MEMORANDUM

Date: October 9, 2026

To: Erick Bower, NYSDEC
Johnathan Robinson, NYSDOH

From: Dana Hignell, Roux Environmental Engineering and Geology, D.P.C.

cc: Brooke Hildebrand, Roux Environmental Engineering and Geology, D.P.C.
Charlie McGuckin, P.E., Roux Environmental Engineering and Geology, D.P.C.
Michael Koenig, Sol on Park LLC

Subject: **September 2026 Progress Report**
For the period from September 1 through September 30, 2026
Sol on Park
Brownfield Cleanup Program (BCP) # C203169
3728 Park Avenue, Bronx, New York

The following is a summary of work performed at the above referenced Site located at 3728 Park Avenue, Bronx, New York from September 1 through September 30, 2026. This progress report was prepared as required by the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Agreement (BCA) Index No. C203169-11-23 dated November 30, 2023. BCA Amendment No. 1 has been approved to modify the BCP Site address and the Tax Lot Designation. Section XI of the BCA specifies the required contents of this Report, which are detailed below.

Summary of Work Completed During this Reporting Period

The Remedial Investigation Report (RIR) and Remedial Action Work Plan (RAWP) were approved by NYSDEC, and the Decision Document was issued on August 13, 2026. The remedial construction kick-off meeting was conducted on August 18, 2026 with Roux, NYSDEC, NYSDOH, the Volunteer and the General Contractor (NRP Construction). NRP Construction mobilized for remedial work starting on August 25, 2026.

Roux continued full-time oversight for this reporting period and conducted community air monitoring in accordance with the approved Community Air Monitoring Program (CAMP). No exceedances were observed during this reporting period. Daily reports summarizing remedial activities and CAMP data were submitted to NYSDEC and NYSDOH. Erosion and sediment controls were installed and maintained in accordance with the approved Stormwater Pollution Prevention Plan (SWPPP).

The following remedial activities were conducted during this reporting period:

- Completed installation of construction fencing, erosion and sediment controls and mobilization.
- Completed sidewalk and concrete walkway removal.
- Began installation of Support of Excavation (SOE).
- Began remedial excavation and collection of end point samples. Soil was removed from grids A1-A6, B1-11, B13, C2, D1-D4, D6, and F1 and directly loaded onto trucks for offsite disposal. End point samples were collected from grids A1-A6, B1-B11 following surveying of the grids and end point sample locations.
- End point sample results for grids A1, A5 and B3 did not meet the Soil Cleanup Objectives (SCOs), therefore, an additional 2 feet of remedial excavation will be completed within these grids. All end points sampled to date, except for A1, A5 and B3, have met the SCOs.

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- Removal of two underground storage tanks (UST) that were discovered within grids D1 and C1 and soil surrounding the USTs were removed from the UST area and stockpiled on plastic awaiting waste characterization and offsite disposal. Three bottom and two sidewall samples (west sidewalls of grids D1 and C1) were collected following UST removal. The samples were analyzed for VOCs and SVOCs and the lab results are pending.
- Approximately 1,124 gallons of oily water were removed from the USTs and transported offsite to Clean Water of NY, Staten Island, NY.
- Approximately 98 tons of .75" stone was imported from Tilcon Mt Hope Quarry, Wharton, NJ (NYSDEC approved import) for backfill.

Approximately 3,580 cubic yards of soil were disposed of offsite during this reporting period (3,580 cy to date) to permitted facilities provided to NYSDEC in communication on September 2, 2026 as follows:

Soil Disposal Facility	Approximate Volume Exported (cy) – September 2026
Pocono Sand and Stone of South Sterling, PA	2,180
Bayshore Soil Management of Keasbey, NJ.	1,400

NYSDEC Submittals/Upcoming Work

The following remedial activities are planned for the next reporting period:

- Continue remedial excavation, offsite disposal and end point sampling.
- Continue SOE installation.

Estimated Schedule:

Scope of Work	Approximate Start Date
Public comment period on RAWP	May - July 2026
Address comments and issue certified RAWP, NYSDEC approves RAWP, and issues Fact Sheet announcing start of construction	July – August 2026
RAWP Implementation	August 2026 – July 2027
Submit Draft Environmental Easement (EE) Package	May 2027
Submit Draft Site Management Plan (SMP)	August 2027
Submit Final Engineering Report (FER)	October 2027
NYSDEC Issues Certificate of Completion	December 2027