

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7020

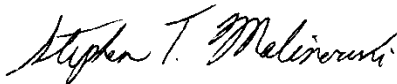
1.23.2025

Re: Updated Brownfield Cleanup Program (BCP) Application to Address Letter of Incompleteness dated January 16, 2025
1770 Jerome Avenue, Bronx, NY
BCP Site No. C203185

On behalf of Jerome 1770 MM LLC (the "Requestor"), AKRF, Inc. (AKRF) is pleased to submit this updated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application to address the Letter of Incompleteness dated January 16, 2025, for the property located at 1770 Jerome Avenue in the Bronx, New York (Block 2580, Lot 9). A copy of the draft Interim Remedial Measures Work Plan was previously included with the initial submittal on December 16, 2024.

Thank you for the opportunity to submit this BCP Application on behalf of the Requestor. We look forward to working with you on this project under the BCP. Please contact me at (631) 574-3724 or smalinowski@akrf.com if you have questions or comments.

AKRF, Inc.



Stephen Malinowski, QEP
Senior Vice President

cc: M. Masoero and D. Parcerisas / Jerome 1770 MM LLC
J. Holm, K. Wiles / AKRF
J. O'Connell, D. MacNeal, E. Jackson / NYSDEC Region II

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BROWNFIELD CLEANUP PROGRAM 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: 1770 Jerome Avenue

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: _____ [Radio buttons: Yes, No]

Is this a revised submission of an incomplete application?
If yes, provide existing site number: C203185 [Radio buttons: Yes, No]



BCP App Rev 15 – May 2023

SECTION I: Property Information

PROPOSED SITE NAME **1770 Jerome Avenue**

ADDRESS/LOCATION **1770 Jerome Avenue**

CITY/TOWN Bronx	ZIP CODE 10453
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MUNICIPALITY (LIST ALL IF MORE THAN ONE) **City of New York**

COUNTY Bronx	SITE SIZE (ACRES) 0.36
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LATITUDE	LONGITUDE
40° 84' 8322"	-73° 91' 1533"

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
1770 Jerome Avenue	Bronx	2850	9	0.36

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.	Y	N
<input checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/>
2. Is the required property map included with the application? (Application will not be processed without a map)	<input checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/>
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: <u>227.01</u> Percentage of property in En-zone (check one): 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100% <input checked="" type="radio"/>	<input checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	<input type="radio"/> <input checked="" type="radio"/>	<input type="radio"/> <input checked="" type="radio"/>
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: _____	<input type="radio"/> <input checked="" type="radio"/>	<input type="radio"/> <input checked="" type="radio"/>

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?		<input type="radio"/>	<input checked="" type="radio"/>						
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.		<input type="radio"/>	<input checked="" type="radio"/>						
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		<input type="radio"/>	<input checked="" type="radio"/>						
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		<input type="radio"/>	<input checked="" type="radio"/>						
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: <u>203185</u> Class: <u>P</u>		<input checked="" type="radio"/>	<input type="radio"/>						
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. <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		<u>Easement/Right-of-Way Holder</u>	<u>Description</u>			<input type="radio"/>	<input checked="" type="radio"/>		
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>								
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><u>Type</u></td> <td style="width: 30%;"><u>Issuing Agency</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>				<input type="radio"/>	<input checked="" type="radio"/>
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>							
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?		<input checked="" type="radio"/>	<input type="radio"/>						
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.		<input checked="" type="radio"/>	<input type="radio"/>						
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		<input type="radio"/>	<input checked="" type="radio"/>						
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?		<input type="radio"/>	<input type="radio"/>						
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 No See Supporting Documentation

SECTION III: Land Use Factors

1. What is the property's current municipal zoning designation? R8A, J, and C2-4

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

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. See Supporting Documentation

Is this summary included with the application? Y N

5. Reasonably anticipated post-remediation use (check all that apply):

Residential Commercial Industrial

If residential, does it qualify as single-family housing? N/A Y N

6. Please provide a statement detailing the specific proposed post-remediation use. See Supporting Documentation

Is this summary attached? Y N

7. Is the proposed post-remediation use a renewable energy facility?
See application instructions for additional information.

Y N

8. Do current and/or recent development patterns support the proposed use?

Y N

9. Is the proposed use consistent with applicable zoning laws/maps? See Supporting Documentation
Please provide a brief explanation. Include additional documentation if necessary.

Y N

10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?
Please provide a brief explanation. Include additional documentation if necessary. See Supporting Documentation

Y N

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please describe other known contaminants and the media affected:

- 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

- Indicate Past Land Uses (check all that apply):

<input type="checkbox"/> Coal Gas Manufacturing	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Agricultural Co-Op	<input checked="" type="checkbox"/> Dry Cleaner
<input type="checkbox"/> Salvage Yard	<input type="checkbox"/> Bulk Plant	<input type="checkbox"/> Pipeline	<input type="checkbox"/> Service Station
<input type="checkbox"/> Landfill	<input type="checkbox"/> Tannery	<input type="checkbox"/> Electroplating	<input type="checkbox"/> Unknown

Other: Custom printing establishments, T.V., radio and phonograph, appliance repair shop and an auto parts corporation.

SECTION V: Requestor Information				
NAME Jerome 1770 MM LLC				
ADDRESS 1605 Dr. Martin Luther King Jr., Blvd.				
CITY/TOWN Bronx		STATE NY	ZIP CODE 10453	
PHONE (718) 294-5840		EMAIL smagistro@bronxprogroup.com		
			Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?			<input checked="" type="radio"/>	<input type="radio"/>
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			<input checked="" type="radio"/>	<input type="radio"/>
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			N/A <input type="radio"/>	<input checked="" type="radio"/>
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.			<input checked="" type="radio"/>	<input type="radio"/>

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?		<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?		<input type="radio"/>	<input checked="" type="radio"/>
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.		<input type="radio"/>	<input checked="" type="radio"/>
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?		<input type="radio"/>	<input checked="" type="radio"/>
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.		<input type="radio"/>	<input checked="" type="radio"/>
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?		<input type="radio"/>	<input checked="" type="radio"/>

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?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>

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: _____
Beneficial Owner

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

Note: A purchase contract or lease agreement does not suffice as proof of site access.**SECTION VII: Requestor Contact Information**

REQUESTOR'S REPRESENTATIVE Samantha Magistro, Jerome 1770 MM LLC

ADDRESS 1605 Martin Luther King Jr. Blvd

CITY Bronx

STATE NY

ZIP CODE 10453

PHONE (718) 294-5840

EMAIL smagistro@bronxprogroup.com

REQUESTOR'S CONSULTANT (CONTACT NAME) Stephen Malinowski

COMPANY AKRF, Inc.

ADDRESS 440 Park Avenue South, 7th Floor

CITY New York

STATE NY

ZIP CODE 10016

PHONE (631) 574-3724

EMAIL smalinowski@akrf.com

REQUESTOR'S ATTORNEY (CONTACT NAME) David Yudelson

COMPANY Sive, Paget & Riesel, P.C.

ADDRESS 560 Lexington Avenue

CITY New York

STATE NY

ZIP CODE 10022

PHONE (917) 295-6449

EMAIL dyudelson@sprlaw.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?	<input type="radio"/>	<input checked="" type="radio"/>
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 <input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

SECTION IX: Current Property Owner and Operator Information

CURRENT OWNER 1770 Jerome Housing Development Fund Corporation

CONTACT NAME Lauren LaMack

ADDRESS 463 7th Avenue, 17th Floor

CITY New York

STATE NY

ZIP CODE 10018

PHONE (646) 927-9408

EMAIL llamack@sus.org

OWNERSHIP START DATE 10/18/2024

CURRENT OPERATOR *Several Tenants - See Supporting Documentation*

CONTACT NAME

ADDRESS

CITY

STATE

ZIP CODE

PHONE

EMAIL

OPERATION START DATE

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.	<input type="radio"/>	<input checked="" type="radio"/>
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: _____	<input type="radio"/>	<input checked="" type="radio"/>

SECTION X: Property Eligibility Information (continued)

	Y	N
<p>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: _____</p>	<input type="radio"/>	<input checked="" type="radio"/>
<p>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.</p> <p style="text-align: right;">N/A <input checked="" type="radio"/></p>	<input type="radio"/>	<input type="radio"/>
<p>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: _____</p>	<input type="radio"/>	<input checked="" type="radio"/>
<p>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.</p>	<input type="radio"/>	<input checked="" type="radio"/>

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)

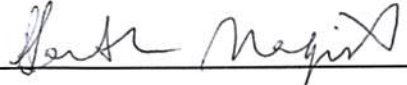
If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the DER-32, Brownfield Cleanup Program Applications and Agreements; and (3) that 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 Jerome 1770 MM 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: 01/23/2025 Signature: 

Print Name: Samantha Magistro

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. <i>Please refer to the application instructions.</i>	Y	N
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input checked="" type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	<input checked="" type="radio"/>	<input type="radio"/>
4. Is the property upside down or underutilized as defined below?		
Upside down	<input type="radio"/>	<input checked="" type="radio"/>
Underutilized	<input type="radio"/>	<input checked="" type="radio"/>

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(I) 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:

- (I) “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 DESiteControl@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)

<p>Environmental Assessment</p>	<p>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.</p> <p>A typical Environmental Assessment would look like the following:</p> <p>Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE).</p> <p><i>Soil</i> - 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).</p> <p><i>Groundwater</i> - 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.</p> <p><i>Soil Vapor & Indoor Air</i> - 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.</p>
<p>Questions 15-17: New York City Sites</p>	<p>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 <i>Supplemental Questions for Sites Seeking Tangible Property Credits in New York City</i> must be completed.</p>

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	<p>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.</p> <p>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.</p>
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	<p>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:</p> <ul style="list-style-type: none">• 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 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 <u>all</u> 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)
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Groundwater Table:

Analytes > AWQS ^e	Detections > AWQS ^f	Max. Detection (ppb) ^c	AWQS (ppb) ^g
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Soil Gas Table:

Analytes ^h	Total Detections	Max. Detection (ug/m ³) ^c	Type ⁱ
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^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 ($\mu\text{g}/\text{m}^3$)	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

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

DETERMINATION OF A COMPLETE APPLICATION

1. The first step in the application review and approval process is an evaluation to determine if the application is complete. To help ensure that the application is determined complete, requestors should review the list of common application deficiencies and carefully read these instructions.
2. DEC will send a notification to the requestor within 30 calendar days of receiving the application, indicating whether such application is complete or incomplete.
3. An application must include the following information relative to the site identified by the application, necessary for making an eligibility determination, or it will be deemed incomplete. (Please note: the application as a whole requires more than the information outlined below to be determined complete). The application must include:
 - a. for all sites, an investigation report sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section 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

1770 Jerome Avenue
Brownfield Cleanup Program Application Supporting Documentation

SECTION I: Property Information

Tax Map Information

The BCP Application site is a 15,831-square-foot parcel currently identified as Block 2850, Lot 9 (the “Site”) on the New York City (NYC) Tax Map. The Site Location is included on *Figure 1*, and a Site Plan is included as *Figure 2*, in *Attachment C*. The 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 1770 Jerome Avenue in the Bronx, New York. The Site is bounded to the north by East 176th Street; to the east by residential buildings; to the south by commercial properties; and to the west by Jerome Avenue. The greater surrounding area is primarily residential with some commercial and institutional uses. Elevated subway tracks (the NYC Metropolitan Transit Authority’s 4 line) are west-adjacent to the Site, above Jerome Avenue. The Major Deegan and Cross Bronx Expressways are located west and south of the Site block.

The Site contains an E-Designation for hazardous materials and is listed in the NYC Department of City Planning E-Designation database as E-442. E-442 was established following the review of an Environmental Assessment Statement (EAS) prepared to satisfy the requirements of the City Environmental Quality Review for the Jerome Avenue rezoning.

Site Features – The Site is currently comprised of a one-story, ‘L’-shaped retail commercial building along the streets occupied by several commercial tenants, including Africa Unity Meat V. Corp Supermarket, Jerome Family Health Center, China Star Chinese Food Restaurant, Neighborhood Pharmacy, a retail space under renovation for a new juice bar, a check cashing store, a plants and religious goods store named Botanica Santa Ana, the Iglesia De Dios church, and the former Altagracia Grocery Corp. (vacant) with a shared landscaped courtyard.

Current Zoning and Land Use – The current zoning designation for the Site is R8A (residential), J (Special Jerome Corridor District), and C2-4 (Commercial). See *Figure 6* in *Attachment C*.

The surrounding area is mixed-use, including residential, commercial and institutional uses. *Figure 5* in *Attachment C* shows the surrounding land use. Former uses of the Site included laundry and cleaners, an auto parts corporation, vacuum cleaner company, printing associated uses, radio and phonograph, and an appliance repair shop.

Site Geology and Hydrogeology – Soil beneath the Site consists of historic fill material (including sand, silt, gravel, brick, concrete, wood, glass, roots, and ash) to the terminus of prior borings advanced up to a depth of 15 feet during a 2024 Remedial Investigation (RI) conducted under the New York City Office of Environmental Remediation’s E-Designation program. Bedrock was not encountered during the 2024 RI. See *Attachment B*.

Groundwater was measured in the temporary monitoring wells at depths between approximately 7 to 11 feet below sidewalk grade during the 2024 RI. Based on local topography of the area and previous investigation performed at a nearby site, groundwater beneath the Site is expected to flow from southeast to northwest, towards the Harlem River. 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 2024 RI Report (RIR)], the primary contaminants of concern for the Site are: semivolatile organic compounds (SVOCs), metals, pesticides, and per- and polyfluoroalkyl substances (PFAS) in soil; volatile organic compounds (VOCs) SVOCs, metals, and PFAS in groundwater; and chlorinated volatile organic compounds (CVOCs) and petroleum-related VOCs in soil vapor and indoor air.

The 2024 RI identified the following soil, groundwater, soil vapor and indoor air conditions:

Soil Quality Conditions

Laboratory data from the 2024 RI indicates that SVOCs, pesticides, and metals were detected in soil samples across the Site above applicable Soil Cleanup Objectives (SCOs).

Of these detections, SVOCs, metals, and pesticides were detected above the Unrestricted Use Soil Cleanup Objectives (UUSCOs) and/or Restricted Residential Soil Cleanup Objectives (RRSCOs) at depths between 0 and 2 feet beneath the courtyard grade and cellar grade and at 8 to 10 feet beneath the courtyard grade. Specifically, six SVOCs [benzo(a)anthracene(max. 1.2 milligrams per kilogram (mg/kg)), benzo(a)pyrene (max. 1.3 mg/kg), benzo(b)fluoranthene (max. 1.9 mg/kg), benzo(k)fluoranthene (max. 0.84 mg/kg), chrysene (max. 1.4 mg/kg), and indeno(1,2,3-c,d)pyrene (max. 0.76 mg/kg)], five metals (barium (max. 747 mg/kg), lead (max. 396 mg/kg), mercury (max. 0.39 mg/kg), nickel (max. 30.2 mg/kg), and zinc (max. 893 mg/kg)), and three pesticides (P,P'-DDD (max. 0.023 mg/kg), P,P'-DDE (max. 0.011 mg/kg), and P,P'-DDT(max. 0.045 mg/kg)) were detected at concentrations above their UUSCOs and/or RRSCOs.

Additionally, one emerging contaminant compound, perfluorooctanesulfonic acid (PFOS), was detected in one sample at a concentration of 1.18 micrograms per kilogram ($\mu\text{g}/\text{kg}$) above its unrestricted use guidance value (UUGV) but below its residential use guidance value (RRGV).

The SVOCs, metals, and pesticides detected in soil, above the UUSCOs and/or RRSCOs appear to be attributable to urban fill. The presence of the VOC, acetone (max 0.08 mg/kg), is likely attributable to laboratory contamination and not associated with a source of on-site contamination. The presence of PFOS may be attributable to former historic businesses that operated at the Site. Exceedances of UUSCOs, RRSCOs and/or UUGVs in soil samples are shown on *Figure 8* in *Attachment C*.

Groundwater Quality Conditions

Laboratory data from the 2024 RI indicates that VOCs, SVOCs, and metals were detected at concentrations above their respective Technical & Operational Series (TOGS) Ambient Water Quality Standards and Guidance Values (AWQSGVs). Specifically, two VOCs [methyl ethyl ketone (2-butanone) (max. 80 micrograms per liter ($\mu\text{g}/\text{L}$)) and tetrachloroethylene (PCE) (max. 5.1 $\mu\text{g}/\text{L}$)], one SVOC (dimethyl phthalate (max. 50 $\mu\text{g}/\text{L}$)), and three metals (iron (total max. 10,500 $\mu\text{g}/\text{L}$, filtered (dissolved) below AWQSGVs), manganese (total max. 842 $\mu\text{g}/\text{L}$, filtered (dissolved) max. 791 $\mu\text{g}/\text{L}$), and sodium (total max. 515,000 $\mu\text{g}/\text{L}$, filtered (dissolved) max. 546,000 $\mu\text{g}/\text{L}$)) were detected above their respective AWQSGVs.

Additionally, the emerging contaminants PFOS (max. 733 nanograms per liter (ng/L)) and perfluorooctanoic acid (PFOA) (max. 39.6 ng/L) were detected above their New York State Department of Environmental Conservation (NYSDEC) PFAS Screening Levels in three of the groundwater samples.

The detections in groundwater above the AWQSGVs and PFAS Screening Levels, may be attributed to urban fill or to prior Site uses. The dimethyl phthalate exceedance may be due to sediment entrained in the sample during collection.

Exceedances of the AWQSGVs and/or Screening Levels in the groundwater samples are shown on *Figure 9* in *Attachment C*.

Soil Vapor and Indoor Air Quality

The soil vapor and indoor air sampling results identified over 40 VOCs detected in one or more of the samples and the ambient air sample including 1,1,1,-trichloroethane, 1,2,4-trichlorobenzene, 1,2,4-trimethylbenzene, 1,2-dichloropropane, 1,2-dichlorotetrafluoroethane, 1,3,5-trimethylbenzene, 1,2-dichloroethane, 1,3-dichlorobenzene, 1,3-butadiene, 1,1,2-trichloro-1,2,2-trifluoroethane, 1,4-dichlorobenzene, 2,2,4-trimethylpentane, 2-hexanone, 4-ethyltoluene, acetone, benzene, butane, carbon disulfide, carbon tetrachloride, chlorodifluoromethane, chloroform, chloromethane, chlorobenzene, benzyl chloride, cis-1,2-dichloroethylene, cis-1,3-dichloropropene, cyclohexane, cymene, dibromochloromethane, dichlorodifluoromethane, ethylbenzene, hexachlorobutadiene, isopropanol, isopropylbenzene, m,p-xylenes, methyl ethyl ketone, methyl isobutyl ketone, methylene chloride, naphthalene, n-butylbenzene, n-heptane, n-hexane, n-propylbenzene, o-xylene, styrene, tert-butyl methyl ether, sec-butylbenzene, methyl methacrylate, tert-butyl alcohol, PCE, toluene, trichloroethylene (TCE), trichlorofluoromethylene, trans-1,2-dichloroethene, trichlorofluoromethane.

A comparison of the soil vapor and indoor air results to the NYSDOH Soil Vapor/Indoor Air Matrix values indicates that mitigation is warranted due to the presence of PCE, TCE, and cis-1,2-dichloroethylene in soil vapor sample SV-07 at 10,000 µg/m³, 530 µg/m³, and 210 µg/m³, respectively.

The CVOCs and petroleum-related compounds detected in the soil vapor or indoor air samples were not detected in soil samples, and when combined with Site/area history, may be attributable to an unidentified on-site or off-site source(s).

Soil vapor and indoor air sample results are shown on *Figure 10* in *Attachment C*.

SECTION II: Project Description

2. Remedial Investigation Report

The Site is seeking to enter the New York State Department of Environmental Conservation Brownfield Cleanup Program (NYSDEC BCP) at the investigation stage. Although an initial investigation has been completed (see the 2024 RIR), an additional 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 demolition of the existing building, followed by removal and filling-in the existing cellar and excavation in the rear courtyard between approximately 5 to 8 feet below its existing grade to facilitate construction of a new affordable senior housing residential building with slab-on grade construction. If accepted into the BCP, the Requestor intends to design and install a sub-slab depressurization system (SSDS) into the existing structure as an Interim Remedial Measure. 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 2027 and the Certificate of Completion (COC) will be obtained in December 2027. The preliminary project schedule, shown in *Table 1*, is subject to change.

Estimated Project Schedule:

The COC is anticipated to be obtained in December 2027. 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 and IRM Work Plan (IRMWP) submitted to NYSDEC	December 2024
NYSDEC review BCP Application and complete/incomplete determination	January/February 2025
NYSDEC Issues BCP Application Letter of Incompleteness	February 2025
30-day Public Comment Period Initiated for BCP Application and IRMWP	March 2025
Execute BCP Agreement (BCA)	March 2025
Citizen Participation Plan (CPP) Submitted to NYSDEC	March 2025
Conduct Sub-slab Depressurization System (SSDS) Communication Testing and Vapor Sampling	April 2025
Preparation and Submittal of SSDS Design Document to NYSDEC	May 2025
NYSDEC review and approval of SSDS Design Document	June 2025
Implement IRMWP/Install and Start-up of SSDS	July-August 2025
Preparation and Submittal of IRM Construction Completion Report (CCR) to NYSDEC	October 2025
Draft RI Work Plan (RIWP) submitted to NYSDEC/NYSDEC review and approval of CCR	January 2026
Receive NYSDEC comments to draft RIWP	February 2026
Submit revised RIWP and NYSDEC approves the document	March 2026
30-day Public Comment Period Initiated for RIWP	April 2026
Conduct RI	May 2026
Prepare and submit draft RIR	June 2026
Receive comments on draft RIR	July 2026
Submit revised RIR, and NYSDEC approves	August 2026
Prepare and submit draft RAWP	September 2026
Initiate 45-day Public Comment Period	November 2026
Receive comments on draft RAWP	January 2027
Submit revised RAWP, NYSDEC approves, and issues Decision Document (DD)	February 2027
Issue Remedial/Construction Notice Fact Sheet	March 2027
Submittal of Environmental Easement Package	By May 1, 2027
Construction Closing with Housing Preservation and Development (HPD)	June 2027
Begin Redevelopment (Construction) with Implementation of RAWP	June 2027
Draft Site Management Plan (SMP) submitted to NYSDEC	By August 1, 2027
Complete Foundation Excavation and Site Cap	By September 30, 2027
Draft Final Engineering Report (FER) and Fact Sheet	By October 1, 2027
NYSDEC and NYSDOH Approval of FER and SMP	By November 30, 2027
NYSDEC Issues COC	December 2027
SSDS Startup (under Site Management)	4th Quarter 2028
Building Occupancy	1st Quarter 2029

*Subject to Change

SECTION III: Land Use Factors

4. Current Uses/Operations

The Site layout and a property description is included in Section I, Part 1 of this document. The Site is a one-story ‘L’-shaped retail building with a full cellar, approximately 8 feet below sidewalk grade and rear courtyard (approximately 4 feet above sidewalk grade). The Site is currently comprised of nine commercial units and includes the following tenants:

**Table 2
Current Property Operator (Tenants)**

Address	Current Operator/Occupant*	Active/Inactive Operator
4 East 176 th Street	Botanica Santa Ana	Active
8 East 176 th Street	Institami-Church	Active
10-12 East 176 th Street	Vacant	Inactive
1770-1776 Jerome Avenue	Petel Yengue Meat Corp.	Active
1778 Jerome Avenue	Uptown Health Care Management Inc. dba Jerome Family Health Center	Active
1784 Jerome Avenue	NYC China Star Inc.	Active
1786-1788 Jerome Avenue	Neighborhood Pharmacy Corp	Active
1790-1792 Jerome Avenue	Juice Bar	Inactive
1794 Jerome Avenue	CFSC Checks Cashied	Active

6. Proposed Post-Remediation Use

The proposed post-remediation use includes a newly constructed, affordable senior housing, residential building with slab-on grade construction. Specific construction details regarding the proposed redevelopment project are pending at this time.

The project anticipates financing through the NYC HPD’s Senior Affordable Rental Apartments (SARA) 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 R8A (Residential District), J (Special Jerome Corridor District), and C2-4 (Commercial District), 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 Sample Locations
- Figure 3 – Tax Map and Surrounding Property
- Figure 4 – En-Zone Boundary Map
- Figure 5 – Surrounding Land Use
- Figure 6 – Zoning Map
- Figure 7 - Disadvantaged Community Map
- Figure 8 - Soil Sample Concentrations above NYSDEC UUSCOs and/or RRSCO's or NYSDEC Guidance Values for PFAS
- Figure 9 - Groundwater Sample Concentrations above NYSDEC AWQSGVs and/or PFAS Guidance Values
- Figure 10 - Soil Vapor and Indoor Air Concentrations

1. Environmental Reports

Copies of the following previous environmental studies for the Site are included as *Attachment B* (electronic copies only):

- Phase I Environmental Site Assessment, 1770 Jerome Avenue, Bronx, New York, AKRF, Inc., June 2024
- Remedial Investigation Report, 1770 Jerome Avenue, Bronx, New York, AKRF, Inc., August 2024

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 may be 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:

Phase I Environmental Site Assessment, 1770 Jerome Avenue, Bronx, NY, AKRF, Inc., June 2024

A Phase I Environmental Site Assessment (ESA) was prepared for the Site by AKRF in June 2024 that concluded the following:

Recognized Environmental Condition (RECs)/Vapor Encroachment Condition (VECs)

- City directory listings for the Site included: Concourse Self Service Laundry in 1961 and 1965 and Arrow Vacuum Cleaner Co. at 8 East 176th Street; Carmel Cleaners in 1949 at 10 East 176th Street; United Nation Hand Laundry in 1949 and Fordham Typsetters in 1961 and 1965 at 12 East 176th Street; Geronimo Auto Parts Corp. between 1976 and 1993 at 1772 Jerome Avenue; Rothnagel H Cng & Dyeing in 1927, Wasserman Simon Printer, Artype Press, Printrite Shop The Printing, Artype Press and Z R J & E Printing Corp. between 1965 and 1993 at 1778 Jerome Avenue; Alpert A & Son Hardware Paints in 1927 at 1788 Jerome Avenue and SU-EL Cleaners Corp. between 1961 and 1976 at 1794 Jerome Avenue. These operations may have affected the subsurface.

- Certificates of Occupancy (C of O) from 1948, 1965, 1998 and 1999 indicated the Site building was utilized as a factory (laundry), custom printing establishments, T.V., radio and phonograph and an appliance repair shop. These operations may have affected the subsurface.
- The surrounding area was developed with primarily residential and commercial uses, as well as some auto-related uses (auto repair, garages, filling stations, and used auto sales), dry cleaning, manufacturing, oil and boiler companies, a grinding shop and transportation-related uses (an elevated subway line west-adjacent to the Site). The regulatory database search identified proximal facilities that have some potential to have affected the Site subsurface, including spill listings, Resource Conservation and Recovery Act (RCRA) facilities, historical auto repair facilities, and/or historical dry cleaners.
- PFAS may have been used in historical on-site manufacturing processes (e.g., printing establishments identified on the February 1965 Certificate of Occupancy and the 1778 Jerome Avenue City Directory listing).
- An area of petroleum-like staining was observed on the wall and areas of patched concrete, potentially former drain areas, were observed on the floor in the cellar of the Check Cashing tenant space during the site reconnaissance. Of note, during the Phase I, this was identified as a Business Environmental Risk however, upon further professional review, it was decided that it is best categorized as a REC.

Business Environmental Risks (BER) [including items outside the scope of ASTM E1527-21 such as asbestos containing material (ACM), lead-based paint (LBP), and/or polychlorinated biphenyls (PCBs) in building materials or fill/debris]

- The Site was listed in the E-Designation database for Hazardous Materials and requires a Phase I ESA and Phase II Testing Protocol to obtain approval from the New York City Department of Building prior to redevelopment. Of note, during the Phase I, this was identified as a REC however, upon further professional review, it was decided that it is best categorized as a BER.
- ACM, LBP, and/or PCBs could be present at the Site. Buried demolition debris from former on-site structures could contain ACM, LBP, PCBs, and/or underground storage tanks (USTs).
- Suspect mold and water damage was observed on the cellar walls, floors and ceilings during the site reconnaissance.

Remedial Investigation Report, 1770 Jerome Avenue, Bronx, New York, AKRF, Inc., August 2024

AKRF conducted a RI of the Site in August 2024 according to the July 2024 RIWP with the exception of the number of soil borings and soil samples.

The RIWP included:

- A ground-penetrating radar (GPR) geophysical survey across all accessible areas of the Site to investigate for the presence of potential UST that were not identified during the Phase I ESA and for potential utilities in proposed drilling areas.
- Advancement of nine test borings at the Site with the collection and chemical analysis of 13 soil samples.
- Installation and sampling of three soil vapor points in the courtyard and four sub-slab soil vapor points beneath the cellar floor with collection of seven soil vapor samples, four co-located indoor air samples, and one ambient (outdoor) sample. Prior to sample collection within the building, a product inventory/building questionnaire was completed to document existing conditions and equipment/material storage.

- Four temporary groundwater monitoring wells were advanced at the Site with the collection of four groundwater samples.

The OER-approved RIWP stated that AKRF would install a soil boring and temporary well point inside the Church tenant space located to the east of the Botanica Santa Ana space. However, the location was moved to the Botanica Santa Ana space due to the presence of a ceramic tile floor in the Church cellar. As a soil boring was already proposed within the Botanica Santa Ana space and the church soil boring and temporary well point was relocated to this space, the initial proposed soil boring was no longer required and therefore, not collected.

The RI findings are described below:

1. Depth to groundwater at the Site ranges from approximately 7 to 11 feet below ground surface.
 2. Stratigraphy at the Site consists of historic fill material (including sand, silt, gravel, brick, concrete, wood, glass, roots, and ash) to the terminus of the borings up to 15 feet deep. Bedrock was not encountered during the RI.
 3. The geophysical survey did not identify any anomalies consistent with USTs at the Site.
 4. Twelve soil samples were collected for laboratory analysis from soil borings SB-01 through SB-08.
 - One VOC, acetone, was detected at a concentration exceeding its respective UUSCO in one sample [maximum 0.08 milligrams per kilogram (mg/kg)]. No VOCs were detected above their respective RRSCOs.
 - Six SVOCs were detected at concentrations exceeding their UUSCOs and/or RRSCOs in up to two samples: benzo(a)anthracene (max. 1.2 mg/kg), benzo(a)pyrene (max. 1.3 mg/kg), benzo(b)fluoranthene (max. 1.9 mg/kg), benzo(k)fluoranthene (max. 0.84 mg/kg), chrysene (max. 1.4 mg/kg), and indeno(1,2,3-c,d)pyrene (max. 0.76 mg/kg). These SVOC exceedances were limited to polycyclic aromatic hydrocarbons, a class of SVOCs commonly found in urban fill material, and are consistent with the material observed in the subsurface at the Site.
 - Five metals were detected at concentrations exceeding their UUSCOs and/or RRSCOs in up to seven samples: barium (max. 747 mg/kg), lead (max. 396 mg/kg), mercury (max. 0.39 mg/kg), nickel (30.2 mg/kg), and zinc (max. 893 mg/kg).
 - PCBs were not detected above laboratory detection limits in any of the samples analyzed.
 - Three pesticides were detected above UUSCOs, but below RRSCOs in two samples: P,P'-DDD (max. 0.023 mg/kg), P,P'-DDE (max. 0.011 mg/kg), and P,P'-DDT (max. 0.045 mg/kg).
 - One PFAS compound, PFOS, was detected in the one sample collected at a concentration of 1.18 micrograms per kilogram ($\mu\text{g}/\text{kg}$), above its UUGV of 0.88 $\mu\text{g}/\text{kg}$ but below the respective RRGV.
- The SVOCs, metals, and pesticides detected in soil, above the UUSCOs and/or RRSCOs appear to be attributable to urban fill. The presence of the VOC acetone is likely attributable to laboratory contamination and not associated with a source of on-site contamination. The presence of PFOS could be attributable to former historic business that operated at the Site; however, based on the soil data obtained during this investigation, there is insufficient data to determine if there is a source of contamination which may be contributing to the elevated PFAS levels identified in groundwater.
5. Four groundwater samples were collected for laboratory analysis from temporary monitoring wells, TW-01 through TW-04, as part of this RI.
 - Two VOCs, methyl ethyl ketone (2-butanone) and PCE, were detected above their AWQSGVs. Methyl ethyl ketone (2-butanone) was detected in one sample (TW-01_20240723) at a

concentration of 80 micrograms per liter ($\mu\text{g/L}$), above its AWQSGV of 50 $\mu\text{g/L}$. PCE was detected in one sample (TW-02_20240724) at a concentration of 5.1 $\mu\text{g/L}$, above its AWQSGV of 5.0 $\mu\text{g/L}$.

- One SVOC, dimethyl phthalate, was detected at a concentration of 61 $\mu\text{g/L}$, above its AWQSGV of 50 $\mu\text{g/L}$ in one sample (TW-04_20240723).
- Three metals (iron, manganese, and sodium) were detected in both the unfiltered (total) and filtered (dissolved) samples. In the unfiltered (total) samples, iron ranged from 1,370 to 10,500 $\mu\text{g/L}$, above its AWQSGV of 300 $\mu\text{g/L}$ in three samples but did not exceed its AWQSGV in the filtered (dissolved) samples. Manganese was detected at concentrations ranging from 319 to 842 $\mu\text{g/L}$ in two unfiltered (total) samples, and at a concentration of 791 $\mu\text{g/L}$ in the one filtered (dissolved) sample, above its AWQSGV of 300 $\mu\text{g/L}$. Sodium was detected at concentrations ranging from 47,500 to 515,000 $\mu\text{g/L}$ in four unfiltered (total) samples, and between 45,100 and 546,000 $\mu\text{g/L}$ in the filtered (dissolved) samples, above its AWQSGV of 20,000 $\mu\text{g/L}$.
- No PCBs or pesticides were detected above their respective AWQSGVs.
- Two PFAS compounds were detected at concentrations above its guidance values. PFOS was detected ranging from 35 to 733 ng/L , above its PFAS Screening Level of 2.7 ng/L , and PFOA was detected ranging from 34.3 to 39.6 ng/L , above its PFAS Screening Level of 6.7 ng/L .

VOCs, SVOCs, and metals were detected in groundwater above AWQSGVs, and PFOS and PFOA were detected above the PFAS guidance values. The detections of SVOCs and metals in groundwater above the AWQSGVs, may be attributed to urban fill or soil entrained in the sample; however, the presence of the VOC PCE and PFAS may be attributable to an unidentified on-site or off-site source(s).

6. Seven soil vapor and four co-located indoor air samples were collected for laboratory analysis as part of this RI.
 - Over 40 VOCs were detected in one or more of the soil vapor or indoor air samples including: 1,1,1-trichloroethane, 1,2,4-trichlorobenzene, 1,2,4-trimethylbenzene, 1,2-dichloropropane, 1,2-dichlorotetrafluoroethane, 1,3,5-trimethylbenzene, 1,2-dichloroethane, 1,3-dichlorobenzene, 1,3-butadiene, 1,1,2-trichloro-1,2,2-trifluoroethane, 1,4-dichlorobenzene, 2,2,4-trimehtylpentane, 2-hexanone, 4-ethyltoluene, acetone, benzene, butane, carbon disulfide, carbon tetrachloride, chlorodifluoromethane, chloroform, chloromethane, chlorobenzene, benzyl chloride, cis-1,2-dichloroethylene, cis-1,3-dichloropropene, cyclohexane, cymene, dibromochloromethane, dichlorodifluoromethane, ethylbenzene, hexachlorobutadiene, isopropanol, isopropylbenzene, m,p-xylenes, methyl ethyl ketone, methyl isobutyl ketone, methylene chloride, naphthalene, n-butylbenzene, n-heptane, n-hexane, n-propylbenzene, o-xylene, styrene, tert-butyl methyl ether, sec-butylbenzene, methyl methacrylate, tert-butyl alcohol, PCE, toluene, TCE, trichlorofluoromethylene, trans-1,2-dichloroethene, trichlorofluoromethane, ranging from 0.11 to 10,000 micrograms per cubic meter ($\mu\text{g/m}^3$) (SV-07) from a diluted analysis.
 - A comparison of the soil vapor and indoor air results to the NYSDOH Soil Vapor/Indoor Air Matrix values indicates that mitigation is warranted due to the presence of PCE, TCE, and cis-1,2-dichloroethylene in soil vapor sample SV-07 at 10,000 $\mu\text{g/m}^3$, 530 $\mu\text{g/m}^3$, and 210 $\mu\text{g/m}^3$, respectively.

The CVOCs and petroleum-related compounds detected in the soil vapor samples were not detected in soil samples; however, when combined with Site/area history, may be attributable to an unidentified on-site or off-site source(s).

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 Jerome 1770 MM LLC (the Requestor) and a copy of the current property deed are included in *Attachment A*.

Members/Owners Info

Requestor/Beneficial Owner info:

Jerome 1770 MM LLC
1605 Martin Luther King Jr. Blvd
Bronx, NY 10453
Phone: (646) 481-9143
Contact: Samantha Magistro, smagistro@bronxprogroup.com

Fee Owner info:

1770 Jerome Housing Development Fund Corp.
463 7th Avenue, 17th Floor
New York, NY 10018
Phone: (646) 927-9408
Contact: Lauren LaMack, llamack@sus.org

SECTION VI: Requestor Eligibility

13. Volunteer Status

In accordance with the definitions outlined in ECL § 27-1405(1), the Requestor 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 threatened 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 October 29, 2024. The Requestor has performed Phase I and Phase II (2024 RI under the OER E-Designation program) diligence and shared the data with NYSDEC. An IRMWP for the installation of an SSDS is included with this BCP application.

14. Proof of Site Access

The Requestor is currently the beneficial owner of the Site. A copy of the Nominee Agreement and Access Agreement 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 3 and 4, below. A copy of the current property deed and the nominee agreement for the Site is provided in *Attachment A*.

**Table 3
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)
1770 Jerome Avenue	1770 Jerome Housing Development Fund Corp.	October 2024 - Present	Active	463 7 th Avenue, 17 th Floor New York, NY 10018	Affiliated Entity

**Table 4
Current Property Operator (Tenants)**

Address	Current Operator/Occupant*	Years in Operation	Active/Inactive Operator	Current/Last Known Contact/Address/Phone Number	Relationship to Requestor(s)
4 East 176 th Street	Botanica Santa Ana	At least 13, Prior to 2011	Active	Ana Mercedes Reyes 1735 Townsend Ave #3C Bronx, NY 10453 (646) 807-5106, (347) 500-7910, (718) 294-8943	Current Tenant
8 East 176 th Street	Insticami-Church	At least 13, Prior to 2011	Active	Alejandro Tapia 8 East 176 th Street Bronx, NY 10453 (718) 294-2042, (212) 569-1081	Current Tenant
10-12 East 176 th Street	Vacant	Unknown	Inactive	Not Applicable	Previous Tenant
1770-1776 Jerome Avenue	Petel Yengue Meat Corp.	At least 2, Prior to June 2022	Active	Petel Yengue Meat Corp 1770 Jerome Ave Bronx, NY 10453 (646) 479-3371, (347) 542-1487	Current Tenant
1778 Jerome Avenue	Uptown Health Care Management Inc. dba Jerome Family Health Center	At least 18, Prior to 2006	Active	Uptown Health Care 4470 Broadway #4 New York, NY 10040 (718) 764-1659, (718) 860-1111	Current Tenant

Table 4
Current Property Operator (Tenants)

Address	Current Operator/ Occupant*	Years in Operation	Active/Inactive Operator	Current/Last Known Contact/Address/ Phone Number	Relationship to Requestor(s)
1784 Jerome Avenue	NYC China Star Inc.	At least 18, Prior to 2006	Active	Zhao Dong 1526 Jarvis Ave #1FL Bronx, NY 10461 (917) 637-0160, (718) 299-4916	Current Tenant
1786-1788 Jerome Avenue	Neighborhood Pharmacy Corp	At least 2, Prior to 2022	Active	Neighborhood Pharmacy Corp. 18 West Burnside Ave Bronx, NY 10453 (718) 679-1334, (301) 983-9349, (914) 562-2462	Current Tenant
1790-1792 Jerome Avenue	Juice Bar	At least 1, Prior to 2023	Inactive	Hector Hernandez Jr 767 Prospect St. Glen Rock, NJ 07452 (201) 983-9349	Current Tenant
1794 Jerome Avenue	CFSC Checks Cashed	At least 13, Prior to 2011	Active	NY Community Financial 10 Elizabeth Street #102 River Edge, NJ 07661 (201) 888-1185	Current Tenant

A list of previous property owners and occupants is provided in Tables 5 and 6, below.

Table 5
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)
1770 Jerome Avenue	Jaybar Realty Corp.	1972-2024	Inactive	125 East 36 th Street, New York, NY; and 124 Scott Avenue, Yonkers, NY	None
	Sharkap Realty Corp.	1969-1972	Inactive	1023 East 232 nd Street Bronx, NY 10466	None
	Mitchell B. Sharmat and Carl Kaplan	Prior to 1969	Inactive	1023 East 232 nd Street Bronx, NY; and 51 Sycamore Lane, Irvington, NY	None

Table 6
Previous Property Operators (Tenants)

Address	Operator
4 East 176 th Street	1927, 1940, 1949: Cohen I Stationary 1965: Jerusalem Kosher Restaurant 1976: Joe’s Pizza and Restaurant 2010, 2014, 1017, 2020: La Botanica Santa Ana
6 East 176 th Street	1927:Goldberg H Dairy 1940, 1949, 1956: Wallberg H Stationary 1961: Arcade Lunchnet 1965: Reiner G Candy Store 1971: Shirrue S Record Shop 1976: Estevez Grocery Store
8 East 176 th Street	1940: Guzzette Geo Beauty Shop 1961, 1965: Concourse Self Service Laundry 1976: Arrow Vacuum Cleaner Co. 1983: David Martin B 2005: h Tapia Alejandro v Y
10 East 176 th Street	1940: Young Jerry 1949: Carmel Cleaners 1956: Sheer WM 1961, 1965, 1971: Goon Way 1965: Goldberg Saul 1976: Modern Supermarket 1983: Colozzi M, Hedrington Crinston 1995: Luis Grocery 2000, 2005, 2010, 2020: Liza Grocery 2014, 2017: Altagracia Grocery Corporation
12 East 176 th Street	1927: Great Atlantic & Pacific Tea Co. 1949: United Nation Hand Laundry 1961, 1965: Fordham Typesetters 1993: Agrispin Luz 2005, 2010, 2014: Occupant Unknown
1770 Jerome Avenue	1927: W & W Dairy 1940, 1949: Frankel M Butcher 1956: Lazar Soloman Kosher Meat & Poultry 1961, 1965: Bills TV 1971: McGirt Custom Photographers 1976: Sanduku Studio 1992, 1993, 1995, 2000: 1770 Jerome Ave Food Corp. 2005: Da & Ja Food Corp, 1770 Jerome Ave Food Corp. 2010, 2014, 2017, 2020: African American Halal Supermarket 2017: Ircaro
1772 Jerome Avenue	1976: Christian Plastic Covers 1976, 1983, 1992, 1993: Geronimo Auto Parts Corp. 2000: Occupant Unknown
1774 Jerome Avenue	1927: Frankel M Butcher 1949: Pelham Dairies 1956, 1961, 1971, 1976: Rohr E Liquors

Table 6
Previous Property Operators (Tenants)

Address	Operator
1776 Jerome Avenue	1940: Fisher Nat Dairy, Jerome Dairy 1956: Pioneer Self Service Food Store 1961: Dave S Food Store 2000, 2005: Belkis Ruiz 2005: NCL
1778 Jerome Avenue	1927: Rothnagel H CIng & Dyeing 1965: Wasserman Simon Printer, Artype Press, Printrite Shop The Printing 1971, 1976, 1983: Artype Press 1992, 1993: Laura’s Auctioneer, Z R J & E Printing Corp. 1992, 1993, 1995: American & Latinos Brokerage, Har-lem Brokerage Corp, Job Brokerage Co Inc. 2005, 2010, 2014, 2017: Uptown Health Care 2020: Jerome Family Health Center, Muoka Ifeanyi E NP
1784 Jerome Avenue	1927: Cheapares Wm Rest 1940: Lipshutz Jos Restaurant 1949: Lenny & Ralph Tavern Inc. 1956, 1961, 1965: Archer & Kelly Tavern 1971: Archer Fred Tavern 1992, 1993, 1995, 2000: Fat Dat 2005, 2010, 2014, 2017, 2020: China Star Restaurant/NYC China Star Inc.
1788 Jerome Avenue	1927: Alpert A & Son Hardware Paints, Wagner H Butcher 1940: Koch Ceil Corsets, Kochs Corset Shop 1949: Rays Specialty Shop 1956: Moran Corset Shop 1961: Eddson Stylus Corp Dimond Needles 2005: Easy Discount 2005, 2010, 2014, 2017: Joyote Loknath Drugs Inc. 2020: UPS Access Point Location
1790 Jerome Avenue	1949: Rothmansky Morris FRT VEGS 1956: Branch Stores 1976: Lanettes Variety Shop 1983, 1992, 1993, 1995, 2000, 2005: Turn On To Love Club Inc. 1992, 1993, 1995, 2000, 2005: China Star, Martin David 2000, 2005, 2010: Tender Loving Care Brokerage 2005: Jaiteh Technologies, Stadium Real Estate Consulting 2010: Kingsbridge Realty, Martin David 2014: KNT Discount Store, Martin David, ND Inc. 2017: KNT Discount Store, ND Inc.
1792 Jerome Avenue	1927, 1940, 1949, 1956, 1961, 1965: United Floral Co. 1992, 1993: Karon Check Cashing Inc., Western Union 1995: 176 Street Check Cashing Inc., Western Union 2000, 2005: 176 Street Check Cashing Inc. 2010, 2014, 2017, 2020: Check Cashing Place
1794 Jerome Avenue	1927: Hellman Edw prescription dept 1940: Silver Irving Drugs 1949: Silver Pharmacy Inc. 1956: Fink Harry Lunchnet 1961, 1965, 1971, 1976: SU-EL Cleaners Corp. 1983: Jerome Donut Shop Inc. 1992, 1993, 1995: Jerome Corner Restaurant 2020: Western Union Agent Location

SECTION XI: Site Contact List

Local, State, and Federal Officials

<p>Hon. Eric Adams Mayor of New York City City Hall Park New York, NY 10007</p>	<p>Hon. Brad Lander New York City Comptroller Office of the Comptroller, City of NY 1 Centre Street, Room 517 New York, NY 10007</p>
<p>Jumaane D. Williams Office of the Public Advocate Public Advocate 1 Centre Street, 15th Floor North New York, NY 10007</p>	<p>Vanessa L. Gibson Bronx Borough President 851 Grand Concourse, 3rd Floor Bronx, NY 10451</p>
<p>Landon C. Dais State Assembly District 77 910 Grand Concourse Suite 1JK Bronx, NY 10451</p>	<p>Pierina Ana Sanchez City Council District 14 2065 Morris Avenue Bronx, NY 10453</p>
<p>Dan Garodnick, Chair NYC Department of City Planning 120 Broadway, 31st Floor New York, NY 10271</p>	<p>NYC Department of City Planning Bronx Borough Office 1775 Grand Concourse, Suite 503 Bronx, NY 10453</p>
<p>Hon. Charles Schumer U.S. Senate 780 3rd Avenue, Suite 2301 New York, NY 10017</p>	<p>Hon. Kirsten Gillibrand U.S. Senate 780 3rd Avenue, Suite 2601 New York, NY 10017</p>
<p>Hon. Ritchie Torres U.S. House of Representatives (NY-15) 540 E Fordham Road, Suite 2A Bronx, NY 10458</p>	<p>Hon. Kathy Hochul Governor of NY State NYS State Capitol Building Albany, New York 12224</p>
<p>Shaminder Chawla, Acting Director Mayor's Office of Environmental Remediation 100 Gold Street, 2nd Floor New York, NY 10038</p>	<p>Mark Chambers, Director Mayor's Office of Climate & Sustainability 253 Broadway, 14th Floor New York, New York 10007</p>
<p>Rohit T. Aggarwala Commissioner, NYCDEP 59-17 Junction Boulevard, 13th Floor Flushing, NY 11373</p>	<p>Hon. Milton Tingling New York County Clerk 60 Centre Street, Room 161 New York, NY 10007</p>
<p>Angel Caballero, Chairperson Bronx Community Board 5 BCC Campus, Gould Hall, Room 200 2155 University Avenue Bronx, New York 10453</p>	<p>Gustavo Rivera New York State Senator, 33rd District 2432 Grand Concourse, Suite 506 Bronx, NY 10458</p>

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

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

Block/Lot	Owner	Owner Mailing Address	Occupant
2861/7501	Jerome Housing Development Fund Corp. 1769 Jerome Avenue Bronx, NY 10453	Jerome 1769 Avenue Owner, LLC c/o Bronx Pro Group 1605 Dr. Martin Luther King Jr., Blvd. Bronx, NY 10453	Residential and Commercial
2861/74	1749 Equities Inc. 1749 Jerome Avenue Bronx, NY 10453	1749 Associates 2050 Center Avenue Fort Lee, NJ 07024	Commercial
2850/7	ACMH Jerome Ave. Housing Development Fund Corp. 1768 Jerome Avenue Bronx, NY 10453	ACMH Jerome Ave. Housing Development Fund Corp. 254 West 31 st Street, 9th Floor New York, NY 10001	Warehouse
2850/23	BSP Gigi LLC 1765 Townsend Avenue Bronx, NY 10453	BSP Gigi LLC 276 Fifth Avenue, Suite 402 New York, NY 10001	Residential
2850/16	New Townsend Realty Housing Development Fund Co. Inc. 1785 Townsend Avenue Bronx, NY 10453	New Townsend Realty Housing Development Fund Co. Inc. C/O Langsam Property Services Corp. 1601 Bronxdale Avenue Bronx, NY 10462	Residential
2851/1	JKNY Management 1846 Jerome Avenue Bronx, NY 10453	JKNY Management 141 Garden Street Roslyn Heights, NY 11577	Commercial
2861/157	NYC Transit Authority 1783 Jerome Avenue Bronx, NY 10453	City of New York 2 Broadway New York, NY 10004-2207	Transportation/Utility building
2861/161	P. Alvarez Associates Corp. 1779 Jerome Avenue Bronx, NY 10453	P. Alvarez Associates Corp. 23 East 70 th Street Bronx, NY 10452	Commercial

Local News Media

The Bronx Daily Bronx.com (212)-361-9395	The New York Times 620 8 th Avenue New York, NY 10018
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 345 Hudson Street, 10 th Floor New York, NY 10014

Public Water Supply

Public water is provided by NYC Department of Environmental Protection (NYCDEP):

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	
I.S. 117 Joseph H. Wade Caron Martin, Principal 1865 Morris Avenue Bronx, NY 10453 (718) 583-7750 Distance: 609 feet northeast of the Site	P.S. 306 – M.S. 331 Darryl Harrington 40 West Tremont Avenue Bronx, NY 10453 (718) 583-5355 Distance: 900 feet north of the Site
The Bronx School of Young Leaders – M.S. 331 40 West Tremont Avenue Bronx, NY 10453 (718) 583-4146 Distance: 900 feet north of the Site	P.S. 236 Langston Hughes Afrina Talukdar, Principal 1871 Walton Avenue Bronx, NY 10453 (718) 299-6128 Distance: 387 feet northeast of the Site
P.S. 170 Sonia Acevedo Suarez, Principal 1598 Townsend Avenue Bronx, NY 10452 (718) 583-0662 Distance: 1,360 feet southwest of the Site	
Daycare Facilities	
Marc Academy and Family Center Gregory Downes, Chairman 55 East 175th Street Bronx, NY 10453 (718) 562-3410 Distance: 242 feet southeast of the Site	Northeast Bronx Day Care Center, Inc. 1732 Davidson Avenue Bronx, NY 10453 (718) 229-6892 Distance: 348 feet southwest of the Site
Little Scholars Early Development Center, LLC Diana Castillo, Principal 1770 Davidson Avenue Bronx, NY 10453 (347) 789-3091 Distance: 257 feet northwest of the Site	

Document Repository

Sedgwick Library
1701 Martin Luther King, Jr. Boulevard
Bronx, NY 10453
(718) 731-2074
sedgwick@nypl.org

Bronx Community Board 5
BCC Campus, Gould Hall, Room 200
2155 University Avenue
Bronx, NY 10453
(718) 364-2030

Acknowledgements from the Sedgwick Library and the NYC Bronx Community Board 5 are included in *Attachment D*.

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



Department of State

Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details



ENTITY NAME: JEROME 1770 MM LLC

DOS ID: 7378699

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 07/22/2024

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 07/22/2024

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: NEW YORK

NEXT STATEMENT DUE DATE: 07/31/2026

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: C/O SERVICES FOR THE UNDERSERVED, INC.

Address: 463 SEVENTH AVENUE, 17TH FLOOR, NEW YORK, NY, UNITED STATES, 10018

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

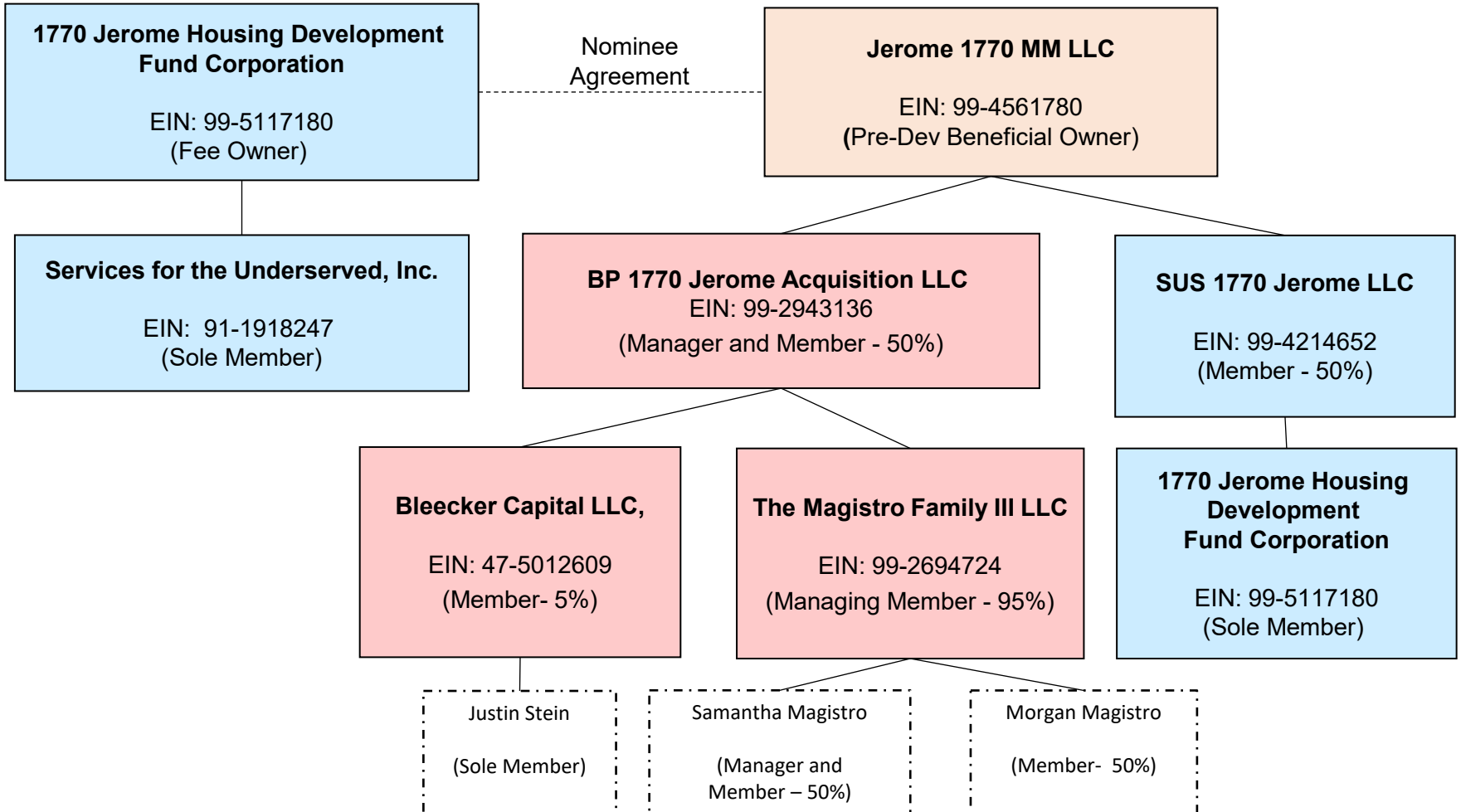
[Agencies](#)[App Directory](#)[Counties](#)[Events](#)[Programs](#)[Services](#)

FIND YOUR POLL SITE

Early Voting for the General Election continues until Sunday, November 3.

1770 Jerome Avenue, Bronx, New York 10453
Block 2850, Lot 9, Bronx County
ORGANIZATIONAL CHART

PRE DEV LOAN CLOSING





TITLE NO. CT24-00165-BX

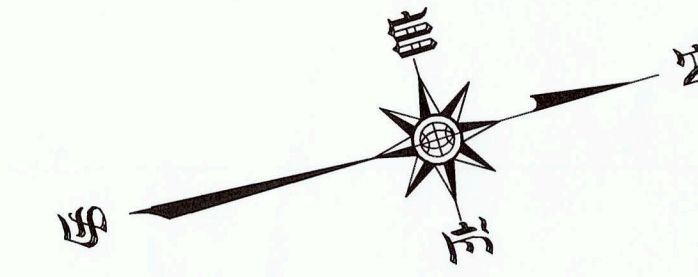
SURVEY NO. 67859-1

67859-1.dwg
67859001.crd

ALTA/NSPS LAND TITLE SURVEY

VICINITY MAP
NOT TO SCALE

JEROME AVENUE
ELEVATED RAIL ROAD
PUBLIC ROADWAY



LEGAL DESCRIPTION

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 Easterly side of Jerome Avenue with the Southerly side of East 176th Street;
 RUNNING THENCE Easterly along the southerly side of East 176th Street 102.98 feet;
 THENCE Southerly parallel with the Easterly side of Jerome Avenue, 170.61 feet;
 THENCE Westerly at right angles to Jerome Avenue, 100 feet to the Easterly side of Jerome Avenue;
 THENCE Northerly along the Easterly side of Jerome Avenue, 146.01 feet to the corner aforesaid, at the point or place of BEGINNING.

SCHEDULE B ITEMS

The policy will include as exceptions to title the following matters unless they are disposed of to the satisfaction of the Company:

- Covenants and Restrictions contained in Liber 684 cp 380 (recorded in Westchester County)
- Right to construct a rapid transit railway in Jerome Avenue recorded in Liber 88 Section 11 cp 133

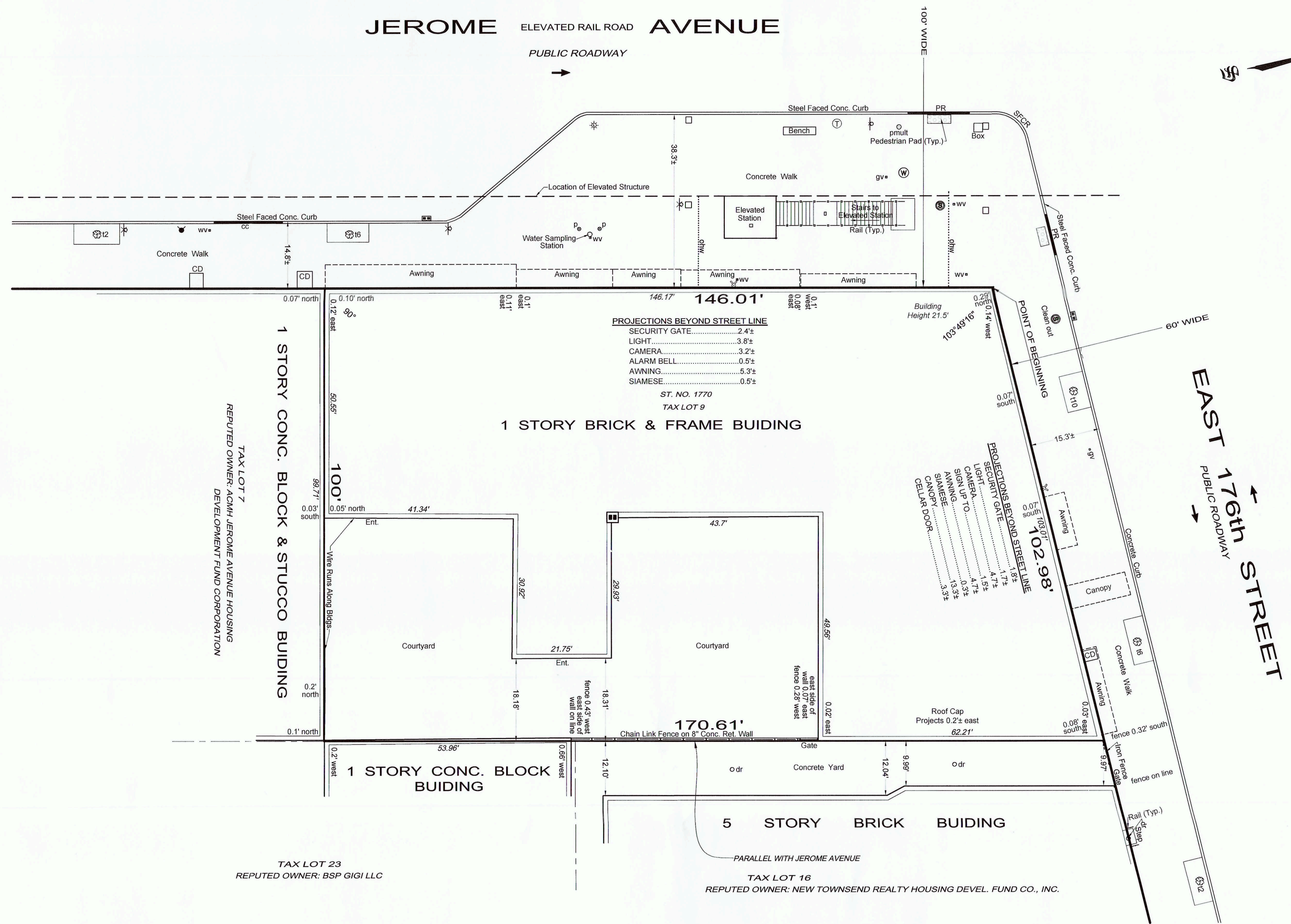
SURVEYOR'S CERTIFICATE

To: Chicago Title Insurance Company
Jerome 1770 MM LLC
1770 Jerome Housing Development Fund Corporation
Corporation for Supportive Housing, its successors and/or assigns,
Supportive Housing Solutions Fund LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a)(b)(c), 8, 9, 10, 11-14, 16-19 of Table A thereof. The fieldwork was completed on 06-17-2024.

Date: 9/20/2024
Saeid Jalilvand
Saeid Jalilvand L.S., C.S.
License No. 050236

- NOTES:**
- BELOW GRADE ENCROACHMENTS AND VAULTS IF ANY NOT LOCATED.
 - THERE ARE NO PARKING SPACES ON THE PREMISES.
 - THE PREMISES IS SERVED BY GAS, WATER, ELECTRICITY, TELEPHONE AND SANITARY SEWER LINES INSTALLED IN STREET.
 - THE PREMISES HAS ACCESS TO JEROME AVENUE & EAST 176th STREET.
 - THERE IS NO EVIDENCE OF CONSTRUCTION OR EARTH MOVING.
 - THERE IS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINE AND EVIDENCE OF SIDEWALK CONSTRUCTION OR REPAIR.
 - NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS FOUND.
 - THE PROPERTY DESCRIBED HEREIN IS THE SAME PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CT24-00165-BX WITH AN EFFECTIVE DATE OF FEBRUARY 29, 2024.
 - THE STREET ADDRESS OF THE SUBJECT PROPERTY IS 1770 JEROME AVENUE, BRONX, NY.



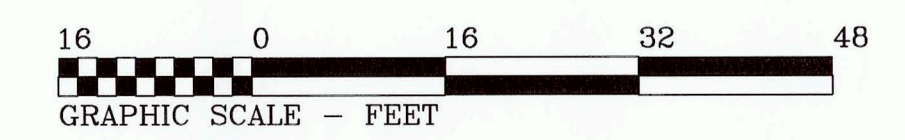
LEGEND

ASPH..... ASPHALT	RET..... RETAINING
BK..... BRICK	RM..... RIM ELEVATION SEWER MANHOLE
BSMT..... BASEMENT	SFCR..... STEEL FACED CURB ROUND
CC..... CURB CUT	SM..... SUBWAY MANHOLE
CCR..... CONCRETE CURB ROUND	STY..... STORY
CD..... CELLAR DOOR	TB..... TOP OF BANK ELEVATION
CLF..... CHAIN LINK FENCE	TL..... TRAFFIC LIGHT
CO..... CATCH BASIN CLEAN OUT	TCB..... TRAFFIC CONTROL BOX
CONC..... CONCRETE	TEL..... TELEPHONE
CRF..... CHAIN ROPE FENCE	TP..... TREE PIT
CWA..... CELLAR WINDOW AREA	q..... TRAFFIC SIGN
DR..... DRAIN	TW..... ELEVATION AT TOP OF WALL
EL..... ELEVATION	TC..... ELEVATION AT TOP OF CURB
FAB..... FIRE ALARM BOX	UP..... UTILITY POLE
FC..... FILL CAP	VAL..... VALVE UNKNOWN
FL..... FLOOR ELEVATION	VLU..... VAULT UNKNOWN
GP..... GUARD POLE	VP..... VENT PIPE
GV..... GAS VALVE	WV..... WATER VALVE
IF..... IRON FENCE	12"0..... GAS MAIN WITH SIZE
INL..... CATCH BASIN INLET ELEVATION	12"5..... SEWER MAIN WITH SIZE
INV..... SEWER INVERT ELEVATION	12"W..... WATER MAIN WITH SIZE
IP..... LIGHT POLE	CB..... CATCH BASIN
MB..... MAIL BOX	EM..... ELECTRIC MANHOLE / VAULT
MJH..... UNKNOWN MANHOLE	FM..... FIRE MANHOLE
OF..... OIL FILL	GO..... GAS MANHOLE
OHW..... OVERHEAD WIRES	OS..... SEWER MANHOLE
P..... POLE	OT..... TELEPHONE MANHOLE
PAVT..... PAVEMENT	OW..... WATER MANHOLE
PM..... PARKING METER	PT..... TRAFFIC VAULT
PMULT..... POLE, MULTIPLE USAGE	HY..... HYDRANT
17.0..... ESTABLISHED LEGAL GRADE	SI..... SIAMESE
PR..... PEDESTRIAN RAMP	ST..... STAND PIPE
H..... HEDGE	TS..... TREE WITH SIZE
T4 MT. TREE WITH MULTIPLE TRUNK	B..... BUSH
ST..... STUMP	ST..... STUMP
H..... HANDICAP	US..... UNITED STATES STANDARD
	LS..... LOCAL STANDARD
	LIC..... LONG ISLAND CITY STANDARD

FLOOD HAZARD NOTE
THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE X (LESS THAN 0.2% CHANCE OF FLOODING) FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 360495 0381 F EFFECTIVE DATE SEPTEMBER 5, 2007

PARCEL AREA = 15,931 Sq. Ft.
OR 0.3634 ACRE

BUILDING FOOTPRINT AREA = 11,152 Sq. Ft.



DRAWN: GP

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. SAVACOD C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*G. WEBER L.S.,C.S.*C. STODOLPH 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.*

REV	DATE	DESCRIPTION	ck
06-17-24		ALTA/NSPS LAND TITLE SURVEY	

REV	DATE	DESCRIPTION	ck
06-17-24		ALTA/NSPS LAND TITLE SURVEY	

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S HAND SEAL OR HIS EMPLOYED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES
CERTIFICATIONS INDICATED HEREON SHALL BE VALID ONLY TO THE EXTENT FOR WHICH THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ADDRESS OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

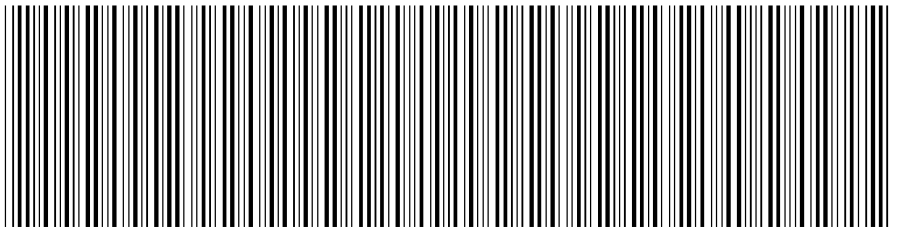
MONTROSE SURVEYING CO., LLP.
CITY & LAND SURVEYORS
116 20 METROPOLITAN AVE • RICHMOND HILL NY 11418-1090 • (718) 849-0600
WWW.MONTROSESURVEYING.COM Email: info@montrosesurveying.com



CITY OF NEW YORK
COUNTY: THE BRONX
TAX BLOCK 2850
TAX LOT 9
SCALE: 1" = 16'

**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.



2024102200599001001E60DA

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2024102200599001

Document Date: 10-18-2024

Preparation Date: 10-22-2024

Document Type: DEED

Document Page Count: 3

PRESENTER:

CHICAGO TITLE INSURANCE COMPANY
711 THIRD AVE, 8TH FLOOR
CT24-00165-BX (CB)
NEW YORK, NY 10017
212-880-1453
CTINYRECORDING@CTT.COM

RETURN TO:

OLIVER G. CHASE, ESQ.
HIRSCHEN SINGER & EPSTEIN LLP
902 BROADWAY, 13TH FLOOR
NEW YORK, NY 10010

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	2850	9	Entire Lot	1770 JEROME AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

JAYBAR REALTY CORP
124 SCOTT AVENUE
YONKERS, NY 10704

GRANTEE/BUYER:

1770 JEROME HOUSING DEVELOPMENT FUND CORPORATION
463 7TH AVENUE, 17TH FLOOR
NEW YORK, NY 10018

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: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 267,750.00

NYS Real Estate Transfer Tax:

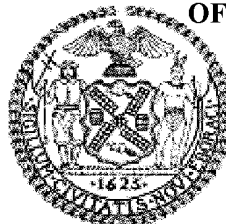
\$ 66,300.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 10-23-2024 09:30

City Register File No.(CRFN):
2024000275461



Colette McChia-Jacques

City Register Official Signature

R.R: Hirschman Singer
902 Broadway, 15th Fl
NYC 10010 ATT: V. CHASE, ESQ

CT24-00165-BX
B 2850 L 9
BX COUNTY 3PP

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE made as of the 18th day of October, 2024, between JAYBAR REALTY CORP. ("Grantor"), a New York corporation having an office at 124 Scott Avenue, Yonkers, New York 10704, and 1770 JEROME HOUSING DEVELOPMENT FUND CORPORATION ("Grantee"), a New York not-for-profit corporation having an office at 463 7th Avenue, 17th Floor, New York, New York 10018.

WITNESSETH:

That Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee, forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements therein erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, as more particularly described in Schedule A annexed hereto and made a part hereof;

BEING AND INTENDED TO BE the same premises conveyed to Grantor by deed dated August 15, 1972, and recorded in the office of the New York City Register on August 17, 1972, in Reel 189 Page 963;

TOGETHER WITH all right, title and interest, if any, of Grantor 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 Grantor in and to said premises;

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

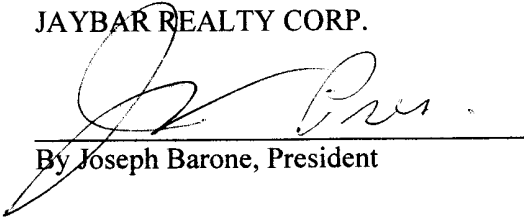
AND Grantor covenants that Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor 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 improvements before using any part of the total of the same for any other purpose.

This conveyance is made in the usual and regular course of the business of Grantor and has been duly authorized by Grantor's shareholders.

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

JAYBAR REALTY CORP.

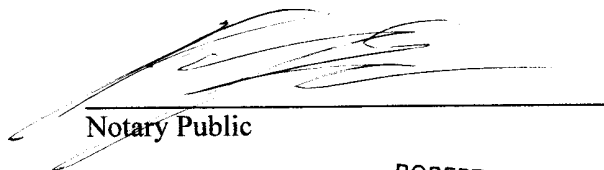


By Joseph Barone, President

STATE OF NEW YORK}

COUNTY OF ^{}s.s.:} WESTCHESTER

On the 18th day of October in the year 2024 before me, the undersigned, a notary public in and for said state, personally appeared Joseph Barone, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

ROBERT J. LEVINE
Notary Public, State of New York
No. 02LE5014511
Qualified in Westchester County
Commission Expires July 15, 2027
10-30-27

TAX LOT DESIGNATION:

Block 2850
Lot 9
City/County New York/Bronx
Address: 1770 Jerome Avenue, Bronx, New York 10453

RECORD AND RETURN TO:

Oliver G. Chase, Esq.
Hirschen Singer & Epstein LLP
902 Broadway, 13th Floor
New York, New York 10010



Chicago Title Insurance Company

Title Number: CT24-00165-BX

SCHEDULE A DESCRIPTION

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 Easterly side of Jerome Avenue with the Southerly side of East 176th Street;

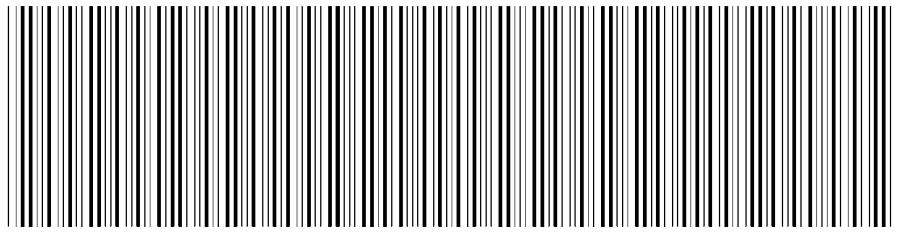
RUNNING THENCE Easterly along the southerly side of East 176th Street 102.98 feet;

THENCE Southerly parallel with the Easterly side of Jerome Avenue, 170.61 feet;

THENCE Westerly at right angles to Jerome Avenue, 100 feet to the Easterly side of Jerome Avenue;

THENCE Northerly along the Easterly side of Jerome Avenue, 146.01 feet to the corner aforesaid, at the point or place of BEGINNING.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2024102200599001001SAE5B

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2024102200599001
Document Type: DEED

Document Date: 10-18-2024

Preparation Date: 10-22-2024

ASSOCIATED TAX FORM ID: 2024100900131

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

2
4

FOR CITY USE ONLY

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

C3. Book OR C4. Page

C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

4PP

PROPERTY INFORMATION

1. Property Location 1770 JEROME AVENUE BRONX 10453
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 1770 JEROME HOUSING DEVELOPMENT FUND CORPORATION
 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 JAYBAR REALTY CORP
 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 C Residential Vacant Land E Commercial G Entertainment / Amusement I Industrial
 B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

SALE INFORMATION

10. Sale Contract Date 5 / 8 / 2024
 Month Day Year

11. Date of Sale / Transfer 10 / 18 / 2024
 Month Day Year

12. Full Sale Price \$ 1 0 2 0 0 0 0 0

(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) 1 3 5 3 1 5 0

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

BRONX 2850 9

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

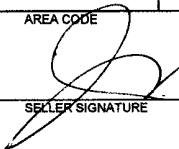
BUYER'S ATTORNEY

BUYER SIGNATURE 463 7TH AVENUE 17TH FLOOR		DATE	LAST NAME		FIRST NAME
STREET NUMBER	STREET NAME (AFTER SALE) NEW YORK		AREA CODE	TELEPHONE NUMBER	
CITY OR TOWN	STATE NY	ZIP CODE 10018	SELLER SIGNATURE		DATE

SELLER

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	LAST NAME		FIRST NAME
1605 DR MARTIN L KING JR BLVD					
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	
BRONX				SELLER	
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE	DATE	
	NY	10453-7170		10/18/24	

SIGNATURE PAGE
TO STATE OF NEW YORK, STATE BOARD OF REAL PROPERTY SERVICES
REAL PROPERTY TRANSFER REPORT (FORM RP-5217NYC)

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.

GRANTEE:

**1770 JEROME HOUSING DEVELOPMENT
FUND CORPORATION**, a New York not for
profit corporation

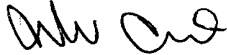
TAX IDENTIFICATION
NUMBER:

99-5117180

By: _____

Name: Douglas Walerstein
Title: Treasurer

Sworn to and subscribed to before me on
This 9th day of October, 2024



Notary Public

Arlo M. Chase
Notary Public, State of New York
No. 02CH6141168
Qualified in Kings County
Commission Expires February 13, 2026



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

20

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BRONX BLOCK: 2850 LOT: 9
- (2) Property Address: 1770 JEROME AVENUE, BRONX, NY 10453
- (3) Owner's Name: 1770 JEROME HOUSING DEVELOPMENT FUND CORPORATION
- 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.

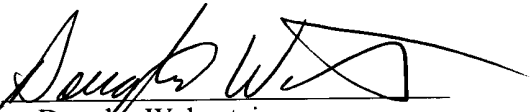
Print Name of Owner:

Signature: See Attached Date (mm/dd/yyyy)

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

IN WITNESS WHEREOF, the undersigned has hereunto affixed its signature as of the date and year first written above.

**1770 JEROME HOUSING DEVELOPMENT
FUND CORPORATION,**
a New York not-for-profit corporation

By: 
Name: Douglas Walerstein
Title: Treasurer

ACCESS AGREEMENT

ACCESS AGREEMENT made as of this 10th day of December 2024, by and between 1770 Jerome Housing Development Fund Corporation ("**Grantor**"), and Jerome 1770 MM LLC ("**Grantee**").

WHEREAS, Grantor owns the real property located at 1770 Jerome Avenue, Bronx, New York 10453 (Block 2850, Lot 9 on the tax map of the City of New York), together with the building and improvements thereon ("**Grantor's Property**"); and

WHEREAS, Grantee is seeking to enter Grantor's Property into the New York State Brownfield Cleanup Program ("**BCP**") with the Grantee as the Requestor under the BCP; and

WHEREAS, Grantee requires access to Grantor's Property to continue its investigatory, remedial and other related tasks required by the BCP (collectively, the "**Work**"); and

WHEREAS, Grantor desires to grant Grantee such access.

NOW, THEREFORE, in consideration of the foregoing and for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. Grantor hereby grants reasonable access and a license upon, into, under or through Grantor's Property for the purpose of the entry thereon by Grantee, its agents, employees, architects, engineers, contractors and consultants (collectively, the "**Grantee Related Parties**" and each a "**Grantee Related Party**"), vehicles, equipment and materials required by Grantee to satisfy tasks and obligations required by any Brownfield Cleanup Agreement entered into between Grantee and the New York State Department of Environmental Conservation. In the event that an environmental easement is required as a condition of the BCA, Grantor will cooperate with Grantee in recording the easement.

2. Grantee Related Parties shall perform the Work in a workmanlike manner and in accordance with industry standards and in accordance with applicable laws, rules and regulations. The rights granted pursuant to paragraph 1 of this Agreement are nonexclusive, it being understood and agreed that Grantor, its agents, employees, workers, contractors and tenants will have full authority to come upon and have unfettered access to Grantor's Property during the performance of the Work. Grantor agrees that it will use commercially reasonable efforts to avoid unreasonable interference with Grantee's exercise of its rights hereunder.

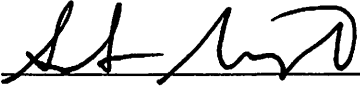
3. This Agreement shall be governed by and construed in accordance with the laws of the State of New York. Any proceedings initiated by either party to enforce the terms of or otherwise related to this Agreement shall be brought in the Supreme Court, State of New York.

IN WITNESS WHEREOF, this Agreement has been executed by Grantor and Grantee and is effective as of the date set forth above.

GRANTOR:
1770 JEROME HOUSING
DEVELOPMENT FUND CORPORATION

GRANTEE:
JEROME 1770 MM LLC


By: _____
Name:
Title:

By:  _____
Name:
Title:

IN WITNESS WHEREOF, this Agreement has been executed by Grantor and Grantee and is effective as of the date set forth above.

GRANTOR:
1770 JEROME HOUSING
DEVELOPMENT FUND CORPORATION

GRANTEE:
JEROME 1770 MM LLC

DocuSigned by:

By: _____
Name: Arlo Chase
Title: Secretary

By: _____
Name:
Title:

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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2024102200599002002E909E

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 15

Document ID: 2024102200599002

Document Date: 10-18-2024

Preparation Date: 10-22-2024

Document Type: SUNDRY AGREEMENT

Document Page Count: 14

PRESENTER:

CHICAGO TITLE INSURANCE COMPANY
711 THIRD AVE, 8TH FLOOR
CT24-00165-BX (CB)
NEW YORK, NY 10017
212-880-1453
CTINYRECORDING@CTT.COM

RETURN TO:

HIRSCHEN SINGER & EPSTEIN LLP
ATTN: OLIVER G. CHASE, ESQ.
902 BROADWAY, 13TH FLOOR
NEW YORK, NY 10010

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	2850	9	Entire Lot	1770 JEROME AVENUE

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

PARTY 1:

1770 JEROME HOUSING DEVELOPMENT FUND CORPORATION
C/O SERVICES FOR THE UNDERSERVED, INC., 463 7TH AVENUE, 17TH FLOOR

PARTY 2:

JEROME 1770 MM LLC
C/O SERVICES FOR THE UNDERSERVED, INC., 463 7TH AVENUE, 17TH FLOOR
BRONX, NY 10018

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: \$ 107.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 10-23-2024 09:30

City Register File No.(CRFN):

2024000275462



Colette McChia-Jacques

City Register Official Signature

DECLARATION OF INTEREST AND NOMINEE AGREEMENT

1770 JEROME HOUSING DEVELOPMENT FUND CORPORATION

AND

JEROME 1770 MM LLC

1770 Jerome Avenue
Bronx, New York
Block 2850, Lot 9

Record and Return to:

Hirschen Singer & Epstein LLP
902 Broadway, 13th Floor
New York, New York 10010
Attn: Oliver G. Chase, Esq.

DECLARATION OF INTEREST AND NOMINEE AGREEMENT

This Declaration of Interest and Nominee Agreement (the "Agreement") dated as of October 18, 2024, by and between 1770 JEROME HOUSING DEVELOPMENT FUND CORPORATION, a New York not-for-profit corporation (the "HDFC"), with an address of c/o Services for the Underserved, Inc., 463 7th Ave 17th floor, New York, NY 10018, and JEROME 1770 MM LLC, a New York limited liability company (the "COMPANY"), with an office c/o Services for the Underserved, Inc., 463 7th Ave 17th floor, New York, NY 10018.

WHEREAS, the HDFC has acquired title to certain plots, pieces or parcels of real property, lying and being in Bronx County, the City and State of New York, located in Bronx, New York and designated on the Tax Map for the City of New York, Bronx County as Block 2850, Lot 9, known by the street address 1770 Jerome Avenue, Bronx, New York and as more particularly described in Schedule A, attached hereto and made a part hereof (the "Property"); and

WHEREAS, the COMPANY desires to acquire, assemble, construct, develop, own, operate and manage a housing project consisting of one hundred eighty-seven (187) units for low income households (including one superintendent's unit), approximately 2,205 square feet of community facility space, approximately 5,025 square feet of commercial space and ancillary residential space related thereto (collectively with the Property, the "Project"); and

WHEREAS, by this Agreement the HDFC transfers all beneficial and equitable interest in, to and with respect to the Project to the COMPANY; and

WHEREAS, the COMPANY and (as applicable) the HDFC will enter into loans (the "Loans" and all documents executed in connection with the Loans, the "Loan Documents") with Corporation for Supportive Housing (the "Lender") for the purpose of providing funds to construct, develop and operate the Project (collectively the "Financing"); and

WHEREAS, the COMPANY and HDFC desire that all beneficial and equitable interest in, to and with respect to the Project be transferred and held by the COMPANY with legal title to the Project remaining in the HDFC in accordance with the terms of this Agreement; and

WHEREAS, the COMPANY and the HDFC agree that the HDFC will hold legal title to the Project solely as nominee on behalf of the COMPANY in accordance with the terms of this Agreement.

NOW, THEREFORE, in consideration of the premises, covenants and agreements herein contained, the adequacy of which are hereby acknowledged, the parties hereto jointly and severally covenant and agree as follows:

1. Until such time as the COMPANY shall elect, record title to the Project shall be held by the HDFC, as the nominee, for and on behalf of the COMPANY, it being understood that the beneficial and equitable ownership of the Project from the date hereof and at all times in the future, shall be vested in the COMPANY, and its successors and assigns, and the HDFC does not, and shall not have, any personal or beneficial interest of any kind in the Project.

The COMPANY shall, at all times, have all the benefits, rights, approval, burdens and immunities accruing with respect to the Project. The HDFC further acknowledges that the COMPANY has furnished all of the consideration for acquiring, constructing and developing the Project, including the assumption of obligations for financing the total development of the Project, and all of the rents, issues and profits of the Project, or any portion thereof shall at all times be the property of the COMPANY. The HDFC warrants and represents that it has acquired good and marketable title to the Project subject only to those covenants, easements, restrictions and encumbrances of record, approved by the COMPANY, and set forth in the title insurance policy issued by Chicago Title Insurance Company (the "Title Policy") to the HDFC and the COMPANY as of the date hereof ("Permitted Encumbrances"). The HDFC agrees to warrant and defend title against any and all claims whatsoever, subject only to the Permitted Encumbrances and at the COMPANY'S demand, the HDFC agrees to convey title to the Project to the COMPANY or to any other party designated by the COMPANY, at any time, by bargain and sale deed, subject only to the Permitted Encumbrances including, without limitation, any governmental regulatory agreements executed in conjunction with the acquisition and financing of the development of the Project (collectively, the "Regulatory Agreements").

2. The HDFC has notified or will notify all interested third parties that pursuant to this Agreement the HDFC is acting solely as nominee of the COMPANY with respect to the Project. The HDFC shall provide the COMPANY with evidence of such notification reasonably satisfactory to the COMPANY. The HDFC shall also obtain any written acknowledgments which are necessary and advisable from all interested third parties with respect to the HDFC holding record title to the Project as nominee of the COMPANY.

3. The equitable interest in the Project shall accrue to the COMPANY in a manner satisfactory to the COMPANY.

4. The HDFC is acting and shall act solely as an agent on behalf of the COMPANY, as principal, in all acts with respect to the Project. The HDFC shall not do any act with respect to the Project without the prior written consent of the COMPANY which may be withheld in the sole and absolute discretion of the COMPANY. The HDFC and the COMPANY covenant and agree to operate the Project pursuant to the Loan Documents (including any permitted modifications or permitted refinancing of the Loan Documents) and the Regulatory Agreements.

5. So long as the HDFC shall hold record title to the Project:

a. any and all notices, statements and communications received by the HDFC, as holder of record title with respect to the Project, shall be promptly delivered to the COMPANY;

b. all benefits, including any proceeds of title insurance received pursuant to the Title Policy accruing with respect to the Project shall belong to the COMPANY, and if received by the HDFC, shall be turned over to the COMPANY promptly upon receipt;

c. the HDFC shall not do or suffer to be done, any act or omission with respect to the Project, or the record title thereto, or convey or encumber the same, in any way, except as directed by the COMPANY, its successors and assigns;

d. the HDFC shall comply with all directions which may be given to it by the COMPANY with respect to the Project; provided, however, that the HDFC shall not be required to take any action as provided in this Agreement unless furnished with sufficient funds by the COMPANY therefor;

e. the COMPANY shall be deemed an insured for purposes of the Title Policy and entitled to all proceeds of title insurance recoverable pursuant to same;

f. the HDFC shall maintain itself as a single purpose entity and shall not hold title to any property other than the Property (in each case, other than any direct or indirect membership interests in the COMPANY); and

g. the HDFC shall not admit any new members or permit the withdrawal of any members of the HDFC without the prior written consent of the COMPANY.

6. The COMPANY and the HDFC on behalf of themselves and their respective successors and assigns and for the benefit of Lender and its respective successors and assigns, who are recognized as "third party beneficiaries" hereunder, hereby jointly and severally represent, warrant, acknowledge, covenant and agree as follows:

a. So long as the HDFC shall hold record title to the Project, the HDFC shall not have any right to possess or control the Project and the COMPANY shall have complete and exclusive possession and control of the Project;

b. The COMPANY is the "owner", as that term is defined in Section 2 of the New York Lien Law, of the Premises and the HDFC is not in any respects an "owner" of the Project for federal tax purposes under the New York Lien Law and the COMPANY is the "owner" of the Project for federal tax purposes;

c. The HDFC is not, and shall not be, entitled to receive any proceeds of any of the Financing and/or otherwise have any rights, title, interests or benefits from, of, to and/or under any Loan Documents;

d. The HDFC has received and reviewed the Loan Documents, and hereby acknowledges that any and all rights, title, interests and/or benefits the HDFC has under this Agreement are absolutely and completely subject and subordinate to any and all rights, benefits, terms, conditions and provisions contained in and/or created by the Loan Documents;

e. The HDFC shall have no power, right and/or authority to transfer, encumber, lien, and/or create or grant any rights and/or interests in or to all or any portion of the Project and/or any part or parts thereof, without the written consent of the COMPANY, and any transfer, encumbrance, lien, right and/or interest purported to be created, granted, permitted and/or

resulting from any action or inaction of the HDFC in connection with the Project and/or any part or parts thereof without the written consent of the COMPANY, shall be void, unenforceable and of no effect whatsoever and shall not be binding in any manner upon the COMPANY;

f. The HDFC shall not commence a voluntary case under any applicable bankruptcy, insolvency or other similar law now or hereafter in effect, shall not consent to the entry of an order for relief in an involuntary case under any such law or to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or other similar official) of the HDFC of any substantial part of its property, shall not make any general assignment for the benefit of creditors, shall not fail generally to pay its debts as such debts become due; and shall not take any action in furtherance of any of the foregoing;

g. The HDFC may make no settlement in respect of casualty or eminent domain taking without the express written authorization of the COMPANY;

h. The HDFC shall, at the COMPANY'S request and at the COMPANY'S sole cost and expense, join in and be a party to any legal action or proceeding commenced against or relating to the Project, provided that the HDFC be entitled to separate counsel of its choice, whose expenses, costs and reasonable legal fees, including appeals shall be paid by the COMPANY;

i. Upon the written demand of the COMPANY, the HDFC shall immediately execute and record in the appropriate land records a bargain and sale deed of the Project to the COMPANY or to any other person or entity designated by the COMPANY and in connection with the execution and recordation of any such bargain and sale deed, the HDFC hereby unconditionally and unequivocally constitutes and appoints the COMPANY to be its lawful and true agent and attorney-in-fact, with full power of substitution to either separately or jointly execute and record any such bargain and sale deed on behalf of the HDFC, in the name, place and stead of the HDFC with the same force and effect as if such deed was executed and recorded by the HDFC. The HDFC authorizes any third party to rely on the aforesaid power of attorney granted in the previous sentence and hereby waives and releases any claim or claims the HDFC may have against such third party in so relying on such power of attorney;

j. HDFC hereby agrees at the direction of COMPANY to promptly execute any and all documents necessary to grant to Lender a mortgage or mortgages and any similar security interests on the Property, as well as any documents required by the COMPANY to be executed by HDFC in connection with the financing, development, operation and management of the Property, provided that HDFC shall execute such documents for the sole purpose of encumbering its interest in the Property, provided further that HDFC shall not be obligated to execute any such documents that would violate the provisions of Article XI of the Private Housing Finance Law of the State of New York and provided further that all such mortgages and other Loan Documents shall be non-recourse to HDFC in its capacity as the bare legal title owner of the Property. HDFC hereby constitutes and appoints the COMPANY to be its lawful and true agent and attorney-in-fact coupled with an interest, with full power of substitution to execute any documents or instruments deemed to be required to be executed by the COMPANY, in connection with all aspects of the (i) construction financing, (ii) conversion of financing for the

Property from construction to permanent, and (iii) all refinancings of any such permanent financing, on the following conditions: (a) the COMPANY shall advise HDFC of the need to execute any such conversion documents or instruments on not less than ten (10) business days' notice; (b) should HDFC fail to comply with the COMPANY's request based upon a failure to respond, the COMPANY shall then have the right to execute all such documents or instruments in the name and on behalf of HDFC as if HDFC were the party executing the same, provided that the execution and delivery of such documents or instruments complies with the Loan Documents, the Not-for-Profit Corporation Law of the State of New York, and HDFC's Certificate of Incorporation and by-laws, and further provided that such documents do not impose any personal liability upon the HDFC or its officers, directors, shareholders or employees, or constitute a waiver of any legal rights by the HDFC.

k. The HDFC shall have no rights, powers and/or authority over, with respect to and/or in connection with the Project and/or any part or parts thereof in any bankruptcy or other proceeding in which the COMPANY may hereafter be a party, and no shareholder, officer, trustee, receiver, administrator, legal representative, regulator or creditor of the HDFC shall have any right, power and/or authority over, with respect to and/or in connection with the Project and/or any part or parts thereof;

l. The COMPANY and the HDFC each have full power and authority to enter into this Agreement and to comply with all of the terms, provisions and conditions contained in this Agreement;

m. Neither the execution, delivery or recording of this Agreement, nor the fulfillment of or compliance with the terms, conditions or provisions of this Agreement conflicts with, violates or results in a breach of the terms, conditions or provisions of any agreement, instrument, law, rule or regulation of which the COMPANY and/or the HDFC is now a party or by which either or both may be bound or affected or results in the creation of any lien, charge or encumbrance upon the Project and/or any part or parts thereof;

n. Any and all notices, demands and other communication made by either the COMPANY or the HDFC to the other party shall be in writing and sent by hand, by mail (registered, certified, return receipt requested) or by nationally recognized overnight courier at such parties address written above and shall simultaneously be sent to the following parties at the following addresses:

1770 Jerome Housing Development Fund Corporation
c/o Services for the Underserved, Inc.
463 7th Ave 17th floor
New York, NY 10018
Attention: Arlo Chase

Jerome 1770 MM LLC
c/o Services for the Underserved, Inc.
463 7th Ave 17th floor
New York, NY 10018

Attention: Arlo Chase

Corporation for Supportive Housing
55 Broadway, 10th Floor
New York, New York 10006
Attention: Matthew Hughes, Director of Loan Administration

Jones Day LLP
250 Vesey Street
New York, New York 10281
Attention: Tito Escobar, Esq.

With copies to:

BP 1770 Jerome Acquisition LLC
1605 Dr. MLK Jr Blvd
Bronx, New York 10453

Hirschen Singer & Epstein LLP
902 Broadway, 13th Floor
New York, New York 10010
Attention: Oliver G. Chase, Esq.

7. (a) The COMPANY shall, to the fullest extent permitted by law, protect, defend, indemnify, and hold the HDFC, Services for the Underserved, Inc. ("SUS") and their respective officers, directors, employees and agents (collectively, the "SUS Indemnitees") harmless from and against any and all liabilities, obligations, claims, causes of actions, judgments, damages, penalties, costs and expenses (including without limitation attorneys' fees and expenses) whether incurred in disputes, both litigated and non-litigated, with the COMPANY or with third parties arising out of or in any way relating to (a) the legal interest of the Property from and after the date hereof, (b) the PROJECT, (c) the use or occupancy of the PROJECT or (d) the enforcement of any obligation under any policy of insurance or indemnity provision provided in the Loan Documents or such other documents related to the PROJECT (collectively, the "Project Documents"), except if arising from the willful misconduct or gross negligence of the HDFC or SUS Indemnitees (collectively, "Claims"). The foregoing indemnification shall include, but shall not be limited to the COMPANY's primary obligation to defend all Claims, whether or not groundless, on its own behalf and on behalf of all additional insureds, and indemnification for Claims resulting from any (i) accident, injury to or death of persons or loss of or damage to property occurring in, on or about the Property or any part thereof or on the adjoining sidewalks, curbs, adjacent property or adjacent parking areas, streets or ways; (ii) use, nonuse or condition in, on or about the Property or any part thereof or on the adjoining sidewalks, curbs, adjacent property or adjacent parking areas, streets or ways; (iii) failure on the part of the COMPANY to perform or comply with any of the terms of the Loan Documents or any applicable law, rule or regulation; (iv) performance of any labor or services or the furnishing of any materials or other property in respect of the PROJECT or any part thereof; and/or (v) defect in the construction or condition or

characteristics of the Property or the PROJECT, whoever and whatever the cause. The COMPANY shall include the HDFC and SUS Indemnitees as additional insureds on any insurance policies for the PROJECT.

(b) The COMPANY shall, to the fullest extent permitted by law, protect, defend, indemnify and save HDFC and SUS Indemnitees harmless from all liabilities, obligations, judgments, claims, damages, penalties, causes of action, costs and expenses (including without limitation reasonable attorneys' fees and expenses, whether incurred in litigation with the COMPANY or with any third party), imposed upon or incurred by or asserted against HDFC or SUS Indemnitees by reason of (i) the presence, disposal, escape, seepage, leakage, spillage, discharge, emission, release or threatened release of any Hazardous Materials on, from or affecting the Property or the PROJECT, (ii) any personal injury (including wrongful death) or property damage (real or personal) arising out of or relating to such Hazardous Materials, (iii) any lawsuit brought or threatened, settlement reached or government order relating to such Hazardous Materials or (iv) any violation of laws, orders, rules or regulations, requirements or demands of governmental authorities, or any policies or requirements of the HDFC that are based upon or in any way related to such Hazardous Materials including, without limitation, reasonable attorney or consultant fees, investigation and laboratory fees, court costs and litigation expenses, except if arising from the willful misconduct or gross negligence of the HDFC, SUS, or SUS Indemnitees. The COMPANY's obligations and liabilities under this section shall survive (x) completion of the PROJECT and (y) any foreclosure involving the Property, or any part thereof, or HDFC's delivery of deed in lieu of foreclosure. Hazardous Materials means, including by example but without limitation, any explosives, radioactive materials, hazardous materials, hazardous wastes, hazardous or toxic substances (or related or similar materials), asbestos or any material containing asbestos, lead paint or any other hazardous substance or material as defined by any Federal, state or local environmental law, ordinance, rule or regulation, including the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. Section 9601 et seq.), the Hazardous Materials Transportation Act, as amended (49 U.S.C. Section 1801 et seq.), the Resource Conservation and Recovery Act, as amended (42 U.S.C. Section 6901 et seq.) and the rules and regulations promulgated pursuant thereto.

(c) This Section 7 shall survive the termination of this Agreement.

8. The COMPANY shall have all equitable and beneficial ownership of the Project for all purposes (including, federal income tax purposes) and shall have all rights related thereto including, but not limited to, the right to claim depreciation deductions with respect to any depreciable property comprising a part of the Project and the right to receive all proceeds from the Project, including rents and other moneys from any mortgage loans, pledges, sales, or other dispositions of the Project. In addition thereto, it shall be in the sole and absolute discretion of the COMPANY to develop, operate, manage, assign, encumber, transfer or sell the Project or any portion thereof or interest therein or any right or indicia of ownership in connection therewith, and at the request of the COMPANY, the HDFC shall cooperate with the COMPANY and execute any and all documents required by the COMPANY in connection with the development, operation, management, assignment, encumbrance, transfer or sale of the Project or any portion thereof or interest therein, or any right or indicia of ownership in connection therewith. In furtherance of the foregoing, and without limitation, the HDFC shall transfer and convey the Project, by bargain and

sale deed, subject only to the Permitted Encumbrances and Regulatory Agreements, in connection with the transfer or sale of the Project or any portion thereof or any interest therein to any party designated by the COMPANY.

9. The COMPANY shall have all management authority and control over the Project, with respect to, but not by way of limitation, construction and development of the Project, performance and enforcement of all leases, agreements with regard to the sale of the Project or otherwise, and any covenants concerning the Project.

10. The HDFC covenants and agrees to perform all acts reasonably requested by the COMPANY in regard to or arising from the ownership, management and operation of the Project.

11. This Agreement may not be amended or revoked except by written instrument duly executed by each of the parties hereto and upon receipt of the prior written consent of the Lender.

12. This Agreement shall be construed in accordance with the laws of the State of New York.

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

14. This Agreement may be executed in one or more counterparts, and by different signatories hereto in separate counterparts, each of which when so executed shall be deemed to be an original, but all of which taken together shall constitute one and the same agreement.

15. The COMPANY and the HDFC hereby irrevocably submit to the non-exclusive jurisdiction of any New York State or Federal court sitting in the City of New York over any suit, action or proceeding arising out of or relating to this Agreement and/or the Loan Documents, and the COMPANY and the HDFC hereby agree and consent that, in addition to any methods of service of process provided for under applicable law, all of service of process in any such suit, action or proceeding in any New York State or Federal court sitting in the City of New York may be made by certified or registered mail, return receipt requested, directed to the COMPANY and the HDFC at the address indicated in the captioned agreement, and service so made shall become complete five (5) days after the same shall have been so mailed.

16. Both the COMPANY and the HDFC hereby, knowingly, voluntarily, intentionally, expressly and unconditionally waive, in connection with any suit, action or proceeding, arising out of, under or in connection with this Agreement, any and every right either or both of them may have to **A TRIAL BY JURY**.

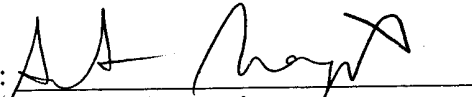
[Signature Page to Follow]

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed as of the date first written above.

JEROME 1770 MM LLC, a New York limited liability company

By: BP 1770 Jerome Acquisition LLC, its manager

By: The Magistro Family III LLC, its managing member

By: 

Name: Samantha Magistro

Title: Manager

1770 JEROME HOUSING DEVELOPMENT FUND CORPORATION,
a New York not-for-profit corporation

By: _____

Name: Douglas Walerstein

Title: Treasurer

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed as of the date first written above.

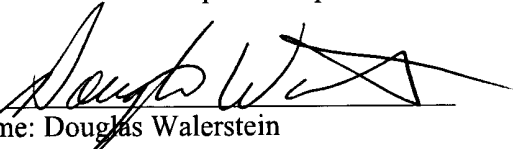
JEROME 1770 MM LLC, a New York limited liability company

By: BP 1770 Jerome Acquisition LLC, its manager

By: The Magistro Family III LLC, its managing member

By: _____
Name: Samantha Magistro
Title: Manager

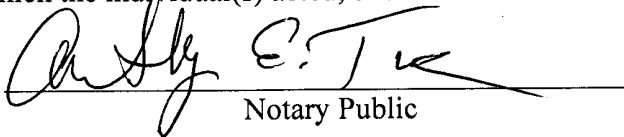
1770 JEROME HOUSING DEVELOPMENT FUND CORPORATION,
a New York not-for-profit corporation

By: 
Name: Douglas Walerstein
Title: Treasurer

State of New York)
)ss:
County of Bronx)

On the 10th day of October, 2024 in the year 2024 before me, the undersigned, a Notary public in and for said State, personally appeared SAMANTHA MAGISTRO, 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 he/she/this executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ANTHONY E TUCK
NOTARY PUBLIC-STATE OF NEW YORK
No. 01TU6415389
Qualified in New York County
My Commission Expires 03-15-2025


Notary Public

State of New York)
)ss:
County of New York)

ANTHONY E TUCK
NOTARY PUBLIC-STATE OF NEW YORK
No. 01TU6415389
Qualified in New York County
My Commission Expires 03-15-2025

On the _____ day of _____ in the year 2024 before me, the undersigned, a Notary public in and for said State, personally appeared ~~DOUGLAS WALERSTEIN~~, 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 he/she/this executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

State of New York)
)ss:
County of Bronx)

On the _____ day of _____ in the year 2024 before me, the undersigned, a Notary public in and for said State, personally appeared ~~SAMANTHA MAGISTRO~~, 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 he/she/this executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

②

Notary Public

State of New York)
)ss:
County of New York)

On the 9th day of October in the year 2024 before me, the undersigned, a Notary public in and for said State, personally appeared DOUGLAS WALERSTEIN, 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 he/she/this executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Arlo M. Chase
Notary Public

Arlo M. Chase
Notary Public, State of New York
No. 02CH6141168
Qualified in Kings County
Commission Expires February 13, 2026

SCHEDULE A

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 Easterly side of Jerome Avenue with the Southerly side of East 176th Street;

RUNNING THENCE Easterly along the southerly side of East 176th Street 102.98 feet;

THENCE Southerly parallel with the Easterly side of Jerome Avenue, 170.61 feet;

THENCE Westerly at right angles to Jerome Avenue, 100 feet to the Easterly side of Jerome Avenue;

THENCE Northerly along the Easterly side of Jerome Avenue, 146.01 feet to the corner aforesaid, at the point or place of BEGINNING.

ATTACHMENT B
PREVIOUS ENVIRONMENTAL REPORTS
Included as Separate PDF

ATTACHMENT C
TABLES AND FIGURES

Soil Data Summary Table - UUSCOs and RRSCOs

1770 Jerome Avenue

Bronx, NY

Analytes > UUSCOs, RRSCOs or PGWSCOs	Detections > UUSCOs, RRSCOs or PGWSCOs	Maximum Detection (ppm)	UUSCO (ppm)	RRSCO (ppm)	PGWSCO (ppm)	Depth (ft bgs)
Acetone	1	0.08	0.05	100	0.05	8-10
Benzo(a)Anthracene	1	1.2	1	1	1	0-2
Benzo(a)Pyrene	1	1.3	1	1	22	0-2
Benzo(b)Fluoranthene	2	1.9	1	1	1.7	0-2
Benzo(k)Fluoranthene	1	0.84	0.8	3.9	1.7	0-2
Chrysene	1	1.4	1	3.9	1	0-2
Indeno(1,2,3-c,d)Pyrene	2	0.76	0.5	0.5	8.2	0-2
Barium	1	747	350	400	820	8-10
Lead	4	396	63	400	450	0-2, 8-10 (max)
Mercury	4	0.39	0.18	0.81	0.73	0-2 (max), 8-10
Nickel	1	30.2	30	310	130	0-1
Zinc	6	893	109	10000	2,480	0-2, 8-10 (max)
P,P'-DDD	1	0.023	0.0033	13	14	0-2
P,P'-DDE	2	0.011	0.0033	8.9	17	0-2
P,P'-DDT	2	0.045	0.0033	7.9	136	0-2
Perfluorooctanesulfonic acid (PFOS)*	1	1.18	0.88	44	NA	0-2

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

*PFOS compared to Restricted Residential and Unrestricted Guidance Values (ug/kg)

Groundwater Data Summary Table - AWQSGVs

1770 Jerome Avenue
Bronx, NY

Analytes > AWQSGVs	Detections > AWQSGVs	Max. Detection (ppb)	AWQSGV (ppb)
Methyl Ethyl Ketone (2-Butanone)	1	80	50
Tetrachloroethylene (PCE)	1	5.1	5
Dimethyl Phthalate	1	61	50
Iron, Total	3	10,500	300
Manganese, Total	2	842	300
Sodium, Total	4	515,000	20,000
Manganese, Dissolved	1	791	300
Sodium, Dissolved	4	546,000	20,000
Perfluorooctanesulfonic acid (PFOS)	3	733	2.7
Perfluorooctanoic acid (PFOA)	3	39.6	6.7

ppb = parts per billion

AWQSGVs = Ambient Water Quality Standards and Guidance Values

Soil Vapor and Indoor Air Data Summary Table

1770 Jerome Avenue
Bronx, NY

Analytes	Total Detections	Max Detections ($\mu\text{g}/\text{m}^3$)	Type
1,1,1-Trichloroethane	3	1.1	Soil Vapor
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	1	0.42 J	Indoor Air
1,2,4-Trimethylbenzene	12	9	Indoor Air
1,2-Dichlorobenzene	1	1.6	Soil Vapor
1,2-Dichloroethane	1	1.3	Indoor Air
1,2-Dichlorotetrafluoroethane	1	12	Soil Vapor
1,3,5-Trimethylbenzene (Mesitylene)	10	2.3	Indoor Air
1,3-Butadiene	7	0.42 J	Soil Vapor
1,3-Dichlorobenzene	3	4.1	Soil Vapor
1,4-Dichlorobenzene	5	2.7	Soil Vapor
2,2,4-Trimethylpentane	10	6.2	Indoor Air
2-Hexanone	7	2.5	Soil Vapor
4-Ethyltoluene	10	2.3	Soil Vapor
Acetone	10	180 D	Soil Vapor
Benzene	12	6.1	Soil Vapor
Benzyl Chloride	1	0.66 J	Soil Vapor
Butane	11	180 D	Indoor Air
Carbon Disulfide	10	21	Soil Vapor
Carbon Tetrachloride	9	1.9	Indoor Air
Chlorobenzene	1	0.63 J	Soil Vapor
Chlorodifluoromethane	10	5.8	Soil Vapor
Chloroform	11	70	Soil Vapor
Chloromethane	9	2.6	Indoor Air
Cis-1,2-Dichloroethylene	4	210	Soil Vapor
Cyclohexane	11	2.2	Indoor Air
Cymene	6	14	Indoor Air
Dichlorodifluoromethane	11	8.1	Soil Vapor
Ethylbenzene	11	3.9	Soil Vapor
Hexachlorobutadiene	1	7.7	Soil Vapor
Isopropanol	9	6,000 D	Indoor Air
Isopropylbenzene (Cumene)	4	1	Indoor Air
M,P-Xylenes	11	11	Indoor Air
Methyl Ethyl Ketone (2-Butanone)	10	9.5	Soil Vapor
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	5	1.9 J	Soil Vapor
Methylene Chloride	9	5.3	Soil Vapor
Naphthalene	7	47	Indoor Air
N-Butylbenzene	1	5.1	Soil Vapor
N-Heptane	11	4.9	Indoor Air
N-Hexane	11	7.7	Soil Vapor
N-Propylbenzene	10	1.7	Soil Vapor
O-Xylene (1,2-Dimethylbenzene)	11	3.9	Indoor Air
Sec-Butylbenzene	2	0.85 J	Soil Vapor
Styrene	11	2.9	Soil Vapor and Indoor Air
T-Butylbenzene	1	0.39 J	Soil Vapor
Tert-Butyl Alcohol	6	70	Soil Vapor
Tert-Butyl Methyl Ether	1	0.19 J	Soil Vapor
Tetrachloroethylene (PCE)	12	10,000 D	Soil Vapor
Toluene	11	15	Indoor Air
Trans-1,2-Dichloroethene	11	36	Indoor Air
Trichloroethylene (TCE)	5	530	Soil Vapor
Trichlorofluoromethane	11	13	Soil Vapor
Xylenes, Total	11	15	Indoor Air

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

J = The reported value is estimated.

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

Table 1
Soil Analytical Results of Volatile Organic Compounds
Remedial Investigation
1770 Jerome Avenue
Bronx, NY

AKRF Sample ID Laboratory Sample ID Date Sampled Dilution Factor Unit	SB-01_0-2_20240722			SB-01_11-13_20240723		SB-02_0-2_20240722		SB-02_8-10_20240722	
	460-308075-1 7/22/2024 1 mg/kg			460-308129-1 7/23/2024 1 mg/kg		460-308075-2 7/22/2024 1 mg/kg		460-308075-3 7/22/2024 1 mg/kg	
Compound	NYSDEC UUSCO	NYSDEC RRSO	NYSDEC PGWSO	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,1,1-Trichloroethane	0.68	100	0.68	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
1,1,2,2-Tetrachloroethane	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
1,1,2-Trichloroethane	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
1,1-Dichloroethane	0.27	26	0.27	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
1,1-Dichloroethene	0.33	100	0.33	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
1,2,3-Trichlorobenzene	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
1,2,4-Trichlorobenzene	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
1,2,4-Trimethylbenzene	3.6	52	3.6	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
1,2-Dibromo-3-Chloropropane	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
1,2-Dibromoethane (Ethylene Dibromide)	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
1,2-Dichlorobenzene	1.1	100	1.1	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
1,2-Dichloroethane	0.02	3.1	0.02	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
1,2-Dichloropropane	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
1,3,5-Trimethylbenzene (Mesitylene)	8.4	52	8.4	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
1,3-Dichlorobenzene	2.4	49	2.4	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
1,4-Dichlorobenzene	1.8	13	1.8	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
2-Hexanone	NS	NS	NS	0.0047 U	0.0056 U	0.0071 U	0.0058 U		
Acetone	0.05	100	0.05	0.0056 U	0.012	0.0085 U	0.034		
Benzene	0.06	4.8	0.06	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Bromochloromethane	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Bromodichloromethane	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Bromoform	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Bromomethane	NS	NS	NS	0.0019 UT	0.0023 U	0.0028 UT	0.0023 UT		
Carbon Disulfide	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Carbon Tetrachloride	0.76	2.4	0.76	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Chlorobenzene	1.1	100	1.1	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Chloroethane	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Chloroform	0.37	49	0.37	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Chloromethane	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Cis-1,2-Dichloroethylene	0.25	100	0.25	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Cis-1,3-Dichloropropene	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Cyclohexane	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Dibromochloromethane	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Dichlorodifluoromethane	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Ethylbenzene	1	41	1	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Isopropylbenzene (Cumene)	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
M,P-Xylenes	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Methyl Acetate	NS	NS	NS	0.0047 U	0.0056 U	0.0071 U	0.0058 U		
Methyl Ethyl Ketone (2-Butanone)	0.12	100	0.12	0.0047 U	0.0034 J	0.0071 U	0.0081		
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS	NS	NS	0.0047 U	0.0056 U	0.0071 U	0.0058 U		
Methylcyclohexane	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Methylene Chloride	0.05	100	0.05	0.0019 U	0.0023 U	0.0028 U	0.0023 U		
N-Butylbenzene	12	100	12	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
N-Propylbenzene	3.9	100	3.9	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
O-Xylene (1,2-Dimethylbenzene)	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Sec-Butylbenzene	11	100	11	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Styrene	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
T-Butylbenzene	5.9	100	5.9	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Tert-Butyl Methyl Ether	0.93	100	0.93	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Tetrachloroethylene (PCE)	1.3	19	1.3	0.00094 U	0.0011 U	0.00062 J	0.00048 J		
Toluene	0.7	100	0.7	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Trans-1,2-Dichloroethene	0.19	100	0.19	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Trans-1,3-Dichloropropene	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Trichloroethylene (TCE)	0.47	21	0.47	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Trichlorofluoromethane	NS	NS	NS	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Vinyl Chloride	0.02	0.9	0.02	0.00094 U	0.0011 U	0.0014 U	0.0012 U		
Xylenes, Total	0.26	100	1.6	0.0019 U	0.0023 U	0.0028 U	0.0023 U		

Table 1
Soil Analytical Results of Volatile Organic Compounds
Remedial Investigation
1770 Jerome Avenue
Bronx, NY

AKRF Sample ID Laboratory Sample ID Date Sampled Dilution Factor Unit	SB-03_0-2_20240722			SB-03_8-10_20240722		SB-04_0-2_20240722		SB-04_8-10_20240722	
	460-308075-4			460-308075-5		460-308075-6		460-308075-7	
Compound	7/22/2024			7/22/2024		7/22/2024		7/22/2024	
	1			1		1		1	
	mg/kg			mg/kg		mg/kg		mg/kg	
	NYSDEC UUSCO	NYSDEC RRSO	NYSDEC PGWSCO	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,1,1-Trichloroethane	0.68	100	0.68	0.0012 U	0.001 U	0.0011 U	0.001 U		
1,1,2,2-Tetrachloroethane	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
1,1,2-Trichloroethane	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
1,1-Dichloroethane	0.27	26	0.27	0.0012 U	0.001 U	0.0011 U	0.001 U		
1,1-Dichloroethene	0.33	100	0.33	0.0012 U	0.001 U	0.0011 U	0.001 U		
1,2,3-Trichlorobenzene	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
1,2,4-Trichlorobenzene	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
1,2,4-Trimethylbenzene	3.6	52	3.6	0.0012 U	0.001 U	0.0011 U	0.001 U		
1,2-Dibromo-3-Chloropropane	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
1,2-Dibromoethane (Ethylene Dibromide)	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
1,2-Dichlorobenzene	1.1	100	1.1	0.0012 U	0.001 U	0.0011 U	0.001 U		
1,2-Dichloroethane	0.02	3.1	0.02	0.0012 U	0.001 U	0.0011 U	0.001 U		
1,2-Dichloropropane	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
1,3,5-Trimethylbenzene (Mesitylene)	8.4	52	8.4	0.0012 U	0.001 U	0.0011 U	0.001 U		
1,3-Dichlorobenzene	2.4	49	2.4	0.0012 U	0.001 U	0.0011 U	0.001 U		
1,4-Dichlorobenzene	1.8	13	1.8	0.0012 U	0.001 U	0.0011 U	0.001 U		
2-Hexanone	NS	NS	NS	0.0062 U	0.0052 U	0.0053 U	0.005 U		
Acetone	0.05	100	0.05	0.0075 U	0.008	0.0063 U	0.0072		
Benzene	0.06	4.8	0.06	0.0012 U	0.001 U	0.0011 U	0.001 U		
Bromochloromethane	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
Bromodichloromethane	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
Bromoform	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
Bromomethane	NS	NS	NS	0.0025 UT	0.0021 UT	0.0021 UT	0.002 UT		
Carbon Disulfide	NS	NS	NS	0.0012 U	0.0023	0.0011 U	0.001 U		
Carbon Tetrachloride	0.76	2.4	0.76	0.0012 U	0.001 U	0.0011 U	0.001 U		
Chlorobenzene	1.1	100	1.1	0.0012 U	0.001 U	0.0011 U	0.001 U		
Chloroethane	NS	NS	NS	0.0012 U	0.001 UT	0.0011 UT	0.001 UT		
Chloroform	0.37	49	0.37	0.0012 U	0.001 U	0.0011 U	0.001 U		
Chloromethane	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
Cis-1,2-Dichloroethylene	0.25	100	0.25	0.0012 U	0.001 U	0.0011 U	0.001 U		
Cis-1,3-Dichloropropene	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
Cyclohexane	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
Dibromochloromethane	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
Dichlorodifluoromethane	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
Ethylbenzene	1	41	1	0.0012 U	0.001 U	0.0011 U	0.001 U		
Isopropylbenzene (Cumene)	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
M,P-Xylenes	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
Methyl Acetate	NS	NS	NS	0.0062 U	0.0052 U	0.0053 U	0.005 U		
Methyl Ethyl Ketone (2-Butanone)	0.12	100	0.12	0.0062 U	0.013	0.0053 U	0.005 U		
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS	NS	NS	0.0062 U	0.0052 U	0.0053 U	0.005 U		
Methylcyclohexane	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
Methylene Chloride	0.05	100	0.05	0.0025 U	0.0021 U	0.0021 U	0.002 U		
N-Butylbenzene	12	100	12	0.0012 U	0.001 U	0.0011 U	0.001 U		
N-Propylbenzene	3.9	100	3.9	0.0012 U	0.001 U	0.0011 U	0.001 U		
O-Xylene (1,2-Dimethylbenzene)	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
Sec-Butylbenzene	11	100	11	0.0012 U	0.001 U	0.0011 U	0.001 U		
Styrene	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
T-Butylbenzene	5.9	100	5.9	0.0012 U	0.001 U	0.0011 U	0.001 U		
Tert-Butyl Methyl Ether	0.93	100	0.93	0.0012 U	0.001 U	0.0011 U	0.001 U		
Tetrachloroethylene (PCE)	1.3	19	1.3	0.0012 U	0.001 U	0.0011 U	0.001 U		
Toluene	0.7	100	0.7	0.0012 U	0.001 U	0.0011 U	0.001 U		
Trans-1,2-Dichloroethene	0.19	100	0.19	0.0012 U	0.001 U	0.0011 U	0.001 U		
Trans-1,3-Dichloropropene	NS	NS	NS	0.0012 U	0.001 U	0.0011 U	0.001 U		
Trichloroethylene (TCE)	0.47	21	0.47	0.0012 U	0.001 U	0.0011 U	0.001 U		
Trichlorofluoromethane	NS	NS	NS	0.0012 U	0.001 UT	0.0011 UT	0.001 UT		
Vinyl Chloride	0.02	0.9	0.02	0.0012 U	0.001 U	0.0011 U	0.001 U		
Xylenes, Total	0.26	100	1.6	0.0025 U	0.0021 U	0.0021 U	0.002 U		

Table 1
Soil Analytical Results of Volatile Organic Compounds
Remedial Investigation
1770 Jerome Avenue
Bronx, NY

Compound	AKRF Sample ID			SB-05_0-2_20240723	SB-06_0-1_20240723	SB-07_0-1_20240723	SB-08_0-1_20240723
	NYSDEC UUSCO	NYSDEC RRSO	NYSDEC PGWSO	460-308129-2	460-308129-3	460-308129-4	460-308129-5
	Date Sampled			7/23/2024	7/23/2024	7/23/2024	7/23/2024
	Dilution Factor			1	1	1	1
	Unit			mg/kg	mg/kg	mg/kg	mg/kg
	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,1,1-Trichloroethane	0.68	100	0.68	0.0013 U	0.0013 U	0.0011 U	0.0011 U
1,1,2,2-Tetrachloroethane	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
1,1,2-Trichloroethane	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
1,1-Dichloroethane	0.27	26	0.27	0.0013 U	0.0013 U	0.0011 U	0.0011 U
1,1-Dichloroethene	0.33	100	0.33	0.0013 U	0.0013 U	0.0011 U	0.0011 U
1,2,3-Trichlorobenzene	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
1,2,4-Trichlorobenzene	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
1,2,4-Trimethylbenzene	3.6	52	3.6	0.0013 U	0.0013 U	0.0011 U	0.0011 U
1,2-Dibromo-3-Chloropropane	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
1,2-Dibromoethane (Ethylene Dibromide)	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
1,2-Dichlorobenzene	1.1	100	1.1	0.0013 U	0.0013 U	0.0011 U	0.0011 U
1,2-Dichloroethane	0.02	3.1	0.02	0.0013 U	0.0013 U	0.0011 U	0.0011 U
1,2-Dichloropropane	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
1,3,5-Trimethylbenzene (Mesitylene)	8.4	52	8.4	0.0013 U	0.0013 U	0.0011 U	0.0011 U
1,3-Dichlorobenzene	2.4	49	2.4	0.0013 U	0.0013 U	0.0011 U	0.0011 U
1,4-Dichlorobenzene	1.8	13	1.8	0.0013 U	0.0013 U	0.0011 U	0.0011 U
2-Hexanone	NS	NS	NS	0.0063 U	0.0065 U	0.0053 U	0.0054 U
Acetone	0.05	100	0.05	0.045	0.031	0.029	0.035
Benzene	0.06	4.8	0.06	0.0013 U	0.0013 U	0.0004 J	0.0011 U
Bromochloromethane	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Bromodichloromethane	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Bromoform	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Bromomethane	NS	NS	NS	0.0025 U	0.0026 U	0.0021 U	0.0021 U
Carbon Disulfide	NS	NS	NS	0.0013 U	0.00039 J	0.0011 U	0.0011 U
Carbon Tetrachloride	0.76	2.4	0.76	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Chlorobenzene	1.1	100	1.1	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Chloroethane	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Chloroform	0.37	49	0.37	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Chloromethane	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Cis-1,2-Dichloroethylene	0.25	100	0.25	0.0026	0.0013 U	0.0011 U	0.0011 U
Cis-1,3-Dichloropropene	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Cyclohexane	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Dibromochloromethane	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Dichlorodifluoromethane	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Ethylbenzene	1	41	1	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Isopropylbenzene (Cumene)	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
M,P-Xylenes	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Methyl Acetate	NS	NS	NS	0.0063 U	0.0065 U	0.0053 U	0.0054 U
Methyl Ethyl Ketone (2-Butanone)	0.12	100	0.12	0.0083	0.0069	0.0053	0.0069
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS	NS	NS	0.0063 U	0.0065 U	0.0053 U	0.0054 U
Methylcyclohexane	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Methylene Chloride	0.05	100	0.05	0.0025 U	0.0026 U	0.0021 U	0.0021 U
N-Butylbenzene	12	100	12	0.0013 U	0.0013 U	0.0011 U	0.0011 U
N-Propylbenzene	3.9	100	3.9	0.0013 U	0.0013 U	0.0011 U	0.0011 U
O-Xylene (1,2-Dimethylbenzene)	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Sec-Butylbenzene	11	100	11	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Styrene	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
T-Butylbenzene	5.9	100	5.9	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Tert-Butyl Methyl Ether	0.93	100	0.93	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Tetrachloroethylene (PCE)	1.3	19	1.3	0.087	0.0013 U	0.00062 J	0.0014
Toluene	0.7	100	0.7	0.0013 U	0.0013 U	0.00047 J	0.0011 U
Trans-1,2-Dichloroethene	0.19	100	0.19	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Trans-1,3-Dichloropropene	NS	NS	NS	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Trichloroethylene (TCE)	0.47	21	0.47	0.0033	0.0013 U	0.0011 U	0.0011 U
Trichlorofluoromethane	NS	NS	NS	0.00056 BJ	0.00054 BJ	0.0005 BJ	0.0011 U
Vinyl Chloride	0.02	0.9	0.02	0.0013 U	0.0013 U	0.0011 U	0.0011 U
Xylenes, Total	0.26	100	1.6	0.0025 U	0.0026 U	0.0021 U	0.0021 U

Table 1
Soil Analytical Results of Volatile Organic Compounds
Remedial Investigation
1770 Jerome Avenue
Bronx, NY

				AKRF Sample ID	TB-01_20240722
				Laboratory Sample ID	460-308075-9
				Date Sampled	7/22/2024
				Dilution Factor	µg/L
				Unit	1
Compound	NYSDEC UUSCO	NYSDEC RRSO	NYSDEC PGWSCO	CONC Q	
1,1,1-Trichloroethane	0.68	100	0.68	1 U	
1,1,2,2-Tetrachloroethane	NS	NS	NS	1 U	
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	NS	NS	NS	1 U	
1,1,2-Trichloroethane	NS	NS	NS	1 U	
1,1-Dichloroethane	0.27	26	0.27	1 U	
1,1-Dichloroethene	0.33	100	0.33	1 U	
1,2,3-Trichlorobenzene	NS	NS	NS	1 U	
1,2,4-Trichlorobenzene	NS	NS	NS	1 U	
1,2,4-Trimethylbenzene	3.6	52	3.6	1 U	
1,2-Dibromo-3-Chloropropane	NS	NS	NS	1 U	
1,2-Dibromoethane (Ethylene Dibromide)	NS	NS	NS	1 U	
1,2-Dichlorobenzene	1.1	100	1.1	1 U	
1,2-Dichloroethane	0.02	3.1	0.02	1 U	
1,2-Dichloropropane	NS	NS	NS	1 U	
1,3,5-Trimethylbenzene (Mesitylene)	8.4	52	8.4	1 U	
1,3-Dichlorobenzene	2.4	49	2.4	1 U	
1,4-Dichlorobenzene	1.8	13	1.8	1 U	
2-Hexanone	NS	NS	NS	5 U	
Acetone	0.05	100	0.05	5 U	
Benzene	0.06	4.8	0.06	1 U	
Bromochloromethane	NS	NS	NS	1 U	
Bromodichloromethane	NS	NS	NS	1 U	
Bromoform	NS	NS	NS	1 U	
Bromomethane	NS	NS	NS	1 UT	
Carbon Disulfide	NS	NS	NS	1 U	
Carbon Tetrachloride	0.76	2.4	0.76	1 U	
Chlorobenzene	1.1	100	1.1	1 U	
Chloroethane	NS	NS	NS	1 U	
Chloroform	0.37	49	0.37	1 U	
Chloromethane	NS	NS	NS	1 U	
Cis-1,2-Dichloroethylene	0.25	100	0.25	1 U	
Cis-1,3-Dichloropropene	NS	NS	NS	1 U	
Cyclohexane	NS	NS	NS	1 U	
Dibromochloromethane	NS	NS	NS	1 U	
Dichlorodifluoromethane	NS	NS	NS	1 U	
Ethylbenzene	1	41	1	1 U	
Isopropylbenzene (Cumene)	NS	NS	NS	1 U	
M,P-Xylenes	NS	NS	NS	1 U	
Methyl Acetate	NS	NS	NS	5 U	
Methyl Ethyl Ketone (2-Butanone)	0.12	100	0.12	5 U	
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS	NS	NS	5 U	
Methylcyclohexane	NS	NS	NS	1 U	
Methylene Chloride	0.05	100	0.05	1 U	
N-Butylbenzene	12	100	12	1 U	
N-Propylbenzene	3.9	100	3.9	1 U	
O-Xylene (1,2-Dimethylbenzene)	NS	NS	NS	1 U	
Sec-Butylbenzene	11	100	11	1 U	
Styrene	NS	NS	NS	1 U	
T-Butylbenzene	5.9	100	5.9	1 U	
Tert-Butyl Methyl Ether	0.93	100	0.93	1 U	
Tetrachloroethylene (PCE)	1.3	19	1.3	1 UT	
Toluene	0.7	100	0.7	1 U	
Trans-1,2-Dichloroethene	0.19	100	0.19	1 U	
Trans-1,3-Dichloropropene	NS	NS	NS	1 U	
Trichloroethylene (TCE)	0.47	21	0.47	1 U	
Trichlorofluoromethane	NS	NS	NS	1 U	
Vinyl Chloride	0.02	0.9	0.02	1 U	
Xylenes, Total	0.26	100	1.6	2 U	

Table 2
Soil Analytical Results of Semivolatile Organic Compounds
Remedial Investigation
1770 Jerome Avenue
Bronx, NY

AKRF Sample ID Laboratory Sample ID Date Sampled Unit Dilution Factor	SB-01_0-2_20240722 460-308075-1 7/22/2024 mg/kg 1		SB-01_11-13_20240723 460-308129-1 7/23/2024 mg/kg 1		SB-02_0-2_20240722 460-308075-2 7/22/2024 mg/kg 1		SB-02_8-10_20240722 460-308075-3 7/22/2024 mg/kg 1		SB-03_0-2_20240722 460-308075-4 7/22/2024 mg/kg 1		SB-03_8-10_20240722 460-308075-5 7/22/2024 mg/kg 1	
	NYSDEC USSCO	NYSDEC RRSO	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q		
Compound												
1,2,4,5-Tetrachlorobenzene	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
1,4-Dioxane (P-Dioxane)	0.1	13	0.033 U	0.035 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.035 U	0.035 U
2,3,4,6-Tetrachlorophenol	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
2,4,5-Trichlorophenol	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
2,4,6-Trichlorophenol	NS	NS	0.13 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U
2,4-Dichlorophenol	NS	NS	0.13 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U
2,4-Dimethylphenol	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
2,4-Dinitrophenol	NS	NS	0.27 U	0.28 U	0.27 U	0.27 U	0.27 U	0.27 U	0.27 U	0.27 U	0.28 U	0.28 U
2,4-Dinitrotoluene	NS	NS	0.068 U	0.071 U	0.069 U	0.069 U	0.07 U	0.07 U	0.069 U	0.069 U	0.071 U	0.071 U
2,6-Dinitrotoluene	NS	NS	0.068 U	0.071 U	0.069 U	0.069 U	0.07 U	0.07 U	0.069 U	0.069 U	0.071 U	0.071 U
2-Chloronaphthalene	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.039 J	0.039 J
2-Chlorophenol	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
2-Methylnaphthalene	NS	NS	0.021 J	0.035 U	0.016 J	0.016 J	0.013 J	0.013 J	0.038 J	0.038 J	0.012 J	0.012 J
2-Methylphenol (O-Cresol)	0.33	100	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
2-Nitroaniline	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
2-Nitrophenol	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
3- And 4- Methylphenol (Total)	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
3,3'-Dichlorobenzidine	NS	NS	0.13 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U
3-Nitroaniline	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
4,6-Dinitro-2-Methylphenol	NS	NS	0.27 U	0.28 U	0.27 U	0.27 U	0.27 U	0.27 U	0.27 U	0.27 U	0.28 U	0.28 U
4-Bromophenyl Phenyl Ether	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
4-Chloro-3-Methylphenol	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
4-Chloroaniline	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
4-Chlorophenyl Phenyl Ether	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
4-Methylphenol (P-Cresol)	0.33	100	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
4-Nitroaniline	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
4-Nitrophenol	NS	NS	0.68 U	0.71 U	0.69 U	0.69 U	0.7 U	0.69 U	0.69 U	0.69 U	0.71 U	0.71 U
Acenaphthene	20	100	0.028 J	0.35 U	0.011 J	0.011 J	0.011 J	0.011 J	0.013 J	0.013 J	0.35 U	0.35 U
Acenaphthylene	100	100	0.084 J	0.35 U	0.16 J	0.092 J	0.092 J	0.092 J	0.2 J	0.2 J	0.15 J	0.15 J
Acetophenone	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
Anthracene	100	100	0.21 J	0.35 U	0.077 J	0.077 J	0.097 J	0.097 J	0.14 J	0.14 J	0.042 J	0.042 J
Atrazine	NS	NS	0.13 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U
Benzaldehyde	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
Benzo(a)Anthracene	1	1	1.2	0.035 U	0.44	0.44	0.7	0.7	0.4	0.4	0.16	0.16
Benzo(a)Pyrene	1	1	1.3	0.035 U	0.53	0.53	0.64	0.64	0.71	0.71	0.28	0.28
Benzo(b)Fluoranthene	1	1	1.9	0.035 U	0.73	0.73	0.85	0.85	1.2	1.2	0.43	0.43
Benzo(g,h,i)Perylene	100	100	0.77 T	0.35 U	0.33 JT	0.33 JT	0.42 T	0.42 T	0.7 T	0.7 T	0.28 JT	0.28 JT
Benzo(k)Fluoranthene	0.8	3.9	0.84	0.035 U	0.26	0.26	0.31	0.31	0.4	0.4	0.14	0.14
Benzyl Butyl Phthalate	NS	NS	0.79	0.35 U	0.024 J	0.024 J	0.024 J	0.024 J	0.017 J	0.017 J	0.024 J	0.024 J
Biphenyl (Diphenyl)	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
Bis(2-Chloroethoxy) Methane	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
Bis(2-Chloroethyl) Ether (2-Chloroethyl Ether)	NS	NS	0.033 U	0.035 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.035 U	0.035 U
Bis(2-Chloroisopropyl) Ether	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
Bis(2-Ethylhexyl) Phthalate	NS	NS	0.11 J	0.35 U	0.11 J	0.11 J	0.12 J	0.12 J	0.15 J	0.15 J	0.18 J	0.18 J
Caprolactam	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
Carbazole	NS	NS	0.14 J	0.35 U	0.029 J	0.029 J	0.09 J	0.09 J	0.2 J	0.2 J	0.055 J	0.055 J
Chrysene	1	3.9	1.4	0.35 U	0.46	0.46	0.67	0.67	0.51	0.51	0.21 J	0.21 J
Dibenz(a,h)Anthracene	0.33	0.33	0.17	0.035 U	0.09	0.09	0.12	0.12	0.16	0.16	0.075	0.075
Dibenzofuran	7	59	0.031 J	0.35 U	0.022 J	0.022 J	0.017 J	0.017 J	0.017 J	0.017 J	0.35 U	0.35 U
Diethyl Phthalate	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
Dimethyl Phthalate	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
Di-N-Butyl Phthalate	NS	NS	0.017 J	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.032 J	0.032 J	0.048 J	0.048 J
Di-N-Octylphthalate	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
Fluoranthene	100	100	2.5	0.35 U	0.67	0.67	1.2	1.2	0.48	0.48	0.25 J	0.25 J
Fluorene	30	100	0.042 J	0.35 U	0.024 J	0.024 J	0.028 J	0.028 J	0.026 J	0.026 J	0.011 J	0.011 J
Hexachlorobenzene	0.33	1.2	0.033 U	0.035 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.035 U	0.035 U
Hexachlorobutadiene	NS	NS	0.068 U	0.071 U	0.069 U	0.069 U	0.07 U	0.07 U	0.069 U	0.069 U	0.071 U	0.071 U
Hexachlorocyclopentadiene	NS	NS	0.33 U	0.35 UT	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
Hexachloroethane	NS	NS	0.033 U	0.035 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.035 U	0.035 U
Indeno(1,2,3-c,d)Pyrene	0.5	0.5	0.76	0.035 U	0.31	0.31	0.44	0.44	0.71	0.71	0.27	0.27
Isophorone	NS	NS	0.13 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U
Naphthalene	12	100	0.068 J	0.35 U	0.072 J	0.072 J	0.045 J	0.045 J	0.021 J	0.021 J	0.15 J	0.15 J
Nitrobenzene	NS	NS	0.033 U	0.035 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.035 U	0.035 U
N-Nitrosodi-N-Propylamine	NS	NS	0.033 U	0.035 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.035 U	0.035 U
N-Nitrosodiphenylamine	NS	NS	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
Pentachlorophenol	0.8	6.7	0.27 U	0.28 U	0.27 U	0.27 U	0.28 U	0.28 U	0.27 U	0.27 U	0.28 U	0.28 U
Phenanthrene	100	100	1.1	0.35 U	0.24 J	0.24 J	0.5	0.5	0.2 J	0.2 J	0.11 J	0.11 J
Phenol	0.33	100	0.33 U	0.35 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.35 U	0.35 U
Pyrene	100	100	2.1	0.35 U	0.63	0.63	0.99	0.99	0.51	0.51	0.24 J	0.24 J

Table 2
Soil Analytical Results of Semivolatile Organic Compounds
 Remedial Investigation
 1770 Jerome Avenue
 Bronx, NY

AKRF Sample ID Laboratory Sample ID Date Sampled Unit Dilution Factor	SB-04_0-2_20240722 460-308075-6 7/22/2024 mg/kg 1		SB-04_8-10_20240722 460-308075-7 7/22/2024 mg/kg 1		SB-05_0-2_20240723 460-308129-2 7/23/2024 mg/kg 1		SB-06_0-1_20240723 460-308129-3 7/23/2024 mg/kg 1		SB-07_0-1_20240723 460-308129-4 7/23/2024 mg/kg 1		SB-08_0-1_20240723 460-308129-5 7/23/2024 mg/kg 1	
	NYSDEC USSCO	NYSDEC RRSO	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q		
Compound												
1,2,4,5-Tetrachlorobenzene	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
1,4-Dioxane (P-Dioxane)	0.1	13	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U
2,3,4,6-Tetrachlorophenol	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
2,4,5-Trichlorophenol	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
2,4,6-Trichlorophenol	NS	NS	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U
2,4-Dichlorophenol	NS	NS	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U
2,4-Dimethylphenol	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
2,4-Dinitrophenol	NS	NS	0.28 U	0.27 U	0.27 U	0.31 U	0.29 U	0.29 U	0.28 U	0.29 U	0.29 U	0.29 U
2,4-Dinitrotoluene	NS	NS	0.07 U	0.068 U	0.068 U	0.077 U	0.073 U	0.073 U	0.07 U	0.07 U	0.074 U	0.074 U
2,6-Dinitrotoluene	NS	NS	0.07 U	0.068 U	0.068 U	0.077 U	0.073 U	0.073 U	0.07 U	0.07 U	0.074 U	0.074 U
2-Chloronaphthalene	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
2-Chlorophenol	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
2-Methylnaphthalene	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
2-Methylphenol (O-Cresol)	0.33	100	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
2-Nitroaniline	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
2-Nitrophenol	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
3- And 4- Methylphenol (Total)	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
3,3'-Dichlorobenzidine	NS	NS	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U
3-Nitroaniline	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
4,6-Dinitro-2-Methylphenol	NS	NS	0.28 U	0.27 U	0.27 U	0.31 U	0.29 U	0.29 U	0.28 U	0.29 U	0.29 U	0.29 U
4-Bromophenyl Phenyl Ether	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
4-Chloro-3-Methylphenol	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
4-Chloroaniline	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
4-Chlorophenyl Phenyl Ether	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
4-Methylphenol (P-Cresol)	0.33	100	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
4-Nitroaniline	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
4-Nitrophenol	NS	NS	0.7 U	0.68 U	0.68 U	0.77 U	0.73 U	0.73 U	0.7 U	0.7 U	0.74 U	0.74 U
Acenaphthene	20	100	0.066 J	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
Acenaphthylene	100	100	0.061 J	0.34 U	0.34 U	0.054 J	0.34 U	0.34 U	0.01 J	0.34 U	0.34 U	0.34 U
Acetophenone	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
Anthracene	100	100	0.19 J	0.34 U	0.34 U	0.025 J	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
Atrazine	NS	NS	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U
Benzaldehyde	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
Benzo(a)Anthracene	1	1	0.49	0.034 U	0.034 U	0.17	0.033 J	0.046	0.046	0.046	0.046	0.036
Benzo(a)Pyrene	1	1	0.45	0.034 U	0.034 U	0.21	0.029 J	0.047	0.047	0.047	0.047	0.036
Benzo(b)Fluoranthene	1	1	0.59	0.034 U	0.034 U	0.29	0.045	0.061	0.061	0.061	0.061	0.051
Benzo(g,h,i)Perylene	100	100	0.23 JT	0.34 UT	0.34 UT	0.22 J	0.028 J	0.035 J	0.035 J	0.035 J	0.035 J	0.028 J
Benzo(k)Fluoranthene	0.8	3.9	0.22	0.034 U	0.034 U	0.12	0.015 J	0.024 J	0.024 J	0.024 J	0.024 J	0.018 J
Benzyl Butyl Phthalate	NS	NS	0.022 J	0.34 U	0.34 U	0.34 U	0.053 J	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
Biphenyl (Diphenyl)	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
Bis(2-Chloroethoxy) Methane	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
Bis(2-Chloroethyl) Ether (2-Chloroethyl Ether)	NS	NS	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U
Bis(2-Chloroisopropyl) Ether	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
Bis(2-Ethylhexyl) Phthalate	NS	NS	0.1 J	0.34 U	0.34 U	0.053 J	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
Caprolactam	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
Carbazole	NS	NS	0.021 J	0.34 U	0.34 U	0.018 J	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
Chrysene	1	3.9	0.47	0.34 U	0.34 U	0.22 J	0.03 J	0.048 J	0.048 J	0.048 J	0.048 J	0.036 J
Dibenz(a,h)Anthracene	0.33	0.33	0.071	0.034 U	0.034 U	0.05	0.036 U	0.036 U	0.036 U	0.036 U	0.036 U	0.036 U
Dibenzofuran	7	59	0.013 J	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
Diethyl Phthalate	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
Dimethyl Phthalate	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
Di-N-Butyl Phthalate	NS	NS	0.34 U	0.34 U	0.34 U	0.017 J	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
Di-N-Octylphthalate	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
Fluoranthene	100	100	0.99	0.015 J	0.015 J	0.21 J	0.045 J	0.059 J	0.059 J	0.059 J	0.059 J	0.036 J
Fluorene	30	100	0.088 J	0.34 U	0.34 U	0.012 J	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
Hexachlorobenzene	0.33	1.2	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U
Hexachlorobutadiene	NS	NS	0.07 U	0.068 U	0.068 U	0.077 U	0.073 U	0.073 U	0.07 U	0.07 U	0.074 U	0.074 U
Hexachlorocyclopentadiene	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
Hexachloroethane	NS	NS	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U
Indeno(1,2,3-c,d)Pyrene	0.5	0.5	0.25	0.034 U	0.034 U	0.2	0.025 J	0.034 J	0.034 J	0.034 J	0.034 J	0.025 J
Isophorone	NS	NS	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U
Naphthalene	12	100	0.012 J	0.34 U	0.34 U	0.015 J	0.012 J	0.34 U	0.34 U	0.34 U	0.0078 J	0.0078 J
Nitrobenzene	NS	NS	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U
N-Nitrosodi-N-Propylamine	NS	NS	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U
N-Nitrosodiphenylamine	NS	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
Pentachlorophenol	0.8	6.7	0.28 U	0.27 U	0.27 U	0.31 U	0.29 U	0.29 U	0.28 U	0.29 U	0.29 U	0.29 U
Phenanthrene	100	100	0.65	0.34 U	0.34 U	0.076 J	0.023 J	0.021 J	0.021 J	0.021 J	0.021 J	0.023 J
Phenol	0.33	100	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
Pyrene	100	100	0.79	0.014 J	0.014 J	0.23 J	0.045 J	0.061 J	0.061 J	0.061 J	0.061 J	0.039 J

Table 3
Soil Analytical Results of Metals
Remedial Investigation
1770 Jerome Avenue
Bronx, NY

AKRF Sample ID Laboratory Sample ID Date Sampled Unit Dilution Factor			SB-01_0-2_20240722 460-308075-1 7/22/2024 mg/kg 1	SB-01_11-13_20240723 460-308129-1 7/23/2024 mg/kg 1	SB-02_0-2_20240722 460-308075-2 7/22/2024 mg/kg 1	SB-02_8-10_20240722 460-308075-3 7/22/2024 mg/kg 1
Compound	NYSDEC UUSCO	NYSDEC RRSCO	CONC Q	CONC Q	CONC Q	CONC Q
Aluminum	NS	NS	6,870	4,460	8,550	3,700
Antimony	NS	NS	0.23 J	0.84 U	0.16 J	0.5 J
Arsenic	13	16	1.7	0.81 J	2.8	3.9
Barium	350	400	55.2	25.5	253	747
Beryllium	7.2	72	0.3 J	0.21 J	0.39	0.19 J
Cadmium	2.5	4.3	0.27 J	0.84 U	0.36 J	1.2
Calcium	NS	NS	23,700	1,530	39,100	13,000
Chromium, Total	NS	NS	14	13	24.5	13.2
Cobalt	NS	NS	6.2	4.2	6	3.5
Copper	50	270	32.9	7.2	21.9	36.3
Iron	NS	NS	13,200	6,790	13,500	7,000
Lead	63	400	46	3.3	282	396
Magnesium	NS	NS	13,600	2,240	15,000	1,930
Manganese	1,600	2,000	189	61.5	256	156
Mercury	0.18	0.81	0.1	0.018	0.11	0.3
Nickel	30	310	14.1	9.2	15.1	15.9
Potassium	NS	NS	918	703	1,860	620
Selenium	3.9	180	0.13 J	1.2	0.23 J	0.53 J
Silver	2	180	0.1 J	0.34 U	0.39 U	0.33 J
Sodium	NS	NS	243	115	152	81.4 J
Thallium	NS	NS	0.069 J	0.06 BJ	0.15 J	0.1 J
Vanadium	NS	NS	36.6	11.3	26.6	42.1
Zinc	109	10,000	238	44.7	234	520

Table 3
Soil Analytical Results of Metals
Remedial Investigation
1770 Jerome Avenue
Bronx, NY

AKRF Sample ID Laboratory Sample ID Date Sampled Unit Dilution Factor			SB-03_0-2_20240722 460-308075-4 7/22/2024 mg/kg 1	SB-03_8-10_20240722 460-308075-5 7/22/2024 mg/kg 1	SB-04_0-2_20240722 460-308075-6 7/22/2024 mg/kg 1	SB-04_8-10_20240722 460-308075-7 7/22/2024 mg/kg 1
Compound	NYSDEC UUSCO	NYSDEC RRSCO	CONC Q	CONC Q	CONC Q	CONC Q
Aluminum	NS	NS	8,360	8,110	10,100	4,300
Antimony	NS	NS	0.2 J	0.45 J	0.18 J	0.91 U
Arsenic	13	16	2.5	5.2	2.1	7
Barium	350	400	221	347	87.3	22.3
Beryllium	7.2	72	0.42	0.34 J	0.55	0.23 J
Cadmium	2.5	4.3	0.58 J	1.5	0.27 J	0.91 U
Calcium	NS	NS	41,800	24,600	39,200	3,540
Chromium, Total	NS	NS	20.7	23.2	23.1	11.6
Cobalt	NS	NS	6.3	6.1	6.4	9.3
Copper	50	270	22.7	33.5	18.4	13.8
Iron	NS	NS	19,900	26,100	15,100	12,200
Lead	63	400	123	341	52.5	5.2
Magnesium	NS	NS	22,900	9,540	24,700	3,770
Manganese	1,600	2,000	271	283	290	97
Mercury	0.18	0.81	0.39	0.24	0.29	0.0094 J
Nickel	30	310	15.7	17.4	14.9	12.7
Potassium	NS	NS	1,390	1,040	1,470	708
Selenium	3.9	180	0.22 J	0.64 J	0.17 J	1.1 U
Silver	2	180	0.084 J	0.1 J	0.36 U	0.36 U
Sodium	NS	NS	263	128	109	80.7 J
Thallium	NS	NS	0.12 J	0.16 J	0.14 J	0.073 J
Vanadium	NS	NS	25	22.9	25.8	15.4
Zinc	109	10,000	242	893	160	51.8

Table 3
Soil Analytical Results of Metals
Remedial Investigation
1770 Jerome Avenue
Bronx, NY

AKRF Sample ID Laboratory Sample ID Date Sampled Unit Dilution Factor			SB-05_0-2_20240723 460-308129-2 7/23/2024 mg/kg 1	SB-06_0-1_20240723 460-308129-3 7/23/2024 mg/kg 1	SB-07_0-1_20240723 460-308129-4 7/23/2024 mg/kg 1	SB-08_0-1_20240723 460-308129-5 7/23/2024 mg/kg 1
Compound	NYSDEC UUSCO	NYSDEC RRSCO	CONC Q	CONC Q	CONC Q	CONC Q
Aluminum	NS	NS	9,970	10,200	4,440	5,870
Antimony	NS	NS	0.78 J	0.29 J	0.24 J	0.24 J
Arsenic	13	16	4.9	4.3	1.6	2.9
Barium	350	400	89.5	122	32.9	67
Beryllium	7.2	72	0.42	0.34 J	0.21 J	0.37
Cadmium	2.5	4.3	0.14 J	0.87 U	0.099 J	0.14 J
Calcium	NS	NS	30,600	28,400	13,800	14,600
Chromium, Total	NS	NS	30.3	41.1	10.5	14.4
Cobalt	NS	NS	10.3	7.5	3.7	5
Copper	50	270	37	25.9	14.9	18.1
Iron	NS	NS	19,800	17,500	7,530	11,000
Lead	63	400	53.1	16.6	13.5	20.9
Magnesium	NS	NS	5,870	6,880	7,550	3,070
Manganese	1,600	2,000	376	225	105	95.3
Mercury	0.18	0.81	0.12	0.048	0.014 J	0.025
Nickel	30	310	22.9	30.2	11.1	12.8
Potassium	NS	NS	3,130	3,860	747	925
Selenium	3.9	180	0.2 J	0.52 J	1.1 U	0.24 J
Silver	2	180	0.38 U	0.14 J	0.34 U	0.35 U
Sodium	NS	NS	237	276	118	235
Thallium	NS	NS	0.21 BJ	0.23 BJ	0.061 BJ	0.086 BJ
Vanadium	NS	NS	32.6	33.7	12.1	17.1
Zinc	109	10,000	70.4	56.1	34.2	67.4

Table 4
Soil Analytical Results of Polychlorinated Biphenyls
 Remedial Investigation
 1770 Jerome Avenue
 Bronx, NY

			AKRF Sample ID Laboratory Sample ID Date Sampled Unit Dilution Factor	SB-01_0-2_20240722 460-308075-1 7/22/2024 mg/kg 1	SB-01_11-13_20240723 460-308129-1 7/23/2024 mg/kg 1	SB-02_0-2_20240722 460-308075-2 7/22/2024 mg/kg 1	SB-02_8-10_20240722 460-308075-3 7/22/2024 mg/kg 1
Compound	NYSDEC UUSCO	NYSDEC RRSCO	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
PCB-1016 (Aroclor 1016)	NS	NS	0.068 U	0.071 U	0.069 U	0.07 U	0.07 U
PCB-1221 (Aroclor 1221)	NS	NS	0.068 U	0.071 U	0.069 U	0.07 U	0.07 U
PCB-1232 (Aroclor 1232)	NS	NS	0.068 U	0.071 U	0.069 U	0.07 U	0.07 U
PCB-1242 (Aroclor 1242)	NS	NS	0.068 U	0.071 U	0.069 U	0.07 U	0.07 U
PCB-1248 (Aroclor 1248)	NS	NS	0.068 U	0.071 U	0.069 U	0.07 U	0.07 U
PCB-1254 (Aroclor 1254)	NS	NS	0.068 U	0.071 U	0.069 U	0.07 U	0.07 U
PCB-1260 (Aroclor 1260)	NS	NS	0.068 U	0.071 U	0.069 U	0.07 U	0.07 U
PCB-1262 (Aroclor 1262)	NS	NS	0.068 U	0.071 U	0.069 U	0.07 U	0.07 U
PCB-1268 (Aroclor 1268)	NS	NS	0.068 U	0.071 U	0.069 U	0.07 U	0.07 U
Total PCBs	0.1	1	0.068 U	0.071 U	0.069 U	0.07 U	0.07 U

Table 4
Soil Analytical Results of Polychlorinated Biphenyls
 Remedial Investigation
 1770 Jerome Avenue
 Bronx, NY

			AKRF Sample ID Laboratory Sample ID Date Sampled Unit Dilution Factor	SB-03_0-2_20240722 460-308075-4 7/22/2024 mg/kg 1	SB-03_8-10_20240722 460-308075-5 7/22/2024 mg/kg 1	SB-04_0-2_20240722 460-308075-6 7/22/2024 mg/kg 1	SB-04_8-10_20240722 460-308075-7 7/22/2024 mg/kg 1
Compound	NYSDEC UUSCO	NYSDEC RRSCO	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
PCB-1016 (Aroclor 1016)	NS	NS	0.069 U	0.071 U	0.07 U	0.068 U	0.068 U
PCB-1221 (Aroclor 1221)	NS	NS	0.069 U	0.071 U	0.07 U	0.068 U	0.068 U
PCB-1232 (Aroclor 1232)	NS	NS	0.069 U	0.071 U	0.07 U	0.068 U	0.068 U
PCB-1242 (Aroclor 1242)	NS	NS	0.069 U	0.071 U	0.07 U	0.068 U	0.068 U
PCB-1248 (Aroclor 1248)	NS	NS	0.069 U	0.071 U	0.07 U	0.068 U	0.068 U
PCB-1254 (Aroclor 1254)	NS	NS	0.069 U	0.071 U	0.07 U	0.068 U	0.068 U
PCB-1260 (Aroclor 1260)	NS	NS	0.069 U	0.071 U	0.07 U	0.068 U	0.068 U
PCB-1262 (Aroclor 1262)	NS	NS	0.069 U	0.071 U	0.07 U	0.068 U	0.068 U
PCB-1268 (Aroclor 1268)	NS	NS	0.069 U	0.071 U	0.07 U	0.068 U	0.068 U
Total PCBs	0.1	1	0.069 U	0.071 U	0.07 U	0.068 U	0.068 U

Table 4
Soil Analytical Results of Polychlorinated Biphenyls
 Remedial Investigation
 1770 Jerome Avenue
 Bronx, NY

AKRF Sample ID			SB-05_0-2_20240723	SB-06_0-1_20240723	SB-07_0-1_20240723	SB-08_0-1_20240723
Laboratory Sample ID			460-308129-2	460-308129-3	460-308129-4	460-308129-5
Date Sampled			7/23/2024	7/23/2024	7/23/2024	7/23/2024
Unit			mg/kg	mg/kg	mg/kg	mg/kg
Dilution Factor			1	1	1	1
Compound	NYSDEC UUSCO	NYSDEC RRSCO	CONC Q	CONC Q	CONC Q	CONC Q
PCB-1016 (Aroclor 1016)	NS	NS	0.077 U	0.073 U	0.07 U	0.073 U
PCB-1221 (Aroclor 1221)	NS	NS	0.077 U	0.073 U	0.07 U	0.073 U
PCB-1232 (Aroclor 1232)	NS	NS	0.077 U	0.073 U	0.07 U	0.073 U
PCB-1242 (Aroclor 1242)	NS	NS	0.077 U	0.073 U	0.07 U	0.073 U
PCB-1248 (Aroclor 1248)	NS	NS	0.077 U	0.073 U	0.07 U	0.073 U
PCB-1254 (Aroclor 1254)	NS	NS	0.077 U	0.073 U	0.07 U	0.073 U
PCB-1260 (Aroclor 1260)	NS	NS	0.077 U	0.073 U	0.07 U	0.073 U
PCB-1262 (Aroclor 1262)	NS	NS	0.077 U	0.073 U	0.07 U	0.073 U
PCB-1268 (Aroclor 1268)	NS	NS	0.077 U	0.073 U	0.07 U	0.073 U
Total PCBs	0.1	1	0.077 U	0.073 U	0.07 U	0.073 U

Table 5
Soil Analytical Results of Pesticides
Remedial Investigation
1770 Jerome Avenue
Bronx, NY

	AKRF Sample ID		SB-01_0-2_20240722	SB-01_11-13_20240723	SB-02_0-2_20240722	SB-02_8-10_20240722
	Laboratory Sample ID		460-308075-1	460-308129-1	460-308075-2	460-308075-3
	Date Sampled		7/22/2024	7/23/2024	7/22/2024	7/22/2024
	Unit		mg/kg	mg/kg	mg/kg	mg/kg
	Dilution Factor		1	1	1	1
Compound	NYSDEC UUSCO	NYSDEC RRSCO	CONC Q	CONC Q	CONC Q	CONC Q
Aldrin	0.005	0.097	0.0068 U	0.0071 U	0.0069 U	0.007 U
Alpha Bhc (Alpha Hexachlorocyclohexane)	0.02	0.48	0.002 U	0.0021 U	0.002 U	0.0021 U
Alpha Endosulfan	NS	NS	0.0068 U	0.0071 U	0.0069 U	0.007 U
Beta Bhc (Beta Hexachlorocyclohexane)	0.036	0.36	0.002 U	0.0021 U	0.002 U	0.0021 U
Beta Endosulfan	NS	NS	0.0068 U	0.0071 U	0.0069 U	0.007 U
cis-Chlordane	0.094	4.2	0.0068 U	0.0071 U	0.0069 U	0.007 U
Delta BHC (Delta Hexachlorocyclohexane)	0.04	100	0.002 U	0.0021 U	0.002 U	0.0021 U
Dieldrin	0.005	0.2	0.002 U	0.0021 U	0.002 U	0.0021 U
Endosulfan Sulfate	NS	NS	0.0068 U	0.0071 U	0.0069 U	0.007 U
Endosulfans ABS	2.4	24	0 U	0 U	0 U	0 U
Endrin	0.014	11	0.0068 U	0.0071 U	0.0069 U	0.007 U
Endrin Aldehyde	NS	NS	0.0068 U	0.0071 U	0.0069 U	0.007 U
Endrin Ketone	NS	NS	0.0068 U	0.0071 U	0.0069 U	0.007 U
Gamma Bhc (Lindane)	0.1	1.3	0.002 U	0.0021 U	0.002 U	0.0021 U
Heptachlor	0.042	2.1	0.0068 U	0.0071 U	0.0069 U	0.007 U
Heptachlor Epoxide	NS	NS	0.0068 U	0.0071 U	0.0069 U	0.007 U
Methoxychlor	NS	NS	0.0068 U	0.0071 U	0.0069 U	0.007 U
P,P'-DDD	0.0033	13	0.0068 U	0.0071 U	0.0069 U	0.007 U
P,P'-DDE	0.0033	8.9	0.0068 U	0.0071 U	0.0047 J	0.007 U
P,P'-DDT	0.0033	7.9	0.0068 U	0.0071 U	0.011	0.0027 J
Toxaphene	NS	NS	0.068 U	0.071 U	0.069 U	0.07 U

Table 5
Soil Analytical Results of Pesticides
Remedial Investigation
1770 Jerome Avenue
Bronx, NY

	AKRF Sample ID		SB-03_0-2_20240722	SB-03_8-10_20240722	SB-04_0-2_20240722	SB-04_8-10_20240722
	Laboratory Sample ID		460-308075-4	460-308075-5	460-308075-6	460-308075-7
	Date Sampled		7/22/2024	7/22/2024	7/22/2024	7/22/2024
	Unit		mg/kg	mg/kg	mg/kg	mg/kg
	Dilution Factor		1	1	1	1
Compound	NYSDEC UUSCO	NYSDEC RRSCO	CONC Q	CONC Q	CONC Q	CONC Q
Aldrin	0.005	0.097	0.0069 U	0.0071 U	0.007 U	0.0068 U
Alpha Bhc (Alpha Hexachlorocyclohexane)	0.02	0.48	0.002 U	0.0021 U	0.0021 U	0.002 U
Alpha Endosulfan	NS	NS	0.0069 U	0.0071 U	0.007 U	0.0068 U
Beta Bhc (Beta Hexachlorocyclohexane)	0.036	0.36	0.002 U	0.0021 U	0.0021 U	0.002 U
Beta Endosulfan	NS	NS	0.0069 U	0.0071 U	0.007 U	0.0068 U
cis-Chlordane	0.094	4.2	0.0069 U	0.0071 U	0.007 U	0.0068 U
Delta BHC (Delta Hexachlorocyclohexane)	0.04	100	0.002 U	0.0021 U	0.0021 U	0.002 U
Dieldrin	0.005	0.2	0.002 U	0.0021 U	0.0021 U	0.002 U
Endosulfan Sulfate	NS	NS	0.0069 U	0.0071 U	0.007 U	0.0068 U
Endosulfans ABS	2.4	24	0 U	0 U	0 U	0 U
Endrin	0.014	11	0.0069 U	0.0071 U	0.007 U	0.0068 U
Endrin Aldehyde	NS	NS	0.0069 U	0.0071 U	0.007 U	0.0068 U
Endrin Ketone	NS	NS	0.0069 U	0.0071 U	0.007 U	0.0068 U
Gamma Bhc (Lindane)	0.1	1.3	0.002 U	0.0021 U	0.0021 U	0.002 U
Heptachlor	0.042	2.1	0.0069 U	0.0071 U	0.007 U	0.0068 U
Heptachlor Epoxide	NS	NS	0.0069 U	0.0071 U	0.007 U	0.0068 U
Methoxychlor	NS	NS	0.0069 U	0.0071 U	0.007 U	0.0068 U
P,P'-DDD	0.0033	13	0.0069 U	0.0071 U	0.007 U	0.0068 U
P,P'-DDE	0.0033	8.9	0.0069 U	0.0071 U	0.007 U	0.0068 U
P,P'-DDT	0.0033	7.9	0.0069 U	0.0028 J	0.007 U	0.0068 U
Toxaphene	NS	NS	0.069 U	0.071 U	0.07 U	0.068 U

Table 5
Soil Analytical Results of Pesticides
Remedial Investigation
1770 Jerome Avenue
Bronx, NY

	AKRF Sample ID		SB-05_0-2_20240723	SB-06_0-1_20240723	SB-07_0-1_20240723	SB-08_0-1_20240723
	Laboratory Sample ID		460-308129-2	460-308129-3	460-308129-4	460-308129-5
	Date Sampled		7/23/2024	7/23/2024	7/23/2024	7/23/2024
	Unit		mg/kg	mg/kg	mg/kg	mg/kg
	Dilution Factor		1	1	1	1
Compound	NYSDEC UUSCO	NYSDEC RRSCO	CONC Q	CONC Q	CONC Q	CONC Q
Aldrin	0.005	0.097	0.0077 U	0.0073 U	0.007 U	0.0073 U
Alpha Bhc (Alpha Hexachlorocyclohexane)	0.02	0.48	0.0023 U	0.0022 U	0.0021 U	0.0022 U
Alpha Endosulfan	NS	NS	0.0077 U	0.0073 U	0.007 U	0.0073 U
Beta Bhc (Beta Hexachlorocyclohexane)	0.036	0.36	0.0023 U	0.0022 U	0.0021 U	0.0022 U
Beta Endosulfan	NS	NS	0.0077 U	0.0073 U	0.007 U	0.0073 U
cis-Chlordane	0.094	4.2	0.0077 U	0.0073 U	0.007 U	0.0073 U
Delta BHC (Delta Hexachlorocyclohexane)	0.04	100	0.0023 U	0.0022 U	0.0021 U	0.0022 U
Dieldrin	0.005	0.2	0.0023 U	0.0022 U	0.0021 U	0.0022 U
Endosulfan Sulfate	NS	NS	0.0077 U	0.0073 U	0.007 U	0.0073 U
Endosulfans ABS	2.4	24	0 U	0 U	0 U	0 U
Endrin	0.014	11	0.0077 U	0.0073 U	0.007 U	0.0073 U
Endrin Aldehyde	NS	NS	0.0077 U	0.0073 U	0.007 U	0.0073 U
Endrin Ketone	NS	NS	0.0077 U	0.0073 U	0.007 U	0.0073 U
Gamma Bhc (Lindane)	0.1	1.3	0.0023 U	0.0022 U	0.0021 U	0.0022 U
Heptachlor	0.042	2.1	0.0077 U	0.0073 U	0.007 U	0.0073 U
Heptachlor Epoxide	NS	NS	0.0077 U	0.0073 U	0.007 U	0.0073 U
Methoxychlor	NS	NS	0.0077 U	0.0073 U	0.007 U	0.0073 U
P,P'-DDD	0.0033	13	0.023	0.0073 U	0.007 U	0.0073 U
P,P'-DDE	0.0033	8.9	0.011	0.0073 U	0.007 U	0.0073 U
P,P'-DDT	0.0033	7.9	0.045	0.0073 U	0.007 U	0.0073 U
Toxaphene	NS	NS	0.077 U	0.073 U	0.07 U	0.073 U

Table 6
Soil Analytical Results of Per- and Polyfluoroalkyl Substances
Remedial Investigation
1770 Jerome Avenue
Bronx, NY

			AKRF Sample ID	SB-03_0-2_20240722
			Laboratory Sample ID	460-308076-1
			Date Sampled	7/22/2024
			Dilution Factor	1
			Unit	ppb
Compound	NYSDEC UUGV	NYSDEC RRGV	CONC Q	
11-Chloroeicosafluoro-3-Oxaundecane-1-Sulfonic Acid	NS	NS	0.78 U	
1H,1H, 2H, 2H-Perfluorohexane sulfonic acid	NS	NS	0.78 U	
2H,2H,3H,3H-Perfluorooctanoic acid	NS	NS	4.9 U	
3-Perfluoroheptyl propanoic acid	NS	NS	4.9 U	
3-Perfluoropropyl propanoic acid	NS	NS	0.98 U	
4,8-Dioxa-3H-perfluorononanoic acid	NS	NS	0.78 U	
6:2 Fluorotelomer sulfonate	NS	NS	0.78 U	
8:2 Fluorotelomer sulfonate	NS	NS	0.78 U	
9-Chlorohexadecafluoro-3-Oxanonane-1-Sulfonic Acid	NS	NS	0.78 U	
Hexafluoropropylene oxide dimer acid	NS	NS	0.78 U	
N-ethyl perfluorooctanesulfonamide	NS	NS	0.2 U	
N-ethyl perfluorooctanesulfonamidoacetic acid	NS	NS	0.2 U	
N-ethyl perfluorooctanesulfonamidoethanol	NS	NS	1.96 U	
N-methyl perfluorooctanesulfonamide	NS	NS	0.2 U	
N-methyl perfluorooctanesulfonamidoacetic acid	NS	NS	0.2 U	
N-methyl perfluorooctanesulfonamidoethanol	NS	NS	1.96 U	
Nonafluoro-3,6-dioxaheptanoic acid	NS	NS	0.39 U	
Perfluoro(2-ethoxyethane)sulfonic acid	NS	NS	0.39 U	
Perfluoro-3-methoxypropanoic acid	NS	NS	0.39 U	
Perfluoro-4-methoxybutanoic acid	NS	NS	0.39 U	
Perfluorobutanesulfonic acid	NS	NS	0.088 J	
Perfluorobutanoic acid	NS	NS	0.78 U	
Perfluorodecanesulfonic acid	NS	NS	0.067 J	
Perfluorodecanoic acid	NS	NS	0.24	
Perfluorododecanesulfonic acid	NS	NS	0.2 U	
Perfluorododecanoic acid	NS	NS	0.14 J	
Perfluoroheptanesulfonic acid	NS	NS	0.2 U	
Perfluoroheptanoic acid	NS	NS	0.14 J	
Perfluorohexanesulfonic acid	NS	NS	0.2 U	
Perfluorohexanoic acid	NS	NS	0.29	
Perfluorononanesulfonic acid	NS	NS	0.2 U	
Perfluorononanoic acid	NS	NS	0.15 J	
Perfluorooctanesulfonamide	NS	NS	0.2 U	
Perfluorooctanesulfonic acid (PFOS)	0.88	44	1.18	
Perfluorooctanoic acid (PFOA)	0.66	33	0.3	
Perfluoropentanoic acid	NS	NS	0.4	
Perfluoropentansulfonic acid	NS	NS	0.2 U	
Perfluorotetradecanoic acid	NS	NS	0.054 J	
Perfluorotridecanoic acid	NS	NS	0.052 J	
Perfluoroundecanoic acid	NS	NS	0.13 J	

Table 7
Groundwater Analytical Results of Volatile Organic Compounds
Remedial Investigation
1770 Jerome Avenue
Bronx, NY

AKRF Sample ID Laboratory Sample ID Date Sampled Unit Dilution Factor	TW-01_20240723 460-308129-6 7/23/2024 µg/L 1	TW-02_20240724 460-308328-1 7/24/2024 µg/L 1	TW-03_20240722 460-308075-8 7/22/2024 µg/L 1	TW-04_20240723 460-308129-7 7/23/2024 µg/L 1	TB-02_20240724 460-308328-2 7/24/2024 µg/L 1	
Compound	AWQSGV	CONC Q	CONC Q	CONC Q	CONC Q	
1,1,1-Trichloroethane	5	1 U	1 U	1 U	1 U	
1,1,1,2-Tetrachloroethane	5	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	
1,1,2-Trichloroethane	1	1 U	1 U	1 U	1 U	
1,1-Dichloroethane	5	1 U	1 U	1 U	1 U	
1,1-Dichloroethene	5	1 U	1 U	1 U	1 U	
1,2,3-Trichlorobenzene	5	1 U	1 U	1 U	1 U	
1,2,4-Trichlorobenzene	5	1 U	1 U	1 U	1 U	
1,2,4-Trimethylbenzene	5	1 U	1 U	1 U	1 U	
1,2-Dibromo-3-Chloropropane	0.04	1 U	1 U	1 U	1 U	
1,2-Dibromoethane (Ethylene Dibromide)	0.0006	1 U	1 U	1 U	1 U	
1,2-Dichlorobenzene	3	1 U	1 U	1 U	1 U	
1,2-Dichloroethane	0.6	1 U	1 U	1 U	1 U	
1,2-Dichloropropane	1	1 U	1 U	1 U	1 U	
1,3,5-Trimethylbenzene (Mesitylene)	5	1 U	1 U	1 U	1 U	
1,3-Dichlorobenzene	3	NR	NR	NR	1 U	
1,4-Dichlorobenzene	3	1 U	1 U	1 U	1 U	
2-Hexanone	50	6.8	5 U	5 U	5 U	
Acetone	50	30	5 U	5 U	11	5 U
Benzene	1	1 U	1 U	1 U	1 U	
Bromochloromethane	5	1 U	1 U	1 U	1 U	
Bromodichloromethane	50	1 U	1 U	1 U	1 U	
Bromoform	50	1 U	1 U	1 U	1 U	
Bromomethane	5	1 U	1 U	1 U	1 U	
Carbon Disulfide	60	1 U	1 U	1 U	1 U	
Carbon Tetrachloride	5	1 U	1 U	1 U	1 U	
Chlorobenzene	5	1 U	1 U	1 U	1 U	
Chloroethane	5	1 U	1 U	1 U	1 U	
Chloroform	7	1 U	1 U	1 U	3.4	1 U
Chloromethane	5	1 U	1 U	1 U	1 U	1 U
Cis-1,2-Dichloroethylene	5	1 U	0.33 J	1 U	1.3	1 U
Cis-1,3-Dichloropropene	NS	1 U	1 U	1 U	1 U	1 U
Cyclohexane	NS	1 U	1 U	1 U	1 U	1 U
Dibromochloromethane	50	1 U	1 U	1 U	1 U	1 U
Dichlorodifluoromethane	5	1 U	1 U	1 U	1 U	1 U
Ethylbenzene	5	1 U	1 U	1 U	1 U	1 U
Isopropylbenzene (Cumene)	5	1 U	1 U	1 U	1 U	1 U
M,P-Xylenes	5	1 U	1 U	1 U	1 U	1 U
Methyl Acetate	NS	5 U	5 U	5 U	5 U	5 U
Methyl Ethyl Ketone (2-Butanone)	50	80	5 U	5 U	2.7 J	5 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS	5 U	5 U	5 U	5 U	5 U
Methylcyclohexane	NS	1 U	1 U	1 U	1 U	1 U
Methylene Chloride	5	1 U	1 U	1 U	1 U	1 U
N-Butylbenzene	5	1 U	1 U	1 U	1 U	1 U
N-Propylbenzene	5	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
Sec-Butylbenzene	5	1 U	1 U	1 U	1 U	1 U
Styrene	5	1 U	1 U	1 U	1 U	1 U
T-Butylbenzene	5	1 U	1 U	1 U	1 U	1 U
Tert-Butyl Methyl Ether	10	1 U	0.87 J	1 U	1 U	1 U
Tetrachloroethylene (PCE)	5	1 U	5.1	1.6 T	2.4	1 U
Toluene	5	0.41 J	1 U	1 U	1 U	1 U
Trans-1,2-Dichloroethene	5	1 U	1 U	1 U	1 U	1 U
Trans-1,3-Dichloropropene	NS	1 U	1 U	1 U	1 U	1 U
Trichloroethylene (TCE)	5	1 U	0.46 J	1 U	0.56 J	1 U
Trichlorofluoromethane	5	1 U	1 U	1 U	1 U	1 U
Vinyl Chloride	2	1 U	1 U	1 U	1 U	1 U
Xylenes, Total	NS	2 U	2 U	2 U	2 U	2 U

Table 8
Groundwater Analytical Results of Semivolatile Organic Compounds
Remedial Investigation
1770 Jerome Avenue
Bronx, NY

AKRF Sample ID Laboratory Sample ID Date Sampled Unit Dilution Factor	TW-02_20240724 460-308328-1 7/24/2024 µg/L 1	TW-03_20240722 460-308075-8 7/22/2024 µg/L 1	TW-04_20240723 460-308129-7 7/23/2024 µg/L 1
Compound	AWQSGV	CONC Q	CONC Q
1,2,4,5-Tetrachlorobenzene	5	10 U	10 U
1,4-Dioxane (P-Dioxane)	0.35	0.2 U	0.2 U
2,3,4,6-Tetrachlorophenol	NS	10 U	10 U
2,4,5-Trichlorophenol	NS	10 U	10 U
2,4,6-Trichlorophenol	NS	10 U	10 U
2,4-Dichlorophenol	5	10 U	10 U
2,4-Dimethylphenol	50	10 U	10 U
2,4-Dinitrophenol	10	40 U	40 U
2,4-Dinitrotoluene	5	10 U	10 U
2,6-Dinitrotoluene	5	2 U	2 U
2-Chloronaphthalene	10	10 U	10 U
2-Chlorophenol	NS	10 U	10 U
2-Methylnaphthalene	NS	10 U	10 U
2-Methylphenol (O-Cresol)	NS	10 U	10 U
2-Nitroaniline	5	10 U	10 U
2-Nitrophenol	NS	10 U	10 U
3- And 4- Methylphenol (Total)	NS	10 U	10 U
3,3'-Dichlorobenzidine	5	10 U	10 U
3-Nitroaniline	5	10 U	10 U
4,6-Dinitro-2-Methylphenol	NS	20 U	20 U
4-Bromophenyl Phenyl Ether	NS	10 U	10 U
4-Chloro-3-Methylphenol	NS	10 U	10 U
4-Chloroaniline	5	10 U	10 U
4-Chlorophenyl Phenyl Ether	NS	10 U	10 U
4-Methylphenol (P-Cresol)	NS	10 U	10 U
4-Nitroaniline	5	10 U	10 U
4-Nitrophenol	NS	20 U	20 U
Acenaphthene	20	10 U	10 U
Acenaphthylene	NS	10 U	10 U
Acetophenone	NS	10 U	10 U
Anthracene	50	10 U	10 U
Atrazine	7.5	2 U	2 UT
Benzaldehyde	NS	10 U	10 UT
Benzo(a)Anthracene	0.002	1 U	1 U
Benzo(a)Pyrene	ND	1 U	1 U
Benzo(b)Fluoranthene	0.002	2 U	2 U
Benzo(g,h,i)Perylene	NS	10 UT	10 U
Benzo(k)Fluoranthene	0.002	1 U	1 U
Benzyl Butyl Phthalate	50	10 U	10 U
Biphenyl (Diphenyl)	5	10 U	10 U
Bis(2-Chloroethoxy) Methane	5	10 U	10 U
Bis(2-Chloroethyl) Ether (2-Chloroethyl Ether)	1	1 U	1 U
Bis(2-Chloroisopropyl) Ether	5	10 U	10 U
Bis(2-Ethylhexyl) Phthalate	5	2 U	2 U
Caprolactam	NS	10 U	10 U
Carbazole	NS	10 U	10 U
Chrysene	0.002	2 U	2 U
Dibenz(a,h)Anthracene	NS	1 U	1 U
Dibenzofuran	NS	10 U	10 U
Diethyl Phthalate	50	10 U	10 U
Dimethyl Phthalate	50	10 U	61
Di-N-Butyl Phthalate	50	10 U	1.4 J
Di-N-Octylphthalate	50	10 U	10 U
Fluoranthene	50	10 U	10 U
Fluorene	50	10 U	10 U
Hexachlorobenzene	0.04	1 U	1 U
Hexachlorobutadiene	0.5	1 U	1 U
Hexachlorocyclopentadiene	5	10 U	10 U
Hexachloroethane	5	2 U	2 U
Indeno(1,2,3-c,d)Pyrene	0.002	2 U	2 U
Isophorone	50	10 U	10 U
Naphthalene	10	2 U	2 U
Nitrobenzene	0.4	1 U	1 U
N-Nitrosodi-N-Propylamine	NS	1 U	1 U
N-Nitrosodiphenylamine	50	10 U	10 U
Pentachlorophenol	NS	20 U	20 U
Phenanthrene	50	10 U	10 U
Phenol	1	10 U	10 U
Pyrene	50	10 U	10 U

Table 9
Groundwater Analytical Results of Total Metals
Remedial Investigation
1770 Jerome Avenue
Bronx, NY

AKRF Sample ID		TW-01_20240723	TW-02_20240724	TW-02_20240724	TW-03_20240722	TW-04_20240723
Laboratory Sample ID		460-308129-6	460-308328-1	460-308328-1	460-308075-8	460-308129-7
Date Sampled		7/23/2024	7/24/2024	7/24/2024	7/22/2024	7/23/2024
Unit		µg/L	µg/L	µg/L	µg/L	µg/L
Dilution Factor		1	1	2	1	1
Compound	AWQSGV	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
Aluminum	NS	93.6	2,810	NR	2,480	479
Antimony	3	0.59 J	2 U	NR	2 U	2 U
Arsenic	25	2 U	4.3	NR	2.5	1.3 J
Barium	1,000	46.9	88.9	NR	52.3	45.5
Beryllium	3	0.8 U	0.24 J	NR	0.14 J	0.8 U
Cadmium	5	2 U	2 U	NR	2 U	2 U
Calcium	NS	88,700	115,000	NR	101,000	107,000
Chromium, Total	50	4 U	20.1	NR	13.3	4.1
Cobalt	NS	4.1	4.8	NR	4.8	1.8 J
Copper	200	3.1 J	23.5	NR	12.7	5
Iron	300	196	10,500	NR	6,010	1,370
Lead	25	5.2	8.3	NR	6.7	1.8
Magnesium	35,000	21,900	30,400	NR	26,500	22,400
Manganese	300	275	278	NR	319	842
Mercury	0.7	0.2 U	0.13 J	NR	0.2 U	0.2 U
Nickel	100	6.1	17.4	NR	12.8	3.9 J
Potassium	NS	9,530	7,900	NR	7,880	8,370
Selenium	10	7.6	2.6	NR	2.5	4.8
Silver	50	2 U	2 U	NR	2 U	2 U
Sodium	20,000	47,500	NR	515,000	49,000	81,000
Thallium	0.5	0.8 U	0.8 U	NR	0.8 U	0.8 U
Vanadium	NS	1.9 J	10.8	NR	10.3	1.9 J
Zinc	2,000	18.4	35.9	NR	46	13.3 J

Table 10
Groundwater Analytical Results of Dissolved Metals
Remedial Investigation
1770 Jerome Avenue
Bronx, NY

AKRF Sample ID		TW-01_20240723	TW-02_20240724	TW-02_20240724	TW-03_20240722	TW-04_20240723
Laboratory Sample ID		460-308129-6	460-308328-1	460-308328-1	460-308075-8	460-308129-7
Date Sampled		7/23/2024	7/24/2024	7/24/2024	7/22/2024	7/23/2024
Unit		µg/L	µg/L	µg/L	µg/L	µg/L
Dilution Factor		1	1	2	1	1
Compound	AWQSGV	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
Aluminum	NS	40 U	40 U	NR	40 U	19.1 J
Antimony	3	0.66 J	2 U	NR	2 U	0.5 J
Arsenic	25	2 U	2 U	NR	2 U	2 U
Barium	1,000	31.7	75.6	NR	41.1	45.9
Beryllium	3	0.8 U	0.8 U	NR	0.8 U	0.8 U
Cadmium	5	2 U	2 U	NR	2 U	2 U
Calcium	NS	82,800	125,000	NR	117,000	109,000
Chromium, Total	50	4 U	4 U	NR	4 U	4 U
Cobalt	NS	3 J	4 U	NR	1.8 J	1.2 J
Copper	200	2.3 J	4.5	NR	2.5 J	4 U
Iron	300	120 U	120 U	NR	120 U	37.6 J
Lead	25	1.2 U	1.2 U	NR	1.2 U	1.2 U
Magnesium	35,000	20,600	32,100	NR	27,000	22,100
Manganese	300	214	21.7	NR	195	791
Mercury	0.7	0.2 U	0.2 U	NR	0.2 U	0.2 U
Nickel	100	3.8 J	4.3	NR	2.3 J	4 U
Potassium	NS	9,390	7,890	NR	8,530	8,920
Selenium	10	6.9	2.5	NR	2.3 J	5.3
Silver	50	2 U	2 UT	NR	2 U	2 U
Sodium	20,000	45,100	NR	546,000	53,300	82,100
Thallium	0.5	0.8 U	0.8 U	NR	0.8 U	0.8 U
Vanadium	NS	1.1 J	4 U	NR	1.2 J	4 U
Zinc	2,000	9.6 J	16 U	NR	16 U	16 U

Table 11
Groundwater Analytical Results of Polychlorinated Biphenyls
 Remedial Investigation
 1770 Jerome Avenue
 Bronx, NY

AKRF Sample ID		TW-02_20240724	TW-03_20240722	TW-04_20240723
Laboratory Sample ID		460-308328-1	460-308075-8	460-308129-7
Date Sampled		7/24/2024	7/22/2024	7/23/2024
Unit		µg/L	µg/L	µg/L
Dilution Factor		1	1	1
Compound	AWQSGV	CONC Q	CONC Q	CONC Q
PCB-1016 (Aroclor 1016)	NS	0.4 U	0.4 U	0.4 U
PCB-1221 (Aroclor 1221)	NS	0.4 U	0.4 U	0.4 U
PCB-1232 (Aroclor 1232)	NS	0.4 U	0.4 U	0.4 U
PCB-1242 (Aroclor 1242)	NS	0.4 U	0.4 U	0.4 U
PCB-1248 (Aroclor 1248)	NS	0.4 U	0.4 U	0.4 U
PCB-1254 (Aroclor 1254)	NS	0.4 U	0.4 U	0.4 U
PCB-1260 (Aroclor 1260)	NS	0.4 U	0.4 U	0.4 U
PCB-1262 (Aroclor 1262)	NS	0.4 U	0.4 U	0.4 U
PCB-1268 (Aroclor 1268)	NS	0.4 U	0.4 U	0.4 U
Total PCBs	0.09	0.4 U	0.4 U	0.4 U

Table 12
Groundwater Analytical Results of Pesticides

Remedial Investigation
 1770 Jerome Avenue
 Bronx, NY

AKRF Sample ID		TW-02_20240724	TW-03_20240722	TW-04_20240723
Laboratory Sample ID		460-308328-1	460-308075-8	460-308129-7
Date Sampled		7/24/2024	7/22/2024	7/23/2024
Unit		µg/L	µg/L	µg/L
Dilution Factor		1	1	1
Compound	AWQSGV	CONC Q	CONC Q	CONC Q
Aldrin	ND	0.02 U	0.02 U	0.02 U
Alpha Bhc (Alpha Hexachlorocyclohexane)	0.01	0.02 U	0.02 U	0.02 U
Alpha Endosulfan	NS	0.02 U	0.02 U	0.02 U
Beta Bhc (Beta Hexachlorocyclohexane)	0.04	0.02 U	0.02 U	0.02 U
Beta Endosulfan	NS	0.02 U	0.02 U	0.02 U
cis-Chlordane	NS	0.02 U	0.02 U	0.02 U
Delta BHC (Delta Hexachlorocyclohexane)	0.04	0.02 U	0.02 U	0.02 U
Dieldrin	0.004	0.02 U	0.02 U	0.02 U
Endosulfan Sulfate	NS	0.02 U	0.02 U	0.02 U
Endosulfans ABS	NS	0 U	0 U	0 U
Endrin	ND	0.02 U	0.02 U	0.02 U
Endrin Aldehyde	5	0.02 U	0.02 U	0.02 U
Endrin Ketone	5	0.02 U	0.02 U	0.02 U
Gamma Bhc (Lindane)	0.05	0.02 U	0.02 U	0.02 U
Heptachlor	0.04	0.02 U	0.02 U	0.02 U
Heptachlor Epoxide	0.03	0.02 U	0.02 U	0.02 U
Methoxychlor	35	0.02 U	0.02 U	0.02 U
P,P'-DDD	0.3	0.02 U	0.02 U	0.02 U
P,P'-DDE	0.2	0.02 U	0.02 U	0.02 U
P,P'-DDT	0.2	0.02 U	0.02 U	0.02 U
Toxaphene	0.06	0.5 U	0.5 U	0.5 U

Table 13
Groundwater Analytical Results of Per- and Polyfluoroalkyl Substances
Remedial Investigation
1770 Jerome Avenue
Bronx, NY

AKRF Sample ID	TW-02_20240724	TW-03_20240722	TW-04_20240723	TW-04_20240723	EB-01_20240722	EB-02_20240723
Laboratory Sample ID	460-308223-1	460-308076-2	460-308132-1	460-308132-1	460-308076-3	460-308132-2
Date Sampled	7/24/2024	7/22/2024	7/23/2024	7/23/2024	7/22/2024	7/23/2024
Unit	ppt	ppt	ppt	ppt	ppt	ppt
Dilution Factor	1	1	1	2	1	1
Compound	AWQSGV	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
11-Chloroeicosafuoro-3-Oxaundecane-1-Sulfonic Acid	NS	15 U	6.81 U	7.69 U	NR	6.82 U
1H,1H, 2H, 2H-Perfluorohexane sulfonic acid	NS	15 U	6.81 U	7.69 U	NR	6.82 U
2-(N-ethyl perfluoro-1-octanesulfonamido)-ethanol	NS	37.5 U	17 U	19.2 U	NR	NR
2-(N-methyl perfluoro-1-octanesulfonamido)-ethanol	NS	37.5 U	17 U	19.2 U	NR	NR
2H,2H,3H,3H-Perfluorooctanoic acid	NS	93.8 U	42.5 U	48.1 U	NR	41.4 U
3-Perfluoroheptyl propanoic acid	NS	93.8 U	42.5 U	48.1 U	NR	41.4 U
3-Perfluoropropyl propanoic acid	NS	18.8 U	8.51 U	9.62 U	NR	8.28 U
4,8-Dioxa-3H-perfluorononanoic acid	NS	NR	NR	NR	NR	6.82 U
4,8-Dioxa-3H-perfluorononanoic acid (ADONA)	NS	15 U	6.81 U	7.69 U	NR	NR
6:2 Fluorotelomer sulfonate	NS	15 UT	6.81 U	7.69 U	NR	6.82 U
8:2 Fluorotelomer sulfonate	NS	15 U	6.81 U	7.69 U	NR	6.82 U
9-Chlorohexadecafluoro-3-Oxanonane-1-Sulfonic Acid	NS	15 U	6.81 U	7.69 U	NR	6.82 U
Hexafluoropropylene oxide dimer acid	NS	NR	NR	NR	NR	6.82 U
N-ethyl perfluorooctanesulfonamide	NS	3.75 U	1.7 U	1.92 U	NR	1.66 U
N-ethyl perfluorooctanesulfonamidoacetic acid	NS	3.75 U	1.7 U	1.92 U	NR	1.66 U
N-ethyl perfluorooctanesulfonamidoethanol	NS	NR	NR	NR	NR	16.6 U
N-methyl perfluorooctanesulfonamide	NS	3.75 U	1.7 U	1.92 U	NR	1.66 U
N-methyl perfluorooctanesulfonamidoacetic acid	NS	3.75 U	1.7 U	1.92 U	NR	1.66 U
N-methyl perfluorooctanesulfonamidoethanol	NS	NR	NR	NR	NR	16.6 U
Nonafluoro-3,6-dioxaheptanoic acid	NS	7.51 U	3.4 U	3.85 U	NR	3.31 U
Perfluoro(2-ethoxyethane)sulfonic acid	NS	7.51 U	3.4 U	3.85 U	NR	3.31 U
Perfluoro(2-Propoxypropanoic) Acid	NS	15 U	6.81 U	7.69 U	NR	NR
Perfluoro-3-methoxypropanoic acid	NS	7.51 U	3.4 U	23.6	NR	3.31 U
Perfluoro-4-methoxybutanoic acid	NS	7.51 U	3.4 U	3.85 U	NR	3.31 U
Perfluorobutanesulfonic acid	NS	21.9	7.27	9.74	NR	1.66 U
Perfluorobutanoic acid	NS	19.4	31.8	14.9	NR	6.82 U
Perfluorodecanesulfonic acid	NS	3.75 U	1.7 U	1.58 J	NR	1.66 U
Perfluorodecanoic acid	NS	3.75 U	10.3	4.05	NR	1.66 U
Perfluorododecanesulfonic acid	NS	3.75 U	1.7 U	1.92 U	NR	1.66 U
Perfluorododecanoic acid	NS	3.75 U	1.7 U	1.92 U	NR	1.66 U
Perfluoroheptanesulfonic acid	NS	3.75 U	0.79 J	1.43 J	NR	1.66 U
Perfluoroheptanoic acid	NS	13.1	11.2	10.7	NR	1.66 U
Perfluorohexanesulfonic acid	NS	6.89	2.81	3.67	NR	1.66 U
Perfluorohexanoic acid	NS	37.1 B	84.8	34.9	NR	1.66 U
Perfluorononanesulfonic acid	NS	3.75 U	1.7 U	1.92 U	NR	1.66 U
Perfluorononanoic acid	NS	2.13 J	10.4	16.5	NR	1.66 U
Perfluorooctanesulfonamide	NS	3.75 U	0.75 J	1.03 J	NR	1.66 U
Perfluorooctanesulfonic acid (PFOS)	2.7	35	67.8	NR	733	1.66 U
Perfluorooctanoic acid (PFOA)	6.7	34.3	39.6	37.3	NR	1.66 U
Perfluoropentanoic acid	NS	46.2	95.4	34.3	NR	3.31 U
Perfluoropentansulfonic acid	NS	1.21 J	0.63 J	0.82 J	NR	1.66 U
Perfluorotetradecanoic acid	NS	3.75 U	1.7 U	1.92 U	NR	1.66 U
Perfluorotridecanoic acid	NS	3.75 U	1.7 U	1.92 U	NR	1.66 U
Perfluoroundecanoic acid	NS	3.75 U	1.7 U	1.92 U	NR	1.66 U

Table 14
Soil Vapor and Indoor Air Analytical Results of Volatile Organic Compounds
Remedial Investigation
1770 Jerome Avenue
Bronx, NY

AKRF Sample ID Laboratory Sample ID Date Sampled Unit Dilution Factor	SV-01_20240722	SV-01_20240722	SV-02_20240722	SV-02_20240722	SV-03_20240722	SV-03_20240722	SV-04_20240724	IA-01_20240724
	200-74531-1 7/22/2024 µg/m ³ 1	200-74531-1 7/22/2024 µg/m ³ 2	200-74531-2 7/22/2024 µg/m ³ 1	200-74531-2 7/22/2024 µg/m ³ 2	200-74531-3 7/22/2024 µg/m ³ 1	200-74531-3 7/22/2024 µg/m ³ 2	200-74531-5 7/24/2024 µg/m ³ 1	200-74531-9 7/24/2024 µg/m ³ 1
Compound	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,1,1-Trichloroethane	1.1 U	NR	1.1 U	NR	1.1 U	NR	0.41 J	1.1 U
1,1,2,2-Tetrachloroethane	1.4 U	NR	1.4 U	NR	1.4 U	NR	1.4 U	1.4 U
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	1.5 U	NR	1.5 U	NR	1.5 U	NR	1.5 U	1.5 U
1,1,2-Trichloroethane	1.1 U	NR	1.1 U	NR	1.1 U	NR	1.1 U	1.1 U
1,1-Dichloroethane	0.81 U	NR	0.81 U	NR	0.81 U	NR	0.81 U	0.81 U
1,1-Dichloroethene	0.2 U	NR	0.2 U	NR	0.2 U	NR	0.2 U	0.2 U
1,2,4-Trichlorobenzene	3.7 U	NR	3.7 U	NR	4.9	NR	3.7 U	3.7 U
1,2,4-Trimethylbenzene	4	NR	3.5	NR	7.3	NR	3.5	3.1
1,2-Dibromoethane (Ethylene Dibromide)	1.5 U	NR	1.5 U	NR	1.5 U	NR	1.5 U	1.5 U
1,2-Dichlorobenzene	1.2 U	NR	1.2 U	NR	1.6	NR	1.2 U	1.2 U
1,2-Dichloroethane	0.81 U	NR	0.81 U	NR	0.81 U	NR	0.81 U	0.81 U
1,2-Dichloropropane	0.92 U	NR	0.92 U	NR	0.92 U	NR	0.92 U	0.92 U
1,2-Dichlorotetrafluoroethane	1.4 U	NR	1.4 U	NR	12	NR	1.4 U	1.4 U
1,3,5-Trimethylbenzene (Mesitylene)	1	NR	0.97 J	NR	1.7	NR	0.44 J	0.63 J
1,3-Butadiene	0.44 U	NR	0.42 J	NR	0.27 J	NR	0.22 J	0.12 J
1,3-Dichlorobenzene	3	NR	3.6	NR	4.1	NR	1.2 U	1.2 U
1,4-Dichlorobenzene	1.2 U	NR	1.2 U	NR	2.7	NR	1.2 U	1.4
2,2,4-Trimethylpentane	1.3	NR	0.5 J	NR	1	NR	0.21 J	0.77 J
2-Chlorotoluene	1 U	NR	1 U	NR	1 U	NR	1 U	1 U
2-Hexanone	1.2 J	NR	1.7 J	NR	2.5	NR	1 J	1 J
4-Ethyltoluene	0.97 J	NR	0.78 J	NR	2.3	NR	0.44 J	0.49 J
Acetone	NR	120 D	NR	94 D	NR	180 D	23	55
Allyl Chloride (3-Chloropropene)	1.6 U	NR	1.6 U	NR	1.6 U	NR	1.6 U	1.6 U
Benzene	1.1	NR	1.4	NR	1	NR	1	0.82
Benzyl Chloride	1 U	NR	1 U	NR	0.66 J	NR	1 U	1 U
Bromodichloromethane	1.3 U	NR	1.3 U	NR	1.3 U	NR	1.3 U	1.3 U
Bromoform	2.1 U	NR	2.1 U	NR	2.1 U	NR	2.1 U	2.1 U
Bromomethane	0.78 U	NR	0.78 U	NR	0.78 U	NR	0.78 U	0.78 U
Butane	2.4	NR	8.2	NR	8.2	NR	9.4	NR
Carbon Disulfide	1.2 J	NR	1.5 J	NR	2.9	NR	21	2.3
Carbon Tetrachloride	0.24	NR	0.16 J	NR	0.3	NR	0.45	1.9
Chlorobenzene	0.92 U	NR	0.92 U	NR	0.63 J	NR	0.92 U	0.92 U
Chlorodifluoromethane	2.3	NR	3.9	NR	1.6 J	NR	5.8	2.6
Chloroethane	1.3 U	NR	1.3 U	NR	1.3 U	NR	1.3 U	1.3 U
Chloroform	1.3	NR	1.5	NR	1.7	NR	13	14
Chloromethane	0.64 J	NR	0.36 J	NR	1.9	NR	0.78 J	2.6
Cis-1,2-Dichloroethylene	0.2 U	NR	0.76	NR	0.2 U	NR	0.2 U	0.2 U
Cis-1,3-Dichloropropene	0.91 U	NR	0.91 U	NR	0.91 U	NR	0.91 U	0.91 U
Cyclohexane	0.36 J	NR	0.25 J	NR	1	NR	0.39 J	1.1
Cymene	1.1 U	NR	1.1 U	NR	3	NR	0.64 J	2
Dibromochloromethane	1.7 U	NR	1.7 U	NR	1.7 U	NR	1.7 U	1.7 U
Dichlorodifluoromethane	2.4 J	NR	2.2 J	NR	8.1	NR	4.1	2 J
Ethylbenzene	1.3	NR	1.4	NR	3.9	NR	1.1	3.2
Hexachlorobutadiene	2.1 U	NR	2.1 U	NR	7.7	NR	2.1 U	2.1 U
Isopropanol	9.4 J	NR	8 J	NR	9.4 J	NR	10 J	45
Isopropylbenzene (Cumene)	0.98 U	NR	0.37 J	NR	0.78 J	NR	0.98 U	0.98 U
M,P-Xylenes	4.2	NR	3.4	NR	6	NR	4.2	11
Methyl Ethyl Ketone (2-Butanone)	4.6	NR	5.6	NR	9.5	NR	3.3	4.9
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	2 U	NR	1.9 J	NR	0.6 J	NR	1 J	2 U
Methyl Methacrylate	2 U	NR	2 U	NR	2 U	NR	2 U	2 U
Methylene Chloride	1.7 U	NR	5.3	NR	0.81 J	NR	1.7	1.6 J
Naphthalene	2.1	NR	2 U	NR	3.8	NR	25	47
N-Butylbenzene	1.1 U	NR	1.1 U	NR	5.1	NR	1.1 U	1.1 U
N-Heptane	2.3	NR	3.9	NR	2	NR	1.6	1.3
N-Hexane	2.1	NR	7.7	NR	2.1	NR	5.8	1.1 J
N-Propylbenzene	0.69 J	NR	0.58 J	NR	1.7	NR	0.27 J	0.34 J
O-Xylene (1,2-Dimethylbenzene)	2	NR	1.7	NR	2.9	NR	1.7	3.9
Sec-Butylbenzene	1.1 U	NR	1.1 U	NR	0.85 J	NR	1.1 U	1.1 U
Styrene	0.41 J	NR	1	NR	2.9	NR	1.1	0.88
T-Butylbenzene	1.1 U	NR	1.1 U	NR	0.39 J	NR	1.1 U	1.1 U
Tert-Butyl Alcohol	51	NR	46	NR	70	NR	10 J	15 U
Tert-Butyl Methyl Ether	0.72 U	NR	0.72 U	NR	0.72 U	NR	0.72 U	0.72 U
Tetrachloroethylene (PCE)	19	NR	17	NR	9.3	NR	24	0.68 J
Tetrahydrofuran	15 U	NR	15 U	NR	15 U	NR	15 U	15 U
Toluene	2.8	NR	3	NR	3.8	NR	2.3	5.2
Trans-1,2-Dichloroethene	0.19 J	NR	0.13 J	NR	0.28 J	NR	1.4	1.9
Trans-1,3-Dichloropropene	0.91 U	NR	0.91 U	NR	0.91 U	NR	0.91 U	0.91 U
Trichloroethylene (TCE)	0.2 U	NR	1	NR	0.42	NR	0.2 U	0.2 U
Trichlorofluoromethane	1.1	NR	1.9	NR	13	NR	1.2	0.93 J
Vinyl Bromide	0.87 U	NR	0.87 U	NR	0.87 U	NR	0.87 U	0.87 U
Vinyl Chloride	0.2 U	NR	0.2 U	NR	0.2 U	NR	0.2 U	0.2 U
Xylenes, Total	6.2	NR	5.1	NR	8.9	NR	5.9	15

Table 14
Soil Vapor and Indoor Air Analytical Results of Volatile Organic Compounds
 Remedial Investigation
 1770 Jerome Avenue
 Bronx, NY

AKRF Sample ID Laboratory Sample ID Date Sampled Unit Dilution Factor	IA-01_20240724 200-74531-9 7/24/2024 µg/m ³ 4	SV-05_20240724 200-74531-6 7/24/2024 µg/m ³ 1	IA-02_20240724 200-74531-10 7/24/2024 µg/m ³ 1	IA-02_20240724 200-74531-10 7/24/2024 µg/m ³ 102	SV-06_20240724 200-74531-7 7/24/2024 µg/m ³ 1	SV-06_20240724 200-74531-7 7/24/2024 µg/m ³ 10	IA-03_20240724 200-74531-11 7/24/2024 µg/m ³ 1	SV-07_20240724 200-74531-8 7/24/2024 µg/m ³ 20
Compound	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,1,1-Trichloroethane	NR	0.35 J	1.1 U	1.1 U	NR	1.1 U	NR	22 U
1,1,2,2-Tetrachloroethane	NR	1.4 U	1.4 U	NR	1.4 U	NR	1.4 U	27 U
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	NR	1.5 U	1.5 U	NR	1.5 U	NR	0.42 J	31 U
1,1,2-Trichloroethane	NR	1.1 U	1.1 U	NR	1.1 U	NR	1.1 U	22 U
1,1-Dichloroethane	NR	0.81 U	0.81 U	NR	0.81 U	NR	0.81 U	16 U
1,1-Dichloroethene	NR	0.2 U	0.2 U	NR	0.2 U	NR	0.2 U	4 U
1,2,4-Trichlorobenzene	NR	3.7 U	3.7 U	NR	3.7 U	NR	3.7 U	74 U
1,2,4-Trimethylbenzene	NR	2.6	9	NR	3.7	NR	6.3	20 U
1,2-Dibromoethane (Ethylene Dibromide)	NR	1.5 U	1.5 U	NR	1.5 U	NR	1.5 U	31 U
1,2-Dichlorobenzene	NR	1.2 U	1.2 U	NR	1.2 U	NR	1.2 U	24 U
1,2-Dichloroethane	NR	0.81 U	0.81 U	NR	0.81 U	NR	0.81 U	16 U
1,2-Dichloropropane	NR	0.92 U	0.92 U	NR	0.92 U	NR	0.92 U	18 U
1,2-Dichlorotetrafluoroethane	NR	1.4 U	1.4 U	NR	1.4 U	NR	1.4 U	28 U
1,3,5-Trimethylbenzene (Mesitylene)	NR	0.45 J	2.3	NR	0.45 J	NR	1.8	20 U
1,3-Butadiene	NR	0.44 U	0.12 J	NR	0.44 U	NR	0.12 J	8.8 U
1,3-Dichlorobenzene	NR	1.2 U	1.2 U	NR	1.2 U	NR	1.2 U	24 U
1,4-Dichlorobenzene	NR	1.2 U	0.73 J	NR	1.2 U	NR	0.95 J	24 U
2,2,4-Trimethylpentane	NR	0.93 U	1	NR	0.22 J	NR	1.1	19 U
2-Chlorotoluene	NR	1 U	1 U	NR	1 U	NR	1 U	21 U
2-Hexanone	NR	0.66 J	2 U	NR	2 U	NR	2 U	41 U
4-Ethyltoluene	NR	0.5 J	1.8	NR	0.5 J	NR	1.4	20 U
Acetone	NR	23	NR	1,200 U	20	NR	41	240 U
Allyl Chloride (3-Chloropropene)	NR	1.6 U	1.6 U	NR	1.6 U	NR	1.6 U	31 U
Benzene	NR	6.1	1	NR	0.72	NR	0.92	5.7 J
Benzyl Chloride	NR	1 U	1 U	NR	1 U	NR	1 U	21 U
Bromodichloromethane	NR	1.3 U	1.3 U	NR	1.3 U	NR	1.3 U	27 U
Bromoform	NR	2.1 U	2.1 U	NR	2.1 U	NR	2.1 U	41 U
Bromomethane	NR	0.78 U	0.78 U	NR	0.78 U	NR	0.78 U	16 U
Butane	180 D	2	29	NR	0.98 J	NR	6	24 U
Carbon Disulfide	NR	6.4	8	NR	3.3	NR	0.44 J	31 U
Carbon Tetrachloride	NR	0.22 U	1.1	NR	0.22 U	NR	0.37	4.4 U
Chlorobenzene	NR	0.92 U	0.92 U	NR	0.92 U	NR	0.92 U	18 U
Chlorodifluoromethane	NR	3.3	2.8	NR	1.8 U	NR	3.3	35 U
Chloroethane	NR	1.3 U	1.3 U	NR	1.3 U	NR	1.3 U	26 U
Chloroform	NR	70	2.7	NR	25	NR	3.2	65
Chloromethane	NR	1 U	2	NR	1 U	NR	1.4	21 U
Cis-1,2-Dichloroethylene	NR	0.29	0.2 U	NR	13	NR	0.2 U	210
Cis-1,3-Dichloropropene	NR	0.91 U	0.91 U	NR	0.91 U	NR	0.91 U	18 U
Cyclohexane	NR	0.58 J	2.1	NR	0.33 J	NR	0.43 J	14 U
Cymene	NR	1.1 U	2.6	NR	1.1 U	NR	1.2	22 U
Dibromochloromethane	NR	1.7 U	1.7 U	NR	1.7 U	NR	1.7 U	34 U
Dichlorodifluoromethane	NR	2.4 J	2 J	NR	2.9	NR	2.1 J	49 U
Ethylbenzene	NR	0.71 J	1.1	NR	1	NR	1	17 U
Hexachlorobutadiene	NR	2.1 U	2.1 U	NR	2.1 U	NR	2.1 U	43 U
Isopropanol	NR	7.4 J	NR	6,000 D	12 U	NR	27	250 U
Isopropylbenzene (Cumene)	NR	0.98 U	1	NR	0.98 U	NR	0.61 J	20 U
M,P-Xylenes	NR	3	4.1	NR	3.9	NR	3.7	43 U
Methyl Ethyl Ketone (2-Butanone)	NR	2.9	7	NR	1.8	NR	7.9	29 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NR	2 U	0.68 J	NR	2 U	NR	2 U	41 U
Methyl Methacrylate	NR	2 U	2 U	NR	2 U	NR	2 U	41 U
Methylene Chloride	NR	1.7 U	3.1	NR	0.65 J	NR	1.4 J	35 U
Naphthalene	NR	2 U	5.9	NR	2 U	NR	2.1	40 U
N-Butylbenzene	NR	1.1 U	1.1 U	NR	1.1 U	NR	1.1 U	22 U
N-Heptane	NR	1.1	1.7	NR	0.72 J	NR	1.6	16 U
N-Hexane	NR	1.7 J	2.1	NR	5.3	NR	1.1 J	35 U
N-Propylbenzene	NR	0.3 J	1.3	NR	0.31 J	NR	0.99	20 U
O-Xylene (1,2-Dimethylbenzene)	NR	1.1	1.7	NR	1.7	NR	1.5	17 U
Sec-Butylbenzene	NR	1.1 U	0.25 J	NR	1.1 U	NR	1.1 U	22 U
Styrene	NR	0.64 J	2.7	NR	1.3	NR	2.1	17 U
T-Butylbenzene	NR	1.1 U	1.1 U	NR	1.1 U	NR	1.1 U	22 U
Tert-Butyl Alcohol	NR	17	15 U	NR	14 J	NR	15 U	300 U
Tert-Butyl Methyl Ether	NR	0.72 U	0.72 U	NR	0.19 J	NR	0.72 U	14 U
Tetrachloroethylene (PCE)	NR	160	0.76 J	NR	NR	990 D	3.8	NR
Tetrahydrofuran	NR	15 U	15 U	NR	15 U	NR	15 U	290 U
Toluene	NR	6.8	4.7	NR	2	NR	3.8	15 U
Trans-1,2-Dichloroethene	NR	3.2	36	NR	1.1	NR	0.75 J	4.9 J
Trans-1,3-Dichloropropene	NR	0.91 U	0.91 U	NR	0.91 U	NR	0.91 U	18 U
Trichloroethylene (TCE)	NR	2.2	0.2 U	NR	44	NR	0.2 U	530
Trichlorofluoromethane	NR	1.2	0.87 J	NR	1 J	NR	0.96 J	22 U
Vinyl Bromide	NR	0.87 U	0.87 U	NR	0.87 U	NR	0.87 U	17 U
Vinyl Chloride	NR	0.2 U	0.2 U	NR	0.2 U	NR	0.2 U	4 U
Xylenes, Total	NR	4.1	5.8	NR	5.6	NR	5.2	61 U

Table 14
Soil Vapor and Indoor Air Analytical Results of Volatile Organic Compounds
Remedial Investigation
1770 Jerome Avenue
Bronx, NY

AKRF Sample ID Laboratory Sample ID Date Sampled Unit Dilution Factor	SV-07_20240724 200-74531-8 7/24/2024 µg/m ³ 50.5	IA-04_20240724 200-74531-12 7/24/2024 µg/m ³ 1	IA-04_20240724 200-74531-12 7/24/2024 µg/m ³ 2.5	AA-01_20240722 200-74531-4 7/22/2024 µg/m ³ 1
Compound	CONC Q	CONC Q	CONC Q	CONC Q
1,1,1-Trichloroethane	NR	1.1 U	NR	1.1 U
1,1,2,2-Tetrachloroethane	NR	1.4 U	NR	1.4 U
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	NR	1.5 U	NR	1.5 U
1,1,2-Trichloroethane	NR	1.1 U	NR	1.1 U
1,1-Dichloroethane	NR	0.81 U	NR	0.81 U
1,1-Dichloroethene	NR	0.2 U	NR	0.2 U
1,2,4-Trichlorobenzene	NR	3.7 U	NR	3.7 U
1,2,4-Trimethylbenzene	NR	8.2	NR	1.1
1,2-Dibromoethane (Ethylene Dibromide)	NR	1.5 U	NR	1.5 U
1,2-Dichlorobenzene	NR	1.2 U	NR	1.2 U
1,2-Dichloroethane	NR	1.3	NR	0.81 U
1,2-Dichloropropane	NR	0.92 U	NR	0.92 U
1,2-Dichlorotetrafluoroethane	NR	1.4 U	NR	1.4 U
1,3,5-Trimethylbenzene (Mesitylene)	NR	2.1	NR	0.98 U
1,3-Butadiene	NR	0.11 J	NR	0.44 U
1,3-Dichlorobenzene	NR	1.2 U	NR	1.2 U
1,4-Dichlorobenzene	NR	1.1 J	NR	1.2 U
2,2,4-Trimethylpentane	NR	6.2	NR	2.5
2-Chlorotoluene	NR	1 U	NR	1 U
2-Hexanone	NR	0.67 J	NR	2 U
4-Ethyltoluene	NR	1.7	NR	0.98 U
Acetone	NR	NR	95 D	14
Allyl Chloride (3-Chloropropene)	NR	1.6 U	NR	1.6 U
Benzene	NR	2.5	NR	1.1
Benzyl Chloride	NR	1 U	NR	1 U
Bromodichloromethane	NR	1.3 U	NR	1.3 U
Bromoform	NR	2.1 U	NR	2.1 U
Bromomethane	NR	0.78 U	NR	0.78 U
Butane	NR	6.1	NR	2.4
Carbon Disulfide	NR	4.5	NR	1.6 U
Carbon Tetrachloride	NR	0.33	NR	0.3
Chlorobenzene	NR	0.92 U	NR	0.92 U
Chlorodifluoromethane	NR	2.9	NR	1.3 J
Chloroethane	NR	1.3 U	NR	1.3 U
Chloroform	NR	2.4	NR	0.98 U
Chloromethane	NR	1.7	NR	1.3
Cis-1,2-Dichloroethylene	NR	0.2 U	NR	0.2 U
Cis-1,3-Dichloropropene	NR	0.91 U	NR	0.91 U
Cyclohexane	NR	2.2	NR	0.33 J
Cymene	NR	14	NR	1.1 U
Dibromochloromethane	NR	1.7 U	NR	1.7 U
Dichlorodifluoromethane	NR	2 J	NR	2.1 J
Ethylbenzene	NR	1.9	NR	0.95
Hexachlorobutadiene	NR	2.1 U	NR	2.1 U
Isopropanol	NR	NR	140 D	12 U
Isopropylbenzene (Cumene)	NR	0.98 U	NR	0.98 U
M,P-Xylenes	NR	7.2	NR	3.4
Methyl Ethyl Ketone (2-Butanone)	NR	7	NR	1.5 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NR	0.72 J	NR	2 U
Methyl Methacrylate	NR	2 U	NR	2 U
Methylene Chloride	NR	1.3 J	NR	1.9
Naphthalene	NR	2.3	NR	2 U
N-Butylbenzene	NR	1.1 U	NR	1.1 U
N-Heptane	NR	4.9	NR	0.95
N-Hexane	NR	6.4	NR	1.7 J
N-Propylbenzene	NR	1.2	NR	0.98 U
O-Xylene (1,2-Dimethylbenzene)	NR	2.3	NR	1.2
Sec-Butylbenzene	NR	1.1 U	NR	1.1 U
Styrene	NR	2.9	NR	0.3 J
T-Butylbenzene	NR	1.1 U	NR	1.1 U
Tert-Butyl Alcohol	NR	15 U	NR	15 U
Tert-Butyl Methyl Ether	NR	0.72 U	NR	0.72 U
Tetrachloroethylene (PCE)	10,000 D	3.4	NR	0.25 J
Tetrahydrofuran	NR	15 U	NR	15 U
Toluene	NR	15	NR	3.2
Trans-1,2-Dichloroethene	NR	0.97	NR	0.79 U
Trans-1,3-Dichloropropene	NR	0.91 U	NR	0.91 U
Trichloroethylene (TCE)	NR	0.2 U	NR	0.2 U
Trichlorofluoromethane	NR	0.94 J	NR	0.99 J
Vinyl Bromide	NR	0.87 U	NR	0.87 U
Vinyl Chloride	NR	0.2 U	NR	0.2 U
Xylenes, Total	NR	9.5	NR	4.6

Table 15
Soil Vapor and Indoor Air Analytical Data NYSDOH VI Decision Matrix Interpretation
Remedial Investigation
1770 Jerome Avenue
Bronx, NY

Sample Identification	Matrix	Analyte	Soil Vapor Concentration (µg/m³)	Indoor Air Concentration (µg/m³)	NYSDOH Soil Vapor/Indoor Air Matrix Recommendation
SV-04_20240724/ IA-01_20240724	Matrix A	1,1-Dichloroethene	0.2 U	0.2 U	NFA
	Matrix A	Carbon Tetrachloride	0.45	1.9	IDENTIFY SOURCE(S) and RESAMPLE or MITIGATE
	Matrix A	Cis-1,2-Dichloroethylene	0.2 U	0.2 U	NFA
	Matrix A	Trichloroethylene (TCE)	0.2 U	0.2 U	NFA
	Matrix B	1,1,1-Trichloroethane	0.41 J	1.1 U	NFA
	Matrix B	Methylene Chloride	1.7	1.6 J	NFA
	Matrix B	Tetrachloroethylene (PCE)	24	0.68 J	NFA
	Matrix C	Vinyl Chloride	0.2 U	0.2 U	NFA
	Matrix D	1,2,4-Trimethylbenzene	3.5	3.1	NFA
	Matrix D	1,3,5-Trimethylbenzene (Mesitylene)	0.44 J	0.63 J	NFA
	Matrix D	2,2,4-Trimethylpentane	0.21 J	0.77 J	NFA
	Matrix D	Benzene	1	0.82	NFA
	Matrix D	Cyclohexane	0.39 J	1.1	NFA
	Matrix D	Ethylbenzene	1.1	3.2	NFA
	Matrix D	Naphthalene	25	47	IDENTIFY SOURCE(S) and RESAMPLE or MITIGATE
	Matrix D	O-Xylene (1,2-Dimethylbenzene)	1.7	3.9	NFA
	Matrix E	M,P-Xylenes	4.2	11	NFA
	Matrix E	N-Heptane	1.6	1.3	NFA
Matrix E	N-Hexane	5.8	1.1 J	NFA	
Matrix F	Toluene	2.3	5.2	NFA	
SV-05_20240724/ IA-02_20240724	Matrix A	1,1-Dichloroethene	0.2 U	0.2 U	NFA
	Matrix A	Carbon Tetrachloride	0.22 U	1.1	IDENTIFY SOURCE(S) and RESAMPLE or MITIGATE
	Matrix A	Cis-1,2-Dichloroethylene	0.29	0.2 U	NFA
	Matrix A	Trichloroethylene (TCE)	2.2	0.2 U	NFA
	Matrix B	1,1,1-Trichloroethane	0.35 J	1.1 U	NFA
	Matrix B	Methylene Chloride	1.7 U	3.1	NFA
	Matrix B	Tetrachloroethylene (PCE)	160	0.76 J	NFA
	Matrix C	Vinyl Chloride	0.2 U	0.2 U	NFA
	Matrix D	1,2,4-Trimethylbenzene	2.6	9	NFA
	Matrix D	1,3,5-Trimethylbenzene (Mesitylene)	0.45 J	2.3	NFA
	Matrix D	2,2,4-Trimethylpentane	0.93 U	1	NFA
	Matrix D	Benzene	6.1	1	NFA
	Matrix D	Cyclohexane	0.58 J	2.1	NFA
	Matrix D	Ethylbenzene	0.71 J	1.1	NFA
	Matrix D	Naphthalene	2 U	5.9	NFA
	Matrix D	O-Xylene (1,2-Dimethylbenzene)	1.1	1.7	NFA
	Matrix E	M,P-Xylenes	3	4.1	NFA
	Matrix E	N-Heptane	1.1	1.7	NFA
Matrix E	N-Hexane	1.7 J	2.1	NFA	
Matrix F	Toluene	6.8	4.7	NFA	
SV-06_20240724/ IA-03_20240724	Matrix A	1,1-Dichloroethene	0.2 U	0.2 U	NFA
	Matrix A	Carbon Tetrachloride	0.22 U	0.37	NFA
	Matrix A	Cis-1,2-Dichloroethylene	13	0.2 U	NFA
	Matrix A	Trichloroethylene (TCE)	44	0.2 U	NFA
	Matrix B	1,1,1-Trichloroethane	1.1	1.1 U	NFA
	Matrix B	Methylene Chloride	0.65 J	1.4 J	NFA
	Matrix B	Tetrachloroethylene (PCE)	990 D	3.8	MONITOR
	Matrix C	Vinyl Chloride	0.2 U	0.2 U	NFA
	Matrix D	1,2,4-Trimethylbenzene	3.7	6.3	NFA
	Matrix D	1,3,5-Trimethylbenzene (Mesitylene)	0.45 J	1.8	NFA
	Matrix D	2,2,4-Trimethylpentane	0.22 J	1.1	NFA
	Matrix D	Benzene	0.72	0.92	NFA
	Matrix D	Cyclohexane	0.33 J	0.43 J	NFA
	Matrix D	Ethylbenzene	1	1	NFA
	Matrix D	Naphthalene	2 U	2.1	NFA
	Matrix D	O-Xylene (1,2-Dimethylbenzene)	1.7	1.5	NFA
	Matrix E	M,P-Xylenes	3.9	3.7	NFA
	Matrix E	N-Heptane	0.72 J	1.6	NFA
Matrix E	N-Hexane	5.3	1.1 J	NFA	
Matrix F	Toluene	2	3.8	NFA	
SV-07_20240724/ IA-04_20240724	Matrix A	1,1-Dichloroethene	4 U	0.2 U	NFA
	Matrix A	Carbon Tetrachloride	4.4 U	0.33	NFA
	Matrix A	Cis-1,2-Dichloroethylene	210	0.2 U	MITIGATE
	Matrix A	Trichloroethylene (TCE)	530	0.2 U	MITIGATE
	Matrix B	1,1,1-Trichloroethane	22 U	1.1 U	NFA
	Matrix B	Methylene Chloride	35 U	1.3 J	NFA
	Matrix B	Tetrachloroethylene (PCE)	10,000 D	3.4	MITIGATE
	Matrix C	Vinyl Chloride	4 U	0.2 U	NFA
	Matrix D	1,2,4-Trimethylbenzene	20 U	8.2	NFA
	Matrix D	1,3,5-Trimethylbenzene (Mesitylene)	20 U	2.1	NFA
	Matrix D	2,2,4-Trimethylpentane	19 U	6.2	NFA
	Matrix D	Benzene	5.7 J	2.5	NFA
	Matrix D	Cyclohexane	14 U	2.2	NFA
	Matrix D	Ethylbenzene	17 U	1.9	NFA
	Matrix D	Naphthalene	40 U	2.3	NFA
	Matrix D	O-Xylene (1,2-Dimethylbenzene)	17 U	2.3	NFA
	Matrix E	M,P-Xylenes	43 U	7.2	NFA
	Matrix E	N-Heptane	16 U	4.9	NFA
Matrix E	N-Hexane	35 U	6.4	NFA	
Matrix F	Toluene	15 U	15	NFA	

Tables 1-15
Notes
Remedial Investigation
1770 Jerome Avenue
Bronx, NY

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
- NFA** : No further action.
- NR** : Not reported.
- NS** : No standard.
- 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
- ng/L** : nanograms per liter
- µg/kg** : micrograms per kilogram
- µg/L** : micrograms per liter
- µg/m³** : 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 underline.**

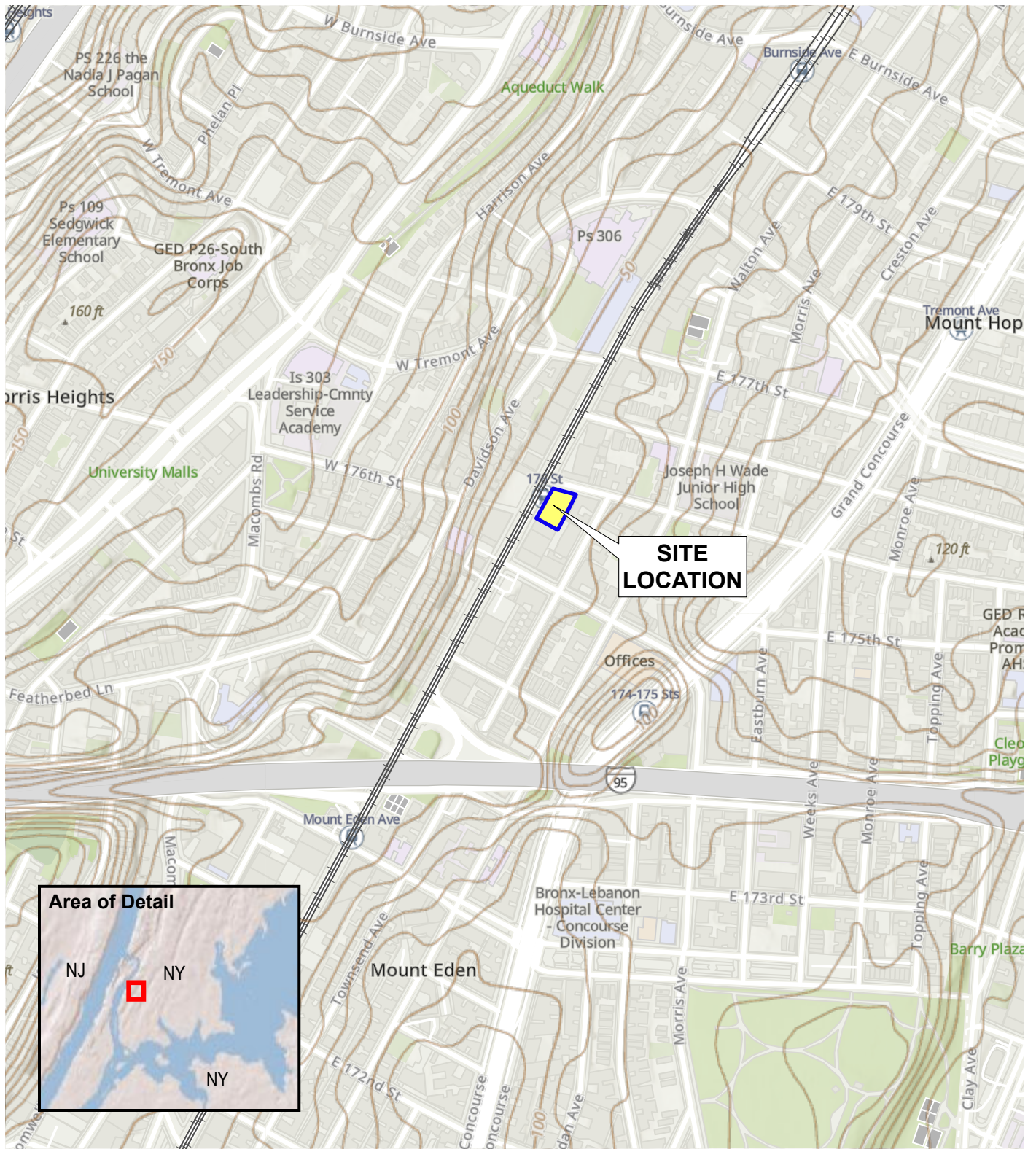
- NYSDEC Part 375 PFAS Guidance Values** : New York State Department of Environmental Conservation (NYSDEC) Sampling, Analysis and Assessment Of Per- and Polyfluoroalkyl Substances (PFAS) Under NYSDCE's Part 375 Remedial Programs Issued April 2023.

- Exceedances of NYSDCE PFAS Unrestricted Use Guidance Values (UUGVs) are highlighted in bold font.**
- Exceedances of NYSDCE PFAS Restricted Residential Guidance Values (RRGVs) are highlighted in gray shading.**

- 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 NYSDCE Class GA AWQSGVs are highlighted in bold font.

- NYSDOH Soil Vapor Intrusion Matrices** : New York State Department of Health (NYSDOH) May 2017 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 update, and February 2024 Matrices D, E, and F for benzene, ethylbenzene, naphthalene, cyclohexane, isooctane (2,2,4-trimethylpentane), 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, o-xylene, m/p-xylenes, heptane, hexane, and toluene. When comparing the sub-slab soil vapor to indoor air for analytes with applicable decision matrices, the applicable recommendation is shown.



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



AKRF O:\Projects\240285 - BP 1770 JEROME\ISAR\240285 BCP App Figures.aprx\7/3/2024 10:56 AM\240285 Fig 1 Site Location\szalus

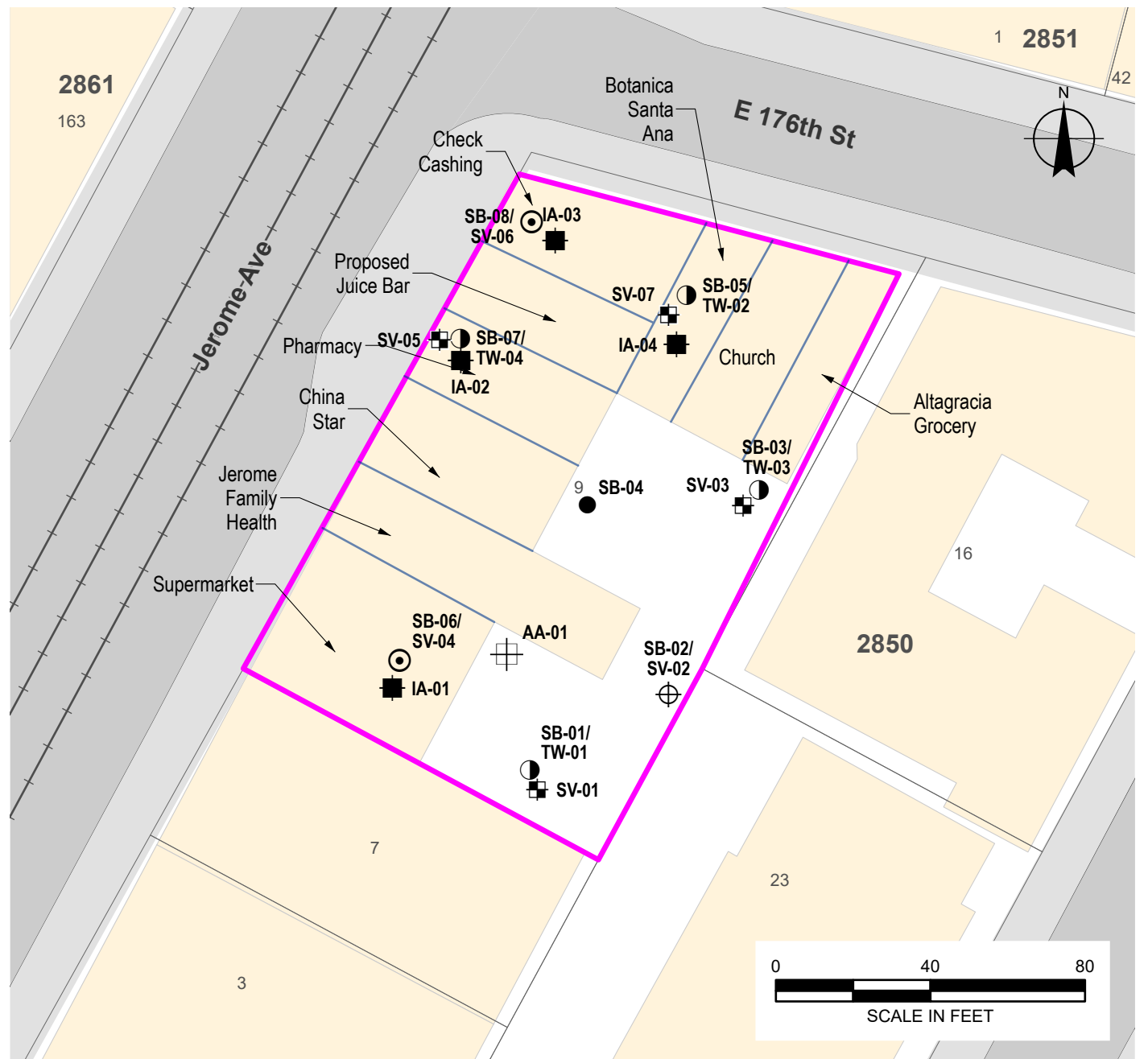
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1770 Jerome Avenue
Bronx, NY

SITE LOCATION

DATE	11/4/2024
PROJECT NO.	241375
FIGURE	1

AKRF O:\Projects\240285 - BP 1770 JEROME\ISAR\240285 BCP App Figures.aprx8/7/2024 2:47 PM\240285 Fig 2 Sample Locations\szaltus



LEGEND

- PROJECT SITE BOUNDARY
- 9 LOT BOUNDARY AND TAX LOT NUMBER
- 2850** BLOCK NUMBER
- ELEVATED MTA TRACKS
- APPROXIMATE INTERIOR BUILDING LINES

LEGEND

- SOIL BORING
- SOIL BORING/SUBSLAB
- SOIL BORING/TEMPORARY WELL
- + SOIL BORING/SOIL VAPOR POINT
- + SOIL VAPOR POINT
- INDOOR AIR SAMPLE LOCATION
- + AMBIENT AIR LOCATION

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

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Bronx, NY

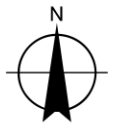
SITE PLAN AND SAMPLE LOCATIONS

DATE	11/4/2024
PROJECT NO.	241375
FIGURE	2

AKRF O:\Projects\241375 - BRONX PRO. 1770 JEROME NYSDEC BCP\SAR\241375.bcp.app.Figures.aprx11/26/2024 10:49 AM\241375 Fig 3 Tax Map & Surrounding Property\szslus



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



LEGEND

- BCP PROJECT SITE BOUNDARY
- 9 LOT BOUNDARY AND TAX LOT NUMBER
- 2850** BLOCK NUMBER
- ADJACENT PROPERTY

Adjacent Property Owners		
Block	Lot	OwnerName
2850	7	Acmh Jerome Avenue Housing Development Fund Corp.
2861	74	1749 Equities Inc
2861	161	P. Alvarez Associates Corp.
2850	16	New Townsend Realty Housing Devel. Fund Co., Inc.
2850	23	Bsp Gigi Llc.
2851	1	Jkny Management
2861	157	Nyc Transit Authority
2861	163	Jerome Housing Development Fund Corporation

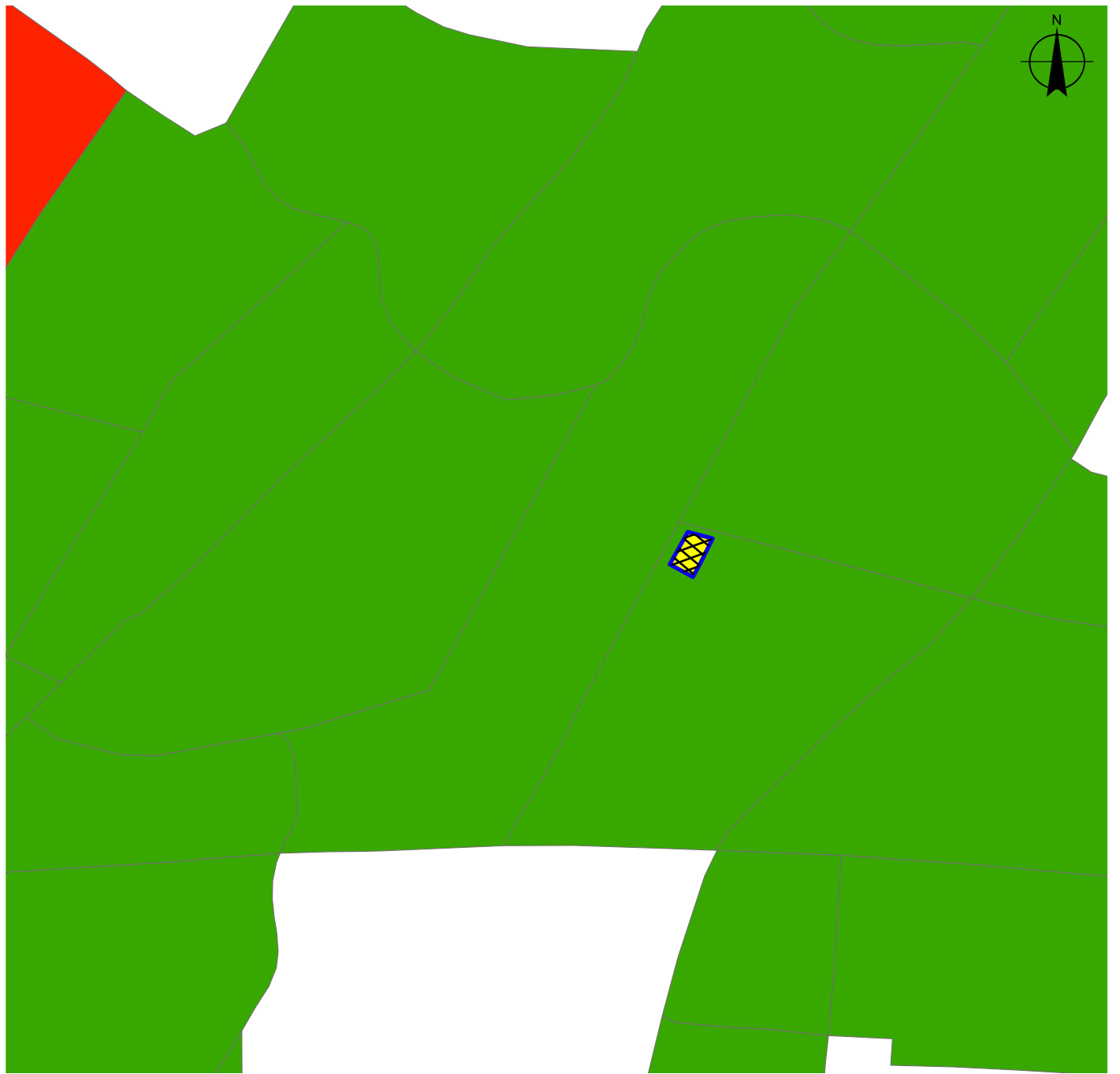


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1770 Jerome Avenue
Bronx, NY

TAX MAP & SURROUNDING PROPERTY

DATE 11/26/2024
PROJECT NO. 241375
FIGURE 3



Service Layer Credits: ESRI World Street Map 2021

LEGEND



BCP PROJECT SITE BOUNDARY



CRITERIA AB - INDICATOR THAT THE CENSUS TRACT MEETS BOTH CRITERIA A AND B.



CRITERIA A - INDICATOR FOR CENSUS TRACT HAVING A "POVERTY RATE OF AT LEAST 20% AND UNEMPLOYMENT RATE OF AT LEAST 125% THE STATEWIDE UNEMPLOYMENT RATE.

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Bronx, NY

EN-ZONE BOUNDARY MAP

DATE

11/4/2024

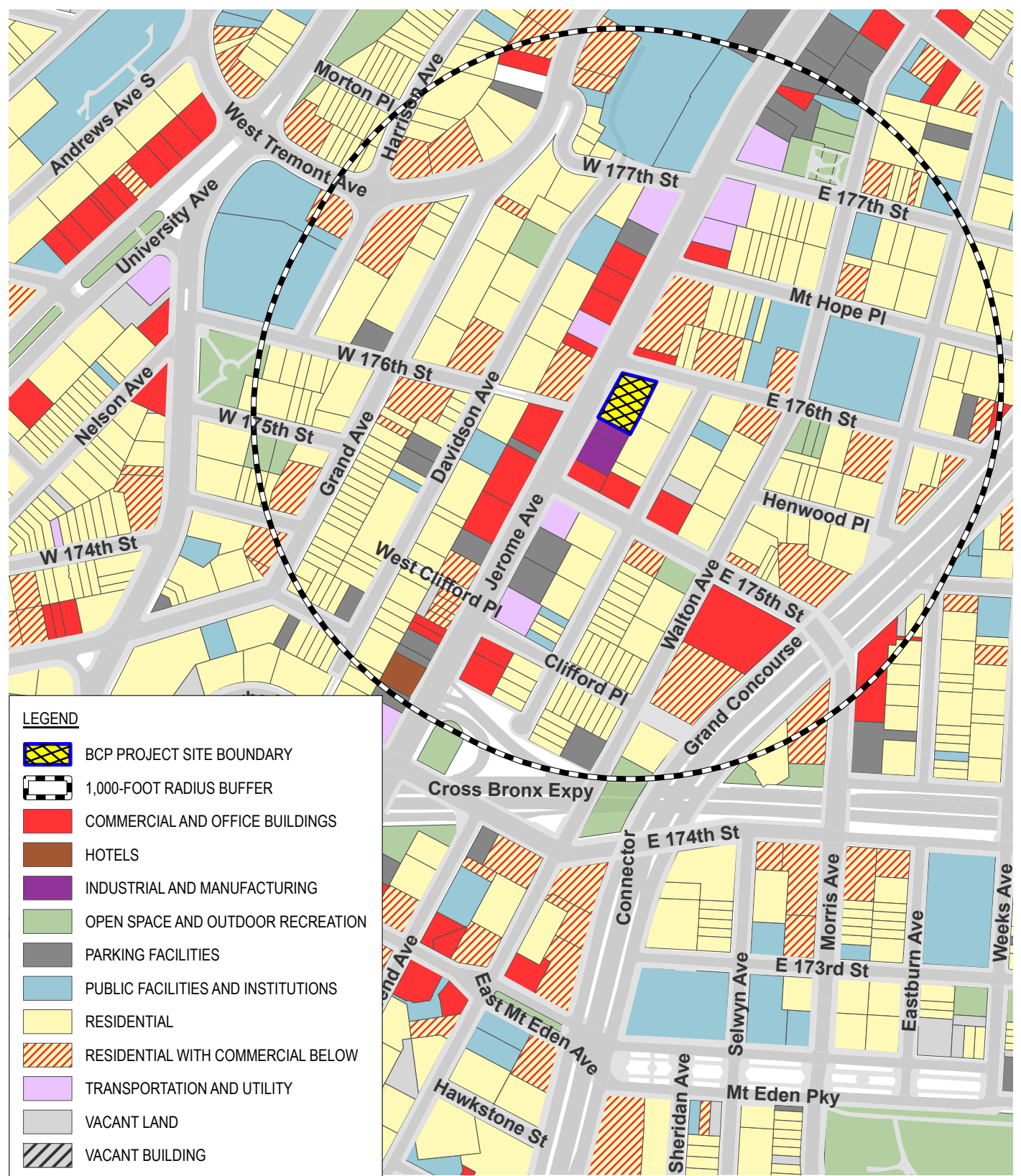
PROJECT NO.

241375















FIGURE

4

AKRF O:\Projects\240285 - BP_1770 JEROME\ISAR\240285 BCP App Figures.aprx 1/26/2022 9:52 AM\240285 Fig 4 Surrounding Land Use\status



LEGEND

-  BCP PROJECT SITE BOUNDARY
-  1,000-FOOT RADIUS BUFFER
-  COMMERCIAL AND OFFICE BUILDINGS
-  HOTELS
-  INDUSTRIAL AND MANUFACTURING
-  OPEN SPACE AND OUTDOOR RECREATION
-  PARKING FACILITIES
-  PUBLIC FACILITIES AND INSTITUTIONS
-  RESIDENTIAL
-  RESIDENTIAL WITH COMMERCIAL BELOW
-  TRANSPORTATION AND UTILITY
-  VACANT LAND
-  VACANT BUILDING
-  UNDER CONSTRUCTION

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

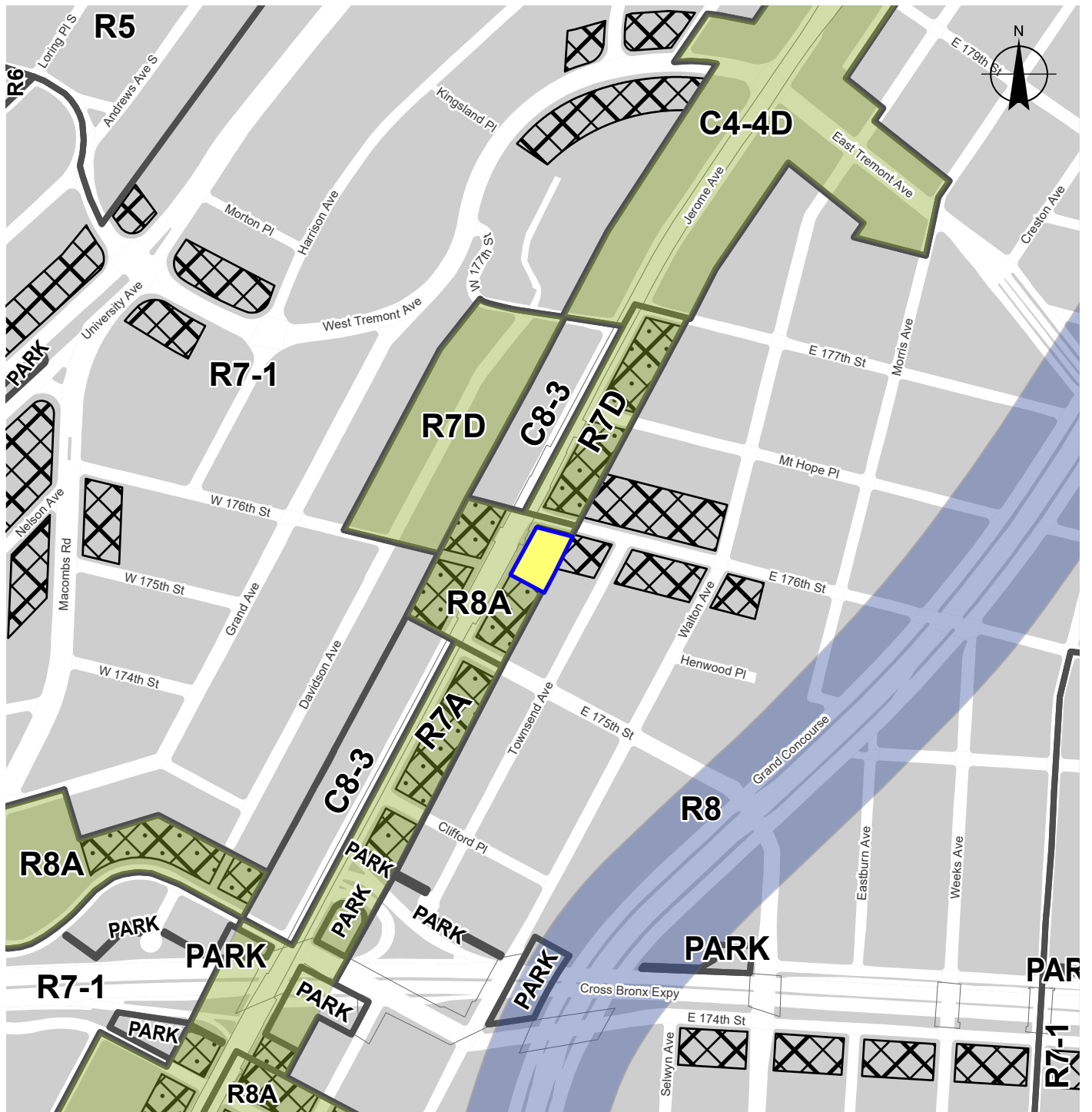


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

SURROUNDING LAND USE

DATE	11/4/2024
PROJECT NO.	241375
FIGURE	5



LEGEND

-  ZONING DISTRICT BOUNDARY
-  C1-4
-  C2-4

-  SPECIAL GRAND CONCOURSE PRESERVATION DISTRICT
-  SPECIAL JEROME CORRIDOR DISTRICT
-  BCP PROJECT SITE BOUNDARY



AKRF O:\Projects\240285 - BP 1770 JEROME\ISAR\240285 BCP App Figures.aprx2/18/2022 5:31 PM\240385 Fig 5 Zoning Map\status

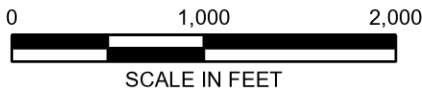
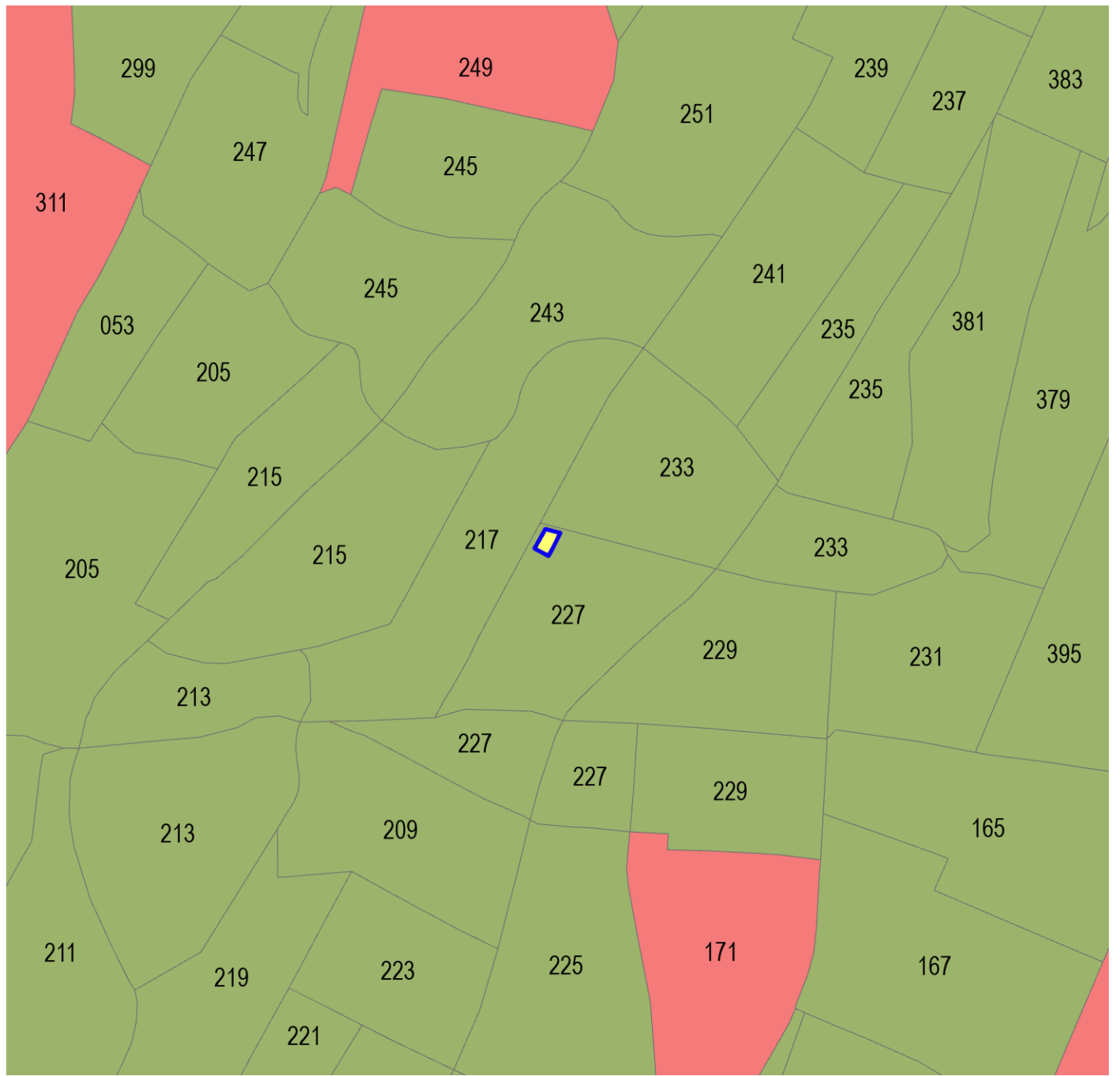
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Bronx, NY

ZONING MAP




DATE	11/4/2024
PROJECT NO.	241375
FIGURE	6

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Map Source:
 NYSDEC DAC
<https://climate.ny.gov/Our-Climate-Act/Disadvantaged-Communities-Criteria/Disadvantaged-Communities-Map>

LEGEND

-  BCP PROJECT SITE BOUNDARY
-  DESIGNATED AS A DRAFT DAC (DISADVANTAGED COMMUNITIES MAP)
-  NOT DESIGNATED AS A DRAFT DAC (DISADVANTAGED COMMUNITIES MAP)
- 227 CENSUS TRACT NUMBER



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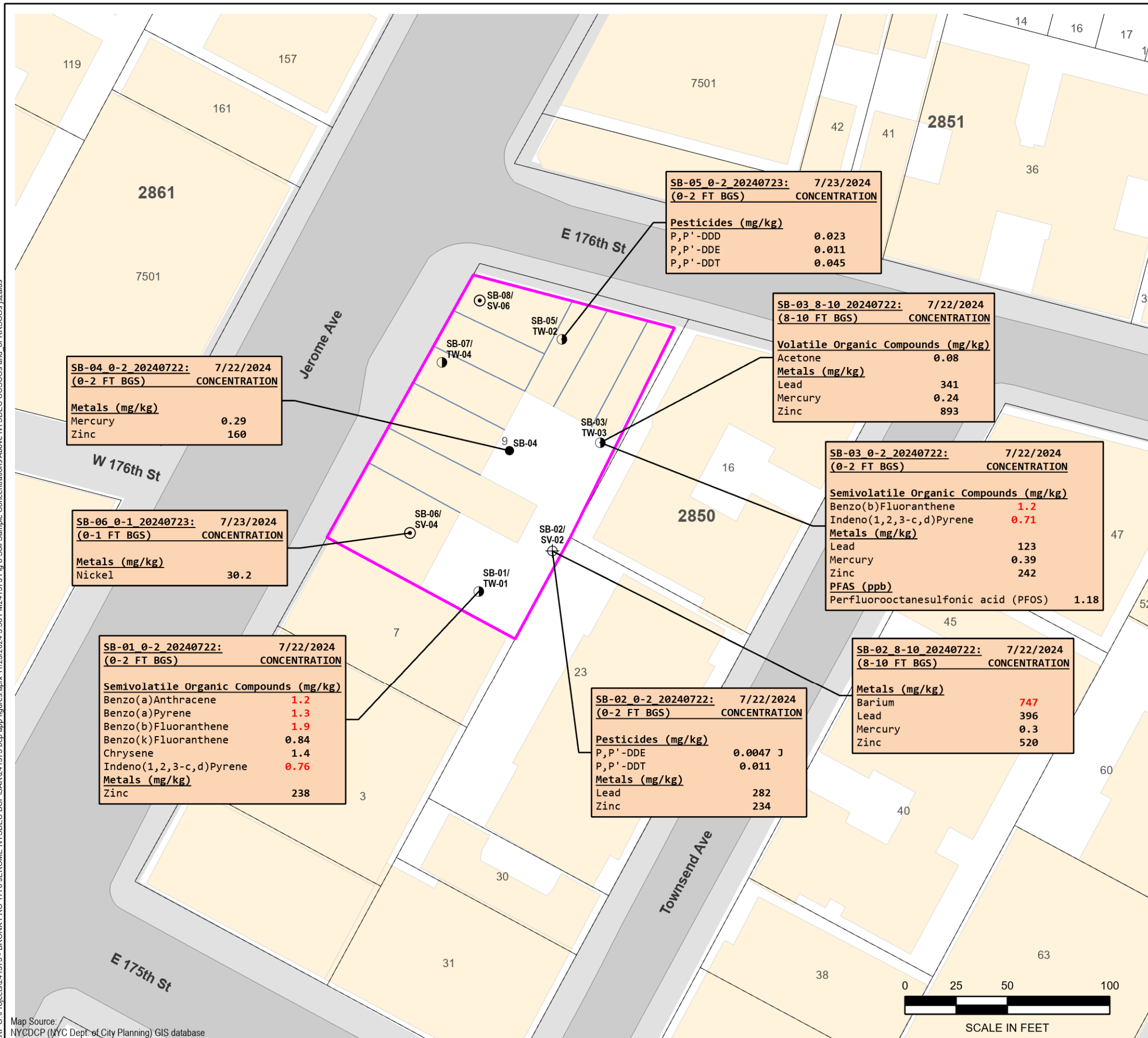
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 Bronx, NY

DISADVANTAGED COMMUNITY MAP

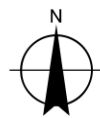
DATE	11/25/2024
PROJECT NO.	241375
FIGURE	7

AKRF O:\Projects\241375 - BRONX PRO 1770 JEROME NYSDEC BCP\ISAR\241375 bcp app figures.aprx 11/25/2024 3:58 PM\241375 Fig 8 Soil Sample Concentrations Above NYSDEC UUSCOs and/or RRSCOs iszallus



LEGEND

- PROJECT SITE BOUNDARY
- 20 LOT BOUNDARY AND TAX LOT NUMBER
- 2850** BLOCK NUMBER
- BUILDING
- SOIL BORING
- SOIL BORING/SUBSLAB
- SOIL BORING/TEMPORARY WELL
- SOIL BORING/SOIL VAPOR POINT
- APPROXIMATE INTERIOR BUILDING LINES



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.

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

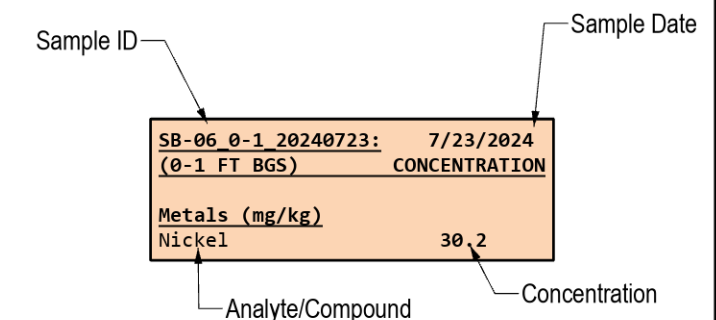
ug/kg: micrograms per kilogram = parts per billion (ppb)

Only exceedances are shown on this figure

NOTE:

The presented data has not been validated.

	PART 375 RESTRICTED RESIDENTIAL	PART 375 UNRESTRICTED	RESTRICTED RESIDENTIAL GUIDANCE VALUE	UNRESTRICTED GUIDANCE VALUE
	mg/kg	mg/kg	ug/kg	ug/kg
Volatile Organic Compounds				
Acetone	100	0.05	NS	NS
Semivolatile Organic Compounds				
Benzo(a)Anthracene	1	1	NS	NS
Benzo(a)Pyrene	1	1	NS	NS
Benzo(b)Fluoranthene	1	1	NS	NS
Benzo(k)Fluoranthene	3.9	0.8	NS	NS
Chrysene	3.9	1	NS	NS
Indeno(1,2,3-c,d)Pyrene	0.5	0.5	NS	NS
Metals				
Barium	400	350	NS	NS
Lead	400	63	NS	NS
Mercury	0.81	0.18	NS	NS
Nickel	310	30	NS	NS
Zinc	10,000	109	NS	NS
Pesticides				
P,P'-DDD	13	0.0033	NS	NS
P,P'-DDE	8.9	0.0033	NS	NS
P,P'-DDT	7.9	0.0033	NS	NS
PFAS				
Perfluorooctanesulfonic acid (PFOS)	NS	NS	44	0.88



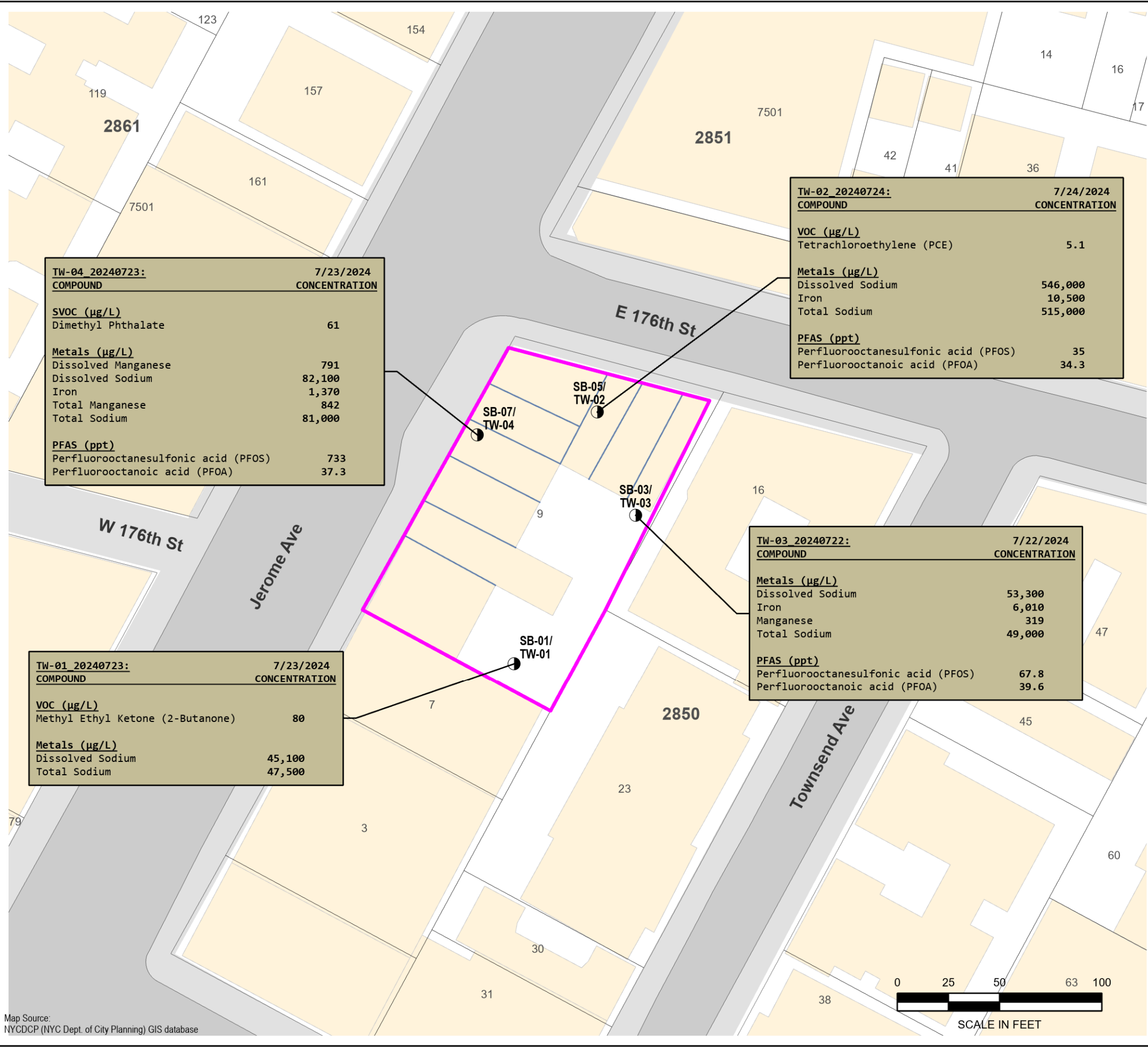
1770 Jerome Avenue
Bronx, NY

Soil Sample Concentrations Above NYSDEC UUSCOs and/or RRSCOs
or NYSDEC Guidance Values for PFAS



DATE	11/25/2024
PROJECT NO.	241375
FIGURE	8

AKRF O:\Projects\241375 - BRONX PRO 1770 JEROME NYSDEC BCP\ISAR\241375 bcp app figures.aprx 11/25/2024 3:59 PM\241375 Fig 9 Groundwater Sample Concentrations Above NYSDEC AWQSGVs and/or PFAS iszallus



TW-04_20240723: 7/23/2024	
COMPOUND	CONCENTRATION
SVOC (µg/L)	
Dimethyl Phthalate	61
Metals (µg/L)	
Dissolved Manganese	791
Dissolved Sodium	82,100
Iron	1,370
Total Manganese	842
Total Sodium	81,000
PFAS (ppt)	
Perfluorooctanesulfonic acid (PFOS)	733
Perfluorooctanoic acid (PFOA)	37.3

TW-02_20240724: 7/24/2024	
COMPOUND	CONCENTRATION
VOC (µg/L)	
Tetrachloroethylene (PCE)	5.1
Metals (µg/L)	
Dissolved Sodium	546,000
Iron	10,500
Total Sodium	515,000
PFAS (ppt)	
Perfluorooctanesulfonic acid (PFOS)	35
Perfluorooctanoic acid (PFOA)	34.3

TW-03_20240722: 7/22/2024	
COMPOUND	CONCENTRATION
Metals (µg/L)	
Dissolved Sodium	53,300
Iron	6,010
Manganese	319
Total Sodium	49,000
PFAS (ppt)	
Perfluorooctanesulfonic acid (PFOS)	67.8
Perfluorooctanoic acid (PFOA)	39.6

TW-01_20240723: 7/23/2024	
COMPOUND	CONCENTRATION
VOC (µg/L)	
Methyl Ethyl Ketone (2-Butanone)	80
Metals (µg/L)	
Dissolved Sodium	45,100
Total Sodium	47,500

LEGEND

- PROJECT SITE BOUNDARY
- LOT BOUNDARY AND TAX LOT NUMBER
- 2850** BLOCK NUMBER
- BUILDING
- SOIL BORING/TEMPORARY WELL
- APPROXIMATE INTERIOR BUILDING LINES



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):

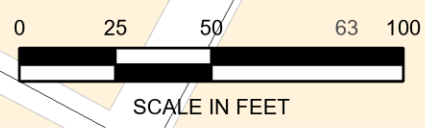
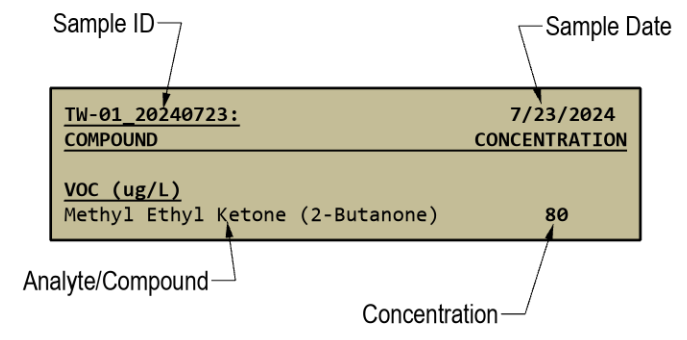
µg/L: micrograms per Liter = parts per billion (ppb)
 parts per trillion (ppt)

Only Exceedances of NYSDEC AWQSGVs are shown.

Note:
 The presented data has not been validated.

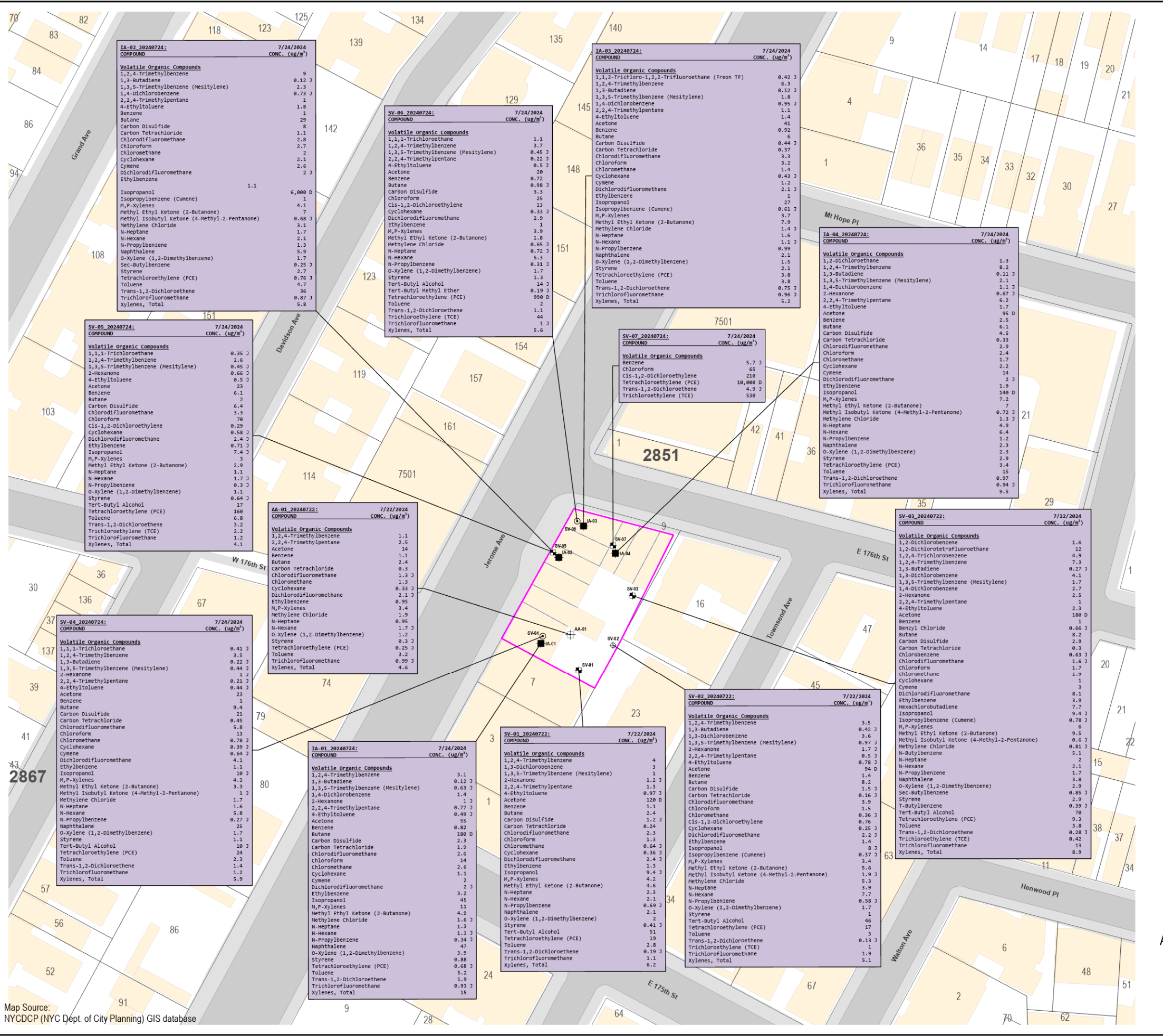
	NYSDEC AWQSGVs µg/l
Volatile Organic Compounds	
Methyl Ethyl Ketone (2-Butanone)	50
Tetrachloroethylene (PCE)	5
Semivolatile Organic Compounds	
Dimethyl Phthalate	50
Metals	
Iron	300
Manganese	300
Sodium	20,000

	PFAS Screening Levels ppt
PFAS	
Perfluorooctanesulfonic acid (PFOS)	2.7
Perfluorooctanoic acid (PFOA)	6.7



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

AKRF 01:Projects\241375 - BRONX PRO 1770 JEROME NYSDEC BCPSAR\241375 bcp app Figures.aprx 11/26/2024 11:13 AM\241375 Fig 10 Soil Vapor and Indoor Air Concentrations Iszalus



LEGEND

- PROJECT SITE BOUNDARY
- LOT BOUNDARY AND TAX LOT NUMBER
- 2850 BLOCK NUMBER
- BUILDING
- SOIL BORING/SOIL VAPOR POINT
- SOIL VAPOR POINT
- SOIL BORING/SUBSLAB
- INDOOR AIR SAMPLE LOCATION
- AMBIENT AIR LOCATION
- APPROXIMATE INTERIOR BUILDING LINES

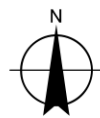
SOIL VAPOR AND INDOOR AIR
 µg/m³ - micrograms per cubic meter

J: The reported value is estimated.
 D: Analyte concentration obtained from dilution.

All Detections are Shown

Note:
 The presented data has not been validated.

Sample ID: SV-07_20240724:
 Sample Date: 7/24/2024
 Analyte/Compound: Volatile Organic Compounds
 Concentration: Benzene 5.7 J, Chloroform 65



okrf
 440 Park Avenue South, New York, NY 10016

1770 Jerome Avenue
 Bronx, NY

DATE: 11/26/2024
 PROJECT NO.: 241375
 FIGURE: 10

ATTACHMENT D
DOCUMENT REPOSITORY LETTERS



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

Sedgwick Library
1701 Martin Luther King, Jr. Boulevard
Bronx, NY 10453
sedgwick@nypl.org

11.8.2024

Re: Document Repository for 1770 Jerome Avenue, 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 Jerome 1770 MM LLC for the project site located at 1770 Jerome Avenue, Bronx, NY 10453. 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 jholm@akrf.com. Please call me at 646-388-9784 with any questions. Thank you.

Sincerely,
AKRF, Inc.

Jessica Holm
Senior Environmental Scientist

ACKNOWLEDGED AND ACCEPTED:

SAMUEL O. ANSAH
Name

LIBRARY MANAGER
Title

Signature



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

Bronx Community Board 5
BCC Campus, Gould Hall, Room 200
2155 University Avenue
Bronx, NY 10453
Attention: Kenneth Brown
bx05@cb.nyc.gov

11.8.2024

Re: Document Repository for 1770 Jerome Avenue, Bronx, NY

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Sincerely,
AKRF, Inc.

Jessica Holm
Senior Environmental Scientist

ACKNOWLEDGED AND ACCEPTED:

Kenneth Brown	District Manager	Kenneth Brown
Name	Title	