September 2, 2026

Nour Haredy
Assistant Engineer
New York State Department of Environmental Conservation
Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101

Re: Supplemental Soil Vapor Investigation Work Plan
92 Avenue of the Americas
New York, New York
BCP Site No. C231130
Langan Project No.: 190044801

Dear Ms. Haredy:

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C (Langan) prepared this Supplemental Soil Vapor Investigation Work Plan on behalf of The Rector, Church-Wardens, and Vestrymen of Trinity Church, in the city of New-York (Trinity); 92 HH LLC; and Remainderman 92 AOA LLC (collectively, the Participants) for New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) site (BCP Site No. C231130) at 92-98 Avenue of the Americas New York, NY (the site). The Supplemental Soil Vapor Investigation Work Plan was prepared for the NYSDEC and New York State Department of Health (NYSDOH) as requested in Remedial Action Work Plan (RAWP) comments received on July 3, 2026.

This Supplemental Soil Vapor Investigation Work Plan was developed in accordance with NYSDEC "Division of Environmental Remediation (DER)-10: Technical Guidance for Site Investigation and Remediation" (May 2010) and NYSDOH "Guidance for Evaluating Soil Vapor Intrusion in the State of New York" (October 2006 and updates) (SVI Guidance). The field investigation will be completed prior to the issuance of the forthcoming Decision Document (DD).

BACKGROUND

The approximately 4,328-square-foot site is located at 92-98 Avenue of the Americas in the SoHo neighborhood of New York, New York (Block 476, Lot 1 on the Manhattan Borough tax map). A 16-story commercial and office building adjoins the site to the north; three six-story mixed-use commercial and residential buildings adjoin the site to the east; Grand Street followed by a one-story commercial building adjoin the site to the south; and Avenue of the Americas followed by a 25-story commercial office building and a public park adjoin the site to the west. The NYC Transit (NYCT) A-C-E subway lines are located west of the site below Avenue of the Americas. The site consists of a gravel-covered lot used for private parking and includes a chain-link fence on the eastern, southern, and western sides. The exterior wall of the northern-adjoining building

abuts the site to the north. The "project north" is parallel to Avenue of the Americas (Sixth Avenue). All directions described herein are referenced to project north unless otherwise noted.

SOIL VAPOR INVESTIGATION

Soil Vapor Point Installation

Seven on-site soil vapor points will be installed around the perimeter of the site in accordance with the NYSDOH SVI Guidance. Soil vapor points will be installed using direct-push technology by advancing a vapor probe to about 13 feet below ground surface (bgs) or about 2 feet above the groundwater table, whichever is shallower. The soil vapor collection points will consist of inert sample tubing (e.g., Teflon or Teflon-lined polyethylene) attached to a 1.875-inch polyethylene implant, to be installed at the sampling depth. The annulus (i.e., the sampling zone) around the installed implants will be filled with a clean, coarse sand pack 6 inches below and about 6 inches above the implant, followed by a hydrated bentonite seal to surface grade. A plan showing the proposed soil vapor locations is included as Figure 2.

Soil Vapor Point Sampling and Analysis

Samples will be collected in accordance with the NYSDOH SVI Guidance. Before collecting soil vapor samples, a minimum of three vapor probe volumes (i.e., the volume of the sample implant and tubing) will be purged from each sample point at a rate of less than 0.2 liters per minute using a RAE Systems MultiRAE meter. Purged soil vapor will be monitored for volatile organic compounds (VOCs) with the MultiRAE during this process. Samples will be collected within one day of installing temporary vapor points.

A helium tracer gas will be used in accordance with NYSDOH protocols to serve as a quality assurance/quality control (QA/QC) technique to document the seal integrity of each soil vapor sampling point seal before and after sampling. The tracer gas will be introduced into a container surrounding the vapor point and seal. Helium will be measured from the sampling tube and inside the container. If the sample tubing contains more than 10% of the tracer gas concentration that was introduced into the container, then the seal is considered compromised and should be enhanced or reconstructed to reduce outside air infiltration.

After the integrity of each seal is confirmed, soil vapor will be collected over a 2-hour sampling period into laboratory-supplied, batch-certified clean 6.0-liter Summa canisters with calibrated flow controllers. One sample will be collected from each of the seven soil vapor points. The samples will be analyzed for VOCs and naphthalene by United State Environmental Protection Agency (USEPA) Method TO-15.

A log sheet for each soil vapor sample will be completed to record sample identification, date and time of sample collection, sampling depth, name of the field staff performing the sampling, sampling methods and equipment, vapor purge volumes, volume of vapor extracted, flow rate, and vacuum of canisters before and after sample collection.

Collected samples will be submitted to a NYSDOH Environmental Laboratory Approval Program (ELAP)-certified laboratory via courier service under chain-of-custody. Results will be validated in accordance with the USEPA validation guidelines for organic data review, and Data Usability Summary Reports (DUSR) prepared. Sampling protocols, analytical results, and DUSRs will be

compiled into a Supplemental Soil Vapor Investigation Report, which will be included as an appendix to the RAWP.

CONCLUSION

If you have any questions, please call Paul McMahon at (212)-479-5451.

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

Paul McMahon, PE
Associate Principal

Elizabeth Adkins, PE
Senior Project Engineer

Enclosures: Figure 1 – Site Location Map
Figure 2 – Proposed Soil Vapor Sample Location Plan

cc: A. Obligado, J. O'Connell, NYSDEC
S. McLaughlin, J. Robinson – NYSDOH
M. Burke, G. DeGennaro – Langan



NOTES:

1. BASE MAP IS REFERENCED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE SERIES TOPOGRAPHICAL MAPS, JERSEY CITY AND BROOKLYN QUADRANGLES, DATED 2019.

500 0 250 500

SCALE: 1 INCH = 500 FEET

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

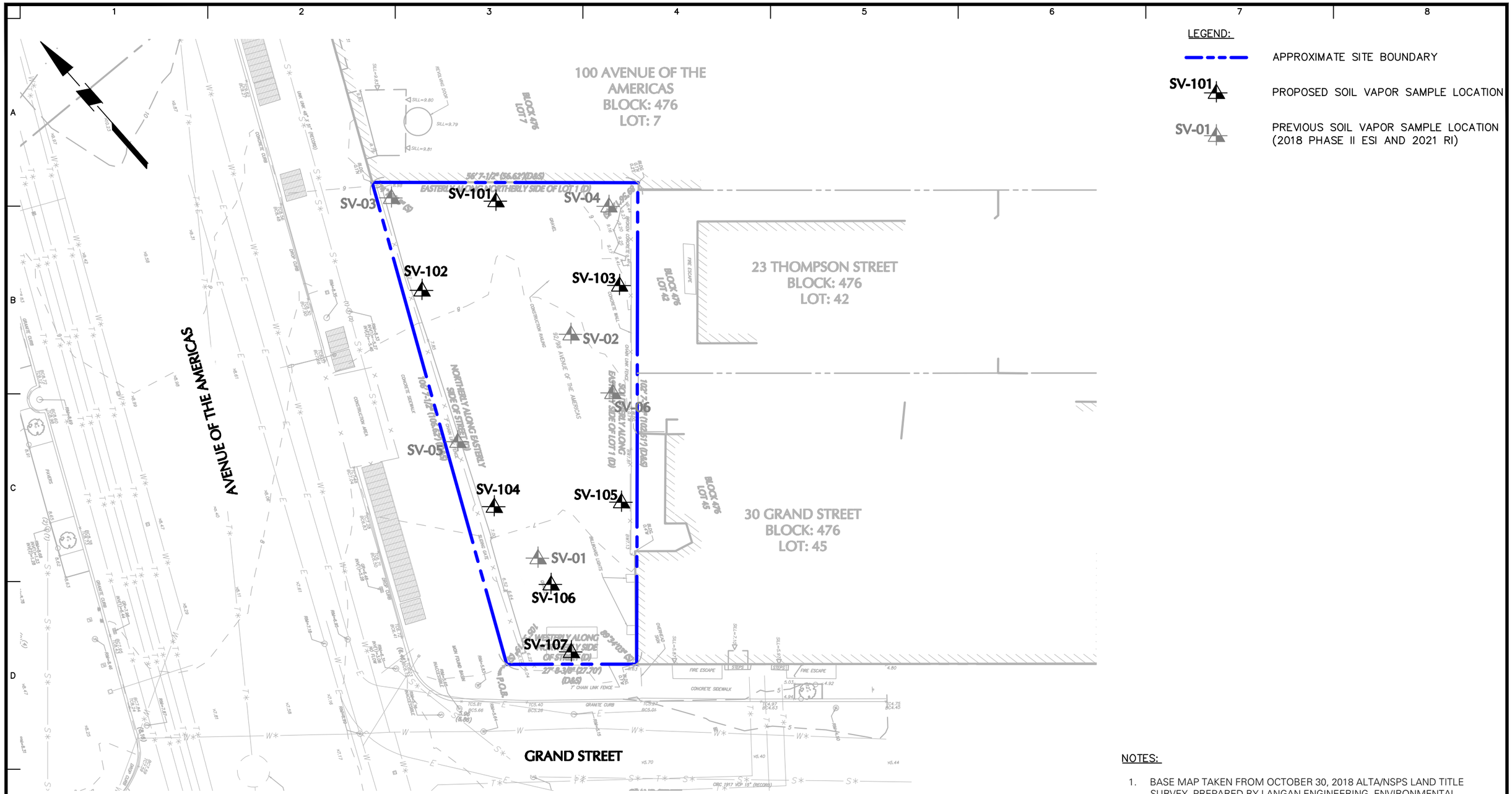
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

Project	Figure Title	Project No.	Figure No.
92 AVENUE OF THE AMERICAS BLOCK No. 476 LOT No. 1 NEW YORK NEW YORK	SITE LOCATION MAP	190044801 Date 9/12/2023 Drawn By JF Checked By ERA	1

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Filename: \\langan.com\data\WPW\data8\190044801\Project Data\CAD\01\SheetFiles\Environmental\IRMWP\Figure 1 - Site Location Map.dwg Date: 9/12/2023 Time: 14:42 User: jfrey Style Table: Langan.stb Layout: Site Location Map



NOTES:

1. BASE MAP TAKEN FROM OCTOBER 30, 2018 ALTA/NSPS LAND TITLE SURVEY, PREPARED BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. (LANGAN)
2. ALL LOCATIONS ARE APPROXIMATE
3. ESI = ENVIRONMENTAL SITE INVESTIGATION
4. RI = REMEDIAL INVESTIGATION

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SCALE IN 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, TO ALTER THIS ITEM IN ANY WAY.

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Project	92 AVENUE OF THE AMERICAS
	BLOCK No. 476, LOT No. 1
	NEW YORK NEW YORK
Figure Title	PROPOSED SOIL VAPOR SAMPLE LOCATION PLAN
Project No.	190044801
Date	1/2/2026
Drawn By	GD
Checked By	ERA
Figure No.	2

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Filename: \\langan.com\data\WPW\data8\190044801\Project Data\CAD\01\SheetFiles\Environmental\RAWP\Figure 2 - Site Plan.dwg Date: 8/27/2026 Time: 17:56 User: vkanagaratnam Style Table: Langan.stb Layout: Prop Sv Sri