MEMORANDUM

Date: November 11, 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: **October 2026 Progress Report**
For the period from October 1 through October 31, 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 October 1 through October 31, 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:

- Continued Support of Excavation (SOE) installation.
- Continued remedial excavation and collection of end point samples. Soil was removed from grids A2, A5, B3, B12 - B15, C1, C2, D1 – D6 and F1 and directly loaded onto trucks for offsite disposal. End point samples were collected from grids A2, A5, B3, C2, D1 -D6 and F1 following surveying of the grids and end point sample locations.
- Initial end point sample results for grids A2, A5, B3, D6, north and south sidewalls of D1, east sidewall of D2, south sidewall of D4, west sidewall of D5, and north sidewall of D6 did not meet the Soil Cleanup Objectives (SCOs). Bottom end point samples that did not meet the SCOs were excavated 2 feet deeper and sidewalls that did not meet the SCOs were extended by 2 feet horizontally and resampled. Samples were analyzed for compounds that exceeded only. Grids A5, B3 and D6 were excavated an additional 4 feet deeper due to end point samples not meeting the SCOs. All end points sampled to date, except for the south sidewall of D1 and east sidewall of D2, have met the SCOs.

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- Two underground storage tanks (UST) that were discovered within grids D1 and C1 were removed during the last reporting period. Soil surrounding the USTs was 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 bottom samples were analyzed for VOCs and SVOCs and the sidewall samples were analyzed for VOCs, SVOCs and metals. All UST end point sample results were compared to the RRSCOs and there were no exceedances. No further remedial work related to the USTs is required.
- Approximately 1,065 gallons of collected stormwater were removed from grids D1 and D2 and transported offsite to Clean Water of NY, Staten Island, NY.

Approximately 2,040 cubic yards of remedial soil were disposed of offsite during this reporting period (5,620 cy to date) to permitted facilities provided to NYSDEC in communication on September 2, 2026 as follows:

Soil Disposal Facility - Remedial	Approximate Volume Exported (cy) – October 2026
Pocono Sand and Stone of South Sterling, PA	980
Pocono Sand and Stone of South Sterling, PA (rock only)	20
Bayshore Soil Management of Keasbey, NJ.	1,060

Approximately 1,620 cubic yards of non-remedial soil were disposed of offsite during this reporting period (1,620 cy to date) to permitted facilities provided to NYSDEC in communication on September 2, 2026 as follows:

Soil Disposal Facility – Non-Remedial	Approximate Volume Exported (cy) – October 2026
Pocono Sand and Stone of South Sterling, PA	1,180
Clean Earth of Philadelphia, PA	140
Bayshore Soil Management of Keasbey, NJ.	300

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