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ATTACHMENTS

BROWNFIELD CLEANUP PROGRAM APPLICATION FORM

NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
   a. one file in non-fillable PDF of the application form plus supplemental information, excluding the previous environmental reports and work plans, if applicable;
   b. one individual file (PDF) of each previous environmental report; and,
   c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. Compress all files (PDFs) into one zipped/compressed folder.
3. Submit the application to the Site Control Section either via email or ground mail, as described below. **Please select only ONE submittal method – do NOT submit both email and ground mail.**
   a. VIA EMAIL:
      - Upload the compressed folder to the NYSDEC File Transfer Service. (http://fts.dec.state.ny.us/fts) or another file-sharing service.
      - Copy the download link into the body of an email with any other pertinent information or cover letter attached to the email.
      - Subject line of the email: "*BCP Application NEW - *Proposed Site Name**"
      - Email your submission to DERSiteControl@dec.ny.gov – do NOT copy Site Control staff.
   b. VIA GROUND MAIL:
      - Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
      - Mail the external storage device to the following address:
        Chief, Site Control Section
        Division of Environmental Remediation
        625 Broadway, 11th Floor
        Albany, NY 12233-7020

PROPOSED SITE NAME: 445 East 163rd St	
Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments. If yes, provide existing site number: _____	○ **Yes** ◉ **No**
Is this a revised submission of an incomplete application? If yes, provide existing site number: C203180	◉ **Yes** ○ **No**

NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 15 – May 2023

SECTION I: Property Information

PROPOSED SITE NAME 445 East 163rd Street

ADDRESS/LOCATION 445 East 163rd Street

CITY/TOWN Bronx | ZIP CODE 10451

MUNICIPALITY (LIST ALL IF MORE THAN ONE) New York City, Borough of the Bronx

COUNTY Bronx | SITE SIZE (ACRES) 0.91

LATITUDE			LONGITUDE		
°	‘	“	°	‘	“
40	49	30.65 N	79	54	39.23 W

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting “p/o” in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.
ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
445 East 163rd Street		2385	p/o 1	0.91

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description. See Attachment A	○	◉
2. Is the required property map included with the application? (Application will not be processed without a map)	◉	○
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) If yes, identify census tract: _____ Percentage of property in En-zone (check one): 0% ○ 1-49% ○ 50-99% ○ 100% ○	○	◉
4. Is the project located within a disadvantaged community? See application instructions for additional information.	◉	○
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	○	◉
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	○	◉

SECTION I: Property Information (CONTINUED)	Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	○	◉
8. 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? If yes, attach relevant supporting documentation.	○	◉
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	○	◉
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: C203023	◉	○
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: ___	○	◉
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. Easement/Right-of-Way Holder — Description	○	◉
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): Type — Issuing Agency — Description	○	◉
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?	◉	○
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.		
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	◉	○
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	○	◉
17. If you have answered *YES* to Question 16 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?	○	○

NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.
Initials of each Requestor:

_____ _____ _____ _____ _____ _____

SECTION II: Project Description

1. The project will be starting at: (●) Investigation ( ) Remediation

NOTE: If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (see *DER-10, Technical Guidance for Site Investigation and Remediation* for further guidance), then a 45-day public comment period is required.

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

( ) Yes ( ) No (●) N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

[ ] RIWP [ ] RAWP [ ] IRM [✓] No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.
Is this information attached? (●) Yes See Supporting Documentation ( ) No

SECTION III: Land Use Factors

1. What is the property's current municipal zoning designation? Commercial: C4-4 (Residential R7-2 Equivalent)

2. What uses are allowed by the property's current zoning (select all that apply)?

Residential [✓] Commercial [✓] Industrial [ ]

3. Current use (select all that apply):

Residential [ ] Commercial [✓] Industrial [ ] Recreational [ ] Vacant [✓]

	Y	N
4. Please provide 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 by which the site became vacant. Is this summary included with the application? See Supporting Documentation	(●)	( )
5. Reasonably anticipated post-remediation use (check all that apply): Residential [✓] Commercial [✓] Industrial [ ]		
If residential, does it qualify as single-family housing? N/A ( )	( )	(●)
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached? See Supporting Documentation	(●)	( )
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	( )	(●)
8. Do current and/or recent development patterns support the proposed use?	(●)	( )
9. Is the proposed use consistent with applicable zoning laws/maps? See Supporting Documentation Please provide a brief explanation. Include additional documentation if necessary.	(●)	( )
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? See Supporting Documentation Please provide a brief explanation. Include additional documentation if necessary.	(●)	( )

SECTION IV: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following:

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*). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.** See Attachment B

2. **SAMPLING DATA: INDICATE (BY SELECTING THE OPTIONS BELOW) KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED AS AN ATTACHMENT, WITH LABORATORY REPORTS REFERENCED AND INCLUDED.**

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	☐	☐	☑
Chlorinated Solvents	☐	☑	☑
Other VOCs	☐	☐	☐
SVOCs	☑	☐	☐
Metals	☑	☑	☐
Pesticides	☑	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☐	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected:

3. For each impacted medium above, include a site drawing indicating: See Attachment C
   - Sample location
   - Date of sampling event
   - Key contaminants and concentration detected
   - For soil, highlight exceedances of reasonably anticipated use
   - For groundwater, highlight exceedances of 6 NYCRR part 703.5
   - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application? ◉ YES ○ NO

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: A long history of automotive and industrial use (including woodworking), primarily as an auto repair shop.

SECTION V: Requestor Information			
NAME Washbrook JV, LLC			
ADDRESS 292 Madison Avenue, 24th Floor			
CITY/TOWN New York	STATE NY	ZIP CODE 10017	
PHONE (212) 335-2311	EMAIL ldavis@shorewoodgrp.com		

	Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?	◉	○
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS 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 with this application to document that the requestor is authorized to conduct business in NYS. Is this attached? See Attachment A	◉	○
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? See Attachment A (Organization Chart of LLC) N/A ○	◉	○
4. Individuals that will be certifying BCP documents, as well as their employers, must 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. Do all individuals that will be certifying documents meet these requirements? **Documents that are not properly certified will not be approved under the BCP.**	◉	○

SECTION VI: Requestor Eligibility		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.		
	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	○	◉
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	○	◉
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.	○	◉
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 or regulation of the State or Federal government?	○	◉
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	○	◉
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?	○	◉

SECTION VI: Requestor Eligibility (CONTINUED)

	Y	N
7. Has the requestor been convicted of a criminal offense (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved 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?	○	◉
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 a false statement in connection with any document or application submitted to DEC?	○	◉
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?	○	◉
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?	○	◉
11. Are there any unregistered bulk storage tanks on-site which require registration?	○	◉

12. 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 selecting this option, 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; and, (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.**

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached? See Supporting Documentation

Yes ◉ No ○ N/A ○

SECTION VI: Requestor Eligibility (CONTINUED)

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

☐ Previous Owner ☐ Current Owner ☑ Potential/Future Purchaser ☐ Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** 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 environmental easement on the site.

Is this proof attached? ◉ Yes ○ No ○ N/A

See Attachment A

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION VII: Requestor Contact Information

REQUESTOR'S REPRESENTATIVE Larry Davis			
ADDRESS 292 Madison Avenue, 24th Floor			
CITY New York		STATE Ny	ZIP CODE 10017
PHONE (212) 335-2311	EMAIL ldavis@shorewoodgrp.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Marc Godick			
COMPANY AKRF, Inc.			
ADDRESS 440 Park Avenue South, 7th Floor			
CITY New York		STATE NY	ZIP CODE 10016
PHONE (914) 922-2356	EMAIL mgodick@akrf.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Steven C. Russo			
COMPANY Greenberg Traurig, LLP			
ADDRESS One Vanderbilt Avenue			
CITY New York		STATE NY	ZIP CODE 10017
PHONE (212) 801-2155	EMAIL Steven.Russo@gtlaw.com		

SECTION VIII: Program Fee		
Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of $50,000. Requestors may apply for a fee waiver based on demonstration of financial hardship.		
	Y	N
1. Is the requestor applying for a fee waiver based on demonstration of financial hardship?	○	◉
2. If yes, appropriate documentation to demonstrate financial hardship must be provided with the application. See application instructions for additional information. Is the appropriate documentation included with this application? N/A ◉	○	○

SECTION IX: Current Property Owner and Operator Information			
CURRENT OWNER BG 163RD LLC			
CONTACT NAME Kirk Hwang			
ADDRESS 33-01 Skillman Avenue			
CITY Long Island City		STATE NY	ZIP CODE 11101
PHONE (718) 346-6500	EMAIL Kirk.Hwang@bogopausa.com		
OWNERSHIP START DATE December 2021			
CURRENT OPERATOR Bogopa Washington, Inc.			
CONTACT NAME Kirk Hwang			
ADDRESS 33-01 Skillman Avenue			
CITY Long Island City		STATE NY	ZIP CODE 11101
PHONE (718) 346-6500	EMAIL Kirk.Hwang@bogopausa.com		
OPERATION START DATE September 2016			

SECTION X: Property Eligibility Information		
	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information as an attachment.	○	◉
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	○	◉

SECTION X: Property Eligibility Information (continued)		
	Y	**N**
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? 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? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. N/A ◉	○	○
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	○	◉
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	○	◉

SECTION XI: Site Contact List

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 mailing addresses of the following:

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.

SECTION XII: Statement of Certification and Signatures

(By requestor who is an individual)

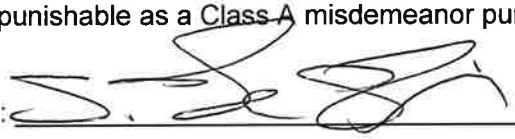
If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, 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 Authorized Signatory (title) of Washbrook JV, LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, 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: 12/03/2024 Signature: 

Print Name: S Lawrence Davis

PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.

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 15

Please respond to the questions below and provide additional information and/or documentation as required. *Please refer to the application instructions.*	**Y**	**N**
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	◉	○
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	◉	○
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	○	◉
4. Is the property upside down or underutilized as defined below?		
Upside down	○	◉
Underutilized	○	◉

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 August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application)**:**
375-3.2:

(l) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and
- (1) the proposed use is at least 75 percent for industrial uses; or
- (2) at which:
  - (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
  - (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
  - (iii) one or more of the following conditions exists, as certified by the applicant:
    - (a) property tax payments have been in arrears for at least five years immediately prior to the application;
    - (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or
    - (c) there are no structures.

"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

5. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review).
   Check appropriate box below:

   ○ Project is an Affordable Housing Project – regulatory agreement attached

   ◉ Project is planned as Affordable Housing, but agreement is not yet available*
   *Selecting this option will result in a "pending" status. The regulatory agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

   ○ This is not an Affordable Housing Project

From 6 NYCRR 375-3.2(a) as of August 12, 2016:

(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, which 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' household's 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, which sets affordable units aside for homeowners 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.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

6. Is the site a planned renewable energy facility site as defined below?

   ○ Yes – planned renewable energy facility site with documentation

   ○ Pending – planned renewable energy facility awaiting documentation
   *Selecting this option will result in a "pending" status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

   ◉ No – not a planned renewable energy facility site

   If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

"Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

   ○ Yes - *Selecting this option will result in a "pending" status, as a BOA conformance determination has not yet been made. Proof of conformance will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

   ◉ No

From ECL 75-0111 as of April 9, 2022:

(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING AND SUBMITTING 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, use the BCP Agreement Amendment Application.

For further information regarding the determination of a complete application, please refer to the guidance following these instructions, as well as the NYSDEC BCP website.

SUBMITTAL INSTRUCTIONS

- Compile the application package in the following manner:
  - one file in non-fillable portable document format (PDF) of the application form plus supplemental information, excluding the previous environmental reports and work plans, if applicable;
  - one individual file (PDF) of each previous environmental report; and,
  - one file (PDF) of each work plan being submitted with the application, if applicable.
- Compress all files (PDFs) into one zipped/compressed folder
- Submit the application to the Site Control Section either via email or ground mail, as described below.

Please select only ONE submittal method - do NOT submit both via email and via ground mail.

VIA EMAIL:

- Upload the compressed folder to the NYSDEC File Transfer Service (https://fts.dec.state.ny.us/fts/) or another file-sharing service.
- Copy the download link into the body of an email with any other pertinent information or cover letter attached to the email.
- Subject line of the email: *"BCP Application NEW - *Proposed Site Name*"*
- Email your submission to DERSiteControl@dec.ny.gov - do NOT copy Site Control staff.

VIA GROUND MAIL:

- Save the application file and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:

Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7020

SECTION I: Property Information	
PLEASE NOTE	**If any changes to SECTION I are required prior to application approval, a new page 2, initialed by each requestor, must be submitted with the revisions.**
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.
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.
Site 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.
En-zone	If any part of the site is located within an En-zone, please provide a map showing the location of the site with the En-zone overlay. For information on En-zones, please see DEC's website. Note that new En-zone boundaries are effective January 1, 2023.
Disadvantaged Communities	If the site is located within a Disadvantaged Community, please provide a map showing the location of the site with the Disadvantaged Community overlay. For additional information on disadvantaged communities, please refer to the Climate Leadership and Community Protection Act website.

SECTION I: Property Information (continued)	
Brownfield Opportunity Area (BOA)	If the site is located within a NYS Department of State designated Brownfield Opportunity Area, please provide a map showing the location of the site with the BOA overlay. For more information on designated BOAs, please refer to the NYS DOS website. Additional information on BOA conformance determinations can be found at the Office of Planning and Development website. A BOA conformance determination cannot be made until a Decision Document has been issued for the site.
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).
Previous BCP Applications	If all or part of the proposed site has been the subject of a previous BCP application (whether accepted, denied or withdrawn), please provide the assigned DEC site number from the previous application as well as any relevant information regarding why the property is not currently in the program.
Registry Listing and P-site Status	If all or part of the proposed site is now or ever was listed on the Registry of Inactive Hazardous Waste Disposal Sites or is currently the subject of investigation as a Potential Site, please provide the assigned DEC site number.

SECTION I: Property Information (continued)	
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 rights-of-way. 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. 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.

SECTION I: Property Information (continued)	
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, semi-volatile 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 (SCGs) 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.
Questions 15-17: New York City Sites	These questions pertain ONLY to sites located within the five counties comprising New York City. If the requestor is seeking a determination that the site is eligible for tangible property tax credits, this section and the *Supplemental Questions for Sites Seeking Tangible Property Credits in New York City* **must** be completed.

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 issuance of the Certificate of Completion is anticipated.

SECTION III: 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. 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). 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.	
Zoning and Current Use	Provide the current municipal zoning designation and uses permitted by that designation. Provide a summary of the current use of the site, including identifying possible contaminant source areas. If the site is no longer in use, provide the date by which operations ceased.
Anticipated Use	Identify the anticipated post-remediation use of the site and provide a detailed description of the specific anticipated post-remediation use as an attachment.
Renewable Energy Facility Site	Indicate if the post-remediation use of the site is proposed to be a renewable energy facility. A “renewable energy facility site” shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system. Section 66-p of the Public Service Law: "Renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity. Provide any detailed plans or documentation to support this. Appropriate documentation must be provided as follows: for planned renewable energy facilities generating/storing less than twenty-five (25) megawatts, a local land use approval must be provided. For planned renewable energy facilities generating/storing twenty-five (25) megawatts or greater, a permit issued by the Office of Renewable Energy Siting must be provided.
Compliance with Zoning Laws, Recent Development, and Community Master Plans	Provide an explanation to support the responses to each of these items. Attach additional documentation if applicable.

SECTION IV: Property's Environmental History
For all sites, an investigation report is required that is 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 include site drawings and data summary tables requested in Section IV, #3 of the BCP application form. Specific instructions regarding the data summary tables are attached at the end of these instructions.

SECTION V: 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). 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 and e-mail.
LLC Information	If the requestor(s) is/are an LLC, the names of the members/owners must be provided on a separate attachment.
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 (P.E.s), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a P.E. with current license and registration for work that was done by them or those under their direct supervision. The firm by which the P.E. 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 VI: Requestor Eligibility	
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.	
Volunteer Statement	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.
Proof of Site Access	If a requestor is not the current owner of the entirety of the site, a site access agreement **must be provided** that demonstrates that the requestor will have access to the property before signing the BCA and throughout the BCP project. Additionally, the access agreement must include language allowing the requestor the ability to place an environmental easement on the site should the requestor not be the owner at the time remediation is complete and a Track 1 cleanup has not been achieved.

SECTION VII: Requestor Contact Information	
Requestor's Representative	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.
Requestor's Consultant and Requestor's Attorney	Provide all requested information.

SECTION VIII: Program Fee
If the requestor is applying for a fee waiver, sufficient documentation must be provided to demonstrate financial hardship. To demonstrate financial hardship, the applicant must show that with the payment of the program fee, remediation of the brownfield site would not be economically viable. This documentation may be in the form of federal tax returns with applicable schedules, financial statements and balance sheets, proof that that the applicant has waived its right to tax credits, or any other documentation deemed acceptable by the Department.
If the requestor is applying for a fee waiver based on the requestor's status as a not-for-profit entity, please provide documentation of non-profit designation.

SECTION IX: Current Property Owner and Operator Information	
Owner Information	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. If the property consists of multiple parcels, be sure to include the ownership start date of each.
Operator Information	Provide requested information of the current operator(s). If multiple operators, attach the requested information for each operator, including the date each operator began utilizing the property.
Historical Owners and Operators	Provide a list of previous owners and a list of previous operators, including dates of ownership or operation and last-known addresses and phone numbers. Describe the requestor's relationship to each previous owner and operator; if no relationship, indicate "none". When describing the requestor's relationship to current and historical owners and operators, include any relationship between the requestor's corporate members and the previous owners and operators.

SECTION X: 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.	
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.
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.
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.
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 X: Property Eligibility Information (CONTINUED)	
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.
Pending Enforcement Actions	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 as an attachment.

SECTION XI: Site Contact List
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. For sites located in a city with a population of one million or more, the appropriate community board must be included as an additional document repository, and acknowledgement of their agreement to act as such must also be provided.

SECTION XII: Statement of Certification and Signatures
The requestor must sign the application or designate a representative who is authorized to sign. The requestor's consultant or attorney cannot sign the application. If there are multiple parties applying, then each requestor must sign a signature page. 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 entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

DATA SUMMARY TABLE INSTRUCTIONS

Data summary tables should include the following columns:

Soil Table:

Analytes > SCOs[a]	Detections > SCOs[b]	Max. Detection (ppm)[c]	SCO (ppm)[d]	Depth (ft bgs)

Groundwater Table:

Analytes > AWQS[e]	Detections > AWQS[f]	Max. Detection (ppb)[c]	AWQS (ppb)[g]

Soil Gas Table:

Analytes[h]	Total Detections	Max. Detection (ug/m3)[c]	Type[i]

[a] Include all contaminants over the applicable soil cleanup objectives (SCOs). Column header should specify which SCOs are being compared to. (i.e., "RRSCOs" for Restricted Residential SCOs)

[b] Number of detections over applicable SCOs. Specify which SCOs are being compared to in column header.

[c] Maximum detection in parts per million (ppm) for soil, parts per billion (ppb) for groundwater, or micrograms per cubic meter (ug/m3) for soil gas.

[d] List the respective SCO. Specify which SCOs are being compared to in column header.

[e] Include all contaminants over Class GA Ambient Water Quality Standards (AWQS).

[f] Number of detections over AWQS.

[g] List the respective AWQS.

[h] Include all chlorinated volatile organic compound (VOCs) detections.

[i] Specify type: soil vapor, sub-slab or indoor air.

Example Data Summary Tables

Soil Table:

Analytes > RR SCOs	Detections > RR SCOs	Maximum Detection (ppm)	RR SCO (ppm)	Depth (ft bgs)
Benzo(a)anthracene	3	11	1	5 – 7
Benzo(a)pyrene	4	15	1	5 – 7
Benzo(b)fluoranthene	5	15	1	5 – 7
Benzo(k)fluoranthene	1	5.3	3.9	5 – 7
Indeno(1,2,3-cd)pyrene	7	8.4	0.5	5 – 7
barium	2	967	400	0.5 – 2.5
cadmium	2	94.1	4.3	6 – 8
lead	3	1,790	400	0.5 – 2.5

Groundwater Table:

Analytes > AWQS	Detections > AWQS	Max. Detection (ppb)	AWQS (ppb)
Benz(a)anthracene	2	0.2	0.002
Benzo(a)pyrene	2	0.221	ND
Benzo(b)fluoranthene	2	0.179	0.002
Benzo(k)fluoranthene	2	0.189	0.002
Indeno(1,2,3-cd)pyrene	2	0.158	0.002
Tetrachloroethene (PCE)	1	12	5

Soil Gas Table:

Analytes	Total Detections	Max. Detection (µg/m³)	Type
Carbon tetrachloride	1	0.84	Soil vapor
Methylene chloride	1	2.6 J	Soil vapor
Tetrachloroethene	2	47	Soil vapor
Trichloroethene	1	1.2	Soil vapor
Trichlorofluoromethane	1	21	Soil vapor

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 IV, #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 timeframes established by the LOC, the public comment period on the application will be extended to ensure that there will be the required comment period.
        iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

BROWNFIELD CLEANUP PROGRAM APPLICATION SUPPORTING DOCUMENTATION

445 East 163rd Street
Brownfield Cleanup Program Application Supporting Documentation

SECTION I: Property Information

Tax Map Information

The BCP Application site is an approximately 0.91-acre irregularly shaped parcel currently identified as a portion of Block 2385, Lot 1 (the "Site"). The Site is anticipated to be subdivided ("cared-out") from Block 2385, Lot 1 in the first quarter of 2025 as two separate lots (lot numbers to be determined). The Site Location Map is included on *Figure 1,* and a Site Plan is included as *Figure 2,* in *Attachment C*. The proposed Site boundary is provided in *Attachment A*. A tax map of the Site is provided as *Figure 3* in *Attachment C.*

1. Property Description and Environmental Assessment

Location – The Site is located at 445 East 163rd Street in the Bronx, New York. The Site is bounded to the north by the balance of Block 2385, Lot 1, which includes a grocery store, then East 164th Street, followed by commercial properties, including auto repair shops; to the east by Washington Avenue, followed by commercial and residential properties, including a gasoline filling station; to the south by East 163rd Street, followed by residential properties; and to the west by Brook Avenue, followed by a medical center and commercial properties, including storage/warehouse space. The larger surrounding area is occupied predominantly by residential and commercial uses. *Figure 4* in *Attachment C* shows the surrounding land use.

The Site contains an E-Designation for hazardous materials and is listed in the New York City (NYC) Department of City Planning E-Designation database as E-115. E-115 was established following the review of an Environmental Assessment Statement (EAS) prepared to satisfy the requirements of the City Environmental Quality Review (CEQR) for the Washington Plaza rezoning.

Site Features – The Site is currently comprised of a large asphalt-paved parking lot for customers of the grocery store operated by Bogopa Washington, Inc. with an affiliated name of Food Bazaar. The Site does not include the grocery store portion of Block 2384, Lot 1.

Current Zoning and Land Use – The current zoning designation for the Site is commercial C4-4 with a residential district equivalent of R7-2, see *Figure 5* in *Attachment C*.

The surrounding area is mixed-use, including commercial and residential uses. Former uses of the Site included auto repair shops, wholesale grocery businesses, a print shop, a woodworking business, a bakery, and numerous residences.

Past Use of the Site – Site has a long history of automotive and industrial use (woodworking), primarily as an auto repair shop.

In 2005, the Site (including the entirety of Block 2385, Lot 1 that includes the grocery store, which is not included as part of this BCP Application) was previously enrolled in the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) as a Volunteer under a BCP Site Name of "Plaza 163" and an address of 163rd - 164th Streets and Washington Avenue (BCP Site No. C203023). A Remedial Investigation (RI) was conducted in 2006, which identified chlorinated volatile organic compounds (CVOCs) in groundwater, volatile organic compounds (VOCs) in soil vapor, and semi-volatile organic compounds (SVOCs) and metals in soil, above the applicable New York State criteria. Based on the results of the RI, the NYSDEC approved a Remedial Action Work Plan (RAWP) in 2007 to remediate the Site during redevelopment; however, in 2011, the Site was removed from the BCP by the prior property owner. A portion of the Site was remediated with removal of underground storage tanks (USTs), isolated deeper hotspots, and a 6-inch surface cut, which was documented in a 2016 Remedial Action Report (RAR) submitted to the New York City Office of Environmental Remediation (OER) as

required by the property's hazardous materials E-Designation. However, the scope of the RAR was limited and did not include endpoint samples beneath the 6-inch cut. In 2022, AKRF performed a Subsurface Investigation (SI) and found soil concentrations above NYSDEC Restricted Residential Soil Cleanup Objectives just below the 6-inch cut (at depths of 1 to 3 feet).

The 2016 RAR included a Site Management Plan (SMP) for long-term management of residual soil, including plans for operation, maintenance, inspection, and certification of the performance of Engineering Controls [composite cover system and active sub-slab depressurization system (SSDS) beneath the grocery store (however, the grocery store portion of Block 2384, Lot 1 is not included in this BCP Application)]. The Site will continue to be registered with an E-Designation by the NYC Department of Buildings (NYCDOB). A copy of the current Site deed is provided in *Attachment A*.

Site Geology and Hydrogeology – Soil beneath the Site consists of fill material (including sand, silt, gravel, asphalt, brick, wood, ash, and roots) to approximately 2 to 10 feet below ground surface (bgs), underlain by presumed native sand, silt, clay, and gravel, to at least the termination of each boring (up to 25 feet bgs) performed during the 2022 SI. Bedrock was not encountered during the 2022 SI.

Groundwater was measured in the temporary monitoring wells at depths between approximately 17 and 19 feet bgs during the 2022 SI. Based on local topography of the area and previous investigation performed, groundwater beneath the Site is expected to flow in a northerly direction. Groundwater flow direction beneath the Site can be affected by many factors including subsurface openings or obstructions such as basements, underground utilities, bedrock geology, and other factors.

Environmental Assessment – Based on the latest available data collected to date [the 2022 SI Report (SIR)] after completion of the remedial action documented in the 2016 RAR (submitted to OER), the primary contaminants of concern for the Site are: SVOCs, metals, and pesticides in soil; CVOCs and metals in groundwater; and CVOCs and petroleum-related VOCs in soil vapor.

The 2022 SI identified the following soil, groundwater, and soil vapor conditions:

Soil Quality Conditions

Laboratory data from the 2022 SI indicates that SVOCs, pesticides, and metals were detected in soil samples across the Site. Of these detections, SVOCs and metals were reported at concentrations above their respective Restricted Residential Soil Cleanup Objectives (RRSCOs) in multiple samples collected just below the composite cover system at 1 to 3 feet bgs. Specifically, seven SVOCs [benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a.h)anthracene, and indeno(1,2,3-cd)pyrene] were detected at concentrations above their respective Unrestricted Use Soil Cleanup Objectives (UUSCOs), RRSCOs, and/or Protection of Groundwater Soil Cleanup Objectives (PGWSCOs); three pesticides (4,4'-DDD, 4,4'-DDE, and 4,4'-DDT) were detected at concentrations above their UUSCOs; and five metals (barium, copper, lead, mercury, and zinc) were detected at concentrations above their respective UUSCOs, RRSCOs, and/or PGWSCOs. Historic on-Site uses appear to have contributed to the soil contamination.

Exceedances of UUSCOs, RRSCOs, and/or PGWSCOs in soil samples are shown on *Figure 6* in *Attachment C*.

Groundwater Quality Conditions

Laboratory data from the 2022 SI indicates that CVOCs and naturally occurring metals were detected in groundwater samples across the Site above their respective AWQSGVs. Specifically, two CVOCs, tetrachloroethylene (PCE) and trichloroethylene (TCE), were detected at concentrations above their respective AWQSGVs; and four total (unfiltered) and dissolved (filtered) metals were detected above their AWQSGVs.

Exceedances of the AWQSGVs in the groundwater samples are shown on *Figure 7* in *Attachment C*.

Soil Vapor Quality

Petroleum-related VOCs, including, butane, benzene, ethylbenzene, xylenes, methyl ethyl ketone, methyl isobutyl ketone, n-heptane, n-hexane, tert-butyl alcohol, and toluene; and CVOCs including, but not limited to, 1,1,1-trichloroethane, 1,2,4-trimethylbenzene, 2,2,4-trimethylpentane, carbon tetrachloride, cyclohexane, dichlorodifluoromethane, PCE, and TCE, were detected in the soil vapor samples with the highest concentrations detected in the central portion of the Site. The soil vapor contaminants can be attributed to historic on-Site and/or surrounding uses.

Soil vapor sample results are shown on *Figure 8* in *Attachment C.*

SECTION II: Project Description

2. Remedial Investigation Report

The Site is seeking to enter the NYSDEC BCP at the investigation stage. Although an initial investigation has been completed (see the 2022 SIR), a Remedial Investigation (RI) will be completed to further investigate and delineate subsurface impacts at the Site under the BCP.

4. Project Description and Schedule

Specific construction details regarding the proposed redevelopment project are pending; however, the general redevelopment plan for the Site includes construction of a 19-story approximately 500,000-square-foot building (constructed over two phases) with affordable housing, community facilities, and retail. The Requestor's plan is to remediate the Site in conjunction with construction of the proposed new building. It is anticipated that the remedial action will begin in June 2026 and the Certificate of Completion (COC) will be obtained in December 2026. The preliminary project schedule, shown in *Table 1*, is subject to change.

Estimated Project Schedule:

The COC is anticipated to be obtained in December 2026. The BCP project will likely include some or all of the activities listed below. This preliminary project schedule is subject to change.

Table 1
Preliminary Project Schedule*

Activity	Estimated Date
BCP Application submitted to NYSDEC	October 2024
NYSDEC review BCP Application and complete/incomplete determination	November/December 2024
NYSDEC Issues BCP Application Letter of Completeness	December 2024
30-day Public Comment Period Initiated	January 2025
Execute BCP Agreement (BCA)	February 2025
Citizen Participation Plan (CPP) Submitted to NYSDEC	February/March 2025
Draft RI Work Plan (RIWP) submitted to NYSDEC	March 2025
Receive NYSDEC comments to draft RIWP	April 2025
Submit revised RIWP and NYSDEC approves the document	May 2025
Conduct RI	June 2025
Prepare and submit draft RI Report	August 2025
Receive comments on draft RI Report (RIR)	September 2025
Submit revised RIR, and NYSDEC approves	October 2025
Prepare and submit draft RAWP	November 2025
Initiate 45-day Public Comment Period	January 2026
Receive comments on draft RAWP	March 2026

Activity	Estimated Date
Submit revised RAWP, NYSDEC approves, and issues Decision Document (DD)	April 2026
Issue Remedial/Construction Notice Fact Sheet	May 2026
Submittal of Environmental Easement Package	By May 1, 2026
Construction Closing with Housing Preservation and Development (HPD)	June 2026
Begin Redevelopment (Construction) with Implementation of RAWP	June 2026
Draft SMP submitted to NYSDEC	By August 1, 2026
Draft Final Engineering Report (FER) and Fact Sheet	By October 1, 2026
NYSDEC and NYSDOH Approval of FER and SMP	By November 30, 2026
Issue COC	December 2026

*Subject to Change

SECTION III: Land Use Factors

4. Current Uses/Operations

Site layout and a property description is included in Section I, Part 1 of this document. The Site is an asphalt-paved customer parking lot currently serving the existing grocery store building on remainder of Block 2384, Lot 1 (grocery store is not included as part of the BCP Application Site).

6. Proposed Post-Remediation Use

The proposed post-remediation use includes a newly constructed 19-story, 100% affordable housing development with 319 units (including an on-site superintendent's unit). Of the 319 units, 15% will be set aside for formerly homeless households. The building will contain 10,000 square feet of community facility use and 13,000 square feet of retail.

The project anticipates financing through the NYCHPD's Extremely Low- and Low-Income Affordability (ELLA) Program with tax-exempt bonds and Low-Income Housing Tax Credits through the New York City Housing Development Corporation (HDC).

8. Do Current and/or Recent Development Patterns Support the Proposed Use?

Yes, the proposed development will be consistent with NYC zoning code.

9. Proposed Post-Remediation Use Consistent with Applicable Zoning

The current zoning for the Site is commercial C4-4 with a residential district equivalent of R7-2, which the proposed development of the Site would be in conformance with these zoning requirements.

10. Proposed Post-Remediation Use Consistent with Land Use Plans

The proposed post-remediation use is consistent with the applicable land use plans. The proposed development complies with the current zoning of the Site and would provide affordable housing units on the Site as part of the goals of the Mayor's Housing New York: A Five-Borough, Ten-Year Plan.

SECTION IV: Property's Environmental History

The following figures are included in *Attachment C*:

- Figure 1 – Site Location
- Figure 2 – Site Plan and Sampling Locations
- Figure 3 – Tax Map

- Figure 4 – Surrounding Land Use
- Figure 5 – Zoning Map
- Figure 6 – Soil Exceedances above NYSDEC UUSCOs, RRSCOs, and/or PGWSCOs
- Figure 7 – Groundwater Exceedances above NYSDEC AWQSGVs
- Figure 8 – Soil Vapor Detections for Volatile Organic Compounds

1. Environmental Reports

Copies of the following previous environmental studies for the Site, which additionally included the grocery store portion of Block 2385, Lot 1 (referred to as the "property" in the descriptions below, are included as *Attachment B* (electronic copies only):

- NYSDEC Remedial Investigation Report, Plaza 163, 163rd - 164th Streets and Washington Avenue, Bronx, NY 10456, prepared by Pressly and Associates, Inc., April 5, 2006.
- NYSDEC Remedial Action Work Plan, Plaza 163, 163rd - 164th Streets and Washington Avenue, Bronx, NY 10456, prepared by Pressly and Associates, Inc., September 28, 2006.
- Phase I Environmental Site Assessment for Plaza 163, 163rd - 164th Streets and Washington Avenue, Bronx, NY 10456, prepared by Pressly and Associates, Inc., May 30, 2013.
- Remedial Action Report, Washington Plaza, Bronx, New York, prepared by Pressly and Associates, Inc., June 2016.
- Site Management Plan – Site Inspection and Certification Letter Report, Washington Plaza, 445 East 163rd Street, Bronx, New York 10451, prepared by Athenica Environmental Services, Inc., September 30, 2020.
- Phase I Environmental Site Assessment for 445 East 163rd Street, Bronx, NY 10456, prepared by AKRF, Inc., March 3, 2022.
- Subsurface (Phase II) Investigation Report for 445 East 163rd Street, Bronx, NY 10456, prepared by AKRF, Inc., May 2022.

Third-party data validation was not conducted for the previous investigations conducted for the Site, inclusive of the data presented in Figures 6 through 8 in Attachment C. The Requestor believes that there is sufficient information to demonstrate significant contamination warranting remediation under the BCP. The Requestor further believes that the contamination identified is related to prior uses at the Site. The Requestor, as a Volunteer under the BCP, seeks to enroll in the program to remediate the Site in a timely manner under the oversight of the NYSDEC.

The previous environmental studies are summarized below:

NYSDEC Remedial Investigation Report, Plaza 163, 163rd - 164th Streets and Washington Avenue, Bronx, NY 10456, prepared by Pressly and Associates, Inc., April 5, 2006

A RI was performed by Pressly and Associates, Inc. (Pressly) in September 2005 and consisted of the advancement of nine soil borings, installation of three groundwater monitoring wells, and nine soil vapor points.

Previous investigations were summarized as part of the RIR and included a Phase I Environmental Site Assessment (ESA) dated February 2001 that identified potential historical chemical use and former USTs as potential environmental concerns, and a Phase II investigation dated September 2002 that identified SVOCs and metals above applicable criteria in soil, and CVOCs above applicable criteria in groundwater at the Property.

Findings from the RI noted historical fill material (consisting of sand, gravel, brick, glass, and wood) was encountered from surface grade to depths between 4 and 6 feet bgs across the property, underlaid by apparent native sand and silt; and groundwater was encountered between approximately 12 and 16 feet bgs and was determined to flow in a northerly direction.

Laboratory analytical results for the collected soil samples reported concentrations of SVOCs and metals at concentrations above the applicable criteria [Technical and Administrative Guidance Memorandum (TAGM) 4046 cleanup criteria]. Specifically, lead was detected in multiple soil samples at concentrations up to 1,820 parts per million. Laboratory analytical results for the groundwater samples reported concentrations of CVOCs above the applicable criteria at that time (New York State Groundwater Quality Standards). Specifically, PCE was detected in multiple groundwater samples at concentrations up to 53 parts per billion (ppb), and TCE was detected in one sample at a concentration of 8 ppb. PCE and TCE were also detected in the collected soil vapor samples, and had exceeded the applicable criteria at that time [NYSDOH guidance values] in multiple soil vapor samples.

Based on the findings, Pressly concluded that the concentrations of SVOCs and metals in soil appeared to be evenly distributed across the property and soil remediation was warranted to meet TAGM 4046 criteria; based on groundwater flow direction and review of off-site groundwater data, the CVOCs in groundwater appeared to be representative of background conditions of the surrounding area, and no on-site source was identified; and VOCs in soil vapor were suspected to have resulted from laboratory cross contamination. It was noted that the findings of the RI would be used to prepare a RAWP.

NYSDEC Remedial Action Work Plan, Plaza 163, 163rd - 164th Streets and Washington Avenue, Bronx, NY 10456, prepared by Pressly and Associates, Inc., September 28, 2006

A RAWP was prepared by Pressly in September 2006 that proposed implementation of the following as part of a Track 4 remediation:

1. A Community Air Monitoring Plan (CAMP) would be in effect during all construction activities to maintain and document safe levels of dust and VOCs in the atmosphere.
2. Additional test pits would be excavated in areas where elevated concentrations of contaminants were detected, and the soil would be screened for elevated VOCs. If warranted, contaminated soil will be removed.
3. The top 6 inches of soil across the entire property, and all historical fill material would be excavated and disposed of at a regulated off-site facility during construction.
4. The Property would be capped with new buildings and pavement. No exposed soils would remain after remediation and redevelopment.
5. Periodic groundwater monitoring would be performed to document natural attenuation of background VOC levels detected in groundwater beneath the property.
6. An active SSDS would be installed in the crawl space beneath all buildings constructed on the property to prevent soil vapor containing VOCs from entering occupied building areas.
7. A SMP would be developed to address residual contamination and any use restrictions.
8. An Environmental Easement would be imposed upon the property.
9. Periodic certification of the institutional and engineering controls would be required.

A letter from NYSDEC dated September 11, 2007, stated that the remedy outlined in the RAWP was approved, with the addition of collecting additional soil vapor samples from the perimeter of the property to further evaluate soil vapor contamination. In April 2010, an addendum to the RAWP was submitted that

included additional details regarding the proposed SSDS, which was subsequently approved by NYSDEC in August 2010.

Phase I Environmental Site Assessment for Plaza 163, 163rd - 164th Streets and Washington Avenue, Bronx, NY 10456, prepared by Pressly and Associates, Inc., May 30, 2013

A Phase I ESA was prepared by Pressly in May 2013 that concluded the following:

- Environmental impacts on the property were delineated during the previous RI conducted when the site was enrolled within the NYSDEC BCP.
- Future site development would require soil disposal at an appropriate permitted facility and a vapor barrier or SSDS per OER guidelines.
- A review of spill files did not identify any nearby sites that would likely impact the property beyond those impacts identified during the previous RI investigation.

Based on the results of the Phase I ESA report, Pressly did not recommend further environmental investigation (Phase II) for the Property.

Remedial Action Report, Washington Plaza, Bronx, New York, prepared by Nicholas Pressly, June 2016

A RAR was prepared by Pressly in June 2016 that documented remedial activities conducted at the property. The report notes that the project was partially conducted under OER oversight due to termination of the NYSDEC BCP agreement in 2011.

The remedial action included the following:

1. Soil/fill was excavated to a depth of 12 feet bgs beneath the grocery store building, 10 feet bgs for a total of nine dry wells, 6-8 feet bgs from a total of 11 UST locations, and to a depth of 6-inches bgs beneath the remainder of the entire property.
2. Constructed an engineered composite cover system consisting of 6 inches of concrete slab underlain by 8 inches of clean sub-base material in grocery store building area; 5 inches of asphalt pavement underlain by 6 inches of clean sub-base material in parking areas, 6 inches of crushed stone and 4 inches of reinforced concrete pavement in sidewalk pedestrian areas and 2 feet of clean fill in open space and landscaped areas to prevent human exposure to residual soil/fill remaining under the property.
3. Installed active SSDS consisting of two risers, which included a vapor barrier system, beneath the footprint of the grocery store building (which is not included as part of this BCP Application site).
4. A SMP for long-term management of residual soil, including plans for operation, maintenance, inspection, and certification of the performance of Engineering Controls and Institutional Controls.
5. The property would continue to be registered with an E-Designation by the NYCDOB.

Site Management Plan – Site Inspection and Certification Letter Report, Washington Plaza, 445 East 163rd Street, Bronx, New York 10451, prepared by Athenica Environmental Services, Inc., September 30, 2020

An inspection of the Engineering Controls and Institutional Controls was performed by Athenica Environmental Services, Inc. (Athenica) on September 30, 2020 for the entire Block 2385, Lot 1 property. The purpose of the inspection was to verify that the Engineering Controls and Institutional Controls in place at the property continue to perform as designed and continue to be protective of human health and the environment.

Athenica performed a visual inspection of the Engineering Controls and observed no major cracks in the composite slab or areas of exposed vapor barrier. Athenica also inspected the SSDS piping and blower units

to verify operation, and no issues were identified. The findings of the inspection indicated that the Engineering Controls continued to be performed as designed, and all Institutional Controls were being followed.

Phase I Environmental Site Assessment for 445 East 163rd Street, Bronx, NY 10456, prepared by AKRF, Inc., March 3, 2022

The assessment revealed the following Recognized Environmental Conditions (RECs) and Controlled RECs (CRECs):

RECs

- The 2006 RI identified historic fill material to depths of 4 to 6 feet bgs throughout the Site; however, the 2016 RAR documented that the top 6 inches of material at the Site was removed the prior property owner along with isolated deeper hotspots. The presence of historic fill material remains in the subsurface throughout the Site.
- Historical Sanborn maps, city directories, and the regulatory database information identified industrial and automotive uses in the surrounding area between circa 1898 and 2007, including a gasoline filling stations and auto repair shops, chemical and x-ray equipment manufacturing, metal and porcelain fabrication, rug cleaning, paper box manufacturing, and foundry operations. Petroleum and/or chemical and solvent uses at these facilities may have affected area subsurface conditions.

CRECs

- The property was listed in the NYSDEC Petroleum Bulk Storage database (PBS Nos. 2-612308 and 2-610929) with multiple gasoline and fuel oil USTs, listed with a status of "closed-removed".
- The property continues to be registered with an E-Designation by NYCDOB and additionally includes a SMP for long-term management of residual soil, including plans for operation, maintenance, inspection, and certification of the performance of Engineering Controls and Institutional Controls..
- A closed spill (Spill No. 0805979) was listed for the property. The listing identified the Site as "Plaza 163" with the address of 163rd Street/Washington Avenue. It was noted that the property was part of the NYSDEC BCP, and six USTs were discovered and removed during previous remediation activities. A spill closure report was received by NYSDEC, and the spill was closed on November 4, 2008.

Subsurface Investigation Report for 445 East 163rd Street, Bronx, NY 10456, prepared by AKRF, Inc., May 2022

An SI was conducted to determine the presence and extent of on-site contamination, and included the following:

1. A geophysical survey to identify the presence of any USTs or any buried aboveground storage tanks (ASTs) across the accessible portions of the property;
2. Advancement of 10 soil borings across the property and the collection of 20 soil samples for laboratory analysis to evaluate soil quality;
3. Installation of six temporary groundwater monitoring wells across the property and the collection of six groundwater samples for laboratory analysis to evaluate groundwater quality; and
4. Installation of six temporary soil vapor points across the property and the collection of six soil vapor samples for laboratory analysis to evaluate soil vapor quality.

The SI laboratory data results are described below:

Soil

- No VOCs were detected above their reporting limits, except for the CVOC, PCE, which was detected at low concentrations ranging between an 0.00051 (estimated) and 0.0013 milligrams per kilogram (mg/kg) in three samples. No VOCs exceeded their UUSCOs or RRSCOs.
- Seven PAHs, a subset of SVOCs, including benzo(a)anthracene (max. 1.8 mg/kg), benzo(a)pyrene (max. 2.0 mg./kg), benzo(b)fluoranthene (max. 2.4 mg/kg), benzo(k)fluoranthene (max. 1 mg/kg), chrysene (max. 1.6 mg/kg), dibenz(a,h)anthracene (0.38 mg.kg), and indeno(1,2,3-c,d)pyrene (max. 1.5 mg/kg), were detected at concentrations exceeding both their UUSCOs and RRSCOs in up to four samples. Additionally, the PAHs benzo(k)fluoranthene (max. 1.0 mg/kg) and chrysene (max. 1.6 mg/kg) were detected above their UUSCOs but below their RRSCOs in up to three samples.
- Two metals, barium (max. 998 mg/kg) and lead (max. 1,100 mg/kg), were detected at concentrations exceeding both their UUSCOs and RRSCOs in up to two samples. Four metals, including copper (max. 79.6 mg/kg), mercury (max. 0.69 mg/kg), nickel (max. 32.2 mg/kg), and zinc (max. 592 mg/kg) were detected at concentrations exceeding their UUSCOs but below their RRSCOs in up to nine samples.
- No PCBs were detected above their reporting limits in any of the samples.
- Three pesticides, including P,P'-DDD (max. estimated 0.0057 mg/kg), P,P'-DDE (max. 0.016 mg/kg), and P,P'-DDT (max. 0.19 mg/kg) were detected in up to six samples at concentrations exceeding their UUSCOs, but below their RRSCOs.

Groundwater

- The CVOCs PCE and TCE were detected at concentrations exceeding their respective AWQSGV in five of the six samples. The maximum concentrations for PCE and TCE were 93 and 20 micrograms per liter (µg/L), respectively. No other VOCs were detected above their AWQSGV.
- Four total (unfiltered) metals, including iron (max. 6,050 µg/L), magnesium (max. 76,500 µg/L), manganese (max. 21,900 µg/L from a diluted sample), and sodium (max. 461,000 µg/L) were detected at concentrations exceeding their AWQSGVs across all six samples. The same four metals were detected in the dissolved (unfiltered) samples [iron (max. 5,720 µg/L), magnesium (max. 75,900 µg/L), manganese (max. 21,800 µg/L from a diluted sample), and sodium (max. 431,000 µg/L)] at concentrations exceeding their AWQSGVs across all six samples. These metals are typically known to be naturally occurring and not often associated with on-site sources of contamination.
- No SVOCs, PCBs, or pesticides were detected above their reporting limits in any of the samples.

Soil Vapor

- PCE was detected in two of the six soil vapor samples at concentrations of 81 and 56 micrograms per cubic meter (µg/m^3), above its AGV of 30 µg/m^3 but below its matrix value for mitigation of 100 µg/m^3. TCE was detected in the same two samples at concentrations of 5.5 and 9.6 µg/m^3, above its AGV of 2 µg/m^3 but below its matrix value for mitigation of 60 µg/m^3. Other VOC compounds, including petroleum compounds, were detected at low concentrations in each of the six soil vapor samples.

Laboratory Deliverables & Data Validation

- Category A deliverables were used for the laboratory data associated with this investigation. Data validation was not conducted, and it is understood that this data could only be used as part of a future Remedial Investigation if it is determined to be useable following reporting as Category B deliverables and validation as documented in a Data Useability Summary Report (DUSR).

SECTION V: Requestor Information

2. New York State Department of State's Corporation and Business Entity

The New York State Department of State's Division of Corporations Entity Database information for Washbrook JV, LLC (Requestor), and a copy of the current property deed are included in *Attachment A*.

Members/Owners Info

Requestor info:

Washbrook JV, LLC
292 Madison Avenue, 24th Floor
New York, NY 10017
Phone: (212) 335-2311
Contact: Larry Davis, ldavis@shorewoodgrp.com

Current Owner Info:

BG 163rd LLC
33-01 Skillman Avenue
Long Island City, NY 11101
Phone: (718) 346-6500
Contact: Kirk Hwang, Kirk.Hwang@bogopausa.com

SECTION VI: Requestor Eligibility

13. Volunteer Status

In accordance with the definitions outlined in ECL § 27-1405(1), the applicant is considered a Volunteer, as its liability arises solely as a result of its ownership of the Site subsequent to the disposal of contaminants, and it exercises and will exercise appropriate care with respect to contamination found at the facility by taking reasonable steps to stop any continuing release; prevent any threated future release; and prevent or limited human environmental, or natural resource exposure to any previously released contamination. The Requestor attended a BCP Pre-Application with NYSDEC on January 19, 2022 due to the site formerly being enrolled in the BCP with a different Volunteer; the property owner did not pursue a BCP Application at that time. The Requestor has performed Phase I and Phase II (SI) diligence and shared the data with NYSDEC shortly thereafter.

14. Proof of Site Access

The Requestor is currently in contract to acquire the Site. Copy of the access agreement between the Requestor and current property owner of the Site is provided in *Attachment A.*

SECTION IX: Current/Former Property Owner and Operator Information

A list of known current property owners and operators is provided in Tables 2 and 3, below. A copy of the current property deed comprising the Site is provided in *Attachment A*.

Table 2
Current Property Owner

Address	Property Owner	Years of Ownership	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number	Relationship to Requestor(s)
445 East 163rd Street	BG 163rd LLC	December 2021 - Present	Active	33-01 Skillman Avenue, Long Island City, NY 11101 (718)-346-6500	Affiliated Entity

Table 3
Current Property Operator

Address	Current Operator/ Occupant*	Years in Operation	Active/Inactive Operator	Current/Last Known Address/Phone Number	Contact Information	Relationship to Requestor(s)
445 East 163rd Street	Bogopa Washington, Inc.	Sept. 2016 - Present	Active	33-01 Skillman Avenue, Long Island City, NY 11101 (718)-346-6500	Kirk Hwang Kirk.Hwang@bogopausa.com (718)-346-6500	Affiliated Entity

A list of previous property owners and occupants is provided in Tables 4 and 5, below.

Table 4
Previous Property Owners

Address	Former Owner	Years of Ownership	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number	Relationship to Requestor(s)
445 East 163rd Street	BG 163rd LLC	2021 - Present	Active	33-01 Skillman Avenue, Long Island City, NY 11101 (718)-346-6500	Affiliated Entity
	Plaza 163 LLC	2006 - 2021	Inactive	456 East 173rd Street Bronx, NY 10457	None
	City of New York Economic Development Corporation	2006	Active	110 William Street New York, NY 10038	None
	City of New York	1987 - 2006	Active	City Hall New York, NY 10007	None
	Angel Monge	1974 - 1987	Inactive	Not Available	None
	Martinez Gregorio	Prior to 1974	Inactive	Not Available	None

Table 5
Previous Property Operators

Address	Previous Operator	Years of Ownership	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number	Relationship to Requestor(s)
445 East 163rd Street	Bogopa Washington, Inc. (Food Bazaar)	2017 - Present	Active	Unknown	Affiliated Entity
	Plaza 163 LLC	2007 - 2017	Active	456 East 173rd Street Bronx, NY 10457	None
	Auto Storage Junk Yard	1969 - 2007	Inactive	Unknown	None
	Dwellings and Daitch Crystal Diaries, Inc.	1951 - 1969	Inactive	Unknown	None
	Dwellings, bakery, commercial structures, grocery warehouse, woodworking shop, and auto repair shop	1891 - 1951	Inactive	Unknown	None
	Dwellings, unlabeled structures	Prior to 1891	Inactive	Unknown	None

SECTION XI: Site Contact List

Local, State, and Federal Officials

Hon. Eric Adams Mayor of New York City City Hall Park New York, NY 10007	Hon. Brad Lander New York City Comptroller Office of the Comptroller, City of NY 1 Centre Street, Room 517 New York, NY 10007
Jumaane D. Williams Office of the Public Advocate Public Advocate 1 Centre Street, 15th Floor New York, NY 10007	Vanessa L. Gibson Bronx Borough President 851 Grand Concourse, 3rd Floor Bronx, NY 10451
Chantel Jackson State Assembly District 79 780 Concourse Village West Bronx, NY 10451	Althea Stevens City Council District 16 1377 Jerome Avenue Bronx, NY 10452
Dan Garodnick, Chair NYC Department of City Planning 120 Broadway, 31st Floor New York, NY 10271	NYC Department of City Planning Bronx Borough Office 1775 Grand Concourse, Suite 503 Bronx, NY 10453
Hon. Charles Schumer U.S. Senate 780 3rd Avenue, Suite 2301 New York, NY 10017	Hon. Kirsten Gillibrand U.S. Senate 780 3rd Avenue, Suite 2601 New York, NY 10017
Hon. Ritchie Torres U.S. House of Representatives (NY-15) 540 E Fordham Road, Suite 2A Bronx, NY 10458	Hon. Kathy Hochul Governor of NY State NYS State Capitol Building Albany, New York 12224
Shaminder Chawla, Acting Director Mayor's Office of Environmental Remediation 100 Gold Street, 2nd Floor New York, NY 10038	Mark Chambers, Director Mayor's Office of Climate & Sustainability 253 Broadway, 14th Floor New York, New York 10007
Pinar Balci, Assistant Commissioner Bureau of Environmental Planning and Analysis NYCDEP 59-17 Junction Boulevard, 11th Floor Flushing, NY 11373	Hon. Milton Tingling New York County Clerk 60 Centre Street, Room 161 New York, NY 10007
Rohit T. Aggarwala Commissioner, NYCDEP 59-17 Junction Boulevard, 13th Floor Flushing, NY 11373	Luis R. Sepulveda New York State Senator, 32nd District 975 Kelly Street, Suite 203 Bronx, NY 10459
Joetta Brown, Chairperson Bronx Community Board 3 1426 Boston Road Bronx, New York 10456	

Residents, Owners, and Occupants of the Site and Adjacent Properties

A list of adjacent properties, owners, and occupants is provided below:

Block/Lot	Physical Address	Owner and Mailing Address	Occupant
2385/15	978 Brook Avenue Bronx, NY 10451	Brooke Sunshine Realty Corp. 973 Brook Avenue Bronx, NY 10451	Parking
2385/38	975 Washington Avenue Bronx, NY 10456	AMG Hospitality LLC 975 Washington Avenue Bronx, NY 10456	Commercial Real Estate
2385/49	961 Washington Avenue Bronx, NY 10456	961 Washington Avenue Corp. 961 Washington Avenue Bronx, NY 10456	Car Service Company
2386/67	429 East 164th Street Bronx, NY 10456	Action Paper Co. Inc. 429 East 164th Street Bronx, NY 10456	Warehouse
2386/66	437 East 164th Street Bronx, NY 10456	SHLP 165 LLC 920 East 149th Street Bronx, NY 10456	Commercial Real Estate
2386/65	439 East 164th Street Bronx, NY 10456	SHLP 165 LLC 920 East 149th Street Bronx, NY 10456	Commercial Real Estate
2386/164	441 East 164th Street Bronx, NY 10456	SHLP 165 LLC 920 East 149th Street Bronx, NY 10456	Commercial Real Estate
2386/59	451 East 164th Street Bronx, NY 10456	543 P&S Management Corp. 305 North Avenue New Rochelle, NY 10801	Commercial Real Estate
2386/58	455 East 164th Street Bronx, NY 10456	543 P&S Management Corp. 305 North Avenue New Rochelle, NY 10801	Commercial Real Estate
2368/12	972 Washington Avenue Bronx, NY 10456	PCMH Washington Ave. Housing Dev. Fund Corp. 158 East 35th Street New York, NY 10016	Residential and Commercial
2368/9	962 Washington Avenue Bronx, NY 10456	1000 Washington Realty LLC 962 Washington Avenue Bronx, NY 10456	Warehouse
2368/2	481 East 163rd Street Bronx, NY 10456	Washington/163rd St LLC 456 East 173rd Street Bronx, NY 10457	Gas Station
2367/1	488 East 163rd Street Bronx, NY 10451	Boricua Village Housing Development Fund 450 West 14th Street – 8th Floor New York, NY 10014	Residential
2384/61	Washington Avenue Bronx, NY 10451	NYC Department of Parks and Recreation 100 Church Street New York, NY 10007	Open Land
2384/7501	443 East 162nd Street Bronx, NY 10451	Bronx Commons Housing Development Fund Corp. 50 East 168th Street Bronx, NY 10452	Residential and Commercial
2391/1	951 Brook Avenue Bronx, NY 10451	MBX Acquisition Holdings, LLC 951 Brook Avenue Bronx, NY 10451	Commercial – Office Building
2391/63	973 Brook Avenue Bronx, NY 10451	Brooke Sunshine Realty Corp. 973 Brook Avenue Bronx, NY 10451	Commercial Real Estate

Local News Media

The Bronx Daily Bronx.com (212)-361-9395	The New York Times 229 West 43rd Street New York, NY 10036
WNBC News 4 30 Rockefeller Plaza New York, NY 10012	WNYW Fox 5 205 East 67th Street New York, NY 10021
New York 1 News 75 Ninth Avenue New York, NY 10011	1010 Wins – CBS Radio 888 7th Avenue, 10th Floor New York, NY 10106

Public Water Supply

Public water is provided by The City of New York, Department of Environmental Protection:

Customer Service Center
1932 Arthur Avenue, 6th Floor
Bronx, New York 10457

Rohit T. Aggarwala
Commissioner, NYCDEP
59-17 Junction Boulevard
Flushing, NY 11373

Additional Contacts

None

Nearby Schools and Daycare Centers

Schools	
New Millenium Business Academy Middle School Dorald Bastian, Principal 1000 Teller Avenue Bronx, NY 10456 (718) 588-8308 Distance: 789 feet northwest of the Site	Grant Avenue Elementary School Diana Castillo, Principal 250 East 164th Street Bronx, NY 10456 (718) 681-6288 Distance: 1,800 feet west of the Site
Public School 140 The Eagle School Keishia Blake, Principal 916 Eagle Avenue Bronx, NY 10456 (718) 585-1205 Distance: 1,072 feet southeast of the Site	Morris Academy for Collaborative Studies Rachel Field Dennis, Principal 1100 Boston Road Bronx, NY 10456 (718) 617-5312 Distance: 1,700 feet northeast of the Site
RT Hudson School of Seventh-Day Adventists Primary School Ann Guy, Principal 1122 Forest Avenue Bronx, NY 10456 (718) 328-3322 Distance: 2,300 feet northeast of the Site	
Daycare Facilities	
Five Star Early Learn Center Administrator Unknown 3261 3rd Avenue Bronx, NY 10456 (718) 292–4774 Distance: 555 feet southeast of the Site	Learning through Play Preschool Administrator Unknown 443 East 163rd Street Bronx, NY 10451 (929)-458-3952 Distance: 311 feet south of the Site

Schools
Richard H. Mangon Early Learning 921 Melrose Avenue Bronx, NY 10451 (718) 590-0673 Distance: 665 feet southwest of the Site

Document Repository

Woodstock Library
761 East 160th Street
Bronx, NY 10456
718-665-6255
woodstock@nypl.org

NYC Bronx Community Board 3
1426 Boston Road
Bronx, NY 10456
(718) 378-8054

Acknowledgements from the Woodstock Library and the NYC Bronx Community Board 3 are included in *Attachment D*.

ATTACHMENT A

NYS DEPARTMENT OF STATE'S CORPORATE AND BUSINESS ENTITY DATABASE INFORMATION, ENTITY ORGANIZATION CHART, PROOF OF SITE ACCESS, SITE SURVEY, AND PROPERTY DEED

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME: WASHBROOK JV, LLC

DOS ID: 7402631

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 08/21/2024

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 08/21/2024

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: NEW YORK

NEXT STATEMENT DUE DATE: 08/31/2026

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: SHOREWOOD DEVELOPMENT

Address: 292 MADISON AVENUE, 24TH FLOOR, NEW YORK, NY, UNITED STATES, 10017

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

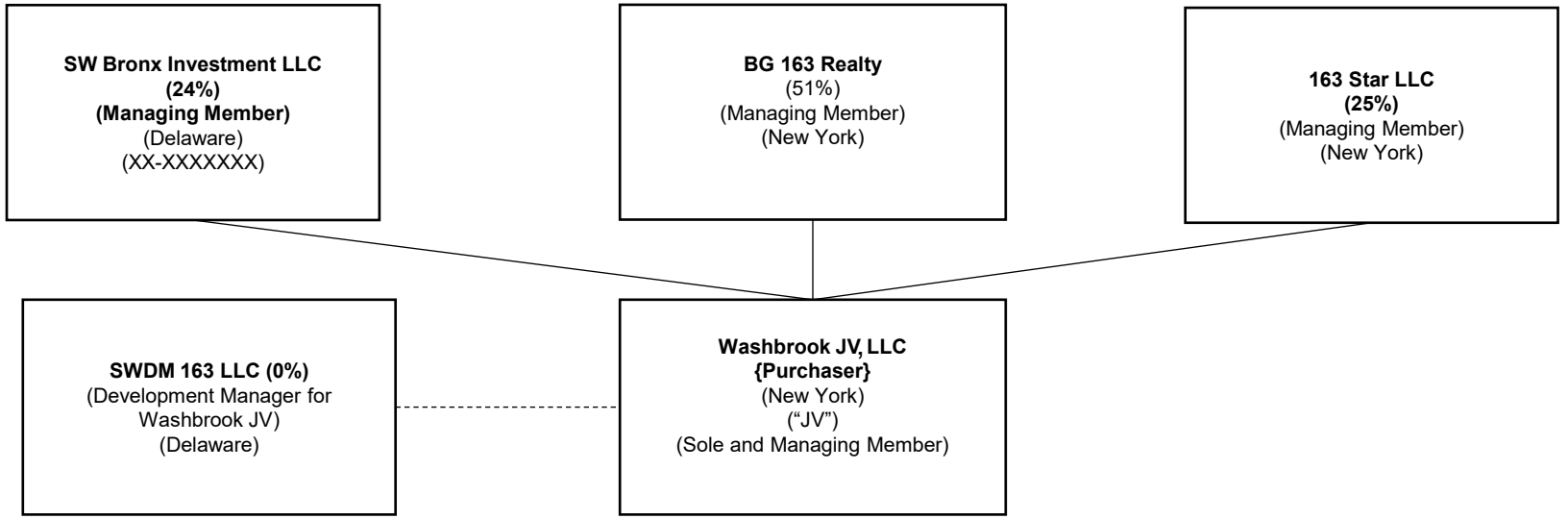
Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

Washbrook JV
Org Chart



ACCESS AGREEMENT

ACCESS AGREEMENT ("***Agreement***") is made and entered into effective the 24th day of September, 2024 (the "***Effective Date***"), by and between, **BG 163rd LLC**, a New York limited liability company ("***Owner***") and **WASHBROOK JV, LLC**, a Delaware limited liability company ("***Purchaser***").

WHEREAS, Owner is the owner of real property known as and by the street address 445 East 163rd Street, Bronx, New York 10451 as more specifically depicted on Exhibit "A" attached hereto and made a part hereof (such property referred to herein as the "***Land***");

WHEREAS, Owner and Purchaser have entered into a Contract of Sale with respect to the Land (the "***Contract***") , under the terms of which Purchaser will have the right to enter upon the Land to conduct such testing as may be appropriate to determine the feasibility of subjecting the Land to the New York State Department of Environmental Conservation Brownfield Clean Up Program the "***BCP***"); and

WHEREAS, the parties have agreed that Purchaser and/or its representatives and contractors may enter onto the Land prior to the closing of the transaction contemplated by the Contract to begin its feasibility studies upon the terms and conditions set forth herein.

NOW THEREFORE, in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Owner and Purchaser agree as follows:

1. Subject to the terms and conditions set forth herein, Purchaser or any authorized agent of Purchaser may enter onto the Land for the purpose of conducting due diligence investigations, including but not limited to surveys, environmental site assessments, geotechnical analysis, non-invasive testing and related engineering studies (collectively referred to as "***On Site Due Diligence Studies***"). In exercising the rights granted herein, Purchaser shall comply with all laws. Purchaser shall not bring onto the Land any material which would be in violation of any applicable environmental law, rule, ordinance or regulation. The rights granted in this paragraph are herein referred to as the "Right of Entry".

2. The Right of Entry shall extend from 8:00 a.m. local time on Effective Date until 5:00 p.m. local time on the Closing Date as that term is defined in the Contract.

3. As additional consideration of Owner granting the Right of Entry, Purchaser hereby indemnifies and holds Owner and Owner's officers, partners, employees and affiliates harmless from and against all costs, loss, claim, damage or expense, including reasonable attorney's fees, arising out of any loss of life or personal injury or property loss or damage whatsoever which results from, or is connected to the undertakings of Purchaser's Right of Entry hereunder. The parties specifically agree that the provisions of this Agreement shall survive for a period of six (6) months from and after the date of this Agreement. Prior to exercising its Right of Entry Purchaser and its authorized agents shall provide Owner with a Certificate of Insurance providing limits of $1,000,000.00 for each occurrence and $2,000,000.00 in aggregate coverage on an Acord Form 25 naming Owner as Certificate Holder and shall maintain such insurance in full force and effect during the term of this Agreement

4. All work done in exercising the Right of Entry shall be done at Purchaser'S sole cost and expense, and Purchaser hereby indemnifies and holds Owner harmless from and

against any mechanic's or other lien which may be placed on the Land resulting or occurring by reason of Purchaser's activities under this Agreement.

5. Upon completion of Purchaser's On Site Due Diligence Studies which involve the disturbance of any physical conditions, Purchaser will restore the surface of the Land to substantially the same condition as existed at the commencement of the On Site Due Diligence Studies.

6. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

7. This Agreement may be executed in any number of electronic mail (pdf) counterparts, which when taken together will be deemed one original.

The undersigned parties have executed this Agreement effective the day and year first above written.

OWNER

BG 163rd LLC

By:_____
Name: Spencer An
Title: Manager

PURCHASER:

WASHBROOK JV, LLC

By:_____
Name: S. Lawrence Davis
Title: Authorized Signatory

BG 163rd LLC
33-02 Skillman Avenue, 5th Floor
Long Island City, New York 11101

October 4, 2024

Washbrook JV, LLC
292 Madison Ave, 24th Fl
New York NY 10017
Attn: Larry Davis

RE: 445 East 163rd Street, Bronx – Brownfield Cleanup Program

Dear Mr. Davis,

This letter confirms that Washbrook JV, LLC has access to the above-referenced site to implement any investigation or remedial work required by the New York State Department of Environmental Conservation (NYSDEC) pursuant to the Brownfield Cleanup Program (BCP), and to otherwise comply with all obligations under the Brownfield Cleanup Agreement (BCA). In the event that an environmental easement is required as a condition of the BCA, BG 163rd LLC will reasonably cooperate with Washbrook JV, LLC in recording the easement.

This letter shall be valid from the date hereof until such time as the BCA is terminated or NYSDEC issues a Certificate of Completion.

Very truly yours,

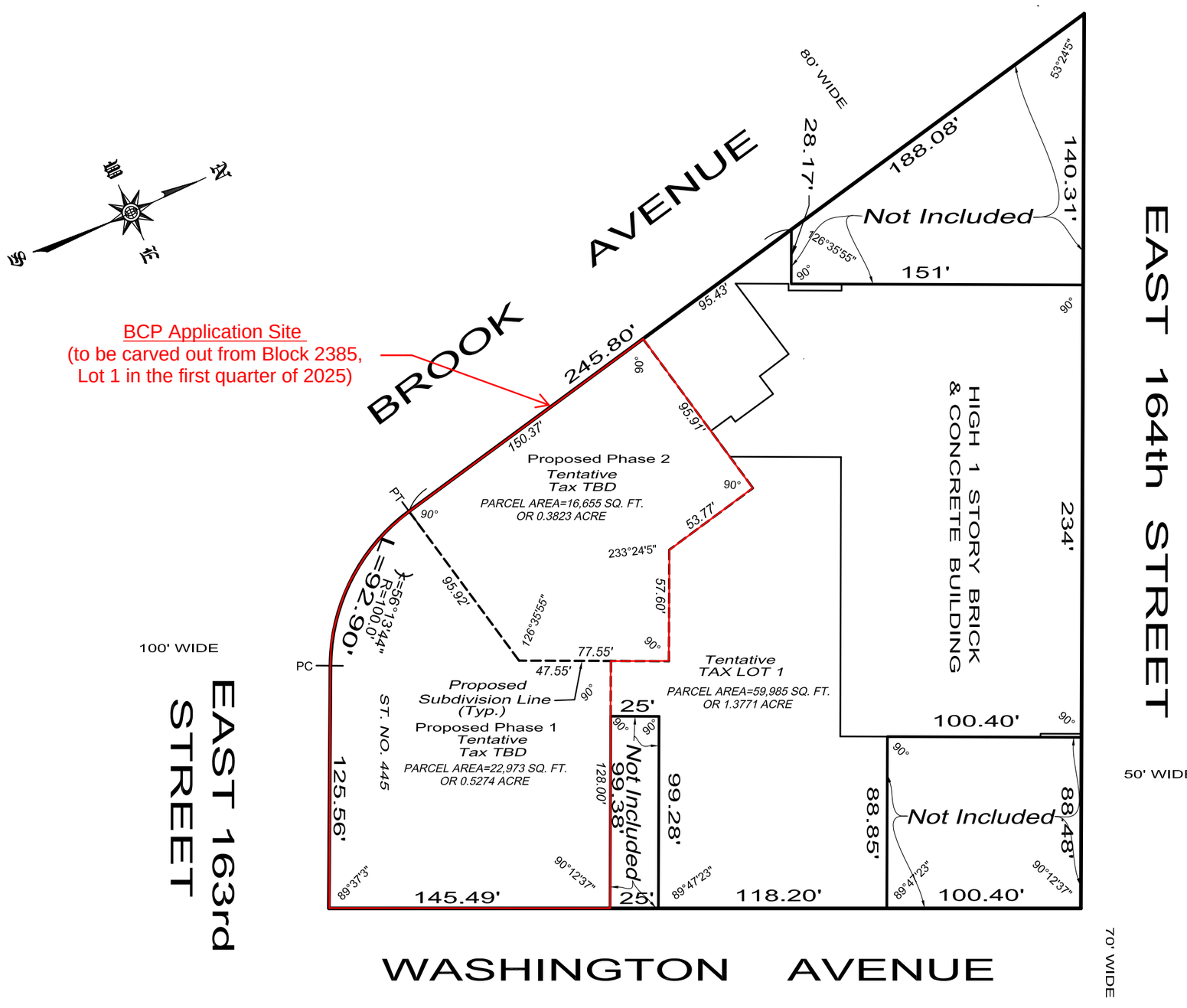
BG 163rd LLC

By: _____
Spencer An
Authorized Signatory

SURVEY NO. 56669–9

56669–9.DWG

REV	DATE	DESCRIPTION	ck
	10–18–24	SUBDIVISION DIAGRAM	
A	11–22–24	PROPOSED PHASE 2 ADDED	



TOTAL
PARCEL AREA=99,613 SQ. FT.
OR 2.2868 ACRE

NOTE

THIS DIAGRAM IS NOT A TITLE SURVEY AND IS NOT TO BE USED FOR TITLE PURPOSES. ALL PHYSICAL FACTS ARE NOT SHOWN.

DRAWN: J.R.

ESTABLISHED 1876 * SUCCESSOR TO:

B.G. MEINIKHEIM C.S.*C.U. POWELL C.E.,C.S.*L.C.L. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.* WILLIAM L. SAVACOOL C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*G. WEBER L.S.,C.S.*C. STIDOLPH R.A.,L.S.*WHITSON & POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

CITY OF NEW YORK

TAX BLOCK 2385

TAX LOT 1

COUNTY: THE BRONX

SCALE: 1" = 60'

STANDARD U.S.

MONTROSE

SURVEYING CO., LLP.

CITY & LAND SURVEYORS

116 20 METROPOLITAN AVE * RICHMOND HILL NY 11418–1090 * (718) 849–0600

WWW.MONTROSESURVEYING.COM Email: info@montrosesurveying.com

MSC 56669-9

Tax Block 4973 Part of Tax Lot 1 Tentative Tax Lot TBD

Proposed Phase1

ALL that certain plot, piece, or parcel of land, situate, lying and being in the Borough and County of Bronx, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of East 163rd Street with westerly side of Washington Avenue;

RUNNING THENCE westerly along the northerly side of East 163rd Street, 125.56 feet to a point of curvature;

RUNNING THENCE westerly and northwesterly along the northerly side of East 163rd Street and along a curve bearing to right having a radius of 100.00 feet connecting the northerly side of East 163rd Street with the easterly side of Brook Avenue, an arc length of 92.90 feet to a point of tangency;

RUNNING THENCE easterly at right angles to the easterly side of Brook Avenue, 95.92 feet to a point;

RUNNING TEHNCE northerly along a line forming an angle of 126 degrees 35 minutes 55 seconds on the northwest with the last-mentioned course, 47.55 feet to point;

RUNNING THENCE easterly at right angles to the last mentioned course, 128.00 feet to the westerly side of Washington Avenue;

RUNNING THENCE southerly along the westerly side of Washington Avenue, 145.49 feet to the northerly side of East 163rd Street, point or place of BEGINNING.

MSC 56669-9

Tax Block 2385 Tentative Tax Lot TBD

Proposed Phase 2

ALL that certain plot, piece, or parcel of land, situate, lying and being in the Borough and County of Bronx, City and State of New York, bounded and described as follows:

BEGINNING a point on the easterly side of Brook Avenue (80 feet wide) distant 283.51 feet southerly from the corner formed by the intersection of the southerly side of East 164th Street (50 wide) with easterly side of Brook Avenue;

RUNNING THENCE easterly, at right angles to the easterly side of Brook Avenue, 95.91 feet to a point;

RUINNING THENCE southerly, at right angles to the last mentioned course, 53.77 feet to a point;

RUNNING THENCE southeasterly, along a line forming an interior angle of 233 degrees 24 minutes 05 seconds on the southwest with the last mentioned course, 57.60 feet to a point;

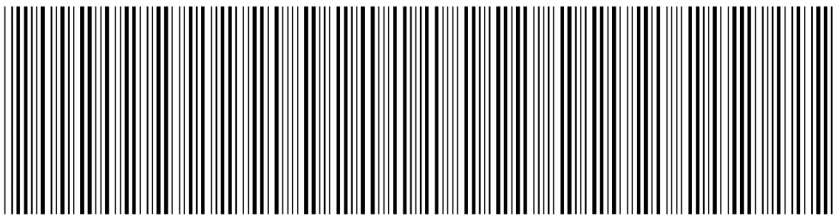
RUNNING THENCE southwesterly, at right angles to the last mentioned course, 77.55 feet to a point;

RUNNING THENCE westerly, along a line forming an interior angle of 126 degrees 35 minutes 55 seconds on the northwest with the last mentioned course, 95.92 feet to the easterly side of Brook Avenue;

RUNNING THENCE northerly, along the easterly side of Brook Avenue, 150.37 feet to point or place of BEGINNING;

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument.The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2021121500666003001E0BCB

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 7**

Document ID: 2021121500666003 Document Date: 12-08-2021 Preparation Date: 12-15-2021
Document Type: DEED
Document Page Count: 6

PRESENTER:
CORE TITLE SERVICES, LLC-CORE26748
ONE HOLLOW LANE SUITE 309
LAKE SUCCESS, NY 11042
516-200-9626
MBAIST@CORETITLENY.COM

RETURN TO:
ALLEN PERLSTEIN, ESQ.
3000 MARCUS AVENUE
SUITE 2E1
LAKE SUCCESS, NY 11042

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	2385	1	Entire Lot	445 EAST 163 STREET

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

CRFN_____ *or* DocumentID_____ *or* _____ Year_____ Reel____ Page_____ *or* File Number_____

PARTIES

GRANTOR/SELLER:
PLAZA 163 LLC
456 EAST 173RD STREET
BRONX, NY 10457

GRANTEE/BUYER:
BG 163RD LLC
33-01 SKILLMAN AVENUE
LONG ISLAND CITY, NY 11101

FEES AND TAXES

Mortgage :

Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	67.00
Affidavit Fee:	$	0.00

Filing Fee:	$	250.00
NYC Real Property Transfer Tax:	$	227,587.50
NYS Real Estate Transfer Tax:	$	56,355.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 01-31-2022 08:44
City Register File No.(CRFN): **2022000044273**

City Register Official Signature

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

FORM 8007

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made as of the 8th of December 2021,

between PLAZA 163 LLC ("Seller"), a New York limited liability company, having an address at 456 East 173rd Street, Bronx, New York

party of the first part, and

BG 163RD LLC ("Purchaser"), a New York limited liability company, having offices at 33-01 Skillman Avenue, Long Island City, New York

B: 2385
L: 1

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten ($10.00) dollars and other good and valuable consideration, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Borough of Bronx, County of Bronx, State of New York, located at and known as 445 East 163rd Street a/k/a 954-956 Brook Av, Bronx, NY, Block: 2385 Lot: 1, as more fully described in Schedule A,

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

TO HAVE AND TO HOLD the premises herein granted unto the PURCHASER, its heirs and assigns forever.

PARTY OF THE FIRST PART herein is the same person as Purchaser and the premises is and is intended to be the same premises conveyed to the party of the first part by deed, dated April 12, 2006.

AND being the same premises conveyed in the deed to Seller by the New York City Economic Development Corporation, recorded May 16, 2006 in CRFN2006000271491 at Bronx County Recording Office.

AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and

will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

This conveyance has been made by duly authorized resolution of the party of the first part.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

PLAZA 163 LLC
a New York limited liability company

By: _____
Name:
Title: Authorized Signatory

IN PRESENCE OF:

_____

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
) ss.:
COUNTY OF Bronx)

On the Dec 7, 2021, before me, the undersigned, personally appeared Mario J Procida, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Deborah Santoni
(signature and office of individual taking acknowledgment)

DEBORAH SANTONI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6382739
Qualified in Bronx County
My Commission Expires October 29, 2022

SCHEDULE A

ALL that certain lot, piece or parcel of land situate, lying and being in the Borough of the Bronx, City and State of New York, being known and designated as Block 2385, Lots 11, 30, 33, 34, 35, 36, 44, 45, 50, 51, 53 and 65 and part of Lots I, 3, 15, 55 and 59 on the Tax Map for said Borough, as such Tax Map existed on (i) October 28, 1990 when the City acquired title to Lot 1, (ii) August 22, 1984 when the City acquired title to Lot 3, (iii) September 19, 1979 when the City acquired title to Lots 7, II, 15 and 30, (iv) August 8, 1978 when the City acquired title to Lots 33, 34, 45, 50 and 51, (v) August 22, 1984 when the City acquired title to Lot 35, (vi) December 3, 1977 when the City acquired title to Lot 36, (vii) November 22, 1985 when the City acquired title to Lot 44, (viii) October 27, 1976 when the City acquired title to Lot 53, (ix) June 12, 1990 when the City acquired title to Lot 55, (x) November 15, 1977 when the City acquired title to Lot 59 and (xi) April 12, 1974 when the City acquired title to Lot 65, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the Westerly side of Washington Avenue (70 feet wide) with the Northerly side of East 163rd Street (100 feet wide);

RUNNING THENCE Westerly along the Northerly side of East 163rd Street, 125.56 feet to a point of curvature;

RUNNING THENCE Westerly and Northwesterly along the Northerly and Northeasterly side of East 163rd Street, as said Street curves to the right, having a radius of 100.00 feet, an arc length of 92.90 feet to a point of tangency on the Northeasterly side of Brook Avenue (80 feet wide);

RUNNING THENCE Northwesterly, along the Northeasterly side of Brook Avenue, 245.80 feet to a point;

RUNNING THENCE Easterly, along a line forming an angle of 126 degrees 35 minutes 55 seconds on the Northeast, with the Northeasterly side of Brook Avenue, 28.17 feet to a point;

RUNNING THENCE Northerly, at right angles to the last mentioned course, 151.00 feet to the Southerly side of East 164th Street (50.00 feet wide);

RUNNING THENCE Easterly, along the Southerly side of East 164th Street, 234.00 feet to a point;

RUNNING THENCE Southerly, at right angles to the Southerly side of East 164th Street, 100.40 feet to a point;

RUNNING THENCE Easterly, at right angles to the last mentioned course, 88.85 feet to the Westerly side of Washington Avenue;

RUNNING THENCE Southerly, along the Westerly side of Washington Avenue, 118.20 feet to a point;

RUNNING THENCE Westerly, along a line forming an angle of 89 degrees 47 minutes 23 seconds on the Northwest with the last mentioned course, 99.28 feet to a point;

RUNNING THENCE Southerly, at right angles to the last mentioned course, 25 feet to a point;

RUNNING THENCE Easterly, at right angles to the last mentioned course, 99.38 feet to the Westerly side of Washington Avenue;

RUNNING THENCE Southerly, along the Westerly side of Washington Avenue, 145.49 feet to the corner formed by the intersection of the Westerly side of Washington Avenue with the Northerly side of East 163rd Street the point or place of BEGINNING.

FOR INFORMATION ONLY: Premises also known as 445 East 163rd Street aka 954-956 Brook Avenue, Bronx, New York

Deed

PLAZA 163 LLC
to
BG 163RD LLC

Block 2385
Lot 1
County or Town Bronx
Street Address 445 East 163rd Street a/k/a 954-956 Brook Av, Bronx, NY

Return By Mail To:

Harfenist Kraut & Perlstein LLP
3000 Marcus Ave.
Suite 2E1
Lake Success, NY 11042
Attn: Allen Perlstein, Esq.

Reserve This Space For Use Of Recording Office

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2021121500666003001SC54A

SUPPORTING DOCUMENT COVER PAGE **PAGE 1 OF 1**

Document ID: 2021121500666003 Document Date: 12-08-2021 Preparation Date: 12-15-2021
Document Type: DEED

ASSOCIATED TAX FORM ID: 2021120300349

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	1
RP - 5217 REAL PROPERTY TRANSFER REPORT	3

FOR CITY USE ONLY

C1. County Code | | C2. Date Deed Recorded | / / | Month Day Year

C3. Book OR C5. CRFN | | C4. Page | |

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location: 445 (STREET NUMBER) | EAST 163 STREET (STREET NAME) | BRONX (BOROUGH) | 10451 (ZIP CODE)

2. Buyer Name: BG 163RD LLC (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

3. Tax Billing Address: Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form) (LAST NAME / COMPANY) | (FIRST NAME)

(STREET NUMBER AND STREET NAME) | (CITY OR TOWN) | (STATE) | (ZIP CODE)

4. Indicate the number of Assessment Roll parcels transferred on the deed: 1 # of Parcels OR ☐ Part of a Parcel

4A. Planning Board Approval - N/A for NYC

4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size: (FRONT FEET) X (DEPTH) OR (ACRES)

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐

7. New Construction on Vacant Land ☐

8. Seller Name: PLAZA 163 LLC (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

9. Check the box below which most accurately describes the use of the property at the time of sale:

A ☐ One Family Residential
B ☐ 2 or 3 Family Residential
C ☐ Residential Vacant Land
D ☐ Non-Residential Vacant Land
E ☑ Commercial
F ☐ Apartment
G ☐ Entertainment / Amusement
H ☐ Community Service
I ☐ Industrial
J ☐ Public Service

SALE INFORMATION

10. Sale Contract Date: 12 / 9 / 2021 (Month Day Year)

11. Date of Sale / Transfer: 12 / 9 / 2021 (Month Day Year)

12. Full Sale Price: $ 8,670,000

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) *Please round to the nearest whole dollar amount.*

13. Indicate the value of personal property included in the sale: |

14. Check one or more of these conditions as applicable to transfer:

A ☐ Sale Between Relatives or Former Relatives
B ☐ Sale Between Related Companies or Partners in Business
C ☐ One of the Buyers is also a Seller
D ☐ Buyer or Seller is Government Agency or Lending Institution
E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below)
F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)
G ☐ Significant Change in Property Between Taxable Status and Sale Dates
H ☐ Sale of Business is Included in Sale Price
I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)
J ☑ None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class: K 1

16. Total Assessed Value (of all parcels in transfer): 3,207,150

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

BRONX 2385 1 | | |

2021120300349201O1

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

BUYER SIGNATURE | DATE

33-01 SKILLMAN AVENUE

STREET NUMBER | STREET NAME (AFTER SALE)

LONG ISLAND CITY | NY | 11101

CITY OR TOWN | STATE | ZIP CODE

BUYER'S ATTORNEY

LAST NAME | FIRST NAME

AREA CODE | TELEPHONE NUMBER

~~SELLER~~

MARIO J. PROCIDA

SELLER SIGNATURE | DATE

2021120300349201

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER			BUYER'S ATTORNEY	
BUYER SIGNATURE		DATE	PERLSTEIN (LAST NAME)	ALLEN (FIRST NAME)
33-01 SKILLMAN AVENUE (STREET NUMBER)	SPENCER AN (STREET NAME (AFTER SALE))		516 (AREA CODE)	355-9600 (TELEPHONE NUMBER)
LONG ISLAND CITY (CITY OR TOWN)	NY (STATE)	11101 (ZIP CODE)	**SELLER**	
			SELLER SIGNATURE	DATE

2021120300349201

The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

(1) **Property receiving service: BOROUGH: BRONX** **BLOCK: 2385** **LOT: 1**

(2) **Property Address: 445 EAST 163 STREET, BRONX, NY 10451**

(3) **Owner's Name:** **BG 163RD LLC**

Additional Name:

Affirmation:

☑ Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.

B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address.** DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: SPENCER AN Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:

BCS-7CRF-ACRIS REV. 8/08

2021120300349101

ATTACHMENT B

PREVIOUS REPORTS

Included as Separate PDF

ATTACHMENT C
TABLES AND FIGURES

Table 1
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Volatile Organic Compounds (VOCs)

			AKRF Sample ID	SB-01_1-3_20220308	SB-01_12-14_20220308	SB-04_1-3_20220307	SB-04_12-14_20220307	SB-05_1-3_20220307
			Laboratory Sample ID	460-253911-1	460-253911-2	460-253843-1	460-253843-2	460-253843-3
			Date Sampled	3/08/2022	3/08/2022	3/07/2022	3/07/2022	3/07/2022
			Dilution Factor	1	1	1	1	1
			Unit	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	**NYSDEC PGWSCO**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,1,1-Trichloroethane	0.68	100	0.68	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
1,1,2,2-Tetrachloroethane	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
1,1,2-Trichloroethane	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
1,1-Dichloroethane	0.27	26	0.27	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
1,1-Dichloroethene	0.33	100	0.33	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
1,2,3-Trichlorobenzene	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
1,2,4-Trichlorobenzene	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
1,2-Dibromo-3-Chloropropane	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
1,2-Dibromoethane (Ethylene Dibromide)	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
1,2-Dichlorobenzene	1.1	100	1.1	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
1,2-Dichloroethane	0.02	3.1	0.02	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
1,2-Dichloropropane	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
1,3-Dichlorobenzene	2.4	49	2.4	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
1,4-Dichlorobenzene	1.8	13	1.8	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
2-Hexanone	NS	NS	NS	0.0061 U	0.0053 U	0.006 U	0.0061 U	0.0062 U
Acetone	0.05	100	0.05	0.0073 U	0.0064 U	0.0072 U	0.0074 U	0.0075 U
Benzene	0.06	4.8	0.06	0.0012 UT	0.0011 UT	0.0012 U	0.0012 U	0.0012 U
Bromochloromethane	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Bromodichloromethane	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Bromoform	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Bromomethane	NS	NS	NS	0.0024 U	0.0021 U	0.0024 U	0.0025 U	0.0025 U
Carbon Disulfide	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Carbon Tetrachloride	0.76	2.4	0.76	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Chlorobenzene	1.1	100	1.1	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Chloroethane	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Chloroform	0.37	49	0.37	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Chloromethane	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Cis-1,2-Dichloroethylene	0.25	100	0.25	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Cis-1,3-Dichloropropene	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Cyclohexane	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Dibromochloromethane	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Dichlorodifluoromethane	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Ethylbenzene	1	41	1	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Isopropylbenzene (Cumene)	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
M,P-Xylenes	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Methyl Acetate	NS	NS	NS	0.0061 U	0.0053 U	0.006 U	0.0061 U	0.0062 U
Methyl Ethyl Ketone (2-Butanone)	0.12	100	0.12	0.0061 U	0.0053 U	0.006 U	0.0061 U	0.0062 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS	NS	NS	0.0061 U	0.0053 U	0.006 U	0.0061 U	0.0062 U
Methylcyclohexane	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Methylene Chloride	0.05	100	0.05	0.0024 U	0.0021 U	0.0024 U	0.0025 U	0.0025 U
O-Xylene (1,2-Dimethylbenzene)	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Styrene	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Tert-Butyl Methyl Ether	0.93	100	0.93	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Tetrachloroethylene (PCE)	1.3	19	1.3	0.0013	0.0011 U	0.0012 U	0.0012 U	0.00097 J
Toluene	0.7	100	0.7	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Trans-1,2-Dichloroethene	0.19	100	0.19	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Trans-1,3-Dichloropropene	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Trichloroethylene (TCE)	0.47	21	0.47	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Trichlorofluoromethane	NS	NS	NS	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Vinyl Chloride	0.02	0.9	0.02	0.0012 U	0.0011 U	0.0012 U	0.0012 U	0.0012 U
Xylenes, Total	0.26	100	1.6	0.0024 U	0.0021 U	0.0024 U	0.0025 U	0.0025 U

Table 1
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Volatile Organic Compounds (VOCs)

			AKRF Sample ID	SB-05_12-14_20220307	SB-06_1-3_20220307	SB-06_12-14_20220307	SB-07_1-3_20220308	SB-07_12-14_20220308
			Laboratory Sample ID	460-253843-4	460-253843-5	460-253843-6	460-253911-7	460-253911-8
			Date Sampled	3/07/2022	3/07/2022	3/07/2022	3/08/2022	3/08/2022
			Dilution Factor	1	1	1	1	1
			Unit	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	**NYSDEC PGWSCO**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,1,1-Trichloroethane	0.68	100	0.68	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
1,1,2,2-Tetrachloroethane	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
1,1,2-Trichloroethane	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
1,1-Dichloroethane	0.27	26	0.27	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
1,1-Dichloroethene	0.33	100	0.33	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
1,2,3-Trichlorobenzene	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
1,2,4-Trichlorobenzene	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
1,2-Dibromo-3-Chloropropane	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
1,2-Dibromoethane (Ethylene Dibromide)	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
1,2-Dichlorobenzene	1.1	100	1.1	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
1,2-Dichloroethane	0.02	3.1	0.02	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
1,2-Dichloropropane	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
1,3-Dichlorobenzene	2.4	49	2.4	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
1,4-Dichlorobenzene	1.8	13	1.8	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
2-Hexanone	NS	NS	NS	0.0057 U	0.0058 U	0.0059 U	0.0055 U	0.0058 U
Acetone	0.05	100	0.05	0.0068 U	0.007 U	0.0071 U	0.0066 U	0.007 U
Benzene	0.06	4.8	0.06	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Bromochloromethane	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Bromodichloromethane	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Bromoform	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Bromomethane	NS	NS	NS	0.0023 U	0.0023 U	0.0024 U	0.0022 U	0.0023 U
Carbon Disulfide	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Carbon Tetrachloride	0.76	2.4	0.76	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Chlorobenzene	1.1	100	1.1	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Chloroethane	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Chloroform	0.37	49	0.37	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Chloromethane	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Cis-1,2-Dichloroethylene	0.25	100	0.25	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Cis-1,3-Dichloropropene	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Cyclohexane	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Dibromochloromethane	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Dichlorodifluoromethane	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Ethylbenzene	1	41	1	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Isopropylbenzene (Cumene)	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
M,P-Xylenes	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Methyl Acetate	NS	NS	NS	0.0057 U	0.0058 U	0.0059 U	0.0055 U	0.0058 U
Methyl Ethyl Ketone (2-Butanone)	0.12	100	0.12	0.0057 U	0.0058 U	0.0059 U	0.0055 U	0.0058 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS	NS	NS	0.0057 U	0.0058 U	0.0059 U	0.0055 U	0.0058 U
Methylcyclohexane	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Methylene Chloride	0.05	100	0.05	0.0023 U	0.0023 U	0.0024 U	0.0022 U	0.0023 U
O-Xylene (1,2-Dimethylbenzene)	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Styrene	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Tert-Butyl Methyl Ether	0.93	100	0.93	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Tetrachloroethylene (PCE)	1.3	19	1.3	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Toluene	0.7	100	0.7	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Trans-1,2-Dichloroethene	0.19	100	0.19	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Trans-1,3-Dichloropropene	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Trichloroethylene (TCE)	0.47	21	0.47	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Trichlorofluoromethane	NS	NS	NS	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Vinyl Chloride	0.02	0.9	0.02	0.0011 U	0.0012 U	0.0012 U	0.0011 U	0.0012 U
Xylenes, Total	0.26	100	1.6	0.0023 U	0.0023 U	0.0024 U	0.0022 U	0.0023 U

Table 1
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Volatile Organic Compounds (VOCs)

				AKRF Sample ID	SB-09_1-3_20220307	SB-09_12-14_20220307	SB-10_1-3_20220307	SB-10_12-14_20220307
				Laboratory Sample ID	460-253843-7	460-253843-8	460-253843-9	460-253843-10
				Date Sampled	3/07/2022	3/07/2022	3/07/2022	3/07/2022
				Dilution Factor	1	1	1	1
				Unit	mg/kg	mg/kg	mg/kg	mg/kg
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	**NYSDEC PGWSCO**		CONC Q	CONC Q	CONC Q	CONC Q
1,1,1-Trichloroethane	0.68	100	0.68		0.0013 U	0.0014 U	0.0012 U	0.0012 U
1,1,2,2-Tetrachloroethane	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
1,1,2-Trichloroethane	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
1,1-Dichloroethane	0.27	26	0.27		0.0013 U	0.0014 U	0.0012 U	0.0012 U
1,1-Dichloroethene	0.33	100	0.33		0.0013 U	0.0014 U	0.0012 U	0.0012 U
1,2,3-Trichlorobenzene	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
1,2,4-Trichlorobenzene	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
1,2-Dibromo-3-Chloropropane	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
1,2-Dibromoethane (Ethylene Dibromide)	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
1,2-Dichlorobenzene	1.1	100	1.1		0.0013 U	0.0014 U	0.0012 U	0.0012 U
1,2-Dichloroethane	0.02	3.1	0.02		0.0013 U	0.0014 U	0.0012 U	0.0012 U
1,2-Dichloropropane	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
1,3-Dichlorobenzene	2.4	49	2.4		0.0013 U	0.0014 U	0.0012 U	0.0012 U
1,4-Dichlorobenzene	1.8	13	1.8		0.0013 U	0.0014 U	0.0012 U	0.0012 U
2-Hexanone	NS	NS	NS		0.0064 U	0.0072 U	0.0061 U	0.006 U
Acetone	0.05	100	0.05		0.0076 U	0.0087 U	0.0073 U	0.0072 U
Benzene	0.06	4.8	0.06		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Bromochloromethane	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Bromodichloromethane	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Bromoform	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Bromomethane	NS	NS	NS		0.0025 U	0.0029 U	0.0024 U	0.0024 U
Carbon Disulfide	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Carbon Tetrachloride	0.76	2.4	0.76		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Chlorobenzene	1.1	100	1.1		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Chloroethane	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Chloroform	0.37	49	0.37		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Chloromethane	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Cis-1,2-Dichloroethylene	0.25	100	0.25		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Cis-1,3-Dichloropropene	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Cyclohexane	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Dibromochloromethane	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Dichlorodifluoromethane	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Ethylbenzene	1	41	1		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Isopropylbenzene (Cumene)	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
M,P-Xylenes	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Methyl Acetate	NS	NS	NS		0.0064 U	0.0072 U	0.0061 U	0.006 U
Methyl Ethyl Ketone (2-Butanone)	0.12	100	0.12		0.0064 U	0.0072 U	0.0061 U	0.006 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS	NS	NS		0.0064 U	0.0072 U	0.0061 U	0.006 U
Methylcyclohexane	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Methylene Chloride	0.05	100	0.05		0.0025 U	0.0029 U	0.0024 U	0.0024 U
O-Xylene (1,2-Dimethylbenzene)	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Styrene	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Tert-Butyl Methyl Ether	0.93	100	0.93		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Tetrachloroethylene (PCE)	1.3	19	1.3		0.0013 U	0.0014 U	0.00051 J	0.0012 U
Toluene	0.7	100	0.7		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Trans-1,2-Dichloroethene	0.19	100	0.19		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Trans-1,3-Dichloropropene	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Trichloroethylene (TCE)	0.47	21	0.47		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Trichlorofluoromethane	NS	NS	NS		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Vinyl Chloride	0.02	0.9	0.02		0.0013 U	0.0014 U	0.0012 U	0.0012 U
Xylenes, Total	0.26	100	1.6		0.0025 U	0.0029 U	0.0024 U	0.0024 U

Table 2
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Semivolatile Organic Compounds (SVOCs)

			AKRF Sample ID	SB-01_1-3_20220308	SB-01_12-14_20220308	SB-04_1-3_20220307	SB-04_12-14_20220307	SB-05_1-3_20220307
			Laboratory Sample ID	460-253911-1	460-253911-2	460-253843-1	460-253843-2	460-253843-3
			Date Sampled	3/08/2022	3/08/2022	3/07/2022	3/07/2022	3/07/2022
			Dilution Factor	1	1	1	1	1
			Unit	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	**NYSDEC PGWSCO**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,2,4,5-Tetrachlorobenzene	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
1,4-Dioxane (P-Dioxane)	0.1	13	0.1	0.038 U	0.035 U	0.037 U	0.034 U	0.034 U
2,3,4,6-Tetrachlorophenol	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
2,4,5-Trichlorophenol	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
2,4,6-Trichlorophenol	NS	NS	NS	0.15 U	0.14 U	0.15 U	0.14 U	0.14 U
2,4-Dichlorophenol	NS	NS	NS	0.15 U	0.14 U	0.15 U	0.14 U	0.14 U
2,4-Dimethylphenol	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
2,4-Dinitrophenol	NS	NS	NS	0.31 U	0.28 U	0.3 U	0.27 U	0.28 U
2,4-Dinitrotoluene	NS	NS	NS	0.078 U	0.07 U	0.076 U	0.069 U	0.07 U
2,6-Dinitrotoluene	NS	NS	NS	0.078 U	0.07 U	0.076 U	0.069 U	0.07 U
2-Chloronaphthalene	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
2-Chlorophenol	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
2-Methylnaphthalene	NS	NS	NS	0.38 U	0.35 U	0.017 J	0.34 U	0.34 U
2-Methylphenol (O-Cresol)	0.33	100	0.33	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
2-Nitroaniline	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
2-Nitrophenol	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
3,3'-Dichlorobenzidine	NS	NS	NS	0.15 U	0.14 U	0.15 U	0.14 U	0.14 U
3-Nitroaniline	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
4,6-Dinitro-2-Methylphenol	NS	NS	NS	0.31 U	0.28 U	0.3 U	0.27 U	0.28 U
4-Bromophenyl Phenyl Ether	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
4-Chloro-3-Methylphenol	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
4-Chloroaniline	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
4-Chlorophenyl Phenyl Ether	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
4-Methylphenol (P-Cresol)	0.33	100	0.33	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
4-Nitroaniline	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
4-Nitrophenol	NS	NS	NS	0.78 U	0.7 U	0.76 U	0.69 U	0.7 U
Acenaphthene	20	100	98	0.012 J	0.35 U	0.11 J	0.34 U	0.34 U
Acenaphthylene	100	100	107	0.079 J	0.35 U	0.14 J	0.34 U	0.18 J
Acetophenone	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
Anthracene	100	100	1,000	0.043 J	0.35 U	0.43	0.34 U	0.093 J
Atrazine	NS	NS	NS	0.15 U	0.14 U	0.15 U	0.14 U	0.14 U
Benzaldehyde	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
Benzo(a)Anthracene	**1**	1	1	0.3	0.035 U	**1.8**	0.034 U	0.81
Benzo(a)Pyrene	**1**	1	22	0.3	0.035 U	**1.6**	0.034 U	0.72
Benzo(b)Fluoranthene	**1**	1	1.7	0.42	0.035 U	**2.1**	0.034 U	1
Benzo(g,h,i)Perylene	100	100	1,000	0.22 J	0.35 U	0.91	0.34 U	0.51
Benzo(k)Fluoranthene	**0.8**	3.9	1.7	0.14	0.035 U	0.75	0.034 U	0.42
Benzyl Butyl Phthalate	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
Biphenyl (Diphenyl)	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
Bis(2-Chloroethoxy) Methane	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
Bis(2-Chloroethyl) Ether (2-Chloroethyl Ether)	NS	NS	NS	0.038 U	0.035 U	0.037 U	0.034 U	0.034 U
Bis(2-Chloroisopropyl) Ether	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
Bis(2-Ethylhexyl) Phthalate	NS	NS	NS	0.036 J	0.35 U	0.077 J	0.34 U	0.34 U
Caprolactam	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
Carbazole	NS	NS	NS	0.016 J	0.35 U	0.15 J	0.34 U	0.02 J
Chrysene	**1**	3.9	1	0.3 J	0.35 U	**1.6**	0.34 U	0.84
Dibenz(a,h)Anthracene	**0.33**	0.33	1,000	0.065	0.035 U	0.29	0.034 U	0.16
Dibenzofuran	7	59	210	0.008 J	0.35 U	0.065 J	0.34 U	0.34 U
Diethyl Phthalate	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
Dimethyl Phthalate	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
Di-N-Butyl Phthalate	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
Di-N-Octylphthalate	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
Fluoranthene	100	100	1,000	0.47	0.35 U	3.4	0.34 U	1.4
Fluorene	30	100	386	0.38 U	0.35 U	0.14 J	0.34 U	0.34 U
Hexachlorobenzene	0.33	1.2	3.2	0.038 U	0.035 U	0.037 U	0.034 U	0.034 U
Hexachlorobutadiene	NS	NS	NS	0.078 U	0.07 U	0.076 U	0.069 U	0.07 U
Hexachlorocyclopentadiene	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
Hexachloroethane	NS	NS	NS	0.038 U	0.035 U	0.037 U	0.034 U	0.034 U
Indeno(1,2,3-c,d)Pyrene	**0.5**	0.5	8.2	0.26	0.035 U	**1.1**	0.034 U	**0.6**
Isophorone	NS	NS	NS	0.15 U	0.14 U	0.15 U	0.14 U	0.14 U
Naphthalene	12	100	12	0.015 J	0.35 U	0.047 J	0.34 U	0.34 U
Nitrobenzene	NS	NS	NS	0.038 U	0.035 U	0.037 U	0.034 U	0.034 U
N-Nitrosodi-N-Propylamine	NS	NS	NS	0.038 U	0.035 U	0.037 U	0.034 U	0.034 U
N-Nitrosodiphenylamine	NS	NS	NS	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
Pentachlorophenol	0.8	6.7	0.8	0.31 U	0.28 U	0.3 U	0.27 U	0.28 U
Phenanthrene	100	100	1,000	0.15 J	0.35 U	1.7	0.34 U	0.35
Phenol	0.33	100	0.33	0.38 U	0.35 U	0.37 U	0.34 U	0.34 U
Pyrene	100	100	1,000	0.57	0.35 U	2.7	0.34 U	1.2

Table 2
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Semivolatile Organic Compounds (SVOCs)

			AKRF Sample ID	SB-05_12-14_20220307	SB-06_1-3_20220307	SB-06_12-14_20220307	SB-07_1-3_20220308	SB-07_12-14_20220308	SB-09_1-3_20220307
			Laboratory Sample ID	460-253843-4	460-253843-5	460-253843-6	460-253911-7	460-253911-8	460-253843-7
			Date Sampled	3/07/2022	3/07/2022	3/07/2022	3/08/2022	3/08/2022	3/07/2022
			Dilution Factor	1	1	1	mg/kg	mg/kg	1
			Unit	mg/kg	mg/kg	mg/kg	1	1	mg/kg
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	**NYSDEC PGWSCO**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,2,4,5-Tetrachlorobenzene	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
1,4-Dioxane (P-Dioxane)	0.1	13	0.1	0.034 U	0.037 U	0.034 U	0.035 U	0.034 U	0.037 U
2,3,4,6-Tetrachlorophenol	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
2,4,5-Trichlorophenol	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
2,4,6-Trichlorophenol	NS	NS	NS	0.14 U	0.15 U	0.14 U	0.14 U	0.14 U	0.15 U
2,4-Dichlorophenol	NS	NS	NS	0.14 U	0.15 U	0.14 U	0.14 U	0.14 U	0.15 U
2,4-Dimethylphenol	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
2,4-Dinitrophenol	NS	NS	NS	0.27 U	0.3 U	0.27 U	0.28 U	0.27 U	0.3 U
2,4-Dinitrotoluene	NS	NS	NS	0.069 U	0.075 U	0.068 U	0.072 U	0.069 U	0.075 U
2,6-Dinitrotoluene	NS	NS	NS	0.069 U	0.075 U	0.068 U	0.072 U	0.069 U	0.075 U
2-Chloronaphthalene	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
2-Chlorophenol	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
2-Methylnaphthalene	NS	NS	NS	0.34 U	0.022 J	0.34 U	0.35 U	0.34 U	0.022 J
2-Methylphenol (O-Cresol)	0.33	100	0.33	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
2-Nitroaniline	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
2-Nitrophenol	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
3,3'-Dichlorobenzidine	NS	NS	NS	0.14 U	0.15 U	0.14 U	0.14 U	0.14 U	0.15 U
3-Nitroaniline	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
4,6-Dinitro-2-Methylphenol	NS	NS	NS	0.27 U	0.3 U	0.27 U	0.28 U	0.27 U	0.3 U
4-Bromophenyl Phenyl Ether	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
4-Chloro-3-Methylphenol	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
4-Chloroaniline	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
4-Chlorophenyl Phenyl Ether	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
4-Methylphenol (P-Cresol)	0.33	100	0.33	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
4-Nitroaniline	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
4-Nitrophenol	NS	NS	NS	0.69 U	0.75 U	0.68 U	0.72 U	0.69 U	0.75 U
Acenaphthene	20	100	98	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
Acenaphthylene	100	100	107	0.34 U	0.26 J	0.34 U	0.35 U	0.34 U	0.16 J
Acetophenone	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
Anthracene	100	100	1,000	0.34 U	0.099 J	0.34 U	0.011 J	0.34 U	0.077 J
Atrazine	NS	NS	NS	0.14 U	0.15 U	0.14 U	0.14 U	0.14 U	0.15 U
Benzaldehyde	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
Benzo(a)Anthracene	**1**	1	1	0.034 U	**1.5**	0.034 U	0.054	0.034 U	**1.3**
Benzo(a)Pyrene	**1**	1	22	0.034 U	**2**	0.034 U	0.042	0.034 U	**1.6**
Benzo(b)Fluoranthene	**1**	1	1.7	0.034 U	**2.4**	0.034 U	0.059	0.034 U	**2.1**
Benzo(g,h,i)Perylene	100	100	1,000	0.34 U	1.3	0.34 U	0.35 U	0.34 U	1.5
Benzo(k)Fluoranthene	**0.8**	3.9	1.7	0.034 U	**1**	0.034 U	0.034 J	0.034 U	**0.97**
Benzyl Butyl Phthalate	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
Biphenyl (Diphenyl)	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.016 J
Bis(2-Chloroethoxy) Methane	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
Bis(2-Chloroethyl) Ether (2-Chloroethyl Ether)	NS	NS	NS	0.034 U	0.037 U	0.034 U	0.035 U	0.034 U	0.037 U
Bis(2-Chloroisopropyl) Ether	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
Bis(2-Ethylhexyl) Phthalate	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.033 J
Caprolactam	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
Carbazole	NS	NS	NS	0.34 U	0.07 J	0.34 U	0.35 U	0.34 U	0.058 J
Chrysene	**1**	3.9	1	0.34 U	**1.5**	0.34 U	0.053 J	0.34 U	**1.3**
Dibenz(a,h)Anthracene	**0.33**	0.33	1,000	0.034 U	0.32	0.034 U	0.035 U	0.034 U	**0.38**
Dibenzofuran	7	59	210	0.34 U	0.015 J	0.34 U	0.35 U	0.34 U	0.014 J
Diethyl Phthalate	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
Dimethyl Phthalate	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
Di-N-Butyl Phthalate	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
Di-N-Octylphthalate	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
Fluoranthene	100	100	1,000	0.34 U	1.6	0.34 U	0.098 J	0.34 U	1.5
Fluorene	30	100	386	0.34 U	0.016 J	0.34 U	0.35 U	0.34 U	0.0075 J
Hexachlorobenzene	0.33	1.2	3.2	0.034 U	0.037 U	0.034 U	0.035 U	0.034 U	0.037 U
Hexachlorobutadiene	NS	NS	NS	0.069 U	0.075 U	0.068 U	0.072 U	0.069 U	0.075 U
Hexachlorocyclopentadiene	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
Hexachloroethane	NS	NS	NS	0.034 U	0.037 U	0.034 U	0.035 U	0.034 U	0.037 U
Indeno(1,2,3-c,d)Pyrene	**0.5**	0.5	8.2	0.034 U	**1.5**	0.034 U	0.056	0.034 U	**1.5**
Isophorone	NS	NS	NS	0.14 U	0.15 U	0.14 U	0.14 U	0.14 U	0.15 U
Naphthalene	12	100	12	0.34 U	0.15 J	0.34 U	0.35 U	0.34 U	0.14 J
Nitrobenzene	NS	NS	NS	0.034 U	0.037 U	0.034 U	0.035 U	0.034 U	0.037 U
N-Nitrosodi-N-Propylamine	NS	NS	NS	0.034 U	0.037 U	0.034 U	0.035 U	0.034 U	0.037 U
N-Nitrosodiphenylamine	NS	NS	NS	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
Pentachlorophenol	0.8	6.7	0.8	0.27 U	0.3 U	0.27 U	0.28 U	0.27 U	0.3 U
Phenanthrene	100	100	1,000	0.34 U	0.42	0.34 U	0.036 J	0.34 U	0.51
Phenol	0.33	100	0.33	0.34 U	0.37 U	0.34 U	0.35 U	0.34 U	0.37 U
Pyrene	100	100	1,000	0.34 U	2.1	0.34 U	0.094 J	0.34 U	1.9

Table 2
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Semivolatile Organic Compounds (SVOCs)

			AKRF Sample ID	SB-09_12-14_20220307
			Laboratory Sample ID	460-253843-8
			Date Sampled	3/07/2022
			Dilution Factor	1
			Unit	mg/kg
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	**NYSDEC PGWSCO**	CONC Q
1,2,4,5-Tetrachlorobenzene	NS	NS	NS	0.35 U
1,4-Dioxane (P-Dioxane)	0.1	13	0.1	0.035 U
2,3,4,6-Tetrachlorophenol	NS	NS	NS	0.35 U
2,4,5-Trichlorophenol	NS	NS	NS	0.35 U
2,4,6-Trichlorophenol	NS	NS	NS	0.14 U
2,4-Dichlorophenol	NS	NS	NS	0.14 U
2,4-Dimethylphenol	NS	NS	NS	0.35 U
2,4-Dinitrophenol	NS	NS	NS	0.28 U
2,4-Dinitrotoluene	NS	NS	NS	0.071 U
2,6-Dinitrotoluene	NS	NS	NS	0.071 U
2-Chloronaphthalene	NS	NS	NS	0.35 U
2-Chlorophenol	NS	NS	NS	0.35 U
2-Methylnaphthalene	NS	NS	NS	0.35 U
2-Methylphenol (O-Cresol)	0.33	100	0.33	0.35 U
2-Nitroaniline	NS	NS	NS	0.35 U
2-Nitrophenol	NS	NS	NS	0.35 U
3,3'-Dichlorobenzidine	NS	NS	NS	0.14 U
3-Nitroaniline	NS	NS	NS	0.35 U
4,6-Dinitro-2-Methylphenol	NS	NS	NS	0.28 U
4-Bromophenyl Phenyl Ether	NS	NS	NS	0.35 U
4-Chloro-3-Methylphenol	NS	NS	NS	0.35 U
4-Chloroaniline	NS	NS	NS	0.35 U
4-Chlorophenyl Phenyl Ether	NS	NS	NS	0.35 U
4-Methylphenol (P-Cresol)	0.33	100	0.33	0.35 U
4-Nitroaniline	NS	NS	NS	0.35 U
4-Nitrophenol	NS	NS	NS	0.71 U
Acenaphthene	20	100	98	0.35 U
Acenaphthylene	100	100	107	0.35 U
Acetophenone	NS	NS	NS	0.35 U
Anthracene	100	100	1,000	0.35 U
Atrazine	NS	NS	NS	0.14 U
Benzaldehyde	NS	NS	NS	0.35 U
Benzo(a)Anthracene	**1**	1	1	0.035 U
Benzo(a)Pyrene	**1**	1	22	0.035 U
Benzo(b)Fluoranthene	**1**	1	1.7	0.035 U
Benzo(g,h,i)Perylene	100	100	1,000	0.35 U
Benzo(k)Fluoranthene	**0.8**	3.9	1.7	0.035 U
Benzyl Butyl Phthalate	NS	NS	NS	0.35 U
Biphenyl (Diphenyl)	NS	NS	NS	0.35 U
Bis(2-Chloroethoxy) Methane	NS	NS	NS	0.35 U
Bis(2-Chloroethyl) Ether (2-Chloroethyl Ether)	NS	NS	NS	0.035 U
Bis(2-Chloroisopropyl) Ether	NS	NS	NS	0.35 U
Bis(2-Ethylhexyl) Phthalate	NS	NS	NS	0.027 J
Caprolactam	NS	NS	NS	0.35 U
Carbazole	NS	NS	NS	0.35 U
Chrysene	**1**	3.9	1	0.35 U
Dibenz(a,h)Anthracene	**0.33**	0.33	1,000	0.035 U
Dibenzofuran	7	59	210	0.35 U
Diethyl Phthalate	NS	NS	NS	0.35 U
Dimethyl Phthalate	NS	NS	NS	0.35 U
Di-N-Butyl Phthalate	NS	NS	NS	0.35 U
Di-N-Octylphthalate	NS	NS	NS	0.35 U
Fluoranthene	100	100	1,000	0.35 U
Fluorene	30	100	386	0.35 U
Hexachlorobenzene	0.33	1.2	3.2	0.035 U
Hexachlorobutadiene	NS	NS	NS	0.071 U
Hexachlorocyclopentadiene	NS	NS	NS	0.35 U
Hexachloroethane	NS	NS	NS	0.035 U
Indeno(1,2,3-c,d)Pyrene	**0.5**	0.5	8.2	0.035 U
Isophorone	NS	NS	NS	0.14 U
Naphthalene	12	100	12	0.35 U
Nitrobenzene	NS	NS	NS	0.035 U
N-Nitrosodi-N-Propylamine	NS	NS	NS	0.035 U
N-Nitrosodiphenylamine	NS	NS	NS	0.35 U
Pentachlorophenol	0.8	6.7	0.8	0.28 U
Phenanthrene	100	100	1,000	0.35 U
Phenol	0.33	100	0.33	0.35 U
Pyrene	100	100	1,000	0.35 U

Table 2
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Semivolatile Organic Compounds (SVOCs)

			AKRF Sample ID	SB-10_1-3_20220307	SB-10_12-14_20220307
			Laboratory Sample ID	460-253843-9	460-253843-10
			Date Sampled	3/07/2022	3/07/2022
			Dilution Factor	1	1
			Unit	mg/kg	mg/kg
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	**NYSDEC PGWSCO**	CONC Q	CONC Q
1,2,4,5-Tetrachlorobenzene	NS	NS	NS	0.36 U	0.34 U
1,4-Dioxane (P-Dioxane)	0.1	13	0.1	0.036 U	0.034 U
2,3,4,6-Tetrachlorophenol	NS	NS	NS	0.36 U	0.34 U
2,4,5-Trichlorophenol	NS	NS	NS	0.36 U	0.34 U
2,4,6-Trichlorophenol	NS	NS	NS	0.15 U	0.14 U
2,4-Dichlorophenol	NS	NS	NS	0.15 U	0.14 U
2,4-Dimethylphenol	NS	NS	NS	0.36 U	0.34 U
2,4-Dinitrophenol	NS	NS	NS	0.29 U	0.27 U
2,4-Dinitrotoluene	NS	NS	NS	0.073 U	0.069 U
2,6-Dinitrotoluene	NS	NS	NS	0.073 U	0.069 U
2-Chloronaphthalene	NS	NS	NS	0.36 U	0.34 U
2-Chlorophenol	NS	NS	NS	0.36 U	0.34 U
2-Methylnaphthalene	NS	NS	NS	0.36 U	0.34 U
2-Methylphenol (O-Cresol)	0.33	100	0.33	0.36 U	0.34 U
2-Nitroaniline	NS	NS	NS	0.36 U	0.34 U
2-Nitrophenol	NS	NS	NS	0.36 U	0.34 U
3,3'-Dichlorobenzidine	NS	NS	NS	0.15 U	0.14 U
3-Nitroaniline	NS	NS	NS	0.36 U	0.34 U
4,6-Dinitro-2-Methylphenol	NS	NS	NS	0.29 U	0.27 U
4-Bromophenyl Phenyl Ether	NS	NS	NS	0.36 U	0.34 U
4-Chloro-3-Methylphenol	NS	NS	NS	0.36 U	0.34 U
4-Chloroaniline	NS	NS	NS	0.36 U	0.34 U
4-Chlorophenyl Phenyl Ether	NS	NS	NS	0.36 U	0.34 U
4-Methylphenol (P-Cresol)	0.33	100	0.33	0.36 U	0.34 U
4-Nitroaniline	NS	NS	NS	0.36 U	0.34 U
4-Nitrophenol	NS	NS	NS	0.73 U	0.69 U
Acenaphthene	20	100	98	0.36 U	0.34 U
Acenaphthylene	100	100	107	0.034 J	0.34 U
Acetophenone	NS	NS	NS	0.36 U	0.34 U
Anthracene	100	100	1,000	0.022 J	0.34 U
Atrazine	NS	NS	NS	0.15 U	0.14 U
Benzaldehyde	NS	NS	NS	0.36 U	0.34 U
Benzo(a)Anthracene	**1**	1	1	0.28	0.034 U
Benzo(a)Pyrene	**1**	1	22	0.36	0.034 U
Benzo(b)Fluoranthene	**1**	1	1.7	0.49	0.034 U
Benzo(g,h,i)Perylene	100	100	1,000	0.28 J	0.34 U
Benzo(k)Fluoranthene	**0.8**	3.9	1.7	0.16	0.034 U
Benzyl Butyl Phthalate	NS	NS	NS	0.36 U	0.34 U
Biphenyl (Diphenyl)	NS	NS	NS	0.36 U	0.34 U
Bis(2-Chloroethoxy) Methane	NS	NS	NS	0.36 U	0.34 U
Bis(2-Chloroethyl) Ether (2-Chloroethyl Ether)	NS	NS	NS	0.036 U	0.034 U
Bis(2-Chloroisopropyl) Ether	NS	NS	NS	0.36 U	0.34 U
Bis(2-Ethylhexyl) Phthalate	NS	NS	NS	0.032 J	0.34 U
Caprolactam	NS	NS	NS	0.36 U	0.34 U
Carbazole	NS	NS	NS	0.034 J	0.34 U
Chrysene	**1**	3.9	1	0.34 J	0.34 U
Dibenz(a,h)Anthracene	**0.33**	0.33	1,000	0.072	0.034 U
Dibenzofuran	7	59	210	0.0052 J	0.34 U
Diethyl Phthalate	NS	NS	NS	0.36 U	0.34 U
Dimethyl Phthalate	NS	NS	NS	0.36 U	0.34 U
Di-N-Butyl Phthalate	NS	NS	NS	0.36 U	0.34 U
Di-N-Octylphthalate	NS	NS	NS	0.36 U	0.34 U
Fluoranthene	100	100	1,000	0.46	0.34 U
Fluorene	30	100	386	0.0064 J	0.34 U
Hexachlorobenzene	0.33	1.2	3.2	0.036 U	0.034 U
Hexachlorobutadiene	NS	NS	NS	0.073 U	0.069 U
Hexachlorocyclopentadiene	NS	NS	NS	0.36 U	0.34 U
Hexachloroethane	NS	NS	NS	0.036 U	0.034 U
Indeno(1,2,3-c,d)Pyrene	**0.5**	0.5	8.2	0.3	0.034 U
Isophorone	NS	NS	NS	0.15 U	0.14 U
Naphthalene	12	100	12	0.018 J	0.34 U
Nitrobenzene	NS	NS	NS	0.036 U	0.034 U
N-Nitrosodi-N-Propylamine	NS	NS	NS	0.036 U	0.034 U
N-Nitrosodiphenylamine	NS	NS	NS	0.36 U	0.34 U
Pentachlorophenol	0.8	6.7	0.8	0.29 U	0.27 U
Phenanthrene	100	100	1,000	0.2 J	0.34 U
Phenol	0.33	100	0.33	0.36 U	0.34 U
Pyrene	100	100	1,000	0.46	0.34 U

Table 3
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Metals

			AKRF Sample ID	SB-01_1-3_20220308	SB-01_12-14_20220308	SB-04_1-3_20220307	SB-04_1-3_20220307	SB-04_12-14_20220307
			Laboratory Sample ID	460-253911-1	460-253911-2	460-253843-1	460-253843-1	460-253843-2
			Date Sampled	3/08/2022	3/08/2022	3/07/2022	3/07/2022	3/07/2022
			Dilution Factor	1	1	1	5	1
			Unit	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	**NYSDEC PGWSCO**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
Aluminum	NS	NS	NS	8,170	6,150	5,830	NR	3,500
Antimony	NS	NS	NS	0.19 J	0.8 U	0.7 J	NR	0.77 U
Arsenic	13	16	16	2.8	1.1	3.4	NR	0.98
Barium	**350**	400	820	66.4	41.8	**375**	NR	19.6
Beryllium	7.2	72	47	0.4	0.18 J	0.63	NR	0.28 J
Cadmium	2.5	4.3	7.5	0.87 U	0.8 U	0.42 J	NR	0.77 U
Calcium	NS	NS	NS	14,100	1,510	NR	89,600	1,370
Chromium, Total	NS	NS	NS	18.7	13.8	11.3	NR	11.2
Cobalt	NS	NS	NS	7.3	4.8	4.3	NR	4.1
Copper	**50**	270	1,720	20.2	16.5	34.2	NR	12
Iron	NS	NS	NS	14,200	12,000	11,800	NR	7,820
Lead	**63**	400	450	49.4	3.4	**134**	NR	2.2
Magnesium	NS	NS	NS	5,300	2,900	31,300	NR	2,330
Manganese	1,600	2,000	2,000	223	164	330	NR	125
Mercury	**0.18**	0.81	0.73	0.12	0.017 U	0.18	NR	0.0079 J
Nickel	30	310	130	14	11.9	9.1	NR	8.8
Potassium	NS	NS	NS	2,780	1,100	732	NR	962
Selenium	3.9	180	4	0.18 J	1 U	0.13 J	NR	0.97 U
Silver	2	180	8.3	0.87 U	0.8 U	0.93 U	NR	0.77 U
Sodium	NS	NS	NS	500	185	581	NR	129
Thallium	NS	NS	NS	0.17 J	0.12 J	0.11 J	NR	0.07 J
Vanadium	NS	NS	NS	24.4	18.7	16.1	NR	13.3
Zinc	**109**	10,000	2,480	61.8	27.4	**246**	NR	15.6

Table 3
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Metals

			AKRF Sample ID	SB-05_1-3_20220307	SB-05_1-3_20220307	SB-05_12-14_20220307	SB-05_12-14_20220307	SB-06_1-3_20220307
			Laboratory Sample ID	460-253843-3	460-253843-3	460-253843-4	460-253843-4	460-253843-5
			Date Sampled	3/07/2022	3/07/2022	3/07/2022	3/07/2022	3/07/2022
			Dilution Factor	1	5	1	3	1
			Unit	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	**NYSDEC PGWSCO**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
Aluminum	NS	NS	NS	4,990	NR	NR	4,980	NR
Antimony	NS	NS	NS	0.13 J	NR	NR	2.3 U	NR
Arsenic	13	16	16	1.5	NR	NR	0.78 J	NR
Barium	**350**	400	820	71.9	NR	NR	30.7	NR
Beryllium	7.2	72	47	0.19 J	NR	NR	0.24 J	NR
Cadmium	2.5	4.3	7.5	0.13 J	NR	NR	2.3 U	NR
Calcium	NS	NS	NS	NR	165,000	NR	2,660	NR
Chromium, Total	NS	NS	NS	13.6	NR	NR	10.3	NR
Cobalt	NS	NS	NS	3.9	NR	NR	4.4 J	NR
Copper	**50**	270	1,720	18.7	NR	NR	15.6	NR
Iron	NS	NS	NS	9,700	NR	NR	9,610	NR
Lead	**63**	400	450	**95.8**	NR	NR	17.2	NR
Magnesium	NS	NS	NS	20,500	NR	NR	4,480	NR
Manganese	1,600	2,000	2,000	143	NR	NR	190	NR
Mercury	**0.18**	0.81	0.73	0.15	NR	0.016 U	NR	0.11
Nickel	30	310	130	10	NR	NR	9.8	NR
Potassium	NS	NS	NS	1,850	NR	NR	1,230	NR
Selenium	3.9	180	4	0.12 J	NR	NR	2.9 U	NR
Silver	2	180	8.3	0.78 U	NR	NR	2.3 U	NR
Sodium	NS	NS	NS	156	NR	NR	197 J	NR
Thallium	NS	NS	NS	0.1 J	NR	NR	0.93 U	NR
Vanadium	NS	NS	NS	16.6	NR	NR	15.6	NR
Zinc	**109**	10,000	2,480	80.7	NR	NR	28.7	NR

Table 3
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Metals

				AKRF Sample ID	SB-06_1-3_20220307	SB-06_12-14_20220307	SB-06_12-14_20220307	SB-07_1-3_20220308	SB-07_12-14_20220308
				Laboratory Sample ID	460-253843-5	460-253843-6	460-253843-6	460-253911-7	460-253911-8
				Date Sampled	3/07/2022	3/07/2022	3/07/2022	3/08/2022	3/08/2022
				Dilution Factor	3	1	3	mg/kg	mg/kg
				Unit	mg/kg	mg/kg	mg/kg	1	1
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	**NYSDEC PGWSCO**		CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
Aluminum	NS	NS	NS		8,200	NR	4,420	7,300	4,160
Antimony	NS	NS	NS		11.9	NR	2.4 U	0.83 U	0.79 U
Arsenic	13	16	16		4.5	NR	0.72 J	2.5	0.99
Barium	**350**	400	820		**555**	NR	42.5	52	19
Beryllium	7.2	72	47		0.44 J	NR	0.18 J	0.34	0.17 J
Cadmium	2.5	4.3	7.5		0.59 J	NR	2.4 U	0.099 J	0.79 U
Calcium	NS	NS	NS		80,600	NR	9,100	7,140	1,810
Chromium, Total	NS	NS	NS		16.9	NR	13.1	19.3	11.8
Cobalt	NS	NS	NS		6.1	NR	4.4 J	6.6	5.3
Copper	**50**	270	1,720		**79.6**	NR	10.7	24	20.4
Iron	NS	NS	NS		14,000	NR	9,070	13,700	10,200
Lead	**63**	400	450		**1,100**	NR	14.4	42.4	3.5
Magnesium	NS	NS	NS		30,700	NR	7,660	4,530	3,180
Manganese	1,600	2,000	2,000		345	NR	217	286	178
Mercury	**0.18**	0.81	0.73		NR	0.017 U	NR	**0.24**	0.016 U
Nickel	30	310	130		15.6	NR	11.3	24.1	11.2
Potassium	NS	NS	NS		1,930	NR	1,220	1,780	708
Selenium	3.9	180	4		3.3 U	NR	3 U	0.14 J	0.99 U
Silver	2	180	8.3		0.44 J	NR	2.4 U	0.17 J	0.79 U
Sodium	NS	NS	NS		1,280	NR	150 J	431	185
Thallium	NS	NS	NS		1.1 U	NR	0.96 U	0.13 J	0.074 J
Vanadium	NS	NS	NS		26.4	NR	13.6	24.7	15.4
Zinc	**109**	10,000	2,480		**338**	NR	25.9	54.8	20.4

Table 3
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Metals

				AKRF Sample ID	SB-09_1-3_20220307	SB-09_1-3_20220307
				Laboratory Sample ID	460-253843-7	460-253843-7
				Date Sampled	3/07/2022	3/07/2022
				Dilution Factor	1	3
				Unit	mg/kg	mg/kg
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	**NYSDEC PGWSCO**		CONC Q	CONC Q
Aluminum	NS	NS	NS		NR	5,900
Antimony	NS	NS	NS		NR	2.5 U
Arsenic	13	16	16		NR	5.6
Barium	**350**	400	820		NR	**998**
Beryllium	7.2	72	47		NR	0.38 J
Cadmium	2.5	4.3	7.5		NR	0.63 J
Calcium	NS	NS	NS		NR	115,000
Chromium, Total	NS	NS	NS		NR	16.8
Cobalt	NS	NS	NS		NR	4.8 J
Copper	**50**	270	1,720		NR	22.7
Iron	NS	NS	NS		NR	17,000
Lead	**63**	400	450		NR	**209**
Magnesium	NS	NS	NS		NR	37,500
Manganese	1,600	2,000	2,000		NR	618
Mercury	**0.18**	0.81	0.73		0.091	NR
Nickel	30	310	130		NR	8.4
Potassium	NS	NS	NS		NR	1,150
Selenium	3.9	180	4		NR	3.1 U
Silver	2	180	8.3		NR	2.5 U
Sodium	NS	NS	NS		NR	410
Thallium	NS	NS	NS		NR	0.1 J
Vanadium	NS	NS	NS		NR	17.6
Zinc	**109**	10,000	2,480		NR	**592**

Table 3
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Metals

			AKRF Sample ID	SB-09_12-14_20220307	SB-10_1-3_20220307	SB-10_12-14_20220307	SB-10_12-14_20220307
			Laboratory Sample ID	460-253843-8	460-253843-9	460-253843-10	460-253843-10
			Date Sampled	3/07/2022	3/07/2022	3/07/2022	3/07/2022
			Dilution Factor	1	1	1	2
			Unit	mg/kg	mg/kg	mg/kg	mg/kg
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	**NYSDEC PGWSCO**	CONC Q	CONC Q	CONC Q	CONC Q
Aluminum	NS	NS	NS	6,970	3,600	4,290	NR
Antimony	NS	NS	NS	0.87 U	0.19 J	0.78 U	NR
Arsenic	13	16	16	0.99	2.1	1	NR
Barium	**350**	400	820	44.9	180	41.9	NR
Beryllium	7.2	72	47	0.25 J	0.19 J	1.2	NR
Cadmium	2.5	4.3	7.5	0.87 U	0.4 J	0.14 J	NR
Calcium	NS	NS	NS	1,940	17,400	1,340	NR
Chromium, Total	NS	NS	NS	16.9	7.3	8.8	NR
Cobalt	NS	NS	NS	5.8	2.7	12.7	NR
Copper	**50**	270	1,720	15.4	17.1	17.7	NR
Iron	NS	NS	NS	13,300	4,480	23,300	NR
Lead	**63**	400	450	3.7	**129**	2.7	NR
Magnesium	NS	NS	NS	4,020	5,470	2,260	NR
Manganese	1,600	2,000	2,000	267	89.9	NR	1,100
Mercury	**0.18**	0.81	0.73	0.016 U	**0.23**	0.017 U	NR
Nickel	30	310	130	13.9	9.3	11.4	NR
Potassium	NS	NS	NS	1,880	961	1,540 B	NR
Selenium	3.9	180	4	1.1 U	0.35 J	0.1 J	NR
Silver	2	180	8.3	0.87 U	0.45 J	0.78 U	NR
Sodium	NS	NS	NS	176	243	81.1	NR
Thallium	NS	NS	NS	0.11 J	0.059 J	0.16 J	NR
Vanadium	NS	NS	NS	20.5	25.2	15.6	NR
Zinc	**109**	10,000	2,480	32.6	**177**	66.8	NR

Table 4
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Polychlorinated Biphenyls (PCBs)

			AKRF Sample ID	SB-01_1-3_20220308	SB-01_12-14_20220308	SB-04_1-3_20220307	SB-04_12-14_20220307
			Laboratory Sample ID	460-253911-1	460-253911-2	460-253843-1	460-253843-2
			Date Sampled	3/08/2022	3/08/2022	3/07/2022	3/07/2022
			Dilution Factor	1	1	1	1
			Unit	mg/kg	mg/kg	mg/kg	mg/kg
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	**NYSDEC PGWSCO**	CONC Q	CONC Q	CONC Q	CONC Q
PCB-1016 (Aroclor 1016)	NS	NS	NS	0.077 U	0.07 U	0.076 U	0.069 U
PCB-1221 (Aroclor 1221)	NS	NS	NS	0.077 U	0.07 U	0.076 U	0.069 U
PCB-1232 (Aroclor 1232)	NS	NS	NS	0.077 U	0.07 U	0.076 U	0.069 U
PCB-1242 (Aroclor 1242)	NS	NS	NS	0.077 U	0.07 U	0.076 U	0.069 U
PCB-1248 (Aroclor 1248)	NS	NS	NS	0.077 U	0.07 U	0.076 U	0.069 U
PCB-1254 (Aroclor 1254)	NS	NS	NS	0.077 U	0.07 U	0.076 U	0.069 U
PCB-1260 (Aroclor 1260)	NS	NS	NS	0.077 U	0.07 U	0.076 U	0.069 U
PCB-1262 (Aroclor 1262)	NS	NS	NS	0.077 U	0.07 U	0.076 U	0.069 U
PCB-1268 (Aroclor 1268)	NS	NS	NS	0.077 U	0.07 U	0.076 U	0.069 U
Total PCBs	0.1	1	3.2	0.077 U	0.07 U	0.076 U	0.069 U

Table 4
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Polychlorinated Biphenyls (PCBs)

			AKRF Sample ID	SB-05_1-3_20220307	SB-05_12-14_20220307	SB-06_1-3_20220307	SB-06_12-14_20220307
			Laboratory Sample ID	460-253843-3	460-253843-4	460-253843-5	460-253843-6
			Date Sampled	3/07/2022	3/07/2022	3/07/2022	3/07/2022
			Dilution Factor	1	1	1	1
			Unit	mg/kg	mg/kg	mg/kg	mg/kg
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	**NYSDEC PGWSCO**	CONC Q	CONC Q	CONC Q	CONC Q
PCB-1016 (Aroclor 1016)	NS	NS	NS	0.07 U	0.068 U	0.074 U	0.069 U
PCB-1221 (Aroclor 1221)	NS	NS	NS	0.07 U	0.068 U	0.074 U	0.069 U
PCB-1232 (Aroclor 1232)	NS	NS	NS	0.07 U	0.068 U	0.074 U	0.069 U
PCB-1242 (Aroclor 1242)	NS	NS	NS	0.07 U	0.068 U	0.074 U	0.069 U
PCB-1248 (Aroclor 1248)	NS	NS	NS	0.07 U	0.068 U	0.074 U	0.069 U
PCB-1254 (Aroclor 1254)	NS	NS	NS	0.07 U	0.068 U	0.074 U	0.069 U
PCB-1260 (Aroclor 1260)	NS	NS	NS	0.07 U	0.068 U	0.074 U	0.069 U
PCB-1262 (Aroclor 1262)	NS	NS	NS	0.07 U	0.068 U	0.074 U	0.069 U
PCB-1268 (Aroclor 1268)	NS	NS	NS	0.07 U	0.068 U	0.074 U	0.069 U
Total PCBs	0.1	1	3.2	0.07 U	0.068 U	0.074 U	0.069 U

Table 4
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Polychlorinated Biphenyls (PCBs)

			AKRF Sample ID	SB-07_1-3_20220308	SB-07_12-14_20220308	SB-09_1-3_20220307	SB-09_12-14_20220307
			Laboratory Sample ID	460-253911-7	460-253911-8	460-253843-7	460-253843-8
			Date Sampled	3/08/2022	3/08/2022	3/07/2022	3/07/2022
			Dilution Factor	mg/kg	mg/kg	1	1
			Unit	1	1	mg/kg	mg/kg
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	**NYSDEC PGWSCO**	CONC Q	CONC Q	CONC Q	CONC Q
PCB-1016 (Aroclor 1016)	NS	NS	NS	0.071 U	0.069 U	0.075 U	0.071 U
PCB-1221 (Aroclor 1221)	NS	NS	NS	0.071 U	0.069 U	0.075 U	0.071 U
PCB-1232 (Aroclor 1232)	NS	NS	NS	0.071 U	0.069 U	0.075 U	0.071 U
PCB-1242 (Aroclor 1242)	NS	NS	NS	0.071 U	0.069 U	0.075 U	0.071 U
PCB-1248 (Aroclor 1248)	NS	NS	NS	0.071 U	0.069 U	0.075 U	0.071 U
PCB-1254 (Aroclor 1254)	NS	NS	NS	0.071 U	0.069 U	0.075 U	0.071 U
PCB-1260 (Aroclor 1260)	NS	NS	NS	0.071 U	0.069 U	0.075 U	0.071 U
PCB-1262 (Aroclor 1262)	NS	NS	NS	0.071 U	0.069 U	0.075 U	0.071 U
PCB-1268 (Aroclor 1268)	NS	NS	NS	0.071 U	0.069 U	0.075 U	0.071 U
Total PCBs	0.1	1	3.2	0.071 U	0.069 U	0.075 U	0.071 U

Table 4
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Polychlorinated Biphenyls (PCBs)

			AKRF Sample ID	SB-10_1-3_20220307	SB-10_12-14_20220307
			Laboratory Sample ID	460-253843-9	460-253843-10
			Date Sampled	3/07/2022	3/07/2022
			Dilution Factor	1	1
			Unit	mg/kg	mg/kg
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	**NYSDEC PGWSCO**	CONC Q	CONC Q
PCB-1016 (Aroclor 1016)	NS	NS	NS	0.074 U	0.069 U
PCB-1221 (Aroclor 1221)	NS	NS	NS	0.074 U	0.069 U
PCB-1232 (Aroclor 1232)	NS	NS	NS	0.074 U	0.069 U
PCB-1242 (Aroclor 1242)	NS	NS	NS	0.074 U	0.069 U
PCB-1248 (Aroclor 1248)	NS	NS	NS	0.074 U	0.069 U
PCB-1254 (Aroclor 1254)	NS	NS	NS	0.074 U	0.069 U
PCB-1260 (Aroclor 1260)	NS	NS	NS	0.074 U	0.069 U
PCB-1262 (Aroclor 1262)	NS	NS	NS	0.074 U	0.069 U
PCB-1268 (Aroclor 1268)	NS	NS	NS	0.074 U	0.069 U
Total PCBs	0.1	1	3.2	0.074 U	0.069 U

Table 5
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Pesticides

			AKRF Sample ID	SB-01_1-3_20220308	SB-01_12-14_20220308	SB-04_1-3_20220307	SB-04_12-14_20220307
			Laboratory Sample ID	460-253911-1	460-253911-2	460-253843-1	460-253843-2
			Date Sampled	3/08/2022	3/08/2022	3/07/2022	3/07/2022
			Dilution Factor	1	1	1	1
			Unit	mg/kg	mg/kg	mg/kg	mg/kg
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	**NYSDEC PGWSCO**	CONC Q	CONC Q	CONC Q	CONC Q
Aldrin	0.005	0.097	0.19	0.0077 U	0.007 U	0.0076 U	0.0069 U
Alpha Bhc (Alpha Hexachlorocyclohexane)	0.02	0.48	0.02	0.0023 U	0.0021 U	0.0023 U	0.0021 U
Alpha Endosulfan	NS	NS	102	0.0077 U	0.007 U	0.0076 U	0.0069 U
Beta Bhc (Beta Hexachlorocyclohexane)	0.036	0.36	0.09	0.0023 U	0.0021 U	0.0023 U	0.0021 U
Beta Endosulfan	NS	NS	102	0.0077 U	0.007 U	0.0076 U	0.0069 U
Delta BHC (Delta Hexachlorocyclohexane)	0.04	100	0.25	0.0023 U	0.0021 U	0.0023 U	0.0021 U
Dieldrin	0.005	0.2	0.1	0.0023 U	0.0021 U	0.0023 U	0.0021 U
Endosulfan Sulfate	NS	NS	1,000	0.0077 U	0.007 U	0.0076 U	0.0069 U
Endosulfans ABS	2.4	24	NS	0 U	0 U	0 U	0 U
Endrin	0.014	11	0.06	0.0077 U	0.007 U	0.0076 U	0.0069 U
Endrin Aldehyde	NS	NS	NS	0.0077 U	0.007 U	0.0076 U	0.0069 U
Endrin Ketone	NS	NS	NS	0.0077 U	0.007 U	0.0076 U	0.0069 U
Gamma Bhc (Lindane)	0.1	1.3	0.1	0.0023 U	0.0021 U	0.0023 U	0.0021 U
Heptachlor	0.042	2.1	0.38	0.0077 U	0.007 U	0.0076 U	0.0069 U
Heptachlor Epoxide	NS	NS	NS	0.0077 U	0.007 U	0.0076 U	0.0069 U
Methoxychlor	NS	NS	NS	0.0077 U	0.007 U	0.0076 U	0.0069 U
P,P'-DDD	**0.0033**	13	14	0.0077 U	0.007 U	0.0076 U	0.0069 U
P,P'-DDE	**0.0033**	8.9	17	0.0077 U	0.007 U	**0.006 J**	0.0069 U
P,P'-DDT	**0.0033**	7.9	136	0.0077 U	0.007 U	**0.032**	0.0069 U
Toxaphene	NS	NS	NS	0.077 U	0.07 U	0.076 U	0.069 U

Table 5
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Pesticides

				AKRF Sample ID	SB-05_1-3_20220307	SB-05_12-14_20220307	SB-06_1-3_20220307	SB-06_12-14_20220307
				Laboratory Sample ID	460-253843-3	460-253843-4	460-253843-5	460-253843-6
				Date Sampled	3/07/2022	3/07/2022	3/07/2022	3/07/2022
				Dilution Factor	1	1	1	1
				Unit	mg/kg	mg/kg	mg/kg	mg/kg
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	**NYSDEC PGWSCO**		CONC Q	CONC Q	CONC Q	CONC Q
Aldrin	0.005	0.097	0.19		0.007 U	0.0068 U	0.0074 U	0.0069 U
Alpha Bhc (Alpha Hexachlorocyclohexane)	0.02	0.48	0.02		0.0021 U	0.002 U	0.0022 U	0.002 U
Alpha Endosulfan	NS	NS	102		0.007 U	0.0068 U	0.0074 U	0.0069 U
Beta Bhc (Beta Hexachlorocyclohexane)	0.036	0.36	0.09		0.0021 U	0.002 U	0.0022 U	0.002 U
Beta Endosulfan	NS	NS	102		0.007 U	0.0068 U	0.0074 U	0.0069 U
Delta BHC (Delta Hexachlorocyclohexane)	0.04	100	0.25		0.0021 U	0.002 U	0.0022 U	0.002 U
Dieldrin	0.005	0.2	0.1		0.0021 U	0.002 U	0.0022 U	0.002 U
Endosulfan Sulfate	NS	NS	1,000		0.007 U	0.0068 U	0.0074 U	0.0069 U
Endosulfans ABS	2.4	24	NS		0 U	0 U	0 U	0 U
Endrin	0.014	11	0.06		0.007 U	0.0068 U	0.0074 U	0.0069 U
Endrin Aldehyde	NS	NS	NS		0.007 U	0.0068 U	0.0074 U	0.0069 U
Endrin Ketone	NS	NS	NS		0.007 U	0.0068 U	0.0074 U	0.0069 U
Gamma Bhc (Lindane)	0.1	1.3	0.1		0.0021 U	0.002 U	0.0022 U	0.002 U
Heptachlor	0.042	2.1	0.38		0.007 U	0.0068 U	0.0074 U	0.0069 U
Heptachlor Epoxide	NS	NS	NS		0.007 U	0.0068 U	0.0074 U	0.0069 U
Methoxychlor	NS	NS	NS		0.007 U	0.0068 U	0.0074 U	0.0069 U
P,P'-DDD	**0.0033**	13	14		0.007 U	0.0068 U	0.0074 U	0.0069 U
P,P'-DDE	**0.0033**	8.9	17		0.007 U	0.0068 U	0.0027 J	0.0069 U
P,P'-DDT	**0.0033**	7.9	136		0.007 U	0.0068 U	**0.0074**	0.0069 U
Toxaphene	NS	NS	NS		0.07 U	0.068 U	0.074 U	0.069 U

Table 5
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Pesticides

				AKRF Sample ID	SB-07_1-3_20220308	SB-07_12-14_20220308	SB-09_1-3_20220307	SB-09_12-14_20220307
				Laboratory Sample ID	460-253911-7	460-253911-8	460-253843-7	460-253843-8
				Date Sampled	3/08/2022	3/08/2022	3/07/2022	3/07/2022
				Dilution Factor	mg/kg	mg/kg	1	1
				Unit	1	1	mg/kg	mg/kg
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	**NYSDEC PGWSCO**		CONC Q	CONC Q	CONC Q	CONC Q
Aldrin	0.005	0.097	0.19		0.0071 U	0.0069 U	0.0075 U	0.0071 U
Alpha Bhc (Alpha Hexachlorocyclohexane)	0.02	0.48	0.02		0.0021 U	0.0021 U	0.0022 U	0.0021 U
Alpha Endosulfan	NS	NS	102		0.0071 U	0.0069 U	0.0075 U	0.0071 U
Beta Bhc (Beta Hexachlorocyclohexane)	0.036	0.36	0.09		0.0021 U	0.0021 U	0.0022 U	0.0021 U
Beta Endosulfan	NS	NS	102		0.0071 U	0.0069 U	0.0075 U	0.0071 U
Delta BHC (Delta Hexachlorocyclohexane)	0.04	100	0.25		0.0021 U	0.0021 U	0.0022 U	0.0021 U
Dieldrin	0.005	0.2	0.1		0.0021 U	0.0021 U	0.0022 U	0.0021 U
Endosulfan Sulfate	NS	NS	1,000		0.0071 U	0.0069 U	0.0075 U	0.0071 U
Endosulfans ABS	2.4	24	NS		0 U	0 U	0 U	0 U
Endrin	0.014	11	0.06		0.0071 U	0.0069 U	0.0075 U	0.0071 U
Endrin Aldehyde	NS	NS	NS		0.0071 U	0.0069 U	0.0075 U	0.0071 U
Endrin Ketone	NS	NS	NS		0.0071 U	0.0069 U	0.0075 U	0.0071 U
Gamma Bhc (Lindane)	0.1	1.3	0.1		0.0021 U	0.0021 U	0.0022 U	0.0021 U
Heptachlor	0.042	2.1	0.38		0.0071 U	0.0069 U	0.0075 U	0.0071 U
Heptachlor Epoxide	NS	NS	NS		0.0071 U	0.0069 U	0.0075 U	0.0071 U
Methoxychlor	NS	NS	NS		0.0071 U	0.0069 U	0.0075 U	0.0071 U
P,P'-DDD	**0.0033**	13	14		0.0071 U	0.0069 U	**0.0043 JP**	0.0071 U
P,P'-DDE	**0.0033**	8.9	17		**0.0041 J**	0.0069 U	**0.0095 P**	0.0071 U
P,P'-DDT	**0.0033**	7.9	136		0.0023 J	0.0069 U	**0.19**	0.0071 U
Toxaphene	NS	NS	NS		0.071 U	0.069 U	0.075 U	0.071 U

Table 5
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Pesticides

				AKRF Sample ID	SB-10_1-3_20220307	SB-10_12-14_20220307
				Laboratory Sample ID	460-253843-9	460-253843-10
				Date Sampled	3/07/2022	3/07/2022
				Dilution Factor	1	1
				Unit	mg/kg	mg/kg
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	**NYSDEC PGWSCO**		CONC Q	CONC Q
Aldrin	0.005	0.097	0.19		0.0074 U	0.0069 U
Alpha Bhc (Alpha Hexachlorocyclohexane)	0.02	0.48	0.02		0.0022 U	0.0021 U
Alpha Endosulfan	NS	NS	102		0.0074 U	0.0069 U
Beta Bhc (Beta Hexachlorocyclohexane)	0.036	0.36	0.09		0.0022 U	0.0021 U
Beta Endosulfan	NS	NS	102		0.0074 U	0.0069 U
Delta BHC (Delta Hexachlorocyclohexane)	0.04	100	0.25		0.0022 U	0.0021 U
Dieldrin	0.005	0.2	0.1		0.0022 U	0.0021 U
Endosulfan Sulfate	NS	NS	1,000		0.0074 U	0.0069 U
Endosulfans ABS	2.4	24	NS		0 U	0 U
Endrin	0.014	11	0.06		0.0074 U	0.0069 U
Endrin Aldehyde	NS	NS	NS		0.0074 U	0.0069 U
Endrin Ketone	NS	NS	NS		0.0074 U	0.0069 U
Gamma Bhc (Lindane)	0.1	1.3	0.1		0.0022 U	0.0021 U
Heptachlor	0.042	2.1	0.38		0.0074 U	0.0069 U
Heptachlor Epoxide	NS	NS	NS		0.0074 U	0.0069 U
Methoxychlor	NS	NS	NS		0.0074 U	0.0069 U
P,P'-DDD	**0.0033**	13	14		**0.0057 J**	0.0069 U
P,P'-DDE	**0.0033**	8.9	17		**0.016**	0.0069 U
P,P'-DDT	**0.0033**	7.9	136		**0.032**	0.0069 U
Toxaphene	NS	NS	NS		0.074 U	0.069 U

Table 6
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Groundwater Analytical Results of VOCs

AKRF Sample ID		TW-01_20220308	TW-04_20220308	TW-05_20220307	TW-06_20220307	TB_20220307	TB_20220308
Laboratory Sample ID		460-253911-11	460-253911-14	460-253843-11	460-253843-12	460-253843-13	460-253911-15
Date Sampled		3/08/2022	3/08/2022	3/07/2022	3/07/2022	3/07/2022	3/08/2022
Unit		µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
Dilution Factor		1	1	1	1	1	1
Compound	**AWQSGV**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,1,1-Trichloroethane	5	1 U	1 U	1 U	1 U	1 U	1 U
1,1,2,2-Tetrachloroethane	5	1 U	1 U	1 U	1 U	1 U	1 U
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	5	1 U	1 U	1 U	1 U	1 U	1 U
1,1,2-Trichloroethane	1	1 U	1 U	1 U	1 U	1 U	1 U
1,1-Dichloroethane	5	1 U	1 U	1 U	1 U	1 U	1 U
1,1-Dichloroethene	5	1 U	1 U	1 U	1 U	1 U	1 U
1,2,3-Trichlorobenzene	5	1 U	1 U	1 U	1 U	1 U	1 U
1,2,4-Trichlorobenzene	5	1 U	1 U	1 U	1 U	1 U	1 U
1,2-Dibromo-3-Chloropropane	0.04	1 U	1 U	1 U	1 U	1 U	1 U
1,2-Dibromoethane (Ethylene Dibromide)	0.0006	1 U	1 U	1 U	1 U	1 U	1 U
1,2-Dichlorobenzene	3	1 U	1 U	1 U	1 U	1 U	1 U
1,2-Dichloroethane	0.6	1 U	1 U	1 U	1 U	1 U	1 U
1,2-Dichloropropane	1	1 U	1 U	1 U	1 U	1 U	1 U
1,3-Dichlorobenzene	3	NR	NR	NR	NR	1 U	1 U
1,4-Dichlorobenzene	3	1 U	1 U	1 U	1 U	1 U	1 U
2-Hexanone	50	5 U	5 U	5 U	5 U	5 U	5 U
Acetone	50	5 U	5 U	5 U	5 U	5 U	5 U
Benzene	1	1 U	1 U	1 U	1 U	1 U	1 U
Bromochloromethane	5	1 U	1 U	1 U	1 U	1 U	1 U
Bromodichloromethane	50	1 U	1 U	1 U	1 U	1 U	1 U
Bromoform	50	1 U	1 U	1 U	1 U	1 U	1 U
Bromomethane	5	1 U	1 U	1 U	1 U	1 U	1 U
Carbon Disulfide	60	1 U	1 U	1 U	1 U	1 U	1 U
Carbon Tetrachloride	5	1 U	1 U	1 U	1 U	1 U	1 U
Chlorobenzene	5	1 U	1 U	1 U	1 U	1 U	1 U
Chloroethane	5	1 U	1 U	1 U	1 U	1 U	1 U
Chloroform	7	1 U	1.1	1.6	3	1 U	1 U
Chloromethane	5	1 U	1 U	1 U	1 U	1 U	1 U
Cis-1,2-Dichloroethylene	5	2.1	1.2	2	3.9	1 U	1 U
Cis-1,3-Dichloropropene	NS	1 U	1 U	1 U	1 U	1 U	1 U
Cyclohexane	NS	1 U	1 U	1 U	1 U	1 U	1 U
Dibromochloromethane	50	1 U	1 U	1 U	1 U	1 U	1 U
Dichlorodifluoromethane	5	1 U	1 U	1 U	1 U	1 U	1 U
Ethylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U
Isopropylbenzene (Cumene)	5	1 U	1 U	1 U	1 U	1 U	1 U
M,P-Xylenes	5	1 U	1 U	1 U	1 U	1 U	1 U
Methyl Acetate	NS	5 U	5 U	5 U	5 U	5 U	5 U
Methyl Ethyl Ketone (2-Butanone)	50	5 U	5 U	5 UT	5 UT	5 UT	5 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS	5 U	5 U	5 UT	5 UT	5 UT	5 U
Methylcyclohexane	NS	1 U	1 U	1 U	1 U	1 U	1 U
Methylene Chloride	5	1 U	1 U	1 U	1 U	1 U	1 U
O-Xylene (1,2-Dimethylbenzene)	5	1 U	1 U	1 U	1 U	1 U	1 U
Styrene	5	1 U	1 U	1 U	1 U	1 U	1 U
Tert-Butyl Methyl Ether	10	1 U	1 U	1 U	1 U	1 U	1 U
Tetrachloroethylene (PCE)	**5**	0.44 J	**16**	**25**	**93**	1 U	1 U
Toluene	5	1 U	1 U	1 U	1 U	1 U	1 U
Trans-1,2-Dichloroethene	5	1 U	1 U	1 U	0.28 J	1 U	1 U
Trans-1,3-Dichloropropene	NS	1 U	1 U	1 U	1 U	1 U	1 U
Trichloroethylene (TCE)	**5**	0.51 J	**5.7**	**8.1**	**20**	1 U	1 U
Trichlorofluoromethane	5	1 U	1 U	1 U	1 U	1 U	1 U
Vinyl Chloride	2	1 U	1 U	1 UT	1 UT	1 UT	1 U
Xylenes, Total	NS	2 U	2 U	2 U	2 U	2 U	2 U

Table 7
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Groundwater Analytical Results of SVOCs

AKRF Sample ID		TW-01_20220308	TW-04_20220308	TW-05_20220307	TW-06_20220307
Laboratory Sample ID		460-253911-11	460-253911-14	460-253843-11	460-253843-12
Date Sampled		3/08/2022	3/08/2022	3/07/2022	3/07/2022
Unit		µg/L	µg/L	µg/L	µg/L
Dilution Factor		1	1	1	1
Compound	**AWQSGV**	CONC Q	CONC Q	CONC Q	CONC Q
1,2,4,5-Tetrachlorobenzene	5	10 U	10 U	10 U	10 U
1,4-Dioxane (P-Dioxane)	0.35	10 U	10 U	10 U	10 U
2,3,4,6-Tetrachlorophenol	NS	10 U	10 U	10 U	10 U
2,4,5-Trichlorophenol	NS	10 U	10 U	10 U	10 U
2,4,6-Trichlorophenol	NS	10 U	10 U	10 U	10 U
2,4-Dichlorophenol	5	10 U	10 U	10 U	10 U
2,4-Dimethylphenol	50	10 U	10 U	10 U	10 U
2,4-Dinitrophenol	10	20 U	20 U	20 U	20 U
2,4-Dinitrotoluene	5	2 U	2 U	2 U	2 U
2,6-Dinitrotoluene	5	2 U	2 U	2 U	2 U
2-Chloronaphthalene	10	10 U	10 U	10 U	10 U
2-Chlorophenol	NS	10 U	10 U	10 U	10 U
2-Methylnaphthalene	NS	10 U	10 U	10 U	10 U
2-Methylphenol (O-Cresol)	NS	10 U	10 U	10 U	10 U
2-Nitroaniline	5	10 U	10 U	10 U	10 U
2-Nitrophenol	NS	10 U	10 U	10 U	10 U
3,3'-Dichlorobenzidine	5	10 U	10 U	10 U	10 U
3-Nitroaniline	5	10 U	10 U	10 U	10 U
4,6-Dinitro-2-Methylphenol	NS	20 U	20 U	20 U	20 U
4-Bromophenyl Phenyl Ether	NS	10 U	10 U	10 U	10 U
4-Chloro-3-Methylphenol	NS	10 U	10 U	10 U	10 U
4-Chloroaniline	5	10 U	10 U	10 U	10 U
4-Chlorophenyl Phenyl Ether	NS	10 U	10 U	10 U	10 U
4-Methylphenol (P-Cresol)	NS	10 U	10 U	10 U	10 U
4-Nitroaniline	5	10 U	10 U	10 U	10 U
4-Nitrophenol	NS	20 U	20 U	20 U	20 U
Acenaphthene	20	10 U	10 U	10 U	10 U
Acenaphthylene	NS	10 U	10 U	10 U	10 U
Acetophenone	NS	10 U	10 U	10 U	10 U
Anthracene	50	10 U	10 U	10 U	10 U
Atrazine	7.5	2 U	2 U	2 UT	2 UT
Benzaldehyde	NS	10 U	10 U	10 U	10 U
Benzo(a)Anthracene	0.002	1 U	1 U	1 U	1 U
Benzo(a)Pyrene	ND	1 U	1 U	1 U	1 U
Benzo(b)Fluoranthene	0.002	2 U	2 U	2 U	2 U
Benzo(g,h,i)Perylene	NS	10 U	10 U	10 U	10 U
Benzo(k)Fluoranthene	0.002	1 U	1 U	1 U	1 U
Benzyl Butyl Phthalate	50	10 U	10 U	10 U	10 U
Biphenyl (Diphenyl)	5	10 U	10 U	10 U	10 U
Bis(2-Chloroethoxy) Methane	5	10 U	10 U	10 U	10 U
Bis(2-Chloroethyl) Ether (2-Chloroethyl Ether)	1	1 U	1 U	1 U	1 U
Bis(2-Chloroisopropyl) Ether	5	10 U	10 U	10 U	10 U
Bis(2-Ethylhexyl) Phthalate	5	2 U	2 U	2 U	2 U
Caprolactam	NS	10 U	10 U	10 U	10 U
Carbazole	NS	10 U	10 U	10 U	10 U
Chrysene	0.002	2 U	2 U	2 U	2 U
Dibenz(a,h)Anthracene	NS	1 U	1 U	1 U	1 U
Dibenzofuran	NS	10 U	10 U	10 U	10 U
Diethyl Phthalate	50	10 U	10 U	10 U	10 U
Dimethyl Phthalate	50	10 U	10 U	10 U	10 U
Di-N-Butyl Phthalate	50	10 U	10 U	10 U	10 U
Di-N-Octylphthalate	50	10 U	10 U	10 U	10 U
Fluoranthene	50	10 U	10 U	10 U	10 U
Fluorene	50	10 U	10 U	10 U	10 U
Hexachlorobenzene	0.04	1 U	1 U	1 U	1 U
Hexachlorobutadiene	0.5	1 U	1 U	1 U	1 U
Hexachlorocyclopentadiene	5	10 U	10 U	10 U	10 U
Hexachloroethane	5	2 U	2 U	2 U	2 U
Indeno(1,2,3-c,d)Pyrene	0.002	2 U	2 U	2 U	2 U
Isophorone	50	10 U	10 U	10 U	10 U
Naphthalene	10	2 U	2 U	2 U	2 U
Nitrobenzene	0.4	1 U	1 U	1 U	1 U
N-Nitrosodi-N-Propylamine	NS	1 U	1 U	1 U	1 U
N-Nitrosodiphenylamine	50	10 U	10 U	10 U	10 U
Pentachlorophenol	NS	20 U	20 U	20 U	20 U
Phenanthrene	50	10 U	10 U	10 U	10 U
Phenol	1	10 U	10 U	10 U	10 U
Pyrene	50	10 U	10 U	10 U	10 U

Table 8
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Groundwater Analytical Results of Total Metals

AKRF Sample ID		TW-01_20220308	TW-01_20220308	TW-04_20220308	TW-05_20220307	TW-06_20220307
Laboratory Sample ID		460-253911-11	460-253911-11	460-253911-14	460-253843-11	460-253843-12
Date Sampled		3/08/2022	3/08/2022	3/08/2022	3/07/2022	3/07/2022
Unit		µg/L	µg/L	µg/L	µg/L	µg/L
Dilution Factor		1	3	1	1	1
Compound	**AWQSGV**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
Aluminum	NS	196	NR	1,230	55.5	188
Antimony	3	2 U	NR	1.3 J	2 U	2 U
Arsenic	25	1.1 J	NR	1.1 J	2 U	2 U
Barium	1,000	647	NR	140	145	111
Beryllium	3	0.8 U	NR	0.8 U	0.8 U	0.8 U
Cadmium	5	0.77 J	NR	2 U	2 U	2 U
Calcium	NS	343,000	NR	159,000	154,000	147,000
Chromium, Total	50	4 U	NR	7.9	3.8 J	41.4
Cobalt	NS	15.3	NR	3.4 J	1.6 J	2.7 J
Copper	200	7.3	NR	14.4	8.8	3.3 J
Iron	**300**	**6,050**	NR	**3,310**	120 U	**441**
Lead	25	1.2 U	NR	7	1.2 U	1.2 U
Magnesium	**35,000**	**76,500**	NR	**44,500**	**55,900**	**55,300**
Manganese	**300**	NR	**21,900**	294	32.6	139
Mercury	0.7	0.2 U	NR	0.2 U	0.2 U	0.2 U
Nickel	100	10.6	NR	12.6	9	5.1
Potassium	NS	20,100	NR	6,850	6,230	5,400
Selenium	10	2.5 U	NR	3.4	2.5	4.4
Silver	50	2 U	NR	2 U	2 U	2 U
Sodium	**20,000**	**461,000**	NR	**147,000**	**181,000**	**149,000**
Thallium	0.5	0.8 U	NR	0.8 U	0.8 U	0.8 U
Vanadium	NS	0.68 J	NR	4.3	4 U	4 U
Zinc	2,000	16 U	NR	24.6	15.3 J	16 U

Table 9
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Groundwater Analytical Results of Dissolved Metals

AKRF Sample ID		TW-01_20220308	TW-01_20220308	TW-04_20220308	TW-05_20220307	TW-06_20220307
Laboratory Sample ID		460-253911-11	460-253911-11	460-253911-14	460-253843-11	460-253843-12
Date Sampled		3/08/2022	3/08/2022	3/08/2022	3/07/2022	3/07/2022
Unit		µg/L	µg/L	µg/L	µg/L	µg/L
Dilution Factor		1	5	1	1	1
Compound	**AWQSGV**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
Aluminum	NS	29.9 J	NR	40 U	67.4	40 U
Antimony	3	2 U	NR	2 U	2 U	2 U
Arsenic	25	2 U	NR	2 U	2 U	2 U
Barium	1,000	631	NR	109	137	100
Beryllium	3	0.8 U	NR	0.8 U	0.8 U	0.8 U
Cadmium	5	0.56 J	NR	2 U	2 U	2 U
Calcium	NS	335,000	NR	155,000	155,000	143,000
Chromium, Total	50	4 U	NR	4 U	4 U	38.1
Cobalt	NS	14.8	NR	1.7 J	1.6 J	1.9 J
Copper	200	4 U	NR	2.8 J	4.1	4 U
Iron	**300**	**5,720**	NR	120 U	102 J	120 U
Lead	25	1.2 U	NR	1.2 U	1.2 U	1.2 U
Magnesium	**35,000**	**75,900**	NR	**44,900**	**53,200**	**53,000**
Manganese	**300**	NR	**21,800**	248	33.4	64.7
Mercury	0.7	0.2 U	NR	0.2 U	0.2 U	0.2 U
Nickel	100	9.5	NR	5.3	8.3	2.8 J
Potassium	NS	19,700	NR	6,590	6,050	5,230
Selenium	10	2.5 U	NR	3.4	2.9	4.7
Silver	50	2 U	NR	2 U	2 UT	2 UT
Sodium	**20,000**	**431,000**	NR	**146,000**	**165,000**	**139,000**
Thallium	0.5	0.8 U	NR	0.8 U	0.8 U	0.8 U
Vanadium	NS	4 U	NR	0.68 J	4 U	4 U
Zinc	2,000	16 U	NR	10.9 J	16 U	16 U

Table 10
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Groundwater Analytical Results of PCBs

AKRF Sample ID		TW-01_20220308	TW-04_20220308	TW-05_20220307	TW-06_20220307
Laboratory Sample ID		460-253911-11	460-253911-14	460-253843-11	460-253843-12
Date Sampled		3/08/2022	3/08/2022	3/07/2022	3/07/2022
Unit		µg/L	µg/L	µg/L	µg/L
Dilution Factor		1	1	1	1
Compound	**AWQSGV**	CONC Q	CONC Q	CONC Q	CONC Q
PCB-1016 (Aroclor 1016)	NS	0.4 U	0.4 U	0.4 U	0.4 U
PCB-1221 (Aroclor 1221)	NS	0.4 U	0.4 U	0.4 U	0.4 U
PCB-1232 (Aroclor 1232)	NS	0.4 U	0.4 U	0.4 U	0.4 U
PCB-1242 (Aroclor 1242)	NS	0.4 U	0.4 U	0.4 U	0.4 U
PCB-1248 (Aroclor 1248)	NS	0.4 U	0.4 U	0.4 U	0.4 U
PCB-1254 (Aroclor 1254)	NS	0.4 U	0.4 U	0.4 U	0.4 U
PCB-1260 (Aroclor 1260)	NS	0.4 U	0.4 U	0.4 U	0.4 U
PCB-1262 (Aroclor 1262)	NS	0.4 U	0.4 U	0.4 U	0.4 U
PCB-1268 (Aroclor 1268)	NS	0.4 U	0.4 U	0.4 U	0.4 U
Total PCBs	0.09	0.4 U	0.4 U	0.4 U	0.4 U

Table 11
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Groundwater Analytical Results of Pesticides

AKRF Sample ID		TW-01_20220308	TW-04_20220308	TW-05_20220307	TW-06_20220307
Laboratory Sample ID		460-253911-11	460-253911-14	460-253843-11	460-253843-12
Date Sampled		3/08/2022	3/08/2022	3/07/2022	3/07/2022
Unit		µg/L	µg/L	µg/L	µg/L
Dilution Factor		1	1	1	1
Compound	**AWQSGV**	CONC Q	CONC Q	CONC Q	CONC Q
Aldrin	ND	0.02 U	0.02 U	0.02 U	0.02 U
Alpha Bhc (Alpha Hexachlorocyclohexane)	0.01	0.02 U	0.02 U	0.02 U	0.02 U
Alpha Endosulfan	NS	0.02 U	0.02 U	0.02 U	0.02 U
Beta Bhc (Beta Hexachlorocyclohexane)	0.04	0.02 U	0.02 U	0.02 U	0.02 U
Beta Endosulfan	NS	0.02 U	0.02 U	0.02 U	0.02 U
Delta BHC (Delta Hexachlorocyclohexane)	0.04	0.02 U	0.02 U	0.02 U	0.02 U
Dieldrin	0.004	0.02 U	0.02 U	0.02 U	0.02 U
Endosulfan Sulfate	NS	0.02 U	0.02 U	0.02 U	0.02 U
Endosulfans ABS	NS	0 U	0 U	0 U	0 U
Endrin	ND	0.02 U	0.02 U	0.02 U	0.02 U
Endrin Aldehyde	5	0.02 U	0.02 U	0.02 U	0.02 U
Endrin Ketone	5	0.02 U	0.02 U	0.02 U	0.02 U
Gamma Bhc (Lindane)	0.05	0.02 U	0.02 U	0.02 U	0.02 U
Heptachlor	0.04	0.02 U	0.02 U	0.02 U	0.02 U
Heptachlor Epoxide	0.03	0.02 U	0.02 U	0.02 U	0.02 U
Methoxychlor	35	0.02 U	0.02 U	0.02 U	0.02 U
P,P'-DDD	0.3	0.02 U	0.02 U	0.02 U	0.02 U
P,P'-DDE	0.2	0.02 U	0.02 U	0.02 U	0.02 U
P,P'-DDT	0.2	0.02 U	0.02 U	0.02 U	0.02 U
Toxaphene	0.06	0.5 U	0.5 U	0.5 U	0.5 U

Table 12
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Soil Vapor Analytical Results of VOCs

		Sample ID	SV-01_20220308	SV-04_20220308	SV-04_20220308	SV-05_20220308	SV-06_20220308	AA_20220308
		Lab Sample ID	200-62493-1	200-62493-4	200-62493-4	200-62493-5	200-62493-6	200-62493-7
		Date Sampled	3/08/2022	3/08/2022	3/08/2022	3/08/2022	3/08/2022	3/08/2022
		Unit	µg/m^3	µg/m^3	µg/m^3	µg/m^3	µg/m^3	µg/m^3
		Dilution Factor	1	2.5	10	1	1	1
Compound	**NYSDOH Matrix Value**	**NYSDOH AGV**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,1,1-Trichloroethane	1,000	NS	0.82 J	2.7 U	NR	0.44 J	1 J	1.1 U
1,1,2,2-Tetrachloroethane	NS	NS	1.4 U	3.4 U	NR	1.4 U	1.4 U	1.4 U
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	NS	NS	1.5 U	3.8 U	NR	0.44 J	0.45 J	0.5 J
1,1,2-Trichloroethane	NS	NS	1.1 U	2.7 U	NR	1.1 U	1.1 U	1.1 U
1,1-Dichloroethane	NS	NS	0.81 U	2 U	NR	0.81 U	0.81 U	0.81 U
1,1-Dichloroethene	60	NS	0.2 U	0.5 U	NR	0.2 U	0.2 U	0.2 U
1,2,4-Trichlorobenzene	NS	NS	3.7 U	9.3 U	NR	3.7 U	3.7 U	3.7 U
1,2,4-Trimethylbenzene	600	NS	2.4	6.3	NR	2.9	3	0.23 J
1,2-Dibromoethane (Ethylene Dibromide)	NS	NS	1.5 U	3.8 U	NR	1.5 U	1.5 U	1.5 U
1,2-Dichlorobenzene	NS	NS	1.2 U	3 U	NR	1.2 U	1.2 U	1.2 U
1,2-Dichloroethane	NS	NS	0.81 U	2 U	NR	0.81 U	0.81 U	0.81 U
1,2-Dichloropropane	NS	NS	0.92 U	2.3 U	NR	0.92 U	0.92 U	0.92 U
1,2-Dichlorotetrafluoroethane	NS	NS	1.4 U	3.5 U	NR	1.4 U	1.4 U	1.4 U
1,3,5-Trimethylbenzene (Mesitylene)	600	NS	0.98 U	2.5 U	NR	0.98 U	0.98 U	0.98 U
1,3-Butadiene	NS	NS	1.7	0.69 J	NR	0.097 J	0.38 J	0.44 U
1,3-Dichlorobenzene	NS	NS	1.2 U	3 U	NR	1.2 U	1.2 U	1.2 U
1,4-Dichlorobenzene	NS	NS	1.2 U	3 U	NR	1.2 U	1.2 U	1.2 U
2,2,4-Trimethylpentane	600	NS	0.93 U	2.6	NR	1.3	0.98	0.24 J
2-Chlorotoluene	NS	NS	1 U	2.6 U	NR	1 U	1 U	1 U
2-Hexanone	NS	NS	2 U	81	NR	2 U	2 U	2 U
4-Ethyltoluene	NS	NS	0.65 J	2.5 U	NR	0.77 J	0.8 J	0.98 U
Acetone	NS	NS	64	NR	170 D	88	72	4.9 J
Allyl Chloride (3-Chloropropene)	NS	NS	1.6 U	3.9 U	NR	1.6 U	1.6 U	1.6 U
Benzene	600	NS	4.2	1.4 J	NR	0.52 J	0.61 J	0.48 J
Benzyl Chloride	NS	NS	1 U	2.6 U	NR	1 U	1 U	1 U
Bromodichloromethane	NS	NS	1.3 U	3.4 U	NR	1.3 U	1.3 U	1.3 U
Bromoform	NS	NS	2.1 U	5.2 U	NR	2.1 U	2.1 U	2.1 U
Bromomethane	NS	NS	0.78 U	1.9 U	NR	0.78 U	0.78 U	0.78 U
Butane	NS	NS	48	3 U	NR	2.4	15	1.9
Carbon Disulfide	NS	NS	4.1	3.3 J	NR	1.6 U	0.68 J	1.6 U
Carbon Tetrachloride	60	NS	0.22	0.81	NR	0.22 U	0.2 J	0.39
Chlorobenzene	NS	NS	0.92 U	2.3 U	NR	0.92 U	0.92 U	0.92 U
Chlorodifluoromethane	NS	NS	0.93 J	2.3 J	NR	0.92 J	0.94 J	1.4 J
Chloroethane	NS	NS	1.3 U	3.3 U	NR	1.3 U	1.3 U	1.3 U
Chloroform	NS	NS	0.98 U	4.4	NR	1.6	11	0.98 U
Chloromethane	NS	NS	1.1	1.6 J	NR	0.41 J	0.31 J	1.2
Cis-1,2-Dichloroethylene	60	NS	0.2 U	0.5 U	NR	0.2 U	0.2 U	0.2 U
Cis-1,3-Dichloropropene	NS	NS	0.91 U	2.3 U	NR	0.91 U	0.91 U	0.91 U
Cyclohexane	600	NS	3.5	2.2	NR	0.83	0.25 J	0.69 U
Cymene	NS	NS	40	2.7 U	NR	61	51	0.53 J
Dibromochloromethane	NS	NS	1.7 U	4.3 U	NR	1.7 U	1.7 U	1.7 U
Dichlorodifluoromethane	NS	NS	2.1 J	5 J	NR	1.9 J	2 J	2.6
Ethylbenzene	600	NS	1.6	3.4	NR	1.4	1.6	0.87 U
Hexachlorobutadiene	NS	NS	2.1 U	5.3 U	NR	2.1 U	2.1 U	0.96 J
Isopropanol	NS	NS	6.6 J	31 U	NR	8.4 J	6.7 J	12 U
Isopropylbenzene (Cumene)	NS	NS	0.98 U	2.5 U	NR	0.98 U	0.98 U	0.98 U
M,P-Xylenes	2,000	NS	6.3	15	NR	6.2	6.7	2.2 U
Methyl Ethyl Ketone (2-Butanone)	NS	NS	6.2	NR	230 D	13	6.4	1.5 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS	NS	2 U	5.1 U	NR	2.5	2 U	2 U
Methyl Methacrylate	NS	NS	2 U	5.1 U	NR	2 U	2 U	2 U
Methylene Chloride	1,000	60	2	1.6 J	NR	1.7 U	1.7 U	6.7
Naphthalene	600	NS	2.6 U	6.6 U	NR	2.6 U	2.6 U	2.6 U
N-Butylbenzene	NS	NS	1.1 U	2.7 U	NR	1.1 U	1.1 U	1.1 U
N-Heptane	2,000	NS	14	7.3	NR	1.7	2.4	0.82 U
N-Hexane	2,000	NS	32	28	NR	5.9	13	1.6 J
N-Propylbenzene	NS	NS	0.98 U	2.5 U	NR	0.98 U	0.98 U	0.98 U
O-Xylene (1,2-Dimethylbenzene)	600	NS	1.8	3.8	NR	1.9	2	0.87 U
Sec-Butylbenzene	NS	NS	1.1 U	2.7 U	NR	1.1 U	1.1 U	1.1 U
Styrene	NS	NS	0.41 J	2.1 U	NR	0.37 J	1.1	0.85 U
T-Butylbenzene	NS	NS	1.1 U	2.7 U	NR	1.1 U	1.1 U	1.1 U
Tert-Butyl Alcohol	NS	NS	4 J	10 J	NR	6.6 J	5.2 J	15 U
Tert-Butyl Methyl Ether	NS	NS	0.72 U	1.8 U	NR	0.72 U	0.72 U	0.72 U
Tetrachloroethylene (PCE)	1,000	**30**	29	13	NR	**81**	**56**	0.49 J
Tetrahydrofuran	NS	NS	6.8 J	21 J	NR	4.4 J	9.5 J	15 U
Toluene	3,000	NS	27	56	NR	18	26	1.3
Trans-1,2-Dichloroethene	NS	NS	0.79 U	2 U	NR	0.79 U	0.79 U	0.79 U
Trans-1,3-Dichloropropene	NS	NS	0.91 U	2.3 U	NR	0.91 U	0.91 U	0.91 U
Trichloroethylene (TCE)	60	**2**	0.2 U	0.57	NR	**5.5**	**9.6**	0.2 U
Trichlorofluoromethane	NS	NS	1.6	2.8	NR	1.4	1.6	1.2
Vinyl Bromide	NS	NS	0.87 U	2.2 U	NR	0.87 U	0.87 U	0.87 U
Vinyl Chloride	60	NS	0.2 U	0.5 U	NR	0.2 U	0.2 U	0.2 U

Tables 1-12
445 East 163rd Street
Bronx, NY
Subsurface (Phase II) Investigation
Notes

DEFINITIONS

B	:	The analyte was found in an associated blank, as well as in the sample.
D	:	Indicates an identified compound in an analysis that has been diluted. This flag alerts the data user to any differences between the concentrations reported in the two analyses.
J	:	The concentration given is an estimated value.
ND	:	The standard is a non-detectable concentration by the approved analytical method.
NR	:	Not reported.
NS	:	No standard.
P	:	Indicates a pesticide/aroclor target analyte had a percent difference greater than 25% between the two gc columns. The lower of the two results is reported.
T	:	Indicates that a quality control parameter has exceeded laboratory limits.
U	:	The analyte was not detected at the indicated concentration.
mg/kg	:	milligrams per kilogram
µg/L	:	micrograms per liter
µg/m^3	:	micrograms per cubic meter of air

STANDARDS

Part 375 Soil Cleanup Objectives	:	Soil Cleanup Objectives listed in New York State Department of Environmental Conservation (NYSDEC) "Part 375" Regulations [6 New York Codes, Rules and Regulations (NYCRR) Part 375].

Note: Endosulfans ABS represents the detected sum of Endosulfan I, Endosulfan II, and Endosulfan Sulfate.

Exceedances of Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs) are highlighted in bold font.
Exceedances of Part 375 Restricted Residential Soil Cleanup Objectives (RRSCOs) are highlighted in gray shading.
Exceedances of Part 375 Protection of Groundwater Soil Cleanup Objectives (PGWSCOs) are highlighted with an ur

NYSDEC Class GA AWQSGVs	:	New York State Department of Environmental Conservation (NYSDEC) Technical and Operational Guidance Series (1.1.1): Class GA Ambient Water Quality Standards and Guidance Values (AWQSGVs).

Exceedances of NYSDEC Class GA AWQSGVs are highlighted in bold font.

NYSDOH Soil Vapor Intrusion Air Guidance Value	:	New York State Department of Health (NYSDOH) Air Guideline Values (AGVs) presented in the Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York, dated October 2006 ("NYSDOH Vapor Intrusion Guidance Document"), updated September 2013 for change of AGV for PCE and August 2015 for TCE. NYSDOH Matrices A, B, and C for PCE, TCE, c1,2-DCE, 1,1-DCE, carbon tetrachloride, 1,1,1-TCA, methylene chloride, and vinyl chloride updated May 2017, and Matrices D, E, and F for benzene, ethylbenzene, naphthalene, cyclohexane, 2,2,4-trimethylpentane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, o-xylene, m/p-xylenes, heptane, hexane, and toluene updated February 2024. The matrix values listed are the sub-slab soil vapor concentration where mitigation is recommended regardless of the indoor air concentration.

Exceedances of NYSDOH AGVs are highlighted in bold font.
Exceedances of NYSDOH Matrix Values are highlighted in gray shading.

Soil Data Summary Table - UUSCOs, RRSCOs, and PGWSCOs

445 East 163rd Street
Bronx NY

Analytes > UUSCOs, RRSCOs, or PGWSCOs	Detections > UUSCOs, RRSCOs, or PGWSCOs	Maximum Detection (ppm)	UUSCO (ppm)	RRSCO (ppm)	PGWSCO (ppm)	Depth (ft bgs)
Benzo(a)Anthracene	3	1.8	1	1	1	1-3
Benzo(a)Pyrene	3	2	1	1	22	1-3
Benzo(b)Fluoranthene	3	2.4	1	1	1.7	1-3
Benzo(k)Fluoranthene	2	1	0.8	3.9	1.7	1-3
Chrysene	3	1.6	1	3.9	1	1-3
Dibenz(a,h)Anthracene	1	0.38	0.33	0.33	1,000	1-3
Indeno(1,2,3-c,d)Pyrene	4	1.5	0.5	0.5	8.2	1-3
Barium	3	998	350	400	820	1-3
Copper	1	79.6	50	270	1,720	1-3
Lead	5	1100	63	400	450	1-3
Mercury	2	0.24	0.18	0.81	0.73	1-3
Zinc	4	592	109	10,000	2,480	1-3
P,P'-DDD	2	0.0057 J	0.0033	13	14	1-3
P,P'-DDE	4	0.016	0.0033	8.9	17	1-3
P,P'-DDT	4	0.19	0.0033	7.9	136	1-3

J = The reported value is estimated.
ft bgs = feet below ground surface
ppm = parts per million
UUSCOs = Unrestricted Use Soil Cleanup Objectives
RRSCOs = Restricted Residential Soil Cleanup Objectives
PGWSCOs = Protection of Groundwater Soil Cleanup Objectives

Groundwater Data Summary Table - AWQSGVs

445 East 163rd Street

Bronx, NY

Analytes > AWQSGVs	Detections > AWQSGVs	Max. Detection (ppb)	AWQSGV (ppb)
Iron, Total	3	6,050	300
Magnesium, Total	4	76,500	35,000
Manganese, Total	1	21,900	300
Sodium, Total	4	461,000	20,000
Iron, Dissolved	1	5,720	300
Magnesium, Dissolved	4	75,900	35,000
Manganese, Dissolved	1	21,800	300
Sodium, Dissolved	4	431,000	20,000
Tetrachloroethylene (PCE)	3	93	5
Trichloroethylene (TCE)	3	20	5

ppb = parts per billion

AWQSGVs = Ambient Water Quality Standards and Guidance Values

Soil Vapor Data Summary Table

445 East 163rd Street

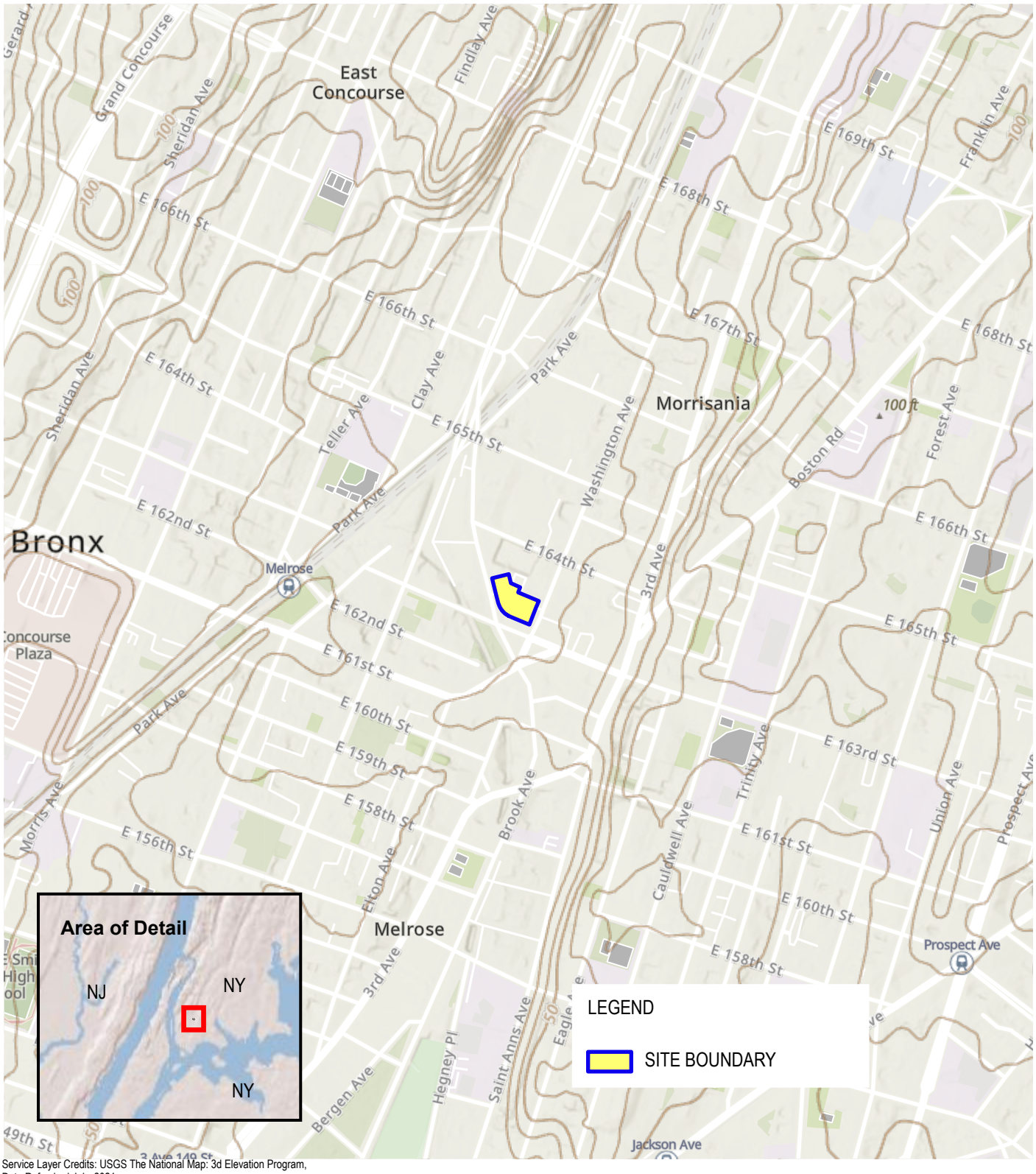
Bronx, NY

Analytes	Total Detections	Max Detections ($\mu g/m^3$)	Type
1,1,1-Trichloroethane	3	1 J	Soil Vapor
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	2	0.45 J	Soil Vapor
1,2,4-Trimethylbenzene	4	6.3	Soil Vapor
1,3-Butadiene	4	1.7	Soil Vapor
2,2,4-Trimethylpentane	3	2.6	Soil Vapor
2-Hexanone	1	81	Soil Vapor
4-Ethyltoluene	3	0.8	Soil Vapor
Acetone	4	170 D	Soil Vapor
Benzene	4	4.2	Soil Vapor
Butane	3	48	Soil Vapor
Carbon Disulfide	3	4.1	Soil Vapor
Carbon Tetrachloride	3	0.81	Soil Vapor
Chlorodifluoromethane	4	2.3 J	Soil Vapor
Chloroform	3	11	Soil Vapor
Chloromethane	4	1.6 J	Soil Vapor
Cyclohexane	4	3.5	Soil Vapor
Cymene	3	61	Soil Vapor
Dichlorodifluoromethane	4	5 J	Soil Vapor
Ethylbenzene	4	3.4	Soil Vapor
Isopropanol	3	8.4 J	Soil Vapor
M,P-Xylenes	4	15	Soil Vapor
Methyl Ethyl Ketone (2-Butanone)	3	230 D	Soil Vapor
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	1	2.5	Soil Vapor
Methylene Chloride	2	2	Soil Vapor
N-Heptane	4	14	Soil Vapor
N-Hexane	4	32	Soil Vapor
O-Xylene (1,2-Dimethylbenzene)	4	3.8	Soil Vapor
Styrene	3	1.1	Soil Vapor
Tert-Butyl Alcohol	4	10 J	Soil Vapor
Tetrachloroethylene (PCE)	4	81	Soil Vapor
Tetrahydrofuran	4	21 J	Soil Vapor
Toluene	4	56	Soil Vapor
Trichloroethylene (TCE)	3	9.6	Soil Vapor
Trichlorofluoromethane	4	2.8	Soil Vapor

D = Indicates an identified compound in an analysis that has been diluted.

J = The reported value is estimated.

$\mu g/m^3$ = micrograms per cubic meter



Service Layer Credits: USGS The National Map: 3d Elevation Program, Data Refreshed July, 2021

0 800 1,600

SCALE IN FEET

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Note:
Elevation values are in units of feet North American Vertical Datum of 1988 (NAVD88)

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440 Park Avenue South, New York, NY 10016

445 East 163rd Street
Bronx, New York

SITE LOCATION

DATE
12/5/2024

PROJECT NO.
241055

FIGURE
1

AKRF O:\Projects\241055 - 445 EAST 163RD ST\SAR\241055 BCP app Figures.aprx12/5/2024 2:38 PM241055 Fig 1 site locationjszalus

Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

N

LEGEND

- SITE BOUNDARY
- 1 LOT BOUNDARY AND TAX LOT NUMBER
- 2385 BLOCK NUMBER
- BUILDING
- APPROXIMATE LOCATION OF FORMER (UNDERGROUND STORAGE TANK) UST
- SOIL BORING
- SOIL BORING/TEMPORARY WELL
- SOIL VAPOR POINT
- SOIL BORING/SOIL VAPOR POINT

0 25 50 100

SCALE IN FEET

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445 East 163rd Street
Bronx, New York

SITE PLAN and SAMPLE LOCATIONS

DATE
12/6/2024

PROJECT NO.
241055

FIGURE
2

Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

LEGEND

- SITE BOUNDARY
- 5 — LOT BOUNDARY AND TAX LOT NUMBER
- 2385 — BLOCK NUMBER
- ADJACENT PROPERTY

Adjacent Property Owners		
Block	Lot	OwnerName
2385	49	961 WASHINGTON AVE.CORP
2391	1	MBX ACQUISITION HOLDINGS, LLC
2391	63	BROOKE SUNSHINE REALTY CORP.
2384	61	NYC DEPARTMENT OF PARKS AND RECREATION
2385	1	BG 163rd, LLC
2368	2	WASHINGTON/163rd ST.
2368	9	1000 WASHINGTON REALTY, LLC
2384	7501	BRONX COMMONS HOUSING DEVELOPMENT FUND CORPORATION

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SCALE IN FEET

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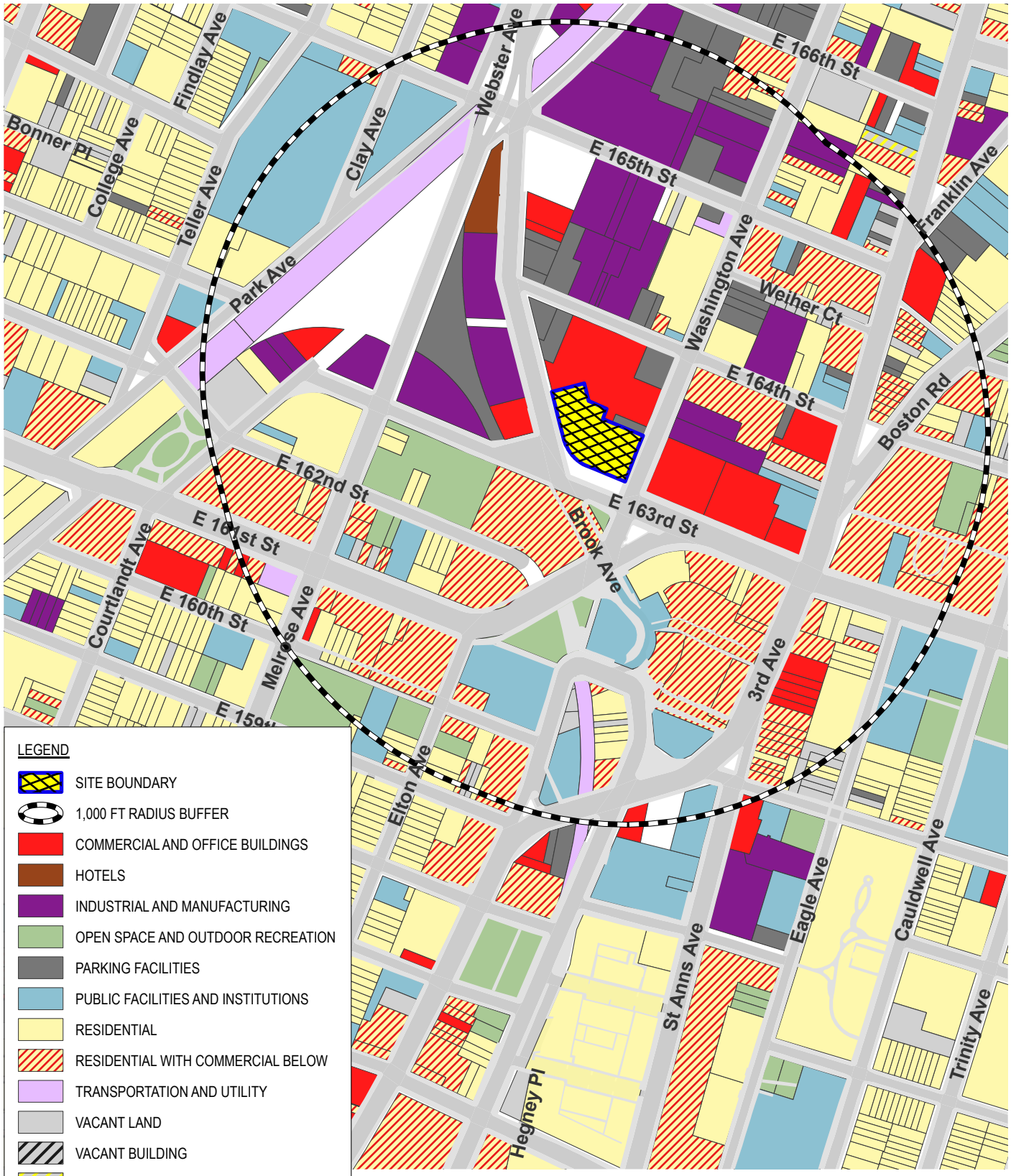
445 East 163rd Street
Bronx, New York

TAX MAP

DATE
12/5/2024
PROJECT NO.
241055
FIGURE
3



Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

AKRF O:\Projects\241055 - 445 EAST 163RD ST\SAR\241055 BCP app Figures.aprx 10/4/2024 12:20 PM241055 Fig 4 Surrounding Land Use|szalus

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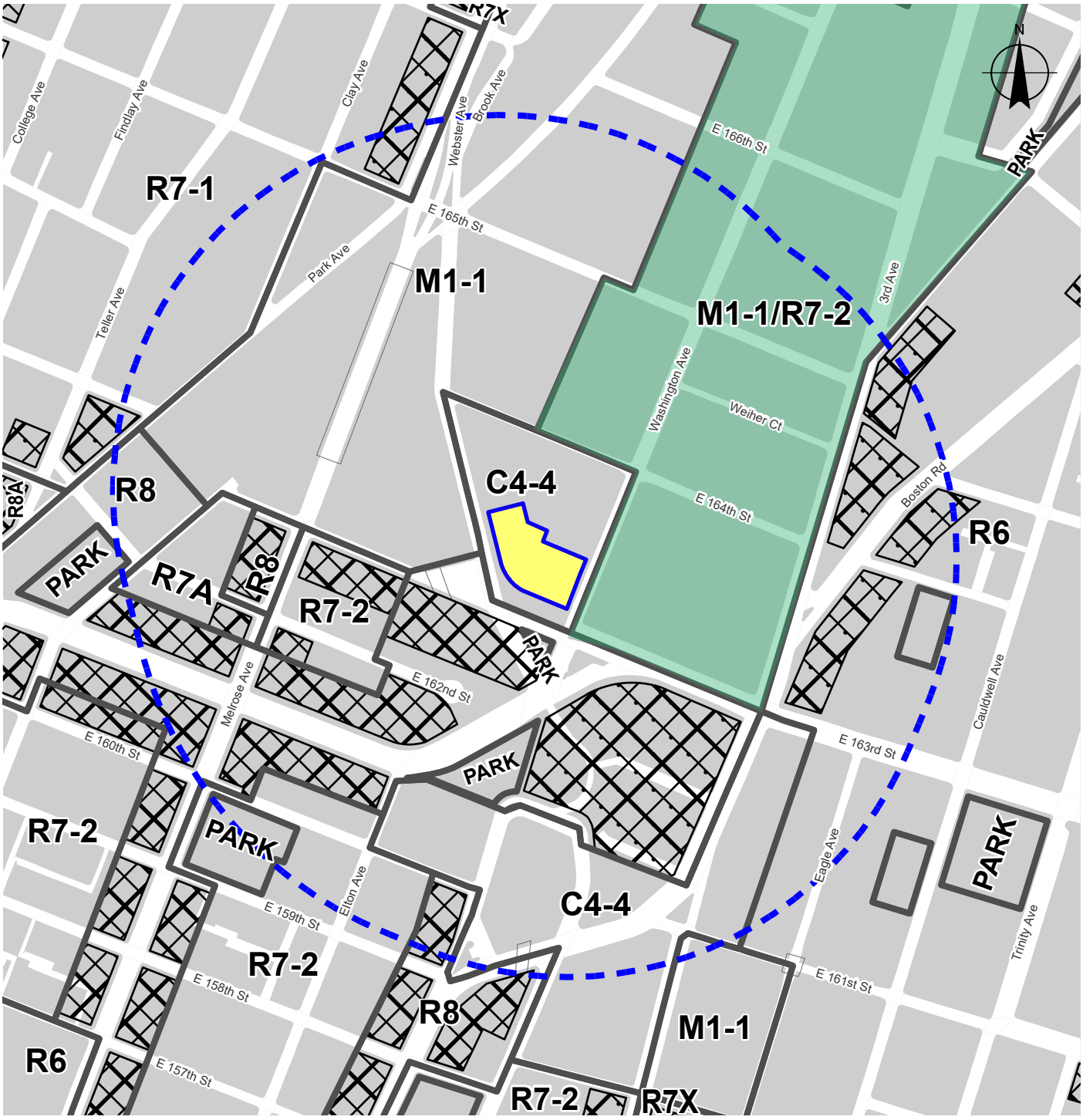
445 East 163rd Street
Bronx, New York

SURROUNDING LAND USE

DATE
12/5/2024

PROJECT NO.
241055

FIGURE
4



LEGEND

- SITE BOUNDARY
- 1,000 FT RADIUS BUFFER
- ZONING DISTRICT BOUNDARY
- C1-4
- C2-3
- C2-4
- SPECIAL MIXED USE DISTRICT (MX-7)

0 400 800

SCALE IN FEET

akrf

440 Park Avenue South, New York, NY 10016

445 East 163rd Street
Bronx, New York

ZONING MAP

DATE
12/5/2024

PROJECT NO.
241055

FIGURE
5

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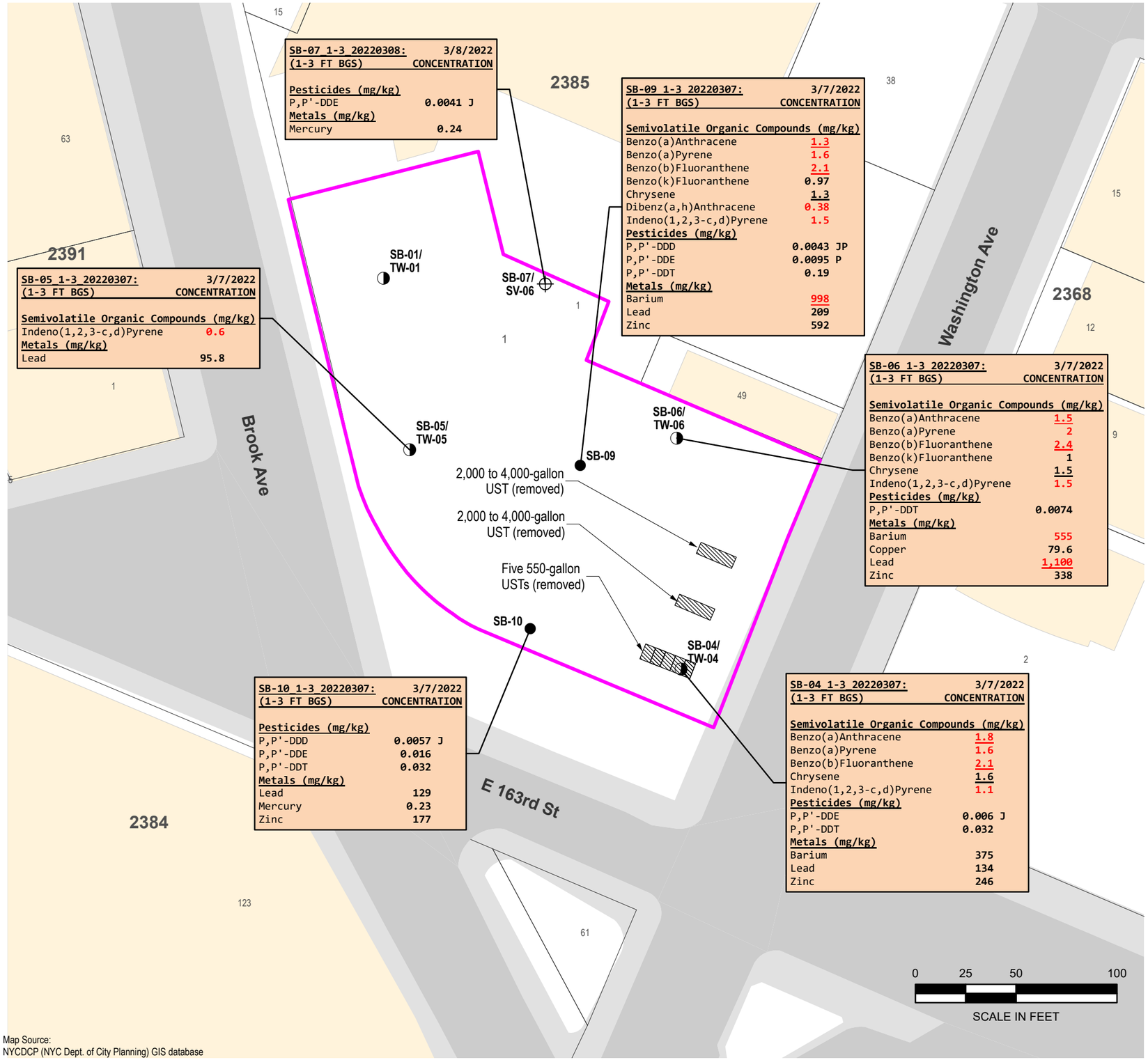


Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

LEGEND

- SITE BOUNDARY
- 20 LOT BOUNDARY AND TAX LOT NUMBER
- 2385 BLOCK NUMBER
- BUILDING
- SOIL BORING
- SOIL BORING/TEMPORARY WELL
- SOIL BORING/SOIL VAPOR POINT
- APPROXIMATE LOCATION OF FORMER UST (UNDERGROUND STORAGE TANK)

Only Exceedances of NYSDEC UUSCOs, RRSCOs, and/or PGWSCOs are shown.

Part 375 Soil Cleanup Objectives (SCOs): SCOs listed in the New York State Department of Environmental Conservation (NYSDEC) "Part 375" Regulations (6 NYCRR Part 375).

Exceedances of NYSDEC Unrestricted Use Soil Cleanup Objectives (UUSCOs) are presented in bold font.

Exceedances of NYSDEC Restricted Residential Soil Cleanup Objectives (RRSCOs) are presented in red.

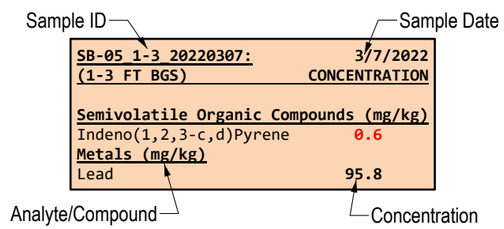
Exceedances of NYSDEC Protected Groundwater Soil Cleanup Objectives (PGWSCOs) are presented in underlined font.

Data is currently unvalidated.

mg/kg:milligrams per kilogram = parts per million (ppm)

J: The concentration given is an estimated value.
P: Indicates a pesticide/aroclor target analyte had a percent difference greater than 25% between the two gc columns. The lower of the two results is reported.

	PART 375 PGWSCOs mg/kg	PART 375 RRSCOs mg/kg	PART 375 UUSCOs mg/kg
Semivolatile Organic Compounds			
Benzo(a)Anthracene	1	1	1
Benzo(a)Pyrene	22	1	1
Benzo(b)Fluoranthene	1.7	1	1
Benzo(k)Fluoranthene	1.7	3.9	0.8
Chrysene	1	3.9	1
Dibenz(a,h)Anthracene	1,000	0.33	0.33
Indeno(1,2,3-c,d)Pyrene	8.2	0.5	0.5
Metals			
Barium	820	400	350
Copper	1720	270	50
Lead	450	400	63
Mercury	0.73	0.81	0.18
Zinc	2,480	10,000	109
Pesticides			
P,P'-DDD	14	13	0.0033
P,P'-DDE	17	8.9	0.0033
P,P'-DDT	136	7.9	0.0033



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445 East 163rd Street
Bronx, New York

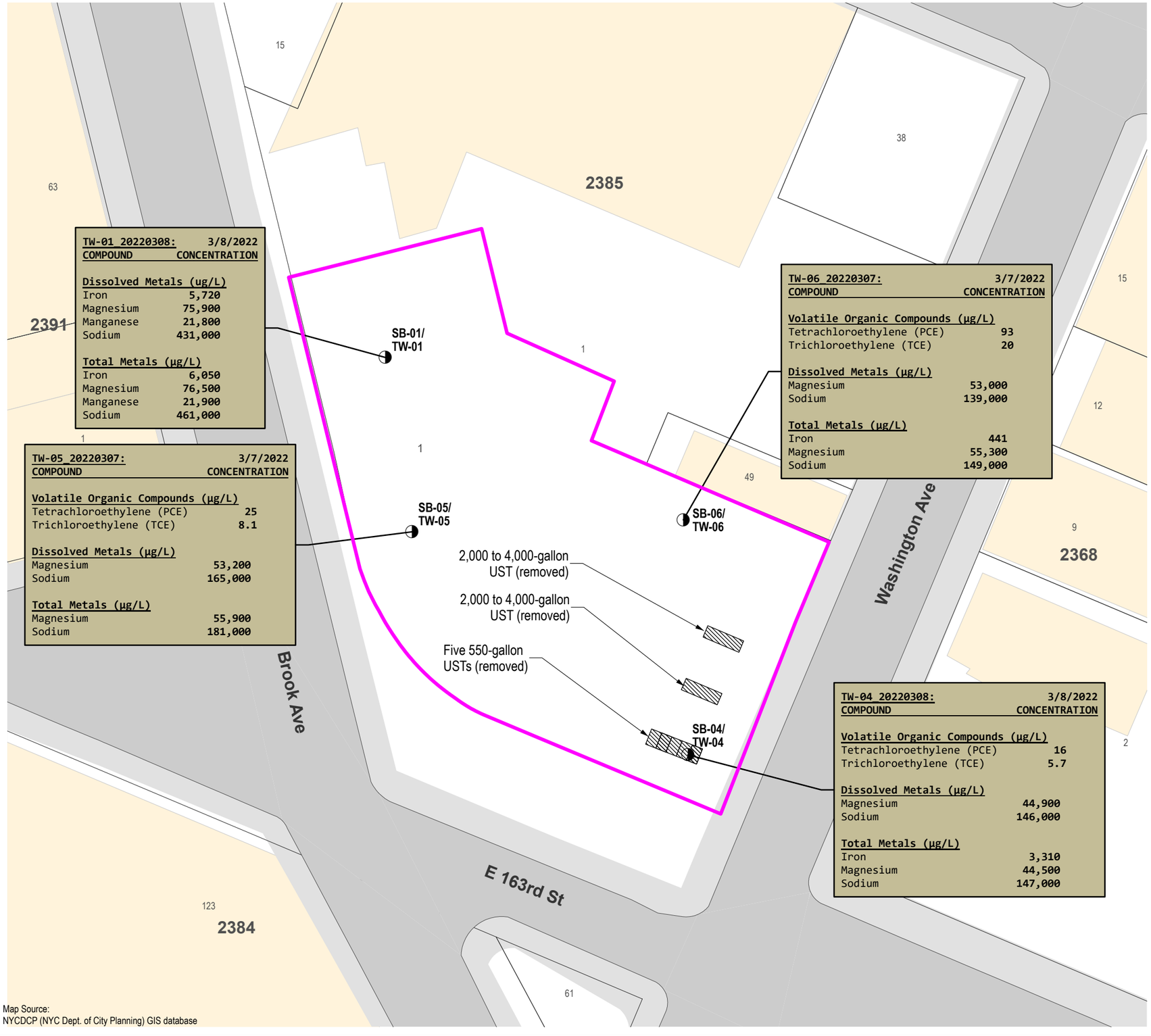
Soil Exceedances above NYSDEC UUSCOs, RRSCOs, and/or PGWSCOs

DATE
12/6/2024

PROJECT NO.
241055

FIGURE
6

AKRF O:\Projects\241055 - 445 EAST 163RD ST\SAR\241055 BCP app Figures.aprx 12/6/2024 12:07 PM241055 Fig 6 Soil Exceedances above NYSDEC UUSCOs, RRSCOs, and PGWSCOs jszalus



Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

LEGEND

- SITE BOUNDARY
- 20 LOT BOUNDARY AND TAX LOT NUMBER
- 2389 BLOCK NUMBER
- BUILDING
- SOIL BORING/TEMPORARY WELL
- APPROXIMATE LOCATION OF FORMER UST (UNDERGROUND STORAGE TANK)

N

Only Exceedances of NYSDEC AWQSGVs are shown.

NYSDEC TOGS Class GA Ambient Water Quality Standard and Guidance Values (AWQSGVs):
New York State Department of Environmental Conservation (NYSDEC) Technical and Operational Guidance Series (TOGS) (1.1.1):

Data is currently unvalidated.

µg/L: micrograms per Liter = parts per billion (ppb)

	NYSDEC AWQSGVs µg/l
Volatile Organic Compounds	
Tetrachloroethylene (PCE)	5
Trichloroethylene (TCE)	5
Metals	
Iron	300
Magnesium	35,000
Manganese	300
Sodium	20,000

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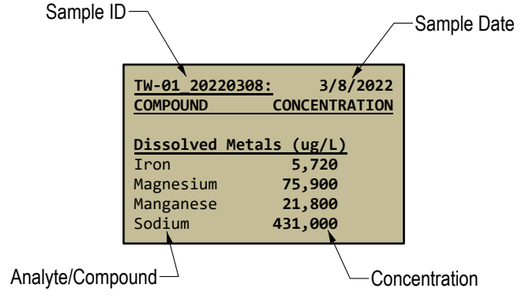

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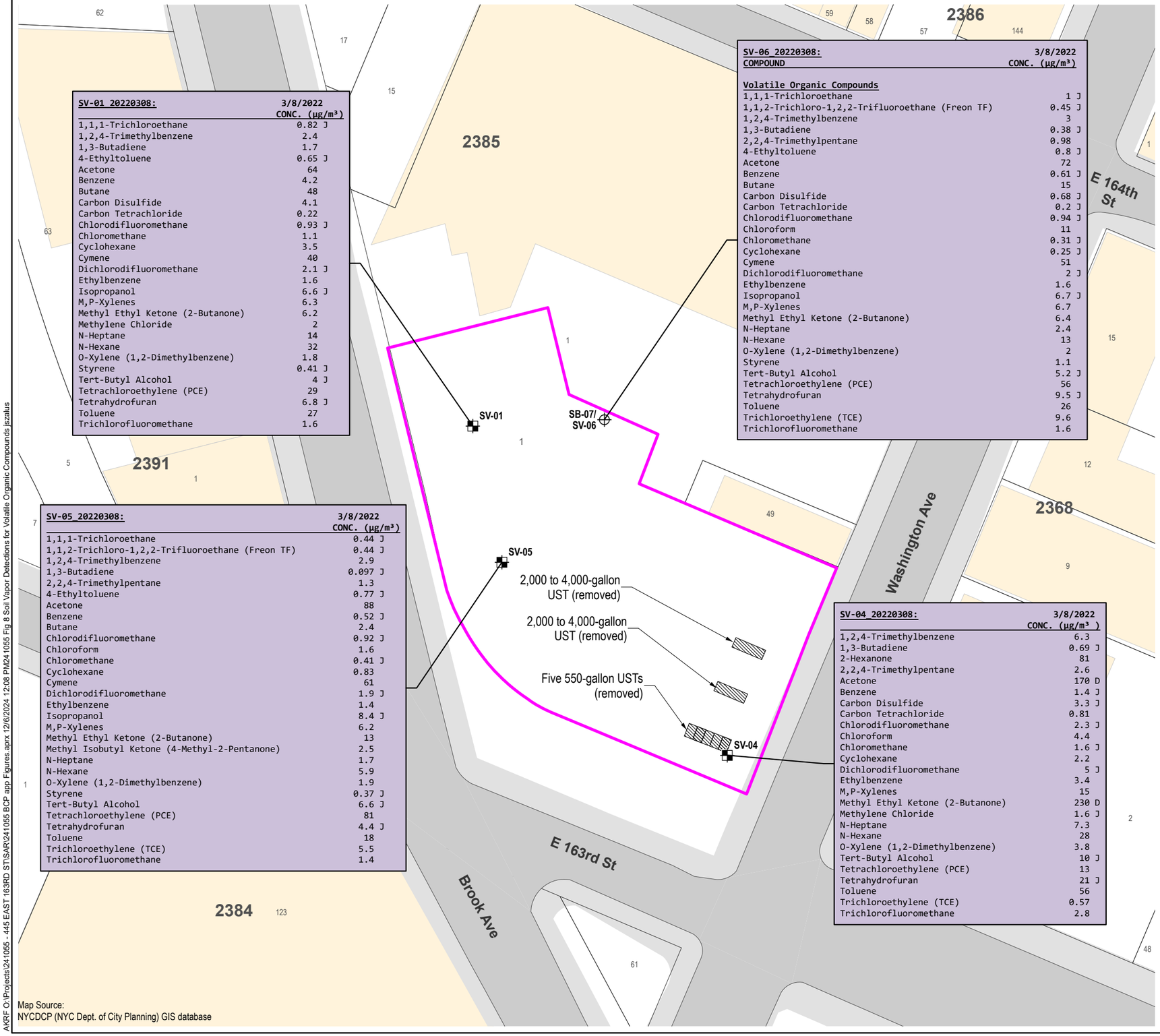
Bronx, New York

Groundwater Exceedances above NYSDEC AWQSGVs

DATE
12/6/2024

PROJECT NO.
241055

FIGURE
7



SV-01 20220308:	3/8/2022 CONC. (µg/m³)
1,1,1-Trichloroethane	0.82 J
1,2,4-Trimethylbenzene	2.4
1,3-Butadiene	1.7
4-Ethyltoluene	0.65 J
Acetone	64
Benzene	4.2
Butane	48
Carbon Disulfide	4.1
Carbon Tetrachloride	0.22
Chlorodifluoromethane	0.93 J
Chloromethane	1.1
Cyclohexane	3.5
Cymene	40
Dichlorodifluoromethane	2.1 J
Ethylbenzene	1.6
Isopropanol	6.6 J
M,P-Xylenes	6.3
Methyl Ethyl Ketone (2-Butanone)	6.2
Methylene Chloride	2
N-Heptane	14
N-Hexane	32
O-Xylene (1,2-Dimethylbenzene)	1.8
Styrene	0.41 J
Tert-Butyl Alcohol	4 J
Tetrachloroethylene (PCE)	29
Tetrahydrofuran	6.8 J
Toluene	27
Trichlorofluoromethane	1.6

SV-06_20220308: COMPOUND	3/8/2022 CONC. (µg/m³)
Volatile Organic Compounds	
1,1,1-Trichloroethane	1 J
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	0.45 J
1,2,4-Trimethylbenzene	3
1,3-Butadiene	0.38 J
2,2,4-Trimethylpentane	0.98
4-Ethyltoluene	0.8 J
Acetone	72
Benzene	0.61 J
Butane	15
Carbon Disulfide	0.68 J
Carbon Tetrachloride	0.2 J
Chlorodifluoromethane	0.94 J
Chloroform	11
Chloromethane	0.31 J
Cyclohexane	0.25 J
Cymene	51
Dichlorodifluoromethane	2 J
Ethylbenzene	1.6
Isopropanol	6.7 J
M,P-Xylenes	6.7
Methyl Ethyl Ketone (2-Butanone)	6.4
N-Heptane	2.4
N-Hexane	13
O-Xylene (1,2-Dimethylbenzene)	2
Styrene	1.1
Tert-Butyl Alcohol	5.2 J
Tetrachloroethylene (PCE)	56
Tetrahydrofuran	9.5 J
Toluene	26
Trichloroethylene (TCE)	9.6
Trichlorofluoromethane	1.6

SV-05_20220308:	3/8/2022 CONC. (µg/m³)
1,1,1-Trichloroethane	0.44 J
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	0.44 J
1,2,4-Trimethylbenzene	2.9
1,3-Butadiene	0.097 J
2,2,4-Trimethylpentane	1.3
4-Ethyltoluene	0.77 J
Acetone	88
Benzene	0.52 J
Butane	2.4
Chlorodifluoromethane	0.92 J
Chloroform	1.6
Chloromethane	0.41 J
Cyclohexane	0.83
Cymene	61
Dichlorodifluoromethane	1.9 J
Ethylbenzene	1.4
Isopropanol	8.4 J
M,P-Xylenes	6.2
Methyl Ethyl Ketone (2-Butanone)	13
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	2.5
N-Heptane	1.7
N-Hexane	5.9
O-Xylene (1,2-Dimethylbenzene)	1.9
Styrene	0.37 J
Tert-Butyl Alcohol	6.6 J
Tetrachloroethylene (PCE)	81
Tetrahydrofuran	4.4 J
Toluene	18
Trichloroethylene (TCE)	5.5
Trichlorofluoromethane	1.4

SV-04_20220308:	3/8/2022 CONC. (µg/m³)
1,2,4-Trimethylbenzene	6.3
1,3-Butadiene	0.69 J
2-Hexanone	81
2,2,4-Trimethylpentane	2.6
Acetone	170 D
Benzene	1.4 J
Carbon Disulfide	3.3 J
Carbon Tetrachloride	0.81
Chlorodifluoromethane	2.3 J
Chloroform	4.4
Chloromethane	1.6 J
Cyclohexane	2.2
Dichlorodifluoromethane	5 J
Ethylbenzene	3.4
M,P-Xylenes	15
Methyl Ethyl Ketone (2-Butanone)	230 D
Methylene Chloride	1.6 J
N-Heptane	7.3
N-Hexane	28
O-Xylene (1,2-Dimethylbenzene)	3.8
Tert-Butyl Alcohol	10 J
Tetrachloroethylene (PCE)	13
Tetrahydrofuran	21 J
Toluene	56
Trichloroethylene (TCE)	0.57
Trichlorofluoromethane	2.8

Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

N

LEGEND

- SITE BOUNDARY
- 20 LOT BOUNDARY AND TAX LOT NUMBER
- 2385 BLOCK NUMBER
- BUILDING
- SOIL VAPOR POINT
- SOIL BORING/SOIL VAPOR POINT
- APPROXIMATE LOCATION OF FORMER UST (UNDERGROUND STORAGE TANK)

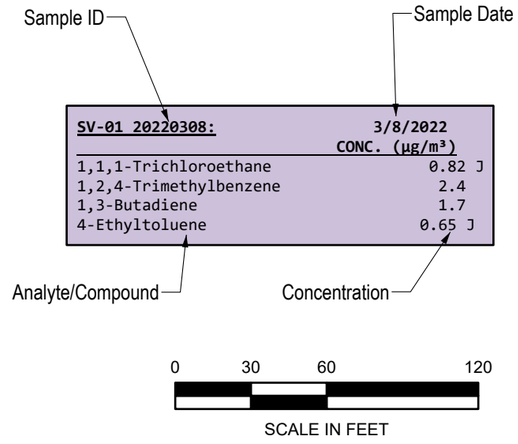
SOIL VAPOR

All detections are shown.

µg/m³- micrograms per cubic meter

Data is currently unvalidated.

J: The concentration given is an estimated value.
D: Indicates an identified compound in an analysis that has been diluted. This flag alerts the data user to any differences between the concentrations reported in the two analyses.



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445 East 163rd Street
Bronx, New York

Soil Vapor Detections for Volatile Organic Compounds

DATE
12/6/2024

PROJECT NO.
241055

FIGURE
8

AKRF O:\Projects\241055 - 445 EAST 163RD ST\SAR\241055 BCP app Figures.aprx 12/6/2024 12:08 PM241055 Fig 8 Soil Vapor Detections for Volatile Organic Compounds.jszalus

ATTACHMENT D

DOCUMENT REPOSITORY LETTERS

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440 Park Avenue South, 7th Floor
New York, NY 10016
tel: 212.696.0670
www.akrf.com

Woodstock Library
761 East 160th Street
Bronx, NY 10456
woodstock@nypl.org

9.25.2024

Re: Document Repository for 445 East 163rd Street, Bronx, NY

To Whom It May Concern:

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of Washbrook JV, LLC for the project site located at 445 East 163rd Street, Bronx, NY 10451. As required by NYSDEC, a local public library branch will be the repository to which all pertinent electronic documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed.

Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to kwiles@akrf.com. Please call me at (646) 388-9528 with any questions. Thank you.

Sincerely,
AKRF, Inc.

Kenneth Wiles
Senior Technical Director

ACKNOWLEDGED AND ACCEPTED:

Daisha Topping (Name) | Library Manager (Title) | (Signature)

akrf

440 Park Avenue South, 7th Floor
New York, NY 10016
tel: 212.696.0670
www.akrf.com

9.25.2024

Bronx Community Board 3
1426 Boston Road
Bronx, New York 10456
Attention: Etta F. Ritter or Courtland W. Hankins, III

Re: Document Repository for 445 East 163rd Street, Bronx, NY

To Whom It May Concern:

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of Washbrook JV, LLC for the project site located at 445 East 163rd Street, Bronx, NY 10451. As required by NYSDEC, Bronx Community Board 3 will be the repository to which all pertinent electronic documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed.

Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to kwiles@akrf.com. Please call me at (646) 388-9528 with any questions. Thank you.

Sincerely,
AKRF, Inc.

Kenneth Wiles
Senior Technical Director

ACKNOWLEDGED AND ACCEPTED:

Name	Title	Signature
Etta Ritter	District Manager	Etta Ritter