper or lower control limits

B - Less than contract required detection limit/reporting limit (CRDL/RL), greater than or equal to the instrument detection limit/method detection limit (IDL/MDL)

J - Estimated value

N - Spike recovery exceeds upper or lower control limits

U - Analyte was not detected at or above the reporting limit

NYSDEC - New York State Department of Environmental Conservation

RRSCOs - Restricted Residential Soil Cleanup Objectives

Bold - Concentration exceeds NYSDEC Part 375 RRSCOs standard

-- No Standard available

ppm - Parts per million

ft bls - Feet below land surface

Table 4. Summary of Polychlorinated Biphenyl Compounds in Soil, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC Part 375 RRSCOs	**Sample Designation:** / **Sample Date:** / **Sample Depth (ft bls):**	SB-4 07/30/07 0-4	SB-4 07/30/07 10-12	SB-5P 07/27/07 0-4	SB-6 02/15/06 0-4	SB-6 02/15/06 14-16	SB-7P 07/26/07 0-4	SB-7P 07/26/07 12-15
Aroclor-1016			19 U	19 U	20 U	33 U	33 U	19 U	21 U
Aroclor-1221			37 U	37 U	39 U	33 U	33 U	37 U	40 U
Aroclor-1232			19 U	19 U	20 U	33 U	33 U	19 U	21 U
Aroclor-1242			19 U	19 U	20 U	33 U	33 U	19 U	21 U
Aroclor-1248			19 U	19 U	74 M	33 U	33 U	19 U	21 UM
Aroclor-1254			19 U	19 U	120 M	33 U	33 U	19 M	21 U
Aroclor-1260			19 U	19 U	40 M	36	33 U	17 JM	21 U
Total PCBs:	1000		0	0	234	36	0	36	0

Notes:

NYSDEC RRSCO for Total PCBs (sum of the Aroclors)
for subsurface soil is 1000 ppb
NYSDEC - New York State Department of Environmental Conservation
RRSCOs - Restricted Residential Soil Cleanup Objectives
U - Analyte was not detected at or above the reporting limit
M - Manual integrated compound
Bold - Concentration exceeds NYSDEC Part 375 RRSCOs standard
ppb - Parts per billion
ft bls - Feet below land surface
PCBs - Polychlorinated Biphenyl Compounds

Table 4. Summary of Polychlorinated Biphenyl Compounds in Soil, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC Part 375 RRSCOs	**Sample Designation:** / **Sample Date:** / **Sample Depth (ft bls):**	SB-8 07/26/07 0-4	SB-8 07/26/07 10-14	SB-9 02/15/06 4-6	SB-9 02/15/06 14-16	SB-11 07/30/07 0-4	SB-11 07/31/07 13-15	SB-12 02/15/06 4-6
Aroclor-1016			20 U	20 U	330 U	33 U	19 U	18 U	33 U
Aroclor-1221			39 U	38 U	330 U	33 U	37 U	35 U	33 U
Aroclor-1232			20 U	20 U	330 U	33 U	19 U	18 U	33 U
Aroclor-1242			20 U	20 U	330 U	33 U	19 U	18 U	33 U
Aroclor-1248			20 U	20 U	4800	33 U	87 M	18 U	47
Aroclor-1254			20 U	20 U	330 U	33 U	19 U	18 U	33 U
Aroclor-1260			23 M	20 U	330 U	33 U	40 M	18 U	33 U
Total PCBs:	1000		23	0	**4800**	0	127	0	47

Notes:

NYSDEC RRSCO for Total PCBs (sum of the Aroclors)
for subsurface soil is 1000 ppb
NYSDEC - New York State Department of Environmental Conservation
RRSCOs - Restricted Residential Soil Cleanup Objectives
U - Analyte was not detected at or above the reporting limit
M - Manual integrated compound
Bold - Concentration exceeds NYSDEC Part 375 RRSCOs standard
ppb - Parts per billion
ft bls - Feet below land surface
PCBs - Polychlorinated Biphenyl Compounds

Table 4. Summary of Polychlorinated Biphenyl Compounds in Soil, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC Part 375 RRSCOs	**Sample Designation:** / **Sample Date:** / **Sample Depth (ft bls):**	SB-12 02/15/06 18-20	SB-15 07/25/07 0-4	SB-15 07/25/07 6-10	SB-16 02/17/06 4-6	SB-16 02/17/06 14-16	SB-18 07/30/07 0-5	SB-18 07/30/07 13-15
Aroclor-1016			33 U	210 U	110 U	33 U	33 U	19 U	20 U
Aroclor-1221			33 U	400 U	200 U	33 U	33 U	38 U	38 U
Aroclor-1232			33 U	210 U	110 U	33 U	33 U	19 U	20 U
Aroclor-1242			33 U	210 U	110 U	33 U	33 U	19 U	20 U
Aroclor-1248			33 U	210 U	110 U	33 U	33 U	16 JM	20 U
Aroclor-1254			33 U	1100 M	850 M	33 U	33 U	29 M	20 U
Aroclor-1260			33 U	170 JM	190 M	33 U	33 U	30 M	20 U
Total PCBs:	1000		0	**1270**	**1040**	0	0	75	0

Notes:
NYSDEC RRSCO for Total PCBs (sum of the Aroclors)
for subsurface soil is 1000 ppb
NYSDEC - New York State Department of Environmental Conservation
RRSCOs - Restricted Residential Soil Cleanup Objectives
U - Analyte was not detected at or above the reporting limit
M - Manual integrated compound
Bold - Concentration exceeds NYSDEC Part 375 RRSCOs standard
ppb - Parts per billion
ft bls - Feet below land surface
PCBs - Polychlorinated Biphenyl Compounds

Table 5. Summary of Pesticides and Herbicides in Soil, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC Part 375 RRSCOs	**Sample Designation:** **Sample Date:** **Sample Depth (ft bls):**	SB-6 02/15/06 0-4
2,4,5-TP	100000		24 U
2,4-D	--		97 U
4,4'-DDD	13000		30 U
4,4'-DDE	8900		30 U
4,4'-DDT	7900		56
Aldrin	97		30 U
alpha-BHC	480		30 U
beta-BHC	360		30 U
Chlordane	4200		150 U
delta-BHC	100000		30 U
Dieldrin	200		30 U
Endosulfan I	24000		30 U
Endosulfan II	24000		30 U
Endosulfan sulfate	24000		30 U
Endrin aldehyde	--		30 U
Endrin	11000		30 U
gamma-BHC (Lindane)	1300		30 U
Heptachlor	2100		30 U
Heptachlor epoxide	2100		30 U
Methoxychlor	--		30 U
Toxaphene	--		1500 U

Notes:

U - Analyte was not detected at or above the reporting limit

NYSDEC - New York State Department of Environmental Conservation

RRSCOs - Restricted Residential Soil Cleanup Objectives

-- - No Standard available

ppb - Parts per billion

ft bls - Feet below land surface

DUP - Duplicate sample

Table 6. Summary of Volatile Organic Compounds in Groundwater, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC AWQSGVs (ppb)	**Sample Designation:** **Sample Date:**	SB-7P 8/16/2007
1,1,1-Trichloroethane	5		5 U
1,1,2,2-Tetrachloroethane	5		5 U
1,1,2-Trichloroethane	1		5 U
1,1-Dichloroethane	5		5 U
1,1-Dichloroethene	5		5 U
1,2-Dichloroethane	0.6		5 U
1,2-Dichloropropane	1		5 U
2-Butanone (MEK)	50		10 U
2-Hexanone	50		10 U
4-Methyl-2-pentanone (MIBK)	--		10 U
Acetone	50		10 UM
Benzene	1		5 U
Bromodichloromethane	50		5 U
Bromoform	50		5 U*
Bromomethane	5		5 U
Carbon disulfide	--		5 UM
Carbon tetrachloride	5		5 U
Chlorobenzene	5		5 U
Chloroethane	5		5 U*
Chloroform	7		0.74 J
Chloromethane	--		5 U
cis-1,2-Dichloroethene	5		5 U
cis-1,3-Dichloropropene	--		5 U
Dibromochloromethane	50		5 U
Ethylbenzene	5		5 U
Methylene chloride	5		5 UM
Styrene	5		5 U
Tetrachloroethene	5		5 U
Toluene	5		0.61 J
trans-1,2-Dichloroethene	5		5 U
trans-1,3-Dichloropropene	--		5 U
Trichloroethene	5		5 U
Vinyl chloride	2		5 U
Xylenes (total)	5		5 U

Notes:

J - Estimated value

U - Analyte was not detected at or above the reporting limit

M - Manual integrated compound

* - Laboratory control spike or laboratory control spike duplicate (LCS or LCSD) exceeds the control limits

NYSDEC - New York State Department of Environmental Conservation

AWQSGVs - Ambient Water-Quality Standards and Guidance Values

ppb - Parts per billion

-- - No standard available

Table 7. Summary of Semivolatile Organic Compounds in Groundwater, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC AWQSGVs (ppb)	**Sample Designation:** **Sample Date:**	SB-7P 8/16/2007
1,2,4-Trichlorobenzene	5		11 U
1,2-Dichlorobenzene	3		11 U
1,3-Dichlorobenzene	3		11 U
1,4-Dichlorobenzene	3		11 U
2,2'-oxybis (1-chloropropane)	--		11 U
2,4,5-Trichlorophenol	--		56 U
2,4,6-Trichlorophenol	--		11 U
2,4-Dichlorophenol	5		11 U
2,4-Dimethylphenol	50		11 U
2,4-Dinitrophenol	10		56 U
2,4-Dinitrotoluene	5		11 U
2,6-Dinitrotoluene	5		11 U
2-Chloronaphthalene	10		11 U
2-Chlorophenol	--		11 U
2-Methylnaphthalene	--		11 U
2-Methylphenol	--		11 U
2-Nitroaniline	5		56 U
2-Nitrophenol	--		11 U
3,3'-Dichlorobenzidine	5		11 U
3-Nitroaniline	5		56 U
4,6-Dinitro-2-methylphenol	--		56 U
4-Bromophenyl phenyl ether	--		11 U
4-Chloro-3-methylphenol	--		11 U
4-Chloroaniline	5		11 U
4-Chlorophenyl phenyl ether	--		11 U
4-Methylphenol	--		11 U
4-Nitroaniline	5		22 U
4-Nitrophenol	--		56 U
Acenaphthene	20		11 U
Acenaphthylene	--		11 U
Anthracene	50		11 U
Benzo[a]anthracene	0.002		11 U
Benzo[a]pyrene	ND		11 U
Benzo[b]fluoranthene	0.002		11 U
Benzo[g,h,i]perylene	--		11 U
Benzo[k]fluoranthene	0.002		11 U
Benzyl Alcohol	--		11 U

Table 7. Summary of Semivolatile Organic Compounds in Groundwater, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC AWQSGVs (ppb)	**Sample Designation:** **Sample Date:**	SB-7P 8/16/2007
Bis(2-chloroethoxy)methane	5		11 U
Bis(2-chloroethyl) ether	1		11 U
Bis(2-ethylhexyl) phthalate	5		11 U
Butylbenzyl phthalate	50		11 U
Carbazole	--		11 U
Chrysene	0.002		11 U
Dibenzo[a,h]anthracene	--		11 U
Dibenzofuran	--		11 U
Diethyl phthalate	50		11 U
Dimethyl phthalate	50		11 U
Di-n-butyl phthalate	50		11 U
Di-n-octyl phthalate	50		11 U
Fluoranthene	50		0.62 J
Fluorene	50		11 U
Hexachlorobenzene	0.04		11 U
Hexachlorobutadiene	0.5		11 U
Hexachlorocyclopentadiene	5		11 U
Hexachloroethane	5		11 U
Indeno[1,2,3-cd]pyrene	0.002		11 U
Isophorone	50		11 U
Naphthalene	10		11 U
Nitrobenzene	0.4		11 U
n-Nitrosodi-n-propylamine	--		11 U
n-Nitrosodiphenylamine	50		11 U
Pentachlorophenol	1		56 U
Phenanthrene	50		11 U
Phenol	1		11 U
Pyrene	50		2.6 J

Notes:

J - Estimated value
U - Analyte was not detected at or above the reporting limit
NYSDEC - New York State Department of Environmental Conservation
AWQSGVs - Ambient Water-Quality Standards and Guidance Values
ppb - Parts per billion
-- - No NYSDEC AWQSGV available

Table 8. Summary of Metals in Groundwater, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC AWQSGVs (ppb)	**Sample Designation:** **Sample Date:**	SB-7P 8/16/2007
Aluminum	--		3400
Antimony	3		50 U
Arsenic	25		25 U
Barium	1000		120
Beryllium	3		5 U
Cadmium	5		10 U
Calcium	--		179000
Chromium	50		13
Cobalt	--		3.3 J
Copper	200		19
Iron	--		7400
Lead	25		10
Magnesium	--		89600
Manganese	300		180
Mercury	0.7		0.2 U
Nickel	100		9.8 J
Potassium	--		6200
Selenium	10		30 U
Silver	50		5 U
Sodium	20000		**31800**
Thallium	0.5		40 U
Vanadium	--		12
Zinc	2000		30 J

Notes:

U - Analyte was not detected at or above the reporting limit
J - Sample result is greater than the MDL but below the CRDL
ppb - Parts per billion
NYSDEC - New York State Department of Environmental Conservation
AWQSGVs - Ambient Water-Quality Standards and Guidance Values
-- - No standard available
Bold - Concentration exceeds NYSDEC AWQSGVs

Table 9. Summary of Polychlorinated Biphenyl Compounds in Groundwater, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC AWQSGVs (ppb)	**Sample Designation:**	SB-7P
		Sample Date:	8/16/2007
Aroclor-1016			0.55 U
Aroclor-1221			1.1 U
Aroclor-1232			0.55 U
Aroclor-1242			0.55 U
Aroclor-1248			0.55 U
Aroclor-1254			0.55 U
Aroclor-1260			0.55 U
Total PCBs:	0.09		0

Notes:

NYSDEC - New York State Department of Environmental Conservation
AWQSGVs - Ambient Water-Quality Standards and Guidance Values
U - Analyte was not detected at or above the reporting limit
ppb - Parts per billion
PCBs - Polychlorinated Biphenyl Compounds

Table 10. Summary of Pesticides and Herbicides in Groundwater, La Central Redevelopment, Bronx, New York

Parameter (Concentrations in ppb)	NYSDEC AWQSGVs (ppb)	**Sample Designation:** **Sample Date:**	SB-7P 8/16/2007
2,4,5-TP	--		0.56 U
2,4-D	--		0.56 U
4,4'-DDD	0.3		0.16 U
4,4'-DDE	0.2		0.11 U
4,4'-DDT	0.2		0.11 U*
Aldrin	ND		0.055 U
alpha-BHC	--		0.055 U
beta-BHC	--		0.055 U
alpha-Chlordane	--		0.055 U
Chlordane	0.05		0.055 U
delta-BHC	--		0.055 U
Dieldrin	0.004		0.11 U
Endosulfan I	--		0.055 U
Endosulfan II	--		0.11 U
Endosulfan sulfate	--		0.11 U
Endrin aldehyde	5		0.11 U
Endrin ketone	--		0.11 U
Endrin	ND		0.11 U
gamma-BHC (Lindane)	--		0.055 U
Heptachlor	0.04		0.055 U
Heptachlor epoxide	0.03		0.055 U
Methoxychlor	35		0.55 U
Toxaphene	0.06		2.7 U

Notes:

U - Analyte was not detected at or above the reporting limit

ND - Non detect

* - Laboratory control spike or laboratory control spike duplicate (LCS or LCSD) exceeds the control limits

NYSDEC - New York State Department of Environmental Conservation

AWQSGVs - Ambient Water Quality Standards and Guidance Values

-- - No standard available

ppb - Parts per billion

APPENDIX C-2

Property's Environmental History

1. Roux Associates Phase I ESA, July 24, 2014
2. Roux Associates Phase I ESA, November 14, 2011
3. Roux Associates Phase II ESA, October 9, 2007
4. Roux Associates Draft Phase I ESA, October 5, 2005
5. Mueser Rutledge Consulting Engineers, Geotechnical Investigation Report, October 17, 2014
6. Mueser Rutledge Consulting Engineers, Phase II Geotechnical Report, October 5, 2007

APPENDIX D

Property Information

Appendix D - Property Information

La Central - Phase I

BCP Application - Section IV

Building	Street Address	TaxID (Block-Lot)	Acerage	Latitude/Longitude
A	430 Westchester Avenue	2294-32	1.18	40°48'57.70"N/73°54'55.99"W
B	599 Brook Avenue	2361-1	1.21	40°49'00.09"N/73°54'53.20"W
D	East 153rd Street	2361-25	0.52	40°49'03.12"N/73°54'50.99"W

APPENDIX E

Property Description Narrative

Appendix E – Property Description Narrative
La Central – Phase I
BCP Application - Section IV, Question 10

Location

The proposed Brownfield Cleanup Program (BCP) Site is located in the Melrose neighborhood of the South Bronx, New York and consists of 2.91-acres, identified on the Bronx County Tax Map as Block 2294, Lot 32 and Block 2361, Lots 1 and 25 (Site, Figure 2). The Site is bounded by Brook Avenue to the east, Bergen Avenue to the west, the tracks of subway line 2 and 5 to the south and a vacant parcel to the north. A Site Location Map is provided as Figure 1.

BCP Site Features

Major Site features are described as follows.

- Block 2294, Lot 32: The parcel contains a part one-story, part two-story building formerly used as a boxing gymnasium and a United States Post Office (currently vacant) and two fee-based parking lots. The Site perimeter is secured by a chain-link fence with gates for access to the parking lots and the Site building.

- Block 2361, Lots 1 and 25: Both lots are currently void of building structures and covered with moderately dense vegetation such as weeds, bushes, and several trees. Both lots are secured by a chain-link fence along their perimeter.

Current Zoning and Land Use

Block 2294, Lot 32 is currently zoned for commercial (C4-4) with a manufacturing overlay (M1-1). Block 2361, Lots 1 and 25 are zoned for manufacturing (M1-1). The attached Existing Conditions and Property Map (Figure 3) shows surrounding land use and the current Site conditions. A change in zoning is required to support the development. This change in zoning is part of the Uniform Land Use Review Procedure (ULURP). The following ULURP actions relate to zoning:

1. La Central Manager, LLC (Requestor) is proposing a Zoning Map Amendment to rezone three underutilized blocks (portions of Tax Blocks 2294, 2361 and 2363) from M1-1 and C4-4 to C6-2;

2. A Large Scale General Development Special Permit pursuant to Section 74-743(a)(1) of the Zoning Resolution of the City of New York to permit distribution of required open space within the Large Scale General Development without regard for zoning lot lines;

3. Large Scale General Development Special Permit pursuant to ZR §74-743(a)(2) to permit location of buildings without regard for applicable yard, court and height and setback regulations; and

4. Large Scale General Development Special Permit pursuant to ZR §74-744(b) to permit residential and non-residential uses to be arranged on the second floor within Building B without regard for the location regulations of ZR §32-42.

Past Use of the Site

The Site has been developed since the late 1800s and contained a mixture of residential dwellings (tenements) and commercial buildings and operations (retail stores, plumbers shop, provisions packing and warehouses, post office). The previously noted subway tracks and ground level subway tunnel entrance are shown to be present to the south of the Site as early as 1908. The tenants on the various lots on the Site have included residential dwellings, parts and service garage, movie theaters, post office, garage, laundry, woodworking, meatpacking and warehousing, and a gymnasium. Block 2361 has been vacant since approximately the late 1970s. Block 2294 continues to operate including two parking lots and a vacant former boxing gymnasium. Several underground tunnels extend east from the off-Site portion of Block 2361, traversing beneath Brook Avenue to a former rail road freight yard on the east side of Brook Avenue. The tunnels are off-site, but adjoin the Site and were associated with operations in former on-Site buildings. Since they are located off-Site, the tunnels will not be investigated as part of the RI for the BCP Site.

Site Geology and Hydrogeology

The surface topography of the Site is generally flat. Based on the United States Geological Survey 7.5-minute Series Topographic Map – Central Park Quadrangle, the Site is situated at an elevation of approximately 27 feet above mean sea level.

Soil from land surface to approximately 10 feet below land surface (bls) consists of assorted fill material such as brick, wood, glass, plastic, cloths, cinders and metal. Deeper soil consists of fine sand, silt and gravel consistent with glacial till. A layer of organic silt with trace peat, approximately two to seven feet thick, was also encountered below the fill material at the location of a past stream bed (now filled) that ran through the eastern region of the Site in the general direction of Brook Avenue (Mueser Rutledge, 2005). Glacial till is underlain by weathered bedrock and competent bedrock that consists of two formations: Fordham Gneiss and Inwood Marble. Depth to surface of weathered bedrock and competent bedrock dips from approximately

20 feet bls in the western region of the Site to approximately 65 feet bls in the eastern region of the Site (Mueser Rutledge, 2005).

The nearest surface water bodies are the Harlem River which is located approximately one mile to the west of the Site and the East River which is located approximately one mile to the southeast of the Site.

In 2007, groundwater was measured in the overburden between 13 and 15 feet below land surface and flowed in an easterly direction (Roux Associates, 2007), which is consistent with the dip of bedrock. Current groundwater flow direction may be influenced by local dewatering projects and new improvements including utilities.

Environmental Assessment

Based upon investigations conducted to date, the primary contaminants of concern for the Site include: 1) semivolatile organic compounds (SVOCs), including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene and indeno(1,2,3-cd)pyrene, 2); metals, including arsenic, barium, lead, and mercury; and 3) total PCBs.

Soil – SVOCs and metals are the main constituents of concern. The contamination at the Site requires remediation since contaminants are present in both shallow and deep soils throughout the Site at concentrations that exceed the Restricted Residential Soil Cleanup Objectives (RRSCOs). Sample SB-9 (4-6 feet bls), located in Block 2361, Lot 1 (currently vacant), has the highest concentrations of SVOCs. The highest concentration of each SVOC is as follows:

- benzo(a)anthracene (max of 34,000 parts per billion [ppb]);
- benzo(a)pyrene (max of 39,000 ppb);
- benzo(b)fluoranthene (max of 30,000 ppb);
- benzo(k)fluoranthene (max of 31,000 ppb);
- chrysene (max of 35,000 ppb);
- dibenzo(a,h) anthracene (max of 14,000 ppb); and

- indeno (1,2,3-cd) pyrene (max of 36,000 ppb).

Soils are impacted in both shallow and deep soils with the following metals throughout the Site, with the highest concentrations of each parameter as follows:

- arsenic (max of 25.5 parts per million [ppm]);
- cadmium (max of 6.3 ppm);
- barium (max of 755 ppm);
- lead (max of 410 ppm); and
- mercury (max of 1.1 ppm).

Soils are impacted with PCBs in the east side of Block 2361, Lot 1, which is currently vacant. The highest concentration is associated with SB-9 (4-6 feet bls):

- total PCBs (max of 4,800 ppb) .

SVOC impacts are in both shallow and deeper soils, up to a depth of 16 feet bls. Metal and PCB impacts are in both shallow and deeper soils, up to a depth of 10 feet bls.

As a result of the prior investigations, a portion of the Site is encumbered with an institutional control established by the New York City Department of Environmental Protection that requires the preparation of a Construction Health and Safety Plan and a Remedial Action Plan prior to the commencement of any in-ground construction activities.

Groundwater – Sodium was detected in one sample at a concentration above its Ambient Water Quality Standard and Guidance Value (20,000 ppb) at a concentration of 31,800 ppb. However, only one monitoring well from previous investigations is located within the Site boundaries. It should be noted that there were several VOCs, SVOCs and metals where the analyte was not detected or detected at or above the reporting limit. The reporting limit was above the NYS groundwater standard; therefore, it is not possible to determine if the parameter actually exceeded the applicable groundwater standard.

Appendix E – Property Description Narrative
La Central – Phase I
BCP Application - Section IV, Question 10

Soil Vapor and Indoor Air – Soil vapor samples were not previously collected.

APPENDIX F

Previous Owners

Appendix F - Previous Owners and Operators

La Central - Phase I

BCP Application - Section VI

The following table lists the previous Site owners. There is no connection between La Central Management's corporate members and the current property owner, New York City Housing Preservation & Development (NYCHPD).

Current Owner	Current Owner's Address	Owned Since	Relationship to Current Owner
New York City Housing Preservation & Development	100 Gold Street, New York, New York 10038	1973	None

Roux Associates and La Central Manager have further reviewed available documentation including a Title Search Report and no additional information is available earlier than 1973. There is no specific information regarding previous property owner's available.

The following table lists the Site operators' information for Block 2294, Lot 32

Operator	Source	Year	Relationship to Current Owner
Jerome Boxing Club Contact information not available	New York Telephone/Google	1983	None
Johns Boxing Club 1703 Jerome Avenue, 2nd Floor, Bronx Phone: 718-665-0376	Cole Information Servives	2008	None
Mattress Maker Contact information not available	Sanborn	1908	None
Lowes National Theatre Contact information not available	Sanborn	1935, 1944, 1946, 1947, 1951	None
New York Post Office Station Contact information not available	Sanborn	1935, 1944, 1946, 1947, 1951, 1977, 1978, 1980, 1981	None
Moving Picture Theatre Contact information not available	Sanborn	1944, 1946, 1947, 1941	None
Parking 430 Westchester Avenue, Bronx Phone: 718-402-0050	Sanborn/Google	1993, 1994, 1995, 1996, 1998, 2001, 2002, 2003, 2004, 2005, 2006, 2007	None
Paper Stock Contact information not available	Sanborn	1908, 1935	None

Appendix F - Previous Owners and Operators

La Central - Phase I

BCP Application - Section VI

The following table lists the Site operators' information for Block 2361, Lot 25

Operator	Source	Year	Relationship to Current Owner
Feingold Chase Eggs Contact information not available	New York Telephone	1949, 1956	None
Levitt Geo Inc Eggs Contact information not available	New York Telephone Company	1965	None
Wick and Son Eggs Contact information not available	New York Telephone	1971	None
Nelson Morris and Company Packing House Contact information not available	Sanborn	1908	None
Armour and Company Provision House Contact information not available	Sanborn	1908, 1935, 1944, 1946, 1947, 1951	None
Cold Storage Contact information not available	Sanborn	1944, 1946, 1947, 1951	None
Swift and Company Provision House Contact information not available	Sanborn	1908, 1935, 1944, 1946, 1947, 1951	None

The following table lists the Site operators' information for Block 2361, Lot 1

Operator	Source	Year	Relationship to Current Owner
Garage Parts and Service Contact information not available	Sanborn	1935	None
Auto Parking Contact information not available	Sanborn	1944, 1946	None

APPENDIX G

Volunteer Statement

Appendix G – Volunteer Statement
La Central – Phase I
BCP Application – Section VII

La Central Manager, LLC (the Requestor) intends to redevelop the Site into a mixed-use affordable housing development. A Phase II Environmental Site Assessment completed in 2007 identified the presence of hazardous substances or contaminants at concentrations exceeding their respective restricted residential soil cleanup objectives and this requires remediation.

The current Site owner, the New York City Department of Housing, Preservation and Development, has taken reasonable and appropriate steps to prevent human exposure to the known contamination by constructing perimeter fencing to restrict access. In addition, the New York City Department of Environmental Protection has established an institutional control on Block 2294, Lot 32, which requires the preparation of a Construction Health and Safety Plan and a Remedial Action Plan prior to the commencement of any in-ground construction activities, thereby complicating redevelopment. There are no known underground storage tanks and no open spill numbers.

The Requestor does not own the Site and has performed a Phase 1 Environmental Site Assessment that satisfied the "all appropriate inquiries" requirements of 40 CFR 312. Moreover, (i) all disposals of hazardous substances have occurred prior to the date the Requestors will acquire title to the Site and (ii) Requestors do not have any affiliation with any responsible party. The Requestor's liability would arise solely as a result of its ownership or involvement with the redevelopment of the Site subsequent to the disposal of hazardous substances and contaminants. As such, the Requestor qualifies as a Volunteer as defined in ECL 27-1405(1)(b).

APPENDIX H

Access Agreement

Department of
Housing Preservation
& Development
nyc.gov/hpd

VICKI BEEN
Commissioner
DANIEL HERNANDEZ
Deputy Commissioner
ERIC WILSON
Assistant Commissioner

Planning & Predevelopment
100 Gold Street
New York, NY 10038

June 13, 2016

RE: La Central, Proof of Site Access
Block 2294, Lot 32 & Block 2361,
Lots 1 and 25
BCP #C203086

Kelly A. Lewandowski, P.E.
Site Control Section
New York State Department of Environmental Conservation
650 Broadway 11th Fl.
Albany, NY 12233

Dear Ms. Lewandowski,

I am writing in regards to La Central's application to the Brownfield Cleanup Program (Application #C203086, Section VII: Requestor Eligibility Information). La Central Manager LLC ("the Applicant") and Roux Associates, the Applicant's environmental consultant, will have access to Block 2294, Lot 32 and Block 2361, Lots 1 and 25 in the Bronx, also known as La Central (the "Development Site"), for the duration of the work to be performed under the Brownfield Cleanup Program.

Currently via License Agreement, HPD has granted access to the Applicant to the above referenced property to implement the Brownfield Cleanup Program through August 2016 and expects to issue a License Agreement to the Applicant past August 2016 for the above referenced property, provided the Applicant diligently, competently, and expeditiously complies with all requirements communicated to the Applicant by HPD.

Please accept this letter to serve as **proof of site access**. If you have any further questions, please feel free to contact the HPD Director of Bronx Planning, Ted Weinstein, at Weinstet@hpd.nyc.gov or 212-863-6279.

Sincerely,

Ted Weinstein

Ted Weinstein
Director of Bronx Planning

APPENDIX I

Site Contact List

APPENDIX I

SECTION IX. CONTACT LIST INFORMATION

i. Local Officials

Mayor Bill de Blasio
City Hall
New York, NY 10007-1200

Rubén Diaz
NYS Senator – District 32
900 Rogers Place
Bronx, NY 10459

Carmen E. Arroyo
NYS Assembly – District 84
384 East 149th Street, Suite 301
Bronx, NY 10455

Ruben Diaz, Jr.
Office of the Bronx Borough President
851 Grand Concourse, 3rd Floor
Bronx, NY 10451

Vanessa L. Gibson
Council Member - District 16
1377 Jerome Avenue
Bronx, NY 10452

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

Department of City Planning
Bronx Borough Office
One Fordham Plaza, 5th Fl.
Bronx, NY 10458-5891

ii. Current Owners and Occupants of the Subject Site and Adjacent Sites

The Site is currently owned by various entities. Current owners and operators are listed below. Some of the buildings and/or parcels are vacant. A list of adjacent properties are provided below and identified on Figure 3 in Appendix B.

Onsite- Phase I

SoBro
430 Westchester Avenue
Bronx, NY 10455
(Block 2294, Lot 32)

Current Occupant
599 Brook Avenue
Bronx, NY 10455
(Block 2361, Lot 1)

Current Occupant
East 53rd Street
Bronx, NY 10455
(Block 2361/Lot 25)

South of Site

Current Occupant
459 East 149th Street
(Block 2294, Lot 7501)

East of Site
NYS Office of General Services
527 Westchester Avenue
(Block 2359, Lot 3)

NYS Office of General Services
560 Brook Avenue
(Block 2276, Lot 1)

Via Verde Homes LLC
700-704 Brook Avenue
(Block 2359, Lot 7501)

NYC Housing Preservation and Development
702 Brook Avenue
(Block 2359, Lot 40)

North of Site
665 Bergen Ave. Corp.
487 East 153rd Street
(Block 2363, Lot 7)

Related Retail Hub, LLC
2984 3rd Avenue
(Block 2363, Lot 16)

Related Retail Hub, LLC
3006 3rd Avenue
(Block 2363, Lot 24)

NYC Housing Preservation and Development
626 Bergen Avenue
(Block 2361, Lots 26 & 50)

West of Site
149 St. Realty Associates, L.P.
2850 3rd Avenue
(Block 2294, Lot 2)

Westchester Company
423 Westchester Avenue
(Block 2362, Lot 26)

Bergchester Corporation
601 Bergen Avenue
(Block 2362, Lot 25)

Acadia 2914 Third Ave, LLC
2914 3rd Avenue
(Block 2362, Lot 13)

S&T Bronx Realty, LLC
2922 3rd Avenue
(Block 2362, Lot 21)

CA 2952 Holdings, LLC
631 Bergen Avenue
(Block 2362, Lot 72)

CA 2952 Holdings, LLC
633 Bergen Avenue
(Block 2362, Lot 71)

CA 2952 Holdings, LLC
2948 3rd Avenue
(Block 2362, Lot 44)

Bronx Hub Acquisition
2952 3rd Avenue
(Block 2362, Lot 50)

iii. Local News Media

New York Daily News
450 West 33rd Street
New York, NY 10001

The New York Times
229 West 43rd Street
New York, NY 10036

Bronx Times
3604 East Tremont Avenue
Bronx, NY 10465

Bronx News
135 Dreiser Loop
Bronx, NY 10475

Parkchester News
135 Dreiser Loop
Bronx, NY 10475

El Diario
1 Metrotech LLC
1 MetroTech Roadway
Brooklyn, NY 11201

Hoy Nueva York
1 Metro Tech Center, 18th Floor
Brooklyn, NY 11201

New York 1 News
Chelsea Market
75 9th Avenue
New York, NY 10011

1010 WINS-CBS Radio
888 7th Avenue, 10th Floor
New York NY 10106

iv. Public Water Supplier

Public water is provided from Upstate NY reservoirs by the City of New York, Department of Environmental Protection (Consumer Service Center: 59-17 Junction Boulevard, 10th Floor, Flushing, NY 11373).

v. Persons Requesting to be on the Site Contact List

No persons have requested to be on the Site Contact List.

vi. School/Day Care Administration Near the Site

Schools and day care centers within a 1000 foot radius of the Site are listed below.

P.S. 277
Elementary School
Principal: Jorge Sagrario
519 St. Ann's Avenue
Bronx, NY 10455

Sunshine Day Care
Administrator: Samantha Gonzales
416 Willis Avenue
Bronx, NY 10455

Crotona Academy High School
Administrator: Patricia Williams
639-55 St. Ann's Avenue
Bronx, NY 10455

Immaculate Conception School
Administrator: Sr. Leticia Alviles
375 East 151st Street
Bronx, NY 10455

Lola Rodriguez Junior High School
Administrator: Deborah Sanabria
600 St. Ann's Avenue
Bronx, NY 10455

Grace Outreach
Administrator: Margaret Grace
378 East 151st Street
Bronx, NY 10455

Mott Haven Village Preparatory High School
Administrator: Melanie Williams
701 St. Ann's Avenue
Bronx, NY 10455

vii. Local Community Board/Civic Association

Community Board No.1 Bronx
George Rodriguez
3024 Third Avenue
Bronx, NY 10455

viii. Document Repository

New York Public Library
Mott Haven
321 East 140th Street
Bronx, NY 10455
(718) 829-7830

NYSDEC, Region #2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4891

Community Board No. 1 Bronx
3024 Third Avenue
Bronx, NY 10455
(718) 585 -7117

The Mott Haven Branch of New York Public Library and Bronx Community Board #1 have agreed to serve as the document repositories for the project. Please see attached correspondence.

Richard Maxwell

From: Jeanine Thomas <jeaninethomas@nypl.org>
Sent: Wednesday, March 30, 2016 2:30 PM
To: Rachel Henke
Cc: Richard Maxwell
Subject: Re: Document Repository

Hi Rachel,

The library request that the repository be sent in a link to be updated to our branch page.

Thank you,

On Wed, Mar 30, 2016 at 1:16 PM, Rachel Henke <rhenke@rouxinc.com> wrote:

Ms. Thomas,

Roux Associates is requesting permission to use the New York Public Library –Mott Haven as a document repository for a Site applying for entry into the Brownfield Cleanup Program which is administered through the New York State Department of Environmental Conservation (NYSDEC). The NYSDEC requires a document repository be listed for the Site so that documents and reports prepared for the Site can be reviewed by concerned citizens. The Site is located at 430 Westchester Avenue, Bronx, New York. This will require providing shelf space for reports for approximately 18 to 24 months. The shelf space required would likely be about 12 inches by 12 inches and the stack of reports approximately 18 inches high. A total of six to seven reports (Application, Remedial Investigation Work Plan, Remedial Investigation Report, Remedial Action Work Plan, Remedial Action Report, Final Engineering Report) will be produced over the course of the project. We will send the reports by express delivery. If shelf space is limited, electronic versions can be submitted as necessary.

Please reply indicating that use of the New York Public Library—Mott Haven as the document repository as noted above is permissible.

Should you have any questions or concerns please don’t hesitate to contact me at the number listed below.

Thank you,

Rachel Henke

Staff Scientist

Email: rhenke@rouxinc.com

Roux Associates, Inc.

209 Shafter St.

Islandia, NY 11749

Office: (631) 232-2600

Mobile: (919) 619-1503

Fax: (631) 232-9898

Website: www.rouxinc.com

We solve our clients' most challenging environmental problems.

--

Jeanine Y. Thomas Cross-Library Manager

The Mott Haven Branch-Central Bronx Library
The New York Public Library
321 East 140th Street, Bronx NY 10454
Office: 718-665-4878 **| Cell**: 646-281-1578 **| Email:** jeaninethomas@nypl.org **| Fax**: 718-585-8059
http://www.nypl.org/ **| Follow us on Facebook & Twitter**

Our mission is to "Advance Knowledge, Inspire Lifelong Learning, and Strengthen Our Communities"

From: Bronx Community Board 1
To: Julie Moriarity
Subject: RE: Document Repository Request
Date: Tuesday, June 07, 2016 2:31:45 PM

Dear Ms. Moriarity: Please be advised, Bronx Community Board One can be added and used as a document repository of the Brownfield Cleanup Program site at 430 Westchester Avenue, Bronx, New York

Cedric L. Loftin
District Manager
Bronx Community Board One
Of the City of New York
3024 Third Avenue
Bronx, New York 10455
Office: 718 585-7117
Email: brxcb1@optonline.net

From: Julie Moriarity [mailto:jmoriarity@rouxinc.com]
Sent: Tuesday, June 07, 2016 10:00 AM
To: brxcb1@optonline.net
Subject: Document Repository Request

Good morning,

Roux Associates is requesting permission to the use the Bronx Community Board #1 as a document repository for a Site applying for entry into the Brownfield Cleanup Program which is administered through the New York State Department of Environmental Conservation (NYSDEC). The NYSDEC requires a document repository be listed for the Site so that documents and reports prepared for the Site can be reviewed by concerned citizens. The Site is located at 430 Westchester Avenue, Bronx, New York. This will require providing shelf space for reports for approximately 18 to 24 months. The shelf space required would likely be about 12 inches by 12 inches and the stack of reports approximately 18 inches high. A total of six to seven reports (Application, Remedial Investigation Work Plan, Remedial Investigation Report, Remedial Action Work Plan, Remedial Action Report, Final Engineering Report) will be produced over the course of the project. We will send the reports by express delivery. If shelf space is limited, electronic versions can be submitted as necessary.

Please reply indicating that use of the Bronx Community Board #1 as the document repository as noted above is permissible.

Should you have any questions or concerns please do not hesitate to contact me.

Thank you,
Julie Moriarity
Project Scientist