Matthew M. Carroll, PE
1085 Sackett Avenue
Bronx, NY 10461

April 20, 2026

New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12233-1010

Attn: Erick Bower, Assistant Geologist

Subject: Supplemental Soil Sampling Investigation Work Plan
470 Kent Avenue – Brooklyn, NY
DEC Site No. C224053

Dear Erick:

On behalf of 470 Kent Ave Associates (the Volunteer), Matthew M. Carroll, PE, has prepared this work plan letter to summarize the methodology for additional excavation and soil sampling proposed for the above-referenced Site. This sampling is proposed to evaluate soil conditions following the implementation of the remedial action at the Site.

The proposed soil sampling will include the collection and analysis of 12 soil samples from four soil borings, 15 confirmatory bottom endpoint samples and 15 confirmatory sidewall endpoint samples following additional excavation, as shown on attached Figure 1. A letter report will be prepared to detail the sampling findings for review by New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH).

Background

The property is located at 470 Kent Avenue in Brooklyn, New York. The Site is enrolled in the New York State Brownfield Cleanup Program as Site No. C224053. The proposed sampling will occur within the footprint of the future building B4 foundation. The extents of the additional excavation are dimensioned in the attached Figure 1.

Summary of Previously-Collected Soil Samples

B-17/BMW-6/BSB-14 Area

Evidence of contamination was observed in borings B-17, BMW-6 and BSB-14 at the depths and elevations in the table below. These locations are shown on Figure 2 with the previous sampling results. The exceedances of the Restricted-Residential Use (RR) and Protection of Groundwater (PGW) soil cleanup objectives (SCOs) include petroleum related compounds [benzene, toluene, ethylbenzene, xylenes (BTEX), naphthalene]; semivolatile organic compounds, specifically polyaromatic hydrocarbons, including total concentrations greater than 500 parts per million (ppm) as an indicator of gross contamination; and metals (arsenic and mercury).

These borings were all completed within the prior building materials storage building, which had a slab elevation of +9 feet NAVD. This was confirmed in the geotechnical report (McLaren Engineering Group), which lists the B-17 elevation as +9 feet NAVD. Therefore, the sample

interval listed in the table below is from Elevation +9 NAVD when the borings were advanced. The current grade elevation has changed. The current elevation will be surveyed, as described in the Soil Sampling – Survey Data section, and the samples will be collected from the listed elevations.

Boring	Sample Interval (feet)	Elevation (feet, NAVD 88)	Noted Exceedances
B-17	19-21	-10 to -12	Petroleum (BTEX, naphthalene) > PGW SVOCs > 500 ppm Metals (arsenic, mercury) > RR
BMW-6	21-23	-12 to -14	SVOCs > 500 ppm Petroleum (naphthalene) > PGW Metals (arsenic, mercury) > RR
	24-24.5	-15 to -15.5	SVOCs > 500 ppm Petroleum (naphthalene) > PGW Metals (arsenic, mercury) > RR
BSB-14 a.k.a BMW-14	13-14	-4 to -5	Metals (arsenic, mercury) > RR
	14-15	-5 to -6	SVOCs > 500ppm
	18-18.5 / 18.5-19	-9 to -10	Petroleum (BTEX, naphthalene) > PGW SVOCs > 500ppm

Therefore, the elevations of the sampled intervals with exceedances of the SCOs from borings B-17, BMW-6 and BSB-14 are -4 to -6 feet, -9 to -14 feet and -15 to -15.5 feet NAVD 88.

PWSB-21, PWSB-45, and Underground Storage Tank (UST) Grave Areas

As noted in the table below, the exceedances of the Restricted-Residential Use (RR) and/or Protection of Groundwater (PGW) soil cleanup objectives (SCOs) associated with PWSB-21 and PWSB-45 include petroleum related compounds [benzene, xylenes and naphthalene] and semivolatile organic compounds, specifically polyaromatic hydrocarbons, including total concentrations greater than 500 parts per million (ppm) as an indicator of gross contamination.

The elevations of these two samples were calculated based on the elevations from a pre-remediation survey.

Boring	Sample Interval[1] (feet)	Elevation (feet, NAVD 88)	Noted Exceedances
PWSB-21	9.5-10[2]	+1.5 to +1	Petroleum (benzene, xylenes) > PGW
PWSB-45	8-10	+1 to -1	SVOCs > 500 ppm Petroleum (naphthalene) > PGW and RR SCO

[1] The listed sample interval for PWSB-21 is from Elevation +11 NAVD and for PWSB-45 is from Elevation +9 NAVD, from when the borings were advanced. The current grade elevation has changed. The current elevation will be surveyed, as described in the Soil Sampling – Survey Data section, and the samples will be collected from the listed elevations.

[2] Sample PWSB-21 was collected as part of the People's Work MGP Site Characterization (Final SCR dated April 5, 2018).

Based on the above sample concentrations, these two locations were identified as hot spots in the approved Remedial Action Work Plan (RAWP) requiring end-point samples, which were collected. In addition, following removal of these USTs during the remedial action, end-point soil samples were also collected in the area of the USTs.

In the area of PWSB-21, except as described below, the remedial excavation was advanced to elevation 0 feet NAVD. In two areas, associated with samples PWSB-21 BOT-1 and PWSB-21 BOT-2, the excavation was extended deeper. In the area of PWSB-21 BOT-1, a 25 foot square area was excavated to elevation -1 foot NAVD. In the area of PWSB-21 BOT-2, a 20 foot square area was excavated to elevation -1 foot NAVD and a 25 foot square area was excavated to elevation -3.5 feet NAVD.

In the area of PWSB-45, the remedial excavation was advanced to elevation 0 feet NAVD.

In addition, based on site measurements during the remedial action, the bottoms of the USTs were present at elevation +3 feet NAVD. In one 25 foot square area, associated with sample UST 7/8-Bot, the excavation was extended to an elevation of +2 feet NAVD.

Therefore, other than a 25 square foot area associated with sample PWSB-21 BOT-2, all samples were at or above elevation -3 feet NAVD, which is the depth proposed for the remedial excavation area.

Scope of Work – Additional Department-Requested Borings in the B-17/BMW-6/BSB-14 Area

Soil Borings

As requested in the Department's letter dated March 17, 2026, four soil borings, spaced roughly 20 feet apart from each other, will be advanced in the southwest corner of the B4 building foundation footprint to assess the effectiveness of the remedial excavation completed in the B-17/BMW-6/BSB-14 area. The minimum depth of advancement will be EL -16 feet NAVD 88, consistent with the elevations of the previously-collected samples from the B-17, BMW-6, and BSB-14 borings, shown on Figure 2.

One soil sample is proposed to be collected from the EL -4 to -6 feet NAVD interval and two soil samples are proposed to be collected from within the EL -9 to -15.5 feet NAVD interval biased toward the locations of any obvious evidence of contamination (i.e. staining, odors, sheen, PID hits, etc.). In addition, any intervals of obvious evidence of contamination not within the listed intervals, if encountered, will also be sampled. There will be a minimum of three samples per boring.

Scope of Work – Excavation and Additional Department-Requested Confirmatory Endpoint Sampling

Excavation

Development-related excavation, encompassing the area of the previous PWSB-21, PWSB-45 and underground storage tank (UST) grave, will be completed to an elevation of -3 feet NAVD. While screening will be conducted across the excavation, the area of PWSB-21 BOT-2, which was previously excavated for remedial purposes to an elevation of -3.5 feet NAVD, will be located by surveying the point and specifically screening this location.

The SOE for this excavation includes bermed sides to ensure safe slopes during excavation except where the pre-existing soil mix wall is located along the northern hot spot. The height of the berms will depend on (1) the height to the grade as existing when the excavation is advanced and (2) the design parameters of an installed soldier pile and lagging SOE wall along a small portion of the northern perimeter.

Endpoint Sampling

Along the northern border, sidewall samples will not be collected along the soil mix wall. A small portion of the northern perimeter has a soldier pile and lagging wall installed (east of the soil mix wall) that limits the depth of excavation along the wall. The berm in this area is shown on the attached Figure 1 (see SW-RE-14 and SW-RE-15) and will be sampled as described below.

Sidewall samples along the eastern, southern and western perimeters (SW-RE-1 through SW-RE-13) are shown on the attached figure at what will be the bottom of the berm. Once completed, the berm will be screened using a photoionization detector (PID) and visual observations. The sidewall samples will be collected at the interval of highest suspected contamination based on the PID readings and visual observations.

Confirmatory endpoint bottom samples will be completed at a frequency of one every 900 square feet (SF) and endpoint sidewall samples at a frequency of one every 30 feet to demonstrate the effectiveness of the implemented remedial action.

A total of 15 endpoint bottom samples and 15 endpoint sidewall samples will be collected, as shown on Figure 1.

Endpoint Sampling – Analysis

All samples will be analyzed for volatile organic compounds (VOCs), SVOCs, pesticides, polychlorinated biphenyls (PCBs), Target Analyte List (TAL) metals, total cyanide, trivalent chromium, hexavalent chromium, per- and poly-fluoroalkyl substances (PFAS) and 1,4-dioxane.

Samples will be collected in accordance with the Quality Assurance Project Plan (QAPP), included as Appendix D of the NYSDEC approved RAWP, including quality control (QC) samples will be collected to assess the quality of the analytical data. The general level of QC samples will be one field (equipment) blank, duplicate sample, matrix spike (MS) and matrix spike duplicate (MSD) per 20 samples. Soil samples will be preserved on ice and sent under chain-of-custody

documentation to York Analytical Laboratories, Inc. (York) (part of ALS Limited). York is certified by the New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) as LABID 10854.

Endpoint Sampling – Survey Data

Figure 1 shows the locations of the proposed endpoint sample locations. The extents of the remedial excavation and proposed sample locations will be surveyed and marked out prior to completion of excavation and sampling. The existing elevations will be recorded. The elevation of the collected bottom and sidewall samples (collected from the bermed sidewalls) will be recorded following the completion of the excavation. All surveying will be completed by New York City Land Surveyors, PC, a New York State licensed surveyor.

Governing Documents

Community Air Monitoring Program (CAMP)
The purpose of the Community Air Monitoring Plan (CAMP) is to protect downwind receptors (e.g., residences, businesses, schools, nearby workers, and the public) from potential airborne contaminants released as a direct result of the Remedial Action being performed at the Site. CAMP will be implemented during the activities described in this work plan in accordance with Appendix A of the NYSDEC approved RAWP.

Health and Safety Plan (HASP)
A Site Specific HASP has been created for the Site and is included as Appendix B of the NYSDEC approved RAWP. All remedial work performed under this work plan will be in full compliance with the HASP and governmental requirements, including Site and worker safety requirements mandated by Federal OSHA. An emergency contact sheet with names and phone numbers is included in Table 1 of the HASP and defines the specific project contacts for use by NYSDEC and NYSDOH in the case of a day or night emergency.

Quality Assurance Project Plan (QAPP)
A Quality Assurance Project Plan (QAPP) has been created for the Site to address quality control and quality assurance procedures for all site sampling, including post excavation end-point sampling, and is included in Appendix D of the NYSDEC approved RAWP and will be implemented during the activities described in this work plan.

Soil/Materials Management Plan (SMMP)
The Soil/Materials Management Plan (SMMP) includes plans for managing all soils/materials that are disturbed at the Site during remedial activities. The SMMP includes provisions for sediment and erosion control and stormwater management. The development is greater than one acre in area and a Stormwater Pollution Prevention Plan (SWPPP) is required and currently being implemented. The SMMP, which describes procedures for excavation, handling, storage, and transport and disposal, is included in Appendix C of the NYSDEC approved RAWP and will be implemented during the activities described in this work plan.

Reporting

Daily reporting will be conducted during all activities. Daily reports will be provided to the NYSDEC Project Manager by noon of the following day. Consistent with the RAWP, the daily report will summarize, at a minimum, all progress made during the workday, locations of the work, quantities of material exported, quantity of samples collected, a summary of CAMP findings and an explanation of Site conditions. Monthly reports will be provided as required in the BCP.

As soon as the data is available, initial reporting will include transmitting the draft soil sampling data to the NYSDEC and the NYSDOH, along with the field-surveyed elevations, latitude and longitude. A qualified data validator will prepare a Data Usability Summary Report (DUSR) in accordance with the guidelines contained in Appendix 2B of DER-10 and and the approved RAWP. Following the receipt of the validated data, a letter report will be prepared, which will detail field activities, analytical results and conclusions.

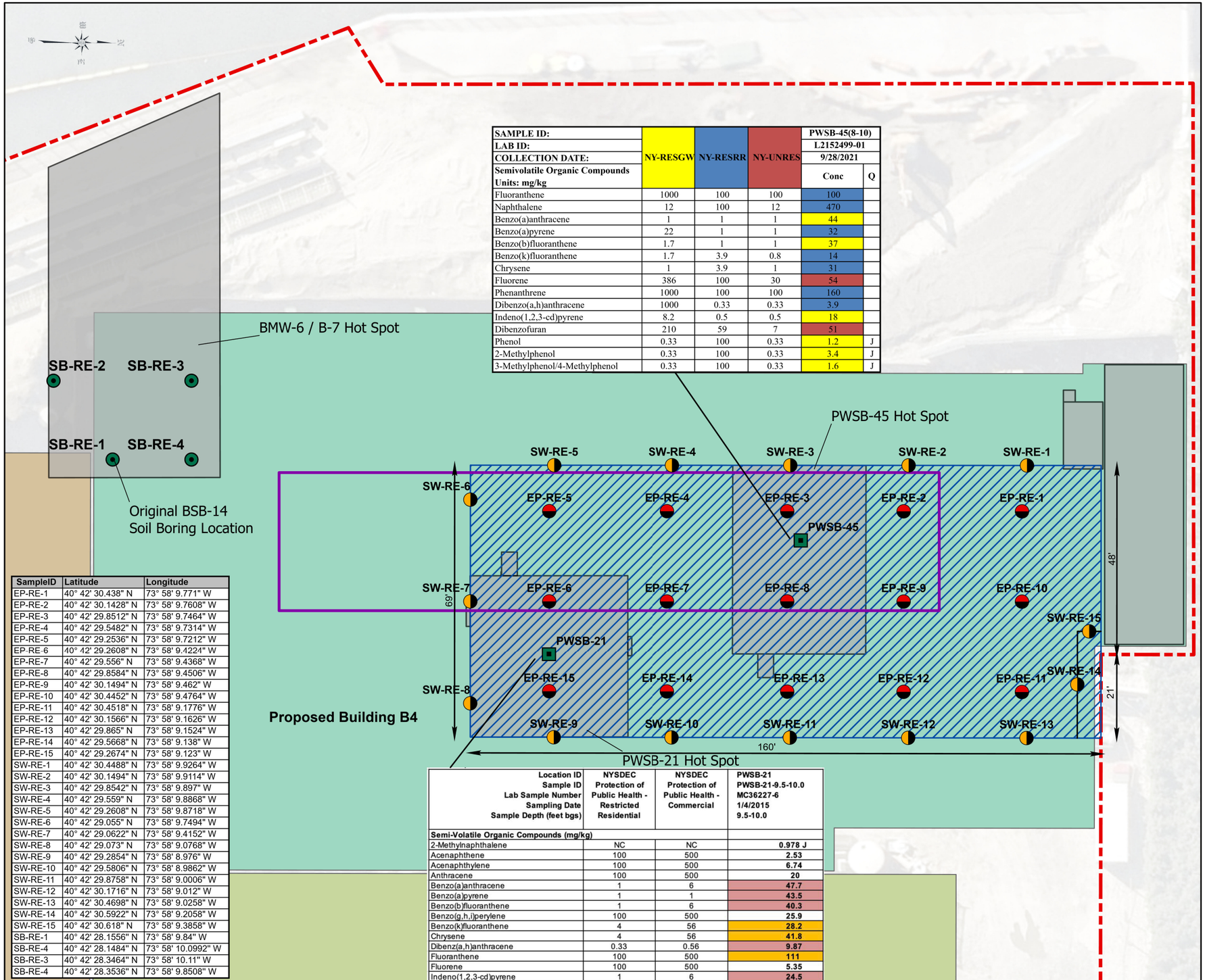
Certification

I, Matthew M. Carroll, certify that I am currently a NYS registered professional engineer as defined in 6 NYCRR Part 375 and that this Supplemental Soil Sampling Investigation Work Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

04/20/2026

NYS Professional Engineer #091629 Date

Figures



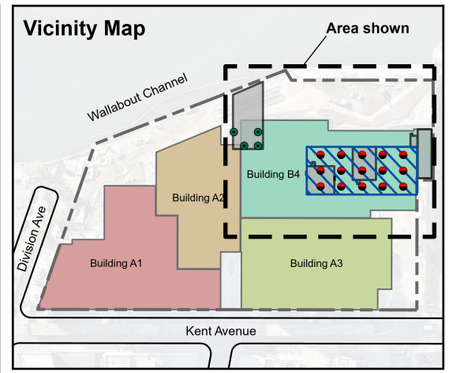
SAMPLE ID:	NY-RESGW	NY-RESRR	NY-UNRES	PWSB-45(8-10)	
LAB ID:				L2152499-01	
COLLECTION DATE:				9/28/2021	
Semivolatile Organic Compounds Units: mg/kg				Conc	Q
Fluoranthene	1000	100	100	100	
Naphthalene	12	100	12	470	
Benzo(a)anthracene	1	1	1	44	
Benzo(a)pyrene	22	1	1	32	
Benzo(b)fluoranthene	1.7	1	1	37	
Benzo(k)fluoranthene	1.7	3.9	0.8	14	
Chrysene	1	3.9	1	31	
Fluorene	386	100	30	54	
Phenanthrene	1000	100	100	160	
Dibenzo(a,h)anthracene	1000	0.33	0.33	3.9	
Indeno(1,2,3-cd)pyrene	8.2	0.5	0.5	18	
Dibenzofuran	210	59	7	51	
Phenol	0.33	100	0.33	1.2	J
2-Methylphenol	0.33	100	0.33	3.4	J
3-Methylphenol/4-Methylphenol	0.33	100	0.33	1.6	J

SampleID	Latitude	Longitude
EP-RE-1	40° 42' 30.438" N	73° 58' 9.771" W
EP-RE-2	40° 42' 30.1428" N	73° 58' 9.7608" W
EP-RE-3	40° 42' 29.8512" N	73° 58' 9.7464" W
EP-RE-4	40° 42' 29.5482" N	73° 58' 9.7314" W
EP-RE-5	40° 42' 29.2536" N	73° 58' 9.7212" W
EP-RE-6	40° 42' 29.2608" N	73° 58' 9.4224" W
EP-RE-7	40° 42' 29.556" N	73° 58' 9.4368" W
EP-RE-8	40° 42' 29.8584" N	73° 58' 9.4506" W
EP-RE-9	40° 42' 30.1494" N	73° 58' 9.462" W
EP-RE-10	40° 42' 30.4452" N	73° 58' 9.4764" W
EP-RE-11	40° 42' 30.4518" N	73° 58' 9.1776" W
EP-RE-12	40° 42' 30.1566" N	73° 58' 9.1626" W
EP-RE-13	40° 42' 29.865" N	73° 58' 9.1524" W
EP-RE-14	40° 42' 29.5668" N	73° 58' 9.138" W
EP-RE-15	40° 42' 29.2674" N	73° 58' 9.123" W
SW-RE-1	40° 42' 30.4488" N	73° 58' 9.9264" W
SW-RE-2	40° 42' 30.1494" N	73° 58' 9.9114" W
SW-RE-3	40° 42' 29.8542" N	73° 58' 9.897" W
SW-RE-4	40° 42' 29.559" N	73° 58' 9.8868" W
SW-RE-5	40° 42' 29.2608" N	73° 58' 9.8718" W
SW-RE-6	40° 42' 29.055" N	73° 58' 9.7494" W
SW-RE-7	40° 42' 29.0622" N	73° 58' 9.4152" W
SW-RE-8	40° 42' 29.073" N	73° 58' 9.0768" W
SW-RE-9	40° 42' 29.2854" N	73° 58' 8.976" W
SW-RE-10	40° 42' 29.5806" N	73° 58' 8.9862" W
SW-RE-11	40° 42' 29.8758" N	73° 58' 9.0006" W
SW-RE-12	40° 42' 30.1716" N	73° 58' 9.012" W
SW-RE-13	40° 42' 30.4698" N	73° 58' 9.0258" W
SW-RE-14	40° 42' 30.5922" N	73° 58' 9.2058" W
SW-RE-15	40° 42' 30.618" N	73° 58' 9.3858" W
SB-RE-1	40° 42' 28.1556" N	73° 58' 9.84" W
SB-RE-4	40° 42' 28.1484" N	73° 58' 10.0992" W
SB-RE-3	40° 42' 28.3464" N	73° 58' 10.11" W
SB-RE-4	40° 42' 28.3536" N	73° 58' 9.8508" W

Location ID Sample ID Lab Sample Number Sampling Date Sample Depth (feet bgs)	NYSDEC Protection of Public Health - Restricted Residential	NYSDEC Protection of Public Health - Commercial	PWSB-21 PWSB-21-9.5-10.0 MC36227-6 1/4/2015 9.5-10.0
Semi-Volatile Organic Compounds (mg/kg)			
2-Methylnaphthalene	NC	NC	0.978 J
Acenaphthene	100	500	2.53
Acenaphthylene	100	500	6.74
Anthracene	100	500	20
Benzo(a)anthracene	1	6	47.7
Benzo(a)pyrene	1	1	43.5
Benzo(b)fluoranthene	1	6	40.3
Benzo(g,h,i)perylene	100	500	25.9
Benzo(k)fluoranthene	4	56	28.2
Chrysene	4	56	41.8
Dibenz(a,h)anthracene	0.33	0.56	9.87
Fluoranthene	100	500	111
Fluorene	100	500	5.35
Indeno(1,2,3-cd)pyrene	1	6	24.5
Naphthalene	100	500	2.75
Phenanthrene	100	500	69
Pyrene	100	500	81.3
Total Detected PAHs	NC	NC	561.418

NYCLS, Map of Survey Property, 470 Kent Avenue, Brooklyn, NY, 3/5/2025
COOKFOX, Site Plan, One Wharf Way, A-099, 8/16/2024
Nearmap Aerial 10/11/2024

0 25 50 Feet



0 110 220 330 440 Feet

Legend

- BSB-14 Confirmatory Soil Boring Extended to a Depth of 24 ft-bg (EL -18)
- Proposed Confirmatory Endpoint Bottom Sample Locations
- Proposed Confirmatory Endpoint Sidewall Sample Locations
- Soil Boring Location
- Excavation to EL -3
- Remedial Excavation
- Site Boundary
- Former Building Location
- Building A1
- Building A2
- Building A3

STATE OF NEW YORK
MATTHEW M. CARROLL
LICENSED PROFESSIONAL ENGINEER
091629

Site
470 Kent Avenue
Brooklyn, New York
Block 2134, Lots 1 & 150

Matthew M. Carroll, PE
1085 Sackett Avenue
Bronx, NY 10461

Drawn By	Checked By	Date	Scale
LM	CZ	April 2026	As Noted

Drawing Title: **Supplemental Soil Sampling Locations**

Drawing No: **Figure 1**

SAMPLE ID:	NY-RESGW	NY-RESRR	NY-UNRES	B-17 (19-21)		B-17 (47-49)	
LAB ID:				L2033216-01		L2033512-01	
COLLECTION DATE:				8/14/2020		8/17/2020	
Volatile Organic Compounds Units: mg/kg				Conc	Q	Conc	Q
Benzene	0.06	4.8	0.06	8.3		0.00019	U
Toluene	0.7	100	0.7	5.6		0.00061	U
Ethylbenzene	1	41	1	25		0.00047	J
Naphthalene	12	100	12	1500		0.0019	J
1,3,5-Trimethylbenzene	8.4	52	8.4	10		0.002	J
1,2,4-Trimethylbenzene	3.6	52	3.6	23		0.00078	J
Semivolatile Organic Compounds							
Acenaphthene	98	100	20	60		1.3	
Fluoranthene	1000	100	100	210		0.94	
Naphthalene	12	100	12	1200		3.9	
Benzo(a)anthracene	1	1	1	78		0.17	
Benzo(a)pyrene	22	1	1	67		0.097	J
Benzo(b)fluoranthene	1.7	1	1	72		0.12	
Benzo(k)fluoranthene	1.7	3.9	0.8	19		0.037	J
Chrysene	1	3.9	1	61		0.16	
Anthracene	1000	100	100	120		0.63	
Fluorene	386	100	30	100		1.2	
Phenanthrene	1000	100	100	250		2.7	
Dibenzo(a,h)anthracene	1000	0.33	0.33	7.6		0.023	U
Indeno(1,2,3-cd)pyrene	8.2	0.5	0.5	40		0.042	J
Pyrene	1000	100	100	160		0.64	
Dibenzofuran	210	59	7	93		1	
Phenol	0.33	100	0.33	1.4	J	0.03	U
2-Methylphenol	0.33	100	0.33	1	J	0.031	U
3-Methylphenol/4-Methylphenol	0.33	100	0.33	3.6	J	0.031	U
Total SVOCs	--	--	--	2444.9	-	15.537	-
Total Metals							
Lead, Total	450	400	63	44		110	
Mercury, Total	0.73	0.81	0.18	0.3		0.87	
Zinc, Total	2480	10000	109	36		120	

Notes:

NY-RESGW: New York NYCRR Part 375 Groundwater Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

NY-RESRR: New York NYCRR Part 375 Restricted-Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

NY-UNRES: New York NYCRR Part 375 New York Unrestricted use Criteria Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

Cells highlighted in yellow indicate a concentration above the NY-RESGW

Cells highlighted in blue indicate a concentration above the NY-RESRR

Cells highlighted in red indicate a concentration aboe the NY-UNRES

Q = Laboratory Data Qualifier

MDL = Maximum Detection Limit

For U qualified entries, the MDL is shown

U = Not detected at or above the MDL

DUP = Designation for duplicate sample

J = The concentration is estimated

All results and MDLs are shown in milligrams per kilogram (mg/kg)

SAMPLE ID:	NY-RESGW	NY-RESRR	NY-UNRES	BMW-6 (21-23)		BMW-6 (21-23) DUP		BMW-6 (24-24.5)		BMW-6 (24.5-25)	
LAB ID:				L1529203-08		L1529203-09		L1529203-06		L1529203-07	
COLLECTION DATE:				11/9/2015		11/9/2015		11/9/2015		11/9/2015	
Volatile Organic Compounds Units: mg/kg				Conc	Q	Conc	Q	Conc	Q	Conc	Q
Benzene	0.06	4.8	0.06	11	U	58		3.6		0.75	
Toluene	0.7	100	0.7	18	U	21		0.58	J	0.15	
Ethylbenzene	1	41	1	96		81		3.7		0.82	
Xylenes, Total	1.6	100	0.26	150	J	220		6.8		2	
Acetone	0.05	100	0.05	95	U	11	U	0.74	J	0.36	J
Naphthalene	12	100	12	11000		4200	E	75		20	
1,3,5-Trimethylbenzene	8.4	52	8.4	13	U	17	J	0.72	J	0.2	J
1,2,4-Trimethylbenzene	3.6	52	3.6	13	U	37	J	1.3	J	0.35	J
Semivolatile Organic Compounds											
Acenaphthene	98	100	20	120		62		0.34		NT	
Fluoranthene	1000	100	100	250		140		1.7		NT	
Naphthalene	12	100	12	1100		460		38		NT	
Benzo(a)anthracene	1	1	1	80		46		0.86		NT	
Benzo(a)pyrene	22	1	1	78		45		0.88		NT	
Benzo(b)fluoranthene	1.7	1	1	85		47		1		NT	
Benzo(k)fluoranthene	1.7	3.9	0.8	34		13		0.38		NT	
Chrysene	1	3.9	1	68		55		1		NT	
Fluorene	386	100	30	89		51		0.38		NT	
Phenanthrene	1000	100	100	370		190		1.6		NT	
Dibenzo(a,h)anthracene	1000	0.33	0.33	8.4	J	5.3		0.093	J	NT	
Indeno(1,2,3-cd)Pyrene	8.2	0.5	0.5	47		25		0.39		NT	
Pyrene	1000	100	100	200		110		1.6		NT	
Dibenzofuran	210	59	7	90		46		0.33		NT	
Total SVOCs	--	--	--	3008.4	-	1406	-	33.363	-	NT	
Total Metals											
Arsenic, Total	16	16	13	17		18		20		NT	
Copper, Total	1720	270	50	56		52		56		NT	
Lead, Total	450	400	63	210		170		140		NT	
Mercury, Total	0.73	0.81	0.18	0.98		1		2		NT	
Zinc, Total	2480	10000	109	120		120		120		NT	

SAMPLE ID:	NY-RESGW	NY-RESRR	NY-UNRES	BMW-14 (13-14)		BMW-14 (14-15)		BMW-14 (18-18.5)		BMW-14 (18.5-19)	
LAB ID:				L1529203-10		L1529203-11		L1529203-12		L1529203-13	
COLLECTION DATE:				11/9/2015		11/9/2015		11/9/2015		11/9/2015	
Volatile Organic Compounds Units: mg/kg				Conc	Q	Conc	Q	Conc	Q	Conc	Q
Benzene	0.06	4.8	0.06	0.00021	U	0.0034		9.4	U	54	
Toluene	0.7	100	0.7	0.00035	U	0.0022		16	U	39	J
Ethylbenzene	1	41	1	0.00023	U	0.0017		96		81	
Xylenes, Total	1.6	100	0.26	0.00031	U	0.0015	J	130	J	210	J
Naphthalene	12	100	12	0.0054	J	0.1		8800		6300	
1,2,4-Trimethylbenzene	3.6	52	3.6	0.00026	U	0.00018	U	120	J	39	J
Semivolatile Organic Compounds											
Acenaphthene	98	100	20	0.77	J	34		47		140	
Fluoranthene	1000	100	100	31		380		470		430	
Naphthalene	12	100	12	1.1	J	60		920		2200	
Benzo(a)anthracene	1	1	1	14		140		180		150	
Benzo(a)pyrene	22	1	1	15		130		170		150	
Benzo(b)fluoranthene	1.7	1	1	17		140		180		170	
Benzo(k)fluoranthene	1.7	3.9	0.8	5.7		22		29		58	
Chrysene	1	3.9	1	12		120		160		140	
Acenaphthylene	107	100	100	2.8		120		200		150	
Anthracene	1000	100	100	5.1		160		230		200	
Fluorene	386	100	30	0.86	J	99		200		180	
Phenanthrene	1000	100	100	10		440		590		570	
Dibenzo(a,h)anthracene	1000	0.33	0.33	1.5		12		19		15	
Indeno(1,2,3-cd)Pyrene	8.2	0.5	0.5	9.5		78		110		89	
Pyrene	1000	100	100	27		300		400		350	
Dibenzofuran	210	59	7	0.5	U	93		190		160	
Phenol	0.33	100	0.33	0.44	U	0.64	J	1.4		4.4	U
2-Methylphenol	0.33	100	0.33	0.48	U	0.34	U	0.42	U	4.8	U
3-Methylphenol/4-Methylphenol	0.33	100	0.33	0.49	U	0.77	J	1.8	J	4.9	U
Ttotal SVOCs	--	--	--	162.11	-	2333	-	1804.01	-	2200	-
Total Metals											
Arsenic, Total	16	16	13	41		20		NT		NT	
Copper, Total	1720	270	50	170		54		NT		NT	
Lead, Total	450	400	63	280		41		NT		NT	
Mercury, Total	0.73	0.81	0.18	8.3		1.6		NT		NT	
Nickel, Total	130	310	30	43		30		NT		NT	
Zinc, Total	2480	10000	109	330		100		NT		NT	

B-17

BMW-6

SB-RE-2

SB-RE-3

BMW-6 / B-7 Hot Spot

BMW-14

SB-RE-4

Original BSB-14 Soil Boring Location

SW-RE-6

EP-RE

SW-RE-9

PWSB-21 Hot Spot

EP-RE

SW-RE-14

SW-RE-15

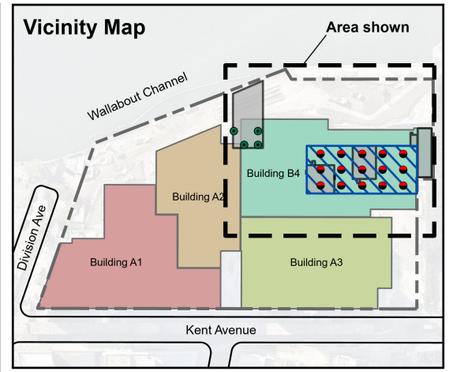
Bui

ding A3

NYCLS, Map of Survey Property, 470 Kent Avenue, Brooklyn, NY, 3/5/2025
COOKFOX, Site Plan, One Wharf Way, A-099, 8/16/2024
Nearmap Aerial 10/11/2024

0 25 50 Feet

Vicinity Map



0 110 220 330 440 Feet

Legend

- BSB-14 Confirmatory Soil Boring Extended to a Depth of 24 ft-bg (EL -18)
- Proposed Confirmatory Endpoint Sample Locations
- Proposed Confirmatory Sidewall Sample Locations
- Previous Environmental Sample Locations
- Excavation to EL -3
- Remedial Excavation
- Site Boundary
- Former Building Location
- Building A1
- Building A2
- Building A3
- Proposed Building B4

STATE OF NEW YORK
MATTHEW M. CARROLL
LICENSED PROFESSIONAL ENGINEER
091629

Site

470 Kent Avenue
Brooklyn, New York
Block 2134, Lots 1 & 150

Matthew M. Carroll, PE
1085 Sackett Avenue
Bronx, NY 10461

Drawn By	Checked By	Date	Scale
LM	CZ	April 2026	As Noted

Drawing Title: **Previous Environmental Data**

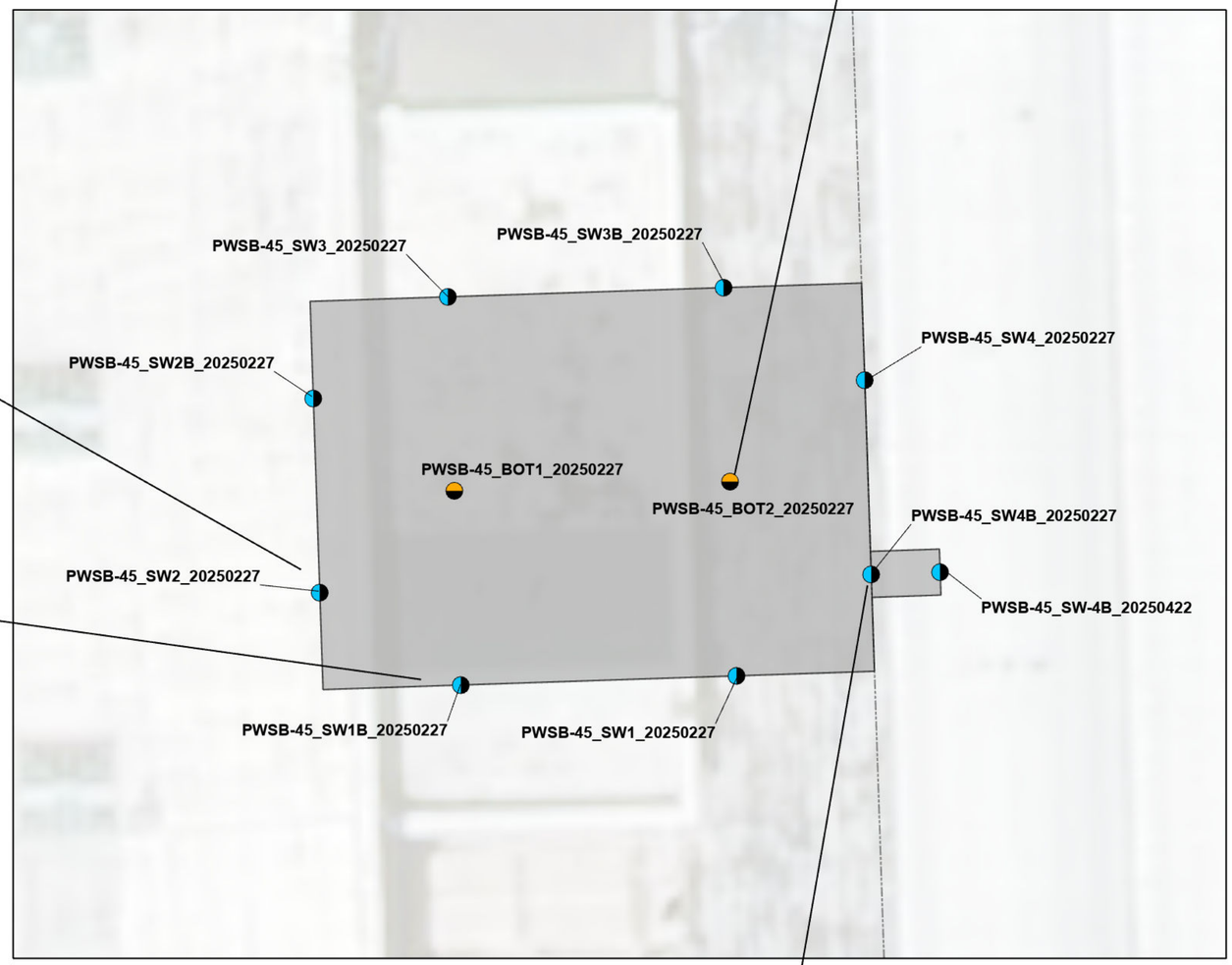
Drawing No: **Figure 2**

FER Figures

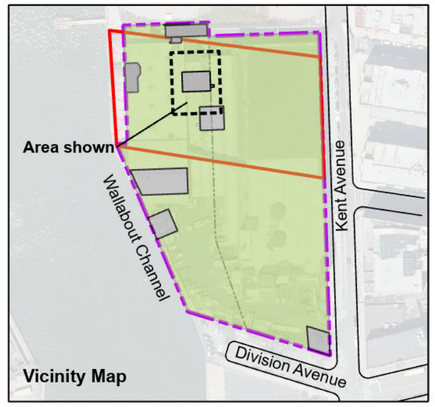
Sample ID	NY-UNRES	PWSB-45_Bot2_20250227	
York ID		25B1635-07	
Sampling Date		2/27/2025	
Sample Depth		EL. 0	
Compound		Result	Q
SVOA, 8270 MASTER		mg/Kg	
Dilution Factor		20	
Benzo(a)anthracene	1	9.61	D
Benzo(a)pyrene	1	8.57	D
Benzo(b)fluoranthene	1	7.51	D
Benzo(k)fluoranthene	0.8	6.86	D
Chrysene	1	8.32	D
Dibenzo(a,h)anthracene	0.33	1.16	D
Indeno(1,2,3-cd)pyrene	0.5	5.99	D

Sample ID	NY-UNRES	PWSB-45_SW_2_20250227	
York ID		25B1635-10	
Sampling Date		2/27/2025	
Sample Depth		EL. +0.5	
Compound		Result	Q
SVOA, 8270 MASTER		mg/Kg	
Dilution Factor		20	
Benzo(a)anthracene	1	6.18	D
Benzo(a)pyrene	1	5.24	D
Benzo(b)fluoranthene	1	3.82	D
Benzo(k)fluoranthene	0.8	2.73	D
Chrysene	1	5.3	D
Dibenzo(a,h)anthracene	0.33	0.787	D
Indeno(1,2,3-cd)pyrene	0.5	2.57	D

Sample ID	NY-UNRES	PWSB-45_SW-1B_20250227	
York ID		25B1635-09	
Sampling Date		2/27/2025	
Sample Depth		EL. +0.5	
Compound		Result	Q
SVOA, 8270 MASTER		mg/Kg	
Dilution Factor		20	
Benzo(a)anthracene	1	6.72	D
Benzo(a)pyrene	1	7.61	D
Benzo(b)fluoranthene	1	6.44	D
Benzo(k)fluoranthene	0.8	5.91	D
Chrysene	1	6.1	D
Dibenzo(a,h)anthracene	0.33	0.992	D
Indeno(1,2,3-cd)pyrene	0.5	4.85	D



Sample ID	NY-UNRES	PWSB-45_SW_4B_20250227	
York ID		25B1635-15	
Sampling Date		2/27/2025	
Sample Depth		EL. +0.5	
Compound		Result	Q
SVOA, 8270 MASTER		mg/Kg	
Dilution Factor		50	
Benzo(a)anthracene	1	16.8	D
Benzo(a)pyrene	1	17.4	D
Benzo(b)fluoranthene	1	13.5	D
Benzo(k)fluoranthene	0.8	13.3	D
Chrysene	1	15.3	D
Dibenzo(a,h)anthracene	0.33	2.38	D
Indeno(1,2,3-cd)pyrene	0.5	1.31	D



0 95 190 380 Feet

Legend

- Bottom Endpoint Sample
- Sidewall Endpoint Sample
- Site Boundary
- Approximate Former MGP Boundary
- Remedial Excavation: 1,645 SF to a depth of 9 ft-bg (EL 0) to address SVOCs (gross contamination)

Bottom samples were collected at EL 0 and sidewall samples were collected at EL +0.5

0 5 10 20 Feet

STATE OF NEW YORK · MATTHEW M. CARROLL · LICENSED PROFESSIONAL ENGINEER · 091629

Service Layer Credits: 2018_4Band: NYS ITS GIS Program

Site: 470 Kent Avenue, Brooklyn, New York, Block 2134, Lots 1 & 150

Matthew M. Carroll, PE
1085 Sackett Avenue
Bronx, NY 10461

Drawn By: LM
Checked By: CZ
Date: December 2025
Scale: As Noted

Drawing Title: Remaining Contamination – PWSB-45 Hotspot

Drawing No: Figure 7e

Sample ID	NY-UNRES	PWSB-21-SW-1_ 20250226	
York ID		25B1509-02	
Sampling Date		2/26/2025	
Sample Depth		EL. 0	
Compound		Result	Q
SVOA, 8270 MASTER		mg/Kg	
Dilution Factor		200	
Benzo(a)anthracene	1	32.4	D
Benzo(a)pyrene	1	30.1	D
Benzo(b)fluoranthene	1	21.4	D
Benzo(k)fluoranthene	0.8	22.9	D
Chrysene	1	29.8	D
Dibenzo(a,h)anthracene	0.33	4.77	JD
Dibenzofuran	7	28	D
Fluorene	30	34.1	D
Indeno(1,2,3-cd)pyrene	0.5	14.8	D
Phenanthrene	100	125	D

Sample ID	NY-UNRES	PWSB-21-SW-3_20250226	
York ID		25B1509-04	
Sampling Date		2/26/2025	
Sample Depth		EL. 0	
Compound		Result	Q
SVOA, 8270 MASTER		mg/Kg	
Dilution Factor		10	
Benzo(a)anthracene	1	1.79	D
Benzo(a)pyrene	1	1.63	D
Benzo(b)fluoranthene	1	1.84	D
Chrysene	1	1.53	D
Indeno(1,2,3-cd)pyrene	0.5	0.938	D

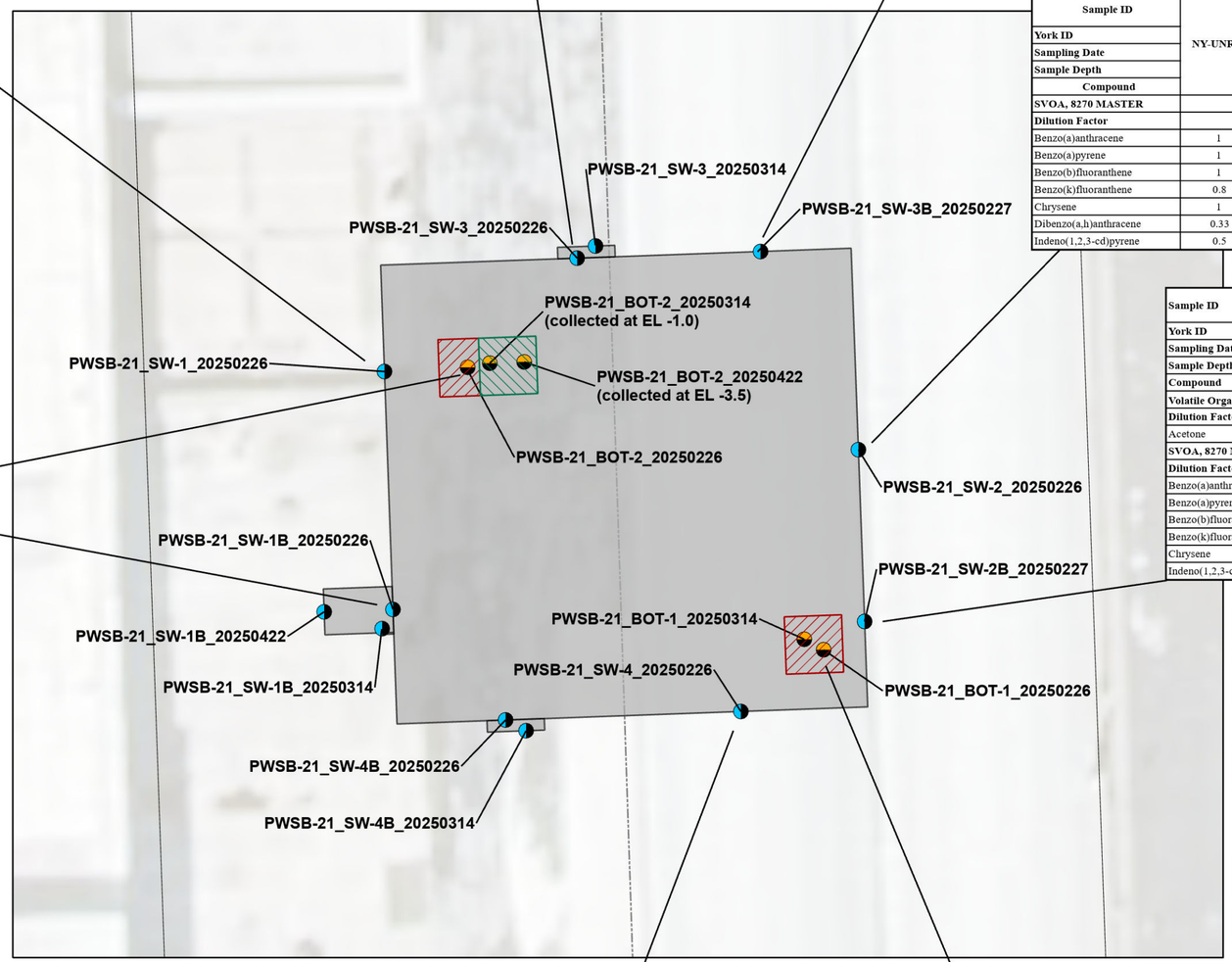
Sample ID	NY-UNRES	PWSB-21_SW-3B_20250227	
York ID		25B1635-03	
Sampling Date		2/27/2025	
Sample Depth		EL. 0	
Compound		Result	Q
SVOA, 8270 MASTER		mg/Kg	
Dilution Factor		10	
Benzo(a)anthracene	1	2.94	D
Benzo(a)pyrene	1	2.82	D
Benzo(b)fluoranthene	1	2.34	D
Benzo(k)fluoranthene	0.8	1.95	D
Chrysene	1	2.5	D
Dibenzo(a,h)anthracene	0.33	0.383	D
Indeno(1,2,3-cd)pyrene	0.5	1.81	D

Sample ID	NY-UNRES	PWSB-21-SW-2_20250226	
York ID		25B1509-03	
Sampling Date		2/26/2025	
Sample Depth		EL. 0	
Compound		Result	Q
SVOA, 8270 MASTER		mg/Kg	
Dilution Factor		10	
Benzo(a)anthracene	1	2.99	D
Benzo(a)pyrene	1	2.77	D
Benzo(b)fluoranthene	1	1.95	D
Benzo(k)fluoranthene	0.8	0.999	D
Chrysene	1	2.58	D
Dibenzo(a,h)anthracene	0.33	0.399	D
Indeno(1,2,3-cd)pyrene	0.5	1.61	D

Sample ID	NY-UNRES	PWSB-21-Bot 2_ 20250226	
York ID		25B1509-06	
Sampling Date		2/26/2025	
Sample Depth			
Compound		Result	Q
SVOA, 8270 MASTER		mg/Kg	
Dilution Factor		50	
Benzo(a)anthracene	1	4.94	D
Benzo(a)pyrene	1	4.16	D
Benzo(b)fluoranthene	1	3.15	D
Benzo(k)fluoranthene	0.8	1.27	D
Chrysene	1	3.77	D
Dibenzo(a,h)anthracene	0.33	0.433	D
Indeno(1,2,3-cd)pyrene	0.5	1.71	D

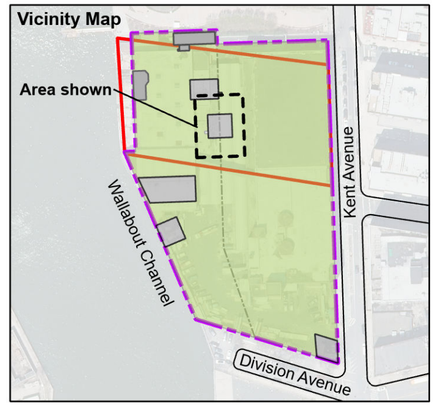
Sample ID	NY-UNRES	PWSB-21_SW-2B_20250227	
York ID		25B1635-02	
Sampling Date		2/27/2025	
Sample Depth		EL. 0	
Compound		Result	Q
Volatile Organic Compounds		mg/kg	
Dilution Factor		1	
Acetone	0.05	0.18	
SVOA, 8270 MASTER			
Dilution Factor		5	
Benzo(a)anthracene	1	2.07	D
Benzo(a)pyrene	1	2.05	D
Benzo(b)fluoranthene	1	1.63	D
Benzo(k)fluoranthene	0.8	1.64	D
Chrysene	1	1.82	D
Indeno(1,2,3-cd)pyrene	0.5	1.4	D

Sample ID	NY-UNRES	PWSB-21_SW-1B_20250227	
York ID		25B1635-01	
Sampling Date		2/27/2025	
Sample Depth		EL. 0	
Compound		Result	Q
SVOA, 8270 MASTER		mg/Kg	
Dilution Factor		200	
2-Methylphenol	0.33	2.54	D
3- & 4-Methylphenols	0.33	5.34	D
Benzo(a)anthracene	1	40	D
Benzo(a)pyrene	1	33.3	D
Benzo(b)fluoranthene	1	24.6	D
Benzo(k)fluoranthene	0.8	26.2	D
Chrysene	1	33.2	D
Dibenzo(a,h)anthracene	0.33	7.11	D
Dibenzofuran	7	27.6	D
Fluoranthene	100	118	D
Indeno(1,2,3-cd)pyrene	0.5	2.97	D
Naphthalene	12	227	D
Phenanthrene	100	138	D
Phenol	0.33	5.85	D



Sample ID	NY-UNRES	PWSB-21-SW-4_20250226	
York ID		25B1509-05	
Sampling Date		2/26/2025	
Sample Depth		EL. 0	
Compound		Result	Q
SVOA, 8270 MASTER		mg/Kg	
Dilution Factor		10	
Benzo(a)anthracene	1	1.63	D
Benzo(a)pyrene	1	2.34	D
Benzo(b)fluoranthene	1	2.14	D
Benzo(k)fluoranthene	0.8	0.817	D
Chrysene	1	1.74	D
Dibenzo(a,h)anthracene	0.33	0.349	D
Indeno(1,2,3-cd)pyrene	0.5	1.45	D

Sample ID	NY-UNRES	PWSB-21-Bot_ 20250226	
York ID		25B1509-01	
Sampling Date		2/26/2025	
Sample Depth		EL. 0	
Compound		Result	Q
SVOA, 8270 MASTER		mg/Kg	
Dilution Factor		10	
Benzo(a)anthracene	1	1.91	D
Benzo(a)pyrene	1	1.63	D
Benzo(b)fluoranthene	1	1.92	D
Chrysene	1	1.57	D
Indeno(1,2,3-cd)pyrene	0.5	1	D



Legend

- Bottom Endpoint Sample
- Sidewall Endpoint Sample
- Site Boundary
- Approximate Former MGP Boundary
- Remedial Excavation: 1,676 SF to s depth of 9-12 ft-bg (EL 0 to EL -3) to address SVOCs (gross contamination)
- Final Depth at EL -1.0
- Final Depth at El -3.5

Excavation was completed to a depth of EL 0.0 to EL -3.0 (NAVD88)

Samples were collected at the depth of excavation.

Some areas of excavation were extended deeper than EL 0.0

STATE OF NEW YORK
MATTHEW M. CARROLL
LICENSED PROFESSIONAL ENGINEER
091629

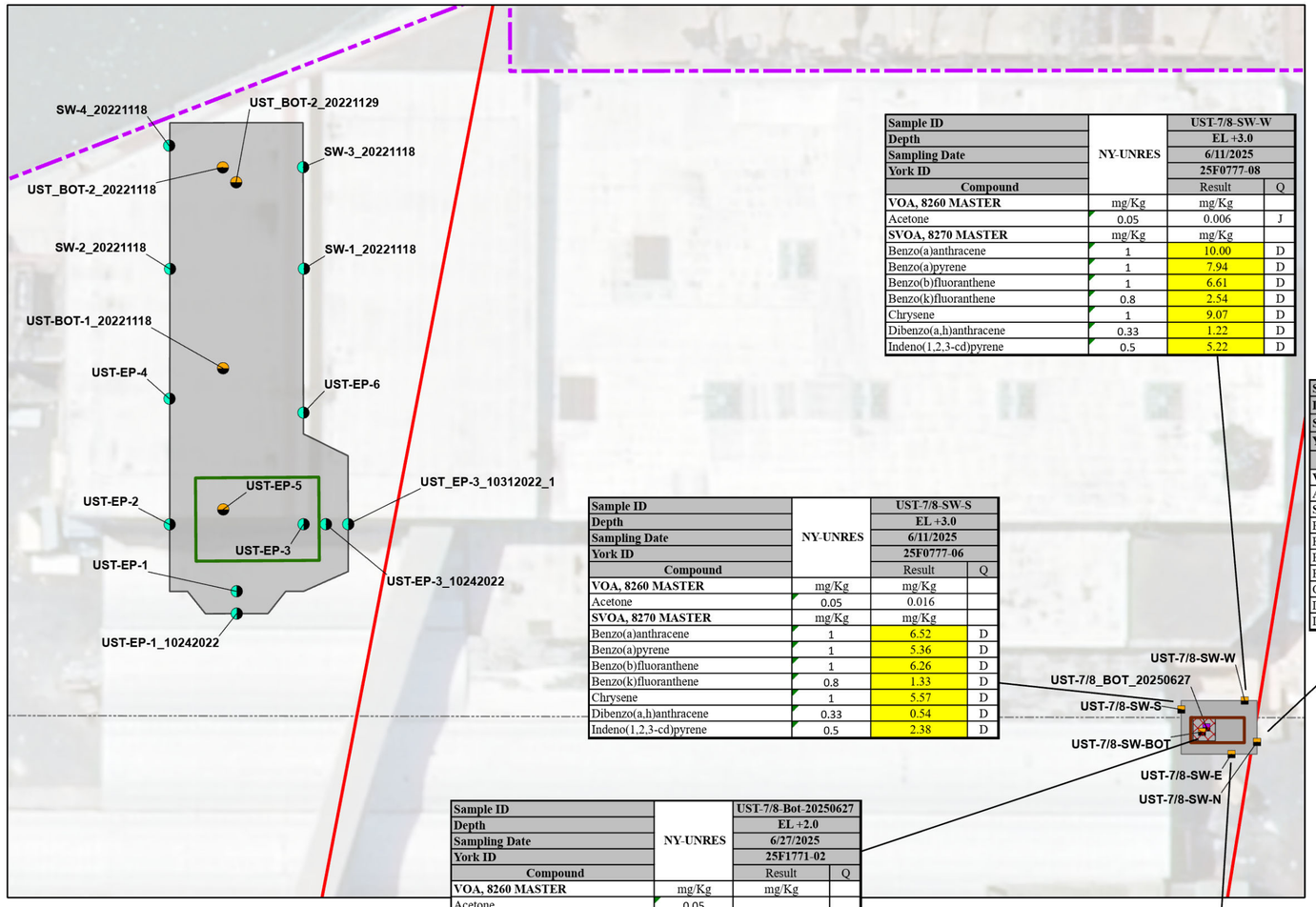
Site: 470 Kent Avenue, Brooklyn, New York, Block 2134, Lots 1 & 150

Matthew M. Carroll, PE
1085 Sackett Avenue
Bronx, NY 10461

Drawn By: LM
Checked By: CZ
Date: December 2025
Scale: As Noted

Drawing Title: Remaining Contamination – PWSB-21 Hotspot

Drawing No: Figure 7f



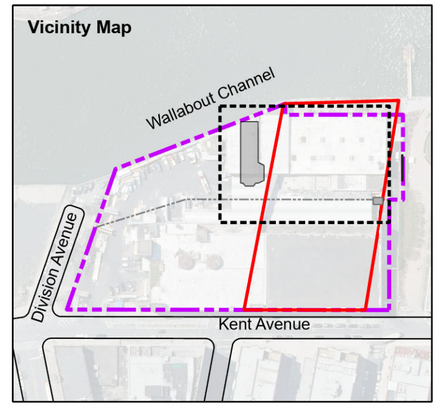
Sample ID	NY-UNRES	UST-7/8-SW-W	
Depth		EL +3.0	
Sampling Date		6/11/2025	
York ID		25F0777-08	
Compound		Result	Q
VOA, 8260 MASTER	mg/Kg	mg/Kg	
Acetone	0.05	0.006	J
SVOA, 8270 MASTER	mg/Kg	mg/Kg	
Benzo(a)anthracene	1	10.00	D
Benzo(a)pyrene	1	7.94	D
Benzo(b)fluoranthene	1	6.61	D
Benzo(k)fluoranthene	0.8	2.54	D
Chrysene	1	9.07	D
Dibenzo(a,h)anthracene	0.33	1.22	D
Indeno(1,2,3-cd)pyrene	0.5	5.22	D

Sample ID	NY-UNRES	UST-7/8-SW-N	
Depth		EL +3.0	
Sampling Date		6/11/2025	
York ID		25F0777-05	
Compound		Result	Q
VOA, 8260 MASTER	mg/Kg	mg/Kg	
Acetone	0.05	0.007	J
SVOA, 8270 MASTER	mg/Kg	mg/Kg	
Benzo(a)anthracene	1	15.90	D
Benzo(a)pyrene	1	10.10	D
Benzo(b)fluoranthene	1	12.70	D
Benzo(k)fluoranthene	0.8	7.01	D
Chrysene	1	13.00	D
Dibenzo(a,h)anthracene	0.33	2.60	D
Indeno(1,2,3-cd)pyrene	0.5	10.60	D

Sample ID	NY-UNRES	UST-7/8-SW-S	
Depth		EL +3.0	
Sampling Date		6/11/2025	
York ID		25F0777-06	
Compound		Result	Q
VOA, 8260 MASTER	mg/Kg	mg/Kg	
Acetone	0.05	0.016	
SVOA, 8270 MASTER	mg/Kg	mg/Kg	
Benzo(a)anthracene	1	6.52	D
Benzo(a)pyrene	1	5.36	D
Benzo(b)fluoranthene	1	6.26	D
Benzo(k)fluoranthene	0.8	1.33	D
Chrysene	1	5.57	D
Dibenzo(a,h)anthracene	0.33	0.54	D
Indeno(1,2,3-cd)pyrene	0.5	2.38	D

Sample ID	NY-UNRES	UST-7/8-Bot-20250627	
Depth		EL +2.0	
Sampling Date		6/27/2025	
York ID		25F1771-02	
Compound		Result	Q
VOA, 8260 MASTER	mg/Kg	mg/Kg	
Acetone	0.05		
SVOA, 8270 MASTER	mg/Kg	mg/Kg	
Benzo(a)anthracene	1	7.57	D
Benzo(a)pyrene	1	6.95	D
Benzo(b)fluoranthene	1	6.07	D
Benzo(k)fluoranthene	0.8	5.97	D
Chrysene	1	7.10	D
Dibenzo(a,h)anthracene	0.33	0.93	D
Indeno(1,2,3-cd)pyrene	0.5	2.38	D

Sample ID	NY-UNRES	UST-7/8-SW-E	
Depth		EL +3.0	
Sampling Date		6/11/2025	
York ID		25F0777-07	
Compound		Result	Q
VOA, 8260 MASTER	mg/Kg	mg/Kg	
Acetone	0.05	0.051	
SVOA, 8270 MASTER	mg/Kg	mg/Kg	
Benzo(a)anthracene	1	11.20	D
Benzo(a)pyrene	1	9.59	D
Benzo(b)fluoranthene	1	7.72	D
Benzo(k)fluoranthene	0.8	2.41	D
Chrysene	1	9.88	D
Dibenzo(a,h)anthracene	0.33	1.21	D
Indeno(1,2,3-cd)pyrene	0.5	6.11	D



Legend

- Bottom Samples
- Sidewall Samples
- Tank Grave Sample Location
- Tank Grave Sample Location
- Lot Line
- Site Boundary
- Approximate Former MGP Boundary

0 25 50 Feet

Service Layer Credits: 2018_4Band: NYS ITS GIS Program

Site: 470 Kent Avenue, Brooklyn, New York, Block 2134, Lots 1 & 150

Matthew M. Carroll, PE
1085 Sackett Avenue
Bronx, NY 10461

Drawn By: LM
Checked By: CZ
Date: December 2025
Scale: As Noted

Drawing Title: Remaining Contamination – UST Endpoint Samples

Drawing No: Figure 7i