BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION / MAJOR MODIFICATION FORM

SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
   a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
   b. one PDF for each previous environmental report; and,
   c. one PDF for each work plan being submitted with the application, if applicable.
   d. one file (.jpeg or .png format) for each high resolution site photo
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.
   Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.
   a. VIA SITE CONTROL DROPBOX:
      - Request an invitation to upload files to the Site Control submittal dropbox.
      - In the "Title" field, please include the following: "New BCP Application - *Proposed Site Name*".
      - After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
      - Application packages submitted through third-party file transfer services will not be accepted.
   a. 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, 12th Floor
        Albany, NY 12233-7015

SITE NAME: 1484 Sheridan Boulevard	
Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments. If yes, provide existing site number: _____	○ **Yes** ◉ **No**
Is this a revised submission of an incomplete application? If yes, provide existing site number: C203206	◉ **Yes** ○ **No**

TABLE OF CONTENTS

Contents	**Page No.**
Cover Page	Page 1
Table of Contents	Page 2
Attachment A - Section I - Property Information	Page 18
Figures	Page 23
Figure A-1 - Site Location Map	Page 24
Figure A-2 - Site Plan	Page 25
Figure A-3 - Adjacent Property and Surrounding Land Use Map	Page 26
Figure A-4 - Tax Block and Lot Map	Page 27
Figure A-5 - Environmental Zone Map	Page 28
Figure A-6 - Disadvantaged Communities Map	Page 29
Attachment A1 - Metes and Bounds Description	Page 30
Attachment B - Section II - Project Description	Page 33
Attachment C - Section IV - Land Use Factors	Page 36
Attachment C1 - Zoning Map	Page 37
Attachment D - Section V - Current/Historical Owner and Operation Information	Page 39
Attachment D1 - Lot Deeds	Page 42
Attachment E - Section VI - Property's Environmental History	Page 71
Figures	Page 79
Figure E-1 - Soil Sample Analytical Results Map	Page 80
Figure E-2 - Groundwater Sample Analytical Results Map	Page 81
Figure E-3 - Soil Vapor Sample Analytical Results Map	Page 82
Tables	Page 83
Table 1 - Soil Sample Analytical Results	Page 84
Table 2 - Groundwater Sample Analytical Results	Page 88
Table 3 - Soil Vapor Sample Analytical Results	Page 92
Attachment F - Section VII - Requestor Information	Page 94
Attachment F1 - NYSDOS Division of Corporations	Page 95
Attachment F2 - Fee Waiver	Page 98
Attachment G - Section X - Requestor Eligibility	Page 100
Attachment G1 - Site Access Agreement	Page 101
Attachment H - Section XII - Site Contact List	Page 103
Attachment H1 - Repository Correspondence	Page 109

NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION / MAJOR MODIFICATION FORM

BCP App Rev 18 – July 2026

SECTION I: Property Information Included in Attachment A

PROPOSED SITE NAME 1484 Sheridan Boulevard	
ADDRESS/LOCATION 1480 Sheridan Boulevard	
CITY/TOWN Bronx	ZIP CODE 10459
MUNICIPALITY (LIST ALL IF MORE THAN ONE) New York City	
COUNTY Bronx	SITE SIZE (ACRES) 0.79

LATITUDE			LONGITUDE		
°	'	"	°	'	"
40	49	47.9	-73	53	05.6

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
1480 Sheridan Boulevard		3017	p/o 29	0.79

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If not, please attach an accurate map of the proposed site including a metes and bounds description.	○	◉
2. Are the required property map and high resolution site photo(s) of current site conditions included with the application? See application instructions for photo details *(Application will not be processed without map and photos*)	◉	○
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: 157 Percentage of property in En-zone (check one): ○ 0% ◉ 1-49% ○ 50-99% ○ 100%	◉	○
4. Is the project located within a disadvantaged community? See application instructions for additional information.	◉	○
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	○	◉

SECTION I: Property Information (continued) Included in Attachment A	Y	N
6a. 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: _____	○	◉
6b. If you have answered YES to Question 6 above, include a detailed description of how a phased approach will comply with the requirements of DER-32 **Section V.A.5. Multiple Applications. b. and c.** See application instructions, Multiple Applications, for more details. Is this description included in application attachments? ○ Yes ○ No ◉ N/A		
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	○	◉
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.	○	◉
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	○	◉
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	○	◉
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: ___	○	◉
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. Easement/Right-of-Way Holder — Description	○	◉
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): Type — Issuing Agency — Description	○	◉
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?	◉	○
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within New York City.	**Y**	**N**
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	◉	○
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	○	◉
17. If you have answered *YES* to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?	○	○

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

SECTION II: Project Description

Included in Attachment B

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

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

4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).
Is this information attached? (●) Yes ( ) No

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., a NYC HPD or NYS HCR funding deadline, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.

Is this information clearly identified in the BCP project schedule? (●) Yes ( ) No ( ) N/A

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see *DER-31, Green Remediation*). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.

Is this information attached? (●) Yes ( ) No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?

( ) Yes ( ) No

SECTION III: Ecological Concerns

	Y	N
1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?	(●)	( )
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	( )	(●)
3. Is/are there a/any Contaminant(s) of Ecological Concern?	( )	(●)

If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report.

4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application? ( ) N/A	( )	(●)

SECTION IV: Land Use Factors

Included in Attachment C

	Y	N
1. What is the property's current municipal zoning designation? R7-3, 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. Is this summary included with the application?	◉	○
5. Reasonably anticipated post-remediation use (check all that apply): Residential ☑ Commercial ☑ Industrial ☐ If residential, does it qualify as single-family housing? ○ N/A	○	◉
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	◉	○
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	○	◉
8. Do current and/or recent development patterns support the proposed use?	◉	○
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	◉	○
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	◉	○

SECTION V: Current and Historical Property Owner and Operator Information

Included in Attachment D

CURRENT OWNER 1480 Sheridan Realty LLC (c/o Simone Development)			
CONTACT NAME Brian Reardon			
ADDRESS 1250 Waters Place, PH-1			
CITY Bronx		STATE NY	ZIP CODE 10461
PHONE (914) 323-8493	EMAIL breardon@simdev.com		
OWNERSHIP START DATE 11/20/2020			
CURRENT OPERATOR East End Parking Corp			
CONTACT NAME Christina Canizes			
ADDRESS 1480 Sheridan Expressway			
CITY Bronx		STATE NY	ZIP CODE 10459
PHONE (917) 731-7711	EMAIL info@nytruckparking.com		
OPERATION START DATE 8/2017			

SECTION VI: Property's Environmental History

Included in Attachment E

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 (***please submit information requested in this section in electronic format ONLY***):

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.**
2. **SAMPLING DATA: Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.**

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

*Please describe other known contaminants and the media affected:
1,4-dioxane, carbon disulfide in soil vapor

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

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

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

4. Indicate Past Land Uses (check all that apply):

☐ Coal Gas Manufacturing	☑ Manufacturing	☐ Agricultural Co-Op	☐ Dry Cleaner
☑ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other:
Coal and lumber yard, contractor's yard, building materials storage, concrete slab manufacturer, auto parts retail/wholesale automotive parts business and an auto wrecking yard, truck parking yard with garage space and a commercial office building

SECTION VII: Requestor Information	Included in Attachment F		
NAME 1484 Sheridan Affordable Owner LLC			
ADDRESS 1865 Palmer Avenue			
CITY/TOWN Larchmont		STATE NY	ZIP CODE 10538
PHONE 631-495-7617	EMAIL bcoughlan@lmdp.com		

	Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?	◉	○
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the *NYS Department of State's Corporation & Business Entity Database.* A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?	◉	○
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? ○ N/A	◉	○
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of *DER-10: Technical Guidance for Site Investigation and Remediation* and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? **Documents that are not properly certified will not be approved under the BCP.**	◉	○

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Bryn Coughlan			
ADDRESS 2 Park Avenue, 23rd Floor			
CITY New York		STATE NY	ZIP CODE 10016
PHONE (631) 495-7617	EMAIL bcoughlan@lmdp.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Brian Gochenaur			
COMPANY Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.			
ADDRESS 368 Ninth Ave, 8th Floor			
CITY New York		STATE NY	ZIP CODE 10001
PHONE (212)479-5479	EMAIL bgochenaur@Langan.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Michael Bogin			
COMPANY Sive, Paget & Riesel			
ADDRESS 560 Lexington Avenue			
CITY New York		STATE NY	ZIP CODE 10022
PHONE (646) 378-7210	EMAIL mbogin@sprlaw.com		

Included in Attachment F

SECTION IX: 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 with supporting documentation.

	Y	N
1. Is the requestor applying for a fee waiver?	◉	○
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information. Is the appropriate documentation included with this application? ○ N/A	◉	○

Included in Attachment G

SECTION X: Requestor Eligibility

If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	○	◉
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	○	◉
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	○	◉
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	○	◉
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	○	◉
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	○	◉
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	○	◉
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	○	◉
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	○	◉
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	○	◉
11. Are there any unregistered bulk storage tanks on-site which require registration?	○	◉

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below:

PARTICIPANT ☑	VOLUNTEER ☐
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.	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. **Provide a statement describing why the requestor should be considered a volunteer – be specific as to the appropriate care taken.** **Conclusory statements of Volunteer status based on no affiliation with prior owners and operators or restating the appropriate care standard, without specifically describing the actions taken by the requestor in its exercise of appropriate care with respect to contamination found at the site, generally will not be sufficient to demonstrate that an applicant qualifies as a Volunteer. Please note that requestors that are owners are Participants unless they show they meet the requirements for Volunteer status.**

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

○ Yes ○ No ◉ N/A

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

☐ Previous Owner ☐ Current Owner ☐ Potential/Future Purchaser ☑ Other: See Attachment G

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 XI: Property Eligibility Information Included in Attachment H

	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.	○	◉
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: _____	○	◉
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	○	◉
4. If the answer to question 2 or 3 above is *YES*, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. ◉ N/A	○	○
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	○	◉
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	○	◉

SECTION XII: 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.
- For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: 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 1484 Sheridan Affordable Owner 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: 10/13/2026 Signature: Jessica Yoon

Print Name: Jessica Yoon

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

WRITTEN CONSENT OF MANAGING MEMBER OF
1484 SHERIDAN AFFORDABLE OWNER LLC

The undersigned, being an authorized signatory of the Managing Member of 1484 Sheridan Affordable Owner LLC (the "Company"), hereby resolves that:

1. Jessica Yoon, as the Authorized Signatory of 1484 Sheridan Affordable Owner LLC, which is the Managing Member of the Company, is hereby designated as the representative of the Company and has the full power and authority on behalf of the Company, as an authorized signatory, to:

    a. Execute documents in connection with the application of the Company for participation in the New York State Brownfield Cleanup Program ("BCP");

    b. Enter into agreements with the New York State Department of Environmental Conservation ("DEC") in connection with the Company's participation in the BCP;

    c. Execute any and all documents in connection with the Company's participation in the BCP, including but not limited to applications, agreements, easements, and tax returns;

    d. Take any action necessary to further the Company's participation in the BCP, including but not limited to conducting negotiations on behalf of the Company.

2. The authority hereby conferred shall be deemed retroactive, and any and all acts authorized herein which were performed prior to the passage of this consent are hereby approved and ratified. The authority hereby conferred shall continue in full force and effect until the DEC shall have received notice, in writing, of the revocation hereof by a resolution duly adopted by the manager of the Company. Any such revocation shall be effective only as to actions taken by the Company subsequent to DEC's receipt of such notice.

3. The undersigned hereby represents and warrants that the consent of the undersigned is sufficient to authorize the Company to take the aforementioned actions.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned has executed this Written Consent as of the ____ day of October, 2026.

MANAGING MEMBER:

1484 Sheridan MM LLC,
a Delaware limited liability company

By: _____
Name: Jessica Yoon
Title: Authorized Signatory

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 18

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

From ECL 27-1405(31):
"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(l) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application)**:**
375-3.2:

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

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

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

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

   ○ Project is an Affordable Housing Project – regulatory agreement attached

   ◉ Project is planned as Affordable Housing, but agreement is not yet available

   ○ 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.

ATTACHMENT A
SECTION I: PROPERTY INFORMATION

Item 1 – Metes and Bounds Description

The proposed New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) site is located in the Bronx, New York with the site name of: 1484 Sheridan Boulevard. The proposed BCP site is identified on the Bronx Borough Tax Map as Block 3017, p/o Lot 29, with an address of 1480 Sheridan Boulevard. The subject of this BCP application is p/o Lot 29, which is about 34,538 square feet or ±0.79 acres. The metes and bounds description for the BCP site is included in this Attachment.

Site Coordinates (degrees/minutes/seconds):

- Latitude: 40°49.47.9"
- Longitude: -73°53'05.6"

Item 2 – Property and Tax Maps

Figure A-1: Site Location Map is the required United States Geological Survey 7.5-minute quadrangle map showing the location of the proposed BCP property.

Figure A-2: Site Plan provides a property base map that shows map scale, north arrow orientation, date, and proposed extent of the BCP property with respect to adjacent streets and roadways.

Figure A-3: Adjacent Property and Surrounding Land Use Map depicts the proposed BCP property boundary lines, with adjacent property owners clearly identified, and surrounding land uses.

Figure A-4: Tax Block and Lot Map provides the tax parcel information.

Figure A-5: Environmental Zone Map provides a map of the property indicating that it is situated partially within a New York State (NYS) Environmental Zone (En-Zone) and the extents of En-Zones in the surrounding area.

Figure A-6: Disadvantaged Communities Map provides a property base map that shows location of the site with the Disadvantaged Community overlay developed by the Climate Justice Working Group.

Item 3 – Environmental Zone

According to the NYSDEC boundaries for the NYS En-Zone, about 6% of the site is located within the Bronx County Census Tract 157 (GEOID No. 36005015700), a designated En-Zone. The site is within a census tract that has a poverty rate of 34.7% and an unemployment rate of 8.1%; this

data satisfies En-Zone criteria pursuant to Tax Law 21(b)(6). Figure A-5 shows the proposed BCP site boundary within the En-Zone.

Item 9 – Lands Under Water[1]

The proposed BCP site excludes the land under water associated with tax Lot 29 and the Bronx River. References to the "site" exclude the land under water. Site surveys of current Lot 29 identifying the excluded lands under water and a metes and bounds descriptions of the site (excluding the lands under water) are included with this attachment. The BCP site boundary shown in all figures included herein excludes land under water.

Item 14 – Property Description Narrative

Location

The site is located at 1480 Sheridan Boulevard and within Bronx Borough Tax Map Block 3017, Lot 29, which is currently being subdivided into two lots: future Lots 29 and 30. After completion of the subdivision, the subject of this BCP application will become Lot 30, with an address of 1484 Sheridan Boulevard. The BCA will be amended to reflect the post-subdivision property information. The remainder of current Lot 29, which is the subject of a concurrent BCP application, will remain Lot 29 with an address of 1480 Sheridan Boulevard.

Additional street addresses associated with the site include 1480 Edgewater Road. The approximately 34,500-square-foot (±0.79-acre) site is bound by the rest of Lot 29 to the north, east and south; and Edgewater Road followed by Sheridan Boulevard (also known as Sheridan Expressway) to the west.

Site Features

The site is improved with part of the East End Parking Corporation commercial building in the southern part of the site. The remainder of the site is a paved parking lot occupied by a truck depot and operated by East End Parking Corporation.

According to the 2023 United States Geological Service (USGS) 7.5-minute quadrangle topographic map for Central Park, New York-New Jersey, the site elevation (el.) ranges from about el. 7 in the southeastern part of the site to about el. 12 in the northwestern part of the site. The regional topography slopes downward toward the east, toward the Bronx River (approximately 45 feet east of the site).

[1] An application for a tidal wetlands permit will be submitted to the NYSDEC at a later date ahead of redevelopment.

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 3d, the site is located within the R7-3/C2-4 (medium-density residential and commercial) district. A copy of the zoning map is included in Attachment C.

The site was assigned an E-Designation (E-714) for air, hazardous materials and noise by the New York City (NYC) Department of City Planning (DCP) as part of the 1460-1480 Sheridan Boulevard Rezoning (City Environmental Quality Review [CEQR] No. 22DCP178X). Sites with E-Designations are subject to environmental review by the New York City Mayor's Office of Environmental Remediation (NYCOER).

Land use within a half-mile radius is urban and includes residential, commercial, industrial uses, institutional/public services, and parks. The nearest ecological receptor is the Bronx River (located about 45 feet east of the site).

The proposed use is consistent with applicable zoning laws and maps.

Past Use of the Site

A review of historical records indicates that the site has been located in a densely developed urban area characterized by commercial and industrial uses since at least the 1890s.

Between at least 1896 and 1915, the site was occupied by a coal and lumber yard. By 1950, relevant site uses included a contractor's yard, building materials storage, and a concrete slab manufacturer (Flexicore Co.) The site was operated as a contractor's yard (Corbetta Construction Co.) with an auto parts warehouse/auto wrecking yard from at least 1977 to at least 1999. According to city directories, the site was operated in the mid-2000s to mid-2010s by an automotive parts retail/wholesale business and auto wrecking yard.

The known petroleum-related soil, groundwater and soil vapor contamination at the site is likely related to former industrial site operations, including the former auto parts warehouse and auto wrecking yard. Other contaminants of concern identified in soil (e.g., semivolatile organic compounds [SVOCs] and metals) are likely related to former site operations as a coal and lumber yard due to the storage of raw coal and wood, and the use of wood preservatives, but may also be attributed to historic infilling. Lead, arsenic and mercury in site soil can possibly be attributed to historical use of the site as a concrete slab manufacturer as they can be found in cement and concrete manufacturing.

Site Geology and Hydrogeology

According to observations noted in a November 23, 2021 Phase II Environmental Site Assessment (ESA) Report prepared by Environmental Engineering Compliance Control, D.P.C. (EECC), a March 2026 Geotechnical Evaluation Report prepared by GEODesign, Inc. P.C. (GEODesign), and an April 2026 Limited Subsurface Investigation (LSI) completed by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C (Langan), the site is underlain by a fill layer, predominantly consisting of grayish to dark tan to black, fine-grained sand with varying amounts of fine gravel, brick and concrete, and cobbles from surface grade to depths ranging from 5 to 15 feet below grade surface (bgs). The observed fill layer is underlain by a grayish tan to black clay layer across the site.

Based on a review of the "Bedrock and Engineering Geologic Maps of Bronx County and Parts of New York and Queens Counties, New York" by Charles A. Baskerville, et al., the bedrock underlying the site is of the Hartland formation, which consists of muscovite-biotite-quartz schist, gneiss, and amphibolite. Geological surface features (e.g., rock outcroppings) were not observed at the site. According to the March 2026 Geotechnical Evaluation Report, soft rock was identified at depths ranging from 8.5 to 38.5 feet bgs and competent bedrock was identified from 5 to 45 feet bgs at the site. Weathered bedrock was observed between 7 and 13 feet across the site during the LSI.

Groundwater was encountered between about 4 feet and 6 feet bgs during the previous Phase II ESA and LSI. Based on the local topography and proximity to nearby surface water features, the inferred groundwater flow direction in the vicinity of the site is to the east or southeast toward the Bronx River.

Environmental Assessment

According to previous subsurface investigations, the primary contaminants of concern include petroleum-related volatile organic compounds (VOCs), SVOCs and metals in soil; petroleum-related VOCs in groundwater; and petroleum-related VOCs in soil vapor. Further details regarding documented soil, groundwater, and soil vapor contamination are provided below.

Soil: Soil analytical results were compared to the NYSDEC Title 6 of the New York Codes, Rules, and Regulations (NYCRR) Part 375 Protection of Groundwater (PGW), Restricted Use Restricted-Residential (RURR), Commercial Use (RUC), and Industrial Use (RUI) Soil Cleanup Objectives (SCOs). VOCs, SVOCs and metals were detected above the RURR, PGW, RUC, and/or RUI SCOs in seven soil borings located throughout the site.

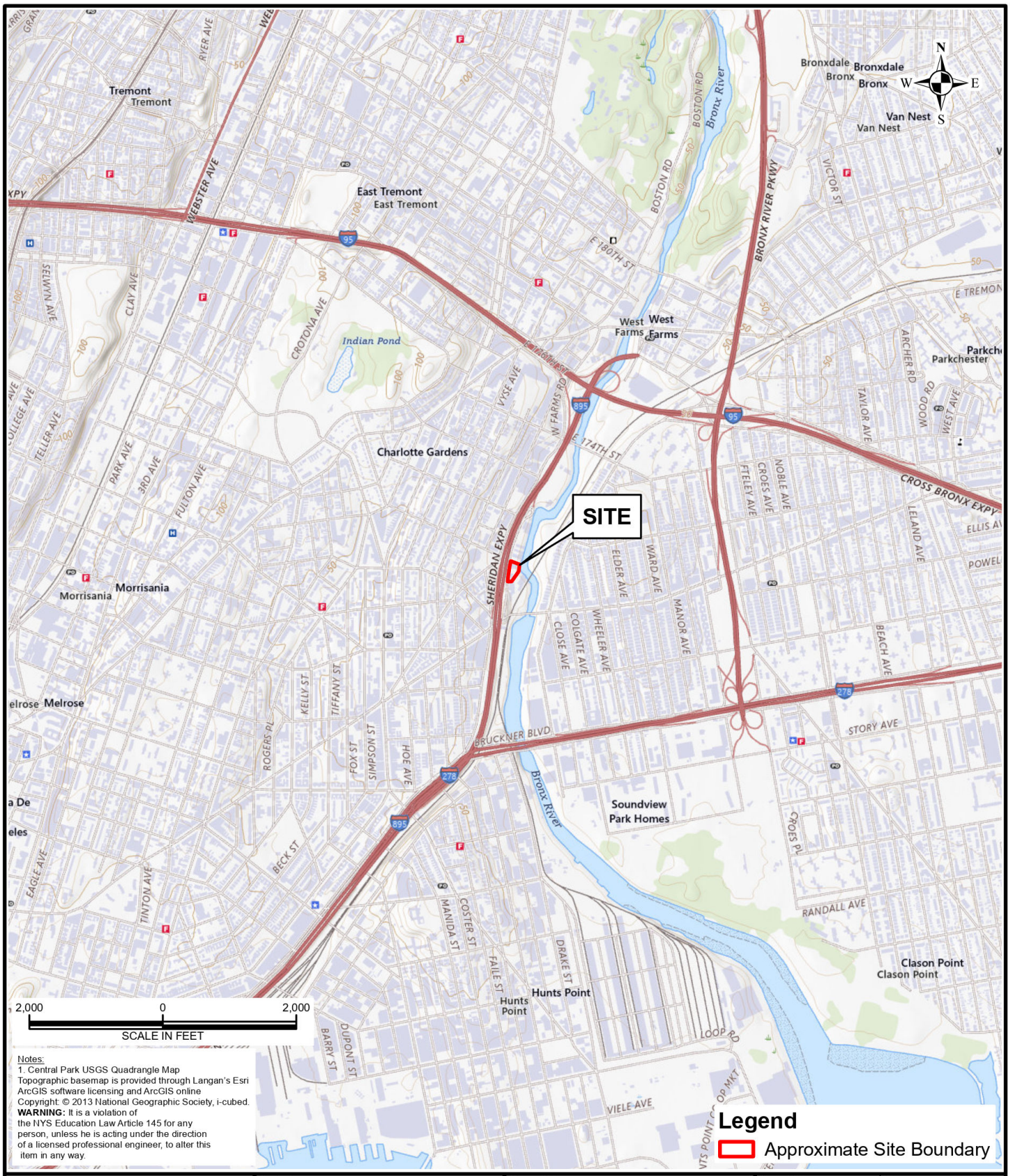
Groundwater: VOCs, SVOCs, and metals were detected above the NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards

(AWQS) and Guidance Values for Drinking Water (Class GA) (collectively referred to as "SGVs") in two groundwater samples.

Soil Vapor: Several petroleum-related VOCs were detected in two soil vapor samples at concentrations that would warrant mitigation when compared to the New York State Department of Health (NYSDOH) decision matrices. 1,4-Dioxane and other non-petroleum-related VOCs including chlorinated VOCs were also detected in all three soil vapor samples collected.

Delineation of identified impacts and investigation of inaccessible locations will be completed during the future remedial investigation.

FIGURES



Notes:
1. Central Park USGS Quadrangle Map Topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online Copyright: © 2013 National Geographic Society, i-cubed.
WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless he is acting under the direction of a licensed professional engineer, to alter this item in any way.

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001-2727
T: 212.479.5400 F: 212.479.5444
www.langan.com

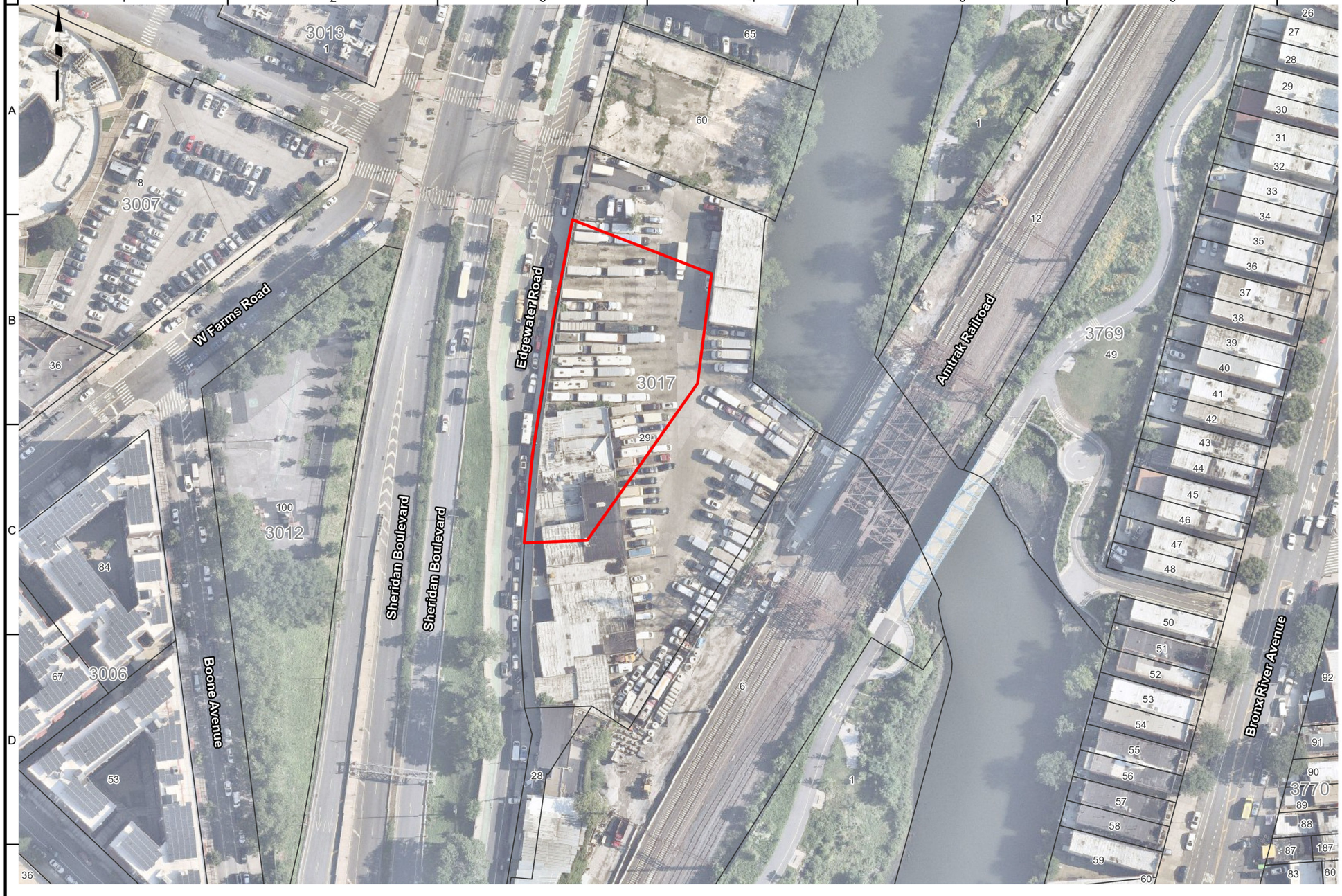
Project
1484 SHERIDAN BOULEVARD
BLOCK No. 3017, p/o LOT No. 29
BRONX NEW YORK

Figure Title
SITE LOCATION MAP

Project No.	Figure
170970901	A-1
Date: 8/14/2026	
Scale: 1" = 2,000 feet	
Drawn By: GS	

© 2026 Langan

Path: \\langan.com\data\NYC\data9\170970901\Project Data\ArcGIS\APRX\170970901\170970901.aprx



Legend

- Approximate Site Boundary
- 3017 Tax Block
- 29 Tax Parcel

Notes:
1. Aerial imagery provided through Langan's subscription to NearMap.com, flown 7/3/2025.
2. Parcel data is provided by the New York City Department of City Planning.
3. Block 3017, Lot 29 is being subdivided into two lots, Lots 29 and 30. The Brownfield Cleanup Program (BCP) site will be future Lot 30.

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

100 0 100
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
1484 SHERIDAN BOULEVARD
BLOCK No. 3017, p/o LOT No. 29
BRONX NEW YORK

Figure Title
SITE PLAN

Project No. 170970901
Date 8/14/2026
Scale 1"=100'
Drawn By GS

Figure No. A-2

© 2026 Langan

Path: \\langan.com\data\NYC\data9\170970901\Project Data\ArcGIS\APRX\170970901\170970901.aprx

BLOCK: 3007 LOT: 8
OWNER: NYC DEPARTMENT OF EDUCATION
ADDRESS: 1434 LONGFELLOW AVENUE

BLOCK: 3017 LOT: 29
OWNER: 1480 SHERIDAN OWNER LLC
ADDRESS: 1480 SHERIDAN BOULEVARD

BLOCK: 3012 LOT: 100
OWNER: NYC DEPARTMENT OF PARKS AND RECREATION
ADDRESS: 1340 WEST FARMS ROAD

Legend

- Approximate Site Boundary
- 29 — Tax Parcel
- 1,000-foot Radius

Land Use

- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land
- Other/No Data

Notes:
1. Topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online.
2. Land use and parcel data is provided by the New York City Department of City Planning.
3. Block 3017, Lot 29 is being subdivided into two lots, Lots 29 and 30. The Brownfield Cleanup Program (BCP) site will be future Lot 30.

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

350 0 350
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
1484 SHERIDAN BOULEVARD
BLOCK No. 3017, p/o LOT No. 29
BRONX NEW YORK

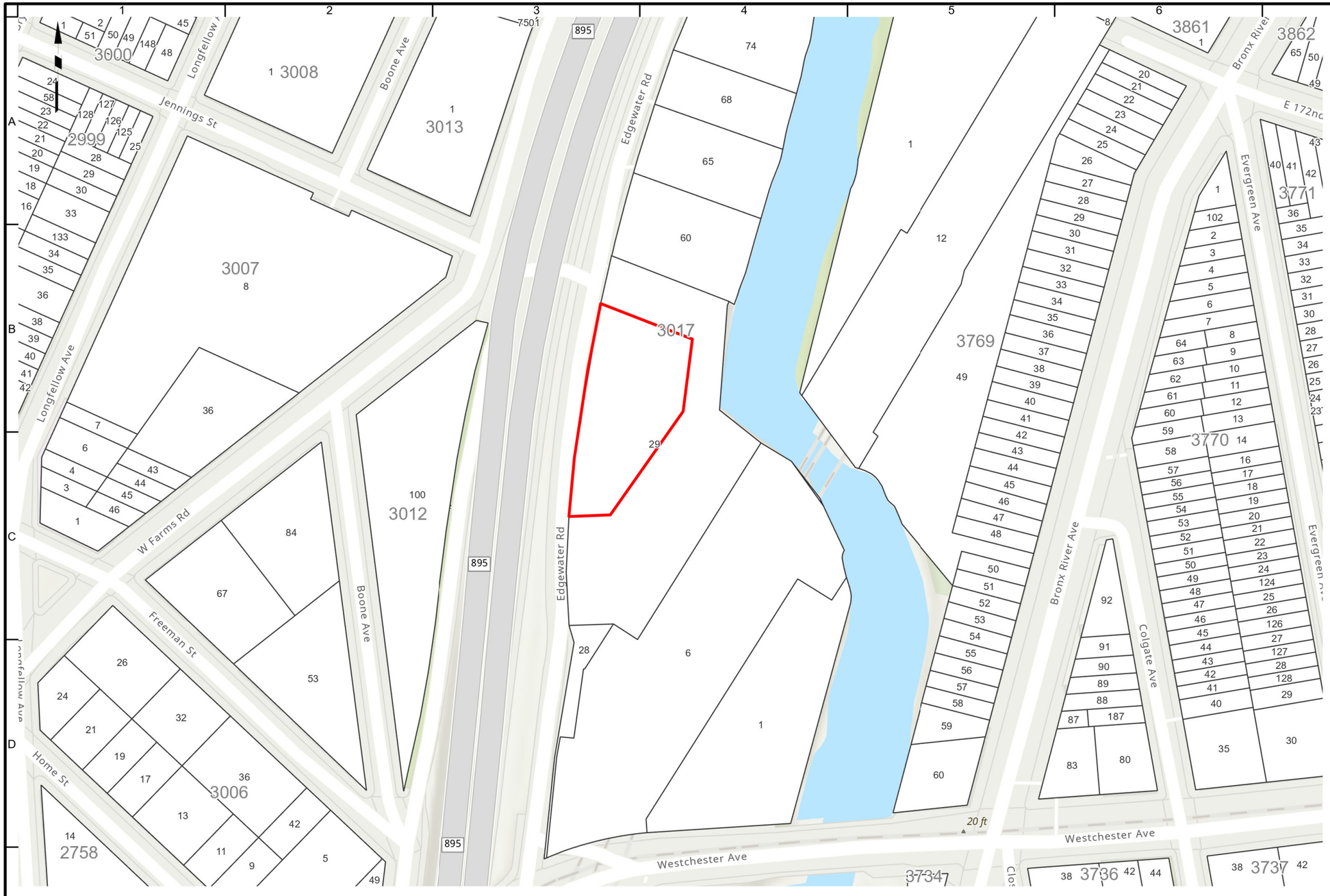
Figure Title
ADJACENT PROPERTY AND SURROUNDING LAND USE MAP

Project No.	170970901
Date	8/14/2026
Scale	1"=350'
Drawn By	GS

Figure No. **A-3**

© 2026 Langan

Path: \\langan.com\data\NYC\data9\170970901\Project Data\ArcGIS\APRX\170970901\170970901.aprx



Notes:
1. Topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online.
2. Parcel data is provided by the New York City Department of City Planning.
3. Block 3017, Lot 29 is being subdivided into two lots, Lots 29 and 30. The Brownfield Cleanup Program (BCP) site will be future Lot 30.

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

150 0 150
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
1484 SHERIDAN BOULEVARD
BLOCK No. 3017, p/o LOT No. 29
BRONX NEW YORK

Figure Title
TAX BLOCK AND LOT MAP

Project No. 170970901
Date 8/14/2026
Scale 1"=150'
Drawn By GS

Figure No. A-4

© 2026 Langan

Path: \\langan.com\data\NYC\data9\170970901\Project Data\ArcGIS\APRX\170970901\170970901.aprx Date: 8/14/2026 User: mgeorgalas Time: 11:56 AM



Legend

- Approximate Site Boundary
- Poverty Rate of at least 20% and Unemployment Rate of at least 125% the Statewide Unemployment Rate

Notes:
1. World imagery basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online.
2. Environmental zone data provided by the New York State Department of Environmental Conservation.
3. Block 3017, Lot 29 is being subdivided into two lots, Lots 29 and 30. The Brownfield Cleanup Program (BCP) site will be future Lot 30.

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

200 0 200
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
1484 SHERIDAN BOULEVARD
BLOCK No. 3017, p/o LOT No. 29
BRONX NEW YORK

Figure Title
ENVIRONMENTAL ZONE MAP

Project No. 170970901
Date 8/14/2026
Scale 1"=200'
Drawn By GS

Figure No. A-5

© 2026 Langan

Path: \\langan.com\data\NYC\data9\170970901\Project Data\ArcGIS\APRX\170970901\170970901.aprx Date: 8/14/2026 User: mgeorgalas Time: 11:57 AM



Notes:
1. World imagery basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online.
2. Disadvantaged communities data provided by the State of New York.
3. Block 3017, Lot 29 is being subdivided into two lots, Lots 29 and 30. The Brownfield Cleanup Program (BCP) site will be future Lot 30.

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

200 0 200
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
1484 SHERIDAN BOULEVARD
BLOCK No. 3017, p/o LOT No. 29
BRONX NEW YORK

Figure Title
DISADVANTAGED COMMUNITIES MAP

Project No. 170970901
Date 8/14/2026
Scale 1"=200'
Drawn By MG

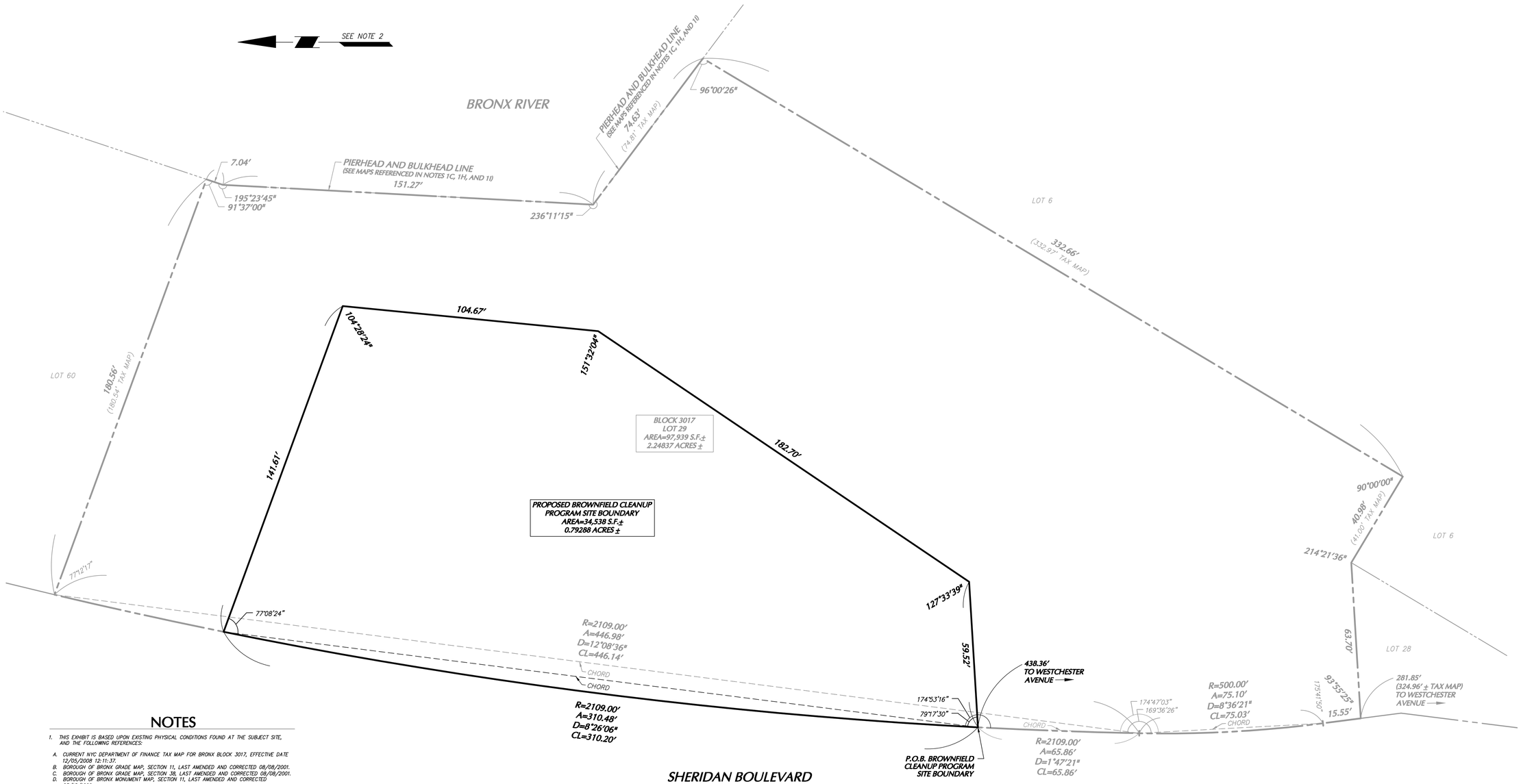
Figure No. A-6

© 2026 Langan

Path: \\langan.com\data\NYC\data9\170970901\Project Data\ArcGIS\APRX\170970901\170970901.aprx Date: 8/14/2026 User: mgeorgalas Time: 12:45 PM

ATTACHMENT A1: PROPERTY INFORMATION

METES AND BOUNDS DESCRIPTION



NOTES

1. THIS EXHIBIT IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
   - A. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP FOR BRONX BLOCK 3017, EFFECTIVE DATE 12/05/2008 12:11:37.
   - B. BOROUGH OF BRONX GRADE MAP, SECTION 11, LAST AMENDED AND CORRECTED 08/08/2001.
   - C. BOROUGH OF BRONX GRADE MAP, SECTION 38, LAST AMENDED AND CORRECTED 08/08/2001.
   - D. BOROUGH OF BRONX MONUMENT MAP, SECTION 11, LAST AMENDED AND CORRECTED 03/18/1999.
   - E. BOROUGH OF BRONX MONUMENT MAP, SECTION 38, LAST AMENDED AND CORRECTED 10/06/1998.
   - F. BOROUGH OF BRONX ALTERATION MAP 268-3, "MAP SHOWING THE LAYOUT OF SECTION NO. 2 OF THE BRONX RIVER EXPRESSWAY", PLAN NO. 11229, DATED 02/05/1947.
   - G. BOROUGH OF BRONX ALTERATION MAP 348-3, "MAP SHOWING THE ELIMINATION OF A PORTION OF EAST 172ND STREET", PLAN NO. 13055, DATED 06/23/1995.
   - H. BOROUGH OF BRONX ALTERATION MAP 136-1, "MAP SHOWING THE LINES, DIMENSIONS AND COORDINATES OF THE BRONX RIVER", DATED 05/21/1913.
   - I. BOROUGH OF BRONX ALTERATION MAP 255-4, "PIERHEAD AND BULKHEAD LINES BRONX RIVER NY", DATED 08/07/1940.
   - J. "TOPOGRAPHIC, BOUNDARY, AND UTILITY SURVEY, 1480 SHERIDAN BOULEVARD", BY LANGAN, PROJECT NO. 170970901, DRAWING NO. VT101, DATED 06/05/2026.
   - K. DWG FILE TITLED, "20270706_1480 SHERIDAN_LOT LINES_BBB", BY BEYER BLINDER BELLE ARCHITECTS & PLANNERS LLP, SENT BY EMAIL ON 07/07/2026 AT 1:47PM.
2. THE MERIDIAN OF THIS EXHIBIT IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM NYLI NAD 83 AS ESTABLISHED BY GPS METHODS (PER NOTE 1J).
3. STREET NAMES AND R.O.W. WIDTHS AS PER MAPS REFERENCED IN NOTES 1A THROUGH 1F AND 1J. BLOCK AND LOT NUMBERS AS PER MAP REFERENCED IN NOTE 1A.
4. WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
5. THE INTENT OF THIS EXHIBIT IS TO PROVIDE THE HORIZONTAL LIMITS FOR THE PROPOSED BROWNFIELD CLEANUP PROGRAM SITE BOUNDARY, PER A DWG FILE CITED IN NOTE 1K.

20 0 5 10 20
SCALE: 1 INCH = 20 FEET

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

Date	Description	No.
REVISIONS		

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
1480 SHERIDAN BOULEVARD
BLOCK No. 3017, PART OF LOT No. 29
BOROUGH OF BRONX
CITY OF NEW YORK
BRONX COUNTY NEW YORK

Drawing Title
BROWNFIELD CLEANUP PROGRAM SITE BOUNDARY EXHIBIT

Project No.	Drawing No.
170970901	EX103
Date: 07/14/2026	
Drawn By: LB	
Checked By: TO	Sheet 001 of 001

©2026 Langan

Filename: \\Langan.com\data\NYC\data9\170970901\Project Data_Discipline\Survey\CAD\Existing\170970901-Exhibit 103-BCP Site Boundary\170970901-Exhibit 103-BCP Site Boundary.dwg Date: 7/14/2026 Time: 15:28 User: lberliner Style Table: Langan.stb Layout: ARCHD-BL

LANGAN PROJECT NO. 170970901

July 14, 2026
170970901

WRITTEN DESCRIPTION
BROWNFIELD CLEANUP PROGRAM SITE BOUNDARY
BLOCK 3017 PART OF LOT 29
IN THE BOROUGH OF BRONX, BRONX COUNTY
CITY AND STATE OF NEW YORK

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 a point on the easterly side of Sheridan Boulevard Interstate Route 895 – Bronx River Expressway, said point being distant 438.36 feet northerly from the point formed by the intersection of said easterly side of Sheridan Boulevard with the northerly side of Westchester Avenue, and running thence:

Northerly, along said easterly side of Sheridan Boulevard and a curve to the right, having an arc length of 310.48 feet, a radius of 2109.00 feet, a delta angle of 8°26'06", and being subtended by a chord forming an angle of 174°53'16" on its easterly side with the chord for the previous course, a chord distance of 310.20 feet to a point; thence

Easterly, forming an angle of 77°08'24" on its southeasterly side with the chord for the previous course, a distance of 141.61 feet to a point; thence

Southerly, forming an interior angle of 104°28'24" with the previous course, a distance of 104.67 feet to a point; thence

Southerly, forming an interior angle of 151°32'04" with the previous course, a distance of 182.70 feet to a point; thence

Easterly, forming an interior angle of 127°33'39" with the previous course, a distance of 59.52 feet to the POINT or PLACE of BEGINNING.

Encompassing an area of 34,538 square feet or 0.79288 acres, more or less.

This description is prepared in accordance with an exhibit titled "Brownfield Cleanup Program Site Boundary Exhibit, 1480 Sheridan Boulevard", prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., Project No. 170970901, Drawing No. EX103, Dated July 14, 2026.

ATTACHMENT B
SECTION II: PROJECT DESCRIPTION

Item 4 - Purpose and Scope of the Project

The purpose of the project is to remediate and redevelop the approximately 34,538 square-foot (±0.79 acre) site located at 1480 Sheridan Boulevard, Bronx Borough Tax Map Block 3017, p/o Lot 29. Lot 29 is currently being subdivided into two lots: future Lots 29 and 30. After completion of the subdivision, the subject of this BCP application will become Lot 30 with an address of 1484 Sheridan Boulevard. The remainder of current Lot 29, which is the subject of a concurrent BCP application, will remain as Lot 29 at 1480 Sheridan Boulevard. Based on financial closing dates, the site that is the subject of this BCP application (future Lot 30) will begin RAWP implementation in Spring 2028, after future Lot 29, which is expected to begin RAWP implementation in early 2028. The building that currently spans both future Lots 29 and 30 will be demolished as part of the remediation and development of future Lot 29.

The proposed redevelopment of the subject site includes construction of a mixed-use building with residential units and commercial and community space. All of the residential units will be designated as affordable housing.

Remediation would be performed concurrently with the proposed redevelopment and in accordance with an approved Remedial Action Work Plan (RAWP) and Construction Health and Safety Plan (CHASP), including a Community Air Monitoring Plan (CAMP).

The remedial program would begin with the submission of a Remedial Investigation Work Plan (RIWP) for review. Findings of the investigation outlined in the RIWP will be documented in a Remedial Investigation Report (RIR). Future remediation plans associated with development to address the identified impacts will be detailed in the Remedial Action Work Plan (RAWP), which will be implemented concurrently with the contemplated development. The RIWP, RIR and RAWP will be prepared in accordance with NYSDEC guidelines. State funding is anticipated for the development project but a timeline for receiving funding is not known at this time. An estimated timeline of anticipated Brownfield Cleanup Program (BCP) milestones is provided in the following schedule.

Estimated Project Schedule

Estimated Project Schedule

Item	Action	2026							2027											2028												2029		
		JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
1	Preparation and Submission of BCP Application																																		
2	NYSDEC Review of the BCP Application																																		
3	Address NYSDEC Comments to BCP Application																																		
4	30-Day Public Comment Period for BCP Application																																		
5	NYSDEC Executes BCA																																		
6	Preparation and Submission of RIWP and CPP																																		
7	NYSDEC Review of the RIWP																																		
8	Address NYSDEC Comments to RIWP																																		
9	30-Day Public Comment Period for RIWP																																		
10	Implementation of Remedial Investigation and RIR Preparation																																		
11	RAWP Preparation																																		
12	NYSDEC & NYSDOH Review of RIR and RAWP, including 45-Day Public Comment Period																																		
13	NYSDEC Approval of RAWP and Issuance of Decision Document																																		
14	Implementation of RAWP with Engineering Oversight																																		
15	Preparation of an Environmental Easement, FER, and SMP (if required)																																		
16	NYSDEC & NYSDOH Review of FER (and SMP, if required)																																		
17	NYSDEC Issues COC																																		

Notes:

a) This is an estimated schedule; all items are subject to change.
b) BCP = Brownfield Cleanup Program
c) NYSDEC = New York State Department of Environmental Conservation
d) BCA = Brownfield Cleanup Agreement
e) NYSDOH = New York State Department of Health
f) CPP = Citizen Participation Plan
g) RIWP = Remedial Investigation Work Plan
h) RIR = Remedial Investigation Report
i) RAWP = Remedial Action Work Plan
j) FER = Final Engineering Report
k) SMP = Site Management Plan
l) COC = Certificate of Completion

Item 5 – Green and Sustainable Remediation

Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per the NYSDEC DER-31 Green Remediation Policy (DER-31). The following green remediation/sustainability concepts will be considered and/or implemented, to the extent feasible, during investigations, remedial design and action, and site management:

- Increase energy efficiency/minimize total energy use and direct and indirect CO2/greenhouse gas (GHG) emissions to the atmosphere
- Reduce emissions of air pollutants
- Minimize habitat disturbance and create or enhance habitat or usable land
- Conserve natural resources such as soil and water; promote the sequestration of carbon through reforestation or afforestation
- Minimize fresh water consumption and maximize water reuse during daily operations and treatment processes
- Prevent long-term erosion, surface runoff, and off-site water quality impacts, and prevent unintended soil compaction
- Minimize waste or implement beneficial use of materials that would otherwise be considered a waste
- Minimize equipment and truck idling and use sustainably produced biofuels to reduce discharge of pollutants and GHGs to the atmosphere
- Utilize clean diesel (new or retrofitted) equipment to reduce emissions to the atmosphere
- Minimize truck travel and waiting times for loading and for disposal to save energy, reduce emissions, and reduce localized noise, vibration, and wear and tear on roads
- Minimize use of heavy equipment to save energy and reduce emissions

ATTACHMENT C
SECTION IV: LAND USE FACTORS

Items 1 and 2 - Current Zoning

The proposed Brownfield Cleanup Program (BCP) site is identified on the Bronx Borough Tax Map as a part of Block 3017, Lot 29, and is referred to as 1484 Sheridan Boulevard, with an address of 1480 Sheridan Boulevard. According to the New York City Planning Commission Zoning Map 3d, the site is located within the R7-3/C2-4 (medium-density residential and commercial) district.

The proposed residential and commercial use is consistent with the current zoning. A copy of the zoning map is included in this attachment.

The site was assigned an E-Designation (E-714) for air, hazardous materials and noise by the New York City (NYC) Department of City Planning (DCP) as part of the 1460-1480 Sheridan Boulevard Rezoning (City Environmental Quality Review [CEQR] No. 22DCP178X). Sites with E-Designations are subject to environmental review by the New York City Mayor's Office of Environmental Remediation (NYCOER).

Items 3 and 4 - Current Use

The site is improved with a part of the East End Parking Corporation commercial building in the southern part of the site. The remainder of the site is a paved parking lot operated by East End Parking Corporation.

Item 5 and 6 - Intended Use Post Remediation

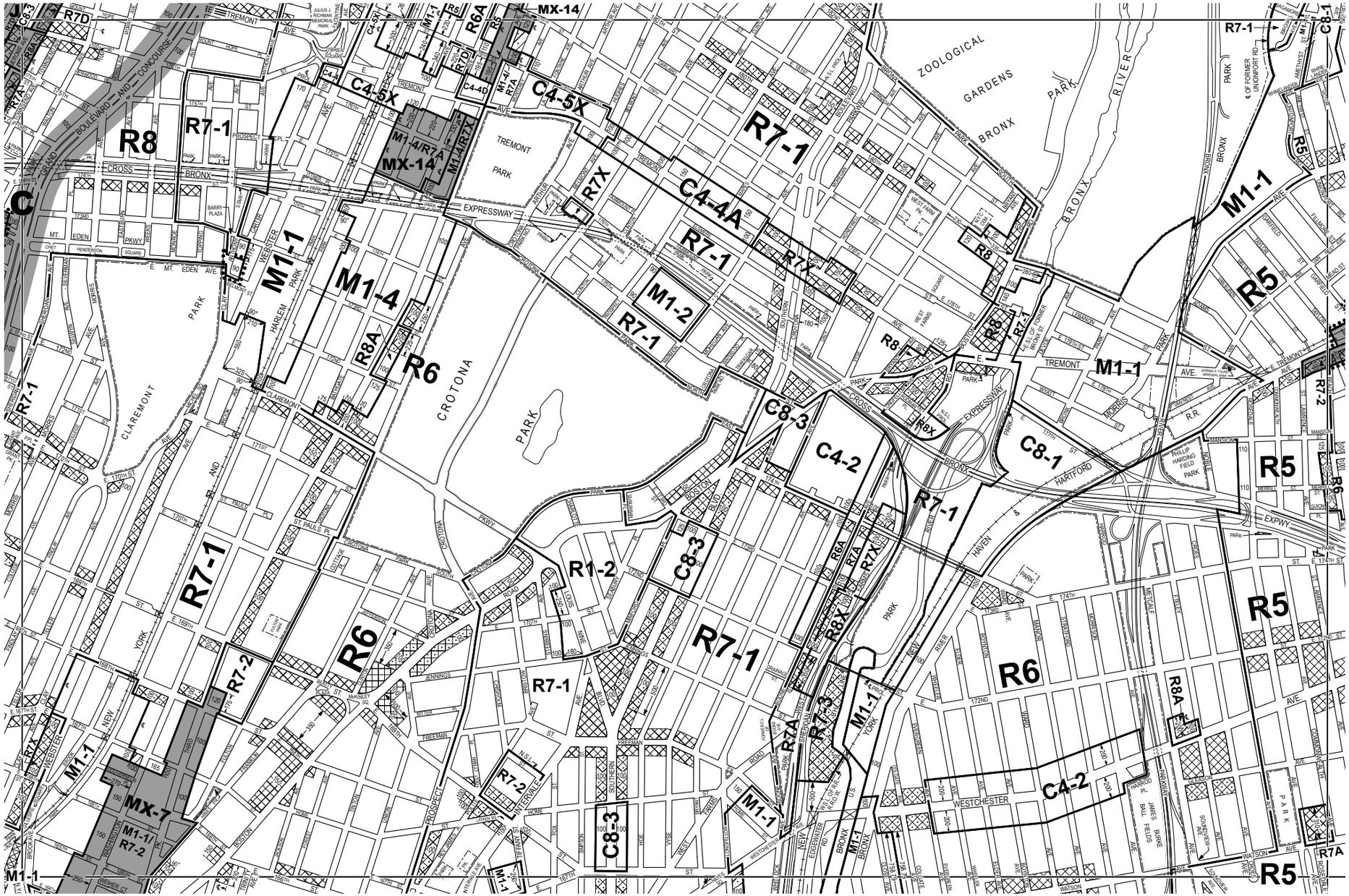
Current plans call for the development of a 36-story residential and commercial building with a cellar level. The cellar level will primarily contain storage areas, mechanical rooms, and parking. The remaining floors will include retail space, social services and building management offices, and a residential tower with associated amenities such as a fitness center, a children's playroom, and a mail room. All of the residential units will be designated as affordable housing.

Items 9 and 10 - Consistency with Applicable Zoning Laws/Maps

According to the New York City Planning Commission Zoning Map 3d, the site is located within the R7-3/C2-4 (medium-density residential and commercial) district. This project responds to and is fully consistent with the goals of the City Council as embodied in the NYC Zoning Districts and provides additional affordable housing in a growing neighborhood.

ATTACHMENT C1: LAND USE FACTORS

ZONING MAP



600 0 600 1200 1800 FEET

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

10-09-2025 C 250221 ZMX

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

3a	3c	4a
3b	**3d**	4b
6a	6c	7a

ⓒ Copyrighted by the City of New York

ZONING MAP **3d**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

ATTACHMENT D
SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

Current Site Owner(s)

The proposed Brownfield Cleanup Program (BCP) site is located at 1484 Sheridan Boulevard in the Bronx, New York, and is identified on the Bronx Borough Tax Map as a part of Block 3017, Lot 29

The site is currently owned by 1480 Sheridan Realty LLC. Contact information for the current owner is provided below. A letter from 1484 Sheridan Affordable Owner LLC indicating that they have granted site access to the Requestor throughout the course of the BCP is provided in Attachment G.

Property Owner and Contact Information

1480 Sheridan Realty LLC
Attn: Brian Reardon
1250 Waters Place, PH-1
Bronx, NY 10461
914-323-8493
breardon@simdev.com

Current Operators

The site is being leased to a truck depot, East End Parking Corporation, which operates the property. Contact information for the current operator is provided below.

East-End Parking Corp.
Christina Canizes
1480 Sheridan Expressway
Bronx, NY 10459
917-731-771
info@nytruckparking.com

Previous Site Owners

Deeds prior to 1978 were not available on the NYC Department of Finance (DOF) Automated City Register Information System (ACRIS) website. Property transactions after 1978 are summarized in the table below. Copies of the current property deeds are included with this attachment.

Date	Document Type	First Party	Second Party	Relationship to the Requestor
Lot 29				
6/29/1978	DEED	Corbetta Construction Co Inc. 109 Stanford Street Hamden, CT 06514 (Contact Info Unknown)	Hunts Point Auto Wreckers Inc. 1333 Randalls Avenue Bronx, NY (Contact Info Unknown)	None
5/31/1979	DEED	Hunts Point Auto Wreckers Inc. 1480 Sheridan Expressway Bronx, NY (Contact Info Unknown)	Pat, Joseph and Donnie Simone 58 Parkway South Mount Vernon, NY 10552 (Brian Reardon, see contact info above)	None
8/23/1984	DEED	Hunts Point Auto Wreckers Inc. 1480 Sheridan Expressway Bronx, NY (Contact Info Unknown)	P.D.J. Simone Realty Company 1480 Sheridan Expressway Bronx, NY (Brian Reardon, see contact info above)	None
3/20/2000	DEED	Pat, Joseph and Selma Simone as Sole Distributees of Donnie Simone 1000 Main Street New Rochelle, NY 10801 (Brian Reardon, see contact info above)	P.D.J. Simone Realty Company, L.P. 1000 Main Street New Rochelle, NY 10801 (Brian Reardon, see contact info above)	None
3/11/2021	DEED	P.D.J. Simone Realty Company, L.P. 1250 Waters Place PH1 Bronx, NY 10461 (Brian Reardon, see contact info above)	1480 Sheridan Realty LLC 1250 Waters Place PH1 Bronx, NY 10461 (Brian Reardon, see contact info above)	Related party to the member of the joint venture partnership that is the Requestor

Reference:

1. ACRIS: https://a836-acris.nyc.gov/DS/DocumentSearch/Index

Previous Site Operators

Langan reviewed historical records including Sanborn® Fire Insurance Maps, City Directories, certificates of occupancy (CO), and an Environmental Data Resources (EDR)® radius map report that were included in a Phase I Environmental Site Assessment (ESA) report for 1460 and 1480 Sheridan Expressway prepared by CDM Smith and dated December 21, 2018. A review of historical records indicates that the site has been located in a densely developed urban area characterized by commercial and industrial uses since at least the 1890s.

Between at least 1896 and 1915, the site was occupied by a coal and lumber yard. By 1950, relevant site uses included a contractor's yard, building materials storage, and a concrete slab manufacturer (Flexicore Co.) The site was operated as a contractor's yard (Corbetta Construction Co.) with an auto parts warehouse/wrecking yard from at least 1977 to at least 1999. According to city directories, the site was operated in the mid-2000s to mid-2010s by an automotive parts retail/wholesale and automotive wrecking yard, and is currently operating as a truck parking yard with open garage structures and a commercial office building.

Historical operator information is listed below:

Operator Name/Site Use	Relationship to Property	Address and Phone Number	Relationship to the Requestor
Coal and Lumber Yard	Occupant	Contact Info Unknown	None
Flexicore Co./Building Materials Storage and Concrete Slab Manufacturer	Occupant	Contact Info Unknown	None
Corbetta Construction Co., Inc. / contractor's yard	Occupant (to 1978)	Contact Info Unknown	None
Hunts Point Auto Wreckers Inc/ Auto repair warehouse	Owner and Occupant (1983 to 1999)	Contact Info Unknown	None
East End Parking Parking Corp.	Occupant (2017 to present)	Christina Canizes 1480 Sheridan Expressway Bronx, New York 10459 917-731-771 info@nytruckparking.com	None

References:

1. May 8, 2017 Phase I ESA, prepared by Team Environmental Consultants, Inc.
2. December 21, 2018 Phase I ESA, prepared by CDM Smith

ATTACHMENT D1: OWNER OPERATOR INFORMATION

DEEDS

236

Standard N Y B T U Form 8007 • 8-74-20M—Bargain and Sale Deed with Covenant against Grantor's Acts—Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

1971

THIS INDENTURE, made the 26th day of JUNE, nineteen hundred and seventy-eight

BETWEEN CORBETTA CONSTRUCTION CO., INC., having its principal office at 109 Stanford Street, Hamden, Connecticut 06514

party of the first part, and HUNTS POINT AUTO WRECKERS, INC., having its principal office at 1333 Randalls Avenue, Bronx, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of -----Ten ($10.00)----------

---------- dollars,

lawful money of the United States, paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL those certain plots pieces or parcels of land, with the buildings and improvements thereon erected, as follows:

PARCEL A: All that certain lot, piece or parcel of land, with the buildings thereon, situate, lying and being in the Borough and County of the Bronx, City and State of New York, known and designated by the numbers 13 to 23, both inclusive, on map entitled, "Map of lands of Estate of Harreit Bates, situate in the 23rd Ward of the City of New York" dated New York, May 10, 1887, made by Louis A. Risse, C.E. and C.S. and filed in the Office of the Register of the County of New York, by the No. 995, excepting thereout such portion as has been taken therefrom for the opening and laying out of Edgewater Road and West Farms Road, and all that certain strip of land conveyed by Ephraim C. Bates and others to the New York, New Haven and Hartford Railroad Company by deed dated July 24, 1893, recorded on the same day in the Office of the Register of New York County, in Liber 10 Section 11 of conveyances at page 183, bounded and described as follows:
BEGINNING at a point on the easterly side of Sheridan Expressway distant 324.96 feet northerly from the corner formed by the intersection of the northerly side of Westchester Avenue and the easterly side of Sheridan Expressway; thence northerly along the easterly side of Sheridan Expressway, 15.55 feet to a point of curve; thence still northerly along the easterly side of Sheridan Expressway as it curves to the right a distance of 75.10 feet to a point of compound curve; thence still northerly along the said easterly side of Sheridan Expressway as it curves to the right a distance of 446.98 feet to a point; thence easterly along a line forming an angle of 6 degrees 43 minutes 10 seconds on its northerly side with the radial line of te last mentioned course 180.54 feet to a point in the U.S. Pier and Bulkhead line; thence southerly along the said Pier and Bulkhead line on a line forming an interior angle of 91 degrees 35 minutes 39 seconds with the last mentioned course a distance of 7.04 feet; thence still along said Pier and Bulkhead line on a line forming an exterior angle of 164 degrees 36 minutes 15 seconds a distance of 151.27 feet to a point; thence southeasterly and still along the said Pier and Bulkhead on a line forming an interior angle of 236 degrees 11 minutes 15 seconds with the last mentioned course a distance of 33.58 feet to a point; thence southwesterly on a line forming an interior angle

(Continued . . .)

of 96 degrees 00 minutes 26 seconds with the last mentioned course, a distance of 337.29 feet to a point; thence westerly on a line forming an interior angle of 124 degrees 21 minutes 36 seconds with the last mentioned course, a distance of 63.70 feet to the point or place of BEGINNING.

PARCEL B: All that certain piece or parcel of land, situate, lying and being in the Borough and County of the Bronx, City and State of New York, bounded and described as follows: BEGINNING at a point at the most easterly corner of the herein described premises, said point being in the U.S. Pier and Bulkhead Line of the Bronx River and distant 66.23 feet northwesterly of and measured at right angles from Station 196 and 27.38 of the monumented six track center line of the railroad leading from New York, New York, to New Haven, Connecticut; thence southwesterly in a line parallel to and distant 66.23 feet northwesterly of and measured at right angles to said monumented six track center line tangent and tangent extended southwesterly and bounding southeasterly on remaining railroad land 332.97 feet to a point; thence northwesterly at right angles to the last described line and bounding southwesterly on said remaining railroad land 41.00 feet to a point; thence northeasterly at right angles to the last described line and bounding northwesterly on land of Corbetta Construction Co., Inc., 337.29 feet to a point in said U.S. Pier and Bulkhead Line; thence along said U.S. Pier and Bulkhead Line and making an interior angle of 83 degrees 59 minutes 22 seconds with the last described line 41.23 feet to the point or place of beginning.

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

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

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

'64-1973

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

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

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

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

IN PRESENCE OF:

CORBETTA CONSTRUCTION CO., INC.

By Hugo R Mueller
Hugo - Treas

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

RECORDED
$ 2.32 RE
REAL ESTATE
JUN 29 1978
TRANSFER TAX
BRONX
COUNTY

STATE OF NEW YORK, COUNTY OF NEW YORK ss:

On the 26 day of JUNE 1978, before me personally came GEORGE MILLER to me known, who, being by me duly sworn, did depose and say that he resides at No. 630 MIA AVE MAMARONECK, COUNTY that he is the SEC. TREAS of Corbetta Construction Co., Inc., the corporation described in and which executed the foregoing instrument, that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed h name thereto by like order.

Robert Bernard
Notary Public

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of , the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed h name thereto by like order.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. CA-12947-B

CORBETTA CONSTRUCTION CO., INC.

TO

HUNTS POINT AUTO WRECKERS, INC.

SECTION
BLOCK 3017
LOT 29
COUNTY OR TOWN Bronx

CITADEL ABSTRACT CORP.
2488 GRAND CONCOURSE
BRONX, NEW YORK 10458
PHONE 212-292 5200

Recorded At Request of The Title Guarantee Company
RETURN BY MAIL TO:

Joseph Stein, Esq.
650 Central Avenue
Cedarhurst, New York
11516
Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECORDED IN BRONX COUNTY
BLOCK 3017 LOT 29 IW
SERIAL NUMBER
78 JN 29 A 9:50
Matthew D'Emanuele
CITY REGISTER

TAX PAID
REAL PROP. TRANS. 19-14
SEC. R 236 50
BOOK 5219
PAGE

Standard N.Y.B.T.U. Form 8002 • 11-63-3M – Warranty Deed with Full Covenants – Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

NO CONSIDERATION

REEL 391 PAGE 1031

THIS INDENTURE, made the 17 day of May , nineteen hundred and seventy nine

BETWEEN HUNTS POINT AUTO WRECKERS INC., with its principle office at 1480 Sheridan Expressway, Bronx, New York,

party of the first part, and PAT SIMONE, JOSEPH SIMONE and DONNIE SIMONE, all residing at 58 Parkway South, Mt. Vernon, New York 10552,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN and 00/100 --------

----------($10.00) dollars,

lawful money of the United States, paid

by the party of the second part, does hereby grant and release unto the party of the second part, their heirs or successors and assigns of the party of the second part forever,

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

PARCEL "A"

lying and being in the Borough and County of the Bronx, City and State of New York, known and designated by the number 13 to 23 inclusive, on map entitled "Map of lands of Estate of Harriet Bates, situate in the 23rd Ward of the City of New York" dated New York, May 10, 1887, made by Louis A. Risse, C.E. and C.S and filed in the Office of the Register of the County of New York, by the No. 995, excepting thereout such portion as has been taken therefrom for the opening and laying out of Edgewater Road and West Farms Road, and all that certain strip of land conveyed by Ephraim C. Bates and others to the New York, New Haven and Hartford Railroad Company by deed dated July 24, 1893, recorded on the same day in the Office of the Register of New York County, in Liber 10 Section 11 of Conveyances at page 183, bounded and described as follows:

BEGINNING at a point on the Easterly side of Sheridan Expressway distant 324.96 feet Northerly from the corner formed by the intersection of the Northerly side of Westchester Avenue and the Easterly side of Sheridan Expressway;

thence Northerly along the Easterly side of Sheridan Expressway, 15.55 feet to a point of curve;

thence still Northerly along the Easterly side of Sheridan Expressway as it curves to the right a distance of 75.10 feet to a point of compound curve;

thence still Northerly along the said Easterly side of Sheridan Expressway as it curves to the right a distance of 446.98 feet to a point;

thence Easterly along a line forming an angle of 6 degrees, 43 minutes, 10 seconds on its Northerly side with the radial line of the last mention course 180.54 feet to a point in the U.S. Pier and Bulkhead line;

thence Southerly along the said Pier and Bulkhead line on a line forming

an interior angle of 91 degrees, 35 minutes, 39 seconds with the last mentioned course a distance of 7.04 feet;

thence still along said Pier and Bulkhead line on a line forming an exterior angle of 164 degrees, 36 minutes, 15 seconds a distance of 151.27 feet to a point;

thence Southeasterly and still along the said Pier and Bulkhead on a line forming an interior angle of 236 degrees, 11 minutes, 15 seconds with the last mentioned course a distance of 33.58 feet to a point;

thence Southwesterly on a line forming an interior angle of 96 degrees, 00 minutes, 26 seconds with the last mentioned course, a distance of 337.29 feet to a point;

thence Westerly on a line forming an interior angle of 124 degrees, 21 minutes, 36 seconds with the last mentioned course, a distance of 63.70 feet to the point or place of BEGINNING.

PARCEL "B"

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

BEGINNING at a point at the most Easterly corner of the herein described premises said point being in the U.S. Pier and Bulkhead Line of the Bronx River and distance 66.23 feet Northwesterly of and measured at right angles from Station 196 and 27.38 feet of the monumented six track center line of the railroad leading from New York, New York, to New Haven, Connecticut;

thence Southwesterly in a line parallel to and distant 66.23 feet Northwesterly of and measured at right angles to said monumented six track center line tangent and tangent extended Southwesterly and bounding Southeasterly on remaining railroad land 332.97 feet to a point;

thence Northwesterly at right angles to the last described line and bounding Southwesterly on said remaining railroad land 41.00 feet to a point;

thence Northeasterly at right angles to the last described line and bounding Northwesterly on land of Corbetta Construction Co., Inc., 337.29 feet to a point in said U.S. Pier and Bulkhead Line;

thence along said US Pier and Bulkhead line and making an interior angle of 83 degree, 59 minutes, 22 seconds with the last described line 41.23 feet to the point or place of BEGINNING.

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

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

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the party of the first part covenants as follows:

FIRST.—That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND.—That the party of the second part shall quietly enjoy the said premises;

THIRD.—That the said premises are free from incumbrances, except as aforesaid;

FOURTH.—That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH.—That said party of the first part will forever warrant the title to said premises.

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

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

IN PRESENCE OF:

HUNTS POINT AUTO [illegible] INC.

By DONNIE SIMONE, [illegible]

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF BRONX ss:

On the 17 day of May 19 79, before me personally came DONNIE SIMONE to me known, who, being by me duly sworn, did depose and say that he resides at No. 58 Parkway South, Mt. Vernon, New York 10552, ; that he is the President of HUNTS POINT AUTO WRECKERS INC., , the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

NOTARY
JOSEPH STEIN
Notary Public, State of NY
41-3826960
Qualified in Queens County
Commission Expires March 30, 19 81

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

REEL 391 PAGE 1034

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

RECEIVED
$ E
REAL ESTATE
MAY 31 1979
TRANSFER TAX
BRONX
COUNTY

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. ; that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed h name as witness thereto.

Title No. 5516 MAY 31 79

HUNTS POINT AUTO WRECKERS INC.

TO

PAT SIMONE, JOSEPH SIMONE and DONNIE SIMONE,

Warranty Deed
With Full Covenants.

The land affected by the within instrument lies in Section in Block 3017 on the Land Map of the County of Bronx, Lot 29

RECORDED AT REQUEST OF

JOSEPH STEIN
123 GROVE AVENUE
CEDARHURST, NY 11516

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
THE TITLE GUARANTEE COMPANY
CHARTERED 1883 IN NEW YORK

MAY-31-79 19958 1h.00

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

MAY-31-79 19957 9.00

RECORDED IN BRONX COUNTY
BLOCK 3017 LOT 29
SERIAL NUMBER
7518
79 MAY 31 AM 11:38

REC. FEE 9-14
SST $ —
RPT # 2623

REEL PG
00557 0084

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 1st day of July, nineteen hundred and eighty-four

BETWEEN

HUNTS POINT AUTO WRECKERS, INC. having its principal office at 1480 Sheridan Expressway, Bronx, N.Y.

party of the first part, and

P.D.J. SIMONE REALTY COMPANY, having its principal office at 1480 Sheridan Expressway, Bronx, N.Y.

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, as follows:

PARCEL A: All that certain lot, piece or parcel of land, with the buildings thereon, situate, lying and being in the Borough and County of the Bronx, City and State of New York, known and designated by the numbers 13 to 23, both inclusive, on map entitled, "Map of lands of Estate of Harriet Bates, situate in the 23rd Ward of the City of New York" dated New York, May 10, 1887, made by Louis A. Risse, C.E. and C.S. and filed in the Office of the Register of the County of New York, by the No. 995, excepting thereout such portion as has been taken therefrom for the opening and laying out of Edgewater Road and West Farms Road, and all that certain strip of land conveyed by Ephraim C. Bates and others to the New York, New Haven and Hartford Railroad Company by deed dated July 24, 1893, recorded on the same day in the Office of the Register of New York County, in Liber 10 Section 11 of conveyances at page 183, bounded and described as follows:
BEGINNING at a point on the easterly side of Sheridan Expressway distant 324.96 feet northerly from the corner formed by the intersection of the northerly side of Westchester Avenue and the easterly side of Sheridan Expressway; thence northerly along the easterly side of Sheridan Expressway, 15.55 feet to a point of curve; thence still northerly along the easterly side of Sheridan Expressway as it curves to the right a distance of 75.10 feet to a point of compound curve; thence still northerly along the said easterly side of Sheridan Expressway as it curves to the right a distance of 446.98 feet to a point; thence easterly along a line forming an angle of 6 degrees 43 minutes 10 seconds on its northerly side with the radial line of the last mentioned course 180.54 feet to a point in the U.S. Pier and Bulkhead line; thence southerly along the said Pier and Bulkhead line on a line forming an interior angle of 91 degrees 35 minutes 39 seconds with the last mentioned course a distance of 7.04 feet; thence still along said Pier and Bulkhead line on a line forming an exterior angle of 164 degrees 36 minutes 15 seconds a distance of 151.27 feet to a point; thence southeasterly and still

(SEE ANNEXED SHEET)

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

Hunts Point Auto Wreckers Inc
By Joseph Simone, Pres

475-80-948 Standard N Y B T U Form 8002 Bargain and Sale Deed, with Covenant Against Grantor's Acts—Individual or Corporation

Description (Cont'd.)

along the said Pier and Bulkhead on a line forming an interior angle of 236 degrees 11 minutes 15 seconds with the last mentioned course a distance of 33.58 feet to a point; thence southwesterly on a line forming an interior angle of 96 degrees 00 minutes 26 seconds with the last mentioned course, a distance of 337.29 feet to a point; thence westerly on a line forming an interior angle of 124 degrees 21 minutes 36 seconds with the last mentioned course, a distance of 63.70 feet to the point or place of BEGINNING.

PARCEL B: All the certain piece of parcel of land, situate, lying and being in the Borough and County of the Bronx, City and State of New York, bounded and described as follows: BEGINNING at a point at the most easterly corner of the herein described premises, said point being in the U.S. Pier and Bulkhead Line of the Bronx River and distant 66.23 feet northwesterly of and measured at right angles from Station 196 and 27.38 of the monumented six track center line of the railroad leading from New York, New York, to New Haven, Connecticut; thence southwesterly in a line parallel to and distant 66.23 feet northwesterly of and measured at right angles to said monumented six track center line tangent and tangent extended southwesterly and bounding southeasterly on remaining railroad land 332.97 feet to a point: thence northwesterly at right angles to the last described line and bounding southwesterly on said remaining railroad land 41.00 feet to a point; thence northeasterly at right angles to the last described line and bounding northwesterly on land of Corbetta Construction Co., Inc. 337.29 feet to a point in said U.S. Pier and Bulkhead Line; thence along said U.S. Pier and Bulkhead Line and making an interior angle of 83 degrees 59 minutes 22 seconds with the last described line 41.23 feet to the point or place of beginning.

REEL PG
00557 0386

STATE OF NEW YORK, COUNTY OF ss:

On the 12 day of July 1984, before me personally came Joseph Simone to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

John A Tartaglia
JOHN A. TARTAGLIA
NOTARY PUBLIC
WESTCHESTER COUNTY
#02TA 466849
COMMISSION EXPIRES MARCH 30, 1985

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

RECEIVED
$ 0
STATE
AUG 23 1984
TRANSFER TAX
BRONX
COUNTY

STATE OF NEW YORK, COUNTY OF ss:

On the 12 day of July 1984, before me personally came Joseph Simone to me known, who, being by me duly sworn, did depose and say that he resides at No. 1490 Sheridan Expwy Bronx NY 10459 that he is the president of Hunts Point Auto Wreckers Inc, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed h name thereto by like order.

John A Tartaglia
JOHN A TARTAGLIA
NOTARY PUBLIC
WESTCHESTER COUNTY
#02TA 466849
COMMISSION EXPIRES MARCH 30, 1985

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. ; that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed h name as witness thereto.

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE NO.

HUNTS POINT AUTO WRECKERS

TO

P.D.J. SIMONE REALTY COMPANY

SECTION
BLOCK 3017
LOT 29
COUNTY OR BOROUGH Bronx

Recorded at Request of COMMONWEALTH LAND TITLE INSURANCE COMPANY

RETURN BY MAIL TO:

TARTAGLIA, BROWN & MARX
495 New Rochelle Road
Bronxville, N.Y. 10708

Zip No. 10708

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
COMMONWEALTH LAND
TITLE INSURANCE COMPANY

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

BRONX COUNTY
3017 29
22

REC. FEE A-12-84
SST - 0 -
MPT 4244

REEL 1753 PG 1833

SP 5637
(S 32025)

QUITCLAIM DEED
(Block 3017, Lot 29)

THIS INDENTURE, made as of the 28th day of February, Two Thousand

BETWEEN (i) Pat Simone, individually, (ii) Joseph Simone, individually and (iii) Pat Simone, Selma Simone, and Joseph Simone, as the sole distributees of Donnie Simone, deceased; each having an address at 1000 Main Street, New Rochelle, New York 10801, party of the first part; and P.D.J. Simone Realty Company, L.P., having an address at 1000 Main Street, New Rochelle, New York 10801, party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of the Bronx, County of the Bronx, City and State of New York, having a tax map designation of Block 3017, Lot 29.

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

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

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

25×10

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

Pat Simone

Pat Simone

Selma Simone

Selma Simone

Joseph Simone

Joseph Simone

Document Number: 16412.1
January 14, 2000 3:48 PM

25×10

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

On the 18 day of Feb, in the year 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Pat Simone, 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.

MARK H. HIRSCH
Notary Public, State of New York
No. 30-4761310
Qualified in Nassau County
Commission Expires November 30, 2000

Notary Public

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

On the 18 day of Feb, in the year 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Selma Simone, 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

MARK H. HIRSCH
Notary Public, State of New York
No. 30-4761310
Qualified in Nassau County
Commission Expires November 30, 2000

Notary Public

Document Number: 16412.1
January 14, 2000 3:48 PM

REEL 1753 PG 1836

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

On the 29 day of Feb, in the year 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph Simone, 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.

Mark H. Hirsch
Notary Public

MARK H. HIRSCH
Notary Public, State of New York
No. 30-4761310
Qualified in Nassau County
Commission Expires November 30, 20 00

L & H / a division of
First American Title Ins. Co. of NY
188 East Post Road
White Plains, New York 10601

Document Number: 16412.1
January 14, 2000 3:48 PM

25 x 10

REEL 1753 PG 1837

QUITCLAIM DEED

PAT SIMONE, SELMA SIMONE
and JOSEPH SIMONE

TO

P.D.J. SIMONE REALTY COMPANY, L.P.

BLOCK: 3017

LOT: 29

COUNTY: Bronx

RECORD AND RETURN TO:

Martin P. Miner, Esq.
Gilbert, Segall and Young LLP
430 Park Avenue
New York, New York 10022

Document Number. 16412.1
January 14, 2000 3:48 PM

25x10

REEL 1753 PG 1838

CITY REGISTER RECORDING AND ENDORSEMENT PAGE
- BRONX COUNTY -
(This page forms part of the instrument)

WRITE BLOCK & LOT INFORMATION IN BLOCK/LOT FORMAT. IF ONLY PART OF LOT, WRITE P/O BEFORE LOT NUMBER.

Block/Lot(s): 3017 / 29

PREMISES: 1480 Sheridan Expressway

Title/Agent Company Name: FATCO

Title Company Number: SP 5637

TOTAL NUMBER OF PAGES IN DOCUMENT INCLUDING THIS PAGE: 6

RECORD & RETURN TO:

NAME: Gilbert, Segal & Young

ADDRESS: 430 Park Ave

CITY: NY, STATE: NY ZIP: 1062

OFFICE USE ONLY — DO NOT WRITE BELOW THIS LINE

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

Examined by (✍):

Mtge Tax Serial No.:

Mtge Amount: $

Taxable Amount: $

Exemption (✓): YES ☐ NO ☐

Type: [3306E] [255] [OTHER]

Dwelling Type: [1 to 2] [3] [4 to 6] [OVER 6]

TAX RECEIVED ON ABOVE MORTGAGE

County (basic)	$
City (Addtl)	$
Spec Addtl	$
TASF	$
MTA	$
NYCTA	$
TOTAL TAX	$

Apportionment Mortgage (✓) YES ☐ NO ☐

Joy A. Bobrow, City Register

City Register Serial Number: 009737

Indexed By (✍):

Verified By (✍):

Block(s) and Lot(s) verified by (✓):

Address ☐ Tax Map ☐

Extra Block(s): Lot(s):

DEED 0341

Recording Fee (C)	$ 47
Affidavit Fee (C)	$
TP-584/582 Fee (Y)	$
RPTT Fee (R)	$ 25
HPD-A ☑	HPD-C ☐

New York State Real Estate Transfer Tax: $ 0

Serial Number: 0005928

New York City Real Property Transfer Tax Serial Number: 002177

New York State Gains Tax Serial Number:

RECORDED IN BRONX COUNTY
OFFICE OF THE CITY REGISTER

2000 MAR 20 A 11:48

Witness My Hand and Official Seal

Joy A. Bobrow City Register

CRGFM8X.BPG 12/99

25×

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.

2021030500403001003EAFF9

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

Document ID: 2021030500403001 Document Date: 12-30-2020 Preparation Date: 03-10-2021
Document Type: DEED
Document Page Count: 6

PRESENTER:
BENCHMARK TITLE AGENCY
222 BLOOMINGDALE ROAD
SUITE 102
WHITE PLAINS, NY 10605
914-250-2400
EVANBOMEL@BENCHMARKTA.COM BTA 76901

RETURN TO:
DINA GUPTA ESQ.
SIMONE DEVELOPMENT COMPANIES
1250 WATERS PLACE PH1
BRONX, NY 10461

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	3017	29	Entire Lot	1480 SHERIDAN EXPRESSWAY

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:
P.D.J. SIMONE REALTY COMPANY, L.P.
1250 WATERS PLACE PH1
BRONX, NY 10461

GRANTEE/BUYER:
1480 SHERIDAN REALTY LLC
1250 WATERS PLACE, PH1
BRONX, NY 10461

FEES AND TAXES

Mortgage :

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

Filing Fee: $ 0.00

NYC Real Property Transfer Tax:
Ref.No. 2021000039777 PREPAID $ 34,359.65

NYS Real Estate Transfer Tax:
Ref.No. 2021000039777 PREPAID $ 5,236.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 03-11-2021 18:38
City Register File No.(CRFN): **2021000092301**

City Register Official Signature

BTA 76901

BARGAIN AND SALE DEED WITHOUT COVENANTS AGAINST GRANTOR'S ACTS

THIS INDENTURE, made as of December 30, 2020

Between **P.D.J. SIMONE REALTY COMPANY, L.P.**, a New York limited partnership, having an address at c/o Simone Development Companies, 1250 Waters Place, PH1, Bronx, New York 10461

party of the first part, and

1480 SHERIDAN REALTY LLC, a New York limited liability company, having an address at c/o Simone Development Companies, 1250 Waters Place, PH1, Bronx, New York 10461

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Borough of The Bronx, City and State of New York, having a tax map designation of Block 3017, Lot 29,

BEING and intended to be the same premises conveyed to P.D.J. Simone Realty Company, L.P. by (i) Pat Simone, individually, (ii) Joseph Simone, individually, and (iii) Pat Simone, Selma Simone, and Joseph Simone, as the sole distributees of Donnie Simone, deceased, by Deed dated February 28, 2000 and recorded on March 20, 2000 in the Office of the New York City Register, Bronx County as Reel 1753, Page 1838.

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

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

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

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

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

GRANTOR:

P.D.J. SIMONE REALTY COMPANY, L.P.,
a New York limited partnership

By: PDJ GP Corp.,
its general partner

By: _____
Name: Joseph Simone
Title: President

STATE OF NEW YORK)
) ss:
COUNTY OF BRONX)

On the 30th day of December, 2020 before me, the undersigned, personally appeared Joseph Simone, 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

(Affix Notary stamp or seal)

MICHAEL E. HANSEN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HA6254991
Qualified in Westchester County
Commission Expires January 30, ~~2020~~ 2024

Benchmark Title Agency, LLC

Title No. BTA76901

SCHEDULE A

COMPOSITE 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 a point on the easterly side of Sheridan Boulevard Interstate Route 895 – Bronx River Expressway, said point being on the division line between the lands described herein and lands now or formerly of Zordoya Mateo Realty Corp., Reel 961 Page 2012;

THENCE northerly along the easterly side of Sheridan Boulevard Interstate Route 895 – Bronx River Expressway, North 7 degrees 24 minutes 33 seconds West a distance of 15.55 feet to a point on a curve to the right;

THENCE still northerly along the easterly side of Sheridan Boulevard Interstate Route 895 – Bronx River Expressway North 3 degrees 6 minutes 23 seconds West along said curve to the right with a radius of 500 feet a distance of 75.10 feet to a point on another curve to the right;

THENCE still northerly along the said easterly side of Sheridan Boulevard Interstate Route 895 – Bronx River Expressway North 7 degrees 17 minutes 13 seconds East along said curve to the right with a radius of 2109 feet a distance of 446.98 feet to a point on the easterly side of Sheridan Boulevard Interstate Route 895 – Bronx River Expressway which point is on the division line between lands described herein and lands now or formerly of W.N.F. Holding Corp., Reel 1124 Page 771;

THENCE along said aforementioned division line South 69 degrees 55 minutes 6 seconds East a distance of 180.56 feet to a point in the U.S. Pier and Bulkhead line of the Bronx River;

THENCE southerly along the said Pier and Bulkhead Line of the Bronx River the following courses and distances:

South 18 degrees 27 minutes 54 seconds West, 7.04 feet;
South 3 degrees 4 minutes 9 seconds West, 151.27 feet;
South 53 degrees 7 minutes 6 seconds East, 74.63 feet to lands now or formerly of Penn Central Company, Reel 105 Page 1496;

THENCE southwesterly along said lands now or formerly of Penn Central Company, Reel 105 Page 1496, the following courses and distances:

South 30 degrees 52 minutes 28 seconds West, 332.66 feet;
North 59 degrees 7 minutes 32 seconds West, 40.98 feet to lands now or formerly of

FOR CONVEYANCING ONLY The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

Zordoya Mateo Realty Corp., Reel 961 Page 2012;

THENCE southwesterly along said lands now or formerly of Zordoya Mateo Realty Corp., Reel 961 Page 2012, South 86 degrees 30 minutes 52 seconds West, a distance of 63.70 feet to the easterly side of Sheridan Boulevard Interstate Route 895 – Bronx River Expressway and the point or place of BEGINNING.

FOR CONVEYANCING ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

BARGAIN AND SALE DEED WITHOUT COVENANTS AGAINST GRANTOR'S ACTS

BLOCK: 3017

LOT: 29

COUNTY: Bronx

Please record and return to:

Dina Gupta, Esq.
Simone Development Companies
1250 Waters Place, PH1
Bronx, New York 10461

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2021030500403001003S6178

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

Document ID: 2021030500403001 Document Date: 12-30-2020 Preparation Date: 03-10-2021
Document Type: DEED

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
RP - 5217 REAL PROPERTY TRANSFER REPORT	3

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

PROPERTY INFORMATION

1. Property Location: 1480 (STREET NUMBER) | SHERIDAN EXPRESSWAY (STREET NAME) | BRONX (BOROUGH) | 10459 (ZIP CODE)

2. Buyer Name: 1480 SHERIDAN REALTY LLC (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

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

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

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

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

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

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

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐

7. New Construction on Vacant Land ☐

8. Seller Name: P.D.J. SIMONE REALTY COMPANY, L.P. (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: 11 / 20 / 2020 (Month / Day / Year)

11. Date of Sale / Transfer: 11 / 20 / 2020 (Month / Day / Year)

12. Full Sale Price $ 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: E 9

16. Total Assessed Value (of all parcels in transfer): 1,456,200

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

BRONX 3017 29

20201030000952010 4

CERTIFICATION

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

BUYER

BUYER SIGNATURE | DATE

C/O: SIMONE DEVELOPMENT COMPANIES 1250 WATERS PLACE, PH1

STREET NUMBER | STREET NAME (AFTER SALE)

BRONX | NY | 10461

CITY OR TOWN | STATE | ZIP CODE

BUYER'S ATTORNEY

LAST NAME | FIRST NAME

AREA CODE | TELEPHONE NUMBER

SELLER

SELLER SIGNATURE | DATE

2020103000095201

CERTIFICATION

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

BUYER

BUYER SIGNATURE | DATE

C/O: SIMONE DEVELOPMENT COMPANIES 1250 WATERS PLACE, PH1

STREET NUMBER | STREET NAME (AFTER SALE)

BRONX | NY | 10461

CITY OR TOWN | STATE | ZIP CODE

BUYER'S ATTORNEY

LAST NAME | FIRST NAME

AREA CODE | TELEPHONE NUMBER

SELLER

SELLER SIGNATURE | DATE

2020103000095201

ATTACHMENT E
SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY

The approximately 34,538-square-foot (±0.79-acre) site is located at 1480 Sheridan Boulevard in Bronx, New York and is identified on the Bronx Borough Tax Map as Block 3017, p/o Lot 29.

Based on the current and historic uses of the site, and the presence of corresponding contaminants at concentrations exceeding the applicable criteria for the reasonably anticipated future use of the site (restricted-residential) as a commercial and residential property with affordable housing, the site is eligible for the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP).

Item 1 - Previous Reports

The following environmental reports were prepared for the site prior to the Requestor's application:

- *December 21, 2018 Phase I Environmental Site Assessment (ESA) for 1460 and 1480 Sheridan Expressway, prepared by CDM Smith*
- *November 23, 2021 Phase II Environmental Investigation (EI) Report for 1460 and 1480 Sheridan Expressway, prepared by Environmental Engineering Compliance Control, D.P.C.*
- *July 8, 2026 Limited Subsurface Investigation (LSI) Report for 1484 Sheridan Boulevard, prepared by Langan*

Environmental reports and sampling events are summarized below and included with this attachment.

December 21, 2018 Phase I ESA for 1460 and 1480 Sheridan Expressway, Bronx, New York, prepared by CDM Smith

CDM Smith prepared a Phase I ESA in December 2018 on behalf of Simone Development Companies. The Phase I ESA identified the following Recognized Environmental Conditions (REC):

- Historic uses of the site as an iron yard, concrete manufacturing, and automotive maintenance since the 1890s
- Potential vapor intrusion due to the historic operations at the site
- Three gasoline/diesel underground storage tanks (UST) that were closed and removed from the site, where no post-excavation sampling was documented. Four aboveground storage tanks (AST) were reportedly closed and one AST was reportedly removed from

the property. The possible presence of remaining USTs and ASTs on the site and lack of documentation was considered a REC.

- Presence of trench drains on-site; the possible migration of contamination through trench drains from historic site uses is considered a REC.
- An in-ground hydraulic lift was observed at the subject property; potential contamination from possible releases of hydraulic oil and fluids is considered a REC
- Surficial staining was observed at the subject property and is considered a REC.
- Potential off-site contamination from upgradient neighboring sites (e.g. drycleaners, voluntary cleanup program and BCP sites with industrial past uses, and multiple auto repair and gas/service stations)

November 23, 2021 Phase II ESA for 1460 and 1480 Sheridan Expressway, Bronx, New York, prepared by Environmental Engineering Compliance Control (EECC), D.P.C.

EECC prepared a Phase II ESA for the properties located at 1460 and 1480 Sheridan Expressway in November 2021 on behalf of Simone Development Companies. For proposed Lot 30, the Phase II ESA included a geophysical survey of all accessible areas, advancement of four soil borings to a maximum depth of 10 feet below grade surface (bgs), and the collection and laboratory analysis of soil samples. The observations and analytical results are summarized below.

Soil samples were analyzed for NYSDEC Title 6 of the New York Codes, Rules, and Regulations (NYCRR) Part 375 volatile organic compound (VOC), semivolatile organic compounds (SVOC), polychlorinated biphenyls (PCB), diesel range organics (DRO), gasoline range organics (GRO), and target analyte list (TAL) metals.

Soil analytical results were compared to the NYCRR Part 375 protection of groundwater (PGW), Restricted Use Restricted-Residential (RURR), Commercial Use (RUC), Industrial Use (RUI) and Soil Cleanup Objectives (SCO). VOCs, SVOCs, and metals, were detected above applicable SCOs in soil samples.

The associated laboratory analytical reports and soil boring logs from the Phase II ESA are included in the Phase II ESA report as an attachment.

Limited Subsurface Investigation Report for 1484 Sheridan Boulevard, Bronx, New York, conducted by Langan

Langan prepared a Limited Subsurface Investigation (LSI) Report documenting the LSI completed in April 2026 on behalf of L+M Development Partners for the property located at 1480 Sheridan Boulevard in Bronx, New York, Tax Block 3017, Lot 29. Lot 29 is being subdivided into two lots: Lots 29 and 30. The LSI report summarizes work completed for proposed Lot 30. The LSI included a geophysical survey of all accessible areas, advancement of six soil borings to a maximum depth of 15 feet bgs, installation of two temporary groundwater monitoring wells and

three temporary soil vapor points, and the collection and laboratory analysis of soil, groundwater and soil vapor samples.

Soil and groundwater samples were analyzed for NYSDEC NYCRR Part 375 VOCs, SVOCs, PCBs, pesticides and/or TAL metals including trivalent and hexavalent chromium. Soil vapor samples were analyzed for TO-15 VOCs.

Results

Soil analytical results were compared to the NYCRR Part 375 PGWs, RURRs, RUCs, RUIs and SCOs. Groundwater analytical results were compared to the NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values for Drinking Water (Class GA) (collectively referred to as "SGVs").

Field observations and laboratory analytical results of the LSI are summarized below:

- Site Geology and Hydrogeology: The site is underlain by fill, predominantly consisting of grayish to dark tan to black, fine-grained sand with varying amounts of fine gravel, brick and concrete, and cobbles that extends below the surface cover to between 5 and 15 feet bgs across the site. The observed fill layer is followed by a grayish tan to black clay layer across the site. According to a March 2026 Geotechnical Evaluation Report prepared for the site by GEODesign, Inc. P.C. (GEODesign), soft rock was identified at depths ranging from 8.5 to 38.5 feet bgs and competent bedrock was identified from 5 to 45 feet bgs at the site. Weathered bedrock was observed between 7 and 13 feet across the site. Groundwater was encountered between about 3 and 9 feet below bgs during the LSI and geotechnical investigation. Based on the local topography and proximity to nearby surface water features, the inferred groundwater flow direction in the vicinity of the site is to the east or southeast toward the Bronx River.
- Soil: PID readings above background and/or petroleum-like odors were observed in two soil borings with a maximum photoionization detector (PID) reading of 90 parts per million (ppm). VOCs, SVOCs, and metals were detected within soil borings above the PGW, RURR, RUC and/or RUI SCOs.
- Groundwater: VOCs, SVOCs and total and dissolved metals, were detected above the SGVs.
- Soil Vapor: Petroleum-related VOCs were detected in three soil vapor samples.

Sample locations and results for data collected during the LSI are provided in the attached figures and tables.

Phase II ESA and LSI Results Summary

The following summary was prepared to identify analytes detected above applicable regulatory standards for each media tested during the Phase II ESA and LSI. The referenced reports and available laboratory data packages for the investigation are included in this attachment.

Soil

Soil sample analytical results were compared to the PGW, RURR, RUC, and RUI SCOs. Contaminants that were detected at concentrations above the SCOs are depicted in Table E-1 and Figure F-1. The maximum detected concentrations above the SCOs are summarized below.

Table E-1: Maximum Concentrations of Target Compounds Detected in Soil above SCOs

Parameter	Maximum Detected Concentration above SCO	Sample Depth (feet bgs)	PGW, RURR, RUC and RUI	Number of Samples Exceeding SCOs
VOCs				
Acetone	0.16 mg/kg in SB07_4-5	4-5	PGW: 0.03	7
Benzene	0.4 mg/kg in SB06_0-1	SB06_0-1	PGW: 0.06	1
Total Xylenes	110 mg/kg in SB06_0-1	0-1	PGW: 1.2 RURR: 100	1
SVOCs				
Benzo(a)anthracene	6.2 mg/kg in B-8_4.5-5.5	4.5-5.5	PGW: 1 RURR: 1.4	3
Benzo(a)pyrene	5.5 mg/kg in B-8_4.5-5.5	4.5-5.5	RURR: 1 RUC: 3.7 RUI: 3.7	3
Benzo(b)fluoranthene	7.1 mg/kg in B-8_4.5-5.5	4.5-5.5	PGW: 2.1 RURR: 1.4	3
Benzo(k)fluoranthene	2.1 mg/kg in B-8_4.5-5.5	4.5-5.5	PGW: 2	1
Chrysene	5.3 mg/kg in B-8_4.5-5.5	4.5-5.5	PGW: 1 RURR: 4.9	3
Dibenz(a,h)anthracene	0.96 mg/kg in B-8_4.5-5.5	4.5-5.5	RURR: 0.33	3
Indeno(1,2,3-cd)pyrene	3.9 mg/kg in B-8_4.5-5.5	4.5-5.5	RURR: 1.4	3
Phenanthrene	7.8 mg/kg in B-8_4.5-5.5	4.5-5.5	RURR: 4.9	3
Metals				
Arsenic	56.8 mg/kg in B-6_4-5	4-5	PGW: 16 RURR: 16 RUC: 16 RUI: 16	2
Lead	813 mg/kg in SB06_0-1	0-1	PGW: 450 RURR: 400	4
Mercury	0.505 mg/kg in SB09_0-1	0-1	RURR: 0.3	2

Notes:

1. Results are compared to the 6 NYCRR Part 375, PGW, RURR, RUC and RUI SCOs

2. mg/kg – milligram per kilogram
3. bgs – below grade surface

Groundwater

Groundwater sample analytical results were compared to the SGVs. Contaminants that were detected at concentrations above the SGVs are depicted in Table E-2 and Figure E-2. and are summarized below. The maximum detected concentrations above the SGVs are summarized below.

Table E-2: Maximum Concentrations of Target Compounds Detected in Groundwater above SGVs

Parameter	Maximum Detected Concentration above SGVs	NYSDEC SGVs	Number of Samples Exceeding SGVs
VOCs			
1,2,4,5-Tetramethylbenzene	12 ug/l in TMW06_040926	SGV: 5	1
1,2,4-Trimethylbenzene	110 ug/l in TMW06_040926	SGV: 5	1
1,3,5-Trimethylbenzene (Mesitylene)	43 ug/l in TMW06_040926	SGV: 5	1
Benzene	2.8 ug/l in TMW06_040926	SGV: 1	2
Ethylbenzene	12 ug/l in TMW06_040926	SGV: 5	1
M,P-Xylene	110 ug/l in TMW06_040926	SGV: 5	1
Naphthalene	13 ug/l in TMW06_040926	SGV: 10	1
o-Xylene (1,2-Dimethylbenzene)	50 ug/l in TMW06_040926	SGV: 5	1
Toluene	6.4 ug/l in TMW06_040926	SGV: 5	1
Total Xylenes	160 ug/l in TMW06_040926	SGV: 5	1
SVOCs			
1,4-Dioxane (P-Dioxane)	0.424 ug/l in TMW06_040926	SGV: 0.35	1
Benzo(a)anthracene	0.3 ug/l in TMW11_040926	SGV: 0.002	2
Benzo(a)pyrene	0.3 ug/l in TMW11_040926	SGV: 0	2
Benzo(b)fluoranthene	0.45 ug/l in TMW11_040926	SGV: 0.002	2
Benzo(k)fluoranthene	0.12 ug/l in TMW11_040926	SGV: 0.002	2
Chrysene	0.32 ug/l in TMW11_040926	SGV: 0.002	2
Indeno(1,2,3-cd)pyrene	0.28 ug/l in TMW11_040926	SGV: 0.002	2
Phenol	3.2 ug/l in TMW11_040926	SGV: 1	1
Metals - Dissolved			
Iron	12100 ug/l in TMW06_040926	SGV: 300	1
Magnesium	43300 ug/l in TMW06_040926	SGV: 35000	1
Manganese	5540 ug/l in TMW06_040926	SGV: 300	1
Sodium	198000 ug/l in TMW06_040926	SGV: 20000	1
Metals - Total			
Iron	13600 ug/l in TMW06_040926	SGV: 300	1
Magnesium	36700 ug/l in TMW06_040926	SGV: 35000	1

Parameter	Maximum Detected Concentration above SGVs	NYSDEC SGVs	Number of Samples Exceeding SGVs
Manganese	4976 ug/l in TMW06_040926	SGV: 300	1
Sodium	165000 ug/l in TMW06_040926	SGV: 20000	1

Notes:

1. Results are compared to the SGVs
2. µg/L – microgram per liter

Soil Vapor

Soil vapor samples were not collected during the Phase II ESA. Soil vapor analytical results from the LSI performed by Langan are depicted in Table E-3 and Figure E-3. The maximum detected concentrations for each analyte are summarized below.

Table E-3: Maximum Concentrations of Target Compounds Detected in Soil Vapor

Analyte	Maximum Detected Concentration (in ug/m^3)	
VOCs		
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.552	SSV09_040926
1,2,4-Trimethylbenzene	1140	SSV06_040926
1,3,5-Trimethylbenzene (Mesitylene)	929	SSV06_040926
1,3-Butadiene	2.96	SSV09_040926
1,4-Dichlorobenzene	0.77	SSV09_040926
1,4-Dioxane (P-Dioxane)	6.56	SSV09_040926
2,2,4-Trimethylpentane	234000	SSV06_040926
4-Ethyltoluene	334	SSV06_040926
Acetone	546	SSV11_040926
Benzene	367	SSV06_040926
Carbon Disulfide	93.4	SSV11_040926
Chloroform	4.38	SSV11_040926
Chloromethane	4.13	SSV11_040926
Cyclohexane	8500	SSV06_040926
Dichlorodifluoromethane	2.65	SSV09_040926
Ethanol	8740	SSV06_040926
Ethylbenzene	274	SSV06_040926
Isopropanol	1510	SSV06_040926
M,P-Xylene	2010	SSV06_040926
Methyl Ethyl Ketone (2-Butanone)	11.9	SSV09_040926
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	1.04	SSV09_040926
n-Heptane	3610	SSV06_040926
n-Hexane	8600	SSV06_040926
o-Xylene (1,2-Dimethylbenzene)	356	SSV06_040926

Analyte	Maximum Detected Concentration (in ug/m^3)	
VOCs		
Tert-Butyl Alcohol	1.52	SSV09_040926
Tetrachloroethene (PCE)	11.7	SSV11_040926
Tetrahydrofuran	6.93	SSV11_040926
Toluene	167	SSV11_040926
Total Xylenes	2360	SSV06_040926
Trichlorofluoromethane	2.78	SSV09_040926

Notes:

1. µg/m^3 – microgram per cubic meter

Item 3 - Site Drawings

Figure F-1: Soil Sample Analytical Results Map including soil sample locations advanced during the November 2021 Phase II ESA and April 2026 LSI. Analytical data is only shown for soil samples that had exceedances of the SCOs.

Figure F-2: Groundwater Sample Analytical Results Map including groundwater monitoring wells installed and sampled during the April 2026 LSI. Analytical data is only shown for groundwater samples that had exceedances of the SGVs.

Figure F-3: Soil Vapor Sample Analytical Results Map including soil vapor points advanced during the April 2026 LSI.

Item 4 – Past Uses of the Site and Suspected Sources of Contamination

A review of historical records indicates that the site has been located in a densely developed urban area characterized by commercial and industrial uses since at least the 1890s.

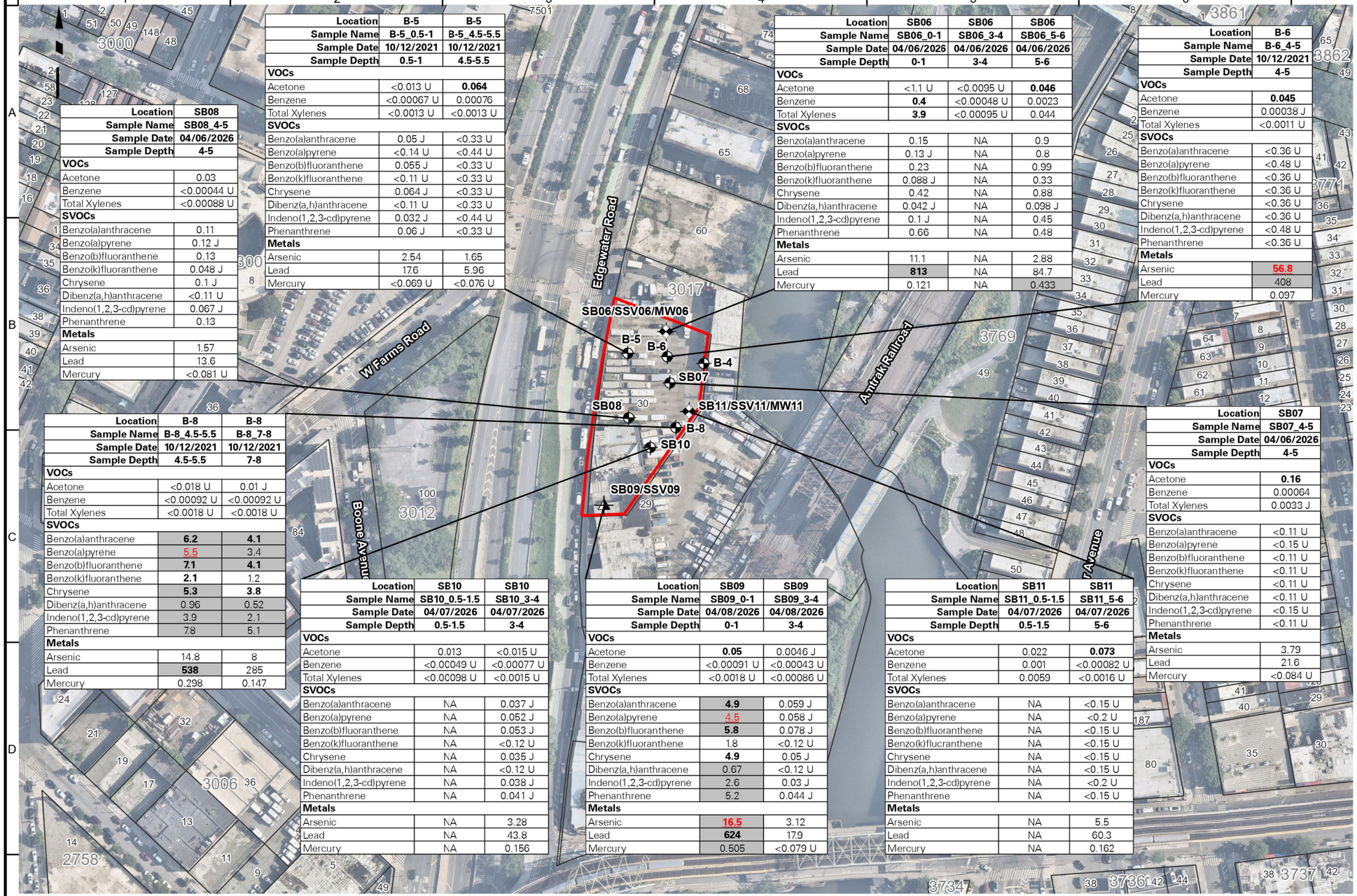
Between at least 1896 and 1915, the site was occupied by a coal and lumber yard. By 1950, relevant site uses included a contractor's yard, building materials storage, and a concrete slab manufacturer (Flexicore Co.) The site was operated as a contractor's yard (Corbetta Construction Co.) with an auto parts warehouse/auto wrecking yard from at least 1977 to 1999. According to city directories, the site was operated in the mid-2000s to mid-2010s by an automotive parts retail/wholesale business and auto wrecking yard, and is currently operating as a truck parking yard with open garage structures and a commercial office building.

The presence of petroleum-related VOCs in site soil above PGW SCOs in the northern part of the site, the presence of petroleum-related VOCs in groundwater above the SGVs and in soil vapor throughout the site are likely related to former industrial site operations, including the former auto parts warehouse and auto wrecking yard. SVOCs, particularly PAHs, identified in site soil are likely associated with former site operations as a coal and lumber yard due to the storage of raw coal and wood, and the use of wood preservatives, but may also be attributed to historic infilling.

Lead, arsenic and mercury in site soil can possibly be attributed to historical use of the site as a concrete slab manufacturer as they can be found in cement and concrete manufacturing but the metals are most likely from historic site use as a coal and lumber yard.

Delineation of identified impacts and investigation of inaccessible locations will be completed during the future remedial investigation.

FIGURES



Location	SB08
Sample Name	SB08_4-5
Sample Date	04/06/2026
Sample Depth	4-5
VOCs	
Acetone	0.03
Benzene	<0.00044 U
Total Xylenes	<0.00088 U
SVOCs	
Benzo(a)anthracene	0.11
Benzo(a)pyrene	0.12 J
Benzo(b)fluoranthene	0.13
Benzo(k)fluoranthene	0.048 J
Chrysene	0.1 J
Dibenz(a,h)anthracene	<0.11 U
Indeno(1,2,3-cd)pyrene	0.067 J
Phenanthrene	0.13
Metals	
Arsenic	1.57
Lead	13.6
Mercury	<0.081 U

Location	B-5	B-5
Sample Name	B-5_0.5-1	B-5_4.5-5.5
Sample Date	10/12/2021	10/12/2021
Sample Depth	0.5-1	4.5-5.5
VOCs		
Acetone	<0.013 U	**0.064**
Benzene	<0.00067 U	0.00076
Total Xylenes	<0.0013 U	<0.0013 U
SVOCs		
Benzo(a)anthracene	0.05 J	<0.33 U
Benzo(a)pyrene	<0.14 U	<0.44 U
Benzo(b)fluoranthene	0.055 J	<0.33 U
Benzo(k)fluoranthene	<0.11 U	<0.33 U
Chrysene	0.064 J	<0.33 U
Dibenz(a,h)anthracene	<0.11 U	<0.33 U
Indeno(1,2,3-cd)pyrene	0.032 J	<0.44 U
Phenanthrene	0.06 J	<0.33 U
Metals		
Arsenic	2.54	1.65
Lead	17.6	5.96
Mercury	<0.069 U	<0.076 U

Location	SB06	SB06	SB06
Sample Name	SB06_0-1	SB06_3-4	SB06_5-6
Sample Date	04/06/2026	04/06/2026	04/06/2026
Sample Depth	0-1	3-4	5-6
VOCs			
Acetone	<1.1 U	<0.0095 U	**0.046**
Benzene	**0.4**	<0.00048 U	0.0023
Total Xylenes	**3.9**	<0.00095 U	0.044
SVOCs			
Benzo(a)anthracene	0.15	NA	0.9
Benzo(a)pyrene	0.13 J	NA	0.8
Benzo(b)fluoranthene	0.23	NA	0.99
Benzo(k)fluoranthene	0.088 J	NA	0.33
Chrysene	0.42	NA	0.88
Dibenz(a,h)anthracene	0.042 J	NA	0.098 J
Indeno(1,2,3-cd)pyrene	0.1 J	NA	0.45
Phenanthrene	0.66	NA	0.48
Metals			
Arsenic	11.1	NA	2.88
Lead	**813**	NA	84.7
Mercury	0.121	NA	0.433

Location	B-6
Sample Name	B-6_4-5
Sample Date	10/12/2021
Sample Depth	4-5
VOCs	
Acetone	**0.045**
Benzene	0.00038 J
Total Xylenes	<0.0011 U
SVOCs	
Benzo(a)anthracene	<0.36 U
Benzo(a)pyrene	<0.48 U
Benzo(b)fluoranthene	<0.36 U
Benzo(k)fluoranthene	<0.36 U
Chrysene	<0.36 U
Dibenz(a,h)anthracene	<0.36 U
Indeno(1,2,3-cd)pyrene	<0.48 U
Phenanthrene	<0.36 U
Metals	
Arsenic	**56.8**
Lead	408
Mercury	0.097

Location	B-8	B-8
Sample Name	B-8_4.5-5.5	B-8_7-8
Sample Date	10/12/2021	10/12/2021
Sample Depth	4.5-5.5	7-8
VOCs		
Acetone	<0.018 U	0.01 J
Benzene	<0.00092 U	<0.00092 U
Total Xylenes	<0.0018 U	<0.0018 U
SVOCs		
Benzo(a)anthracene	**6.2**	**4.1**
Benzo(a)pyrene	5.5	3.4
Benzo(b)fluoranthene	**7.1**	**4.1**
Benzo(k)fluoranthene	**2.1**	1.2
Chrysene	**5.3**	**3.8**
Dibenz(a,h)anthracene	0.96	0.52
Indeno(1,2,3-cd)pyrene	3.9	2.1
Phenanthrene	7.8	5.1
Metals		
Arsenic	14.8	8
Lead	**538**	285
Mercury	0.298	0.147

Location	SB10	SB10
Sample Name	SB10_0.5-1.5	SB10_3-4
Sample Date	04/07/2026	04/07/2026
Sample Depth	0.5-1.5	3-4
VOCs		
Acetone	0.013	<0.015 U
Benzene	<0.00049 U	<0.00077 U
Total Xylenes	<0.00098 U	<0.0015 U
SVOCs		
Benzo(a)anthracene	NA	0.037 J
Benzo(a)pyrene	NA	0.052 J
Benzo(b)fluoranthene	NA	0.053 J
Benzo(k)fluoranthene	NA	<0.12 U
Chrysene	NA	0.035 J
Dibenz(a,h)anthracene	NA	<0.12 U
Indeno(1,2,3-cd)pyrene	NA	0.038 J
Phenanthrene	NA	0.041 J
Metals		
Arsenic	NA	3.28
Lead	NA	43.8
Mercury	NA	0.156

Location	SB09	SB09
Sample Name	SB09_0-1	SB09_3-4
Sample Date	04/08/2026	04/08/2026
Sample Depth	0-1	3-4
VOCs		
Acetone	**0.05**	0.0046 J
Benzene	<0.00091 U	<0.00043 U
Total Xylenes	<0.0018 U	<0.00086 U
SVOCs		
Benzo(a)anthracene	**4.9**	0.059 J
Benzo(a)pyrene	4.5	0.058 J
Benzo(b)fluoranthene	**5.8**	0.078 J
Benzo(k)fluoranthene	1.8	<0.12 U
Chrysene	**4.9**	0.05 J
Dibenz(a,h)anthracene	0.67	<0.12 U
Indeno(1,2,3-cd)pyrene	2.6	0.03 J
Phenanthrene	5.2	0.044 J
Metals		
Arsenic	**16.5**	3.12
Lead	**624**	17.9
Mercury	0.505	<0.079 U

Location	SB11	SB11
Sample Name	SB11_0.5-1.5	SB11_5-6
Sample Date	04/07/2026	04/07/2026
Sample Depth	0.5-1.5	5-6
VOCs		
Acetone	0.022	**0.073**
Benzene	0.001	<0.00082 U
Total Xylenes	0.0059	<0.0016 U
SVOCs		
Benzo(a)anthracene	NA	<0.15 U
Benzo(a)pyrene	NA	<0.2 U
Benzo(b)fluoranthene	NA	<0.15 U
Benzo(k)fluoranthene	NA	<0.15 U
Chrysene	NA	<0.15 U
Dibenz(a,h)anthracene	NA	<0.15 U
Indeno(1,2,3-cd)pyrene	NA	<0.2 U
Phenanthrene	NA	<0.15 U
Metals		
Arsenic	NA	5.5
Lead	NA	60.3
Mercury	NA	0.162

Location	SB07
Sample Name	SB07_4-5
Sample Date	04/06/2026
Sample Depth	4-5
VOCs	
Acetone	**0.16**
Benzene	0.00064
Total Xylenes	0.0033 J
SVOCs	
Benzo(a)anthracene	<0.11 U
Benzo(a)pyrene	<0.15 U
Benzo(b)fluoranthene	<0.11 U
Benzo(k)fluoranthene	<0.11 U
Chrysene	<0.11 U
Dibenz(a,h)anthracene	<0.11 U
Indeno(1,2,3-cd)pyrene	<0.15 U
Phenanthrene	<0.11 U
Metals	
Arsenic	3.79
Lead	21.6
Mercury	<0.084 U

Legend

- Boring Location
- Boring Location/Sub-slab Vapor Point
- Boring Location/Sub-slab Vapor Point/Monitoring Well
- Approximate Site Boundary
- 3017 Tax Block
- 29 Tax Parcel

Analyte	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	NYSDEC Part 375 Restricted Use Commercial SCOs	NYSDEC Part 375 Restricted Use Industrial SCOs
VOCs				
Acetone	0.03	100	500	1000
Benzene	0.06	3.7	20	20
Total Xylenes	1.2	100	500	1000
SVOCs				
Benzo(a)anthracene	1	1.4	37	37
Benzo(a)pyrene	22	1	3.7	3.7
Benzo(b)fluoranthene	2.1	1.4	37	37
Benzo(k)fluoranthene	2	4.9	47	78
Chrysene	1	4.9	47	78
Dibenz(a,h)anthracene	1000	0.33	3.7	3.7
Indeno(1,2,3-cd)pyrene	8.6	1.4	37	37
Phenanthrene	1000	4.9	47	78
Metals				
Arsenic	16	16	16	16
Lead	450	400	1000	3900
Mercury	0.73	0.3	1.1	1.1

Exceedance Summary:

10 - Result exceeds Protection of Groundwater SCOs
10 - Result exceeds Restricted Use Restricted-Residential SCOs
10 - Result exceeds Restricted Use Commercial SCOs
10 - Result exceeds Restricted Use Industrial SCOs

Notes:
1. Aerial imagery provided through Langan's subscription to NearMap.com, flown 7/3/2025.
2. Parcel data is provided by the New York City Department of City Planning.
3. All features shown are approximate.
5. Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Protection of Groundwater, Restricted Use Residential and Restricted Use Commercial and Industrial Soil Cleanup Objectives (SCO) (December 2025).
6. Criterion comparisons for 3- & 4-methylphenol (m&p cresol) are provided for reference. Promulgated SCOs are for 3-methylphenol (m-cresol) and 4-methylphenol (p-cresol).
7. Results are shown in mg/kg (milligrams per kilogram)
8. <RL - Not detected

Qualifiers:
J - The analyte was detected above the method detection limit (MDL), but below the reporting limit (RL); therefore, the result is an estimated concentration.
U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

150 0 150
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
1484 SHERIDAN BOULEVARD
BLOCK No. 3017, p/o LOT No. 29
BRONX NEW YORK

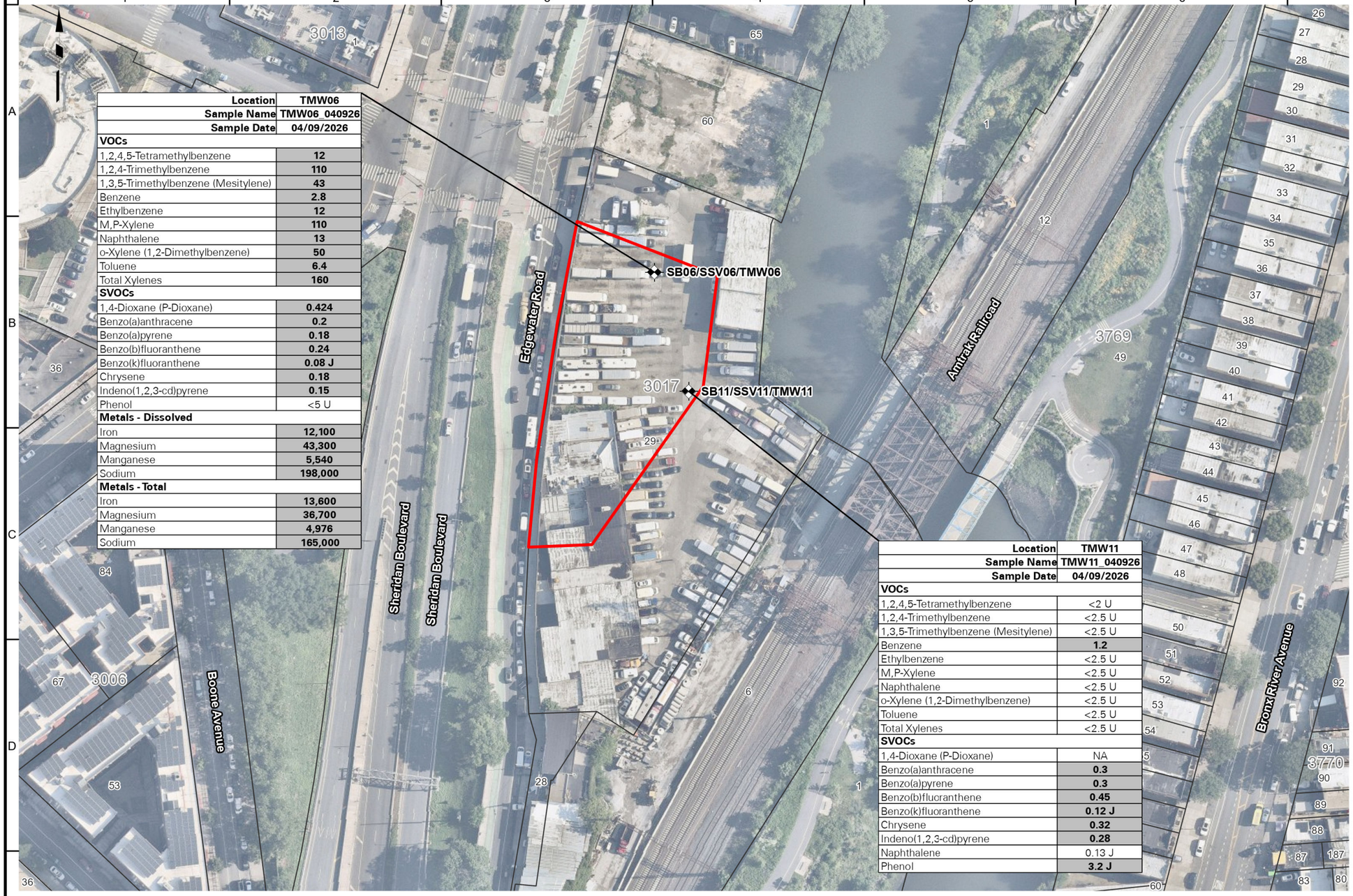
Figure Title
SOIL SAMPLE ANALYTICAL RESULTS MAP

Project No. 170970901
Date 8/14/2026
Scale 1"=150'
Drawn By GS

Figure No. **E-1**

© 2026 Langan

Path: \\langan.com\data\NYC\data9\170970901\Project Data\ArcGIS\APRX\170970901\170970901.aprx



Location	TMW06
Sample Name	TMW06_040926
Sample Date	04/09/2026
VOCs	
1,2,4,5-Tetramethylbenzene	**12**
1,2,4-Trimethylbenzene	**110**
1,3,5-Trimethylbenzene (Mesitylene)	**43**
Benzene	**2.8**
Ethylbenzene	**12**
M,P-Xylene	**110**
Naphthalene	**13**
o-Xylene (1,2-Dimethylbenzene)	**50**
Toluene	**6.4**
Total Xylenes	**160**
SVOCs	
1,4-Dioxane (P-Dioxane)	**0.424**
Benzo(a)anthracene	**0.2**
Benzo(a)pyrene	**0.18**
Benzo(b)fluoranthene	**0.24**
Benzo(k)fluoranthene	**0.08 J**
Chrysene	**0.18**
Indeno(1,2,3-cd)pyrene	**0.15**
Phenol	<5 U
Metals - Dissolved	
Iron	**12,100**
Magnesium	**43,300**
Manganese	**5,540**
Sodium	**198,000**
Metals - Total	
Iron	**13,600**
Magnesium	**36,700**
Manganese	**4,976**
Sodium	**165,000**

Location	TMW11
Sample Name	TMW11_040926
Sample Date	04/09/2026
VOCs	
1,2,4,5-Tetramethylbenzene	<2 U
1,2,4-Trimethylbenzene	<2.5 U
1,3,5-Trimethylbenzene (Mesitylene)	<2.5 U
Benzene	**1.2**
Ethylbenzene	<2.5 U
M,P-Xylene	<2.5 U
Naphthalene	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	<2.5 U
Toluene	<2.5 U
Total Xylenes	<2.5 U
SVOCs	
1,4-Dioxane (P-Dioxane)	NA
Benzo(a)anthracene	**0.3**
Benzo(a)pyrene	**0.3**
Benzo(b)fluoranthene	**0.45**
Benzo(k)fluoranthene	**0.12 J**
Chrysene	**0.32**
Indeno(1,2,3-cd)pyrene	**0.28**
Naphthalene	0.13 J
Phenol	**3.2 J**

Legend

- Boring Location/Sub-slab Vapor Point/ Monitoring Well
- Approximate Site Boundary
- 3017 Tax Block
- 29 Tax Parcel

Analyte	NYSDEC SGVs
VOCs	
1,2,4,5-Tetramethylbenzene	5
1,2,4-Trimethylbenzene	5
1,3,5-Trimethylbenzene (Mesitylene)	5
Benzene	1
Ethylbenzene	5
M,P-Xylene	5
Naphthalene	10
o-Xylene (1,2-Dimethylbenzene)	5
Toluene	5
Total Xylenes	5
SVOCs	
1,4-Dioxane (P-Dioxane)	0.35
Benzo(a)anthracene	0.002
Benzo(a)pyrene	0
Benzo(b)fluoranthene	0.002
Benzo(k)fluoranthene	0.002
Chrysene	0.002
Indeno(1,2,3-cd)pyrene	0.002
Naphthalene	10
Phenol	1
Metals - Dissolved	
Iron	300
Magnesium	35000
Manganese	300
Sodium	20000
Metals - Total	
Iron	300
Magnesium	35000
Manganese	300
Sodium	20000

Exceedance Summary:

10 - Result exceeds NYSDEC SGVs

Notes:
1. Aerial imagery provided through Langan's subscription to NearMap.com, flown 7/3/2025.
2. Parcel data is provided by the New York City Department of City Planning.
3. All features shown are approximate.
4. Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operation Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water and published addenda (herein collectively referenced as "NYSDEC SGVs").
5. The criteria comparison for total metals (Chromium, Total) is provided for reference. The promulgated SGV shown is for hexavalent chromium.
6. Results are shown in µg/l (micrograms per liter)
7. <RL - Not detected
8. The groundwater sample from TMW11 was only sampled for volatile organic compounds (VOC) and semivolatile organic compounds (SVOC) and was not analyzed for 1,4-dioxane.
9. NA - Not analyzed

Qualifiers:
G - The concentration may be biased high due to matrix interferences (i.e. co-elution) with non-target compound(s). The result should be considered estimated.
J - The analyte was detected above the method detection limit (MDL), but below the reporting limit (RL); therefore, the result is an estimated concentration.
F - The ratio of quantifier ion response to qualifier ion response falls outside of the laboratory criteria. Results are considered to be an estimated maximum concentration.
U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

100 0 100
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
1484 SHERIDAN BOULEVARD
BLOCK No. 3017, p/o LOT No. 29
BRONX NEW YORK

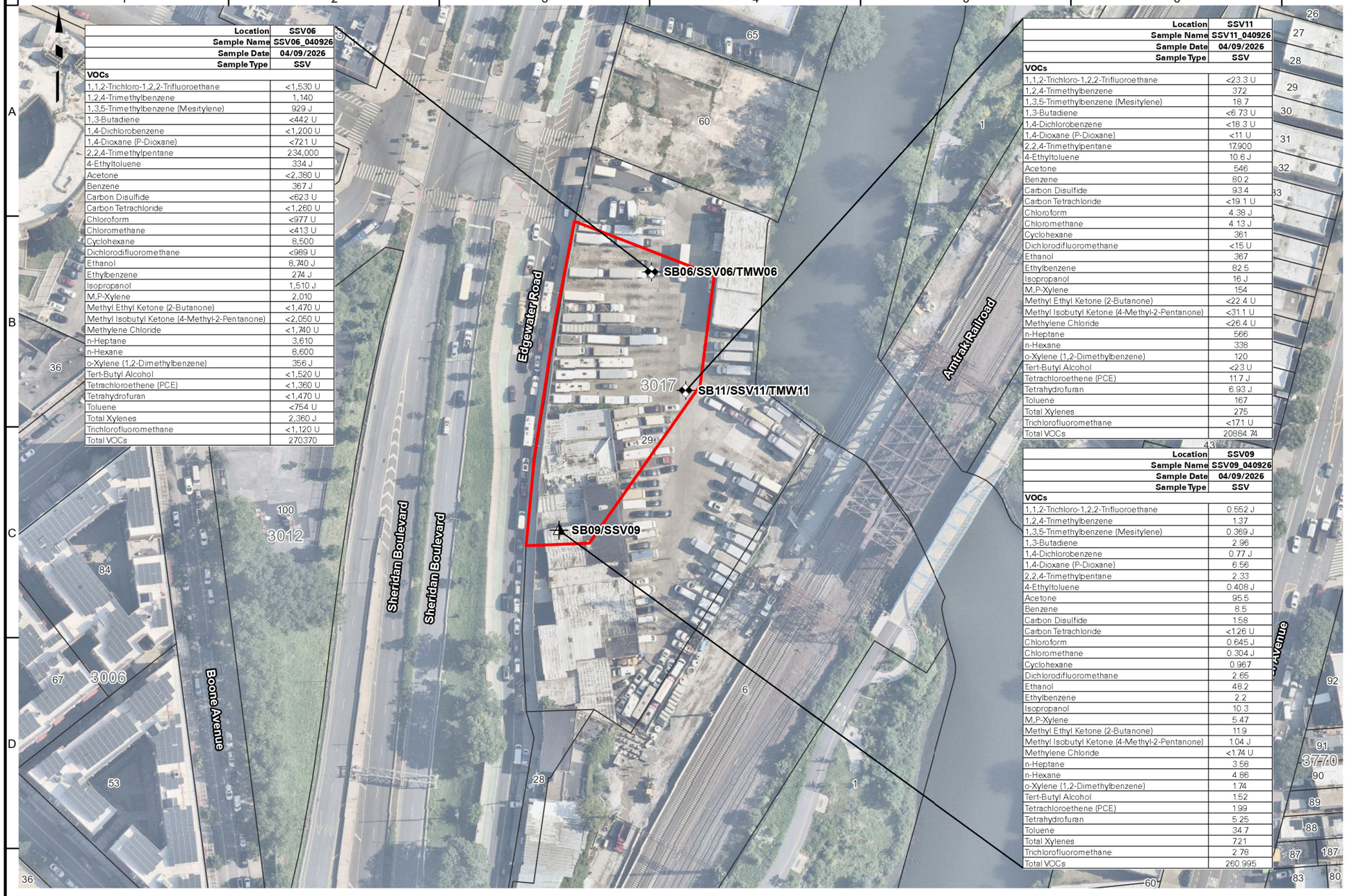
Figure Title
GROUNDWATER SAMPLE ANALYTICAL RESULTS MAP

Project No. 170970901
Date 8/14/2026
Scale 1"=100'
Drawn By GS

Figure No.
E-2

© 2026 Langan

Path: \\langan.com\data\NYC\data9\170970901\Project Data\ArcGIS\APRX\170970901\170970901.aprx



Location	SSV06
Sample Name	SSV06_040926
Sample Date	04/09/2026
Sample Type	SSV
VOCs	
1,1,2-Trichloro-1,2,2-Trifluoroethane	<1,530 U
1,2,4-Trimethylbenzene	1,140
1,3,5-Trimethylbenzene (Mesitylene)	929 J
1,3-Butadiene	<442 U
1,4-Dichlorobenzene	<1,200 U
1,4-Dioxane (P-Dioxane)	<721 U
2,2,4-Trimethylpentane	234,000
4-Ethyltoluene	334 J
Acetone	<2,380 U
Benzene	367 J
Carbon Disulfide	<623 U
Carbon Tetrachloride	<1,260 U
Chloroform	<977 U
Chloromethane	<413 U
Cyclohexane	8,500
Dichlorodifluoromethane	<989 U
Ethanol	8,740 J
Ethylbenzene	274 J
Isopropanol	1,510 J
M,P-Xylene	2,010
Methyl Ethyl Ketone (2-Butanone)	<1,470 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	<2,050 U
Methylene Chloride	<1,740 U
n-Heptane	3,610
n-Hexane	8,600
o-Xylene (1,2-Dimethylbenzene)	356 J
Tert-Butyl Alcohol	<1,520 U
Tetrachloroethene (PCE)	<1,360 U
Tetrahydrofuran	<1,470 U
Toluene	<754 U
Total Xylenes	2,360 J
Trichlorofluoromethane	<1,120 U
Total VOCs	270370

Location	SSV11
Sample Name	SSV11_040926
Sample Date	04/09/2026
Sample Type	SSV
VOCs	
1,1,2-Trichloro-1,2,2-Trifluoroethane	<23.3 U
1,2,4-Trimethylbenzene	372
1,3,5-Trimethylbenzene (Mesitylene)	18.7
1,3-Butadiene	<6.73 U
1,4-Dichlorobenzene	<18.3 U
1,4-Dioxane (P-Dioxane)	<11 U
2,2,4-Trimethylpentane	17,900
4-Ethyltoluene	10.6 J
Acetone	546
Benzene	80.2
Carbon Disulfide	93.4
Carbon Tetrachloride	<19.1 U
Chloroform	4.38 J
Chloromethane	4.13 J
Cyclohexane	361
Dichlorodifluoromethane	<15 U
Ethanol	367
Ethylbenzene	82.5
Isopropanol	16 J
M,P-Xylene	154
Methyl Ethyl Ketone (2-Butanone)	<22.4 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	<31.1 U
Methylene Chloride	<26.4 U
n-Heptane	566
n-Hexane	338
o-Xylene (1,2-Dimethylbenzene)	120
Tert-Butyl Alcohol	<23 U
Tetrachloroethene (PCE)	11.7 J
Tetrahydrofuran	6.93 J
Toluene	167
Total Xylenes	275
Trichlorofluoromethane	<17.1 U
Total VOCs	20884.74

Location	SSV09
Sample Name	SSV09_040926
Sample Date	04/09/2026
Sample Type	SSV
VOCs	
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.552 J
1,2,4-Trimethylbenzene	1.37
1,3,5-Trimethylbenzene (Mesitylene)	0.369 J
1,3-Butadiene	2.96
1,4-Dichlorobenzene	0.77 J
1,4-Dioxane (P-Dioxane)	6.56
2,2,4-Trimethylpentane	2.33
4-Ethyltoluene	0.408 J
Acetone	95.5
Benzene	8.5
Carbon Disulfide	1.58
Carbon Tetrachloride	<1.26 U
Chloroform	0.645 J
Chloromethane	0.304 J
Cyclohexane	0.967
Dichlorodifluoromethane	2.65
Ethanol	48.2
Ethylbenzene	2.2
Isopropanol	10.3
M,P-Xylene	5.47
Methyl Ethyl Ketone (2-Butanone)	11.9
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	1.04 J
Methylene Chloride	<1.74 U
n-Heptane	3.58
n-Hexane	4.86
o-Xylene (1,2-Dimethylbenzene)	1.74
Tert-Butyl Alcohol	1.52
Tetrachloroethene (PCE)	1.99
Tetrahydrofuran	5.25
Toluene	34.7
Total Xylenes	7.21
Trichlorofluoromethane	2.78
Total VOCs	260.995

Legend

- Boring Location/Sub-slab Vapor Point
- Boring Location/Sub-slab Vapor Point/ Monitoring Well
- Approximate Site Boundary
- 3017 Tax Block
- 29 Tax Parcel

Notes:
1. Aerial imagery provided through Langan's subscription to NearMap.com, flown 7/3/2025.
2. Parcel data is provided by the New York City Department of City Planning.
3. All features shown are approximate.
4. ug/m³- microgram per cubic meter
5. Results are shown in µg/l (micrograms per liter)
6. <RL - Not detected

Qualifiers:
J - The analyte was detected above the method detection limit (MDL), but below the reporting limit (RL); therefore, the result is an estimated concentration.
U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

100 0 100
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
1484 SHERIDAN BOULEVARD
BLOCK No. 3017, p/o LOT No. 29
BRONX NEW YORK

Figure Title
SOIL VAPOR SAMPLE ANALYTICAL RESULTS MAP

Project No. 170970901
Date 8/14/2026
Scale 1"=100'
Drawn By GS

Figure No. **E-3**

© 2026 Langan

Path: \\langan.com\data\NYC\data9\170970901\Project Data\ArcGIS\APRX\170970901\170970901.aprx

TABLES

Table 1
BCP Application
Soil Sample Analytical Results

1484 Sheridan Boulevard
Bronx, New York
Langan Project No.: 170970901

Analyte	CAS Number	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	NYSDEC Part 375 Restricted Use Commercial SCOs	NYSDEC Part 375 Restricted Use Industrial SCOs	Location	B-4	B-5	B-5	B-6	B-6	B-8	B-8	SB06	SB06	SB06	SB07	SB08	SB09	SB09	SB10	SB10	SB11	SB11
						Sample Name	B-4_3-4	B-5_0.5-1	B-5_4.5-5.5	B-6_0.5-1.5	B-6_4-5	B-8_4.5-5.5	B-8_7-8	SB06_0-1	SB06_3-4	SB06_5-6	SB07_4-5	SB08_4-5	SB09_0-1	SB09_3-4	SB10_0.5-1.5	SB10_3-4	SB11_0.5-1.5	SB11_5-6
						Sample Date	10/12/2021	10/12/2021	10/12/2021	10/12/2021	10/12/2021	10/12/2021	10/12/2021	04/06/2026	04/06/2026	04/06/2026	04/06/2026	04/06/2026	04/08/2026	04/08/2026	04/07/2026	04/07/2026	04/07/2026	04/07/2026
						Sample Depth	3-4	0.5-1	4.5-5.5	0.5-1.5	4-5	4.5-5.5	7-8	0-1	3-4	5-6	4-5	4-5	0-1	3-4	0.5-1.5	3-4	0.5-1.5	5-6
						Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Volatile Organic Compounds																								
1,1,1,2-Tetrachloroethane	630-20-6	NS	NS	NS	NS	mg/kg	NA	<0.00067 U	<0.00064 U	NA	<0.00056 U	<0.00092 U	<0.00092 U	<0.056 U	<0.00048 U	<0.00051 U	<0.00055 U	<0.00044 U	<0.00091 U	<0.00043 U	<0.00049 U	<0.00077 U	<0.00047 U	<0.00082 U
1,1,1-Trichloroethane	71-55-6	0.68	100	500	1000	mg/kg	NA	<0.00067 U	<0.00064 U	NA	<0.00056 U	<0.00092 U	<0.00092 U	<0.056 U	<0.00048 U	<0.00051 U	<0.00055 U	<0.00044 U	<0.00091 U	<0.00043 U	<0.00049 U	<0.00077 U	<0.00047 U	<0.00082 U
1,1,2,2-Tetrachloroethane	79-34-5	NS	NS	NS	NS	mg/kg	NA	<0.00067 U	<0.00064 U	NA	<0.00056 U	<0.00092 U	<0.00092 U	<0.056 U	<0.00048 U	<0.00051 U	<0.00055 U	<0.00044 U	<0.00091 U	<0.00043 U	<0.00049 U	<0.00077 U	<0.00047 U	<0.00082 U
1,1,2-Trichloroethane	79-00-5	NS	NS	NS	NS	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	<0.11 U	<0.00095 U	<0.001 U	<0.0011 U	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	<0.00094 U	<0.0016 U
1,1-Dichloroethane	75-34-3	0.27	47	240	240	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	<0.11 U	<0.00095 U	<0.001 U	<0.0011 U	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	<0.00094 U	<0.0016 U
1,1-Dichloroethene	75-35-4	0.33	0.98	5.1	5.1	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	<0.11 U	<0.00095 U	<0.001 U	<0.0011 U	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	<0.00094 U	<0.0016 U
1,1-Dichloropropene	563-58-6	NS	NS	NS	NS	mg/kg	NA	<0.00067 U	<0.00064 U	NA	<0.00056 U	<0.00092 U	<0.00092 U	<0.056 U	<0.00048 U	<0.00051 U	<0.00055 U	<0.00044 U	<0.00091 U	<0.00043 U	<0.00049 U	<0.00077 U	<0.00047 U	<0.00082 U
1,2,3-Trichlorobenzene	87-61-6	NS	NS	NS	NS	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	<0.22 U	<0.0019 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	<0.0019 U	<0.0033 U
1,2,3-Trichloropropane	96-18-4	NS	NS	NS	NS	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	<0.22 U	<0.0019 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	<0.0019 U	<0.0033 U
1,2,4,5-Tetramethylbenzene	95-93-2	NS	NS	NS	NS	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	0.4	<0.0019 U	0.014	0.00066 J	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	0.004	<0.0033 U
1,2,4-Trichlorobenzene	120-82-1	NS	NS	NS	NS	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	<0.22 U	<0.0019 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	<0.0019 U	<0.0033 U
1,2,4-Trimethylbenzene	95-63-6	5.9	100	500	1000	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	1.9	<0.0019 U	0.086	0.0012 J	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	0.0051	<0.0033 U
1,2-Dibromo-3-Chloropropane	96-12-8	NS	NS	NS	NS	mg/kg	NA	<0.004 U	<0.0039 U	NA	<0.0033 U	<0.0055 U	<0.0056 U	<0.33 U	<0.0029 U	<0.003 U	<0.0033 U	<0.0026 U	<0.0055 U	<0.0026 U	<0.0029 U	<0.0046 U	<0.0028 U	<0.0049 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NS	NS	NS	NS	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	<0.11 U	<0.00095 U	<0.001 U	<0.0011 U	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	<0.00094 U	<0.0016 U
1,2-Dichlorobenzene	95-50-1	1.1	100	500	1000	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	<0.22 U	<0.0019 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	<0.0019 U	<0.0033 U
1,2-Dichloroethane	107-06-2	0.02	5.8	30	30	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	<0.11 U	<0.00095 U	<0.001 U	<0.0011 U	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	<0.00094 U	<0.0016 U
1,2-Dichloropropane	78-87-5	NS	NS	NS	NS	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	<0.11 U	<0.00095 U	<0.001 U	<0.0011 U	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	<0.00094 U	<0.0016 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	3.1	100	500	1000	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	0.81	<0.0019 U	0.056	0.00055 J	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	0.0021	<0.0033 U
1,3-Dichlorobenzene	541-73-1	2.6	38	280	280	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	<0.22 U	<0.0019 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	<0.0019 U	<0.0033 U
1,3-Dichloropropane	142-28-9	NS	NS	NS	NS	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	<0.22 U	<0.0019 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	<0.0019 U	<0.0033 U
1,4-Dichlorobenzene	106-46-7	1.8	24	130	130	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	<0.22 U	<0.0019 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	<0.0019 U	<0.0033 U
1,4-Diethyl Benzene	105-05-5	NS	NS	NS	NS	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	0.9	<0.0019 U	0.057	0.00082 J	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	<0.0019 U	<0.0033 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	5.7	36	36	mg/kg	NA	<0.11 U	<0.1 U	NA	<0.089 U	<0.15 U	<0.15 U	<8.9 U	<0.076 U	<0.081 U	<0.088 U	<0.071 U	<0.14 U	<0.069 U	<0.078 U	<0.12 U	<0.075 U	<0.13 U
2,2-Dichloropropane	594-20-7	NS	NS	NS	NS	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	<0.22 U	<0.0019 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	<0.0019 U	<0.0033 U
2-Chlorotoluene	95-49-8	NS	NS	NS	NS	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	<0.22 U	<0.0019 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	<0.0019 U	<0.0033 U
2-Hexanone (MBK)	591-78-6	NS	NS	NS	NS	mg/kg	NA	<0.013 U	<0.013 U	NA	<0.011 U	<0.018 U	<0.018 U	<1.1 U	<0.0095 U	<0.01 U	<0.011 U	<0.0088 U	<0.018 U	<0.0086 U	<0.0098 U	<0.015 U	<0.0094 U	<0.016 U
4-Chlorotoluene	106-43-4	NS	NS	NS	NS	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	<0.22 U	<0.0019 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	<0.0019 U	<0.0033 U
4-Ethyltoluene	622-96-8	NS	NS	NS	NS	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	2.4	<0.0019 U	0.045	0.0012 J	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	0.0026	<0.0033 U
Acetone	67-64-1	**0.03**	100	500	1000	mg/kg	NA	<0.013 U	**0.064**	NA	**0.045**	<0.018 U	0.01 J	<1.1 U	<0.0095 U	**0.046**	**0.16**	0.03	**0.05**	0.0046 J	0.013	<0.015 U	0.022	**0.073**
Acrylonitrile	107-13-1	NS	NS	NS	NS	mg/kg	NA	<0.0054 U	<0.0052 U	NA	<0.0044 U	<0.0074 U	<0.0074 U	<0.44 U	<0.0038 U	<0.004 U	<0.0044 U	<0.0035 U	<0.0073 U	<0.0034 U	<0.0039 U	<0.0062 U	<0.0038 U	<0.0065 U
Benzene	71-43-2	**0.06**	3.7	20	20	mg/kg	NA	<0.00067 U	0.00076	NA	0.00038 J	<0.00092 U	<0.00092 U	**0.4**	<0.00048 U	0.0023	0.00064	<0.00044 U	<0.00091 U	<0.00043 U	<0.00049 U	<0.00077 U	0.001	<0.00082 U
Bromobenzene	108-86-1	NS	NS	NS	NS	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	<0.22 U	<0.0019 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	<0.0019 U	<0.0033 U
Bromochloromethane	74-97-5	NS	NS	NS	NS	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	<0.22 U	<0.0019 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	<0.0019 U	<0.0033 U
Bromodichloromethane	75-27-4	NS	NS	NS	NS	mg/kg	NA	<0.00067 U	<0.00064 U	NA	<0.00056 U	<0.00092 U	<0.00092 U	<0.056 U	<0.00048 U	<0.00051 U	<0.00055 U	<0.00044 U	<0.00091 U	<0.00043 U	<0.00049 U	<0.00077 U	<0.00047 U	<0.00082 U
Bromoform	75-25-2	NS	NS	NS	NS	mg/kg	NA	<0.0054 U	<0.0052 U	NA	<0.0044 U	<0.0074 U	<0.0074 U	<0.44 U	<0.0038 U	<0.004 U	<0.0044 U	<0.0035 U	<0.0073 U	<0.0034 U	<0.0039 U	<0.0062 U	<0.0038 U	<0.0065 U
Bromomethane	74-83-9	NS	NS	NS	NS	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	<0.22 U	<0.0019 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	<0.0019 U	<0.0033 U
Carbon Disulfide	75-15-0	NS	NS	NS	NS	mg/kg	NA	<0.013 U	<0.013 U	NA	<0.011 U	<0.018 U	<0.018 U	<1.1 U	<0.0095 U	<0.01 U	0.013	<0.0088 U	<0.018 U	<0.0086 U	<0.0098 U	<0.015 U	<0.0094 U	<0.016 U
Carbon Tetrachloride	56-23-5	0.76	7.1	41	41	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	<0.11 U	<0.00095 U	<0.001 U	<0.0011 U	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	<0.00094 U	<0.0016 U
Chlorobenzene	108-90-7	4.5	100	500	1000	mg/kg	NA	<0.00067 U	<0.00064 U	NA	<0.00056 U	<0.00092 U	<0.00092 U	<0.056 U	<0.00048 U	<0.00051 U	<0.00055 U	<0.00044 U	<0.00091 U	<0.00043 U	<0.00049 U	<0.00077 U	<0.00047 U	<0.00082 U
Chloroethane	75-00-3	NS	NS	NS	NS	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	<0.22 U	<0.0019 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	<0.0019 U	<0.0033 U
Chloroform	67-66-3	0.37	24	180	180	mg/kg	NA	<0.002 U	<0.0019 U	NA	<0.0017 U	<0.0028 U	<0.0028 U	0.067 J	<0.0014 U	<0.0015 U	0.00051 J	0.00038 J	<0.0027 U	0.0002 J	<0.0015 U	<0.0023 U	<0.0014 U	<0.0024 U
Chloromethane	74-87-3	NS	NS	NS	NS	mg/kg	NA	<0.0054 U	<0.0052 U	NA	<0.0044 U	<0.0074 U	<0.0074 U	<0.44 U	<0.0038 U	<0.004 U	<0.0044 U	<0.0035 U	<0.0073 U	<0.0034 U	<0.0039 U	<0.0062 U	<0.0038 U	<0.0065 U
Cis-1,2-Dichloroethene	156-59-2	0.19	41	500	590	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	<0.11 U	<0.00095 U	<0.001 U	<0.0011 U	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	<0.00094 U	<0.0016 U
Cis-1,3-Dichloropropene	10061-01-5	NS	NS	NS	NS	mg/kg	NA	<0.00067 U	<0.00064 U	NA	<0.00056 U	<0.00092 U	<0.00092 U	<0.056 U	<0.00048 U	<0.00051 U	<0.00055 U	<0.00044 U	<0.00091 U	<0.00043 U	<0.00049 U	<0.00077 U	<0.00047 U	<0.00082 U
Cymene	99-87-6	NS	NS	NS	NS	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	0.094 J	<0.00095 U	0.0015	0.0017	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	0.0001 J	<0.0016 U
Dibromochloromethane	124-48-1	NS	NS	NS	NS	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	<0.11 U	<0.00095 U	<0.001 U	<0.0011 U	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	<0.00094 U	<0.0016 U
Dibromomethane	74-95-3	NS	NS	NS	NS	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	<0.22 U	<0.0019 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	<0.0019 U	<0.0033 U
Dichlorodifluoromethane	75-71-8	NS	NS	NS	NS	mg/kg	NA	<0.013 U	<0.013 U	NA	<0.011 U	<0.018 U	<0.018 U	<1.1 U	<0.0095 U	<0.01 U	<0.011 U	<0.0088 U	<0.018 U	<0.0086 U	<0.0098 U	<0.015 U	<0.0094 U	<0.016 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	NS	NS	NS	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	<0.22 U	<0.0019 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	<0.0019 U	<0.0033 U
Ethylbenzene	100-41-4	1	76	390	390	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	0.68	<0.00095 U	0.0034	0.00034 J	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	0.00086 J	0.00025 J
Hexachlorobutadiene	87-68-3	NS	NS	NS	NS	mg/kg	NA	<0.0054 U	<0.0052 U	NA	<0.0044 U	<0.0074 U	<0.0074 U	<0.44 U	<0.0038 U	<0.004 U	<0.0044 U	<0.0035 U	<0.0073 U	<0.0034 U	<0.0039 U	<0.0062 U	<0.0038 U	<0.0065 U
Isopropylbenzene (Cumene)	98-82-8	NS	NS	NS	NS	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	0.09 J	<0.00095 U	0.0028	<0.0011 U	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	0.00024 J	<0.0016 U
M,P-Xylene	179601-23-1	NS	NS	NS	NS	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	3.7	<0.0019 U	0.03	0.0025	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	0.0038	<0.0033 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	0.1	100	500	1000	mg/kg	NA	<0.013 U	0.0069 J	NA	0.0088 J	<0.018 U	<0.018 U	<1.1 U	<0.0095 U	0.0037 J	0.0054 J	0.0026 J	<0.018 U	<0.0086 U	<0.0098 U	<0.015 U	0.004 J	0.01 J
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	NS	NS	NS	mg/kg	NA	<0.013 U	<0.013 U	NA	<0.011 U	<0.018 U	<0.018 U	<1.1 U	<0.0095 U	<0.01 U	<0.011 U	<0.0088 U	<0.018 U	<0.0086 U	<0.0098 U	<0.015 U	<0.0094 U	<0.016 U
Methylene Chloride	75-09-2	0.05	81	500	1000	mg/kg	NA	<0.0067 U	<0.0064 U	NA	<0.0056 U	<0.0092 U	<0.0092 U	<0.56 U	<0.0048 U	<0.0051 U	<0.0055 U	<0.0044 U	<0.0091 U	<0.0043 U	<0.0049 U	<0.0077 U	<0.0047 U	<0.0082 U
Naphthalene	91-20-3	12	100	500	1000	mg/kg	NA	<0.0054 U	<0.0052 U	NA	<0.0044 U	<0.0074 U	<0.0074 U	0.12 J	<0.0038 U	0.0025 J	<0.0044 U	<0.0035 U	<0.0073 U	<0.0034 U	<0.0039 U	<0.0062 U	0.0018 J	<0.0065 U
n-Butylbenzene	104-51-8	18	100	500	1000	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	0.096 J	<0.00095 U	<0.001 U	<0.0011 U	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	<0.00094 U	<0.0016 U
n-Propylbenzene	103-65-1	5	100	500	1000	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	0.24	<0.00095 U	0.0025	<0.0011 U	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	0.00033 J	<0.0016 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	NS	NS	NS	NS	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	0.24	<0.00095 U	0.014	0.00075 J	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	0.0021	<0.0016 U
Sec-Butylbenzene	135-98-8	25	100	500	1000	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	0.036 J	<0.00095 U	0.0017	<0.0011 U	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	0.00025 J	<0.0016 U
Styrene	100-42-5	NS	NS	NS	NS	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	<0.11 U	<0.00095 U	<0.001 U	<0.0011 U	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	<0.00094 U	<0.0016 U
T-Butylbenzene	98-06-6	11	100	500	1000	mg/kg	NA	<0.0027 U	<0.0026 U	NA	<0.0022 U	<0.0037 U	<0.0037 U	<0.22 U	<0.0019 U	0.00053 J	<0.0022 U	<0.0018 U	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	<0.0019 U	<0.0033 U
Tert-Butyl Methyl Ether (MTBE)	1634-04-4	0.1	100	500	890	mg/kg	NA	<0.0027 U	0.00096 J	NA	0.00085 J	<0.0037 U	<0.0037 U	0.1 J	<0.0019 U	0.002	0.00029 J	0.00053 J	<0.0036 U	<0.0017 U	<0.002 U	<0.0031 U	0.00036 J	<0.0033 U
Tetrachloroethene (PCE)	127-18-4	1.3	18	81	81	mg/kg	NA	<0.00067 U	<0.00064 U	NA	<0.00056 U	0.00062 J	<0.00092 U	<0.056 U	<0.00048 U	<0.00051 U	<0.00055 U	<0.00044 U	<0.00091 U	<0.00043 U	0.00032 J	0.00062 J	<0.00047 U	<0.00082 U
Toluene	108-88-3	0.7	100	500	1000	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	0.44	<0.00095 U	0.0049	0.0023	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	0.0017	<0.0016 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	NS	NS	NS	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	<0.11 U	<0.00095 U	<0.001 U	<0.0011 U	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	<0.00094 U	<0.0016 U
Total Xylenes	1330-20-7	**1.2**	100	500	1000	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	**3.9**	<0.00095 U	0.044	0.0033 J	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	0.0059	<0.0016 U
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	NS	NS	NS	NS	mg/kg	NA	<0.00067 U	<0.00064 U	NA	<0.00056 U	<0.00092 U	<0.00092 U	<0.056 U	<0.00048 U	<0.00051 U	<0.00055 U	<0.00044 U	<0.00091 U	<0.00043 U	<0.00049 U	<0.00077 U	<0.00047 U	<0.00082 U
Trans-1,2-Dichloroethene	156-60-5	0.19	100	500	1000	mg/kg	NA	<0.002 U	<0.0019 U	NA	<0.0017 U	<0.0028 U	<0.0028 U	<0.17 U	<0.0014 U	<0.0015 U	<0.0016 U	<0.0013 U	<0.0027 U	<0.0013 U	<0.0015 U	<0.0023 U	<0.0014 U	<0.0024 U
Trans-1,3-Dichloropropene	10061-02-6	NS	NS	NS	NS	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	<0.11 U	<0.00095 U	<0.001 U	<0.0011 U	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	<0.00094 U	<0.0016 U
Trans-1,4-Dichloro-2-Butene	110-57-6	NS	NS	NS	NS	mg/kg	NA	<0.0067 U	<0.0064 U	NA	<0.0056 U	<0.0092 U	<0.0092 U	<0.56 U	<0.0048 U	<0.0051 U	<0.0055 U	<0.0044 U	<0.0091 U	<0.0043 U	<0.0049 U	<0.0077 U	<0.0047 U	<0.0082 U
Trichloroethene (TCE)	79-01-6	0.47	6.4	54	54	mg/kg	NA	<0.00067 U	<0.00064 U	NA	<0.00056 U	<0.00092 U	<0.00092 U	<0.056 U	<0.00048 U	<0.00051 U	<0.00055 U	<0.00044 U	<0.00091 U	<0.00043 U	<0.00049 U	<0.00077 U	<0.00047 U	<0.00082 U
Trichlorofluoromethane	75-69-4	NS	NS	NS	NS	mg/kg	NA	<0.0054 U	<0.0052 U	NA	<0.0044 U	<0.0074 U	<0.0074 U	<0.44 U	<0.0038 U	<0.004 U	<0.0044 U	<0.0035 U	<0.0073 U	<0.0034 U	<0.0039 U	<0.0062 U	<0.0038 U	<0.0065 U
Vinyl Acetate	108-05-4	NS	NS	NS	NS	mg/kg	NA	<0.013 U	<0.013 U	NA	<0.011 U	<0.018 U	<0.018 U	<1.1 U	<0.0095 U	<0.01 U	<0.011 U	<0.0088 U	<0.018 U	<0.0086 U	<0.0098 U	<0.015 U	<0.0094 U	<0.016 U
Vinyl Chloride	75-01-4	0.03	0.48	7.1	7.1	mg/kg	NA	<0.0013 U	<0.0013 U	NA	<0.0011 U	<0.0018 U	<0.0018 U	<0.11 U	<0.00095 U	<0.001 U	<0.0011 U	<0.00088 U	<0.0018 U	<0.00086 U	<0.00098 U	<0.0015 U	<0.00094 U	<0.0016 U

Table 1
BCP Application
Soil Sample Analytical Results

1484 Sheridan Boulevard
Bronx, New York
Langan Project No.: 170970901

Analyte	CAS Number	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	NYSDEC Part 375 Restricted Use Commercial SCOs	NYSDEC Part 375 Restricted Use Industrial SCOs	Location	B-4	B-5	B-5	B-6	B-6	B-8	B-8	SB06	SB06	SB06	SB07	SB08	SB09	SB09	SB10	SB10	SB11	SB11
						Sample Name	B-4_3-4	B-5_0.5-1	B-5_4.5-5.5	B-6_0.5-1.5	B-6_4-5	B-8_4.5-5.5	B-8_7-8	SB06_0-1	SB06_3-4	SB06_5-6	SB07_4-5	SB08_4-5	SB09_0-1	SB09_3-4	SB10_0.5-1.5	SB10_3-4	SB11_0.5-1.5	SB11_5-6
						Sample Date	10/12/2021	10/12/2021	10/12/2021	10/12/2021	10/12/2021	10/12/2021	10/12/2021	04/06/2026	04/06/2026	04/06/2026	04/06/2026	04/06/2026	04/08/2026	04/08/2026	04/07/2026	04/07/2026	04/07/2026	04/07/2026
						Sample Depth	3-4	0.5-1	4.5-5.5	0.5-1.5	4-5	4.5-5.5	7-8	0-1	3-4	5-6	4-5	4-5	0-1	3-4	0.5-1.5	3-4	0.5-1.5	5-6
						Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Semi-Volatile Organic Compounds																								
1,2,4,5-Tetrachlorobenzene	95-94-3	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
1,2,4-Trichlorobenzene	120-82-1	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
1,2-Dichlorobenzene	95-50-1	1.1	100	500	1000	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
1,3-Dichlorobenzene	541-73-1	2.6	38	280	280	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
1,4-Dichlorobenzene	106-46-7	1.8	24	130	130	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	0.038 J	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	5.7	36	36	mg/kg	NA	<0.027 U	<0.082 U	NA	<0.09 U	<0.086 U	<0.096 U	<0.027 U	NA	<0.031 U	<0.028 U	<0.028 U	<0.037 U	<0.03 U	NA	<0.03 U	NA	<0.037 U
2,2-Oxybis(2-Chloropropane)	39638-32-9	NS	NS	NS	NS	mg/kg	NA	<0.21 U	<0.66 U	NA	<0.72 U	<0.69 U	<0.77 U	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2,4,5-Trichlorophenol	95-95-4	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
2,4,6-Trichlorophenol	88-06-2	NS	NS	NS	NS	mg/kg	NA	<0.11 U	<0.33 U	NA	<0.36 U	<0.34 U	<0.38 U	<0.11 U	NA	<0.12 U	<0.11 U	<0.11 U	<0.15 U	<0.12 U	NA	<0.12 U	NA	<0.15 U
2,4-Dichlorophenol	120-83-2	NS	NS	NS	NS	mg/kg	NA	<0.16 U	<0.5 U	NA	<0.54 U	<0.52 U	<0.58 U	<0.16 U	NA	<0.19 U	<0.17 U	<0.17 U	<0.22 U	<0.18 U	NA	<0.18 U	NA	<0.22 U
2,4-Dimethylphenol	105-67-9	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	0.095 J	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
2,4-Dinitrophenol	51-28-5	NS	NS	NS	NS	mg/kg	NA	<0.86 U	<2.6 U	NA	<2.9 U	<2.8 U	<3.1 U	<0.86 U	NA	<1 U	<0.91 U	<0.89 U	<1.2 U	<0.97 U	NA	<0.95 U	NA	<1.2 U
2,4-Dinitrotoluene	121-14-2	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
2,6-Dinitrotoluene	606-20-2	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
2-Chloronaphthalene	91-58-7	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
2-Chlorophenol	95-57-8	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
2-Methylnaphthalene	91-57-6	NS	NS	NS	NS	mg/kg	NA	0.3	<0.66 U	NA	<0.72 U	0.49 J	0.19 J	3.2	NA	1	0.034 J	<0.22 U	0.2 J	<0.24 U	NA	<0.24 U	NA	<0.29 U
2-Methylphenol (o-Cresol)	95-48-7	0.33	100	500	1000	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	0.089 J	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
2-Nitroaniline	88-74-4	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
2-Nitrophenol	88-75-5	NS	NS	NS	NS	mg/kg	NA	<0.38 U	<1.2 U	NA	<1.3 U	<1.2 U	<1.4 U	<0.39 U	NA	<0.45 U	<0.41 U	<0.4 U	<0.54 U	<0.44 U	NA	<0.43 U	NA	<0.53 U
3 & 4 Methylphenol (m&p Cresol)	65794-96-9	0.33	100	500	1000	mg/kg	NA	<0.26 U	<0.79 U	NA	<0.86 U	<0.83 U	<0.92 U	0.15 J	NA	0.059 J	0.041 J	<0.27 U	0.092 J	<0.29 U	NA	<0.29 U	NA	<0.35 U
3,3'-Dichlorobenzidine	91-94-1	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
3-Nitroaniline	99-09-2	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
4,6-Dinitro-2-Methylphenol	534-52-1	NS	NS	NS	NS	mg/kg	NA	<0.46 U	<1.4 U	NA	<1.6 U	<1.5 U	<1.7 U	<0.47 U	NA	<0.54 U	<0.49 U	<0.48 U	<0.65 U	<0.53 U	NA	<0.52 U	NA	<0.64 U
4-Bromophenyl Phenyl Ether	101-55-3	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
4-Chloro-3-Methylphenol	59-50-7	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
4-Chloroaniline	106-47-8	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
4-Chlorophenyl Phenyl Ether	7005-72-3	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
4-Nitroaniline	100-01-6	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
4-Nitrophenol	100-02-7	NS	NS	NS	NS	mg/kg	NA	<0.25 U	<0.77 U	NA	<0.84 U	<0.8 U	<0.9 U	<0.25 U	NA	<0.29 U	<0.26 U	<0.26 U	<0.35 U	<0.28 U	NA	<0.28 U	NA	<0.34 U
Acenaphthene	83-32-9	98	100	500	1000	mg/kg	NA	<0.14 U	<0.44 U	NA	<0.48 U	0.59	0.38 J	0.026 J	NA	0.024 J	<0.15 U	0.023 J	0.35	<0.16 U	NA	<0.16 U	NA	<0.2 U
Acenaphthylene	208-96-8	365	100	500	1000	mg/kg	NA	<0.14 U	<0.44 U	NA	<0.48 U	0.68	0.42	0.031 J	NA	0.076 J	<0.15 U	<0.15 U	0.45	<0.16 U	NA	<0.16 U	NA	<0.2 U
Acetophenone	98-86-2	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	0.24 J	<0.64 U	<0.18 U	NA	<0.21 U	0.03 J	<0.19 U	0.092 J	<0.2 U	NA	<0.2 U	NA	<0.24 U
Anthracene	120-12-7	1000	100	500	1000	mg/kg	NA	<0.11 U	<0.33 U	NA	<0.36 U	2	1.2	0.052 J	NA	0.2	<0.11 U	0.041 J	1.3	<0.12 U	NA	<0.12 U	NA	<0.15 U
Benzo(a)anthracene	56-55-3	**1**	1.4	37	37	mg/kg	NA	0.05 J	<0.33 U	NA	<0.36 U	**6.2**	**4.1**	0.15	NA	0.9	<0.11 U	0.11	**4.9**	0.059 J	NA	0.037 J	NA	<0.15 U
Benzo(a)pyrene	50-32-8	22	1	3.7	3.7	mg/kg	NA	<0.14 U	<0.44 U	NA	<0.48 U	5.5	3.4	0.13 J	NA	0.8	<0.15 U	0.12 J	4.5	0.058 J	NA	0.052 J	NA	<0.2 U
Benzo(b)fluoranthene	205-99-2	**2.1**	1.4	37	37	mg/kg	NA	0.055 J	<0.33 U	NA	<0.36 U	**7.1**	**4.1**	0.23	NA	0.99	<0.11 U	0.13	**5.8**	0.078 J	NA	0.053 J	NA	<0.15 U
Benzo(g,h,i)Perylene	191-24-2	1000	4.9	47	78	mg/kg	NA	0.034 J	<0.44 U	NA	<0.48 U	3.7	2.1	0.14	NA	0.5	<0.15 U	0.067 J	2.5	0.032 J	NA	0.041 J	NA	<0.2 U
Benzo(k)fluoranthene	207-08-9	**2**	4.9	47	78	mg/kg	NA	<0.11 U	<0.33 U	NA	<0.36 U	**2.1**	1.2	0.088 J	NA	0.33	<0.11 U	0.048 J	1.8	<0.12 U	NA	<0.12 U	NA	<0.15 U
Benzoic Acid	65-85-0	NS	NS	NS	NS	mg/kg	NA	<0.58 U	<1.8 U	NA	<1.9 U	<1.8 U	<2.1 U	<0.58 U	NA	<0.67 U	<0.61 U	<0.6 U	0.69 J	<0.66 U	NA	<0.64 U	NA	<0.8 U
Benzyl Alcohol	100-51-6	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
Benzyl Butyl Phthalate	85-68-7	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
Biphenyl (Diphenyl)	92-52-4	NS	NS	NS	NS	mg/kg	NA	<0.41 U	<1.2 U	NA	<1.4 U	<1.3 U	<1.5 U	0.07 J	NA	<0.47 U	<0.43 U	<0.42 U	0.052 J	<0.46 U	NA	<0.45 U	NA	<0.56 U
Bis(2-chloroethoxy) methane	111-91-1	NS	NS	NS	NS	mg/kg	NA	<0.19 U	<0.59 U	NA	<0.65 U	<0.62 U	<0.69 U	<0.19 U	NA	<0.22 U	<0.2 U	<0.2 U	<0.27 U	<0.22 U	NA	<0.21 U	NA	<0.26 U
Bis(2-chloroethyl) ether (2-chloroethyl ether)	111-44-4	NS	NS	NS	NS	mg/kg	NA	<0.16 U	<0.5 U	NA	<0.54 U	<0.52 U	<0.58 U	<0.16 U	NA	<0.19 U	<0.17 U	<0.17 U	<0.22 U	<0.18 U	NA	<0.18 U	NA	<0.22 U
Bis(2-chloroisopropyl) ether	108-60-1	NS	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.22 U	NA	<0.25 U	<0.23 U	<0.22 U	<0.3 U	<0.24 U	NA	<0.24 U	NA	<0.29 U
Bis(2-ethylhexyl) phthalate	117-81-7	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	0.074 J	NA	0.11 J	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
Carbazole	86-74-8	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	1.2	0.39 J	0.019 J	NA	0.037 J	<0.19 U	<0.19 U	0.51	<0.2 U	NA	<0.2 U	NA	<0.24 U
Chrysene	218-01-9	**1**	4.9	47	78	mg/kg	NA	0.064 J	<0.33 U	NA	<0.36 U	**5.3**	**3.8**	0.42	NA	0.88	<0.11 U	0.1 J	**4.9**	0.05 J	NA	0.035 J	NA	<0.15 U
Dibenz(a,h)anthracene	53-70-3	1000	0.33	3.7	3.7	mg/kg	NA	<0.11 U	<0.33 U	NA	<0.36 U	0.96	0.52	0.042 J	NA	0.098 J	<0.11 U	<0.11 U	0.67	<0.12 U	NA	<0.12 U	NA	<0.15 U
Dibenzofuran	132-64-9	110	18	180	290	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	0.5 J	0.15 J	0.081 J	NA	0.028 J	<0.19 U	<0.19 U	0.19 J	<0.2 U	NA	<0.2 U	NA	<0.24 U
Dibutyl phthalate	84-74-2	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
Diethyl phthalate	84-66-2	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
Dimethyl phthalate	131-11-3	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
Dioctyl phthalate	117-84-0	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
Fluoranthene	206-44-0	1000	100	500	1000	mg/kg	NA	0.061 J	<0.33 U	NA	<0.36 U	10	6.4	0.35	NA	1.7	<0.11 U	0.2	7.2	0.092 J	NA	0.053 J	NA	<0.15 U
Fluorene	86-73-7	386	100	500	1000	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	0.8	0.41	0.071 J	NA	0.042 J	<0.19 U	0.019 J	0.32	<0.2 U	NA	<0.2 U	NA	<0.24 U
Hexachlorobenzene	118-74-1	3.2	0.33	1.8	2.9	mg/kg	NA	<0.11 U	<0.33 U	NA	<0.36 U	<0.34 U	<0.38 U	<0.11 U	NA	<0.12 U	<0.11 U	<0.11 U	<0.15 U	<0.12 U	NA	<0.12 U	NA	<0.15 U
Hexachlorobutadiene	87-68-3	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
Hexachlorocyclopentadiene	77-47-4	NS	NS	NS	NS	mg/kg	NA	<0.51 U	<1.6 U	NA	<1.7 U	<1.6 U	<1.8 U	<0.52 U	NA	<0.59 U	<0.54 U	<0.53 U	<0.71 U	<0.58 U	NA	<0.57 U	NA	<0.7 U
Hexachloroethane	67-72-1	NS	NS	NS	NS	mg/kg	NA	<0.14 U	<0.44 U	NA	<0.48 U	<0.46 U	<0.51 U	<0.14 U	NA	<0.17 U	<0.15 U	<0.15 U	<0.2 U	<0.16 U	NA	<0.16 U	NA	<0.2 U
Indeno(1,2,3-cd)pyrene	193-39-5	6.6	1.4	37	37	mg/kg	NA	0.032 J	<0.44 U	NA	<0.48 U	3.9	2.1	0.1 J	NA	0.45	<0.15 U	0.067 J	2.6	0.03 J	NA	0.038 J	NA	<0.2 U
Isophorone	78-59-1	NS	NS	NS	NS	mg/kg	NA	<0.16 U	<0.5 U	NA	<0.54 U	<0.52 U	<0.58 U	<0.16 U	NA	<0.19 U	<0.17 U	<0.17 U	<0.22 U	<0.18 U	NA	<0.18 U	NA	<0.22 U
Naphthalene	91-20-3	12	100	500	1000	mg/kg	NA	0.24	<0.55 U	NA	<0.6 U	0.98	0.3 J	4.3	NA	1.1	0.044 J	0.062 J	0.43	<0.2 U	NA	<0.2 U	NA	<0.24 U
Nitrobenzene	98-95-3	0.08	1.8	8.9	8.9	mg/kg	NA	<0.16 U	<0.5 U	NA	<0.54 U	<0.52 U	<0.58 U	<0.036 U	NA	<0.042 U	<0.038 U	<0.037 U	<0.05 U	<0.04 U	NA	<0.04 U	NA	<0.049 U
n-Nitrosodi-N-Propylamine	621-64-7	NS	NS	NS	NS	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	<0.25 U	<0.2 U	NA	<0.2 U	NA	<0.24 U
n-Nitrosodiphenylamine	86-30-6	NS	NS	NS	NS	mg/kg	NA	<0.14 U	<0.44 U	NA	<0.48 U	<0.46 U	<0.51 U	<0.14 U	NA	<0.17 U	<0.15 U	<0.15 U	<0.2 U	<0.16 U	NA	<0.16 U	NA	<0.2 U
Pentachlorophenol	87-86-5	0.8	1.3	6.9	7	mg/kg	NA	<0.14 U	<0.44 U	NA	<0.48 U	<0.46 U	<0.51 U	<0.14 U	NA	<0.17 U	<0.15 U	<0.15 U	<0.2 U	<0.16 U	NA	<0.16 U	NA	<0.2 U
Phenanthrene	85-01-8	1000	4.9	47	78	mg/kg	NA	0.06 J	<0.33 U	NA	<0.36 U	7.8	5.1	0.66	NA	0.48	<0.11 U	0.13	5.2	0.044 J	NA	0.041 J	NA	<0.15 U
Phenol	108-95-2	0.33	100	500	1000	mg/kg	NA	<0.18 U	<0.55 U	NA	<0.6 U	<0.57 U	<0.64 U	<0.18 U	NA	<0.21 U	<0.19 U	<0.19 U	0.066 J	<0.2 U	NA	<0.2 U	NA	<0.24 U
Pyrene	129-00-0	1000	100	500	1000	mg/kg	NA	0.072 J	<0.33 U	NA	<0.36 U	9.4	6.5	0.46	NA	1.6	0.02 J	0.18	6.7	0.084 J	NA	0.051 J	NA	<0.15 U

Table 1
BCP Application
Soil Sample Analytical Results

1484 Sheridan Boulevard
Bronx, New York
Langan Project No.: 170970901

Analyte	CAS Number	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	NYSDEC Part 375 Restricted Use Commercial SCOs	NYSDEC Part 375 Restricted Use Industrial SCOs	Location	B-4	B-5	B-5	B-6	B-6	B-8	B-8	SB06	SB06	SB06	SB07	SB08	SB09	SB09	SB10	SB10	SB11	SB11
						Sample Name	B-4_3-4	B-5_0.5-1	B-5_4.5-5.5	B-6_0.5-1.5	B-6_4-5	B-8_4.5-5.5	B-8_7-8	SB06_0-1	SB06_3-4	SB06_5-6	SB07_4-5	SB08_4-5	SB09_0-1	SB09_3-4	SB10_0.5-1.5	SB10_3-4	SB11_0.5-1.5	SB11_5-6
						Sample Date	10/12/2021	10/12/2021	10/12/2021	10/12/2021	10/12/2021	10/12/2021	10/12/2021	04/06/2026	04/06/2026	04/06/2026	04/06/2026	04/06/2026	04/08/2026	04/08/2026	04/07/2026	04/07/2026	04/07/2026	04/07/2026
						Sample Depth	3-4	0.5-1	4.5-5.5	0.5-1.5	4-5	4.5-5.5	7-8	0-1	3-4	5-6	4-5	4-5	0-1	3-4	0.5-1.5	3-4	0.5-1.5	5-6
						Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Petroleum Hydrocarbons																								
Gasoline Range Organics	8006-61-9	NS	NS	NS	NS	mg/kg	NA	11	2 J	NA	1.6 J	4.5 J	3.6 J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Petroleum Hydrocarbons (C10-C28) DRO	PHCC10C28	NS	NS	NS	NS	mg/kg	NA	12 J	3.3 J	NA	6.8 J	150	160	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Pesticides																								
4,4'-DDD	72-54-8	14	5	33	33	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.00249 U	NA	NA	NA	NA	<0.00234 U	NA	NA	<0.00189 U	NA	NA
4,4'-DDE	72-55-9	9.3	3.4	22	22	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.00249 U	NA	NA	NA	NA	<0.00234 U	NA	NA	<0.00189 U	NA	NA
4,4'-DDT	50-29-3	135	3.8	27	27	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.00249 U	NA	NA	NA	NA	0.0432	NA	NA	<0.00189 U	NA	NA
Aldrin	309-00-2	0.19	0.044	0.33	0.33	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.00249 U	NA	NA	NA	NA	<0.00234 U	NA	NA	<0.00189 U	NA	NA
Alpha BHC (Alpha Hexachlorocyclohexane)	319-84-6	0.02	0.18	1.2	1.2	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.00104 U	NA	NA	NA	NA	<0.000976 U	NA	NA	<0.000787 U	NA	NA
Alpha Chlordane	5103-71-9	4.5	0.65	8.2	11	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.00311 U	NA	NA	NA	NA	<0.00293 U	NA	NA	<0.00236 U	NA	NA
Alpha Endosulfan	959-98-8	65	35	360	580	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.00249 U	NA	NA	NA	NA	<0.00234 U	NA	NA	<0.00189 U	NA	NA
Beta Bhc (Beta Hexachlorocyclohexane)	319-85-7	0.09	0.18	1.8	2.9	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.00249 U	NA	NA	NA	NA	<0.00234 U	NA	NA	<0.00189 U	NA	NA
Beta Endosulfan	33213-65-9	44	35	200	580	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.00249 U	NA	NA	NA	NA	<0.00234 U	NA	NA	<0.00189 U	NA	NA
Chlordane (alpha and gamma)	57-74-9	NS	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.0207 U	NA	NA	NA	NA	<0.0195 U	NA	NA	<0.0157 U	NA	NA
Delta Bhc (Delta Hexachlorocyclohexane)	319-86-8	0.1	100	500	1000	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.00249 U	NA	NA	NA	NA	<0.00234 U	NA	NA	<0.00189 U	NA	NA
Dieldrin	60-57-1	0.1	0.075	0.48	0.48	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.00156 U	NA	NA	NA	NA	<0.00146 U	NA	NA	<0.00118 U	NA	NA
Endosulfan Sulfate	1031-07-8	47	35	360	580	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.00104 U	NA	NA	NA	NA	<0.000976 U	NA	NA	<0.000787 U	NA	NA
Endrin	72-20-8	0.06	5.3	55	87	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.00104 U	NA	NA	NA	NA	<0.000976 U	NA	NA	<0.000787 U	NA	NA
Endrin Aldehyde	7421-93-4	NS	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.00311 U	NA	NA	NA	NA	<0.00293 U	NA	NA	<0.00236 U	NA	NA
Endrin Ketone	53494-70-5	NS	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.00249 U	NA	NA	NA	NA	<0.00234 U	NA	NA	<0.00189 U	NA	NA
Gamma Bhc (Lindane)	58-89-9	0.05	0.21	0.21	3.4	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.00104 U	NA	NA	NA	NA	<0.000976 U	NA	NA	<0.000787 U	NA	NA
Gamma Chlordane (Trans)	5103-74-2	NS	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.00311 U	NA	NA	NA	NA	<0.00293 U	NA	NA	<0.00236 U	NA	NA
Heptachlor	76-44-8	0.38	0.53	5.1	5.1	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.00124 U	NA	NA	NA	NA	<0.00117 U	NA	NA	<0.000945 U	NA	NA
Heptachlor Epoxide	1024-57-3	NS	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.00466 U	NA	NA	NA	NA	<0.00439 U	NA	NA	<0.00354 U	NA	NA
Methoxychlor	72-43-5	NS	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.00466 U	NA	NA	NA	NA	<0.00439 U	NA	NA	<0.00354 U	NA	NA
Toxaphene	8001-35-2	NS	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.0466 U	NA	NA	NA	NA	<0.0439 U	NA	NA	<0.0354 U	NA	NA
Polychlorinated Biphenyl																								
PCB-1016 (Aroclor 1016)	12674-11-2	NS	NS	NS	NS	mg/kg	NA	<0.0354 U	<0.0381 U	NA	<0.0421 U	<0.041 U	<0.0444 U	<0.0521 U	NA	NA	<0.0549 U	<0.0538 U	<0.0699 U	NA	NA	<0.0578 U	NA	NA
PCB-1221 (Aroclor 1221)	11104-28-2	NS	NS	NS	NS	mg/kg	NA	<0.0354 U	<0.0381 U	NA	<0.0421 U	<0.041 U	<0.0444 U	<0.0521 U	NA	NA	<0.0549 U	<0.0538 U	<0.0699 U	NA	NA	<0.0578 U	NA	NA
PCB-1232 (Aroclor 1232)	11141-16-5	NS	NS	NS	NS	mg/kg	NA	<0.0354 U	<0.0381 U	NA	<0.0421 U	<0.041 U	<0.0444 U	<0.0521 U	NA	NA	<0.0549 U	<0.0538 U	<0.0699 U	NA	NA	<0.0578 U	NA	NA
PCB-1242 (Aroclor 1242)	53469-21-9	NS	NS	NS	NS	mg/kg	NA	<0.0354 U	<0.0381 U	NA	<0.0421 U	<0.041 U	<0.0444 U	<0.0521 U	NA	NA	<0.0549 U	<0.0538 U	<0.0699 U	NA	NA	<0.0578 U	NA	NA
PCB-1248 (Aroclor 1248)	12672-29-6	NS	NS	NS	NS	mg/kg	NA	<0.0354 U	<0.0381 U	NA	<0.0421 U	<0.041 U	<0.0444 U	<0.0521 U	NA	NA	<0.0549 U	<0.0538 U	<0.0699 U	NA	NA	<0.0578 U	NA	NA
PCB-1254 (Aroclor 1254)	11097-69-1	NS	NS	NS	NS	mg/kg	NA	<0.0354 U	<0.0381 U	NA	<0.0421 U	<0.041 U	<0.0444 U	<0.0521 U	NA	NA	<0.0549 U	<0.0538 U	<0.0699 U	NA	NA	<0.0578 U	NA	NA
PCB-1260 (Aroclor 1260)	11096-82-5	NS	NS	NS	NS	mg/kg	NA	<0.0354 U	<0.0381 U	NA	<0.0421 U	<0.041 U	<0.0444 U	0.0271 J	NA	NA	<0.0549 U	<0.0538 U	<0.0699 U	NA	NA	<0.0578 U	NA	NA
PCB-1262 (Aroclor 1262)	37324-23-5	NS	NS	NS	NS	mg/kg	NA	<0.0354 U	<0.0381 U	NA	<0.0421 U	<0.041 U	<0.0444 U	<0.0521 U	NA	NA	<0.0549 U	<0.0538 U	<0.0699 U	NA	NA	<0.0578 U	NA	NA
PCB-1268 (Aroclor 1268)	11100-14-4	NS	NS	NS	NS	mg/kg	NA	<0.0354 U	<0.0381 U	NA	<0.0421 U	<0.041 U	<0.0444 U	<0.0521 U	NA	NA	<0.0549 U	<0.0538 U	<0.0699 U	NA	NA	<0.0578 U	NA	NA
Total PCBs	1336-36-3	3.2	1	1	25	mg/kg	NA	<0.0354 U	<0.0381 U	NA	<0.0421 U	<0.041 U	<0.0444 U	0.0271 J	NA	NA	<0.0549 U	<0.0538 U	<0.0699 U	NA	NA	<0.0578 U	NA	NA
Metals																								
Aluminum	7429-90-5	NS	NS	NS	NS	mg/kg	NA	3,360	13,300	NA	8,270	6,000	1,690	3,880	NA	14,800	9,390	9,790	6,670	8,090	NA	4,770	NA	11,500
Antimony	7440-36-0	NS	NS	NS	NS	mg/kg	NA	0.358 J	<4.71 U	NA	<4.96 U	1.33 J	1.06 J	<22 U	NA	<4.83 U	<4.56 U	<4.39 U	<6.03 U	<4.9 U	NA	<4.65 U	NA	<5.89 U
Arsenic	7440-38-2	**16**	16	16	16	mg/kg	NA	2.54	1.65	NA	**56.8**	14.8	8	11.1	NA	2.88	3.79	1.57	**16.5**	3.12	NA	3.28	NA	5.5
Barium	7440-39-3	820	410	410	10000	mg/kg	NA	26.2	57.7	NA	110	311	102	252	NA	98.3	110	55.2	220	77.7	NA	27.4	NA	57.2
Beryllium	7440-41-7	47	43	670	750	mg/kg	NA	0.163 J	0.33 J	NA	0.337 J	0.322 J	0.28 J	0.296 J	NA	0.468 J	0.481	0.377 J	0.445 J	0.508	NA	0.411 J	NA	1.02
Cadmium	7440-43-9	7.5	2.5	3.7	4.4	mg/kg	NA	<0.813 U	<0.942 U	NA	<0.992 U	0.123 J	0.538 J	2.16 J	NA	0.368 J	<0.913 U	0.066 J	0.708 J	0.228 J	NA	0.12 J	NA	0.095 J
Calcium	7440-70-2	NS	NS	NS	NS	mg/kg	NA	1,710	812	NA	1,400	21,400	24,200	5,820	NA	3,580	39,000	1,370	3,100	1,160	NA	2,150	NA	7,970
Chromium, Hexavalent	18540-29-9	19	1	11	11	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.879 U	NA	<1.01 U	<0.934 U	<0.92 U	<1.23 U	NA	NA	<0.977 U	NA	<1.19 U
Chromium, Total	7440-47-3	NS	NS	NS	NS	mg/kg	NA	7.85	29.9	NA	14.6	31.8	11.9	56.7	NA	28.8	28.6	19.9	107	24.9	NA	6.99	NA	21.4
Chromium, Trivalent	16065-83-1	NS	110	1700	2000	mg/kg	NA	NA	NA	NA	NA	NA	NA	56.7	NA	28.8	28.6	19.9	107	NA	NA	6.99	NA	21.4
Cobalt	7440-48-4	NS	NS	NS	NS	mg/kg	NA	3.79	9.44	NA	3.5	6.76	5.58	7.64 J	NA	15.8	6.54	8.41	51.1	34.7	NA	5.97	NA	8.76
Copper	7440-50-8	1720	280	280	10000	mg/kg	NA	14.2	15.9	NA	185	118	55.2	170	NA	36.3	30.8	20.3	95.9	55.5	NA	39.7	NA	62
Iron	7439-89-6	NS	NS	NS	NS	mg/kg	NA	7,610	24,300	NA	13,100	22,100	10,700	52,900	NA	17,600	20,000	17,700	35,600	17,300	NA	9,830	NA	15,900
Lead	7439-92-1	**450**	400	1000	3900	mg/kg	NA	17.6	5.96	NA	408	**538**	285	**813**	NA	84.7	21.6	13.6	**624**	17.9	NA	43.8	NA	60.3
Magnesium	7439-95-4	NS	NS	NS	NS	mg/kg	NA	1,210	3,570	NA	1,390	2,240	13,800	2,130	NA	4,730	8,730	3,200	2,010	2,870	NA	1,360	NA	2,430
Manganese	7439-96-5	2000	2000	10000	10000	mg/kg	NA	126	168	NA	71	259	172	313	NA	219	584	363	282	560	NA	156	NA	299
Mercury	7439-97-6	0.73	0.3	1.1	1.1	mg/kg	NA	<0.069 U	<0.076 U	NA	0.097	0.298	0.147	0.121	NA	0.433	<0.084 U	<0.081 U	0.505	<0.079 U	NA	0.156	NA	0.162
Nickel	7440-02-0	130	320	320	5900	mg/kg	NA	9.03	13.8	NA	6.71	17.7	14.2	42.2	NA	38.5	17	14.6	16.6	32.7	NA	7.58	NA	19.3
Potassium	7440-09-7	NS	NS	NS	NS	mg/kg	NA	1,050	2,300	NA	340	1,330	456	1,130	NA	3,130	4,040	1,920	1,780	1,670	NA	621	NA	1,200
Selenium	7782-49-2	4	110	1700	2000	mg/kg	NA	0.211 J	0.509 J	NA	0.427 J	1.27 J	1.43 J	<8.79 U	NA	0.689 J	<1.82 U	0.48 J	2.24 J	<1.96 U	NA	1.17 J	NA	1.2 J
Silver	7440-22-4	8.3	110	1700	2000	mg/kg	NA	<0.813 U	<0.942 U	NA	<0.992 U	0.293 J	<1.08 U	<2.2 U	NA	<0.483 U	<0.456 U	<0.439 U	<0.603 U	<0.49 U	NA	<0.465 U	NA	<0.589 U
Sodium	7440-23-5	NS	NS	NS	NS	mg/kg	NA	70.1 J	120 J	NA	169 J	776	517	<879 U	NA	537	722	<176 U	387	214	NA	346	NA	418
Thallium	7440-28-0	NS	NS	NS	NS	mg/kg	NA	<1.63 U	<1.88 U	NA	<1.98 U	<1.89 U	<2.15 U	<8.79 U	NA	<1.93 U	<1.82 U	<1.76 U	<2.41 U	<1.96 U	NA	<1.86 U	NA	<2.36 U
Vanadium	7440-62-2	NS	NS	NS	NS	mg/kg	NA	10.2	41.5	NA	19.3	28.2	6.14	46	NA	37.3	31.7	25.7	33.5	24.4	NA	17.6	NA	19.9
Zinc	7440-66-6	2480	6600	10000	10000	mg/kg	NA	93.7	39.1	NA	68.9	319	526	348	NA	231	43	33.3	308	115	NA	25.2	NA	111
General Chemistry																								
Solids, Percent	SOLID	NS	NS	NS	NS	Percent	88.8	92.3	82.9	83.5	77.5	81	71.5	91	89.7	79	85.6	86.9	65.1	80.8	90.4	81.9	92.4	67.2

Table 1
BCP Application
Soil Sample Analytical Results

1484 Sheridan Boulevard
Bronx, New York
Langan Project No.: 170970901

Notes:

CAS - Chemical Abstract Service
NS - No standard
mg/kg - milligram per kilogram
NA - Not analyzed
RL - Reporting limit
<RL - Not detected

Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Protection of Groundwat, Restricted Use Restricted-Residential, Restricted Use Commercial, and Restricted Use Industrial Soil Cleanup Objectives (SCO) (December 2025).

Criterion comparisons for 3- & 4-methylphenol (m&p cresol) are provided for reference. Promulgated SCOs are for 3-methylphenol (m-cresol) and 4-methylphenol (p-cresol).

Qualifiers:

J - The analyte was detected above the method detection limit (MDL), but below the RL; therefore, the result is an estimated concentration.

U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

Exceedance Summary:

10 - Result exceeds Protection of Groundwater SCOs
10 - Result exceeds Restricted Use Restricted-Residential SCOs
10 - Result exceeds Restricted Use Commercial SCOs
10 - Result exceeds Restricted Use Industrial SCOs

Table 2
BCP Application
Groundwater Sample Analytical Results

1484 Sheridan Boulevard
Bronx, New York
Langan Project No.: 170970901

Analyte	CAS Number	NYSDEC SGVs	Location	TMW06	TMW11
			Sample Name	TMW06_040926	TMW11_040926
			Sample Date	04/09/2026	04/09/2026
			Unit	Result	Result
Volatile Organic Compounds					
1,1,1,2-Tetrachloroethane	630-20-6	5	ug/l	<2.5 U	<2.5 U
1,1,1-Trichloroethane	71-55-6	5	ug/l	<2.5 U	<2.5 U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	<0.5 U	<0.5 U
1,1,2-Trichloroethane	79-00-5	1	ug/l	<1.5 U	<1.5 U
1,1-Dichloroethane	75-34-3	5	ug/l	<2.5 U	<2.5 U
1,1-Dichloroethene	75-35-4	5	ug/l	<0.5 U	<0.5 U
1,1-Dichloropropene	563-58-6	5	ug/l	<2.5 U	<2.5 U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<2.5 U	<2.5 U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	<2.5 U	<2.5 U
1,2,4,5-Tetramethylbenzene	95-93-2	**5**	ug/l	**12**	<2 U
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<2.5 U	<2.5 U
1,2,4-Trimethylbenzene	95-63-6	**5**	ug/l	**110**	<2.5 U
1,2-Dibromo-3-Chloropropane	96-12-8	0.04	ug/l	<2.5 U	<2.5 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<2 U	<2 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<2.5 U	<2.5 U
1,2-Dichloroethane	107-06-2	0.6	ug/l	<0.5 U	<0.5 U
1,2-Dichloropropane	78-87-5	1	ug/l	<1 U	<1 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	**5**	ug/l	**43**	<2.5 U
1,3-Dichlorobenzene	541-73-1	3	ug/l	<2.5 U	<2.5 U
1,3-Dichloropropane	142-28-9	5	ug/l	<2.5 U	<2.5 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<2.5 U	<2.5 U
1,4-Diethyl Benzene	105-05-5	NS	ug/l	<2 U	<2 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.35	ug/l	<250 U	<250 U
2,2-Dichloropropane	594-20-7	5	ug/l	<2.5 U	<2.5 U
2-Chlorotoluene	95-49-8	5	ug/l	<2.5 U	<2.5 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<5 U	<5 U
4-Chlorotoluene	106-43-4	5	ug/l	<2.5 U	<2.5 U
4-Ethyltoluene	622-96-8	NS	ug/l	77	<2 U
Acetone	67-64-1	50	ug/l	13	25
Acrylonitrile	107-13-1	5	ug/l	<5 U	<5 U
Benzene	71-43-2	**1**	ug/l	**2.8**	**1.2**
Bromobenzene	108-86-1	5	ug/l	<2.5 U	<2.5 U
Bromochloromethane	74-97-5	5	ug/l	<2.5 U	<2.5 U
Bromodichloromethane	75-27-4	50	ug/l	<0.5 U	0.62
Bromoform	75-25-2	50	ug/l	<2 U	<2 U
Bromomethane	74-83-9	5	ug/l	<2.5 U	0.97 J
Carbon Disulfide	75-15-0	60	ug/l	<5 U	<5 U
Carbon Tetrachloride	56-23-5	5	ug/l	<0.5 U	<0.5 U
Chlorobenzene	108-90-7	5	ug/l	<2.5 U	<2.5 U
Chloroethane	75-00-3	5	ug/l	<2.5 U	<2.5 U
Chloroform	67-66-3	7	ug/l	<2.5 U	4
Chloromethane	74-87-3	5	ug/l	<2.5 U	<2.5 U
Cis-1,2-Dichloroethene	156-59-2	5	ug/l	<2.5 U	<2.5 U
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<0.5 U	<0.5 U
Cymene	99-87-6	5	ug/l	0.75 J	<2.5 U
Dibromochloromethane	124-48-1	50	ug/l	<0.5 U	0.45 J
Dibromomethane	74-95-3	5	ug/l	<5 U	<5 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<5 U	<5 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	ug/l	<2.5 U	<2.5 U
Ethylbenzene	100-41-4	**5**	ug/l	**12**	<2.5 U
Hexachlorobutadiene	87-68-3	0.5	ug/l	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	98-82-8	5	ug/l	2.7	<2.5 U
M,P-Xylene	179601-23-1	**5**	ug/l	**110**	<2.5 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	<5 U	6
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/l	<5 U	<5 U
Methylene Chloride	75-09-2	5	ug/l	<2.5 U	<2.5 U
Naphthalene	91-20-3	**10**	ug/l	**13**	<2.5 U
n-Butylbenzene	104-51-8	5	ug/l	<2.5 U	<2.5 U
n-Propylbenzene	103-65-1	5	ug/l	3.6	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	**5**	ug/l	**50**	<2.5 U
Sec-Butylbenzene	135-98-8	5	ug/l	<2.5 U	<2.5 U
Styrene	100-42-5	5	ug/l	<2.5 U	<2.5 U
T-Butylbenzene	98-06-6	5	ug/l	<2.5 U	<2.5 U
Tert-Butyl Methyl Ether (MTBE)	1634-04-4	10	ug/l	2.8	1 J
Tetrachloroethene (PCE)	127-18-4	5	ug/l	<0.5 U	<0.5 U
Toluene	108-88-3	**5**	ug/l	**6.4**	<2.5 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	ug/l	<2.5 U	<2.5 U
Total Xylenes	1330-20-7	**5**	ug/l	**160**	<2.5 U
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	0.4	ug/l	<0.5 U	<0.5 U
Trans-1,2-Dichloroethene	156-60-5	5	ug/l	<2.5 U	<2.5 U
Trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	<0.5 U	<0.5 U
Trans-1,4-Dichloro-2-Butene	110-57-6	5	ug/l	<2.5 U	<2.5 U
Trichloroethene (TCE)	79-01-6	5	ug/l	<0.5 U	<0.5 U
Trichlorofluoromethane	75-69-4	5	ug/l	<2.5 U	<2.5 U
Vinyl Acetate	108-05-4	NS	ug/l	<5 U	<5 U
Vinyl Chloride	75-01-4	2	ug/l	<1 U	<1 U

Table 2
BCP Application
Groundwater Sample Analytical Results

1484 Sheridan Boulevard
Bronx, New York
Langan Project No.: 170970901

Analyte	CAS Number	NYSDEC SGVs	Location	TMW06	TMW11
			Sample Name	TMW06_040926	TMW11_040926
			Sample Date	04/09/2026	04/09/2026
			Unit	Result	Result
Semi-Volatile Organic Compounds					
1,2,4,5-Tetrachlorobenzene	95-94-3	5	ug/l	<10 U	<19 U
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<5 U	<9.4 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<2 U	<3.8 U
1,3-Dichlorobenzene	541-73-1	3	ug/l	<2 U	<3.8 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<2 U	<3.8 U
1,4-Dioxane (P-Dioxane)	123-91-1	**0.35**	ug/l	**0.424**	NA
2,4,5-Trichlorophenol	95-95-4	NS	ug/l	<5 U	<9.4 U
2,4,6-Trichlorophenol	88-06-2	NS	ug/l	<5 U	5.2 J
2,4-Dichlorophenol	120-83-2	1	ug/l	<5 U	<9.4 U
2,4-Dimethylphenol	105-67-9	1	ug/l	<5 U	<9.4 U
2,4-Dinitrophenol	51-28-5	1	ug/l	<20 U	<38 U
2,4-Dinitrotoluene	121-14-2	5	ug/l	<5 U	<9.4 U
2,6-Dinitrotoluene	606-20-2	5	ug/l	<5 U	<9.4 U
2-Chloronaphthalene	91-58-7	10	ug/l	<0.2 U	<0.38 U
2-Chlorophenol	95-57-8	NS	ug/l	<2 U	<3.8 U
2-Methylnaphthalene	91-57-6	NS	ug/l	3.9	0.14 J
2-Methylphenol (o-Cresol)	95-48-7	NS	ug/l	<5 U	<9.4 U
2-Nitroaniline	88-74-4	5	ug/l	<5 U	<9.4 U
2-Nitrophenol	88-75-5	NS	ug/l	<10 U	<19 U
3 & 4 Methylphenol (m&p Cresol)	65794-96-9	NS	ug/l	<5 U	<9.4 U
3,3'-Dichlorobenzidine	91-94-1	5	ug/l	<5 U	<9.4 U
3-Nitroaniline	99-09-2	5	ug/l	<5 U	<9.4 U
4,6-Dinitro-2-Methylphenol	534-52-1	NS	ug/l	<10 U	<19 U
4-Bromophenyl Phenyl Ether	101-55-3	NS	ug/l	<2 U	<3.8 U
4-Chloro-3-Methylphenol	59-50-7	NS	ug/l	<2 U	<3.8 U
4-Chloroaniline	106-47-8	5	ug/l	<5 U	<9.4 U
4-Chlorophenyl Phenyl Ether	7005-72-3	NS	ug/l	<2 U	<3.8 U
4-Nitroaniline	100-01-6	5	ug/l	<5 U	<9.4 U
4-Nitrophenol	100-02-7	NS	ug/l	<10 U	<19 U
Acenaphthene	83-32-9	20	ug/l	0.09 J	0.16 J
Acenaphthylene	208-96-8	NS	ug/l	0.03 J	<0.19 U
Acetophenone	98-86-2	NS	ug/l	<5 U	<9.4 U
Anthracene	120-12-7	50	ug/l	0.07 J	0.11 J
Benzo(a)anthracene	56-55-3	**0.002**	ug/l	**0.2**	**0.3**
Benzo(a)pyrene	50-32-8	**0**	ug/l	**0.18**	**0.3**
Benzo(b)fluoranthene	205-99-2	**0.002**	ug/l	**0.24**	**0.45**
Benzo(g,h,i)Perylene	191-24-2	NS	ug/l	0.15	0.29
Benzo(k)fluoranthene	207-08-9	**0.002**	ug/l	**0.08 J**	**0.12 J**
Benzoic Acid	65-85-0	NS	ug/l	18 J	58 J
Benzyl Alcohol	100-51-6	NS	ug/l	<2 U	<3.8 U
Benzyl Butyl Phthalate	85-68-7	50	ug/l	<5 U	<9.4 U
Biphenyl (Diphenyl)	92-52-4	5	ug/l	<2 U	<3.8 U
Bis(2-chloroethoxy) methane	111-91-1	5	ug/l	<5 U	<9.4 U
Bis(2-chloroethyl) ether (2-chloroethyl ether)	111-44-4	1	ug/l	<2 U	<3.8 U
Bis(2-chloroisopropyl) ether	108-60-1	5	ug/l	<2 U	<3.8 U
Bis(2-ethylhexyl) phthalate	117-81-7	5	ug/l	<3 U	<5.7 U
Carbazole	86-74-8	NS	ug/l	<2 U	<3.8 U
Chrysene	218-01-9	**0.002**	ug/l	**0.18**	**0.32**
Dibenz(a,h)anthracene	53-70-3	NS	ug/l	0.04 J	0.08 J
Dibenzofuran	132-64-9	NS	ug/l	<2 U	<3.8 U
Dibutyl phthalate	84-74-2	50	ug/l	<5 U	<9.4 U
Diethyl phthalate	84-66-2	50	ug/l	<5 U	<9.4 U
Dimethyl phthalate	131-11-3	50	ug/l	<5 U	<9.4 U
Dioctyl phthalate	117-84-0	50	ug/l	<5 U	<9.4 U
Fluoranthene	206-44-0	50	ug/l	0.36	0.46
Fluorene	86-73-7	50	ug/l	0.07 J	0.2
Hexachlorobenzene	118-74-1	0.04	ug/l	<0.8 U	<1.5 U
Hexachlorobutadiene	87-68-3	0.5	ug/l	<0.5 U	<0.94 U
Hexachlorocyclopentadiene	77-47-4	5	ug/l	<20 U	<38 U
Hexachloroethane	67-72-1	5	ug/l	<0.8 U	<1.5 U
Indeno(1,2,3-cd)pyrene	193-39-5	**0.002**	ug/l	**0.15**	**0.28**
Isophorone	78-59-1	50	ug/l	<5 U	<9.4 U
Naphthalene	91-20-3	10	ug/l	7.5	0.13 J
Nitrobenzene	98-95-3	0.4	ug/l	<2 U	<3.8 U
n-Nitrosodi-N-Propylamine	621-64-7	NS	ug/l	<5 U	<9.4 U
n-Nitrosodiphenylamine	86-30-6	50	ug/l	<2 U	<3.8 U
Pentachlorophenol	87-86-5	1	ug/l	<0.8 U	<1.5 U
Phenanthrene	85-01-8	50	ug/l	0.22	0.43
Phenol	108-95-2	**1**	ug/l	<5 U	**3.2 J**
Pyrene	129-00-0	50	ug/l	0.34	0.41

Table 2
BCP Application
Groundwater Sample Analytical Results

1484 Sheridan Boulevard
Bronx, New York
Langan Project No.: 170970901

Analyte	CAS Number	NYSDEC SGVs	Location	TMW06	TMW11
			Sample Name	TMW06_040926	TMW11_040926
			Sample Date	04/09/2026	04/09/2026
			Unit	Result	Result
Pesticides					
4,4'-DDD	72-54-8	0.3	ug/l	<0.029 U	NA
4,4'-DDE	72-55-9	0.2	ug/l	<0.029 U	NA
4,4'-DDT	50-29-3	0.2	ug/l	<0.029 U	NA
Aldrin	309-00-2	0	ug/l	<0.014 U	NA
Alpha BHC (Alpha Hexachlorocyclohexane)	319-84-6	0.01	ug/l	<0.014 U	NA
Alpha Chlordane	5103-71-9	NS	ug/l	<0.02 U	NA
Alpha Endosulfan	959-98-8	NS	ug/l	<0.014 U	NA
Beta Bhc (Beta Hexachlorocyclohexane)	319-85-7	0.04	ug/l	<0.02 U	NA
Beta Endosulfan	33213-65-9	NS	ug/l	<0.029 U	NA
Chlordane (alpha and gamma)	57-74-9	0.05	ug/l	<0.143 U	NA
Delta Bhc (Delta Hexachlorocyclohexane)	319-86-8	0.04	ug/l	<0.014 U	NA
Dieldrin	60-57-1	0.004	ug/l	<0.029 U	NA
Endosulfan Sulfate	1031-07-8	NS	ug/l	<0.029 U	NA
Endrin	72-20-8	0	ug/l	<0.029 U	NA
Endrin Aldehyde	7421-93-4	5	ug/l	<0.03 U	NA
Endrin Ketone	53494-70-5	5	ug/l	<0.029 U	NA
Gamma Bhc (Lindane)	58-89-9	0.05	ug/l	<0.014 U	NA
Gamma Chlordane (Trans)	5103-74-2	NS	ug/l	<0.02 U	NA
Heptachlor	76-44-8	0.04	ug/l	<0.014 U	NA
Heptachlor Epoxide	1024-57-3	0.03	ug/l	<0.014 U	NA
Methoxychlor	72-43-5	35	ug/l	<0.143 U	NA
Toxaphene	8001-35-2	0.06	ug/l	<0.2 U	NA
Polychlorinated Biphenyl					
PCB-1016 (Aroclor 1016)	12674-11-2	NS	ug/l	<0.071 U	<0.071 U
PCB-1221 (Aroclor 1221)	11104-28-2	NS	ug/l	<0.071 U	<0.071 U
PCB-1232 (Aroclor 1232)	11141-16-5	NS	ug/l	<0.071 U	<0.071 U
PCB-1242 (Aroclor 1242)	53469-21-9	NS	ug/l	<0.071 U	<0.071 U
PCB-1248 (Aroclor 1248)	12672-29-6	NS	ug/l	<0.071 U	<0.071 U
PCB-1254 (Aroclor 1254)	11097-69-1	NS	ug/l	<0.071 U	<0.071 U
PCB-1260 (Aroclor 1260)	11096-82-5	NS	ug/l	<0.071 U	<0.071 U
PCB-1262 (Aroclor 1262)	37324-23-5	NS	ug/l	<0.071 U	<0.071 U
PCB-1268 (Aroclor 1268)	11100-14-4	NS	ug/l	<0.071 U	<0.071 U
Total PCBs	1336-36-3	0.09	ug/l	<0.071 U	<0.071 U
Metals - Dissolved					
Aluminum	7429-90-5	NS	ug/l	<100 U	NA
Antimony	7440-36-0	3	ug/l	<40 U	NA
Arsenic	7440-38-2	25	ug/l	<5 U	NA
Barium	7440-39-3	1000	ug/l	181.9	NA
Beryllium	7440-41-7	3	ug/l	<5 U	NA
Cadmium	7440-43-9	5	ug/l	<2 U	NA
Calcium	7440-70-2	NS	ug/l	150,000	NA
Chromium, Total	7440-47-3	50	ug/l	<10 U	NA
Cobalt	7440-48-4	NS	ug/l	4.41 J	NA
Copper	7440-50-8	200	ug/l	<10 U	NA
Iron	7439-89-6	**300**	ug/l	**12,100**	NA
Lead	7439-92-1	25	ug/l	<10 U	NA
Magnesium	7439-95-4	**35000**	ug/l	**43,300**	NA
Manganese	7439-96-5	**300**	ug/l	**5,540**	NA
Mercury	7439-97-6	0.7	ug/l	<0.2 U	NA
Nickel	7440-02-0	100	ug/l	9.9 J	NA
Potassium	7440-09-7	NS	ug/l	38,800	NA
Selenium	7782-49-2	10	ug/l	<50 U	NA
Silver	7440-22-4	50	ug/l	<4 U	NA
Sodium	7440-23-5	**20000**	ug/l	**198,000**	NA
Thallium	7440-28-0	0.5	ug/l	<5 U	NA
Vanadium	7440-62-2	NS	ug/l	<50 U	NA
Zinc	7440-66-6	2000	ug/l	<100 U	NA
Metals - Total					
Aluminum	7429-90-5	NS	ug/l	757	NA
Antimony	7440-36-0	3	ug/l	<4 U	NA
Arsenic	7440-38-2	25	ug/l	1.91	NA
Barium	7440-39-3	1000	ug/l	176.7	NA
Beryllium	7440-41-7	3	ug/l	<0.5 U	NA
Cadmium	7440-43-9	5	ug/l	0.07 J	NA
Calcium	7440-70-2	NS	ug/l	128,000	NA
Chromium, Hexavalent	18540-29-9	50	ug/l	<10 U	NA
Chromium, Total	7440-47-3	NS	ug/l	2.68	NA
Chromium, Trivalent	16065-83-1	NS	ug/l	<10 U	NA
Cobalt	7440-48-4	NS	ug/l	5.43	NA
Copper	7440-50-8	200	ug/l	10.86	NA
Iron	7439-89-6	**300**	ug/l	**13,600**	NA
Lead	7439-92-1	25	ug/l	15.95	NA
Magnesium	7439-95-4	**35000**	ug/l	**36,700**	NA
Manganese	7439-96-5	**300**	ug/l	**4,976**	NA
Mercury	7439-97-6	0.7	ug/l	<0.2 U	NA
Nickel	7440-02-0	100	ug/l	9.72	NA
Potassium	7440-09-7	NS	ug/l	34,000	NA
Selenium	7782-49-2	10	ug/l	<5 U	NA
Silver	7440-22-4	50	ug/l	<0.4 U	NA
Sodium	7440-23-5	**20000**	ug/l	**165,000**	NA
Thallium	7440-28-0	0.5	ug/l	<0.5 U	NA
Vanadium	7440-62-2	NS	ug/l	2.88 J	NA
Zinc	7440-66-6	2000	ug/l	22.61	NA

Table 2
BCP Application
Groundwater Sample Analytical Results

1484 Sheridan Boulevard
Bronx, New York
Langan Project No.: 170970901

Notes:

CAS - Chemical Abstract Service
NS - No standard
ug/l - microgram per liter
NA - Not analyzed
RL - Reporting limit
<RL - Not detected

Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operation Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water and published addenda (herein collectively referenced as "NYSDEC SGVs").

Qualifiers:

J - The analyte was detected above the method detection limit (MDL), but below the RL; therefore, the result is an estimated concentration.

U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

Exceedance Summary:

10 - Result exceeds NYSDEC SGVs

Table 3
BCP Application
Soil Vapor Sample Analytical Results

1484 Sheridan Boulevard
Bronx, New York
Langan Project No.: 170970901

Analyte	CAS Number	Location	AA01	SSV06	SSV09	SSV11
		Sample Name	AA01_040926	SSV06_040926	SSV09_040926	SSV11_040926
		Sample Date	04/09/2026	04/09/2026	04/09/2026	04/09/2026
		Sample Type	AA	SV	SV	SV
		Unit	Result	Result	Result	Result
Volatile Organic Compounds						
1,1,1-Trichloroethane	71-55-6	ug/m3	<1.09 U	<1,090 U	<1.09 U	<16.6 U
1,1,2,2-Tetrachloroethane	79-34-5	ug/m3	<1.37 U	<1,370 U	<1.37 U	<20.9 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	ug/m3	0.72 J	<1,530 U	0.552 J	<23.3 U
1,1,2-Trichloroethane	79-00-5	ug/m3	<1.09 U	<1,090 U	<1.09 U	<16.6 U
1,1-Dichloroethane	75-34-3	ug/m3	<0.809 U	<809 U	<0.809 U	<12.3 U
1,1-Dichloroethene	75-35-4	ug/m3	<0.793 U	<793 U	<0.793 U	<12.1 U
1,2,4-Trichlorobenzene	120-82-1	ug/m3	<1.48 U	<1,480 U	<1.48 U	<22.6 U
1,2,4-Trimethylbenzene	95-63-6	ug/m3	<0.983 U	1,140	1.37	37.2
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	ug/m3	<1.54 U	<1,540 U	<1.54 U	<23.4 U
1,2-Dichlorobenzene	95-50-1	ug/m3	<1.2 U	<1,200 U	<1.2 U	<18.3 U
1,2-Dichloroethane	107-06-2	ug/m3	<0.809 U	<809 U	<0.809 U	<12.3 U
1,2-Dichloropropane	78-87-5	ug/m3	<0.924 U	<924 U	<0.924 U	<14 U
1,2-Dichlorotetrafluoroethane	76-14-2	ug/m3	<1.4 U	<1,400 U	<1.4 U	<21.2 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	ug/m3	<0.983 U	929 J	0.369 J	18.7
1,3-Butadiene	106-99-0	ug/m3	<0.442 U	<442 U	2.96	<6.73 U
1,3-Dichlorobenzene	541-73-1	ug/m3	<1.2 U	<1,200 U	<1.2 U	<18.3 U
1,4-Dichlorobenzene	106-46-7	ug/m3	<1.2 U	<1,200 U	0.77 J	<18.3 U
1,4-Dioxane (P-Dioxane)	123-91-1	ug/m3	<0.721 U	<721 U	6.56	<11 U
2,2,4-Trimethylpentane	540-84-1	ug/m3	<0.934 U	234,000	2.33	17,900
2-Hexanone (MBK)	591-78-6	ug/m3	<0.82 U	<820 U	<0.82 U	<12.5 U
4-Ethyltoluene	622-96-8	ug/m3	<0.983 U	334 J	0.408 J	10.6 J
Acetone	67-64-1	ug/m3	5.53	<2,380 U	95.5	546
Allyl Chloride (3-Chloropropene)	107-05-1	ug/m3	<0.626 U	<626 U	<0.626 U	<9.52 U
Benzene	71-43-2	ug/m3	0.364 J	367 J	8.5	80.2
Benzyl Chloride	100-44-7	ug/m3	<1.04 U	<1,040 U	<1.04 U	<15.7 U
Bromodichloromethane	75-27-4	ug/m3	<1.34 U	<1,340 U	<1.34 U	<20.4 U
Bromoethene	593-60-2	ug/m3	<0.874 U	<874 U	<0.874 U	<13.3 U
Bromoform	75-25-2	ug/m3	<2.07 U	<2,070 U	<2.07 U	<31.4 U
Bromomethane	74-83-9	ug/m3	<0.777 U	<777 U	<0.777 U	<11.8 U
Carbon Disulfide	75-15-0	ug/m3	<0.623 U	<623 U	1.58	93.4
Carbon Tetrachloride	56-23-5	ug/m3	0.453 J	<1,260 U	<1.26 U	<19.1 U
Chlorobenzene	108-90-7	ug/m3	<0.921 U	<921 U	<0.921 U	<14 U
Chloroethane	75-00-3	ug/m3	<0.528 U	<528 U	<0.528 U	<8.02 U
Chloroform	67-66-3	ug/m3	<0.977 U	<977 U	0.645 J	4.38 J
Chloromethane	74-87-3	ug/m3	0.935	<413 U	0.304 J	4.13 J
Cis-1,2-Dichloroethene	156-59-2	ug/m3	<0.793 U	<793 U	<0.793 U	<12.1 U
Cis-1,3-Dichloropropene	10061-01-5	ug/m3	<0.908 U	<908 U	<0.908 U	<13.8 U
Cyclohexane	110-82-7	ug/m3	<0.688 U	8,500	0.967	361
Dibromochloromethane	124-48-1	ug/m3	<1.7 U	<1,700 U	<1.7 U	<25.9 U
Dichlorodifluoromethane	75-71-8	ug/m3	2.48	<989 U	2.65	<15 U
Ethanol	64-17-5	ug/m3	<9.42 U	8,740 J	48.2	367
Ethyl Acetate	141-78-6	ug/m3	<1.8 U	<1,800 U	<1.8 U	<27.4 U
Ethylbenzene	100-41-4	ug/m3	<0.869 U	274 J	2.2	82.5
Hexachlorobutadiene	87-68-3	ug/m3	<2.13 U	<2,130 U	<2.13 U	<32.4 U
Isopropanol	67-63-0	ug/m3	1.35 J	1,510 J	10.3	16 J
M,P-Xylene	179601-23-1	ug/m3	<1.74 U	2,010	5.47	154
Methyl Ethyl Ketone (2-Butanone)	78-93-3	ug/m3	0.36 J	<1,470 U	11.9	<22.4 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	ug/m3	<2.05 U	<2,050 U	1.04 J	<31.1 U
Methylene Chloride	75-09-2	ug/m3	0.486 J	<1,740 U	<1.74 U	<26.4 U
Naphthalene	91-20-3	ug/m3	<0.996 U	<996 U	<0.996 U	<15.1 U
n-Heptane	142-82-5	ug/m3	<0.82 U	3,610	3.58	566
n-Hexane	110-54-3	ug/m3	0.398 J	8,600	4.86	338
o-Xylene (1,2-Dimethylbenzene)	95-47-6	ug/m3	<0.869 U	356 J	1.74	120
Styrene	100-42-5	ug/m3	<0.852 U	<852 U	<0.852 U	<12.9 U
Tert-Butyl Alcohol	75-65-0	ug/m3	<1.52 U	<1,520 U	1.52	<23 U
Tert-Butyl Methyl Ether (MTBE)	1634-04-4	ug/m3	<0.721 U	<721 U	<0.721 U	<11 U
Tetrachloroethene (PCE)	127-18-4	ug/m3	<1.36 U	<1,360 U	1.99	11.7 J
Tetrahydrofuran	109-99-9	ug/m3	<1.47 U	<1,470 U	5.25	6.93 J
Toluene	108-88-3	ug/m3	0.528 J	<754 U	34.7	167
Total Xylenes	1330-20-7	ug/m3	<0.869 U	2,360 J	7.21	275
Trans-1,2-Dichloroethene	156-60-5	ug/m3	<0.793 U	<793 U	<0.793 U	<12.1 U
Trans-1,3-Dichloropropene	10061-02-6	ug/m3	<0.908 U	<908 U	<0.908 U	<13.8 U
Trichloroethene (TCE)	79-01-6	ug/m3	<1.07 U	<1,070 U	<1.07 U	<16.3 U
Trichlorofluoromethane	75-69-4	ug/m3	1.33	<1,120 U	2.78	<17.1 U
Vinyl Chloride	75-01-4	ug/m3	<0.511 U	<511 U	<0.511 U	<7.77 U
Total VOCs	TOTALVOCS	ug/m3	14.934	270370	260.995	20884.74

Table 3
BCP Application
Soil Vapor Sample Analytical Results

1484 Sheridan Boulevard
Bronx, New York
Langan Project No.: 170970901

Notes:

AA - Ambient Air
SV - Soil Vapor
CAS - Chemical Abstract Service
NS - No standard
ug/m3 - microgram per cubic meter
NA - Not analyzed
RL - Reporting limit
<RL - Not detected
Ambient air sample analytical results are shown for reference only.

Qualifiers:

J - The analyte was detected above the method detection limit (MDL), but below the RL; therefore, the result is an estimated concentration.
U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

ATTACHMENT F
SECTION VII: REQUESTOR INFORMATION AND SECTION IX: PROGRAM FEE

Requestor Information

The Requestor, 1484 Sheridan Affordable Owner LLC, is a domestic limited liability company authorized to transact business in New York and the developer of the proposed Brownfield Cleanup Program (BCP) property located at 1480 Sheridan Boulevard in Bronx, New York, identified on the Bronx Borough Tax Map as Block 3017, p/o Lot 29 (herein referred to as "the site"). A copy of the New York State Department of State Division of Corporations entity information for 1484 Sheridan Affordable Owner LLC (herein referred to as the "Requestor") is included with this attachment.

The Requestor is a Participant because the current owner (1480 Sheridan Realty LLC) is a related party to one of the members of the joint venture that is an upper tier beneficial owner of the Requestor. A letter from the current owner (1480 Sheridan Realty LLC) indicating that they have granted site access to the Requestor is included in Attachment G.

The members of 1484 Sheridan Affordable Owner LLC include:

- 1484 Sheridan Affordable LIHTC LLC
- 1484 Sheridan MM LLC
- SLM Partners LLC
- L+M Sheridan Member LLC
- Simone Sheridan Member LLC
- L+M Real Estate Series 2024 LLC

Program Fee

The Requestor is applying for a fee waiver. An applicant affidavit fee waiver is included in this attachment.

ATTACHMENT F1: REQUESTOR INFORMATION

NYS DEPARTMENT OF STATE DIVISION OF CORPORATIONS

An official website of New York State.
Here's how you know

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME: 1484 SHERIDAN AFFORDABLE OWNER LLC

DOS ID: 7937037

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

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

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 06/08/2026

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 06/08/2026

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: WESTCHESTER

NEXT STATEMENT DUE DATE: 06/30/2028

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: CORPORATION SERVICE COMPANY

Address: 80 STATE STREET, ALBANY, NY, UNITED STATES, 12207 - 2543

Electronic Service of Process on the Secretary of State as agent: 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

ATTACHMENT F2: FEE WAIVER

APPLICANT'S AFFIDAVIT

STATE OF NEW YORK
COUNTY OF ~~BRONX~~ New York ss:

Bryn Coughlan, being duly sworn, deposes and says:

1. I am the Authorized Signatory of 1484 Sherian MM LLC, which is the managing member of 1484 Sheridan Affordable Owner LLC (the "Company"), a New York limited liability company and the applicant for the Brownfield Cleanup Program ("BCP").

2. I have authority to bind the Company as an Authorized Signatory of the Company.

3. The Company is the developer of certain real property located at 1480 Sheridan Boulevard, Bronx, New York (New York City Tax Map Block 3017, part of Lot 29 (the "Site").

4. The Company has submitted a BCP application pending with the New York State Department of Environmental Conservation for the Site, known as 1484 Sheridan Boulevard.

5. The Site is being developed and will be operated as an affordable housing project, as defined in 6 NYCRR § 375-3.2, with the dedication of 100% of the units to tenants earning up to 120% of AMI

6. The Site is subject to a mandatory inclusionary housing requirement under the current zoning.

7. The entire Site is located within an Environmental Justice Area and a New York State designated disadvantaged community.

8. Accordingly, the Site is eligible for a BPC fee waiver as an affordable housing project.

9. I have reviewed this statement, and it is true and correct to the best of my knowledge.

Sworn to before me this
13th day of ~~July~~ August, 2026

Marlene Santiago
Notary Public

MARLENE SANTIAGO
Notary Public - State of New York
NO. 01SA0047951
Qualified in New York County
My Commission Expires Mar 19, 2030

ATTACHMENT G
SECTION X: REQUESTOR ELIGIBILITY INFORMATION

Item 14 - Requestor Relationship to Property

The Requestor is a Participant because the current owner (1480 Sheridan Realty LLC) is a related party to one of the members of the joint venture that is an upper tier beneficial owner of the Requestor. A letter from the current owner indicating that they have granted site access to the Requestor is included in Attachment G.

ATTACHMENT G1: REQUESTOR ELIGIBILITY INFORMATION

SITE ACCESS AGREEMENT

Docusign Envelope ID: 99595BF0-F308-8E02-82CA-E71B92CFDB9B

1484 Sheridan Affordable Owner LLC
1865 Palmer Avenue, Larchmont, NY 10538

08/07/2026

1480 Sheridan Realty LLC
c/o Simone Development
1250 Waters Place, PH-1
Bronx, NY 10461

Re: Site Access for Brownfield Cleanup Program Work
1480 Sheridan Boulevard
Bronx, New York
Block 3017, p/o Lot 29, Tentative Lot 30

Dear 1480 Sheridan Realty LLC

As you are aware, 1484 Sheridan Affordable Owner LLC is submitting an application to the Brownfield Cleanup Program (BCP) for the property located at 1480 Sheridan Boulevard, Bronx, NY (Block 3017, p/o Lot 29, Tentative Lot 30) in Bronx, New York ("the site"). The site is currently owned by 1480 Sheridan Realty LLC.

As the BCP applicant, we are required to obtain full access to the site from the current property owner to be considered for acceptance into the BCP. In order to file the application, we need written permission from you to access the site throughout the BCP Project. This includes investigation and remediation of the property and permission to place an environmental easement on the site should one be necessary. By execution of this site access agreement letter, you are hereby allowing site access for this purpose, and agreeing to placement of an environmental easement if deemed necessary.

Sincerely,

DocuSigned by:
By: Jessica Yoon _____
45FAD3DCEF82493...
Authorized Signatory
1484 Sheridan Affordable Owner LLC

As owner of the site, I agree to allow 1484 Sheridan Affordable Owner LLC, and its contractors, to enter 1480 Sheridan Boulevard, Bronx, New York (Block 3017, p/o Lot 29, Tentative Lot 30), which is currently owned by 1480 Sheridan Realty LLC, to perform the required BCP investigation and remediation work and to place an environmental easement on the site should one be necessary.

By: _____
Authorized Signatory
1480 Sheridan Realty LLC

ATTACHMENT H
SECTION XII: SITE CONTACT LIST

Item 1 – Chief Executive Officer and Planning Board

Chief Executive Officer
Mayor Zohran Mamdani
City Hall
New York, NY 10007

Mayor's Office of Environmental Coordination
Hilary Semel, Director
100 Gold Street - 2nd Floor
New York, NY 10038

Mayor's Office of Environmental Remediation
Shaminder Chawla, Director
253 Broadway – 14th Floor
New York, NY 10007

New York City Planning Commission
Sideya Sherman, Director
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Borough of the Bronx, Borough President
Vanessa L. Gibson
Bronx Borough Hall
851 Grand Concourse #301
Bronx, NY 10451

Item 2 - Residents, Owners, and Occupants, of the Property and Adjacent Properties

Residents, owners, and occupants of the site and properties adjacent to the site

Current Property Owner and Contact Information

1480 Sheridan Realty LLC
Attn: Brian Reardon
1250 Waters Place, PH-1
Bronx, N 10461
914-323-8493
breardon@simdev.com

Current Property Operator and Contact Information

East-End Parking Corp.
Christina Canizes
1480 Sheridan Expressway
Bronx, NY 10459
917-731-771
info@nytruckparking.com

Adjacent properties include:

Block 3017, remaining p/o Lot 29
1480 Sheridan Boulevard
Bronx, NY 10459

Daniel Boone Playground
New York City Dept of Parks and
Recreation
1340 West Farms Road
Bronx, NY 10459

P.S. X811
New York City Dept of Education
1434 Longfellow Avenue
Bronx, NY 10459

Item 3 – Local News Media

Local news media from which the community typically obtains information

The Bronx Times Reporter
3604 East Tremont Avenue
Bronx, NY 10465
718-260-4593

Item 4 - Public Water Supply

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection (NYCDEP), the Municipal Water Finance Authority, and the New York City Water Board. The site is situated in an area that receives potable water from the Croton Systems, located in Westchester, Putnam, and Dutchess Counties.

New York City Department of Environmental Protection
Lisa F. Garcia Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority
David Womack, Chief Executive Officer
255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board
Arlene M. Shaw - Chair
Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Item 5 - Request for Contact

We are unaware of any requests for inclusion on the contact list.

Item 6 - Schools and Day Care Facilities

There are no schools or day care facilities located on the site. The following are schools or day care facilities located within ½ mile of the site:

P.S. 066 School of Higher Expectations – X066
(about 0.15 miles northwest of the site)
Kevin Goodman, Principal
10001 Jennings Street
Bronx, NY 10469
(718) 319-2820

Tiny Tunes Daycare Evergreen Inc - XCEQ
(about 0.43 miles southeast of the site)
Erica Diaz
1144 Evergreen Avenue
Bronx, NY 10472
(646) 302-6787

Fannie Lou Hamer Freedom High School – X682
(about 0.1 miles northwest of the site)
Jeffery Palladino, Principal
1021 Jennings Street
Bronx, NY 10469
(718) 861-0521

Saint John Chrysostom School - XADT
(about 0.47 miles southwest of the site)
Jessica Weber, Principal
1144 Hoe Avenue
Bronx, NY 10459
(718) 328-7226

P.S. X811 – X811
(about 0.12 miles west of the site)
Jennifer Currie, Principal

East Bronx Day Care Center - XAHL
(about 0.47 miles southeast of the site)
Barbara Frohberg

1434 Longfellow Avenue
Bronx, NY 10459
(718) 589-3060

1113 Colgate Avenue
Bronx, NY 10472
(718) 617-2900

Fannie Lou Hamer Middle School – X286
(about 0.15 miles northwest of the site)
Abbey Wilson, Principal
10001 Jennings Street
Bronx, NY 10460
(718) 319-7270

"Magical Beginnings" Day Care
(about 0.3 miles northwest of the site)
Adelaya Sanchez, On-Site Provider
1016 East 172nd Street
Bronx, NY 10460
(646) 353-5556

Samara Community School – X458
(about 0.3 miles to the north of the site)
Danielle Derrig, Principal
1570 Boone Avenue
Bronx, NY 10460
(718) 860-5332

Star Light Star Bright Daycare
(about 0.5 miles to the southeast of the site)
Jesika Hinojosa, On-Site Provider
1145 Evergreen Avenue
Bronx, NY 10472
(646) 981-8516

Fairmont Neighborhood School – X314
(about 0.38 miles to the northwest of the site)
Monique Hibbert, Principal
1550 Vyse Avenue
Bronx, NY 10460
(718) 860-5210

Yaby's Family Daycare
(about 0.5 miles southwest of the site)
Yaby Decena, Administrator
1138 Colgate Avenue
Bronx, NY 10472
(646) 330-0761

Item 7 - Document Repository

A letter was sent to and received from the following sources, acknowledging that they agree to act as a document repository for documents generated under the New York State Department of Conservation (NYSDEC) Brownfield Cleanup Program (BCP):

Clason's Point Library
Community Library Manager
1215 Morrison Avenue
Bronx, NY 10472
(718) 842-1235
Hours

Monday and Thursday:	10 AM – 7 PM
Friday and Saturday:	10 AM – 5 PM
Sunday:	Closed

Bronx Community Board 9
Mohammed Mujumder – Chairperson
1967 Turnball Ave, #7
Bronx, NY 10473
Phone: (718) 823-3034
bx09@cb.nyc.gov

ATTACHMENT H1: CONTACT LIST INFORMATION

REPOSITORY CORRESPONDENCE

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

June 12, 2026

Mohammed Mujumder – Chairperson
Bronx Community Board 9
1967 Turnball Ave, #7
Bronx, NY 10473
Phone: (718) 823-3034

RE: Brownfield Cleanup Program Application
1484 Sheridan Boulevard
1480 Sheridan Boulevard (Block 3017, Lot 30)
Bronx, New York 10459

To Mr. Mujumder:

We represent the project located at the 1484 Sheridan Boulevard property for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced development project in Bronx, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local community board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your community board will be willing and able to act as the temporary public repository for this BCP project.

Sincerely,
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.

Brian Gochenaur
Associate Principal

Yes, the Bronx Community Board 9 is willing and able to act as a public repository on behalf of the project located at 1484 Sheridan Boulevard under the NYSDEC BCP.

Shirley Santandres-Alonzo
(Name)

7/9/2026
(Date)

Deputy District Manager
(Title)

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

June 30, 2026

Managing Librarian
Clason's Point Library
1215 Morrison Avenue
Bronx, NY 10472
(718) 842-1235

RE: Brownfield Cleanup Program Application
1484 Sheridan Boulevard
1480 Sheridan Boulevard (Block 3017, Lot 30)
Bronx, New York 10459

Managing Librarian:

We represent the project located at the 1484 Sheridan Boulevard property for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced development project in Bronx, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local community board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. We understand that the library will act as a digital repository. Please sign below and return if you are able to certify that your community board will be willing and able to act as the temporary public repository for this BCP project.

Sincerely,
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.

Brian Gochenaur
Associate Principal

Yes, the Clason's Point Library is willing and able to act as a public repository on behalf of the project located at 1484 Sheridan Boulevard under the NYSDEC BCP.

Jasmin Hernandez
(Name)

7/13/2026
(Date)

Library Manager
(Title)