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Marlen Salazar
New York State Department of Environmental Conservation
Division of Environmental Remediation
One Hunters Point Plaza
47-40 21st Street
Long Island City, New York 11101

December 1, 2025

Re: Remedial Investigation Work Plan Addendum
Stevenson Commons B3
1850 Lafayette Avenue, Bronx, NY 10473
NYSDEC BCP Site No. C203189

Dear Ms. Salazar:

AKRF, Inc. (AKRF) prepared this Remedial Investigation Work Plan (RIWP) Addendum on behalf of Stevenson B3 LLC (the Volunteer) for the property located at 1850 Lafayette Avenue in the Bronx, New York (the "Site"). The Volunteer is currently enrolled in the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) (BCP Site No. C203189) to investigate and remediate the 2.43-acre Site. In September 2025, AKRF submitted a Brownfield Cleanup Agreement (BCA) Amendment Application (executed on November 25, 2025) to request the expansion of the BCP Site boundary to include a 0.51-acre area east-adjacent of the current Site boundary. The amendment application was submitted based on additional soil data obtained from a subsurface investigation performed by AKRF on August 27, 2025. The Site location (including the additional 0.51-acres) is provided as Figure 1 and a Site Plan showing the current and proposed BCP Site boundaries is provided as Figure 2.

AKRF performed a Remedial Investigation (RI) at the Site in September and October 2025. The RI was conducted in accordance with AKRF's July 2025 RIWP, which was approved by NYSDEC on September 10, 2025. The investigation included the collection of soil, groundwater, and soil vapor samples for laboratory analysis, along with quality assurance/quality control (QA/QC) sampling of one blind duplicate, matrix spike/matrix spike duplicate (MS/MSD), field blank, and trip blank for every 20 field samples collected. Preliminary findings from the RI identified leachable concentrations of lead in soil above the United States Environmental Protection Agency (EPA) Hazardous Waste Threshold (hazardous lead) at multiple locations across the Site. The results of the RI will be reviewed by a third-party validator and Data Usability Summary Reports (DUSRs) will be prepared to document the usability and validity of the data, and they will be reported in a Remedial Investigation Report (RIR). These preliminary RI findings and previous investigations determined that the media affected at the Site is soil, and the primary contaminants of concern in soil include polyaromatic hydrocarbons (PAHs) and metals (i.e., lead, barium and mercury), which appear to be associated with historical filling of a tidal creek previously located on the Site. In addition, the hazardous lead was detected at various depths and locations across the Site.

Based on an evaluation of the data and information from the subsurface investigations and RI to-date, this RIWP Addendum was prepared to further delineate the extent of soil contamination identified and fill data gaps to aid in the design of the proposed remedy within the current BCP site boundary and the additional 0.51-acre area.

This proposed RIWP Addendum will be performed in accordance with the Quality Assurance Project Plan (QAPP), Health and Safety Plan (HASP), and Community Air Monitoring Plan (CAMP) provided in AKRF's July 2025 RIWP as Appendices A through C, respectively.

Remedial Investigation Scope

The field sampling scope of work during the RI will consist of the advancement of up to 39 soil borings with continuous soil sampling and laboratory analysis of a minimum of one soil sample per boring; the installation of three permanent groundwater monitoring wells with the collection and analysis of three groundwater samples; and the installation of three subsurface soil vapor points with the collection and analysis of three

soil vapor samples. Geophysical surveys were conducted during AKRF's December 2024 and August 2025 subsurface investigations, and they will be relied upon during the RI; therefore, no geophysical survey will be conducted.

Soil Sampling

A Geoprobe® Direct-Push Probe (DPP) drill rig will be used to advance 24 soil borings (RI-SB-22 through RI-SB-40, and RI-SB-45 through RI-SB-49) plus 15 contingency soil borings (RI-SB-41 to RI-SB-44, and RI-SB-50 through RI-SB-60) at the approximate locations shown on Figure 3. The contingency soil borings will be advanced, and samples will be collected but placed on hold for future analysis if further delineation of hazardous lead is necessary. Soil samples will be collected continuously in 5-foot-long, 2-inch-diameter, stainless steel macrocore piston rod samplers fitted with dedicated, internal acetate liners down to the groundwater interface, which is approximately 11 feet below ground surface (bgs). Soil cores will be inspected by AKRF field personnel for evidence of contamination (e.g., odors, staining), screened for the presence of volatile organic compounds (VOCs) with a photoionization detector (PID), and logged using the modified Burmister soil classification system. The PID will be equipped with a 10.6 electron volt (eV) lamp and calibrated in accordance with the manufacturer's recommendations prior to sampling.

At boring locations RI-SB-22, RI-SB-23, and RI-SB-24, which are proposed to fill in data gaps to aid in the design of the proposed remedy, a minimum of six grab samples per boring will be collected from the surface (i.e., 0 to 0.5 feet bgs), every 2-foot interval from just below surface grade to the groundwater table (i.e., 0.5 to 2 feet bgs, 2 to 4 feet bgs, 4 to 6 feet bgs, 6 to 8 feet bgs, and 8 to 10 feet bgs), and at the boring termination depth (if deeper than 10 feet) or bottom of contamination (if present). At boring/contingency boring locations RI-SB-25 through RI-SB-60, which are proposed to delineate the hazardous lead, a minimum of one grab sample per boring will be collected at the 2-foot interval(s) corresponding with the elevated concentration requiring delineation.

Soil samples slated for laboratory analysis will be properly labeled and placed in laboratory-supplied containers. The samples will be shipped via courier to a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-certified laboratory with appropriate chain-of-custody documentation in accordance with appropriate EPA protocols. The soil samples collected from RI-SB-22, RI-SB-23, and RI-SB-24 will be analyzed for the full NYSDEC Part 375 suite of analyses, which include VOCs by EPA Method 8260D, semivolatile organic compounds (SVOCs) by EPA Method 8270E, polychlorinated biphenyls (PCBs) by EPA Method 8082, pesticides by EPA Method 8081, the total analyte list (TAL) of metals by EPA Method 6000/7000 series plus mercury by EPA Method 7471B and hexavalent chromium by EPA Method 7196A, Toxicity Characteristic Leaching Procedure (TCLP) metals (held pending the results of the base scope), and per- and polyfluoroalkyl substances (PFAS) by EPA Method 1633A. The remaining soil samples (proposed for lead delineation purposes) will be analyzed for total and TCLP lead only. All laboratory analytical results will be reported using Category B deliverables.

For QA/QC purposes, one blind duplicate, MS/MSD, field blank, and trip blank will be collected for every 20 field samples, and they will be analyzed for all testing parameters previously noted; trip blank samples will be analyzed for VOCs only. The laboratory sample data will be reviewed by a third-party validator, and a DUSR will be prepared to document the usability and validity of the data. The soil boring locations will be identified by a handheld global positioning system (GPS) unit and surveyed by a New York State-licensed surveyor. After soil sampling is complete, select borings will be converted into permanent groundwater monitoring wells. Disposable sampling equipment (including spoons, gloves, bags, paper towels, etc.) that comes into contact with environmental media will be bagged and disposed in a facility trash dumpster as non-hazardous refuse.

Monitoring Well Installation and Development

Three soil boring locations will be converted into monitoring wells (RI-MW-07, RI-MW-08, and RI-MW-09), as shown on Figure 3. The three wells will be screened across the groundwater table, which is expected to be encountered at approximately 11 feet bgs. Each well will be constructed with 10 feet of 0.020-inch slotted polyvinyl chloride (PVC) well screen. A No. 2 Morie sand pack will be installed from the bottom of each well to approximately two feet above the well screen, followed by two feet of hydrated bentonite. The remaining annular space around the well will be filled with bentonite-cement grout to approximately 0.5 feet bgs. The wells will be finished with locking j-plugs, flush-mount locking well caps, and a concrete pad.

Following installation, the permanent wells will be developed via pumping and surging to remove any accumulated fines and establish a hydraulic connection with the surrounding aquifer. Development will continue until turbidity within the permanent well is less than 50 nephelometric turbidity units (NTUs) for three successive readings, and until water quality indicators have stabilized to within 10% for pH, temperature, and specific conductivity for three successive readings. In the event that 50 NTUs cannot be achieved after a significant period of time, the wells will be developed until at least three well volumes have been purged. Well development details will be noted on field logs. Purge-water needing to be managed will be containerized in properly labeled, DOT-approved 55-gallon drums for future off-site disposal at a state-permitted facility.

Groundwater Elevation Survey

The monitoring wells will be surveyed by a New York State-licensed surveyor to determine their accurate location and elevation. To establish the direction of groundwater flow and facilitate the preparation of a groundwater elevation contour map, two elevation measurements will be taken at each well location: the at-grade elevation, and the elevation of the top of PVC casing (north side at marking). The elevation datum for the sampling points will be based on NAVD88 Elevation Datum, with the horizontal datum being based on the New York State Plane Coordinates Long Island Zone.

Groundwater Sampling

In accordance with EPA low-flow sampling protocols, samples will be collected from the permanent wells at least one week following their development. Prior to sampling, an electronic interface meter will be used to measure water levels and the thickness of separate phase product, if any. The purge water will be monitored for turbidity and water quality indicators (i.e., pH, dissolved oxygen, oxidation-reduction potential, temperature, specific conductivity) with measurements collected approximately every five minutes. The criteria for stabilization will be three successive readings within $\pm 10\%$ for pH, temperature, and specific conductivity. Purge water will be containerized in properly labeled, DOT-approved 55-gallon drums for off-site disposal at a permitted facility.

Groundwater samples slated for laboratory analysis will be properly labeled and placed in laboratory-supplied containers. The samples will be shipped via courier to a NYSDOH ELAP-certified laboratory with appropriate chain-of-custody documentation in accordance with appropriate EPA protocols. The samples will be analyzed for the full NYSDEC Part 375 suite of analyses, which includes VOCs by EPA Method 8260D, SVOCs by EPA Method 8270E, PCBs by EPA Method 8082, pesticides by EPA Method 8081, total and dissolved (field filtered) TAL metals by EPA Method 6000/7000 series plus mercury by EPA Method 7471B, and PFAS by EPA Method 1633A. All laboratory analytical results will be reported using Category B deliverables.

For QA/QC purposes, one blind duplicate, MS/MSD, field blank, and trip blank will be collected, and analyzed for all testing parameters previously noted; the trip blank sample will be analyzed for VOCs only. The data will be reviewed by a third-party validator, and a DUSR will be prepared to document the usability and validity of the data.

Soil Vapor Sampling

Three temporary soil vapor points (RI-SV-08, RI-SV-09, and RI-SV-10) will be installed to a depth of approximately 8 feet bgs. One soil vapor sample will be collected from each soil vapor point in accordance with the guidelines provided in the NYSDOH guidance document. Prior to sample collection, each soil vapor point will be purged of three sample volumes using a GilAir Plus pump at a flow rate of 0.2 liter per minute. During purging, a shroud will be placed over each point and helium gas will be introduced through a small hole in the shroud to saturate the atmosphere around the sample port. Purged vapors will be collected in a Tedlar® bag and field-screened for VOCs using a PID. After purging, each probe will be connected via Teflon™-lined polyethylene tubing to a laboratory-supplied 6-Liter SUMMA® canister equipped with a flow regulator set to collect a sample over a two-hour period.

The samples will be shipped via courier to a NYSDOH ELAP-certified laboratory with appropriate chain-of-custody documentation in accordance with appropriate EPA protocols. All laboratory analytical results will be reported using Category B deliverables.

Upon execution of this RIWP Addendum, the information and findings will be incorporated into the RIR for submission to NYSDEC. The RIR will include details of the field activities, soil boring and sampling logs, sample location figures, laboratory analytical data sample reports, third-party DUSRs (where applicable), data tables comparing detected concentrations compared to applicable regulatory standards and/or guidance values, and air monitoring data.

If you have any questions, comments, or concerns regarding the proposed RIWP Addendum, please contact Deborah Shapiro at (646) 388-9544.

Certification

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



Deborah Shapiro, QEP

12/01/2025

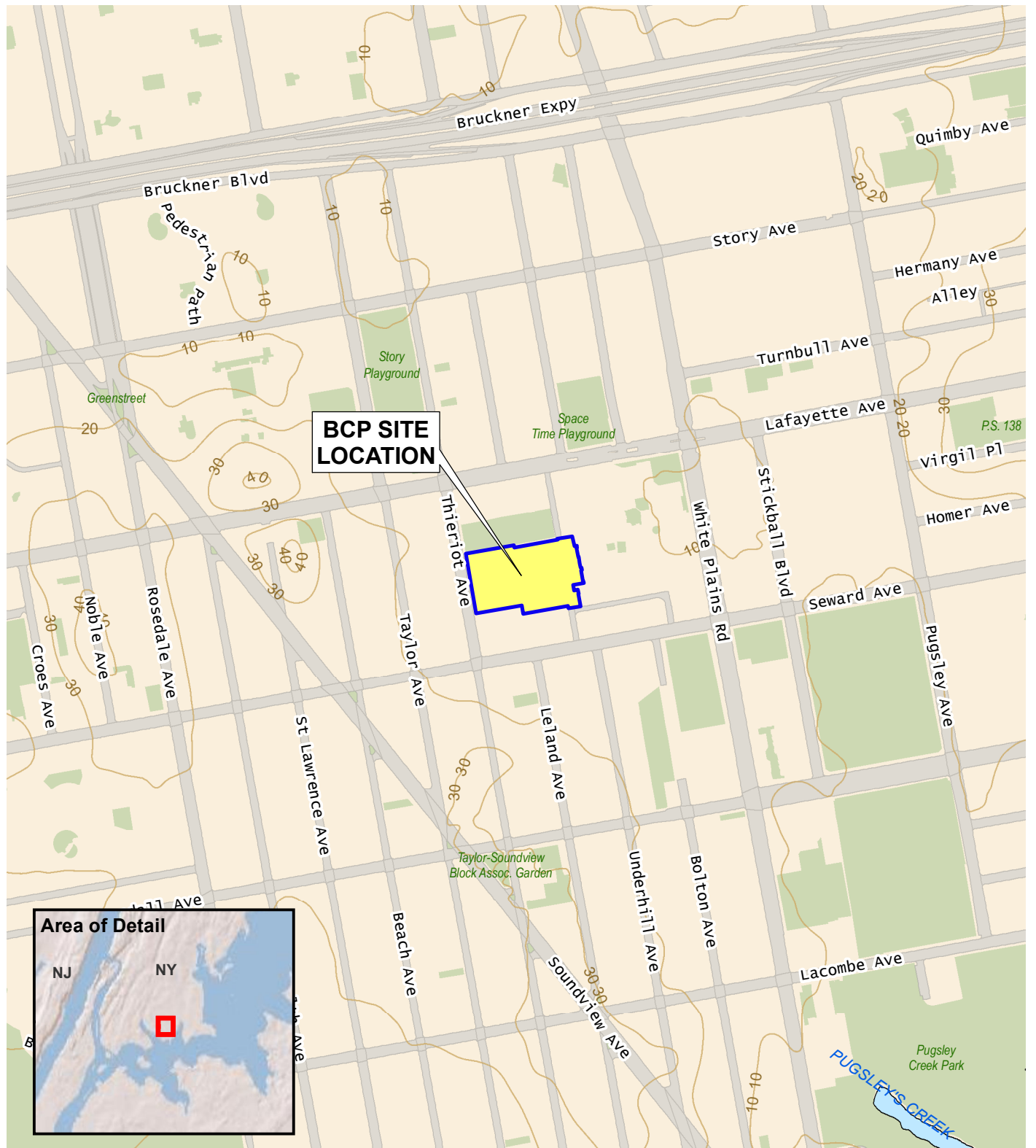
*Name**Signature**Date*

cc (e-copy): S. Pizer, A. Ramos – Stevenson B3 LLC
M. Bogin, J. Kung – Sive, Paget, and Riesel
M. Jepsen, Tim Larigan, C. Walters – AKRF

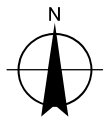
Enclosures:

Figure 1 - BCP Site Location
Figure 2 - BCP Site Plan
Figure 3 - Proposed Sample Locations

FIGURES



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



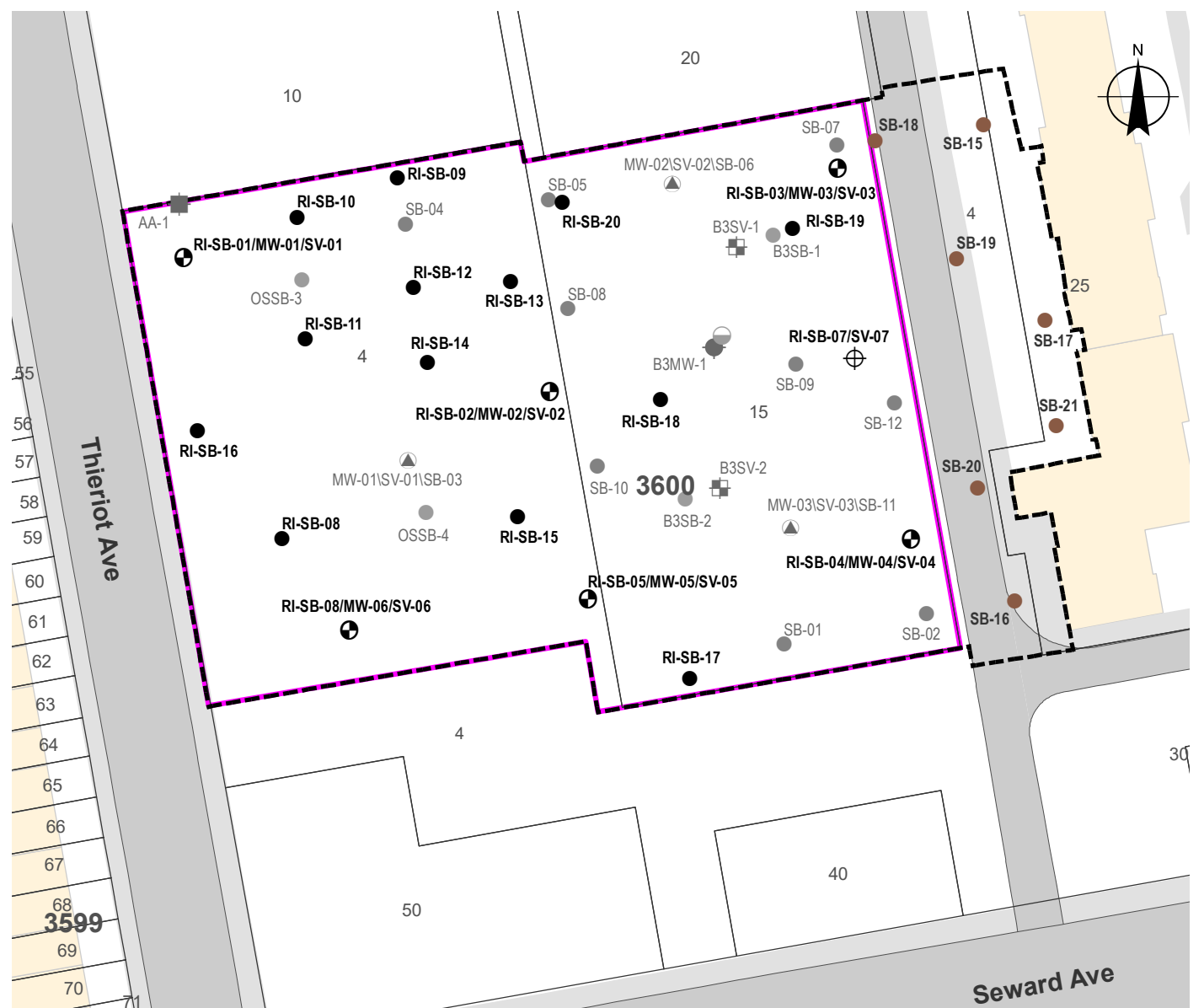
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440 Park Avenue South, New York, NY 10016

Stevenson Commons B3
Bronx, New York

BCP SITE LOCATION

DATE
10/21/2025
PROJECT NO.
240663
FIGURE
1















© 2025 AKRF. Q:\Projects\240663 - STEVENSON COMMONS B3\Technical\GIS and Graphics\ISAR\IRWP Addendum\240663 Fig 3 Proposed Sample Locations.mxd 12/1/2025 4:36:59 PM mveilleux

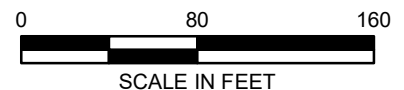


Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

LEGEND

-  BCP SITE BOUNDARY
-  PROPOSED NEW BCP SITE BOUNDARY
- 3600** BLOCK NUMBER
-  LOT BOUNDARY AND TAX LOT NUMBER
-  BUILDING
-  RI SOIL BORING LOCATION (SEPT. 2025)
-  RI SOIL BORING/SOIL VAPOR SAMPLE LOCATION (SEPT. 2025)
-  RI SOIL BORING/MONITORING WELL/SOIL VAPOR SAMPLE LOCATION (SEPT. 2025)

-  AKRF SUBSURFACE INVESTIGATION SOIL BORING LOCATION (DEC. 2024)
-  AKRF SUBSURFACE INVESTIGATION SOIL BORING LOCATION (AUG. 2025)
-  PROPOSED RI SOIL BORING LOCATION
-  PROPOSED RI SOIL BORING/MONITORING WELL/SOIL VAPOR SAMPLE LOCATION
-  PROPOSED RI CONTINGENCY SOIL BORING LOCATION *



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440 Park Avenue South, New York, NY 10016

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PROPOSED SAMPLE LOCATIONS

DATE
12/1/2025

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FIGURE
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