440 Park Avenue South, 7th Floor
New York, NY 10016

Mr. Javier Perez-Maldonado
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, New York 12233

April 2, 2025

Re: Supplemental Remedial Investigation Scope
350 Grand Concourse, Bronx, NY 10451
NYSDEC BCP Site No. C203153

Dear Mr. Perez-Maldonado:

AKRF, Inc. (AKRF), on behalf of 350 GC Property Owner LLC (the "Volunteer"), prepared this Supplemental Remedial Investigation (SRI) Scope letter for the property located at 350 Grand Concourse, Bronx, NY (Site). The Site is also known as New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C203153. A Site location map is provided as Figure 1.

AKRF performed a Subsurface (Phase II) Investigation and Remedial Investigation (RI) for the Site in October 2021 and October 2022, respectively. The Phase II was summarized under a report dated October 2021. The RI was performed according to an NYSDEC-approved June 2022 RI Work Plan (RIWP). The RI was submitted to NYSDEC in a draft RI Report (RIR) dated April 2024 (under the former Volunteer 350 Rising LLC), which remains draft as comments provided by NYSDEC remain outstanding. Both investigations included the collection of soil, groundwater, and soil vapor samples. Furthermore, both investigations included laboratory Category B deliverables and quality assurance/quality control (QA/QC) sampling of one blind duplicate, field blank, trip blank, and matrix spike/matrix spike duplicate (MS/MSD) for every 20 field samples collected. The QA/QC samples were analyzed for the same testing parameters of the associated collected samples, except for the trip blanks which were analyzed for volatile organic compounds (VOCs) only. All Phase II and RI data was reviewed by a third-party validator and Data Usability Summary Reports (DUSRs) were prepared to document the usability and validity of the data.

These previous investigations determined the affected media at the Site includes soil, groundwater, and soil vapor. These investigations concluded elevated concentrations of petroleum-related VOCs, semivolatile organic compounds (SVOCs), metals, pesticides and per- and polyfluoroalkyl substances (PFAS) were detected in soil across the Site. Elevated concentrations of VOCs, SVOCs, metals, and PFAS were detected in groundwater on the western and southern portions of the Site, and elevated concentrations of petroleum- and chlorinated solvent-related VOCs were detected in soil vapor on the southern and western portions of the Site. The contamination appears to be related to a combination of historic fill materials and former petroleum bulk storage and/or automobile-related uses at the Site, including former underground storage tanks along with the NYSDEC Spill Nos 98-14075 and 01-11974 previously assigned to the Site. The results of these previous investigations, along with the 2022 Interim Remedial Measure (IRM) endpoint soil sample results, are summarized on Figures 4 and 5 of the IRM Construction Completion Report submitted to NYSDEC on April 1, 2025.

Based on an evaluation of the data and information from the Phase II and RI, this SRI scope has been prepared to further delineate the extent of soil contamination identified and fill data gaps to aid in the design of the proposed remedy. Concurrently, during this proposed SRI, soil waste characterization samples will be collected for off-site disposal of contaminated Site soil. The SRI findings will be used to prepare the Site remedy. The draft April 2024 RIR would be updated with the findings from the SRI.

This proposed SRI will be performed according to the Health and Safety Plan, Community Air Monitoring Plan, and Quality Assurance Project Plan, provided as Appendices A through C of the June 2022 RIWP.

Supplemental Remedial Investigation Scope

The SRI field sampling program will consist of advancement of 32 soil borings up to approximately 15 feet below ground surface (bgs) in a generally gridded pattern. A Geoprobe® Direct-Push Probe (DPP) drill rig will be used to advance the soil borings at the approximate locations shown on Figure 2. Soil cores will be obtained in stainless steel, macrocore samplers with dedicated internal acetate liners. Soil cores will be inspected by AKRF field personnel for evidence of contamination (e.g., odors and staining), screened for the presence of VOCs with a photoionization detector (PID) equipped with a 10.6 electron volt lamp, and logged using the modified Burmister soil classification system. The PID will be calibrated in accordance with manufacturer's recommendations prior to sampling.

At each boring location, two soil samples will be collected from the intermediate depth interval (i.e., between approximately 3 to 10 feet bgs), and one soil sample will be collected from the deeper interval (i.e., between approximately 13 to 15 feet bgs), totaling three samples per boring. The shallow depth interval (i.e., from ground surface to 3 feet bgs) has been sufficiently sampled the during previous investigations (Phase II and RI, and plus during the IRM), while the intermediate and deeper depths require further sampling to further delineate the extent of soil contamination previously identified and fill data gaps to aid in the design of the proposed remedy.

Soil samples slated for laboratory analysis will be labeled and placed in laboratory-supplied containers and shipped to the laboratory via courier with appropriate chain-of-custody documentation in accordance with appropriate United States Environmental Protection Agency (EPA) protocols to a New York State Department of Health Environmental Laboratory Approval Program (ELAP)-certified laboratory. The soil samples will be analyzed for VOCs by EPA Method 8260, SVOCs by EPA Method 8270, and Target Analyte List (TAL) of metals by EPA Method 6000/7000 series. A standard (7- to 10- day) turnaround time and Category B deliverables will be requested from the laboratory. Other analyses typically included in a BCP RI [i.e., polychlorinated biphenyls (PCBs), pesticides, and PFAS] are not included as these were not identified to be contaminates of concern during the previous investigations (Phase II, RI, and IRM) and sufficiently investigated then.

One blind duplicate, field blank, trip blank, and matrix spike/matrix spike duplicate (MS/MSD) will be collected for QA/QC purposes for every 20 field samples collected. It is anticipated that five field blanks, blind duplicates, MS/MSDs, and trip blanks will be required during the SRI. The QA/QC samples will be analyzed for the same testing parameters of the associated collected samples, except for the trip blank which will be analyzed for VOCs only. The data will be reviewed by a third-party validator and a DUSR will be prepared to document the usability and validity of the data. The soil boring locations will also be surveyed using the Global Positioning System and will be measured off fixed points in the field.

Soil sample depths may need to be adjusted based on if shallow refusal is encountered at a boring location due to bedrock. After completion, boreholes will be backfilled with their respective soil cuttings (if not noticeably contaminated) and the surface patched to match existing surface material. Noticeably contaminated material will be containerized in Department of Transportation-approved 55-gallon drums and will be coordinated for off-site disposal following the field activities. The drums will be sealed at the end of each workday and labeled with the date, the boring number(s), the type of waste (i.e., drill cuttings, decontamination fluids) and the name of an AKRF point-of-contact. All drums will be labeled "pending analysis" until laboratory data is available. All investigation derived waste will be disposed of or treated according to applicable local, state, and federal regulations. Disposable sampling equipment, including spoons, gloves, bags, tubing, paper towels, etc. that come in contact with environmental media will be double-bagged and disposed of as municipal trash in a facility trash dumpster as non-hazardous refuse.

Upon completion of the SRI, the information and findings will be incorporated into the RIR (initially submitted to NYSDEC as draft in April 2024 on behalf of the former Volunteer 350 Rising LLC and the comments provided by NYSDEC remain outstanding) for an updated submission to NYSDEC. The updated RIR will include details of the field activities, soil boring logs, sample location figures, laboratory analytical data sample reports, third-party DUSRs (where applicable), data tables comparing detected concentrations compared to applicable regulatory standards and/or guidance values, and air monitoring data.

Waste Characterization Scope

The waste characterization field sampling program will utilize the same 32 soil borings as the SRI to pre-characterize the soil for acceptance at properly permitted disposal facilities. The proposed testing will

include sampling and laboratory analyses intended to satisfy the analytical requirements of numerous soil disposal/receiving facilities in New York, New Jersey, and Pennsylvania. The proposed sampling is based upon characterizing approximately 17,000 cubic yards (CYs) of material, with samples collected for every 600 to 800 CYs (typical requirement for New York, New Jersey, and Pennsylvania facilities).

For waste characterization, the Site has been divided into eight horizontal grids (A1 through A4 and B1 through B4) and four soil borings will be advanced in each grid to collect soil samples from three depth intervals (approximately ground surface to 5 feet bgs, 5 to 10 feet bgs, and 10 to 15 feet bgs). As such, a total of 24 waste characterization samples will be collected, with each sample consisting of one grab and one five-point composite.

In accordance with the typical requirements of disposal facilities permitted to receive historic fill/soil, the grab soil samples will be analyzed for VOCs plus 15 tentatively identified compounds (TICs) by EPA Method 8260 and total petroleum hydrocarbons by EPA method 8015. The five-point composite samples will be analyzed for SVOCs plus 20 TICs by EPA Method 8270, total TAL metals plus boron and tin by EPA Method 6000/7000 series, toxicity characteristic leaching procedure eight Resource Conservation and Recovery Act (RCRA) metals plus copper, nickel and zinc by EPA Methods 6010 and 7470, PCBs by EPA Method 8082, pesticides by EPA 8081, cyanide by EPA Method 9012B, extractable petroleum hydrocarbon by EPA Method NJDEP EPH, hexavalent chromium EPA Method 7196A, RCRA characteristics (ignitability, corrosivity, and reactivity) and total organic halogens by EPA Method 9023. One sample for paint filter by EPA Method 9095 will also be collected. At locations where PFAS was detected during the previous investigation, grab samples will be collected and analyzed for synthetic precipitation leaching procedure PFAS. Since this data will be utilized for waste characterization purposes for disposal facility acceptance, Category A deliverables will be requested from the laboratory, and no third-party DUSRs will be obtained.

Depending on the acceptance criteria of potential disposal facilities, these tests may be modified. Additionally, it is possible that once a specific facility is selected, additional testing and/or laboratory analysis may become necessary.

A report will be prepared following completion of the waste characterization sampling event and receipt of the laboratory data. The report will be presented to potential disposal facilities and will include a summary of the Site's environmental history and the sampling methodologies, a sample location map, and copies of the analytical results. A copy of the report will be provided to NYSDEC.

If you have any questions, comments, or concerns regarding the proposed SRI, please contact Kenneth Wiles at (646) 388-9528.

Certification

I, Marc Godick, QEP, certify that I am currently a Qualified Environmental Professional (QEP) as defined in 6 NYCRR Part 375 and that this PDIWP was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

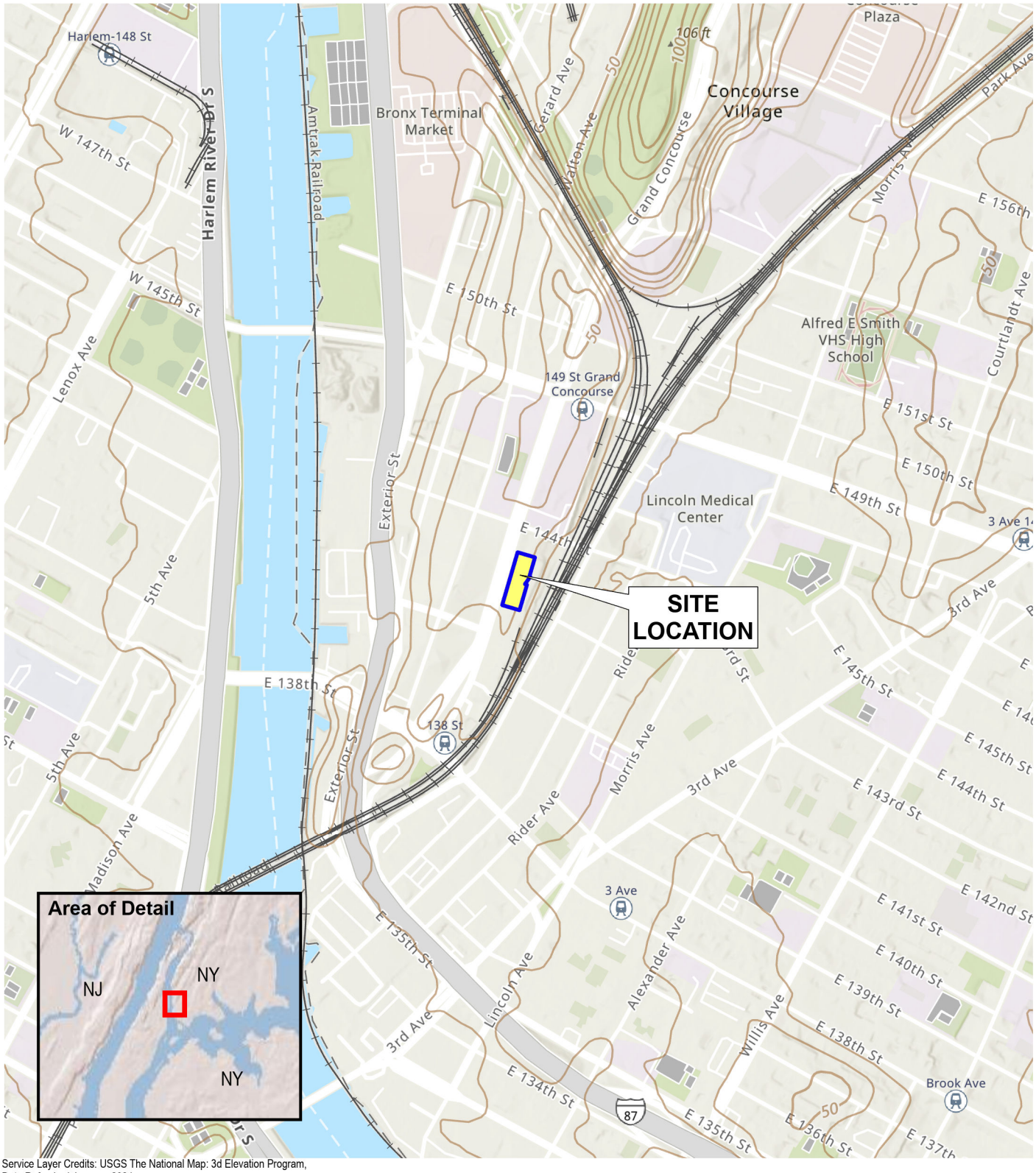
Marc Godick, QEP		4/2/2025
Name	*Signature*	*Date*

cc (e-copy): Rebecca Kinal and Kenneth Wiles – AKRF
Spencer An, Larry Davis, Patrick Taylor, and Leslie Jager – 350 GC Property Owner LLC
William Bennett – NYSDEC
Scarlett McLaughlin – NYSDOH

Enclosures:

Figure 1 - Site Location
Figure 2 - Proposed Supplement Remedial Investigation and Waste Characterization Soil Boring Locations

FIGURES



Service Layer Credits: USGS The National Map: 3d Elevation Program, Data Refreshed January, 2024

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AKRF O:\Projects\240979 - 350 GRAND CONCOURSE (NEW)\SAR\240979 phase I Figures aprx1/28/2025 3:38 PM240979 Fig 1 Site Locationmveilleux

akrf

440 Park Avenue South, New York, NY 10016

350 Grand Concourse
Bronx, New York

SITE LOCATION

DATE
1/28/2025

PROJECT NO.
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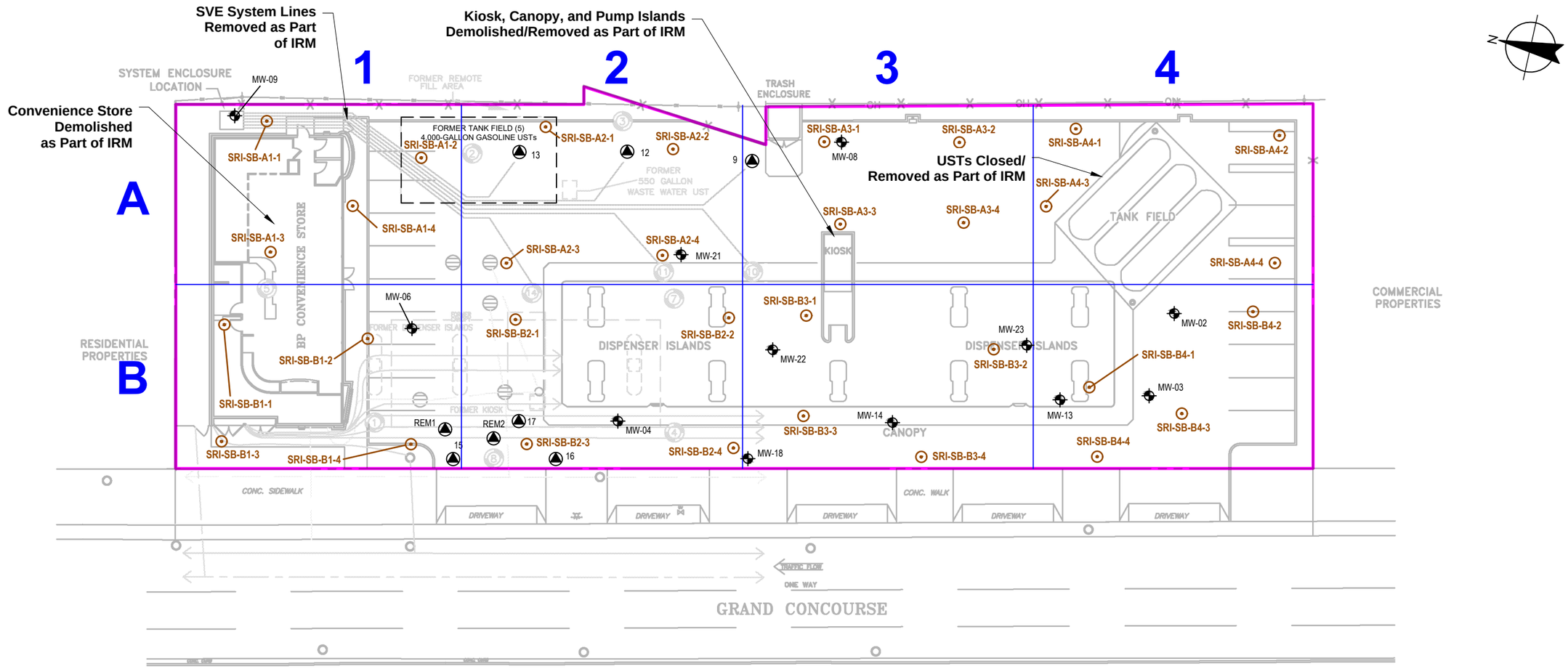
FIGURE
1



LEGEND

- BCP SITE BOUNDARY
- EXISTING MONITORING WELL LOCATION FROM PREVIOUS ASSESSMENT/REMEDIAL ACTIVITIES (INSTALLED BY OTHERS)
- MONITORING WELL LOCATION (OCTOBER 2021 AND FEBRUARY 2022)
- WASTE CHARACTERIZATION GRID
- PROPOSED SOIL BORING LOCATION

NOTE:
THE SITE BACKGROUND SHOWS THE FORMER GAS STATION, WHICH HAS BEEN FULLY DEMOLISHED. THE SITE IS NOW VACANT AND FREE OF ANY STRUCTURES.

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Map Source:
EnviroTrac "370 Grand Concourse Bronx, New York - Site Plan", Figure 2, Dated April 16, 2019.
AKRF Monitoring Well Locations Surveyed by Fehringer Surveying, P.C. on October 14, 2021.

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350 Grand Concourse
Bronx, New York

PROPOSED SUPPLEMENTAL REMEDIAL INVESTIGATION AND WASTE CHARACTERIZATION SOIL BORING LOCATIONS

DATE
2/20/2025

PROJECT NO.
240979

FIGURE
2

Q:\Projects\240979 - 350 GRAND CONCOURSE (NEW)\Technical\Hazmat\CAD\240979 Fig 2 Proposed Supplemental Remedial Investigation and WC Soil Borings.dwg last save: mvellieux 2/20/2025 11:31 AM