TABLE OF CONTENTS

BROWNFIELD CLEANUP PROGRAM APPLICATION

1487 1st Avenue

New York, New York

Reports included on CD:

- **2022-03-24 - Change of Use Form (Langan)**
- **2022-03-16 - Remedial Investigation Work Plan (Langan)**
- **2022-03-16 - Interim Remedial Measures Work Plan (Langan)**
- **2022-03-03 - Phase II EI (Langan)**
- **2022-01-05 - Phase I ESA (Langan)**
- **2016-02-23 - Phase II ESA (Cider)**

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "*BCA*" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ **Yes** ☑ **No** **If yes, provide existing site number:** _____

PART A (note: application is separated into Parts A and B for DEC review purposes) ***BCP App Rev 12***

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #: _____

NAME CP VII 78th Street Owner, LLC		
ADDRESS 805 Third Avenue, 20th Floor		
CITY/TOWN New York, NY	ZIP CODE 10022	
PHONE 212-202-5794	FAX	E-MAIL 78THStreet@carmelpartners.com

Is the requestor authorized to conduct business in New York State (NYS)? ☑ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment. Included in Attachment A

Do all individuals that will be certifying documents meet the requirements detailed below? ☑ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, 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. **Documents that are not properly certified will be not approved under the BCP**.

Section II. Project Description

1. What stage is the project starting at? ☑ Investigation ☐ Remediation

   NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (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, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No NA

3. Please attach a short description of the overall development project, including:

   - the date that the remedial program is to start; and
   - the date the Certificate of Completion is anticipated.

   Included in Attachment B

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that the site requires remediation and contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the 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 supporting documents.** Included in Attachment C

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED, WITH LABORATORY REPORTS REFERENCED AND ALSO INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			
Chlorinated Solvents	X	X	X
Other VOCs			
SVOCs			
Metals	X	X	
Pesticides			
PCBs			
Other*			

***Please describe:** _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- **SAMPLE LOCATION**
- **DATE OF SAMPLING EVENT**
- **KEY CONTAMINANTS AND CONCENTRATION DETECTED**
- **FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE**
- **FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5**
- **FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX**

Included in Attachment C

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?* ☑ **Yes** ☐ **No**
(*answering No will result in an incomplete application)

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:_____

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME 1487 1st Avenue Redevelopment Site

ADDRESS/LOCATION 1487 1st Avenue

CITY/TOWN New York ZIP CODE 10075

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Upper East Side

COUNTY New York SITE SIZE (ACRES) .23

LATITUDE (degrees/minutes/seconds)				LONGITUDE (degrees/minutes/seconds)			
40	°	46 '	17.96 "	-73	°	57 '	12.97 "

Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed , 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 far right column.ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address (Included in Attachment D)	Section No.	Block No.	Lot No.	Acreage
1487 1st Avenue, Manhattan, NY		1452	27	0.23

1. Do the proposed site boundaries correspond to tax map metes and bounds? ☑ Yes ☐ No
   If no, please attach an accurate map of the propsed site.

2. Is the required property map attached to the application? ☑ Yes ☐ No
   (application will not be processed without map)

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) Yes ☐ No ☑

   If yes, identify census tract : _____

   Percentage of property in En-zone (check one): ☐ 0-49% ☐ 50-99% ☐ 100%

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? ☐ Yes ☑ No

   If yes, identify name of properties (and site numbers if available) in related BCP applications:_____

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? ☐ Yes ☑ No

6. 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? ☐ Yes ☑ No
   If yes, attach relevant supporting documentation.

7. Are there any lands under water? ☐ Yes ☑ No
   If yes, these lands should be clearly delineated on the site map.

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas? If yes, identify here and attach appropriate information. ☐ Yes ☑ No

Easement/Right-of-way Holder	Description
None	

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type	Issuing Agency	Description
None		

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of <u>each</u> narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**? Included in Attachment D ☑ Yes ☐ No

Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? ☑ Yes ☐ No
If yes, requestor must answer questions on the supplement at the end of this form.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☑ No

13. If you have answered *Yes* to Question 12, 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? ☐ Yes ☐ No

NOTE: If a tangible property tax credit determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion by using the BCP Amendment Application, <u>except</u> for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: MP _____ _____ _____ _____ _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance	DEC USE ONLY BCP SITE NAME: _____ BCP SITE #:_____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Matthew Feldman c/o CP VII 78th Street Owner, LLC		
ADDRESS 805 Third Avenue, 20th Floor		
CITY/TOWN New York, NY		ZIP CODE 10022
PHONE 212-202-5794	FAX	E-MAIL 78THStreet@carmelpartners.com
NAME OF REQUESTOR'S CONSULTANT Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.		
ADDRESS 300 Kimball Drive, 4th Floor		
CITY/TOWN Parsippany, NJ		ZIP CODE 07054
PHONE 973-560-4900	FAX	E-MAIL aforsburg@langan.com
NAME OF REQUESTOR'S ATTORNEY Michael Bogin - Sive, Paget & Riesel, P.C.		
ADDRESS 560 Lexington Avenue, 15th Floor		
CITY/TOWN New York, New York		ZIP CODE 10022
PHONE (646) 378-7210	FAX	E-MAIL mbogin@sprlaw.com

Section VI. Current Property Owner/Operator Information – if not a Requestor		
CURRENT OWNER'S NAME		OWNERSHIP START DATE:
ADDRESS		
CITY/TOWN		ZIP CODE 10022
PHONE	FAX	E-MAIL
CURRENT OPERATOR'S NAME		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL

PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".

Included in Attachment E

IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.

Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? ☐ Yes ☑ No
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? ☐ Yes ☑ No
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. ☐ Yes ☑ No

Section VII. Requestor Eligibility Information (continued)

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, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☑ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☑ No
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? ☐ Yes ☑ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves 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? ☐ Yes ☑ No
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 or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☑ No
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? ☐ Yes ☑ No
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? ☐ Yes ☑ No
11. Are there any unregistered bulk storage tanks on-site which require registration? ☐ Yes ☑ No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☑ VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, 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; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

Included in Attachment F

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):
☐ Previous Owner ☑ Current Owner ☐ Potential /Future Purchaser ☐ Other_____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. 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 easement on the site Is this proof attached?

☐ Yes ☐ No NA

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
   If yes, please provide relevant information as an attachment. ☐ Yes ☑ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☑ No
   If yes, please provide: Site #_____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☑ No
   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? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?
   If yes, please provide: Order #_____ ☐ Yes ☑ No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
   If yes, please provide explanation as an attachment. ☐ Yes ☑ No

Section IX. Contact List Information

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 addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. 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. Included in Attachment G

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? C2-8

   What uses are allowed by the current zoning? (Check boxes, below)

   Included in Attachment H

   ☑ Residential ☑ Commercial ☐ Industrial

   If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☐ Commercial ☐ Industrial ☑ Vacant ☐ Recreational (check all that apply)
   Attach 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.

3. Reasonably anticipated use Post Remediation: ☑ Residential ☑ Commercial ☐ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

   If residential, does it qualify as single family housing? ☐ Yes ☑ No

4. Do current historical and/or recent development patterns support the proposed use? Included in Attachment H	☑ Yes ☐ No
5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary. Included in Attachment H	☑ Yes ☐ No
6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary. Included in Attachment H	☑ Yes ☐ No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hererby 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 the 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 Executive V.P. (title) of CPVII 78th Street Owner, LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a 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 the 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: 3/8/22 Signature: _____

Print Name: Matthew Feldman

Authorized Signatory Documentation Included in Attachment I

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable Portable Document Format (PDF), must be sent to:
    - Chief, Site Control Section
    - New York State Department of Environmental Conservation
    - Division of Environmental Remediation
    - 625 Broadway
    - Albany, NY 12233-7020

PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS. Please provide a hard copy of ONLY the application form and a table of contents.

FOR DEC USE ONLY
BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

Supplemental Questions 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 12

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	☑ Yes ☐ No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	☑ Yes ☐ No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	☐ Yes ☑ No
2. Is the property upside down or underutilized as defined below? Upside Down?	☐ Yes ☑ No
Underutilized?	☐ Yes ☑ No

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.

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. 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* (*Checking this box will result in a "pending" status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);

☐ This is Not an Affordable Housing Project.

From 6 NYCRR 375- 3.2(a) as of August 12, 2016:

(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' households 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 home owners 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.

BCP Application Summary (for DEC use only)

Site Name: 1487 1st Avenue Redevelopment Site **Site Address:** 1487 1st Avenue
City: New York **County:** New York **Zip:** 10075

Tax Block & Lot
Section (if applicable): **Block:** 1452 **Lot:** 27

Requestor Name: CP VII 78th Street Owner, LLC **Requestor Address:** 805 Third Avenue, 20th Floor
City: New York, NY **Zip:** 10022 **Email:** 78THStreet@carmelpartners.com

Requestor's Representative (for billing purposes)
Name: Matthew Feldman c/o CP VII 78th Street Owner, LLC **Address:** 805 Third Avenue, 20th Floor
City: New York, NY **Zip:** 10022 **Email:** 78THStreet@carmelpartners.com

Requestor's Attorney
Name: Michael Bogin - Sive, Paget & Riesel, P.C. **Address:** 560 Lexington Avenue, 15th Floor
City: New York, New York **Zip:** 10022 **Email:** mbogin@sprlaw.com

Requestor's Consultant
Name: Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology **Address:** 300 Kimball Drive, 4th Floor
City: Parsippany, NJ **Zip:** 07054 **Email:** aforsburg@langan.com

Percentage claimed within an En-Zone: ☑ **0%** ☐ **<50%** ☐ **50-99%** ☐ **100%**

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☑ **Volunteer** ☐ **Participant**

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: ☑ Yes ☐ No

Does Requestor Claim Property is Upside Down: ☐ Yes ☑ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☑ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: ☐ Yes ☐ No ☑ Planned, No Contract

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

ATTACHMENT A

SECTION I: REQUESTOR INFORMATION

ATTACHMENT A
SECTION I: REQUESTOR INFORMATION

The prospective future purchasers (CP VII 78th Street Owner, LLC) is the Requestor for the BCP Application.

Business Entity Information

A copy of the entity information for CP VII 78th Street Owner, LLC (Requestor) from the New York State Department of State Division of Corporations is included with this attachment.

Since the Requestor is a Limited Liability Company, the member/owner names are provided below:

- Sole member of the Requestor is CP VII 78th Street REIT, LLC.

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME: CP VII 78TH STREET OWNER, LLC
FOREIGN LEGAL NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
DATE OF INITIAL DOS FILING: 12/23/2021
EFFECTIVE DATE INITIAL FILING: 12/23/2021
FOREIGN FORMATION DATE:
COUNTY: NEW YORK
JURISDICTION: NEW YORK, UNITED STATES

DOS ID: 6355841
FICTITIOUS NAME:
DURATION DATE/LATEST DATE OF DISSOLUTION:
ENTITY STATUS: ACTIVE
REASON FOR STATUS:
INACTIVE DATE:
STATEMENT STATUS: CURRENT
NEXT STATEMENT DUE DATE: 12/31/2023
NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Service of Process Name and Address

Name: CORPORATION SERVICE COMPANY

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

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 B

SECTION II: PROJECT DESCRIPTION

ATTACHMENT B
SECTION II: PROJECT DESCRIPTION

Item 3 – Project Description

Overall Development Project Description

The approximately 10,050-square foot site located on the corner of East 78th Street and 1st Avenue in the Upper East Side neighborhood of New York, New York, is designated as New York City Tax Block 1452, Lots 27, 28, 29, and 30 (to be merged as Tentative Lot 27 in accordance with the New York City RP-602 Form partially executed on 6 January 2022). The site is currently occupied by an approximate 2,550-square foot four-story vacant building in the southern portion of the site on Lot 27, an approximate 750-square foot four-story vacant building in the northwestern portion of the site on Lot 30. The remaining portions of the site consist of vacant land where former building basements were previously partially backfilled with remnant demolition debris. The perimeters of the former building basements were backfilled with sloped demolition debris from sidewalk level to the assumed depth of the former basement slabs at approximately 8 to 10 feet below sidewalk level (bsl). The vacant portion of the site was heavily vegetated with uneven topography; however, vegetation was cleared and the remnant demolition debris was graded to a flat surface ranging from 4 to 8 feet bsl.

The site is bound to the north by East 78th Street followed by a five-story residential building, to the west by a four-story residential building, to the south by a nine-story residential building, and to the east by 1st Avenue followed by three four-story mixed residential and commercial buildings and one five-story residential building. The site is located in a Commercial District (C2-8) which allows for residential buildings and commercial businesses.

The purpose of the project is to redevelop a contaminated parcel of land, while implementing remedial measures that are protective of human health and the environment. The proposed redevelopment consists of mixed retail and residential end use. Currently, redevelopment plans include a 22-story commercial and residential building with an affordable housing component.

Between 2016 and 2022, two environmental investigations were performed. Details and results of the previous environmental investigations are provided in Attachment C.

A Remedial Investigation Work Plan (RIWP), an Interim Remedial Measures Work Plan (IRMWP), and a Change of Use Form are included with this Application submission. Future remediation plans to address the identified impacts will be detailed in a Remedial Action Work Plan (RAWP), which will be implemented concurrently with the contemplated development.

Estimated Project Schedule

The remedial program is anticipated to start in January 2023 and a Certificate of Completion is anticipated prior to December 2023. The future project schedule is included below.

Brownfield Cleanup Program Application
1493 1st Avenue Former Drycleaner Site
New York, New York
Attachment B - Section II: Project Description

Estimated Project Schedule

Item	Action	2022 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2023 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	BCP Application Acceptance			■	■	■	■																		
2	RIWP and IRMWP Submission and Approval			■	■	■	■	■	■																
3	RIWP Implementation								■																
4	RIR Submission and Approval									■	■	■													
5	IRMWP Implementation										■														
6	RAWP Preparation and Approval										■	■	■	■											
7	Remedial Action Implementation													■	■	■	■								
8	Preparation and Submission of FER and SMP																	■	■	■	■				
9	NYSDEC & NYSDOH Review of FER and SMP																					■	■	■	
10	NYSDEC Issues COC																								■

Notes:

a) This is an estimated schedule; actions and duration are subject to change.
b) BCP = Brownfield Cleanup Program
c) RIWP = Remedial Investigation Work Plan
d) RIR = Remedial Invesitigation Report
e) IRMWP = Interim Remedial Measures Work Plan
f) RAWP = Remedial Action Work Plan
g) Completion of Item 7 refers to the completion of remediation and not the end of overall construction.
h) FER = Final Engineering Report
i) SMP = Site Management Plan
j) NYSDEC = New York State Department of Environmental Conservation
k) NYSDOH = New York State Department of Health
l) COC = Certificate of Completion

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ATTACHMENT C

SECTION III: PROPERTY'S ENVIRONMENTAL HISTORY

ATTACHMENT C
SECTION III: PROPERTY'S ENVIRONMENTAL HISTORY

Item 1 – Reports

Environmental reports prepared for the site are summarized below and include the following:

- *Phase II Environmental Site Assessment*, prepared by Cider Environmental, February 2016
- *Phase II Environmental Investigation Report,* prepared by Langan, 3 March 2022

The February 2016 Phase II Environmental Site Assessment and the March 2022 Phase II Environmental Investigation Report are provided within this attachment. Findings of these reports are summarized below:

Phase II Environmental Site Assessment – Cider Environmental (2016)

The 23 February 2016 Phase II Environmental Site Assessment (ESA) completed by Cider Environmental (Cider) documented the findings of a 21 January 2016 Phase I ESA also prepared by Cider. The Phase I ESA reportedly identified the following recognized environmental conditions (RECs):

- REC-1: Historical dyeing and cleaning operations are documented between 1920 and 2005 on Lot 28 and Lot 30. A solvent tank was identified on Lot 30 on the Sanborn Fire Insurance Maps from 1951 to 2005; and,
- REC-2: Potential presence of abandoned fuel oil underground storage tanks (UST) due to historical fuel oil burner application records.

The Phase I ESA also identified the presence of urban fill material.

The Cider Phase II ESA was completed to investigate the RECs and included the completion of a geophysical survey in accessible portions of the site, installation of three soil borings and collection of three discrete soil samples and one composite soil sample, and installation of three soil vapor points and collection of three soil vapor samples. Soil borings were advanced with a hand auger and air knife to approximately five feet below the former basement slabs in Lots 28 and 29 (corresponding to approximately 15 feet below sidewalk level). The three soil borings and three soil vapor points were advanced on Lots 28 and 29 in the vicinity of former dry cleaning operations. The geophysical survey identified the presence of one suspected 275-gallon UST of unknown contents in Lot 29; one of the three soil borings and one of the three

soil vapor points were also installed in the vicinity of the suspected UST. Discrete soil samples were collected from 4 to 5 feet below the former basements slabs for the analysis of volatile organic compounds (VOCs) and petroleum-related semi-volatile organic compounds (SVOCs) and soil vapor points were sampled from either 2 or 4 feet (conflicting depths are provided in the report) below the former basement slabs for VOC analysis. One five-point composite soil sample was also collected to characterize impacts in fill at the site and was analyzed for metals, polychlorinated biphenyls (PCBs), VOCs, SVOCs, and herbicides. Groundwater was not encountered in any of the soil borings.

The Cider Phase II ESA soil analytical results revealed no detections of VOCs or petroleum-related SVOCs. The composite soil sample analytical results revealed the presence of lead marginally above the New York State Department of Environmental Conservation (NYSDEC) Unrestricted Use Soil Cleanup Objective (SCO) at a concentration of 67.4 mg/kg. Soil vapor analytical results revealed the presence of tetrachloroethylene (PCE) at concentrations below New York State Department of Health (NYSDOH) guidance values requiring monitoring or mitigation. Cider recommended no further investigation or remediation to address REC-1 and the presence of fill, and the removal of the suspected UST to address REC-2.

Phase II Environmental Investigation Report – Langan (2022)

Langan conducted a Phase II Environmental Investigation on behalf of CP VII 78th Street Owner, LLC to assess potential subsurface impacts at the site.

Two fuel oil aboveground storage tanks (ASTs) were documented at the site in January 2022; one is located in the basement of the vacant building in the northwestern corner of the site and one was found buried in the demolition debris during site re-grading in the northern lot. A release was identified associated with the AST found in the demolition debris and was assigned NYSDEC Spill No. 2109276. The AST and associated petroleum-impacted material were removed from the site for off-site disposal on 14 and 15 March 2022 and a report documenting the cleanup is being prepared for submission to NYSDEC. Investigation associated with these tanks and the release was not completed as part of this Phase II EI.

Three test pits were excavated in the northern portion of the site (Lot 30) to look for evidence of the former solvent tank. Two test pits (TP-1 and TP-2) were excavated to a depth of approximately 3.5 feet below former basement slab (corresponding to approximately 12 feet below street level [bsl]) and one test pit (TP-3) was excavated to the top of bedrock at approximately 9 feet below former basement slab (corresponding to approximately 17.5 feet bsl). No evidence of a former solvent tank or odors were observed in TP-1 and TP-2. Odors and elevated PID between 14 and 23 ppm readings were observed in soil immediately above

bedrock in TP-3. The test pits were backfilled with the material in the same order in which the material was excavated.

Langan installed thirteen soil borings (LB-01 through LB-08, LSB-9 through LSB-11, LSB-14, and LSB-15) to between 18 to 23 feet bsl. Two soil borings/rock cores (LSB-12 and LSB-13) were completed to 50 feet bsl.

The following soil borings were advanced at the site:

- LB-02 was completed in the vicinity of the historical solvent tank in Lot 30;
- LB-03, LB-04, and LB-08 were completed across the Lot 28 footprint to assess potential impacts from historical dyeing and drycleaning operations;
- LB-06 and LB-07 were completed in the central portion of the Lot 29 immediately to the east and west of the suspected UST location reported in the Cider Phase II ESA; and,
- LB-01, LB-05, LSB-9, and LSB-11 through LSB-15 were completed to assess general site conditions throughout the site footprint. LSB-12 and LSB-13 were advanced into rock.

Elevated PID readings between 12 parts-per-million (ppm) above background were detected in LB-02 between 8 and 8.5 feet below former basement slab (corresponding to 16.5 to 17 ft bsl) and 21.6 ppm at LSB-13 between 11 and 11.5 feet below former basement slab (corresponding to between 15 and 15.5 feet bsl); odors and globules potentially associated with the AST that had previously been discovered nearby were also observed at LSB-13. Odors were observed at LB-05 between 8 and 9 feet below former basement slab (corresponding to 17.5 to 18.5 feet bsl). Elevated PID readings and/or odor and staining were not observed in any other soil borings completed as part of the Phase II EI.

Twenty-eight soil samples were collected for chemical analysis during the Phase II EI. Two discrete soil samples were collected from borings LB-01 through LB-08 during the November 2021 and January/February 2022 investigation and from LSB-9 through LSB-11 during the January 2022 investigation. One sample was collected from the 2-foot interval with the highest PID screening results or physical evidence (i.e., staining or odors) of impacts and one sample was collected from the 2-foot interval above the groundwater table. If no impacts were identified, one soil sample was collected from within the fill layer. Soil samples were collected from the fill layer from 0 to 1 feet below former basement slab (corresponding to 9.5 to 10.5 feet bsl) at LB-01, from 0 to 2 feet below former basement slab (corresponding to 9.5 to 11.5 feet bsl) at LB-03, LB-04, LB-06, LB-07, and LB-08, and from 0 to 2 feet below basement slab (corresponding to 8 to 10 feet bsl) at LSB-9 through LSB-11. Soil samples were collected from the interval exhibiting the highest level of impacts as determined by PID screening results and odors at LB-02 from 8 to 10 feet below former basement slab (corresponding to 16.5 to 18.5

feet bsl) and LB-05 from 8 to 9 feet below former basement slab (corresponding to 17.5 to 18.5 feet bsl). One soil sample was collected from the 2-foot interval immediately above inferred groundwater at all eleven soil borings.

Three soil samples were collected from LSB-12 from 15 to 17 feet bsl, 18 to 20 feet bsl, and 20 to 22 feet bsl; refusal on bedrock was encountered at 22 feet bsl at this location. One sample from 15 to 17 feet bsl was collected from each LSB-13, LSB-14, and LSB-15 immediately above refusal on bedrock.

Soil samples collected from LB-01 through LB-05 and LB-08 were submitted for NYSDEC Part 375-specified VOCs, polycyclic aromatic hydrocarbons (PAHs), metals, and hexavalent chromium analysis. Additionally, soil samples collected from LB-06 and LB-07 were also submitted for PCB analysis. Soil samples from LSB-9 through LSB-11 were submitted for NYSDEC Part 375-specified VOCs, SVOCs, and metals. LSB-12 through LSB-15 were submitted for NYSDEC Part 375-specified VOCs, SVOCs, PCBs, pesticides, herbicides, TAL metals, hexavalent chromium, total cyanide, perfluoroalkyl substances (PFAS), and 1,4-dioxane.

Soil borings LB-01, LB-02, LB-03, LB-08, and LSB-9 were completed as groundwater monitoring wells (MW-01 through MW-05, respectively) in perched water immediately above bedrock (to between 18 and 23.5 feet bsl). MW-02 was installed at LB-02 to assess groundwater conditions in the vicinity of the former solvent tank in Lot 30, MW-03 and MW-04 were installed at LB-03 and LB-08, respectively, to assess for impacts from historical dyeing and drycleaning operations in Lot 28, and MW-01 and MW-05 were installed at LB-01 and LB-05, respectively, to assess general site conditions and to assess for impacts from historical dyeing and drycleaning operations. A groundwater sample was collected from each well in addition to two duplicate samples. No evidence of sheen, odors, or free product were observed during purging or sampling activities in any of the wells. All groundwater samples were analyzed for VOCs and metals; samples for PAH analysis were also collected at MW-03, MW-04, and MW-05.

Soil borings LSB-12 and LSB-13 were advanced into bedrock to 50 feet bsl and completed as open-hole groundwater monitoring wells (MW-6 and MW-7, respectively) to assess for impacts within bedrock from historical dyeing and drycleaning operations. Two groundwater samples from different bedrock fractures were collected from each well for VOC analysis, in addition to one duplicate sample.

Seven soil vapor points were installed and nine soil vapor samples (including two duplicate samples) were collected. SV-01 was installed to assess general site conditions and to assess for impacts form historical dyeing and drycleaning operations on Lot 30, SV-03 and SV-04 were installed to assess for impacts from historical dyeing and drycleaning operations in Lot 28, and

SV-02 was installed to assess soil vapor conditions in the vicinity of the former solvent tank in Lot 30. SV-5, SV-6, and SV-7 were installed adjacent to LSB-9, LSB-10, and LSB-11, respectively, to assess sub-slab soil vapor conditions below the building on Lot 27. All soil vapor points were installed to approximately 2-feet above the observed groundwater interface as measured in the installed monitoring wells and were sampled for VOC analysis.

The primary contaminants of concern are the presence of chlorinated VOCs and metals detected in soil at concentrations exceeding NYSDEC Unrestricted Use SCOs, Restricted-Residential Restricted Use SCOs (RUSCOs), and Protection of Groundwater SCOs, chlorinated VOCs and metals in groundwater at concentrations exceeding NYSDEC Ambient Water Quality Standards and Guidance Value (SGVs) in perched water and in groundwater within the bedrock, and chlorinated VOCs in soil vapor at concentrations exceeding those that require mitigation according to the NYSDOH Final Guidance on Soil Vapor Intrusion, October 2006 and Revised May 2017.

Laboratory analytical results identified subsurface chlorinated VOC impacts in the vicinity of the solvent tank formerly located in the approximately center of Lot 30. PCE was detected in soil from 6 to 8 feet below the former basement slab (corresponding to between 14.5 and 16.5 feet bsl) at this location (LB-02) in exceedance of the Unrestricted Use SCOs and Protection of Groundwater SCOs. Perched groundwater analytical results at this location (MW-02) revealed cis-1,2-dichloroethene (cis-1,2-DCE), PCE, and trichloroethylene (TCE) in exceedance of the NYSDEC SGVs. Chlorinated VOCs detected in soil vapor at this location that are included in the NYSDOH Soil Vapor/Indoor Air Decision Matrices A through C include cis-1,2-DCE, TCE, and PCE, all of which were detected at concentrations that require mitigation according to the NYSDOH Final Guidance on Soil Vapor Intrusion, October 2006 and Revised May 2017.

Laboratory analytical results also identified subsurface chlorinated VOC impacts in the eastern portion of the site to the south of the former solvent tank. Cis-1,2-DCE was detected above the NYSDEC SGVs in MW-03 and cis-1,2-DCE, PCE, and TCE were detected above the NYSDEC SGVs in both MW-04 and MW-05. Groundwater analytical results in bedrock wells MW-6 and MW-7 revealed the presence of chloroform, cis-1,2-DCE, PCE, and TCE in exceedance of the NYSDEC SGVs in all samples collected from 20, 28, and 45 feet bsl; the highest concentrations in each well were detected at 28 feet bsl. Chlorinated VOCs were detected in soil vapor in SV-03, SV-04 SV-5, and SV-6, but at concentrations below requiring further action according to the NYSDOH Final Guidance on Soil Vapor Intrusion, October 2006 and Revised May 2017.

PCE was also detected in groundwater at MW-01 and in soil vapor at SV-01 and SV-07, which are located in the western portion of Lot 29 and to the south of the former dying and drycleaning facility in the northwestern corner of the site, but at concentrations below the

NYSDEC SGVs in groundwater and below the threshold requiring further action in soil vapor according to the NYSDOH Final Guidance on Soil Vapor Intrusion, October 2006 and Revised May 2017. Chlorinated VOCs were not detected in any other soil samples collected at the site.

Metals including barium, copper, trivalent chromium, lead, nickel, silver, and zinc were detected at concentrations exceeding the Unrestricted Use SCOs in the fill and native soil in all but two soil borings. Lead and barium were also detected at concentrations above the Protection of Groundwater and/or Restricted Residential RUSCOs. Petroleum-related VOCs, PAHs, and PCBs were not detected in any of the soil samples collected. Metals including total chromium, iron, lead, magnesium, manganese, nickel, selenium, and/or sodium were detected in exceedance of the NYSDEC SGVs at all perched monitoring well locations. Detections of total metals in groundwater are likely attributable to sediment entrainment in the samples or naturally occurring background conditions.

Based on the results of the Due Diligence Phase II EI, the presence of contaminated fill and subsurface impacts to soil, groundwater, and soil vapor from historical site use were identified.

Item 2 – Sampling Data

Known contaminants at the site were identified within the following reports:

- Langan's 2022 Phase II Environmental Investigation Report.

The 2021/2022 Phase II Environmental Investigation by Langan was performed for the subject property. The environmental and laboratory analytical reports for the additionally referenced investigations are included in their respective reports which are provided in this attachment. Analytes detected above the applicable regulatory standards for the proposed mixed-use commercial and residential site use for each media tested during the investigations are summarized below.

Soil

All soil analytical results were compared to the NYSDEC Unrestricted Use SCOs, Restricted-Residential RUSCOs, and Protection of Groundwater SCOs. Sample depths are identified as depth below the former basement slabs, which are approximately 8 to 10 feet bsl.

VOCs

PCE (1.6 mg/kg) was detected in exceedance of the NYSDEC Unrestricted Use SCO and Protection of Groundwater SCO in the sample collected from 6 to 8 feet below former basement slab in LB-02. Acetone (0.085 mg/kg), a common laboratory artifact, was

detected in exceedance of the NYSDEC Unrestricted Use SCO in the sample collected from 2 to 4 feet below the basement slab in LSB-11.

Metals

Analytical results revealed exceedances of the NYSDEC Unrestricted Use SCOs, Restricted Residential RUSCOs, and/or Protection of Groundwater SCOs for barium, copper, trivalent chromium, lead, nickel, silver, and zinc. Unrestricted Use SCO exceedances include copper (50.7 mg/kg – 81.8 mg/kg), trivalent chromium (32.8 mg/kg – 140 mg/kg), lead (206 mg/kg – 345 mg/kg), nickel (32.6 mg/kg – 65.1 mg/kg), silver (3.19 mg/kg – 4.57 mg/kg), and zinc (136 mg/kg – 383 mg/kg). Exceedances of the Unrestricted Use SCOs and Restricted Residential RUSCOs include barium (451 mg/kg) and lead (421 mg/kg). Exceedances of Unrestricted Use SCOs, Restricted Residential RUSCOs, and Protection of Groundwater SCOs include lead (474 mg/kg).

No exceedances of the NYSDEC Unrestricted Use SCOs, Restricted-Residential RUSCOs, or Protection of Groundwater SCOs were detected for SVOCs, PCBs, pesticides, herbicides, or PFAS.

Groundwater

All groundwater analytical results were compared to the NYSDEC SGVs.

VOCs

Analytical results revealed exceedances of the NYSDEC SGVs for the VOCs in perched water monitoring wells (MW-01 through MW-05) for cis-1,2-dichloroethene (cis-1,2-DCE) (6.79 µg/l – 61.1 µg/l) in all monitoring wells except MW-01 and PCE (24.5 µg/l – 2,660 µg/l) and TCE (47.2 µg/l – 209 µg/l) in MW-02, MW-04, and MW-05. Concentrations of chlorinated VOCs in perched water were highest in the northern portion of the site near the former solvent tank (MW-02) and lowest in the southern part of the site (MW-05).

VOCs detected above the NYSDEC SGVs in the bedrock wells MW-6 and MW-7 included chloroform (10.2 µg/l – 15 µg/l), PCE (24.9 µg/l – 425 µg/l), TCE (54.1 µg/l – 151 µg/l), and cis-1,2-DCE (53.7 µg/l – 96.8 µg/l) in all four samples collected. The highest concentration of chlorinated CVOCs were detected in MW-6 at 28 feet bsl and decreased in the deeper sample collected from this well at 45 feet bsl. The lowest concentrations of chlorinated CVOCs were detected in MW-7 at 20 feet bsl and increased in the deeper sample collected from this well at 28 feet bsl.

Metals

Analytical results revealed exceedances of the NYSDEC SGVs for metals in all five monitoring wells including total chromium (61.8 µg/l – 79.4 µg/l), lead (25.5 µg/l – 41

µg/l), magnesium (96,400 µg/l), manganese (1,690 µg/l – 25,100 µg/l), and nickel (113 µg/l – 156 µg/l), and selenium (23.1 µg/l).

No exceedances of the NYSDEC SGVs were detected for SVOCs, PCBs, pesticides, herbicides, or PFAS.

Soil Vapor

All soil vapor analytical results were compared to the NYSDOH Final Guidance for Evaluating Soil Vapor Intrusion Matrices A through C dated October 2006 and revised in May 2017.

The following chlorinated VOCs were detected in soil vapor samples collected across the site:

- Carbon tetrachloride, with concentrations ranging from 0.364 µg/m^3 to 0.443 µg/m^3;
- Cis-1,2-DCE, with a concentration of 6.44 µg/m^3;
- Methylene chloride, with concentrations ranging from 2.34 µg/m^3 to 2.95 µg/m^3;
- PCE, with concentrations ranging from 1.95 µg/m^3 to 8,610 µg/m^3; and,
- TCE, with concentrations ranging from 0.518 µg/m^3 to 489 µg/m^3.

Comparison of these results to the applicable NYSDOH Guidance Values reveals detections of cis-1,2-DCE (6.44 µg/m^3), PCE (8,610 µg/m^3), and TCE (489 µg/m^3) at at concentrations that would require mitigation in the sample collected from SV-02, which is located in the northern portion of the site in the vicinity of the former solvent tank.

Concentrations of 1,1,1-trichloroethane, 1,1-dichloroethene, and vinyl chloride were not detected in any of the soil vapor samples collected.

Conclusions

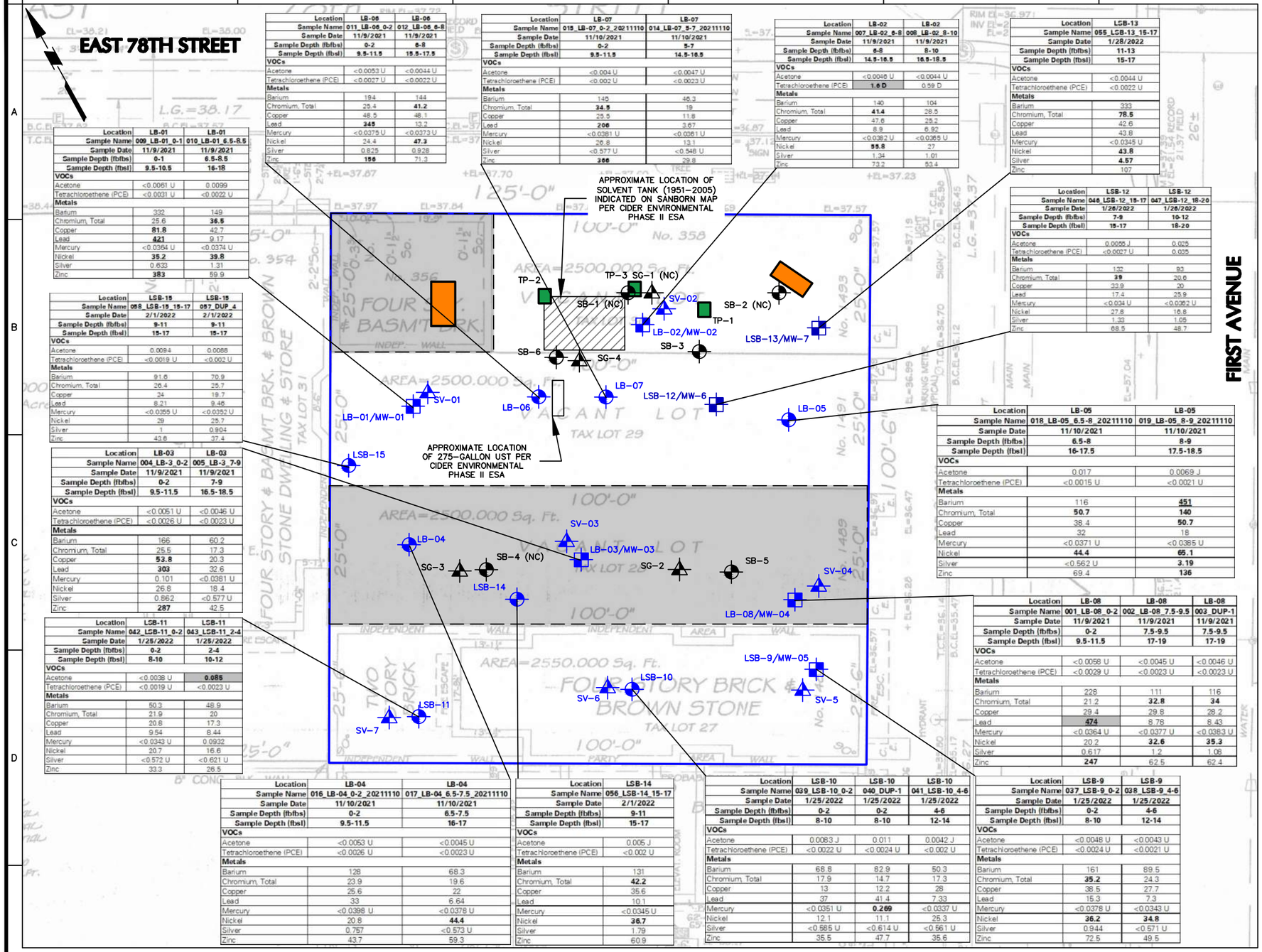
Based on the results of the above discussed investigations and results, impacts at the site have been identified in soil, groundwater, and soil vapor in exceedance of the NYSDEC RUSCOs, NYSDEC SGVs, and the NYSDOH Guidance Values that are attributable to releases that occurred prior to the current ownership of the site.

Remaining site impacts in soil, groundwater, and soil vapor are likely the result of historical site use and will be addressed upon the completion of a remedial investigation.

Item 3 – Site Drawings and Tables

The following figures are provided to summarize the detected concentrations of each contaminant by media type:

- Figure C-1 – Soil Analytical Results
- Figure C-2 – Groundwater Analytical Results
- Figure C-3 – Soil Vapor Analytical Results
- Table C-1 – Soil Analytical Results
- Table C-2 – Groundwater Analytical Results
- Table C-3 – Soil Vapor Analytical Results



Location	LB-01	LB-01
Sample Name	009_LB-01_0-1	010_LB-01_6.5-8.5
Sample Date	11/9/2021	11/9/2021
Sample Depth (fbfbs)	0-1	6.5-8.5
Sample Depth (fbsl)	9.5-10.5	16-18
VOCs		
Acetone	<0.0061 U	0.0099
Tetrachloroethene (PCE)	<0.0031 U	<0.0022 U
Metals		
Barium	332	149
Chromium, Total	25.6	**36.5**
Copper	**81.8**	42.7
Lead	**421**	9.17
Mercury	<0.0364 U	<0.0374 U
Nickel	**35.2**	**39.8**
Silver	0.633	1.31
Zinc	**383**	59.9

Location	LB-06	LB-06
Sample Name	011_LB-06_0-2	012_LB-06_6-8
Sample Date	11/9/2021	11/9/2021
Sample Depth (fbfbs)	0-2	6-8
Sample Depth (fbsl)	9.5-11.5	15.5-17.5
VOCs		
Acetone	<0.0053 U	<0.0044 U
Tetrachloroethene (PCE)	<0.0027 U	<0.0022 U
Metals		
Barium	194	144
Chromium, Total	25.4	**41.2**
Copper	48.5	48.1
Lead	**345**	13.2
Mercury	<0.0375 U	<0.0373 U
Nickel	24.4	**47.3**
Silver	0.825	0.928
Zinc	**156**	71.3

Location	LSB-15	LSB-15
Sample Name	058_LSB-15_15-17	057_DUP_4
Sample Date	2/1/2022	2/1/2022
Sample Depth (fbfbs)	9-11	9-11
Sample Depth (fbsl)	15-17	15-17
VOCs		
Acetone	0.0094	0.0088
Tetrachloroethene (PCE)	<0.0019 U	<0.002 U
Metals		
Barium	91.6	70.9
Chromium, Total	26.4	25.7
Copper	24	19.7
Lead	8.21	9.46
Mercury	<0.0355 U	<0.0352 U
Nickel	29	25.7
Silver	1	0.904
Zinc	43.6	37.4

Location	LB-03	LB-03
Sample Name	004_LB-3_0-2	005_LB-3_7-9
Sample Date	11/9/2021	11/9/2021
Sample Depth (fbfbs)	0-2	7-9
Sample Depth (fbsl)	9.5-11.5	16.5-18.5
VOCs		
Acetone	<0.0051 U	<0.0046 U
Tetrachloroethene (PCE)	<0.0026 U	<0.0023 U
Metals		
Barium	166	60.2
Chromium, Total	25.5	17.3
Copper	**53.8**	20.3
Lead	**303**	32.6
Mercury	0.101	<0.0381 U
Nickel	26.8	18.4
Silver	0.862	<0.577 U
Zinc	**287**	42.5

Location	LSB-11	LSB-11
Sample Name	042_LSB-11_0-2	043_LSB-11_2-4
Sample Date	1/25/2022	1/25/2022
Sample Depth (fbfbs)	0-2	2-4
Sample Depth (fbsl)	8-10	10-12
VOCs		
Acetone	<0.0038 U	**0.085**
Tetrachloroethene (PCE)	<0.0019 U	<0.0023 U
Metals		
Barium	50.3	48.9
Chromium, Total	21.9	20
Copper	20.8	17.3
Lead	9.54	8.44
Mercury	<0.0343 U	0.0932
Nickel	20.7	16.6
Silver	<0.572 U	<0.621 U
Zinc	33.3	26.5

Location	LB-04	LB-04
Sample Name	016_LB-04_0-2_20211110	017_LB-04_6.5-7.5_20211110
Sample Date	11/10/2021	11/10/2021
Sample Depth (fbfbs)	0-2	6.5-7.5
Sample Depth (fbsl)	9.5-11.5	16-17
VOCs		
Acetone	<0.0053 U	<0.0045 U
Tetrachloroethene (PCE)	<0.0026 U	<0.0023 U
Metals		
Barium	128	68.3
Chromium, Total	23.9	19.6
Copper	25.6	22
Lead	33	6.64
Mercury	<0.0398 U	<0.0378 U
Nickel	20.8	**44.4**
Silver	0.757	<0.573 U
Zinc	43.7	59.3

Location	LSB-14
Sample Name	056_LSB-14_15-17
Sample Date	2/1/2022
Sample Depth (fbfbs)	9-11
Sample Depth (fbsl)	15-17
VOCs	
Acetone	0.005 J
Tetrachloroethene (PCE)	<0.002 U
Metals	
Barium	131
Chromium, Total	**42.2**
Copper	35.6
Lead	10.1
Mercury	<0.0345 U
Nickel	**36.7**
Silver	1.79
Zinc	60.9

Location	LB-07	LB-07
Sample Name	015_LB-07_0-2_20211110	014_LB-07_5-7_20211110
Sample Date	11/10/2021	11/10/2021
Sample Depth (fbfbs)	0-2	5-7
Sample Depth (fbsl)	9.5-11.5	14.5-16.5
VOCs		
Acetone	<0.004 U	<0.0047 U
Tetrachloroethene (PCE)	<0.002 U	<0.0023 U
Metals		
Barium	145	46.3
Chromium, Total	**34.5**	19
Copper	25.5	11.8
Lead	**206**	3.67
Mercury	<0.0381 U	<0.0361 U
Nickel	26.8	13.1
Silver	<0.577 U	<0.548 U
Zinc	**366**	29.8

Location	LB-02	LB-02
Sample Name	007_LB-02_6-8	008_LB-02_8-10
Sample Date	11/9/2021	11/9/2021
Sample Depth (fbfbs)	6-8	8-10
Sample Depth (fbsl)	14.5-16.5	16.5-18.5
VOCs		
Acetone	<0.0046 U	<0.0044 U
Tetrachloroethene (PCE)	**1.6 D**	0.59 D
Metals		
Barium	140	104
Chromium, Total	**41.4**	28.5
Copper	47.6	25.2
Lead	8.9	6.92
Mercury	<0.0382 U	<0.0365 U
Nickel	**55.8**	27
Silver	1.34	1.01
Zinc	73.2	53.4

Location	LSB-13
Sample Name	055_LSB-13_15-17
Sample Date	1/28/2022
Sample Depth (fbfbs)	11-13
Sample Depth (fbsl)	15-17
VOCs	
Acetone	<0.0044 U
Tetrachloroethene (PCE)	<0.0022 U
Metals	
Barium	333
Chromium, Total	**78.5**
Copper	42.6
Lead	43.8
Mercury	<0.0345 U
Nickel	**43.8**
Silver	**4.57**
Zinc	107

Location	LSB-12	LSB-12
Sample Name	046_LSB-12_15-17	047_LSB-12_18-20
Sample Date	1/26/2022	1/26/2022
Sample Depth (fbfbs)	7-9	10-12
Sample Depth (fbsl)	15-17	18-20
VOCs		
Acetone	0.0066 J	0.025
Tetrachloroethene (PCE)	<0.0027 U	0.035
Metals		
Barium	132	93
Chromium, Total	**39**	20.6
Copper	33.9	20
Lead	17.4	25.9
Mercury	<0.034 U	<0.0362 U
Nickel	27.8	16.8
Silver	1.33	1.05
Zinc	68.5	48.7

Location	LB-05	LB-05
Sample Name	018_LB-05_6.5-8_20211110	019_LB-05_8-9_20211110
Sample Date	11/10/2021	11/10/2021
Sample Depth (fbfbs)	6.5-8	8-9
Sample Depth (fbsl)	16-17.5	17.5-18.5
VOCs		
Acetone	0.017	0.0069 J
Tetrachloroethene (PCE)	<0.0015 U	<0.0021 U
Metals		
Barium	116	**451**
Chromium, Total	**50.7**	**140**
Copper	38.4	**50.7**
Lead	32	18
Mercury	<0.0371 U	<0.0385 U
Nickel	**44.4**	**65.1**
Silver	<0.562 U	**3.19**
Zinc	69.4	**136**

Location	LB-08	LB-08	LB-08
Sample Name	001_LB-08_0-2	002_LB-08_7.5-9.5	003_DUP-1
Sample Date	11/9/2021	11/9/2021	11/9/2021
Sample Depth (fbfbs)	0-2	7.5-9.5	7.5-9.5
Sample Depth (fbsl)	9.5-11.5	17-19	17-19
VOCs			
Acetone	<0.0058 U	<0.0045 U	<0.0046 U
Tetrachloroethene (PCE)	<0.0029 U	<0.0023 U	<0.0023 U
Metals			
Barium	228	111	116
Chromium, Total	21.2	**32.8**	**34**
Copper	29.4	29.8	28.2
Lead	**474**	8.78	8.43
Mercury	<0.0364 U	<0.0377 U	<0.0383 U
Nickel	20.2	**32.6**	**35.3**
Silver	0.617	1.2	1.08
Zinc	**247**	62.5	62.4

Location	LSB-10	LSB-10	LSB-10
Sample Name	039_LSB-10_0-2	040_DUP-1	041_LSB-10_4-6
Sample Date	1/25/2022	1/25/2022	1/25/2022
Sample Depth (fbfbs)	0-2	0-2	4-6
Sample Depth (fbsl)	8-10	8-10	12-14
VOCs			
Acetone	0.0083 J	0.011	0.0042 J
Tetrachloroethene (PCE)	<0.0022 U	<0.0024 U	<0.002 U
Metals			
Barium	68.8	82.9	50.3
Chromium, Total	17.9	14.7	17.3
Copper	13	12.2	28
Lead	37	41.4	7.33
Mercury	<0.0351 U	**0.269**	<0.0337 U
Nickel	12.1	11.1	25.3
Silver	<0.585 U	<0.614 U	<0.561 U
Zinc	35.5	47.7	35.6

Location	LSB-9	LSB-9
Sample Name	037_LSB-9_0-2	038_LSB-9_4-6
Sample Date	1/25/2022	1/25/2022
Sample Depth (fbfbs)	0-2	4-6
Sample Depth (fbsl)	8-10	12-14
VOCs		
Acetone	<0.0048 U	<0.0043 U
Tetrachloroethene (PCE)	<0.0024 U	<0.0021 U
Metals		
Barium	161	89.5
Chromium, Total	**35.2**	24.3
Copper	38.5	27.7
Lead	15.3	7.3
Mercury	<0.0378 U	<0.0343 U
Nickel	**36.2**	**34.8**
Silver	0.944	<0.571 U
Zinc	72.5	49.5

LEGEND

- APPROXIMATE SITE BOUNDARY
- No. 2 FUEL OIL AST LOCATION
- DYE AND DRY CLEANING HISTORICAL SITE USE
- SB-3 — PREVIOUS SOIL BORING LOCATION AND ID
- SG-2 — PREVIOUS SOIL GAS LOCATION AND ID
- LB-01/MW-01 — SOIL BORING AND MONITORING WELL LOCATION AND ID
- LB-04 — SOIL BORING LOCATION AND ID
- SV-01 — SOIL VAPOR LOCATION AND ID
- LB-01/MW-01 — SOIL BORING AND BEDROCK MONITORING WELL LOCATION AND ID
- ENVIRONMENTAL TEST PIT LOCATION

Analyte	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs
VOCs			
Acetone	0.05	0.05	100
Tetrachloroethene (PCE)	1.3	1.3	19
Metals			
Barium	350	820	400
Chromium, Total	30	NS	180
Copper	50	1720	270
Lead	63	450	400
Mercury	0.18	0.73	0.81
Nickel	30	130	310
Silver	2	8.3	180
Zinc	109	2480	10000

Exceedance Summary:

10 - Result exceeds Unrestricted Use SCOs
10 - Result exceeds Protection of Groundwater SCOs
10 - Result exceeds Restricted Use Restricted-Residential SCOs

Notes:

mg/kg - milligram per kilogram
NA - Not analyzed
RL - Reporting limit
<RL - Not detected
Sample Depth (fbfbs) - sample depth in feet below former basement slab
Sample Depth (fbsl) - sample depth in feet below sidewalk level
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 Unrestricted Use, Protection of Groundwater, and Restricted Use Restricted-Residential Soil Cleanup Objectives (SCO).

Qualifiers:

D - The concentration reported is a result of a diluted sample.
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.

GENERAL NOTES:

1. BASE MAP SOURCE: PROPERTY SURVEY BY HAYNES LAND SURVEYORS OF SYOSSET, NY (DATED SEPTEMBER 14, 2015)
2. SAMPLING LOCATIONS ARE APPROXIMATE.
3. NC – NOT COMPLETED
4. VERTICAL ELEVATION DATUM: NATIONAL VERTICAL DATUM OF 1988 (NAVD88)
5. PREVIOUS SOIL BORING AND SOIL GAS LOCATIONS SAMPLED DURING THE CIDER PHASE II ESA.

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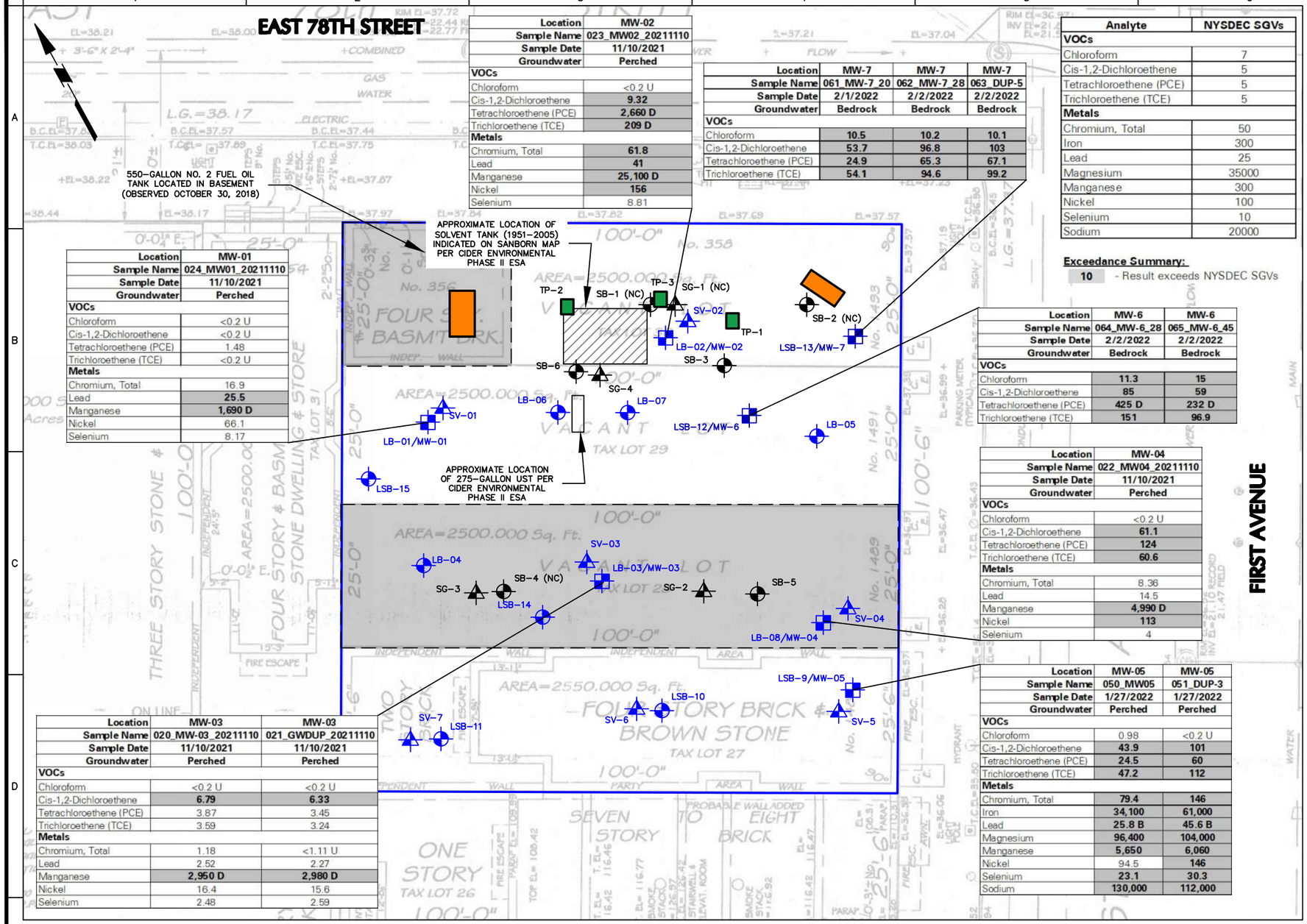
NJ Certificate of Authorization No.24GA27996400

Project
1487 FIRST AVENUE REDEVELOPMENT SITE
BLOCK No. 1452, LOT No.27 MANHATTAN
NEW YORK NEW YORK

Drawing Title
SOIL ANALYTICAL RESULTS

Project No.	Drawing No.
100963701	C-1
Date 2/24/2022	
Drawn By GCW	
Checked By MSR	

Filename: \\langan.com\data\PAR\data7\100963701\Project Data\CAD\01\SheetFiles\Figures\BCP Attachment C\Figure C-1 - Soil Analytical Results.dwg Date: 2/24/2022 Time: 16:27 User: ibaker Style Table: Langan.stb Layout: ANSIB-BL



Location	MW-01
Sample Name	024_MW01_20211110
Sample Date	11/10/2021
Groundwater	Perched
VOCs	
Chloroform	<0.2 U
Cis-1,2-Dichloroethene	<0.2 U
Tetrachloroethene (PCE)	1.48
Trichloroethene (TCE)	<0.2 U
Metals	
Chromium, Total	16.9
Lead	**25.5**
Manganese	**1,690 D**
Nickel	66.1
Selenium	8.17

Location	MW-02
Sample Name	023_MW02_20211110
Sample Date	11/10/2021
Groundwater	Perched
VOCs	
Chloroform	<0.2 U
Cis-1,2-Dichloroethene	**9.32**
Tetrachloroethene (PCE)	**2,660 D**
Trichloroethene (TCE)	**209 D**
Metals	
Chromium, Total	**61.8**
Lead	**41**
Manganese	**25,100 D**
Nickel	**156**
Selenium	8.81

Location	MW-7	MW-7	MW-7
Sample Name	061_MW-7_20	062_MW-7_28	063_DUP-5
Sample Date	2/1/2022	2/2/2022	2/2/2022
Groundwater	Bedrock	Bedrock	Bedrock
VOCs			
Chloroform	**10.5**	**10.2**	**10.1**
Cis-1,2-Dichloroethene	**53.7**	**96.8**	**103**
Tetrachloroethene (PCE)	**24.9**	**65.3**	**67.1**
Trichloroethene (TCE)	**54.1**	**94.6**	**99.2**

Analyte	NYSDEC SGVs
VOCs	
Chloroform	7
Cis-1,2-Dichloroethene	5
Tetrachloroethene (PCE)	5
Trichloroethene (TCE)	5
Metals	
Chromium, Total	50
Iron	300
Lead	25
Magnesium	35000
Manganese	300
Nickel	100
Selenium	10
Sodium	20000

Exceedance Summary:

10 - Result exceeds NYSDEC SGVs

Location	MW-6	MW-6
Sample Name	064_MW-6_28	065_MW-6_45
Sample Date	2/2/2022	2/2/2022
Groundwater	Bedrock	Bedrock
VOCs		
Chloroform	**11.3**	**15**
Cis-1,2-Dichloroethene	**85**	**59**
Tetrachloroethene (PCE)	**425 D**	**232 D**
Trichloroethene (TCE)	**151**	**96.9**

Location	MW-04
Sample Name	022_MW04_20211110
Sample Date	11/10/2021
Groundwater	Perched
VOCs	
Chloroform	<0.2 U
Cis-1,2-Dichloroethene	**61.1**
Tetrachloroethene (PCE)	**124**
Trichloroethene (TCE)	**60.6**
Metals	
Chromium, Total	8.36
Lead	14.5
Manganese	**4,990 D**
Nickel	**113**
Selenium	4

Location	MW-05	MW-05
Sample Name	050_MW05	051_DUP-3
Sample Date	1/27/2022	1/27/2022
Groundwater	Perched	Perched
VOCs		
Chloroform	0.98	<0.2 U
Cis-1,2-Dichloroethene	**43.9**	**101**
Tetrachloroethene (PCE)	**24.5**	**60**
Trichloroethene (TCE)	**47.2**	**112**
Metals		
Chromium, Total	**79.4**	**146**
Iron	**34,100**	**61,000**
Lead	**25.8 B**	**45.6 B**
Magnesium	**96,400**	**104,000**
Manganese	**5,650**	**6,060**
Nickel	94.5	**146**
Selenium	**23.1**	**30.3**
Sodium	**130,000**	**112,000**

Location	MW-03	MW-03
Sample Name	020_MW-03_20211110	021_GWDUP_20211110
Sample Date	11/10/2021	11/10/2021
Groundwater	Perched	Perched
VOCs		
Chloroform	<0.2 U	<0.2 U
Cis-1,2-Dichloroethene	**6.79**	**6.33**
Tetrachloroethene (PCE)	3.87	3.45
Trichloroethene (TCE)	3.59	3.24
Metals		
Chromium, Total	1.18	<1.11 U
Lead	2.52	2.27
Manganese	**2,950 D**	**2,980 D**
Nickel	16.4	15.6
Selenium	2.48	2.59

LEGEND

- APPROXIMATE SITE BOUNDARY
- No. 2 FUEL OIL AST LOCATION
- DYE AND DRY CLEANING HISTORICAL SITE USE
- SB-3 — PREVIOUS SOIL BORING LOCATION AND ID
- SG-2 — PREVIOUS SOIL GAS LOCATION AND ID
- LB-01/MW-01 — SOIL BORING AND MONITORING WELL LOCATION AND ID
- LB-04 — SOIL BORING LOCATION AND ID
- SV-01 — SOIL VAPOR LOCATION AND ID
- LB-01/MW-01 — SOIL BORING AND BEDROCK MONITORING WELL LOCATION AND ID
- ENVIRONMENTAL TEST PIT LOCATION

Notes:

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 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (herein collectively referenced as

Qualifiers:

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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.

GENERAL NOTES:

1. BASE MAP SOURCE: PROPERTY SURVEY BY HAYNES LAND SURVEYORS OF SYOSSET, NY (DATED SEPTEMBER 14, 2015)
2. SAMPLING LOCATIONS ARE APPROXIMATE.
3. NC – NOT COMPLETED
4. VERTICAL ELEVATION DATUM: NATIONAL VERTICAL DATUM OF 1988 (NAVD88)
5. PREVIOUS SOIL BORING AND SOIL GAS LOCATIONS SAMPLED DURING THE CIDER PHASE II ESA.

20 0 5 10 20
SCALE IN FEET

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NJ Certificate of Authorization No.24GA27996400

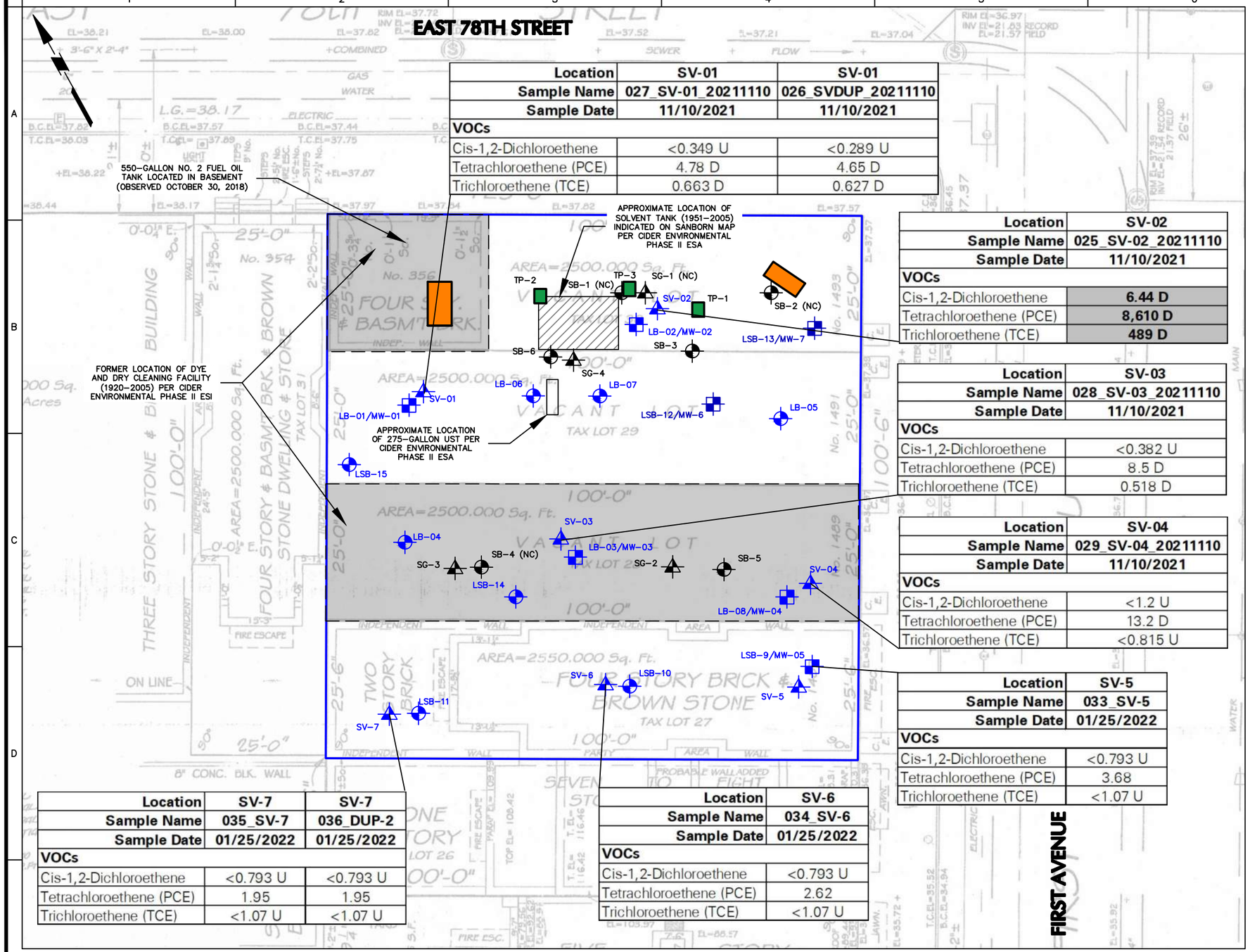
Project
1487 FIRST AVENUE REDEVELOPMENT SITE
BLOCK No. 1452, LOT No.27
MANHATTAN
NEW YORK **NEW YORK**

Drawing Title
GROUNDWATER ANALYTICAL RESULTS

Project No.	100963701
Date	2/24/2022
Drawn By	GCW
Checked By	MSR

Drawing No. **C-2**

Filename: \\langan.com\data\PAR\data7\100963701\Project Data\CAD\01\SheetFiles\Figures\BCP Attachment C\Figure C-2 - Groundwaterl Analytical Results.dwg Date: 2/24/2022 Time: 16:26 User: ibaker Style Table: Langan.stb Layout: ANSIB-BL



Location	SV-01	SV-01
Sample Name	027_SV-01_20211110	026_SVDUP_20211110
Sample Date	11/10/2021	11/10/2021
VOCs		
Cis-1,2-Dichloroethene	<0.349 U	<0.289 U
Tetrachloroethene (PCE)	4.78 D	4.65 D
Trichloroethene (TCE)	0.663 D	0.627 D

Location	SV-02
Sample Name	025_SV-02_20211110
Sample Date	11/10/2021
VOCs	
Cis-1,2-Dichloroethene	**6.44 D**
Tetrachloroethene (PCE)	**8,610 D**
Trichloroethene (TCE)	**489 D**

Location	SV-03
Sample Name	028_SV-03_20211110
Sample Date	11/10/2021
VOCs	
Cis-1,2-Dichloroethene	<0.382 U
Tetrachloroethene (PCE)	8.5 D
Trichloroethene (TCE)	0.518 D

Location	SV-04
Sample Name	029_SV-04_20211110
Sample Date	11/10/2021
VOCs	
Cis-1,2-Dichloroethene	<1.2 U
Tetrachloroethene (PCE)	13.2 D
Trichloroethene (TCE)	<0.815 U

Location	SV-5
Sample Name	033_SV-5
Sample Date	01/25/2022
VOCs	
Cis-1,2-Dichloroethene	<0.793 U
Tetrachloroethene (PCE)	3.68
Trichloroethene (TCE)	<1.07 U

Location	SV-6
Sample Name	034_SV-6
Sample Date	01/25/2022
VOCs	
Cis-1,2-Dichloroethene	<0.793 U
Tetrachloroethene (PCE)	2.62
Trichloroethene (TCE)	<1.07 U

Location	SV-7	SV-7
Sample Name	035_SV-7	036_DUP-2
Sample Date	01/25/2022	01/25/2022
VOCs		
Cis-1,2-Dichloroethene	<0.793 U	<0.793 U
Tetrachloroethene (PCE)	1.95	1.95
Trichloroethene (TCE)	<1.07 U	<1.07 U

LEGEND

- APPROXIMATE SITE BOUNDARY
- No. 2 FUEL OIL AST LOCATION
- DYE AND DRY CLEANING HISTORICAL SITE USE
- SB-3 — PREVIOUS SOIL BORING LOCATION AND ID
- SG-2 — PREVIOUS SOIL GAS LOCATION AND ID
- LB-01/MW-01 — SOIL BORING AND MONITORING WELL LOCATION AND ID
- LB-04 — SOIL BORING LOCATION AND ID
- SV-01 — SOIL VAPOR LOCATION AND ID
- LB-01/MW-01 — SOIL BORING AND BEDROCK MONITORING WELL LOCATION AND ID
- ENVIRONMENTAL TEST PIT LOCATION

Notes:
SV - Soil Vapor
ug/m3 - microgram per cubic meter
NA - Not analyzed
RL - Reporting limit
<RL - Not detected
Soil vapor sample analytical results are compared to the minimum soil vapor concentrations at which mitigation is recommended as set forth in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (2017).

Qualifiers:
D - The concentration reported is a result of a diluted sample.
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.

Analyte	NYSDOH Decision Matrices Minimum Concentrations
VOCs	
Cis-1,2-Dichloroethene	6
Tetrachloroethene (PCE)	100
Trichloroethene (TCE)	6

Exceedance Summary:

10 - Result exceeds NYSDOH Decision Matrices Minimum Concentrations

GENERAL NOTES:

1. BASE MAP SOURCE: PROPERTY SURVEY BY HAYNES LAND SURVEYORS OF SYOSSET, NY (DATED SEPTEMBER 14, 2015)
2. SAMPLING LOCATIONS ARE APPROXIMATE.
3. NC – NOT COMPLETED
4. VERTICAL ELEVATION DATUM: NATIONAL VERTICAL DATUM OF 1988 (NAVD88)
5. PREVIOUS SOIL BORING AND SOIL GAS LOCATIONS SAMPLED DURING THE CIDER PHASE II ESA.

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NJ Certificate of Authorization No.24GA27996400
NEW YORK NEW YORK

Project
1487 FIRST AVENUE REDEVELOPMENT SITE
BLOCK No. 1452, LOT No.27
MANHATTAN

Drawing Title
SOIL VAPOR ANALYTICAL RESULTS

Project No. 100963701
Date 2/24/2022
Drawn By GCW
Checked By MSR

Drawing No. C-3

Filename: \\langan.com\data\PAR\data7\100963701\Project Data\CAD\01\SheetFiles\Figures\BCP Attachment C\Figure C-3 - Soil Vapor Analytical Results.dwg Date: 2/24/2022 Time: 16:25 User: ibaker Style Table: Langan.stb Layout: ANSIB-BL

Table C-1
Soil Analytical Results

1487 First Avenue
Manhattan, New York
Langan Project No.: 100963701

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	Location	LB-01	LB-01	LB-02	LB-02	LB-3	LB-3	LB-04	LB-04	LB-05	LB-05	LB-06	LB-06
					Sample Name	009_LB-01_0-1	010_LB-01_6.5-8.5	007_LB-02_6-8	008_LB-02_8-10	004_LB-3_0-2	005_LB-3_7-9	016_LB-04_0-2_20211110	017_LB-04_6.5-7.5_20211110	018_LB-05_6.5-8_20211110	019_LB-05_8-9_20211110	011_LB-06_0-2	012_LB-06_6-8
					Sample Date	11/09/2021	11/09/2021	11/09/2021	11/09/2021	11/09/2021	11/09/2021	11/10/2021	11/10/2021	11/10/2021	11/10/2021	11/09/2021	11/09/2021
					Sample Depth (fbfbs)	0-1	6.5-8.5	6-8	8-10	0-2	7-9	0-2	6.5-7.5	6.5-8	8-9	0-2	6-8
					Sample Depth (fbsl)	9.5-10.5	16-18	14.5-16.5	16.5-18.5	9.5-11.5	16.5-18.5	9.5-11.5	16-17	16-17.5	17.5-18.5	9.5-11.5	15.5-17.5
					Fill/Native	Fill	Native	Native	Native	Fill	Native	Fill	Native	Native	Native	Fill	Native
					Unit	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	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
1,1,1-Trichloroethane	71-55-6	0.68	0.68	100	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
1,1,2,2-Tetrachloroethane	79-34-5	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
1,1,2-Trichloroethane	79-00-5	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
1,1-Dichloroethane	75-34-3	0.27	0.27	26	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
1,1-Dichloroethene	75-35-4	0.33	0.33	100	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
1,1-Dichloropropene	563-58-6	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
1,2,3-Trichlorobenzene	87-61-6	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
1,2,3-Trichloropropane	96-18-4	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
1,2,4-Trichlorobenzene	120-82-1	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
1,2,4-Trimethylbenzene	95-63-6	3.6	3.6	52	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
1,2-Dibromo-3-Chloropropane	96-12-8	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
1,2-Dichlorobenzene	95-50-1	1.1	1.1	100	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
1,2-Dichloroethane	107-06-2	0.02	0.02	3.1	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
1,2-Dichloropropane	78-87-5	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	8.4	8.4	52	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
1,3-Dichlorobenzene	541-73-1	2.4	2.4	49	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
1,3-Dichloropropane	142-28-9	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
1,4-Dichlorobenzene	106-46-7	1.8	1.8	13	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	0.1	13	mg/kg	<0.061 U	<0.043 U	<0.046 U	<0.044 U	<0.051 U	<0.046 U	<0.053 U	<0.045 U	<0.029 U	<0.043 U	<0.053 U	<0.044 U
2,2-Dichloropropane	594-20-7	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
2-Chlorotoluene	95-49-8	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
2-Hexanone (MBK)	591-78-6	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
4-Chlorotoluene	106-43-4	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Acetone	67-64-1	**0.05**	0.05	100	mg/kg	<0.0061 U	0.0099	<0.0046 U	<0.0044 U	<0.0051 U	<0.0046 U	<0.0053 U	<0.0045 U	0.017	0.0069 J	<0.0053 U	<0.0044 U
Acrolein	107-02-8	NS	NS	NS	mg/kg	<0.0061 U	<0.0043 U	<0.0046 U	<0.0044 U	<0.0051 U	<0.0046 U	<0.0053 U	<0.0045 U	<0.0029 U	<0.0043 U	<0.0053 U	<0.0044 U
Acrylonitrile	107-13-1	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Benzene	71-43-2	0.06	0.06	4.8	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Bromobenzene	108-86-1	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Bromochloromethane	74-97-5	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Bromodichloromethane	75-27-4	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Bromoform	75-25-2	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Bromomethane	74-83-9	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Carbon Disulfide	75-15-0	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Carbon Tetrachloride	56-23-5	0.76	0.76	2.4	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Chlorobenzene	108-90-7	1.1	1.1	100	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Chloroethane	75-00-3	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Chloroform	67-66-3	0.37	0.37	49	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Chloromethane	74-87-3	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Cis-1,2-Dichloroethene	156-59-2	0.25	0.25	100	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Cis-1,3-Dichloropropene	10061-01-5	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Cyclohexane	110-82-7	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Dibromochloromethane	124-48-1	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Dibromomethane	74-95-3	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Dichlorodifluoromethane	75-71-8	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Ethylbenzene	100-41-4	1	1	41	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Hexachlorobutadiene	87-68-3	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Isopropylbenzene (Cumene)	98-82-8	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
M,P-Xylene	179601-23-1	NS	NS	NS	mg/kg	<0.0061 U	<0.0043 U	<0.0046 U	<0.0044 U	<0.0051 U	<0.0046 U	<0.0053 U	<0.0045 U	<0.0029 U	<0.0043 U	<0.0053 U	<0.0044 U
Methyl Acetate	79-20-9	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	0.12	0.12	100	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	0.0039	<0.0021 U	<0.0027 U	<0.0022 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Methylcyclohexane	108-87-2	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Methylene Chloride	75-09-2	0.05	0.05	100	mg/kg	0.015	0.01	0.015	0.015	0.017	0.015	0.0065 J	0.011	0.0049 J	0.011	0.045	0.014
n-Butylbenzene	104-51-8	12	12	100	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
n-Propylbenzene	103-65-1	3.9	3.9	100	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
p-Cymene (p-Isopropyltoluene)	CYMP	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Sec-Butylbenzene	135-98-8	11	11	100	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	0.0056	<0.0021 U	<0.0027 U	<0.0022 U
Styrene	100-42-5	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
T-Butylbenzene	98-06-6	5.9	5.9	100	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Tert-Butyl Alcohol	75-65-0	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Tert-Butyl Methyl Ether	1634-04-4	0.93	0.93	100	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Tetrachloroethene (PCE)	127-18-4	**1.3**	1.3	19	mg/kg	<0.0031 U	<0.0022 U	**1.6 D**	0.59 D	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Toluene	108-88-3	0.7	0.7	100	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Total Xylenes	1330-20-7	0.26	1.6	100	mg/kg	<0.0092 U	<0.0065 U	<0.0069 U	<0.0066 U	<0.0077 U	<0.0069 U	<0.0079 U	<0.0068 U	<0.0044 U	<0.0064 U	<0.008 U	<0.0067 U
Trans-1,2-Dichloroethene	156-60-5	0.19	0.19	100	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Trans-1,3-Dichloropropene	10061-02-6	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Trichloroethene (TCE)	79-01-6	0.47	0.47	21	mg/kg	<0.0031 U	<0.0022 U	0.058	0.025	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Trichlorofluoromethane	75-69-4	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Vinyl Acetate	108-05-4	NS	NS	NS	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U
Vinyl Chloride	75-01-4	0.02	0.02	0.9	mg/kg	<0.0031 U	<0.0022 U	<0.0023 U	<0.0022 U	<0.0026 U	<0.0023 U	<0.0026 U	<0.0023 U	<0.0015 U	<0.0021 U	<0.0027 U	<0.0022 U

Table C-1
Soil Analytical Results

1487 First Avenue
Manhattan, New York
Langan Project No.: 100963701

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	Location	LB-01	LB-01	LB-02	LB-02	LB-3	LB-3	LB-04	LB-04	LB-05	LB-05	LB-06	LB-06
					Sample Name	009_LB-01_0-1	010_LB-01_6.5-8.5	007_LB-02_6-8	008_LB-02_8-10	004_LB-3_0-2	005_LB-3_7-9	016_LB-04_0-2_20211110	017_LB-04_6.5-7.5_20211110	018_LB-05_6.5-8_20211110	019_LB-05_8-9_20211110	011_LB-06_0-2	012_LB-06_6-8
					Sample Date	11/09/2021	11/09/2021	11/09/2021	11/09/2021	11/09/2021	11/09/2021	11/10/2021	11/10/2021	11/10/2021	11/10/2021	11/09/2021	11/09/2021
					Sample Depth (fbfbs)	0-1	6.5-8.5	6-8	8-10	0-2	7-9	0-2	6.5-7.5	6.5-8	8-9	0-2	6-8
					Sample Depth (fbsl)	9.5-10.5	16-18	14.5-16.5	16.5-18.5	9.5-11.5	16.5-18.5	9.5-11.5	16-17	16-17.5	17.5-18.5	9.5-11.5	15.5-17.5
					Fill/Native	Fill	Native	Native	Native	Fill	Native	Fill	Native	Native	Native	Fill	Native
					Unit	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	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2,4-Trichlorobenzene	120-82-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichlorobenzene	95-50-1	1.1	1.1	100	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Diphenylhydrazine	122-66-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,3-Dichlorobenzene	541-73-1	2.4	2.4	49	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,4-Dichlorobenzene	106-46-7	1.8	1.8	13	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	0.1	13	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2,3,4,6-Tetrachlorophenol	58-90-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2,4,5-Trichlorophenol	95-95-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2,4,6-Trichlorophenol	88-06-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2,4-Dichlorophenol	120-83-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2,4-Dimethylphenol	105-67-9	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2,4-Dinitrophenol	51-28-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2,4-Dinitrotoluene	121-14-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2,6-Dinitrotoluene	606-20-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2-Chloronaphthalene	91-58-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2-Chlorophenol	95-57-8	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2-Methylnaphthalene	91-57-6	NS	NS	NS	mg/kg	<0.045 U	<0.0467 U	<0.0481 U	<0.0453 U	<0.0454 U	<0.0475 U	<0.0501 U	<0.0471 U	<0.0467 U	<0.0479 U	<0.0462 U	<0.0465 U
2-Methylphenol (o-Cresol)	95-48-7	0.33	0.33	100	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2-Nitroaniline	88-74-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2-Nitrophenol	88-75-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
3 & 4 Methylphenol (m&p Cresol)	65794-96-9	0.33	0.33	100	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
3,3'-Dichlorobenzidine	91-94-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
3-Nitroaniline	99-09-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4,6-Dinitro-2-Methylphenol	534-52-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4-Bromophenyl Phenyl Ether	101-55-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4-Chloro-3-Methylphenol	59-50-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4-Chloroaniline	106-47-8	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4-Chlorophenyl Phenyl Ether	7005-72-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4-Nitroaniline	100-01-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4-Nitrophenol	100-02-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Acenaphthene	83-32-9	20	98	100	mg/kg	<0.045 U	<0.0467 U	<0.0481 U	<0.0453 U	<0.0454 U	<0.0475 U	<0.0501 U	<0.0471 U	<0.0467 U	<0.0479 U	<0.0462 U	<0.0465 U
Acenaphthylene	208-96-8	100	107	100	mg/kg	<0.045 U	<0.0467 U	<0.0481 U	<0.0453 U	<0.0454 U	<0.0475 U	<0.0501 U	<0.0471 U	<0.0467 U	<0.0479 U	<0.0462 U	<0.0465 U
Acetophenone	98-86-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Aniline (Phenylamine, Aminobenzene)	62-53-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Anthracene	120-12-7	100	1000	100	mg/kg	<0.045 U	<0.0467 U	<0.0481 U	<0.0453 U	<0.0454 U	<0.0475 U	<0.0501 U	<0.0471 U	<0.0467 U	<0.0479 U	<0.0462 U	<0.0465 U
Atrazine	1912-24-9	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzaldehyde	100-52-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzidine	92-87-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzo(a)anthracene	56-55-3	1	1	1	mg/kg	0.124 D	<0.0467 U	<0.0481 U	<0.0453 U	<0.0454 U	<0.0475 U	<0.0501 U	<0.0471 U	<0.0467 U	<0.0479 U	<0.0462 U	<0.0465 U
Benzo(a)pyrene	50-32-8	1	22	1	mg/kg	0.103 D	<0.0467 U	<0.0481 U	<0.0453 U	<0.0454 U	<0.0475 U	<0.0501 U	<0.0471 U	<0.0467 U	<0.0479 U	<0.0462 U	<0.0465 U
Benzo(b)fluoranthene	205-99-2	1	1.7	1	mg/kg	0.0819 JD	<0.0467 U	<0.0481 U	<0.0453 U	<0.0454 U	<0.0475 U	<0.0501 U	<0.0471 U	<0.0467 U	<0.0479 U	<0.0462 U	<0.0465 U
Benzo(g,h,i)Perylene	191-24-2	100	1000	100	mg/kg	0.0539 JD	<0.0467 U	<0.0481 U	<0.0453 U	<0.0454 U	<0.0475 U	<0.0501 U	<0.0471 U	<0.0467 U	<0.0479 U	<0.0462 U	<0.0465 U
Benzo(k)fluoranthene	207-08-9	0.8	1.7	3.9	mg/kg	0.0948 D	<0.0467 U	<0.0481 U	<0.0453 U	<0.0454 U	<0.0475 U	<0.0501 U	<0.0471 U	<0.0467 U	<0.0479 U	<0.0462 U	<0.0465 U
Benzoic Acid	65-85-0	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzyl Alcohol	100-51-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzyl Butyl Phthalate	85-68-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Biphenyl (Diphenyl)	92-52-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Bis(2-chloroethoxy) methane	111-91-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Bis(2-chloroethyl) ether (2-chloroethyl ether)	111-44-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Bis(2-chloroisopropyl) ether	108-60-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Bis(2-ethylhexyl) phthalate	117-81-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Caprolactam	105-60-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Carbazole	86-74-8	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chrysene	218-01-9	1	1	3.9	mg/kg	0.118 D	<0.0467 U	<0.0481 U	<0.0453 U	<0.0454 U	<0.0475 U	<0.0501 U	<0.0471 U	<0.0467 U	<0.0479 U	<0.0462 U	<0.0465 U
Dibenz(a,h)anthracene	53-70-3	0.33	1000	0.33	mg/kg	<0.045 U	<0.0467 U	<0.0481 U	<0.0453 U	<0.0454 U	<0.0475 U	<0.0501 U	<0.0471 U	<0.0467 U	<0.0479 U	<0.0462 U	<0.0465 U
Dibenzofuran	132-64-9	7	210	59	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dibutyl phthalate	84-74-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Diethyl phthalate	84-66-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dimethyl phthalate	131-11-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dioctyl phthalate	117-84-0	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Fluoranthene	206-44-0	100	1000	100	mg/kg	0.198 D	<0.0467 U	<0.0481 U	<0.0453 U	<0.0454 U	<0.0475 U	<0.0501 U	<0.0471 U	<0.0467 U	<0.0479 U	<0.0462 U	<0.0465 U
Fluorene	86-73-7	30	386	100	mg/kg	<0.045 U	<0.0467 U	<0.0481 U	<0.0453 U	<0.0454 U	<0.0475 U	<0.0501 U	<0.0471 U	<0.0467 U	<0.0479 U	<0.0462 U	<0.0465 U
Hexachlorobenzene	118-74-1	0.33	3.2	1.2	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Hexachlorobutadiene	87-68-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Hexachlorocyclopentadiene	77-47-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Hexachloroethane	67-72-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	8.2	0.5	mg/kg	<0.045 U	<0.0467 U	<0.0481 U	<0.0453 U	<0.0454 U	<0.0475 U	<0.0501 U	<0.0471 U	<0.0467 U	<0.0479 U	<0.0462 U	<0.0465 U
Isophorone	78-59-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Naphthalene	91-20-3	12	12	100	mg/kg	<0.045 U	<0.0467 U	<0.0481 U	<0.0453 U	<0.0454 U	<0.0475 U	<0.0501 U	<0.0471 U	<0.0467 U	<0.0479 U	<0.0462 U	<0.0465 U
Nitrobenzene	98-95-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
n-Nitrosodimethylamine	62-75-9	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
n-Nitrosodi-N-Propylamine	621-64-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
n-Nitrosodiphenylamine	86-30-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Pentachlorophenol	87-86-5	0.8	0.8	6.7	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Phenanthrene	85-01-8	100	1000	100	mg/kg	0.0618 JD	<0.0467 U	<0.0481 U	<0.0453 U	<0.0454 U	<0.0475 U	<0.0501 U	<0.0471 U	<0.0467 U	<0.0479 U	<0.0462 U	<0.0465 U
Phenol	108-95-2	0.33	0.33	100	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Pyrene	129-00-0	100	1000	100	mg/kg	0.173 D	<0.0467 U	<0.0481 U	<0.0453 U	<0.0454 U	<0.0475 U	<0.0501 U	<0.0471 U	0.0499 JD	<0.0479 U	<0.0462 U	<0.0465 U
Pyridine	110-86-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Table C-1
Soil Analytical Results

1487 First Avenue
Manhattan, New York
Langan Project No.: 100963701

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	Location	LB-01	LB-01	LB-02	LB-02	LB-3	LB-3	LB-04	LB-04	LB-05	LB-05	LB-06	LB-06
					Sample Name	009_LB-01_0-1	010_LB-01_6.5-8.5	007_LB-02_6-8	008_LB-02_8-10	004_LB-3_0-2	005_LB-3_7-9	016_LB-04_0-2_20211110	017_LB-04_6.5-7.5_20211110	018_LB-05_6.5-8_20211110	019_LB-05_8-9_20211110	011_LB-06_0-2	012_LB-06_6-8
					Sample Date	11/09/2021	11/09/2021	11/09/2021	11/09/2021	11/09/2021	11/09/2021	11/10/2021	11/10/2021	11/10/2021	11/10/2021	11/09/2021	11/09/2021
					Sample Depth (fbfbs)	0-1	6.5-8.5	6-8	8-10	0-2	7-9	0-2	6.5-7.5	6.5-8	8-9	0-2	6-8
					Sample Depth (fbsl)	9.5-10.5	16-18	14.5-16.5	16.5-18.5	9.5-11.5	16.5-18.5	9.5-11.5	16-17	16-17.5	17.5-18.5	9.5-11.5	15.5-17.5
					Fill/Native	Fill	Native	Native	Native	Fill	Native	Fill	Native	Native	Native	Fill	Native
					Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Pesticides																	
4,4'-DDD	72-54-8	0.0033	14	13	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4,4'-DDE	72-55-9	0.0033	17	8.9	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4,4'-DDT	50-29-3	0.0033	136	7.9	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Aldrin	309-00-2	0.005	0.19	0.097	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Alpha BHC (Alpha Hexachlorocyclohexane)	319-84-6	0.02	0.02	0.48	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Alpha Chlordane	5103-71-9	0.094	2.9	4.2	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Alpha Endosulfan	959-98-8	2.4	102	24	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Beta Bhc (Beta Hexachlorocyclohexane)	319-85-7	0.036	0.09	0.36	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Beta Endosulfan	33213-65-9	2.4	102	24	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chlordane (alpha and gamma)	57-74-9	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Delta Bhc (Delta Hexachlorocyclohexane)	319-86-8	0.04	0.25	100	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dieldrin	60-57-1	0.005	0.1	0.2	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Endosulfan Sulfate	1031-07-8	2.4	1000	24	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Endrin	72-20-8	0.014	0.06	11	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Endrin Aldehyde	7421-93-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Endrin Ketone	53494-70-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Gamma Bhc (Lindane)	58-89-9	0.1	0.1	1.3	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Gamma-Chlordane	5566-34-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Heptachlor	76-44-8	0.042	0.38	2.1	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Heptachlor Epoxide	1024-57-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Methoxychlor	72-43-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Toxaphene	8001-35-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Herbicides																	
2,4,5-T (Trichlorophenoxyacetic Acid)	93-76-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2,4-D (Dichlorophenoxyacetic Acid)	94-75-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Silvex (2,4,5-Tp)	93-72-1	3.8	3.8	100	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Polychlorinated Biphenyl																	
PCB-1016 (Aroclor 1016)	12674-11-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0185 U	<0.0187 U
PCB-1221 (Aroclor 1221)	11104-28-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0185 U	<0.0187 U
PCB-1232 (Aroclor 1232)	11141-16-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0185 U	<0.0187 U
PCB-1242 (Aroclor 1242)	53469-21-9	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0185 U	<0.0187 U
PCB-1248 (Aroclor 1248)	12672-29-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0185 U	<0.0187 U
PCB-1254 (Aroclor 1254)	11097-69-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0185 U	<0.0187 U
PCB-1260 (Aroclor 1260)	11096-82-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0185 U	<0.0187 U
Total PCBs	1336-36-3	0.1	3.2	1	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0185 U	<0.0187 U
Metals																	
Aluminum	7429-90-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Antimony	7440-36-0	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Arsenic	7440-38-2	13	16	16	mg/kg	5.81	<1.7 U	<1.74 U	<1.66 U	<1.65 U	<1.73 U	<1.81 U	<1.72 U	<1.69 U	<1.75 U	4.5	<1.7 U
Barium	7440-39-3	**350**	820	400	mg/kg	332	149	140	104	166	60.2	128	68.3	116	**451**	194	144
Beryllium	7440-41-7	7.2	47	72	mg/kg	<0.055 U	<0.057 U	<0.058 U	<0.055 U	<0.055 U	<0.058 U	<0.06 U	<0.057 U	<0.056 U	<0.058 U	<0.057 U	<0.057 U
Cadmium	7440-43-9	2.5	7.5	4.3	mg/kg	1.1	0.344	0.36	<0.332 U	0.462	<0.346 U	<0.362 U	<0.344 U	<0.337 U	0.78	0.42	0.383
Calcium	7440-70-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium, Hexavalent	18540-29-9	1	19	110	mg/kg	NA	NA	<0.579 U	NA	<0.551 U	NA	<0.603 U	NA	NA	NA	<0.569 U	NA
Chromium, Total	7440-47-3	**30**	NS	180	mg/kg	25.6	**36.5**	**41.4**	28.5	25.5	17.3	23.9	19.6	**50.7**	**140**	25.4	**41.2**
Cobalt	7440-48-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Copper	7440-50-8	**50**	1720	270	mg/kg	**81.8**	42.7	47.6	25.2	**53.8**	20.3	25.6	22	38.4	**50.7**	48.5	48.1
Cyanide	57-12-5	27	40	27	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Iron	7439-89-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lead	7439-92-1	**63**	450	400	mg/kg	**421**	9.17	8.9	6.92	**303**	32.6	33	6.64	32	18	**345**	13.2
Magnesium	7439-95-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Manganese	7439-96-5	1600	2000	2000	mg/kg	348	216	290	303	324	144	1,260	92.2	266	539	357	282
Mercury	7439-97-6	**0.18**	0.73	0.81	mg/kg	<0.0364 U	<0.0374 U	<0.0382 U	<0.0365 U	0.101	<0.0381 U	<0.0398 U	<0.0378 U	<0.0371 U	<0.0385 U	<0.0375 U	<0.0373 U
Nickel	7440-02-0	**30**	130	310	mg/kg	**35.2**	**39.8**	**55.8**	27	26.8	18.4	20.8	**44.4**	**44.4**	**65.1**	24.4	**47.3**
Potassium	7440-09-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Selenium	7782-49-2	3.9	4	180	mg/kg	<2.76 U	<2.93 U	<2.89 U	<2.76 U	<2.75 U	<2.89 U	<3.02 U	<2.87 U	<2.81 U	<2.93 U	<2.84 U	<2.93 U
Silver	7440-22-4	**2**	8.3	180	mg/kg	0.633	1.31	1.34	1.01	0.862	<0.577 U	0.757	<0.573 U	<0.562 U	**3.19**	0.825	0.928
Sodium	7440-23-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Thallium	7440-28-0	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Vanadium	7440-62-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Zinc	7440-66-6	**109**	2480	10000	mg/kg	**383**	59.9	73.2	53.4	**287**	42.5	43.7	59.3	69.4	**136**	**156**	71.3
General Chemistry																	
Solids, Percent	SOLID	NS	NS	NS	Percent	90.7	88.3	86.4	90.5	90.8	86.6	82.9	87.2	88.9	85.6	87.9	88.4
Perfluorooctanoic acids																	
N-ethyl perfluorooctane- sulfonamidoacetic Acid (NEtFOSAA)	2991-50-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
N-methyl perfluorooctane- sulfonamidoacetic Acid (NMeFOSAA)	2355-31-9	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Perfluorobutanesulfonic Acid (PFBS)	375-73-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Perfluorobutanoic acid (PFBA)	375-22-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Perfluorodecanesulfonic Acid (PFDS)	335-77-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Perfluorodecanoic Acid (PFDA)	335-76-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Perfluorododecanoic Acid (PFDoA)	307-55-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Perfluoroheptanesulfonic Acid (PFHpS)	375-92-8	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Perfluoroheptanoic acid (PFHpA)	375-85-9	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Perfluorohexanesulfonic Acid (PFHxS)	355-46-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Perfluorohexanoic Acid (PFHxA)	307-24-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Perfluorononanoic Acid (PFNA)	375-95-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Perfluorooctanesulfonamide (FOSA)	754-91-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Perfluorooctanesulfonic Acid (PFOS)	1763-23-1	0.00088	0.0037	0.044	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Perfluorooctanoic Acid (PFOA)	335-67-1	0.00066	0.0011	0.033	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Perfluoropentanoic Acid (PFPeA)	2706-90-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Perfluorotetradecanoic Acid (PFTA)	376-06-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Perfluorotridecanoic Acid (PFTrDA)	72629-94-8	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Perfluoroundecanoic Acid (PFUnA)	2058-94-8	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Sodium 1H,1H,2H,2H-Perfluorodecane Sulfonate (8:2) (8:2FTS)	39108-34-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Sodium 1H,1H,2H,2H-Perfluorooctane Sulfonate (6:2) (6:2FTS)	27619-97-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Table C-1
Soil Analytical Results

1487 First Avenue
Manhattan, New York
Langan Project No.: 100963701

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	Location	LB-07	LB-07	LB-08	LB-08	LB-08	LSB-9	LSB-9	LSB-10	LSB-10	LSB-10	LSB-11	LSB-11	LSB-12	LSB-12	LSB-13	LSB-14	LSB-15	LSB-15
					Sample Name	015_LB-07_0-2_20211110	014_LB-07_5-7_20211110	001_LB-08_0-2	002_LB-08_7.5-9.5	003_DUP-1	037_LSB-9_0-2	038_LSB-9_4-6	039_LSB-10_0-2	040_DUP-1	041_LSB-10_4-6	042_LSB-11_0-2	043_LSB-11_2-4	046_LSB-12_15-17	047_LSB-12_18-20	055_LSB-13_15-17	056_LSB-14_15-17	058_LSB-15_15-17	057_DUP_4
					Sample Date	11/10/2021	11/10/2021	11/09/2021	11/09/2021	11/09/2021	01/25/2022	01/25/2022	01/25/2022	01/25/2022	01/25/2022	01/25/2022	01/25/2022	01/26/2022	01/26/2022	01/28/2022	02/01/2022	02/01/2022	02/01/2022
					Sample Depth (fbfbs)	0-2	5-7	0-2	7.5-9.5	7.5-9.5	0-2	4-6	0-2	0-2	4-6	0-2	2-4	7-9	10-12	11-13	9-11	9-11	9-11
					Sample Depth (fbsl)	9.5-11.5	14.5-16.5	9.5-11.5	17-19	17-19	8-10	12-14	8-10	8-10	12-14	8-10	10-12	15-17	18-20	15-17	15-17	15-17	15-17
					Fill/Native	Fill	Native	Fill	Native	Native	Fill	Native	Native	Native	Native	Fill	Native	Native	Native	Native	Native	Native	Native
					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	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
1,1,1-Trichloroethane	71-55-6	0.68	0.68	100	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
1,1,2,2-Tetrachloroethane	79-34-5	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
1,1,2-Trichloroethane	79-00-5	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
1,1-Dichloroethane	75-34-3	0.27	0.27	26	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
1,1-Dichloroethene	75-35-4	0.33	0.33	100	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
1,1-Dichloropropene	563-58-6	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
1,2,3-Trichlorobenzene	87-61-6	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
1,2,3-Trichloropropane	96-18-4	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
1,2,4-Trichlorobenzene	120-82-1	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
1,2,4-Trimethylbenzene	95-63-6	3.6	3.6	52	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
1,2-Dibromo-3-Chloropropane	96-12-8	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
1,2-Dichlorobenzene	95-50-1	1.1	1.1	100	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
1,2-Dichloroethane	107-06-2	0.02	0.02	3.1	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
1,2-Dichloropropane	78-87-5	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	8.4	8.4	52	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
1,3-Dichlorobenzene	541-73-1	2.4	2.4	49	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
1,3-Dichloropropane	142-28-9	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
1,4-Dichlorobenzene	106-46-7	1.8	1.8	13	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	0.1	13	mg/kg	<0.04 U	<0.047 U	<0.058 U	<0.045 U	<0.046 U	<0.048 U	<0.043 U	<0.043 U	<0.048 U	<0.04 U	<0.038 U	<0.047 U	<0.053 U	<0.048 U	<0.044 U	<0.04 U	<0.039 U	<0.04 U
2,2-Dichloropropane	594-20-7	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
2-Chlorotoluene	95-49-8	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
2-Hexanone (MBK)	591-78-6	NS	NS	NS	mg/kg	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
4-Chlorotoluene	106-43-4	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Acetone	67-64-1	**0.05**	0.05	100	mg/kg	<0.004 U	<0.0047 U	<0.0058 U	<0.0045 U	<0.0046 U	<0.0048 U	<0.0043 U	0.0083 J	0.011	0.0042 J	<0.0038 U	**0.085**	0.0055 J	0.025	<0.0044 U	0.005 J	0.0094	0.0088
Acrolein	107-02-8	NS	NS	NS	mg/kg	<0.004 U	<0.0047 U	<0.0058 U	<0.0045 U	<0.0046 U	<0.0048 U	<0.0043 U	<0.0043 U	<0.0048 U	<0.004 U	<0.0038 U	<0.0047 U	<0.0053 U	<0.0048 U	<0.0044 U	<0.004 U	<0.0039 U	<0.004 U
Acrylonitrile	107-13-1	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Benzene	71-43-2	0.06	0.06	4.8	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Bromobenzene	108-86-1	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Bromochloromethane	74-97-5	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Bromodichloromethane	75-27-4	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Bromoform	75-25-2	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Bromomethane	74-83-9	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Carbon Disulfide	75-15-0	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Carbon Tetrachloride	56-23-5	0.76	0.76	2.4	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Chlorobenzene	108-90-7	1.1	1.1	100	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Chloroethane	75-00-3	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Chloroform	67-66-3	0.37	0.37	49	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Chloromethane	74-87-3	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Cis-1,2-Dichloroethene	156-59-2	0.25	0.25	100	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Cis-1,3-Dichloropropene	10061-01-5	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Cyclohexane	110-82-7	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Dibromochloromethane	124-48-1	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Dibromomethane	74-95-3	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Dichlorodifluoromethane	75-71-8	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Ethylbenzene	100-41-4	1	1	41	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Hexachlorobutadiene	87-68-3	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Isopropylbenzene (Cumene)	98-82-8	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
M,P-Xylene	179601-23-1	NS	NS	NS	mg/kg	<0.004 U	<0.0047 U	<0.0058 U	<0.0045 U	<0.0046 U	<0.0048 U	<0.0043 U	<0.0043 U	<0.0048 U	<0.004 U	<0.0038 U	<0.0047 U	<0.0053 U	<0.0048 U	<0.0044 U	<0.004 U	<0.0039 U	<0.004 U
Methyl Acetate	79-20-9	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	0.12	0.12	100	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Methylcyclohexane	108-87-2	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Methylene Chloride	75-09-2	0.05	0.05	100	mg/kg	0.0084	0.015	0.014	0.013	0.012	0.0085 J	0.0044 J	<0.0043 U	<0.0048 U	0.0057 J	0.005 J	0.0047 J	0.046	0.0068 J	<0.0044 U	<0.004 U	<0.0039 U	0.0056 J
n-Butylbenzene	104-51-8	12	12	100	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
n-Propylbenzene	103-65-1	3.9	3.9	100	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
p-Cymene (p-Isopropyltoluene)	CYMP	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Sec-Butylbenzene	135-98-8	11	11	100	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Styrene	100-42-5	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
T-Butylbenzene	98-06-6	5.9	5.9	100	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Tert-Butyl Alcohol	75-65-0	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Tert-Butyl Methyl Ether	1634-04-4	0.93	0.93	100	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Tetrachloroethene (PCE)	127-18-4	**1.3**	1.3	19	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	0.035	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Toluene	108-88-3	0.7	0.7	100	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Total Xylenes	1330-20-7	0.26	1.6	100	mg/kg	<0.0059 U	<0.007 U	<0.0087 U	<0.0068 U	<0.007 U	<0.0073 U	<0.0064 U	<0.0065 U	<0.0071 U	<0.006 U	<0.0056 U	<0.007 U	<0.008 U	<0.0071 U	<0.0067 U	<0.006 U	<0.0058 U	<0.0061 U
Trans-1,2-Dichloroethene	156-60-5	0.19	0.19	100	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Trans-1,3-Dichloropropene	10061-02-6	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Trichloroethene (TCE)	79-01-6	0.47	0.47	21	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	0.0067	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Trichlorofluoromethane	75-69-4	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Vinyl Acetate	108-05-4	NS	NS	NS	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U
Vinyl Chloride	75-01-4	0.02	0.02	0.9	mg/kg	<0.002 U	<0.0023 U	<0.0029 U	<0.0023 U	<0.0023 U	<0.0024 U	<0.0021 U	<0.0022 U	<0.0024 U	<0.002 U	<0.0019 U	<0.0023 U	<0.0027 U	<0.0024 U	<0.0022 U	<0.002 U	<0.0019 U	<0.002 U

Table C-1
Soil Analytical Results

1487 First Avenue
Manhattan, New York
Langan Project No.: 100963701

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	Location	LB-07	LB-07	LB-08	LB-08	LB-08	LSB-9	LSB-9	LSB-10	LSB-10	LSB-10	LSB-11	LSB-11	LSB-12	LSB-12	LSB-13	LSB-14	LSB-15	LSB-15
					Sample Name	015_LB-07_0-2_20211110	014_LB-07_5-7_20211110	001_LB-08_0-2	002_LB-08_7.5-9.5	003_DUP-1	037_LSB-9_0-2	038_LSB-9_4-6	039_LSB-10_0-2	040_DUP-1	041_LSB-10_4-6	042_LSB-11_0-2	043_LSB-11_2-4	046_LSB-12_15-17	047_LSB-12_18-20	055_LSB-13_15-17	056_LSB-14_15-17	058_LSB-15_15-17	057_DUP_4
					Sample Date	11/10/2021	11/10/2021	11/09/2021	11/09/2021	11/09/2021	01/25/2022	01/25/2022	01/25/2022	01/25/2022	01/25/2022	01/25/2022	01/25/2022	01/26/2022	01/26/2022	01/28/2022	02/01/2022	02/01/2022	02/01/2022
					Sample Depth (fbfbs)	0-2	5-7	0-2	7.5-9.5	7.5-9.5	0-2	4-6	0-2	0-2	4-6	0-2	2-4	7-9	10-12	11-13	9-11	9-11	9-11
					Sample Depth (fbsl)	9.5-11.5	14.5-16.5	9.5-11.5	17-19	17-19	8-10	12-14	8-10	8-10	12-14	8-10	10-12	15-17	18-20	15-17	15-17	15-17	15-17
					Fill/Native	Fill	Native	Fill	Native	Native	Native	Native	Native	Native	Native	Fill	Native	Native	Native	Native	Native	Native	Native
					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	mg/kg	NA	NA	NA	NA	NA	<0.105 U	<0.095 U	<0.0973 U	<0.101 U	<0.0933 U	<0.0948 U	<0.103 U	<0.0928 U	<0.0997 U	<0.0946 U	<0.094 U	<0.0977 U	<0.0969 U
1,2,4-Trichlorobenzene	120-82-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
1,2-Dichlorobenzene	95-50-1	1.1	1.1	100	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
1,2-Diphenylhydrazine	122-66-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
1,3-Dichlorobenzene	541-73-1	2.4	2.4	49	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
1,4-Dichlorobenzene	106-46-7	1.8	1.8	13	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	0.1	13	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0196 U	<0.019 U	<0.0198 U	<0.0192 U	<0.0192 U	<0.0192 U
2,3,4,6-Tetrachlorophenol	58-90-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.105 U	<0.095 U	<0.0973 U	<0.101 U	<0.0933 U	<0.0948 U	<0.103 U	<0.0928 U	<0.0997 U	<0.0946 U	<0.094 U	<0.0977 U	<0.0969 U
2,4,5-Trichlorophenol	95-95-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
2,4,6-Trichlorophenol	88-06-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
2,4-Dichlorophenol	120-83-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
2,4-Dimethylphenol	105-67-9	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
2,4-Dinitrophenol	51-28-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.105 U	<0.095 U	<0.0973 U	<0.101 U	<0.0933 U	<0.0948 U	<0.103 U	<0.0928 U	<0.0997 U	<0.0946 U	<0.094 U	<0.0977 U	<0.0969 U
2,4-Dinitrotoluene	121-14-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
2,6-Dinitrotoluene	606-20-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
2-Chloronaphthalene	91-58-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
2-Chlorophenol	95-57-8	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
2-Methylnaphthalene	91-57-6	NS	NS	NS	mg/kg	<0.0473 U	<0.045 U	<0.0457 U	<0.0472 U	<0.048 U	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
2-Methylphenol (o-Cresol)	95-48-7	0.33	0.33	100	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
2-Nitroaniline	88-74-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.105 U	<0.095 U	<0.0973 U	<0.101 U	<0.0933 U	<0.0948 U	<0.103 U	<0.0928 U	<0.0997 U	<0.0946 U	<0.094 U	<0.0977 U	<0.0969 U
2-Nitrophenol	88-75-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
3 & 4 Methylphenol (m&p Cresol)	65794-96-9	0.33	0.33	100	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
3,3'-Dichlorobenzidine	91-94-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
3-Nitroaniline	99-09-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.105 U	<0.095 U	<0.0973 U	<0.101 U	<0.0933 U	<0.0948 U	<0.103 U	<0.0928 U	<0.0997 U	<0.0946 U	<0.094 U	<0.0977 U	<0.0969 U
4,6-Dinitro-2-Methylphenol	534-52-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.105 U	<0.095 U	<0.0973 U	<0.101 U	<0.0933 U	<0.0948 U	<0.103 U	<0.0928 U	<0.0997 U	<0.0946 U	<0.094 U	<0.0977 U	<0.0969 U
4-Bromophenyl Phenyl Ether	101-55-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
4-Chloro-3-Methylphenol	59-50-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
4-Chloroaniline	106-47-8	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
4-Chlorophenyl Phenyl Ether	7005-72-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
4-Nitroaniline	100-01-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.105 U	<0.095 U	<0.0973 U	<0.101 U	<0.0933 U	<0.0948 U	<0.103 U	<0.0928 U	<0.0997 U	<0.0946 U	<0.094 U	<0.0977 U	<0.0969 U
4-Nitrophenol	100-02-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.105 U	<0.095 U	<0.0973 U	<0.101 U	<0.0933 U	<0.0948 U	<0.103 U	<0.0928 U	<0.0997 U	<0.0946 U	<0.094 U	<0.0977 U	<0.0969 U
Acenaphthene	83-32-9	20	98	100	mg/kg	<0.0473 U	<0.045 U	<0.0457 U	<0.0472 U	<0.048 U	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Acenaphthylene	208-96-8	100	107	100	mg/kg	<0.0473 U	<0.045 U	<0.0457 U	<0.0472 U	<0.048 U	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Acetophenone	98-86-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Aniline (Phenylamine, Aminobenzene)	62-53-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.21 U	<0.19 U	<0.195 U	<0.203 U	<0.187 U	<0.19 U	<0.206 U	<0.186 U	<0.2 U	<0.189 U	<0.188 U	<0.196 U	<0.194 U
Anthracene	120-12-7	100	1000	100	mg/kg	<0.0473 U	<0.045 U	<0.0457 U	<0.0472 U	<0.048 U	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Atrazine	1912-24-9	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Benzaldehyde	100-52-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Benzidine	92-87-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.21 U	<0.19 U	<0.195 U	<0.203 U	<0.187 U	<0.19 U	<0.206 U	<0.186 U	<0.2 U	<0.189 U	<0.188 U	<0.196 U	<0.194 U
Benzo(a)anthracene	56-55-3	1	1	1	mg/kg	<0.0473 U	<0.045 U	<0.0457 U	<0.0472 U	<0.048 U	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Benzo(a)pyrene	50-32-8	1	22	1	mg/kg	<0.0473 U	<0.045 U	<0.0457 U	<0.0472 U	<0.048 U	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Benzo(b)fluoranthene	205-99-2	1	1.7	1	mg/kg	<0.0473 U	<0.045 U	<0.0457 U	<0.0472 U	<0.048 U	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Benzo(g,h,i)Perylene	191-24-2	100	1000	100	mg/kg	<0.0473 U	<0.045 U	<0.0457 U	<0.0472 U	<0.048 U	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Benzo(k)fluoranthene	207-08-9	0.8	1.7	3.9	mg/kg	<0.0473 U	<0.045 U	<0.0457 U	<0.0472 U	<0.048 U	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Benzoic Acid	65-85-0	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Benzyl Alcohol	100-51-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Benzyl Butyl Phthalate	85-68-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Biphenyl (Diphenyl)	92-52-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Bis(2-chloroethoxy) methane	111-91-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Bis(2-chloroethyl) ether (2-chloroethyl ether)	111-44-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Bis(2-chloroisopropyl) ether	108-60-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Bis(2-ethylhexyl) phthalate	117-81-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	0.24 D	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Caprolactam	105-60-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.105 U	<0.095 U	<0.0973 U	<0.101 U	<0.0933 U	<0.0948 U	<0.103 U	<0.0928 U	<0.0997 U	<0.0946 U	<0.094 U	<0.0977 U	<0.0969 U
Carbazole	86-74-8	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Chrysene	218-01-9	1	1	3.9	mg/kg	<0.0473 U	<0.045 U	<0.0457 U	<0.0472 U	<0.048 U	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Dibenz(a,h)anthracene	53-70-3	0.33	1000	0.33	mg/kg	<0.0473 U	<0.045 U	<0.0457 U	<0.0472 U	<0.048 U	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Dibenzofuran	132-64-9	7	210	59	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Dibutyl phthalate	84-74-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Diethyl phthalate	84-66-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Dimethyl phthalate	131-11-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Dioctyl phthalate	117-84-0	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Fluoranthene	206-44-0	100	1000	100	mg/kg	<0.0473 U	<0.045 U	<0.0457 U	<0.0472 U	<0.048 U	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Fluorene	86-73-7	30	386	100	mg/kg	<0.0473 U	<0.045 U	<0.0457 U	<0.0472 U	<0.048 U	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Hexachlorobenzene	118-74-1	0.33	3.2	1.2	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Hexachlorobutadiene	87-68-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Hexachlorocyclopentadiene	77-47-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Hexachloroethane	67-72-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	8.2	0.5	mg/kg	<0.0473 U	<0.045 U	<0.0457 U	<0.0472 U	<0.048 U	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Isophorone	78-59-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Naphthalene	91-20-3	12	12	100	mg/kg	<0.0473 U	<0.045 U	<0.0457 U	<0.0472 U	<0.048 U	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Nitrobenzene	98-95-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
n-Nitrosodimethylamine	62-75-9	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
n-Nitrosodi-N-Propylamine	621-64-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
n-Nitrosodiphenylamine	86-30-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Pentachlorophenol	87-86-5	0.8	0.8	6.7	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Phenanthrene	85-01-8	100	1000	100	mg/kg	<0.0473 U	<0.045 U	<0.0457 U	<0.0472 U	<0.048 U	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Phenol	108-95-2	0.33	0.33	100	mg/kg	NA	NA	NA	NA	NA	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Pyrene	129-00-0	100	1000	100	mg/kg	<0.0473 U	<0.045 U	<0.0457 U	<0.0472 U	<0.048 U	<0.0524 U	<0.0476 U	<0.0488 U	<0.0508 U	<0.0467 U	<0.0475 U	<0.0516 U	<0.0465 U	<0.05 U	<0.0474 U	<0.0471 U	<0.049 U	<0.0486 U
Pyridine	110-86-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.21 U	<0.19 U	<0.195 U	<0.203 U	<0.187 U	<0.19 U	<0.206 U	<0.186 U	<0.2 U	<0.189 U	<0.188 U	<0.196 U	<0.194 U

Table C-1
Soil Analytical Results

1487 First Avenue
Manhattan, New York
Langan Project No.: 100963701

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	Location	LB-07	LB-07	LB-08	LB-08	LB-08	LSB-9	LSB-9	LSB-10	LSB-10	LSB-10	LSB-11	LSB-11	LSB-12	LSB-12	LSB-13	LSB-14	LSB-15	LSB-15
					Sample Name	015_LB-07_0-2_20211110	014_LB-07_5-7_20211110	001_LB-08_0-2	002_LB-08_7.5-9.5	003_DUP-1	037_LSB-9_0-2	038_LSB-9_4-6	039_LSB-10_0-2	040_DUP-1	041_LSB-10_4-6	042_LSB-11_0-2	043_LSB-11_2-4	046_LSB-12_15-17	047_LSB-12_18-20	055_LSB-13_15-17	056_LSB-14_15-17	058_LSB-15_15-17	057_DUP_4
					Sample Date	11/10/2021	11/10/2021	11/09/2021	11/09/2021	11/09/2021	01/25/2022	01/25/2022	01/25/2022	01/25/2022	01/25/2022	01/25/2022	01/25/2022	01/26/2022	01/26/2022	01/28/2022	02/01/2022	02/01/2022	02/01/2022
					Sample Depth (fbfbs)	0-2	5-7	0-2	7.5-9.5	7.5-9.5	0-2	4-6	0-2	0-2	4-6	0-2	2-4	7-9	10-12	11-13	9-11	9-11	9-11
					Sample Depth (fbsl)	9.5-11.5	14.5-16.5	9.5-11.5	17-19	17-19	8-10	12-14	8-10	8-10	12-14	8-10	10-12	15-17	18-20	15-17	15-17	15-17	15-17
					Fill/Native	Fill	Native	Fill	Native	Native	Fill	Native	Native	Native	Native	Fill	Native	Native	Native	Native	Native	Native	Native
					Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Pesticides																							
4,4'-DDD	72-54-8	0.0033	14	13	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.00184 U	<0.00195 U	<0.00189 U	<0.00188 U	<0.00192 U	<0.0019 U
4,4'-DDE	72-55-9	0.0033	17	8.9	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.00184 U	<0.00195 U	<0.00189 U	<0.00188 U	<0.00192 U	<0.0019 U
4,4'-DDT	50-29-3	0.0033	136	7.9	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.00184 U	<0.00195 U	<0.00189 U	<0.00188 U	<0.00192 U	<0.0019 U
Aldrin	309-00-2	0.005	0.19	0.097	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.00184 U	<0.00195 U	<0.00189 U	<0.00188 U	<0.00192 U	<0.0019 U
Alpha BHC (Alpha Hexachlorocyclohexane)	319-84-6	0.02	0.02	0.48	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.00184 U	<0.00195 U	<0.00189 U	<0.00188 U	<0.00192 U	<0.0019 U
Alpha Chlordane	5103-71-9	0.094	2.9	4.2	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.00184 U	<0.00195 U	<0.00189 U	<0.00188 U	<0.00192 U	<0.0019 U
Alpha Endosulfan	959-98-8	2.4	102	24	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.00184 U	<0.00195 U	<0.00189 U	<0.00188 U	<0.00192 U	<0.0019 U
Beta Bhc (Beta Hexachlorocyclohexane)	319-85-7	0.036	0.09	0.36	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.00184 U	<0.00195 U	<0.00189 U	<0.00188 U	<0.00192 U	<0.0019 U
Beta Endosulfan	33213-65-9	2.4	102	24	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.00184 U	<0.00195 U	<0.00189 U	<0.00188 U	<0.00192 U	<0.0019 U
Chlordane (alpha and gamma)	57-74-9	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0369 U	<0.0389 U	<0.0378 U	<0.0376 U	<0.0384 U	<0.0381 U
Delta Bhc (Delta Hexachlorocyclohexane)	319-86-8	0.04	0.25	100	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.00184 U	<0.00195 U	<0.00189 U	<0.00188 U	<0.00192 U	<0.0019 U
Dieldrin	60-57-1	0.005	0.1	0.2	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.00184 U	<0.00195 U	<0.00189 U	<0.00188 U	<0.00192 U	<0.0019 U
Endosulfan Sulfate	1031-07-8	2.4	1000	24	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.00184 U	<0.00195 U	<0.00189 U	<0.00188 U	<0.00192 U	<0.0019 U
Endrin	72-20-8	0.014	0.06	11	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.00184 U	<0.00195 U	<0.00189 U	<0.00188 U	<0.00192 U	<0.0019 U
Endrin Aldehyde	7421-93-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.00184 U	<0.00195 U	<0.00189 U	<0.00188 U	<0.00192 U	<0.0019 U
Endrin Ketone	53494-70-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.00184 U	<0.00195 U	<0.00189 U	<0.00188 U	<0.00192 U	<0.0019 U
Gamma Bhc (Lindane)	58-89-9	0.1	0.1	1.3	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.00184 U	<0.00195 U	<0.00189 U	<0.00188 U	<0.00192 U	<0.0019 U
Gamma-Chlordane	5566-34-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.00184 U	<0.00195 U	<0.00189 U	<0.00188 U	<0.00192 U	<0.0019 U
Heptachlor	76-44-8	0.042	0.38	2.1	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.00184 U	<0.00195 U	<0.00189 U	<0.00188 U	<0.00192 U	<0.0019 U
Heptachlor Epoxide	1024-57-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.00184 U	<0.00195 U	<0.00189 U	<0.00188 U	<0.00192 U	<0.0019 U
Methoxychlor	72-43-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.00184 U	<0.00195 U	<0.00189 U	<0.00188 U	<0.00192 U	<0.0019 U
Toxaphene	8001-35-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.184 U	<0.195 U	<0.189 U	<0.188 U	<0.192 U	<0.19 U
Herbicides																							
2,4,5-T (Trichlorophenoxyacetic Acid)	93-76-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.022 U	<0.0235 U	<0.0228 U	<0.0229 U	<0.0233 U	<0.0231 U
2,4-D (Dichlorophenoxyacetic Acid)	94-75-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.022 U	<0.0235 U	<0.0228 U	<0.0229 U	<0.0233 U	<0.0231 U
Silvex (2,4,5-Tp)	93-72-1	3.8	3.8	100	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.022 U	<0.0235 U	<0.0228 U	<0.0229 U	<0.0233 U	<0.0231 U
Polychlorinated Biphenyl																							
PCB-1016 (Aroclor 1016)	12674-11-2	NS	NS	NS	mg/kg	<0.0189 U	<0.018 U	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0186 U	<0.0197 U	<0.0191 U	<0.019 U	<0.0194 U	<0.0192 U
PCB-1221 (Aroclor 1221)	11104-28-2	NS	NS	NS	mg/kg	<0.0189 U	<0.018 U	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0186 U	<0.0197 U	<0.0191 U	<0.019 U	<0.0194 U	<0.0192 U
PCB-1232 (Aroclor 1232)	11141-16-5	NS	NS	NS	mg/kg	<0.0189 U	<0.018 U	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0186 U	<0.0197 U	<0.0191 U	<0.019 U	<0.0194 U	<0.0192 U
PCB-1242 (Aroclor 1242)	53469-21-9	NS	NS	NS	mg/kg	<0.0189 U	<0.018 U	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0186 U	<0.0197 U	<0.0191 U	<0.019 U	<0.0194 U	<0.0192 U
PCB-1248 (Aroclor 1248)	12672-29-6	NS	NS	NS	mg/kg	<0.0189 U	<0.018 U	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0186 U	<0.0197 U	<0.0191 U	<0.019 U	<0.0194 U	<0.0192 U
PCB-1254 (Aroclor 1254)	11097-69-1	NS	NS	NS	mg/kg	<0.0189 U	<0.018 U	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0186 U	<0.0197 U	<0.0191 U	<0.019 U	<0.0194 U	<0.0192 U
PCB-1260 (Aroclor 1260)	11096-82-5	NS	NS	NS	mg/kg	<0.0189 U	<0.018 U	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0186 U	<0.0197 U	<0.0191 U	<0.019 U	<0.0194 U	<0.0192 U
Total PCBs	1336-36-3	0.1	3.2	1	mg/kg	<0.0189 U	<0.018 U	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0186 U	<0.0197 U	<0.0191 U	<0.019 U	<0.0194 U	<0.0192 U
Metals																							
Aluminum	7429-90-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	21,900	9,880	13,700	10,700	7,800	10,600	15,400	13,300	8,040	31,200 B	15,000	11,500	9,590
Antimony	7440-36-0	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	5.65	3.33	<2.92 U	<3.07 U	<2.81 U	<2.86 U	3.34	4.6	<3.02 U	11.6	6.86	3.95	3.26
Arsenic	7440-38-2	13	16	16	mg/kg	6.28	<1.64 U	5.01	<1.72 U	<1.74 U	<1.89 U	<1.71 U	2.23	2.45	<1.68 U	<1.72 U	1.98	<1.7 U	4.42	<1.72 U	<1.72 U	<1.77 U	<1.76 U
Barium	7440-39-3	**350**	820	400	mg/kg	145	46.3	228	111	116	161	89.5	68.8	82.9	50.3	50.3	48.9	132	93	333	131	91.6	70.9
Beryllium	7440-41-7	7.2	47	72	mg/kg	<0.058 U	<0.055 U	<0.055 U	<0.057 U	<0.058 U	<0.063 U	<0.057 U	<0.059 U	<0.061 U	<0.056 U	<0.057 U	<0.062 U	<0.057 U	<0.06 U	<0.057 U	<0.057 U	<0.059 U	<0.059 U
Cadmium	7440-43-9	2.5	7.5	4.3	mg/kg	0.817	<0.329 U	0.552	<0.343 U	<0.348 U	<0.378 U	<0.343 U	<0.351 U	<0.368 U	<0.337 U	<0.343 U	<0.373 U	<0.34 U	<0.362 U	<0.345 U	0.395	<0.355 U	<0.352 U
Calcium	7440-70-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	1,200	1,740	5,260	10,700	1,230	1,610	1,810	14,300 B	49,500 B	2,700 B	2,430 B	1,950 B	2,270 B
Chromium, Hexavalent	18540-29-9	1	19	110	mg/kg	NA	NA	<0.552 U	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.77	<0.604 U	<0.575 U	<0.575 U	<0.591 U	<0.587 U
Chromium, Total	7440-47-3	**30**	NS	180	mg/kg	**34.5**	19	21.2	**32.8**	**34**	**35.2**	24.3	17.9	14.7	17.3	21.9	20	**39**	20.6	**78.5**	**42.2**	26.4	25.7
Cobalt	7440-48-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	18.6	12.6	4.81	4.83	9.79	8.21	4.55	10.5	7.91	22.5	15.8	12.2	8.29
Copper	7440-50-8	**50**	1720	270	mg/kg	25.5	11.8	29.4	29.8	28.2	38.5	27.7	13	12.2	28	20.8	17.3	33.9	20	42.6	35.6	24	19.7
Cyanide	57-12-5	27	40	27	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.566 U	<0.604 U	<0.575 U	<0.575 U	<0.591 U	<0.587 U
Iron	7439-89-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	28,600	20,600	13,400	12,500	18,700	13,800	25,400	21,900	13,400	37,000	29,600	21,500	21,000
Lead	7439-92-1	**63**	450	400	mg/kg	**206**	3.67	**474**	8.78	8.43	15.3	7.3	37	41.4	7.33	9.54	8.44	17.4	25.9	43.8	10.1	8.21	9.46
Magnesium	7439-95-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	5,410	4,150	1,510	1,890	2,090	2,470	2,180	7,110	8,730	13,500 B	7,420 B	4,200 B	3,120 B
Manganese	7439-96-5	1600	2000	2000	mg/kg	1,410	96.8	406	207	205	881	192	113	171	302	300	56.5	230	275	395	249	152	114
Mercury	7439-97-6	**0.18**	0.73	0.81	mg/kg	<0.0381 U	<0.0361 U	<0.0364 U	<0.0377 U	<0.0383 U	<0.0378 U	<0.0343 U	<0.0351 U	**0.269**	<0.0337 U	<0.0343 U	0.0932	<0.034 U	<0.0362 U	<0.0345 U	<0.0345 U	<0.0355 U	<0.0352 U
Nickel	7440-02-0	**30**	130	310	mg/kg	26.8	13.1	20.2	**32.6**	**35.3**	**36.2**	**34.8**	12.1	11.1	25.3	20.7	16.6	27.8	16.8	**43.8**	**36.7**	29	25.7
Potassium	7440-09-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	4,320 B	3,410 B	1,010 B	1,040 B	1,380 B	1,780 B	1,050 B	5,070 B	2,500 B	15,700	6,630 B	3,740 B	2,660 B
Selenium	7782-49-2	3.9	4	180	mg/kg	<2.89 U	<2.74 U	<2.76 U	<2.86 U	<2.9 U	<3.15 U	<2.86 U	<2.93 U	<3.07 U	<2.81 U	<2.86 U	<3.11 U	<2.83 U	<3.02 U	<2.87 U	<2.87 U	<2.96 U	<2.93 U
Silver	7440-22-4	**2**	8.3	180	mg/kg	<0.577 U	<0.548 U	0.617	1.2	1.08	0.944	<0.571 U	<0.586 U	<0.614 U	<0.561 U	<0.572 U	<0.621 U	1.33	1.05	**4.57**	1.79	1	0.904
Sodium	7440-23-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	253	127	109	134	67.7	63.1	74.3	186	192	341	321 B	148 B	124 B
Thallium	7440-28-0	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<3.15 U	<2.86 U	<2.93 U	<3.07 U	<2.81 U	<2.86 U	<3.11 U	<2.83 U	<3.02 U	<2.87 U	<2.87 U	<2.96 U	<2.93 U
Vanadium	7440-62-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	48.4	28	34.4	22.5	22.8	28.1	29.3	52.4	37.4	77.3	51.9	38.8	29.6
Zinc	7440-66-6	**109**	2480	10000	mg/kg	**366**	29.8	**247**	62.5	62.4	72.5	49.5	35.5	47.7	35.6	33.3	26.5	68.5	48.7	107	60.9	43.6	37.4
General Chemistry																							
Solids, Percent	SOLID	NS	NS	NS	Percent	86.6	91.3	90.6	87.4	86.3	79.4	87.5	85.4	81.4	89.1	87.4	80.5	88.4	82.8	87	87	84.5	85.2
Perfluorooctanoic acids																							
N-ethyl perfluorooctane- sulfonamidoacetic Acid (NEtFOSAA)	2991-50-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000266 U	<0.000252 U	<0.000275 U	<0.00028 U	<0.000276 U	<0.000286 U
N-methyl perfluorooctane- sulfonamidoacetic Acid (NMeFOSAA)	2355-31-9	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000266 U	<0.000252 U	<0.000275 U	<0.00028 U	<0.000276 U	<0.000286 U
Perfluorobutanesulfonic Acid (PFBS)	375-73-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000266 U	<0.000252 U	<0.000275 U	<0.00028 U	<0.000276 U	<0.000286 U
Perfluorobutanoic acid (PFBA)	375-22-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000266 U	0.000712	<0.000275 U	<0.00028 U	<0.000276 U	<0.000286 U
Perfluorodecanesulfonic Acid (PFDS)	335-77-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000266 U	<0.000252 U	<0.000275 U	<0.00028 U	<0.000276 U	<0.000286 U
Perfluorodecanoic Acid (PFDA)	335-76-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000266 U	<0.000252 U	<0.000275 U	<0.00028 U	<0.000276 U	<0.000286 U
Perfluorododecanoic Acid (PFDoA)	307-55-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000266 U	<0.000252 U	<0.000275 U	<0.00028 U	<0.000276 U	<0.000286 U
Perfluoroheptanesulfonic Acid (PFHpS)	375-92-8	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000266 U	<0.000252 U	<0.000275 U	<0.00028 U	<0.000276 U	<0.000286 U
Perfluoroheptanoic acid (PFHpA)	375-85-9	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000266 U	<0.000252 U	<0.000275 U	<0.00028 U	<0.000276 U	<0.000286 U
Perfluorohexanesulfonic Acid (PFHxS)	355-46-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000266 U	<0.000252 U	<0.000275 U	<0.00028 U	<0.000276 U	<0.000286 U
Perfluorohexanoic Acid (PFHxA)	307-24-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000266 U	<0.000252 U	<0.000275 U	<0.00028 U	<0.000276 U	<0.000286 U
Perfluorononanoic Acid (PFNA)	375-95-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000266 U	<0.000252 U	<0.000275 U	<0.00028 U	<0.000276 U	<0.000286 U
Perfluorooctanesulfonamide (FOSA)	754-91-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000266 U	<0.000252 U	<0.000275 U	<0.00028 U	<0.000276 U	<0.000286 U
Perfluorooctanesulfonic Acid (PFOS)	1763-23-1	0.00088	0.0037	0.044	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000266 U	<0.000252 U	<0.000275 U	<0.00028 U	<0.000276 U	<0.000286 U
Perfluorooctanoic Acid (PFOA)	335-67-1	0.00066	0.0011	0.033	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000266 U	<0.000252 U	<0.000275 U	<0.00028 U	<0.000276 U	<0.000286 U
Perfluoropentanoic Acid (PFPeA)	2706-90-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000266 U	<0.000252 U	<0.000275 U	<0.00028 U	<0.000276 U	<0.000286 U
Perfluorotetradecanoic Acid (PFTA)	376-06-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000266 U	<0.000252 U	<0.000275 U	<0.00028 U	<0.000276 U	<0.000286 U
Perfluorotridecanoic Acid (PFTrDA)	72629-94-8	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000266 U	<0.000252 U	<0.000275 U	<0.00028 U	<0.000276 U	<0.000286 U
Perfluoroundecanoic Acid (PFUnA)	2058-94-8	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000266 U	<0.000252 U	<0.000275 U	<0.00028 U	<0.000276 U	<0.000286 U
Sodium 1H,1H,2H,2H-Perfluorodecane Sulfonate (8:2) (8:2FTS)	39108-34-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000266 U	<0.000252 U	<0.000275 U	<0.00028 U	<0.000276 U	<0.000286 U
Sodium 1H,1H,2H,2H-Perfluorooctane Sulfonate (6:2) (6:2FTS)	27619-97-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000266 U	<0.000252 U	<0.000275 U	<0.00028 U	<0.000276 U	<0.000286 U

Table C-1
Soil Analytical Results

1487 First Avenue
Manhattan, New York
Langan Project No.: 100963701

Notes:
CAS - Chemical Abstract Service
NS - No standard
mg/kg - milligram per kilogram
NA - Not analyzed
RL - Reporting limit
<RL - Not detected
Sample Depth (fbfbs) - sample depth in feet below former basement slab
Sample Depth (fbsl) - sample depth in feet below sidewalk level

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 Unrestricted Use, Protection of Groundwater, and Restricted Use Restricted-Residential Soil Cleanup Objectives (SCO).

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:
D - The concentration reported is a result of a diluted sample.
E - The result is estimated and cannot be accurately reported due to levels encountered or interferences. (York)
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.
B - The analyte was found in the associated analysis batch blank.

Exceedance Summary:
10 - Result exceeds Unrestricted Use SCOs
10 - Result exceeds Protection of Groundwater SCOs
10 - Result exceeds Restricted Use Restricted-Residential SCOs

Table C-2
Groundwater Analytical Results

1487 First Avenue
Manhattan, New York
Langan Project No.: 100963701

Analyte	CAS Number	NYSDEC SGVs	Location	MW01	MW02	MW-03	MW-03	MW04	MW05	MW05	MW-6	MW-6	MW-7	MW-7	MW-7
			Sample Name	024_MW01_20211110	023_MW02_20211110	020_MW-03_20211110	021_GWDUP_20211110	022_MW04_20211110	050_MW05	051_DUP-3	064_MW-6_28	065_MW-6_45	061_MW-7_20	062_MW-7_28	063_DUP-5
			Sample Date	11/10/2021	11/10/2021	11/10/2021	11/10/2021	11/10/2021	01/27/2022	01/27/2022	02/02/2022	02/02/2022	02/01/2022	02/02/2022	02/02/2022
			Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Volatile Organic Compounds															
1,1,1,2-Tetrachloroethane	630-20-6	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
1,1,1-Trichloroethane	71-55-6	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
1,1,2-Trichloroethane	79-00-5	1	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
1,1-Dichloroethane	75-34-3	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
1,1-Dichloroethene	75-35-4	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	0.32 J	0.22 J	0.54	0.43 J	0.29 J	<0.2 U	0.37 J	0.39 J
1,1-Dichloropropene	563-58-6	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
1,2,4-Trimethylbenzene	95-63-6	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
1,2-Dibromo-3-Chloropropane	96-12-8	0.04	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<0.2 U	0.29 J	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	0.27 J	<0.2 U	<0.2 U	<0.2 U	<0.2 U
1,2-Dichloroethane	107-06-2	0.6	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
1,2-Dichloropropane	78-87-5	1	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
1,3-Dichlorobenzene	541-73-1	3	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
1,3-Dichloropropane	142-28-9	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
1,4-Dioxane (P-Dioxane)	123-91-1	NS	ug/l	<40 U	<40 U	<40 U	<40 U	<40 U	<40 U	<40 U	<40 U	<40 U	<40 U	<40 U	<40 U
2,2-Dichloropropane	594-20-7	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
2-Chlorotoluene	95-49-8	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
4-Chlorotoluene	106-43-4	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Acetone	67-64-1	50	ug/l	4.42	5.57	<1 U	1.19 J	1.39 J	3.61	1.52 J	1.84 J	1.94 J	2.67	2.06	2.27
Acrolein	107-02-8	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Acrylonitrile	107-13-1	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Benzene	71-43-2	1	ug/l	<0.2 U	0.38 J	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	0.6	0.72	0.68
Bromobenzene	108-86-1	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Bromochloromethane	74-97-5	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Bromodichloromethane	75-27-4	50	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	0.27 J	<0.2 U	<0.2 U	<0.2 U
Bromoform	75-25-2	50	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Bromomethane	74-83-9	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Carbon Disulfide	75-15-0	60	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Carbon Tetrachloride	56-23-5	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Chlorobenzene	108-90-7	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Chloroethane	75-00-3	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Chloroform	67-66-3	**7**	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	0.98	<0.2 U	**11.3**	**15**	**10.5**	**10.2**	**10.1**
Chloromethane	74-87-3	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Cis-1,2-Dichloroethene	156-59-2	**5**	ug/l	<0.2 U	**9.32**	**6.79**	**6.33**	**61.1**	**43.9**	**101**	**85**	**59**	**53.7**	**96.8**	**103**
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Cyclohexane	110-82-7	NS	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Dibromochloromethane	124-48-1	50	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Dibromomethane	74-95-3	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	0.74	0.74	<0.2 U	<0.2 U	<0.2 U
Ethylbenzene	100-41-4	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	0.23 J	<0.2 U	0.41 J	0.55	0.56
Hexachlorobutadiene	87-68-3	0.5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Isopropylbenzene (Cumene)	98-82-8	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
M,P-Xylene	179601-23-1	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Methyl Acetate	79-20-9	NS	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	0.8	2.37	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	10.4	7.18	6.48	<0.2 U	12.5
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Methylcyclohexane	108-87-2	NS	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Methylene Chloride	75-09-2	5	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	1.01 J	1.76 J	1.92 J	1.73 J
n-Butylbenzene	104-51-8	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
n-Propylbenzene	103-65-1	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
p-Cymene (p-Isopropyltoluene)	CYMP	NS	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Sec-Butylbenzene	135-98-8	5	ug/l	<0.2 U	0.26 J	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Styrene	100-42-5	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	0.27 J	<0.2 U	0.51	0.71	0.76
T-Butylbenzene	98-06-6	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Tert-Butyl Alcohol	75-65-0	NS	ug/l	2.7	3.65	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Tert-Butyl Methyl Ether	1634-04-4	10	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Tetrachloroethene (PCE)	127-18-4	**5**	ug/l	1.48	**2,660 D**	3.87	3.45	**124**	**24.5**	**60**	**425 D**	**232 D**	**24.9**	**65.3**	**67.1**
Toluene	108-88-3	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	0.67	0.69	0.77	0.69	0.7
Total Xylenes	1330-20-7	5	ug/l	<0.6 U	<0.6 U	<0.6 U	<0.6 U	<0.6 U	<0.6 U	<0.6 U	<0.6 U	<0.6 U	<0.6 U	<0.6 U	<0.6 U
Trans-1,2-Dichloroethene	156-60-5	5	ug/l	<0.2 U	0.21 J	<0.2 U	<0.2 U	0.39 J	0.3 J	0.58	0.56	0.36 J	0.48 J	0.85	0.9
Trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Trichloroethene (TCE)	79-01-6	**5**	ug/l	<0.2 U	**209 D**	3.59	3.24	**60.6**	**47.2**	**112**	**151**	**96.9**	**54.1**	**94.6**	**99.2**
Trichlorofluoromethane	75-69-4	5	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Vinyl Acetate	108-05-4	NS	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Vinyl Chloride	75-01-4	2	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	1.03	0.3 J	0.75	1.94	1.34	0.41 J	0.76	0.8

Table C-2
Groundwater Analytical Results

1487 First Avenue
Manhattan, New York
Langan Project No.: 100963701

Analyte	CAS Number	NYSDEC SGVs	Location	MW01	MW02	MW-03	MW-03	MW04	MW05	MW05	MW-6	MW-6	MW-7	MW-7	MW-7
			Sample Name	024_MW01_20211110	023_MW02_20211110	020_MW-03_20211110	021_GWDUP_20211110	022_MW04_20211110	050_MW05	051_DUP-3	064_MW-6_28	065_MW-6_45	061_MW-7_20	062_MW-7_28	063_DUP-5
			Sample Date	11/10/2021	11/10/2021	11/10/2021	11/10/2021	11/10/2021	01/27/2022	01/27/2022	02/02/2022	02/02/2022	02/01/2022	02/02/2022	02/02/2022
			Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Semi-Volatile Organic Compounds															
1,2,4,5-Tetrachlorobenzene	95-94-3	5	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
1,2-Dichlorobenzene	95-50-1	3	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
1,2-Diphenylhydrazine	122-66-7	0	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
1,3-Dichlorobenzene	541-73-1	3	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
1,4-Dichlorobenzene	106-46-7	3	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
2,3,4,6-Tetrachlorophenol	58-90-2	NS	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
2,4,5-Trichlorophenol	95-95-4	NS	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
2,4,6-Trichlorophenol	88-06-2	NS	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
2,4-Dichlorophenol	120-83-2	1	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
2,4-Dimethylphenol	105-67-9	1	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
2,4-Dinitrophenol	51-28-5	1	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
2,4-Dinitrotoluene	121-14-2	5	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
2,6-Dinitrotoluene	606-20-2	5	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
2-Chloronaphthalene	91-58-7	10	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
2-Chlorophenol	95-57-8	NS	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
2-Methylnaphthalene	91-57-6	NS	ug/l	NA	NA	<2.76 U	<2.76 U	<2.76 U	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
2-Methylphenol (o-Cresol)	95-48-7	NS	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
2-Nitroaniline	88-74-4	5	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
2-Nitrophenol	88-75-5	NS	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
3 & 4 Methylphenol (m&p Cresol)	65794-96-9	NS	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
3,3'-Dichlorobenzidine	91-94-1	5	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
3-Nitroaniline	99-09-2	5	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
4,6-Dinitro-2-Methylphenol	534-52-1	NS	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
4-Bromophenyl Phenyl Ether	101-55-3	NS	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
4-Chloro-3-Methylphenol	59-50-7	NS	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
4-Chloroaniline	106-47-8	5	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
4-Chlorophenyl Phenyl Ether	7005-72-3	NS	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
4-Nitroaniline	100-01-6	5	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
4-Nitrophenol	100-02-7	NS	ug/l	NA	NA	NA	NA	NA	<5.41 U	<5.13 U	NA	NA	NA	NA	NA
Acenaphthene	83-32-9	20	ug/l	NA	NA	<0.05 U	<0.05 U	<0.05 U	<0.0541 U	<0.0513 U	NA	NA	NA	NA	NA
Acenaphthylene	208-96-8	NS	ug/l	NA	NA	<0.05 U	<0.05 U	<0.05 U	<0.0541 U	<0.0513 U	NA	NA	NA	NA	NA
Acetophenone	98-86-2	NS	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
Aniline (Phenylamine, Aminobenzene)	62-53-3	5	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
Anthracene	120-12-7	50	ug/l	NA	NA	<0.05 U	<0.05 U	<0.05 U	<0.0541 U	<0.0513 U	NA	NA	NA	NA	NA
Atrazine	1912-24-9	7.5	ug/l	NA	NA	NA	NA	NA	<0.541 U	<0.513 U	NA	NA	NA	NA	NA
Benzaldehyde	100-52-7	NS	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
Benzidine	92-87-5	5	ug/l	NA	NA	NA	NA	NA	<5.41 U	<5.13 U	NA	NA	NA	NA	NA
Benzo(a)anthracene	56-55-3	0.002	ug/l	NA	NA	<0.05 U	<0.05 U	<0.05 U	<0.0541 U	<0.0513 U	NA	NA	NA	NA	NA
Benzo(a)pyrene	50-32-8	0	ug/l	NA	NA	<0.05 U	<0.05 U	<0.05 U	<0.0541 U	<0.0513 U	NA	NA	NA	NA	NA
Benzo(b)fluoranthene	205-99-2	0.002	ug/l	NA	NA	<0.05 U	<0.05 U	<0.05 U	<0.0541 U	<0.0513 U	NA	NA	NA	NA	NA
Benzo(g,h,i)Perylene	191-24-2	NS	ug/l	NA	NA	<0.05 U	<0.05 U	<0.05 U	<0.0541 U	<0.0513 U	NA	NA	NA	NA	NA
Benzo(k)fluoranthene	207-08-9	0.002	ug/l	NA	NA	<0.05 U	<0.05 U	<0.05 U	<0.0541 U	<0.0513 U	NA	NA	NA	NA	NA
Benzoic Acid	65-85-0	NS	ug/l	NA	NA	NA	NA	NA	<2.7 U	5.28	NA	NA	NA	NA	NA
Benzyl Alcohol	100-51-6	NS	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
Benzyl Butyl Phthalate	85-68-7	50	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
Biphenyl (Diphenyl)	92-52-4	5	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
Bis(2-chloroethoxy) methane	111-91-1	5	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
Bis(2-chloroethyl) ether (2-chloroethyl ether)	111-44-4	1	ug/l	NA	NA	NA	NA	NA	<1.08 U	<1.03 U	NA	NA	NA	NA	NA
Bis(2-chloroisopropyl) ether	108-60-1	5	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
Bis(2-ethylhexyl) phthalate	117-81-7	5	ug/l	NA	NA	NA	NA	NA	<0.541 U	<0.513 U	NA	NA	NA	NA	NA
Caprolactam	105-60-2	NS	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
Carbazole	86-74-8	NS	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
Chrysene	218-01-9	0.002	ug/l	NA	NA	<0.05 U	<0.05 U	<0.05 U	<0.0541 U	<0.0513 U	NA	NA	NA	NA	NA
Dibenz(a,h)anthracene	53-70-3	NS	ug/l	NA	NA	<0.05 U	<0.05 U	<0.05 U	<0.0541 U	<0.0513 U	NA	NA	NA	NA	NA
Dibenzofuran	132-64-9	NS	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
Dibutyl phthalate	84-74-2	50	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
Diethyl phthalate	84-66-2	50	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
Dimethyl phthalate	131-11-3	50	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
Dioctyl phthalate	117-84-0	50	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
Fluoranthene	206-44-0	50	ug/l	NA	NA	<0.05 U	<0.05 U	<0.05 U	<0.0541 U	<0.0513 U	NA	NA	NA	NA	NA
Fluorene	86-73-7	50	ug/l	NA	NA	<0.05 U	<0.05 U	<0.05 U	<0.0541 U	0.297	NA	NA	NA	NA	NA
Hexachlorobenzene	118-74-1	0.04	ug/l	NA	NA	NA	NA	NA	<0.0216 U	<0.0205 U	NA	NA	NA	NA	NA
Hexachlorobutadiene	87-68-3	0.5	ug/l	NA	NA	NA	NA	NA	<0.541 U	<0.513 U	NA	NA	NA	NA	NA
Hexachlorocyclopentadiene	77-47-4	5	ug/l	NA	NA	NA	NA	NA	<5.41 U	<5.13 U	NA	NA	NA	NA	NA
Hexachloroethane	67-72-1	5	ug/l	NA	NA	NA	NA	NA	<0.541 U	<0.513 U	NA	NA	NA	NA	NA
Indeno(1,2,3-cd)pyrene	193-39-5	0.002	ug/l	NA	NA	<0.05 U	<0.05 U	<0.05 U	<0.0541 U	<0.0513 U	NA	NA	NA	NA	NA
Isophorone	78-59-1	50	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
Naphthalene	91-20-3	10	ug/l	NA	NA	<0.05 U	<0.05 U	<0.05 U	<0.0541 U	<0.0513 U	NA	NA	NA	NA	NA
Nitrobenzene	98-95-3	0.4	ug/l	NA	NA	NA	NA	NA	<0.27 U	<0.256 U	NA	NA	NA	NA	NA
n-Nitrosodimethylamine	62-75-9	NS	ug/l	NA	NA	NA	NA	NA	<0.541 U	<0.513 U	NA	NA	NA	NA	NA
n-Nitrosodi-N-Propylamine	621-64-7	NS	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
n-Nitrosodiphenylamine	86-30-6	50	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
Pentachlorophenol	87-86-5	1	ug/l	NA	NA	NA	NA	NA	<0.27 U	<0.256 U	NA	NA	NA	NA	NA
Phenanthrene	85-01-8	50	ug/l	NA	NA	<0.05 U	<0.05 U	<0.05 U	<0.0541 U	<0.0513 U	NA	NA	NA	NA	NA
Phenol	108-95-2	1	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA
Pyrene	129-00-0	50	ug/l	NA	NA	<0.05 U	<0.05 U	<0.05 U	<0.0541 U	0.0513	NA	NA	NA	NA	NA
Pyridine	110-86-1	50	ug/l	NA	NA	NA	NA	NA	<2.7 U	<2.56 U	NA	NA	NA	NA	NA

Table C-2
Groundwater Analytical Results

1487 First Avenue
Manhattan, New York
Langan Project No.: 100963701

Analyte	CAS Number	NYSDEC SGVs	Location	MW01	MW02	MW-03	MW-03	MW04	MW05	MW05	MW-6	MW-6	MW-7	MW-7	MW-7
			Sample Name	024_MW01_20211110	023_MW02_20211110	020_MW-03_20211110	021_GWDUP_20211110	022_MW04_20211110	050_MW05	051_DUP-3	064_MW-6_28	065_MW-6_45	061_MW-7_20	062_MW-7_28	063_DUP-5
			Sample Date	11/10/2021	11/10/2021	11/10/2021	11/10/2021	11/10/2021	01/27/2022	01/27/2022	02/02/2022	02/02/2022	02/01/2022	02/02/2022	02/02/2022
			Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Metals															
Aluminum	7429-90-5	NS	ug/l	NA	NA	NA	NA	NA	20,100 B	34,600 B	NA	NA	NA	NA	NA
Antimony	7440-36-0	3	ug/l	NA	NA	NA	NA	NA	<1.11 U	<1.11 U	NA	NA	NA	NA	NA
Arsenic	7440-38-2	25	ug/l	1.75	5.54	<1.11 U	<1.11 U	<1.11 U	4.07	6.91	NA	NA	NA	NA	NA
Barium	7440-39-3	1,000	ug/l	97.6	137	36.3	35.6	61.5	283	498	NA	NA	NA	NA	NA
Beryllium	7440-41-7	3	ug/l	<0.333 U	0.335	<0.333 U	<0.333 U	<0.333 U	0.587	0.975	NA	NA	NA	NA	NA
Cadmium	7440-43-9	5	ug/l	<0.556 U	1.79	<0.556 U	<0.556 U	<0.556 U	<0.556 U	<0.556 U	NA	NA	NA	NA	NA
Calcium	7440-70-2	NS	ug/l	NA	NA	NA	NA	NA	275,000 B	243,000 B	NA	NA	NA	NA	NA
Chromium, Total	7440-47-3	**50**	ug/l	16.9	**61.8**	1.18	<1.11 U	8.36	**79.4**	**146**	NA	NA	NA	NA	NA
Cobalt	7440-48-4	NS	ug/l	NA	NA	NA	NA	NA	34.8	53.1	NA	NA	NA	NA	NA
Copper	7440-50-8	200	ug/l	34.4	57.4	5.68	5.06	15.4	83.8	158	NA	NA	NA	NA	NA
Iron	7439-89-6	**300**	ug/l	NA	NA	NA	NA	NA	**34,100**	**61,000**	NA	NA	NA	NA	NA
Lead	7439-92-1	**25**	ug/l	**25.5**	**41**	2.52	2.27	14.5	**25.8 B**	**45.6 B**	NA	NA	NA	NA	NA
Magnesium	7439-95-4	**35,000**	ug/l	NA	NA	NA	NA	NA	**96,400**	**104,000**	NA	NA	NA	NA	NA
Manganese	7439-96-5	**300**	ug/l	**1,690 D**	**25,100 D**	**2,950 D**	**2,980 D**	**4,990 D**	**5,650**	**6,060**	NA	NA	NA	NA	NA
Mercury	7439-97-6	0.7	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	NA	NA	NA	NA	NA
Nickel	7440-02-0	**100**	ug/l	66.1	**156**	16.4	15.6	**113**	94.5	**146**	NA	NA	NA	NA	NA
Potassium	7440-09-7	NS	ug/l	NA	NA	NA	NA	NA	28,900	34,400	NA	NA	NA	NA	NA
Selenium	7782-49-2	**10**	ug/l	8.17	8.81	2.48	2.59	4	**23.1**	**30.3**	NA	NA	NA	NA	NA
Silver	7440-22-4	50	ug/l	<1.11 U	<1.11 U	<1.11 U	<1.11 U	<1.11 U	<5.56 U	<5.56 U	NA	NA	NA	NA	NA
Sodium	7440-23-5	**20,000**	ug/l	NA	NA	NA	NA	NA	**130,000**	**112,000**	NA	NA	NA	NA	NA
Thallium	7440-28-0	0.5	ug/l	NA	NA	NA	NA	NA	<1.11 U	<1.11 U	NA	NA	NA	NA	NA
Vanadium	7440-62-2	NS	ug/l	NA	NA	NA	NA	NA	48.7	90.3	NA	NA	NA	NA	NA
Zinc	7440-66-6	2,000	ug/l	89.1	138	27.2	25.5	63.6	204	357	NA	NA	NA	NA	NA

1487 First Avenue
Manhattan, New York
Langan Project No.: 100963701

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 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (herein collectively referenced as "NYSDEC SGVs").

Qualifiers:

D - The concentration reported is a result of a diluted sample.
E - The result is estimated and cannot be accurately reported due to levels encountered or interferences. (York)
J - The analyte was detected above the method detection limit (MDL), but below the RL; therefore, the result is
U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value
B - The analyte was found in the associated analysis batch blank.

Exceedance Summary:

10 - Result exceeds NYSDEC SGVs

Table C-3
Soil Vapor Analytical Results

1487 First Avenue
Manhattan, New York
Langan Project No.: 100963701

Analyte	CAS Number	NYSDOH Decision Matrices Minimum	Location	SV-01	SV-01	SV-02	SV-03	SV-04	SV-5	SV-6	SV-7	SV-7
			Sample Name	027_SV-01_20211110	026_SVDUP_20211110	025_SV-02_20211110	028_SV-03_20211110	029_SV-04_20211110	033_SV-5	034_SV-6	035_SV-7	036_DUP-2
			Sample Date	11/10/2021	11/10/2021	11/10/2021	11/10/2021	11/10/2021	01/25/2022	01/25/2022	01/25/2022	01/25/2022
			Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result
Volatile Organic Compounds												
1,1,1,2-Tetrachloroethane	630-20-6	NS	ug/m3	<1.21 U	<1 U	<12.4 U	<1.32 U	<4.16 U	NA	NA	NA	NA
1,1,1-Trichloroethane	71-55-6	100	ug/m3	<0.961 U	<0.796 U	<9.85 U	<1.05 U	<3.31 U	<1.09 U	<1.09 U	<1.09 U	<1.09 U
1,1,2,2-Tetrachloroethane	79-34-5	NS	ug/m3	<1.21 U	<1 U	<12.4 U	<1.32 U	<4.16 U	<1.37 U	<1.37 U	<1.37 U	<1.37 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	NS	ug/m3	<1.35 U	<1.12 U	<13.8 U	<1.48 U	<4.65 U	<1.53 U	<1.53 U	<1.53 U	<1.53 U
1,1,2-Trichloroethane	79-00-5	NS	ug/m3	<0.961 U	<0.796 U	<9.85 U	<1.05 U	<3.31 U	<1.09 U	<1.09 U	<1.09 U	<1.09 U
1,1-Dichloroethane	75-34-3	NS	ug/m3	<0.713 U	<0.59 U	<7.31 U	<0.781 U	<2.45 U	<0.809 U	<0.809 U	<0.809 U	<0.809 U
1,1-Dichloroethene	75-35-4	6	ug/m3	<0.349 U	<0.289 U	<3.58 U	<0.382 U	<1.2 U	<0.793 U	<0.793 U	<0.793 U	<0.793 U
1,2,4-Trichlorobenzene	120-82-1	NS	ug/m3	<1.31 U	<1.08 U	<13.4 U	<1.43 U	<4.5 U	<1.48 U	<1.48 U	<1.48 U	<1.48 U
1,2,4-Trimethylbenzene	95-63-6	NS	ug/m3	13.8 D	12.5 D	18.6 D	21.9 D	16.7 D	20.6	10.9	6.05	7.57
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NS	ug/m3	<1.35 U	<1.12 U	<13.9 U	<1.48 U	<4.66 U	<1.54 U	<1.54 U	<1.54 U	<1.54 U
1,2-Dichlorobenzene	95-50-1	NS	ug/m3	<1.06 U	<0.877 U	<10.9 U	<1.16 U	<3.65 U	<1.2 U	<1.2 U	<1.2 U	<1.2 U
1,2-Dichloroethane	107-06-2	NS	ug/m3	<0.713 U	<0.59 U	<7.31 U	<0.781 U	<2.45 U	<0.809 U	<0.809 U	<0.809 U	<0.809 U
1,2-Dichloropropane	78-87-5	NS	ug/m3	<0.814 U	<0.674 U	<8.35 U	<0.891 U	<2.8 U	<0.924 U	<0.924 U	<0.924 U	<0.924 U
1,2-Dichlorotetrafluoroethane	76-14-2	NS	ug/m3	<1.23 U	<1.02 U	<12.6 U	<1.35 U	<4.24 U	<1.4 U	<1.4 U	<1.4 U	<1.4 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	NS	ug/m3	1.65 D	3.01 D	<8.88 U	5.12 D	<2.98 U	5.6	2.68	1.6	1.93
1,3-Butadiene	106-99-0	NS	ug/m3	<1.17 U	<0.968 U	<12 U	<1.28 U	<4.02 U	0.509	<0.442 U	0.611	0.58
1,3-Dichlorobenzene	541-73-1	NS	ug/m3	<1.06 U	<0.877 U	<10.9 U	<1.16 U	<3.65 U	<1.2 U	<1.2 U	<1.2 U	<1.2 U
1,3-Dichloropropane	142-28-9	NS	ug/m3	<0.814 U	<0.674 U	<8.35 U	<0.891 U	<2.8 U	NA	NA	NA	NA
1,4-Dichlorobenzene	106-46-7	NS	ug/m3	<1.06 U	<0.877 U	<10.9 U	<1.16 U	<3.65 U	<1.2 U	<1.2 U	<1.2 U	<1.2 U
1,4-Dioxane (P-Dioxane)	123-91-1	NS	ug/m3	<1.27 U	<1.05 U	<13 U	<1.39 U	<4.37 U	<0.721 U	<0.721 U	<0.721 U	<0.721 U
2,2,4-Trimethylpentane	540-84-1	NS	ug/m3	NA	NA	NA	NA	NA	9.72	1.51	2.82	2.68
2-Hexanone (MBK)	591-78-6	NS	ug/m3	<1.44 U	<1.19 U	<14.8 U	<1.58 U	<4.97 U	9.71	<0.82 U	<0.82 U	<0.82 U
4-Ethyltoluene	622-96-8	NS	ug/m3	12.2 D	11.5 D	17.8 D	20 D	14.6 D	6.19	3.17	1.96	2.56
Acetone	67-64-1	NS	ug/m3	69.8 D	68.6 D	23.6 D	109 D	63.2 D	87.7	57	173	161
Acrylonitrile	107-13-1	NS	ug/m3	<0.382 U	<0.316 U	<3.92 U	<0.419 U	<1.32 U	NA	NA	NA	NA
Allyl Chloride (3-Chloropropene)	107-05-1	NS	ug/m3	<2.76 U	<2.28 U	<28.3 U	<3.02 U	<9.49 U	<0.626 U	<0.626 U	<0.626 U	<0.626 U
Benzene	71-43-2	NS	ug/m3	2.76 D	2.65 D	<5.77 U	1.79 D	2.13 D	14.8	1.63	3.45	3.35
Benzyl Chloride	100-44-7	NS	ug/m3	<0.912 U	<0.755 U	<9.35 U	<0.999 U	<3.14 U	<1.04 U	<1.04 U	<1.04 U	<1.04 U
Bromodichloromethane	75-27-4	NS	ug/m3	<1.18 U	<0.977 U	<12.1 U	<1.29 U	<4.06 U	<1.34 U	<1.34 U	10.5	10.7
Bromoethene	593-60-2	NS	ug/m3	<0.771 U	<0.638 U	<7.9 U	<0.844 U	<2.65 U	<0.874 U	<0.874 U	<0.874 U	<0.874 U
Bromoform	75-25-2	NS	ug/m3	<1.82 U	<1.51 U	<18.7 U	<1.99 U	<6.27 U	<2.07 U	<2.07 U	<2.07 U	<2.07 U
Bromomethane	74-83-9	NS	ug/m3	<0.684 U	<0.566 U	<7.01 U	<0.749 U	<2.35 U	<0.777 U	<0.777 U	<0.777 U	<0.777 U
Carbon Disulfide	75-15-0	NS	ug/m3	48.6 D	49.2 D	<5.62 U	25.4 D	4.72 D	6.38	7.79	6.79	6.48
Carbon Tetrachloride	56-23-5	6	ug/m3	0.443 D	0.367 D	<2.84 U	0.364 D	<0.954 U	<1.26 U	<1.26 U	<1.26 U	<1.26 U
Chlorobenzene	108-90-7	NS	ug/m3	<0.811 U	<0.671 U	<8.31 U	<0.888 U	<2.79 U	<0.921 U	<0.921 U	<0.921 U	<0.921 U
Chloroethane	75-00-3	NS	ug/m3	<0.465 U	<0.385 U	<4.77 U	<0.509 U	<1.6 U	<0.528 U	<0.528 U	<0.528 U	<0.528 U
Chloroform	67-66-3	NS	ug/m3	1.81 D	1.71 D	<8.82 U	4.24 D	2.96 D	1.04	12.2	249	241
Chloromethane	74-87-3	NS	ug/m3	<0.364 U	<0.301 U	<3.73 U	<0.398 U	<1.25 U	<0.413 U	<0.413 U	0.981	1.07
Cis-1,2-Dichloroethene	156-59-2	**6**	ug/m3	<0.349 U	<0.289 U	**6.44 D**	<0.382 U	<1.2 U	<0.793 U	<0.793 U	<0.793 U	<0.793 U
Cis-1,3-Dichloropropene	10061-01-5	NS	ug/m3	<0.8 U	<0.662 U	<8.2 U	<0.876 U	<2.75 U	<0.908 U	<0.908 U	<0.908 U	<0.908 U
Cyclohexane	110-82-7	NS	ug/m3	0.667 D	0.703 D	33.6 D	4.45 D	<2.09 U	4.89	<0.688 U	2.25	2.03
Dibromochloromethane	124-48-1	NS	ug/m3	<1.5 U	<1.24 U	<15.4 U	<1.64 U	<5.17 U	<1.7 U	<1.7 U	<1.7 U	<1.7 U
Dichlorodifluoromethane	75-71-8	NS	ug/m3	54.6 D	52.9 D	34.8 D	85.7 D	1,180 D	2.59	2.54	2.51	2.65
Ethanol	64-17-5	NS	ug/m3	NA	NA	NA	NA	NA	41.1	<9.42 U	11.2	10.6
Ethyl Acetate	141-78-6	NS	ug/m3	<1.27 U	<1.05 U	<13 U	<1.39 U	<4.37 U	<1.8 U	<1.8 U	<1.8 U	<1.8 U
Ethylbenzene	100-41-4	NS	ug/m3	7.96 D	7.47 D	13.3 D	12.8 D	10.3 D	12.3	7.12	6.34	6.82
Hexachlorobutadiene	87-68-3	NS	ug/m3	<1.88 U	<1.55 U	<19.3 U	<2.06 U	<6.47 U	<2.13 U	<2.13 U	<2.13 U	<2.13 U
Isopropanol	67-63-0	NS	ug/m3	2.17 D	1.97 D	<8.88 U	1.09 D	<2.98 U	29.7	4.92	32.2	25.6
M,P-Xylene	179601-23-1	NS	ug/m3	43.1 D	40.1 D	69.8 D	70 D	56.9 D	45.6	28.6	24.5	27.1
Methyl Ethyl Ketone (2-Butanone)	78-93-3	NS	ug/m3	8.47 D	8.21 D	<5.33 U	11.5 D	3.58 D	36.6	5.66	6.4	5.66
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/m3	<0.722 U	<0.597 U	<7.4 U	<0.79 U	<2.48 U	<2.05 U	<2.05 U	<2.05 U	<2.05 U
Methyl Methacrylate	80-62-6	NS	ug/m3	0.721 D	<0.597 U	<7.39 U	<0.79 U	<2.48 U	NA	NA	NA	NA
Methylene Chloride	75-09-2	100	ug/m3	<1.22 U	2.43 D	<12.5 U	2.95 D	<4.21 U	<1.74 U	<1.74 U	2.34	2.71
Naphthalene	91-20-3	NS	ug/m3	<1.85 U	<1.53 U	<18.9 U	<2.02 U	<6.36 U	NA	NA	NA	NA
n-Heptane	142-82-5	NS	ug/m3	2.53 D	2.57 D	<7.4 U	3.16 D	<2.49 U	11.7	13.5	3.83	3.66
n-Hexane	110-54-3	NS	ug/m3	6.65 D	6.73 D	<6.37 U	6.66 D	2.99 D	14	9.97	4.86	4.97
o-Xylene (1,2-Dimethylbenzene)	95-47-6	NS	ug/m3	12.5 D	11.7 D	23.5 D	20.5 D	15.8 D	15.7	9.51	8.17	9.03
Propylene	115-07-1	NS	ug/m3	32.1 D	31.3 D	<3.11 U	<0.332 U	16.4 D	NA	NA	NA	NA
Styrene	100-42-5	NS	ug/m3	<0.751 U	<0.621 U	<7.69 U	<0.822 U	<2.58 U	1.68	1.15	0.984	1.06
Tert-Butyl Alcohol	75-65-0	NS	ug/m3	NA	NA	NA	NA	NA	1.53	<1.52 U	2.09	<1.52 U
Tert-Butyl Methyl Ether	1634-04-4	NS	ug/m3	<0.635 U	<0.526 U	<6.51 U	<0.695 U	<2.19 U	<0.721 U	<0.721 U	<0.721 U	<0.721 U
Tetrachloroethene (PCE)	127-18-4	**100**	ug/m3	4.78 D	4.65 D	**8,610 D**	8.5 D	13.2 D	3.68	2.62	1.95	1.95
Tetrahydrofuran	109-99-9	NS	ug/m3	<1.04 U	<0.86 U	<10.7 U	<1.14 U	<3.58 U	2.31	<1.47 U	1.57	<1.47 U
Toluene	108-88-3	NS	ug/m3	27.9 D	25.7 D	45.6 D	39.5 D	35.6 D	45.6	21	24	23.3
Total Xylenes	1330-20-7	NS	ug/m3	NA	NA	NA	NA	NA	61.2	38.1	32.7	36.1
Trans-1,2-Dichloroethene	156-60-5	NS	ug/m3	<0.699 U	<0.578 U	<7.16 U	<0.765 U	<2.4 U	<0.793 U	<0.793 U	<0.793 U	<0.793 U
Trans-1,3-Dichloropropene	10061-02-6	NS	ug/m3	<0.8 U	<0.662 U	<8.2 U	<0.876 U	<2.75 U	<0.908 U	<0.908 U	<0.908 U	<0.908 U
Trichloroethene (TCE)	79-01-6	**6**	ug/m3	0.663 D	0.627 D	**489 D**	0.518 D	<0.815 U	<1.07 U	<1.07 U	<1.07 U	<1.07 U
Trichlorofluoromethane	75-69-4	NS	ug/m3	1.68 D	1.56 D	<10.1 U	1.84 D	<3.41 U	1.31	1.25	1.25	1.33
Vinyl Acetate	108-05-4	NS	ug/m3	<0.62 U	<0.513 U	<6.36 U	<0.679 U	<2.14 U	NA	NA	NA	NA
Vinyl Chloride	75-01-4	6	ug/m3	<0.225 U	<0.186 U	<2.31 U	<0.247 U	<0.775 U	<0.511 U	<0.511 U	<0.511 U	<0.511 U
Total BTEX	BTEX	NS	ug/m3	38.62	35.82	58.9	54.09	48.03	133.9	67.85	66.49	69.57

Notes:

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
Soil vapor sample analytical results are compared to the minimum soil vapor concentrations at which mitigation is recommended as set forth in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (2017).

Qualifiers:

D - The concentration reported is a result of a diluted sample.
E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.
J - The analyte was detected above the method detection limit (MDL), but below the RL; therefore, the result is
U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown
B - The analyte was found in the associated analysis batch blank.

Exceedance Summary:

10 - Result exceeds NYSDOH Decision Matrices Minimum Concentrations

ATTACHMENT D

SECTION IV: PROPERTY INFORMATION

ATTACHMENT D
SECTION IV: PROPERTY INFORMATION

The Reference Point for the given latitude (40° 46′ 17.96″) and longitude (-73° 57′ 12.97″) is the approximate center of the site.

Item 2 – Property Maps

The following figures are included for the site:

Figure D-1 provides the New York Borough Tax Map from the New York City Department of Finance (NYCDOF) showing the proposed brownfield site boundary.

Figure D-2 is the required United States Geological Survey (USGS) 7.5-minute quadrangle map showing the location of the proposed brownfield site.

Figure D-3 provides a site base map that shows map scale, north arrow orientation, and 1000-foot radius around the site.

Figure D-4 provides a site base map that shows i) proposed brownfield site boundary lines, with adjacent property owners clearly identified; and ii) surrounding land uses.

Item 8 – Easements

No easements exist on the subject property that would preclude remediation.

Item 10 - Property Description and Environmental Assessment Narrative

Location

The approximate 10,050-square-foot (0.23 acres) proposed brownfield site is located at 1487-1493 1st Avenue in the Upper East Side neighborhood of Manhattan, New York, and is identified as Block 1452 and Lot 27, 28, 29, and 30 on the New York City Tax Map (to be merged as Tentative Lot 27 in accordance with the New York City RP-602 Form partially executed on 6 January 2022). The partially executed RP-602 Form – Application For Apportionments or Mergers is attached. The site is bound to the north by East 78th Street followed by a five-story residential building, to the east by a four-story residential building, to the south by a nine-story residential building, and to the west by 1st Avenue followed by three four-story mixed residential and commercial buildings and one five-story residential building. The site is located in a Commercial District (C2-8) which allows for residential buildings and commercial businesses.

Site Features

The site is located in an urban area that is generally covered with roads, walkways, and residential/mixed-use buildings. The site is currently occupied by an approximate 2,550-square foot four-story vacant building in the southern portion of the site on Lot 27, an approximate 750-square foot four-story vacant building in the northwestern portion of the site on Lot 30. The remaining portions of the site consist of vacant land where former building basements have been partially backfilled with remnant demolition debris. The perimeters of the former building basements were backfilled with sloped demolition debris from sidewalk level to the assumed depth of the former basement slabs at approximately 8 to 10 feet below sidewalk level (bsl). The vacant portion of the site was heavily vegetated with uneven topography; however, vegetation was cleared and the remnant demolition debris was graded to a flat surface ranging from 4 to 8 feet bsl.

Two fuel oil aboveground storage tanks (ASTs) were documented at the site in January 2022; one is located in the basement of the vacant building in the northwestern corner of the site and one was found buried in the demolition debris during site re-grading in the northern lot. A release was identified in the associated with the AST found in the demolition debris and was assigned NYSDEC Spill No. 2109276. The AST and associated petroleum-impacted material were removed from the site for off-site disposal on 14 and 15 March 2022 and a report documenting the cleanup is being prepared for submission to NYSDEC.

Current Zoning and Land Use

The proposed brownfield site is located in a C2-8 commercial district which allows for commercial and residential uses. No environmental restrictions are currently associated with the property. The adjoining parcels and surrounding area are of mixed use including residential and commercial.

Historical Site Use

Historical Sanborn Map Review

Sanborn Fire Insurance Maps provided by Environmental Data Resources, LLC (EDR) reveal that the subject property consisted of one- to five-story mixed-use commercial and residential buildings between 1896 and 1939. In 1951, the northern portion of the site is identified as a dyeing and cleaning facility with a solvent tank. The central and southern portions of the site are depicted in similar condition as 1939. Site conditions appear generally the same between 1979 and 2005.

The review of Sanborn Maps revealed no historical site operations of concern at adjacent properties to the north, south, and west of the site.

Records maintained online by the United States Environmental Protection Agency (USEPA), in addition to historical phone directories summarized in the City Directory Abstract and government databases summarized in a Radius Map Report provided by EDR, were also reviewed for the Site and are summarized below.

Additional Historical Resources

According to the City Directory Abstract, a dyeing and cleaning facility, Broadway Cleaning & Dyeing, operated on the subject property at 1489 1st Avenue between 1920 and 1923. A cleaning facility, Moderne Way Cleaners, operated on the subject property at 1493 1st Avenue between 1947 and 1978, Schreck Jos Laundry operated on the subject property at 356 East 78th Street in 1923, Kanaur Morris Laundry operated on the subject property at 356 East 78th Street in 1927, and Unique Laundry operated on the subject property at 358 East 78th Street in 1934.

Private Dwelling, located at 1489 First Avenue (Lot 29), was identified in the Radius Map Report in the NY Spills database for a spill reported to the department on 4 November 2009 and assigned Spill No. 0908776. According to the case narrative provided by EDR, the supply line for two 275-gallon fuel oil ASTs was suspected to have leaked. The initial spill report identified that the supply line was located underground, but additional narrative by NYSDEC documented that the supply line was aboveground. The supply line was replaced and the spill was administratively closed on 2 December 2009.

Site Geology and Hydrogeology

Based on borings completed during the Phase II EI, site stratigraphy below the former basements in the vacant lots in the northern and central portions of the site consists of an approximately 1- to 4-foot thick layer of fill underlain by a 6- to 13-foot thick native layer of sand and clayey sand. All borings were completed until drilling refusal on inferred bedrock was encountered, at approximately 17 to 23 feet below sidewalk level. Drilling refusal was encountered deeper in the southern part of the site (23 feet bsl) than in the northern and eastern parts of the site (17 feet bsl).

The preliminary geotechnical investigation completed in November 2021 by Langan documented an about 6-foot-thick layer of fill beneath the sidewalks adjacent to the site, followed by approximately 14 feet of sand and clay underlain by weathered mica schist rock. The top of competent rock was encountered at approximately 22 and 27 feet below sidewalk level. Two rock cores completed at LSB-12 and LSB-13 during the January 2022 EI revealed the

presence of weathered rock from approximately 22 to 27 feet bsl at LSB-12 and from approximately 16.5 to 17 feet bsl at LSB-13. The top of competent rock was encountered at 27 feet bsl at LSB-12 and 17 feet bsl at LSB-13.

According to the USGS Bedrock and Engineering Geologic Maps of New York County and Parts of Kings and Queens Counties, New York, and parts of Bergen and Hudson Counties, New Jersey, by Charles A. Baskerville dated 1994, the site is underlain by the Manhattan Formation, consisting mainly of schists and amphibolite.

Based on the presence of groundwater immediately above weathered bedrock, it is assumed to be present in a perched condition. Perched groundwater was measured in monitoring wells completed during Langan's Phase II EI between 13 feet bsl (MW-05) and 15.5 feet bsl (MW-02). Groundwater is assumed to have risen in the bedrock well risers and was measured above the top of the rock interface in the bedrock wells at 14.5 feet bsl in MW-7 and 17 feet bsl in MW-6. *Environmental Assessment*

The primary contaminants of concern are the presence of chlorinated volatile organic compounds (VOCs) and metals detected in soil at concentrations exceeding NYSDEC Unrestricted Use SCOs, Restricted-Residential Restricted Use SCOs (RUSCOs), and Protection of Groundwater SCOs, chlorinated VOCs and metals in groundwater at concentrations exceeding NYSDEC Ambient Water Quality Standards and Guidance Value (SGVs) in perched water and in groundwater within the bedrock, and chlorinated VOCs in soil vapor at concentrations exceeding those that require mitigation according to the NYSDOH Final Guidance on Soil Vapor Intrusion, October 2006 and Revised May 2017. Summaries of the previous investigations are provided in Attachment C.

Elevated PID readings between 12 parts-per-million (ppm) above background were detected in LB-02 between 8 and 8.5 feet below former basement slab (corresponding to 16.5 to 17 ft bsl) and 21.6 ppm at LSB-13 between 11 and 11.5 feet below former basement slab (corresponding to between 15 and 15.5 feet bsl); odors and globules potentially associated with the AST that had previously been discovered nearby were also observed at LSB-13. Odors were observed at LB-05 between 8 and 9 feet below former basement slab (corresponding to 17.5 to 18.5 feet bsl). Elevated PID readings and/or odor and staining were not observed in any other soil borings completed as part of the Phase II EI. Analytical results of soil samples collected during the 2021/2022 Phase II Environmental Investigation were compared to the NYSDEC Unrestricted Use SCOs, Restricted-Residential Restricted Use SCOs (RUSCOs), and Protection of Groundwater SCOs. Groundwater sample results were compared to NYSDEC SGVs and soil vapor analytical results were compared to the NYSDOH Final Guidance for Evaluating Soil Vapor Intrusion Matrices A through C dated October 2006 and revised in May 2017. Analytes detected above the regulatory criteria are also summarized below.

Soil Analytical Results:

VOCs

PCE (1.6 mg/kg) was detected in exceedance of the NYSDEC Unrestricted Use SCO and Protection of Groundwater SCO in the sample collected from 6 to 8 feet below former basement slab in LB-02. Acetone (0.085 mg/kg), a common laboratory artifact, was detected in exceedance of the NYSDEC Unrestricted Use SCO in the sample collected from 2 to 4 feet below the basement slab in LSB-11.

Metals

Analytical results revealed exceedances of the NYSDEC Unrestricted Use SCOs, Restricted Residential RUSCOs, and/or Protection of Groundwater SCOs for barium, copper, trivalent chromium, lead, nickel, silver, and zinc. Unrestricted Use SCO exceedances include copper (50.7 mg/kg – 81.8 mg/kg), trivalent chromium (32.8 mg/kg – 140 mg/kg), lead (206 mg/kg – 345 mg/kg), nickel (32.6 mg/kg – 65.1 mg/kg), silver (3.19 mg/kg – 4.57 mg/kg), and zinc (136 mg/kg – 383 mg/kg). Exceedances of the Unrestricted Use SCOs and Restricted Residential RUSCOs include barium (451 mg/kg) and lead (421 mg/kg). Exceedances of Unrestricted Use SCOs, Restricted Residential RUSCOs, and Protection of Groundwater SCOs include lead (474 mg/kg).

No exceedances of the NYSDEC Unrestricted Use SCOs, Restricted-Residential RUSCOs, or Protection of Groundwater SCOs were detected for SVOCs, PCBs, pesticides, herbicides, or PFAS.

Groundwater Analytical Results:

VOCs

Analytical results revealed exceedances of the NYSDEC SGVs for the VOCs in perched water monitoring wells (MW-01 through MW-05) for cis-1,2-dichloroethene (cis-1,2-DCE) (6.79 µg/l – 61.1 µg/l) in all monitoring wells except MW-01 and PCE (24.5 µg/l – 2,660 µg/l) and TCE (47.2 µg/l – 209 µg/l) in MW-02, MW-04, and MW-05. Concentrations of chlorinated VOCs in perched water were highest in the northern portion of the site near the former solvent tank (MW-02) and lowest in the southern part of the site (MW-05).

VOCs detected above the NYSDEC SGVs in the bedrock wells MW-6 and MW-7 included chloroform (10.2 µg/l – 15 µg/l), PCE (24.9 µg/l – 425 µg/l), TCE (54.1 µg/l – 151 µg/l), and cis-1,2-DCE (53.7 µg/l – 96.8 µg/l) in all four samples collected. The highest concentration of chlorinated CVOCs were detected in MW-6 at 28 feet bsl and decreased in the deeper sample collected from this well at 45 feet bsl. The lowest concentrations of chlorinated CVOCs were detected in MW-7 at 20 feet bsl and increased in the deeper sample collected from this well at 28 feet bsl.

Metals

Analytical results revealed exceedances of the NYSDEC SGVs for metals in all five monitoring wells including total chromium (61.8 µg/l – 79.4 µg/l), lead (25.5 µg/l – 41 µg/l), magnesium (96,400 µg/l), manganese (1,690 µg/l – 25,100 µg/l), and nickel (113 µg/l – 156 µg/l), and selenium (23.1 µg/l).

No exceedances of the NYSDEC SGVs were detected for SVOCs, PCBs, pesticides, herbicides, or PFAS.

Soil Vapor Analytical Results

The following chlorinated VOCs were detected in soil vapor samples collected across the site:

- Carbon tetrachloride, with concentrations ranging from 0.364 µg/m^3 to 0.443 µg/m^3;
- Cis-1,2-DCE, with a concentration of 6.44 µg/m^3;
- Methylene chloride, with concentrations ranging from 2.34 µg/m^3 to 2.95 µg/m^3;
- PCE, with concentrations ranging from 1.95 µg/m^3 to 8,610 µg/m^3; and,
- TCE, with concentrations ranging from 0.518 µg/m^3 to 489 µg/m^3.

Comparison of these results to the applicable NYSDOH Guidance Values reveals detections of cis-1,2-DCE (6.44 µg/m^3), PCE (8,610 µg/m^3), and TCE (489 µg/m^3) at concentrations that would require mitigation in the sample collected from SV-02, which is located in the northern portion of the site in the vicinity of the former solvent tank.

Concentrations of 1,1,1-trichloroethane, 1,1-dichloroethene, and vinyl chloride were not detected in any of the soil vapor samples collected.

The 2021 Phase II Environmental Investigation Report is provided in Attachment C.

New York City Department of Finance • Property Division • Tax Map Office

APPLICATION FOR APPORTIONMENTS OR MERGERS

Instructions: Please complete this application and *submit in person* to: ***Department of Finance, Property Division - Tax Map Office, 66 John Street, 2nd floor,*** *New York, NY 10038.* Please read the instructions for further details before completing this form. Print clearly.

SECTION A: PROPERTY INFORMATION

Borough: MANHATTAN Block: 1452 Present Lot(s): 27, 28, 29, 30

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY
Lot Number: 27

☒ Merger ☐ Apportionment Number of Lots Requested 1

☐ Air ☐ Subterranean

Lot(s)Usage: (check one)
☐ *Residential* Building Gross Sq/Ft:
☐ *Commercial* Building Gross Sq/Ft:
☒ *Mix* (Residential & Commercial) Building Gross Sq/Ft: 160,641

1. Property Owner's Name (as per Deed): (LAST NAME / FIRST NAME)
   OR
   Company Name: CP VII 78th STREET OWNER, LLC
2. Property Address: 1487 1st AVENUE (NUMBER AND STREET) NEW YORK (CITY) NY (STATE) 10075 (ZIP CODE)
3. Filing Representative (if applicable): JASON BYRNES

SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: WEST (LAST NAME) DAVID (FIRST NAME)
2. Address: 11 BROADWAY (NUMBER AND STREET) NEW YORK (CITY) NY (STATE) 10004 (ZIP CODE)
3. Telephone Number: (212) 213-8007 4. Email Address: DWEST@HILLWEST.COM

The applicant hereby certifies that, in making this application for merger/apportionment, s/he is the owner, or acting under the direction of the owner.

Signature of Architect/ Engineer/Applicant: [signature] **Date:** 12 / 23 / 2021

TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)

DRAW SKETCH TO SCALE 1" = 50', IF POSSIBLE INDICATE NORTH ARROW

(Architect or Engineer's seal)

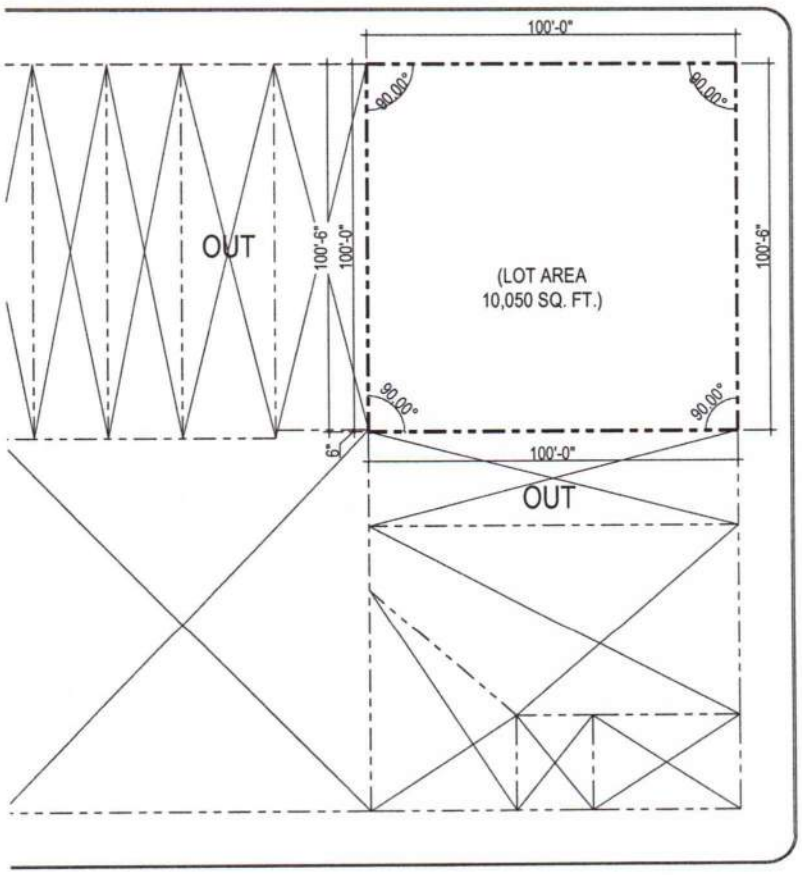
Tentative Lot(s) issued:
Customer Service Representative: [signature] Date: 1 / 6 / 2022 New Lot(s): 27 Lot(s) Affected: 27,28 29,30 Lot(s) Dropped: 28,29 30

Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Specialist. Lots are tentative until final approval is received from the Tax Map Office.

Map Updated:
Tax Map Specialist: _____ Date: ___/___/___

RP-602 Rev. 7.8.2019

78TH STREET
(60' NARROW STREET)

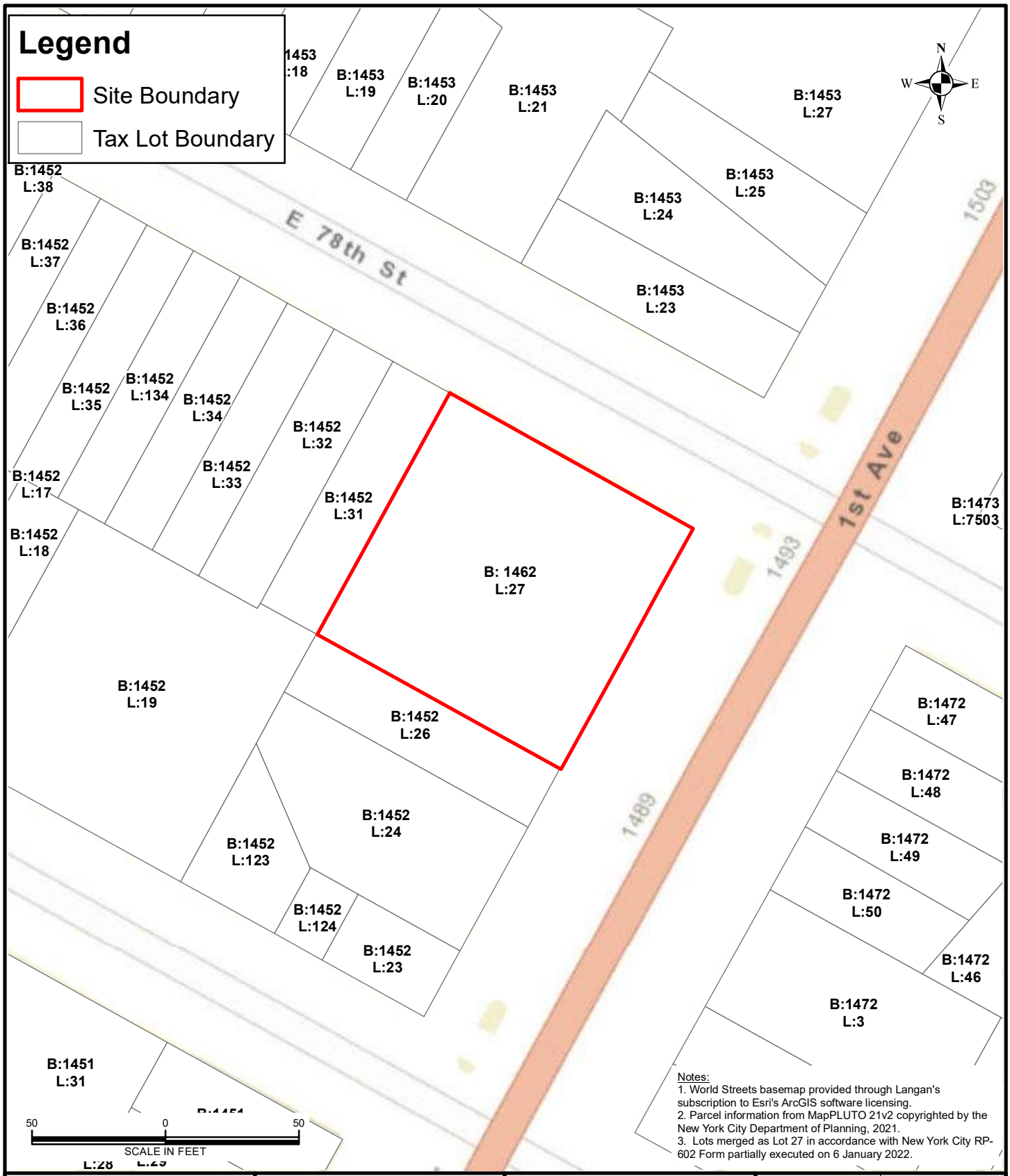


FIRST AVE
(100' WIDE STREET)

77TH STREET
(60' NARROW STREET)

REGISTERED ARCHITECT
DAVID CHARLES WEST
No. 020801
STATE OF NEW YORK

HILL | WEST ARCHITECTS 11 BROADWAY 17TH FLOOR NEW YORK, NY 10004 T. 212 213 8007	TITLE: LOT DIAGRAM	DATE: 12/16/2021 SCALE: 1" = 50'-0"
	PROJECT: 1487 FIRST AVE	PROJECT 21A22



Notes:
1. World Streets basemap provided through Langan's subscription to Esri's ArcGIS software licensing.
2. Parcel information from MapPLUTO 21v2 copyrighted by the New York City Department of Planning, 2021.
3. Lots merged as Lot 27 in accordance with New York City RP-602 Form partially executed on 6 January 2022.

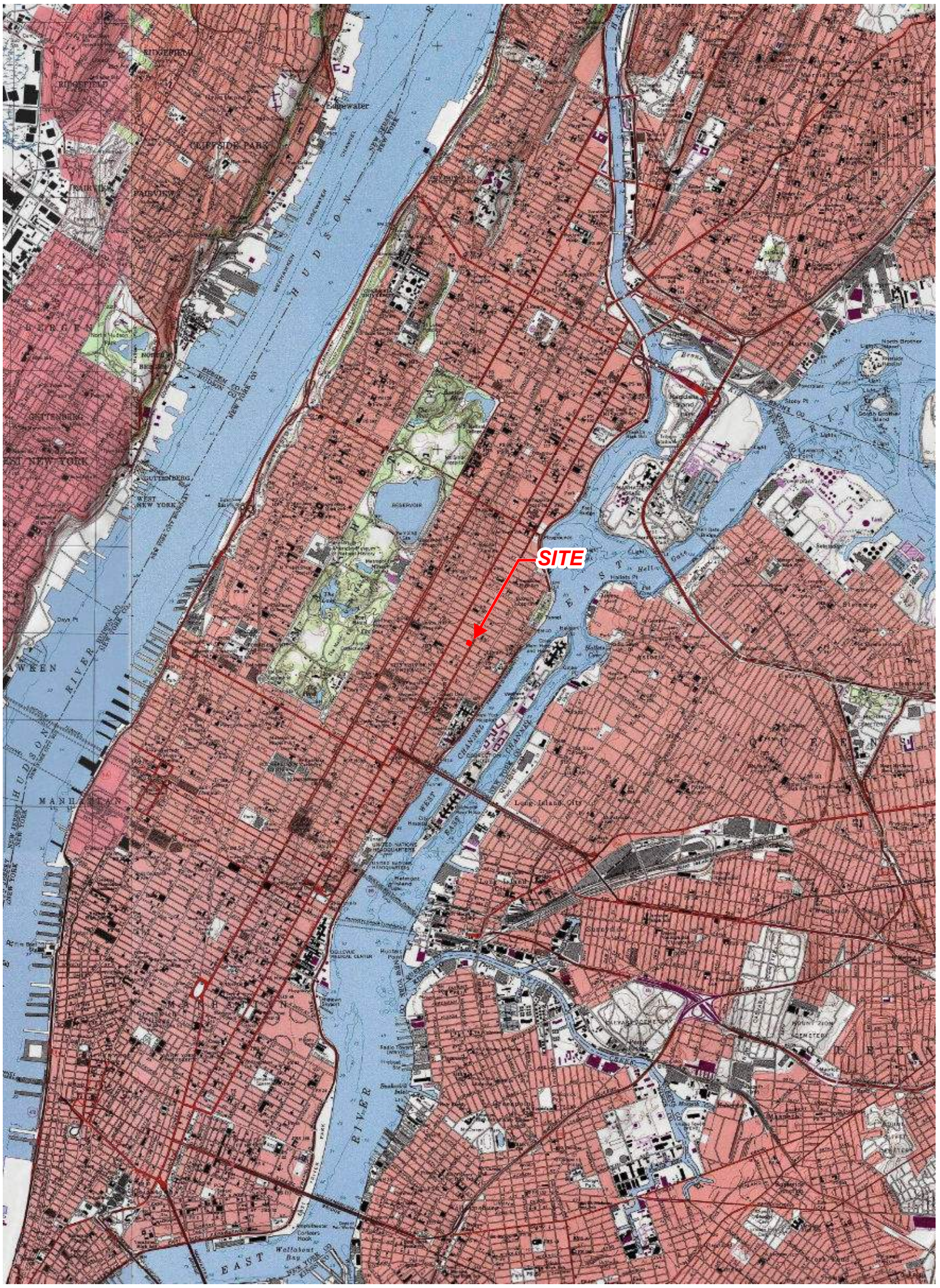
LANGAN
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
Langan International LLC
Collectively known as Langan
NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
1487 FIRST AVENUE REDEVELOPMENT SITE
BLOCK No. 1452, LOT No. 27
MANHATTAN NEW YORK

Drawing Title
TAX MAP

Project No.	100805201
Date	2/24/2022
Scale	1 " = 50 '
Drawn By	IHB

Figure
D-1



Notes:
1. USGS Topographic basemap is provided through Langan's Esri ArcGIS software licensing from ArcGIS Online.
2. Parcel information from MapPluto 21v2 copyrighted by the New York City Department of Planning, last updated 2021.
3. Lots merged as Lot 27 in accordance with New York City RP-602 Form partially executed on 6 January 2022.

4,000 0 4,000
SCALE IN FEET

LANGAN
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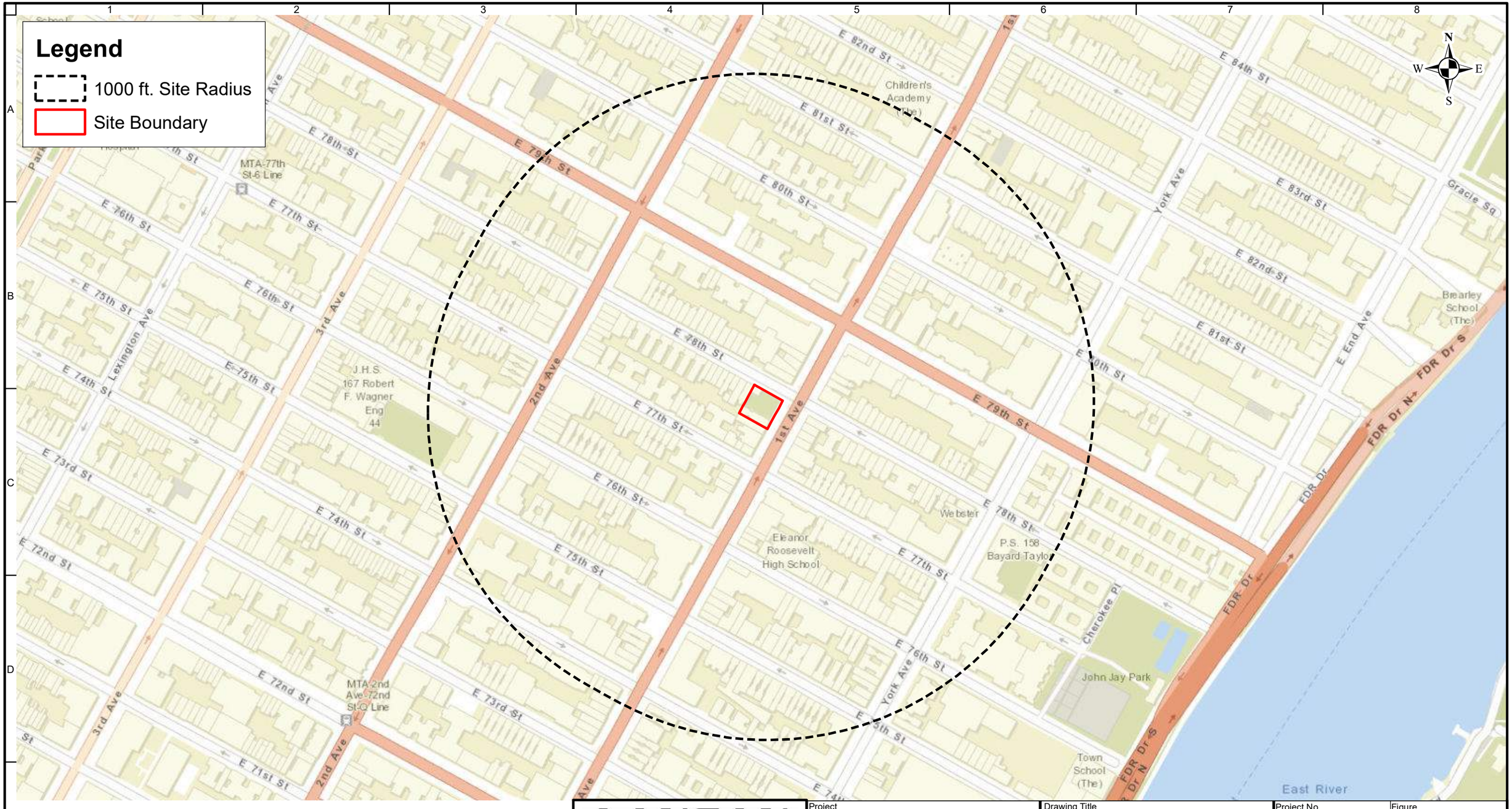
Project
1487 FIRST AVENUE REDEVELOPMENT SITE
BLOCK No. 1452, LOT No. 27
MANHATTAN NEW YORK

Drawing Title
SITE LOCATION MAP

Project No. 100963701
Date 2/24/2022
Scale 1 " = 4,000 '
Drawn By IHB
Figure D-2

Path: \\langan.com\data\PAR\data7\100963701\Project Data\ArcGIS\MXD\Environmental_Figures\2021-12\10.5\Figure D-2 - Site Location Map.mxd Date: 2/24/2022 User: ibaker Time: 5:25:31 PM



Notes:
1. World transportation basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS Online,
2. Parcel information from MapPluto 21v2 copyrighted by the New York City
3. Lots merged as Lot 27 in accordance with New York City RP-602 Form partially executed on 6 January 2022.

300 0 300
SCALE IN FEET

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Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
Langan International LLC
Collectively known as Langan

NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

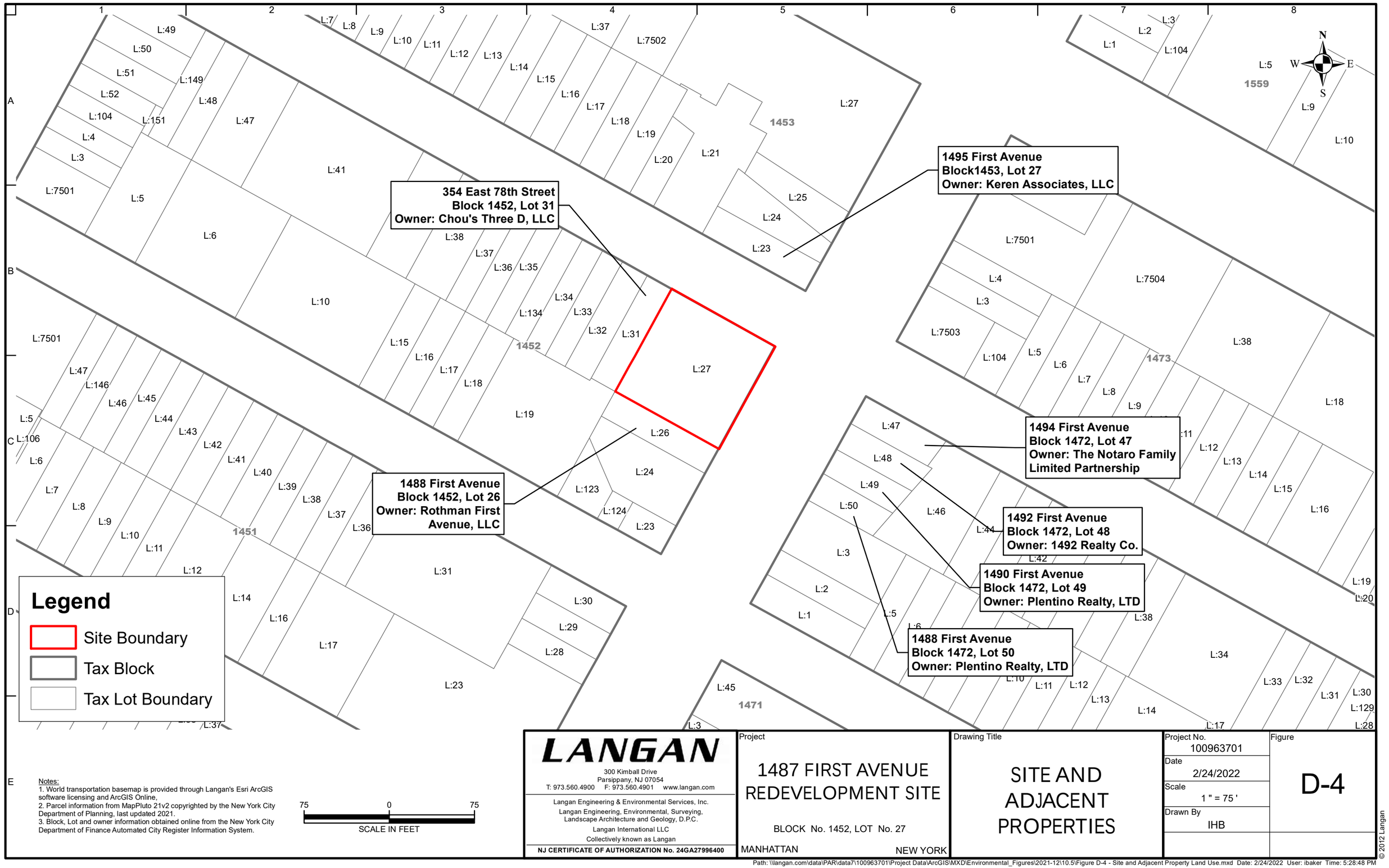
Project
1487 FIRST AVENUE REDEVELOPMENT SITE
BLOCK No. 1452, LOT No. 27
MANHATTAN NEW YORK

Drawing Title
SITE AND 1,000 FT. RADIUS

Project No.	100963701
Date	2/24/2022
Scale	1 " = 300 '
Drawn By	IHB

Figure
D-3

Path: \\langan.com\data\PAR\data7\100963701\Project Data\ArcGIS\MXD\Environmental_Figures\2021-12\10.5\Figure D-3 - Site and 1000ft Radius.mxd Date: 2/24/2022 User: ibaker Time: 5:27:10 PM



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Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
Langan International LLC
Collectively known as Langan
NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
1487 FIRST AVENUE REDEVELOPMENT SITE
BLOCK No. 1452, LOT No. 27
MANHATTAN NEW YORK

Drawing Title
SITE AND ADJACENT PROPERTIES

Project No.	100963701
Date	2/24/2022
Scale	1 " = 75 '
Drawn By	IHB

Figure
D-4

Path: \\langan.com\data\PAR\data7\100963701\Project Data\ArcGIS\MXD\Environmental_Figures\2021-12\10.5\Figure D-4 - Site and Adjacent Property Land Use.mxd Date: 2/24/2022 User: ibaker Time: 5:28:48 PM

ATTACHMENT E

SECTION VI: OWNER/OPERATOR INFORMATION

LANGAN

ATTACHMENT E
SECTION VI: OWNER AND OPERATOR INFORMATION

Ownership Records

Ownership records for the site were researched on the Automated City Register Information System (ACRIS) website. The most recent deed is provided in this attachment. Available ownership information for Lot 27, Lot 28, Lot 29, and Lot 30 (to be merged as Tentative Lot 27 in accordance with the New York City RP-602 Form partially executed on 6 January 2022) is attached in E-2.

Current and former telephone numbers of the previous property owners are not available.

Current Owners

The current Site owner, CP VII 78th Street Owner, LLC, has no relationship to the prior Site owners, or to prior operators responsible for any discharge or release of hazardous substances or petroleum at or near the Site. If they were to apply to the BCP, the current Site owners would be properly designated as Volunteers because the chlorinated solvent releases impacting the Site occurred prior to their acquisition of title to the Site in 2022. Prior to acquiring title to the Site, the current owners had no connection to the Site or its operators. Since the current Site owners' control of the property commenced in 2022, there have been no continuing discharges, no threats of future release, and the current Site owners undertook investigation which indicated that there were no conditions at the Site causing human, environmental or natural resource exposure to previously released hazardous waste at or from the Site. A small release was identified associated with an unregistered and undocumented aboveground storage tank found in the demolition debris and was assigned NYSDEC Spill No. 2109276. The AST and associated petroleum-impacted material were removed from the site for off-site disposal on 14 and 15 March 2022 and a report documenting the cleanup is being prepared for submission to NYSDEC.

Sole member of the Requestor is CP VII 78th Street REIT, LLC. Pursuant to the Written Consent of Managing Member provided as Attachment I, Matthew Feldman is authorized to execute the BCA on behalf of the applicant.

Site Operators

The site currently has no active operators. There is no relationship between the Requestors' member and any of the previous known owners or operators.

Current and previous operators of the property are based on the review of Sanborn Fire Insurance Maps, City Directory Abstract, and Radius Map Report. Operators for the site include:

Name	Relationship to Property	Last Known Contact Information	Relationship to Applicant
Broadway Cleaning & Dyeing (Lot 28)	Operator (approx. 1920 - 1923)	Unavailable	None
Schreck Jos Laundry (Lot 30)	Operatory (approx. 1923)	Unavailable	None
Kanaur Morris Laundry (Lot 30)	Operator (approx. 1927)	Unavailable	None
Unique Laundry (Lot 30)	Operator (approx. 1934)	Unavailable	None
Moderne Way Cleaners (Lot 30)	Operator (approx. 1947 - 1978)	Unavailable	None
Dyeing and Cleaning Facility (Lot 30)	Operator (approx. 1951 - 2005)	Unavailable	None
Miscellaneous Commercial (see attached table)	Operator (approx. 1896 – 2005)	Unavailable	None
Miscellaneous Residential	Operator (approx. 1896 – 2005)	Unavailable	None

Operator information is not available for most time periods.

According to our review of the Sanborn Fire Insurance Maps, the site consisted of one- to five-story mixed-use commercial and residential buildings with basements between 1896 and 1939. In 1951, the northern portion of the site is identified as a dyeing and cleaning facility with a solvent tank. The central and southern portions of the site are depicted in similar condition as 1939. Site conditions appear generally the same between 1979 and 2005. Records documenting the presence of the dyeing and cleaning facility shown on the Sanborn Maps between 1951 and 2005 were not identified during the review of the City Directory Abstract Report or the Radius Map Report. Based on observations during Langan's 2021 Phase II Environmental Investigation, the Site is currently vacant. No ongoing use of hazardous substances was observed during Langan's 2021 and 2022 site visits. Two fuel oil aboveground storage tanks (ASTs) were documented at the site in January 2022; one is located in the basement of the vacant building in the northwestern corner of the site and one was found buried in the demolition debris during site re-grading in the northern lot.

Sanborn Fire Insurance Maps, City Directory Abstract, and Radius Report Map Report provided in Attachment C.

Lot 27 Previous Owners

Date	Lot	Document Type	First Party	Second Party	First Party Address	First Party Relationship to Applicant
3/31/1966	27	DEED	1487 First Ave Corp	S J Ungar Foundation	350 Broadway, New York, NY 10013	None
5/10/1966	27	DEED	1487 1st Ave Corp	S J Ungar Foundation	350 Broadway, New York, NY 10013	None
5/17/1966	27	DEED	S J Ungar Foundation	1487 Realty Corp	25 West 81st Street, New York, NY 10024	None
1/30/1978	27	DEED	Cuneo, Mathilda M	M M Leisner & Co Inc	295 Madison Avenue, New York, NY 10017	None
3/15/1978	27	DEED	M M Leisner & Co Inc	Pecan Realty Inc	155 West 72nd Street, New York, NY 10023	None
3/16/1978	27	DEED	Pecan Realty Inc	Malkan, Michael	595 Madison Avenue, Suite 1010, New York, NY 10022	None
9/12/1979	27	DEED	Malkan, Michael	Mindora Realty Inc	340 East 80th Street, New York, NY 10021	None
9/12/1979	27	DEED	Mindora Realty Inc	Malkan, Michael	340 East 80th Street, New York, NY 10021	None
6/15/1984	27	DEED	Malkan, Michael	1487 1st Ave Associates	340 East 80th Street, New York, NY 10021	None
8/8/1985	27	DEED	1487 1st Ave Associates	Jean, Tzong Yih	1220 Broadway, New York, NY 10001	None
5/15/1996	27	DEED	Jean, Tzong Yih	Jean, Mei Li Trustee	21 South End Avenue, New York, NY 10280	None
2/27/2006	27	DEED	Tzong Yih Jean Revocable Trust	Chou, Katherine	10 West Street, #27 G, New York, NY 10004	None
7/10/2006	27	DEED	REVX 289 LLC	Chou, Katherine	8 South Idaho, Suite C, Dillion, MT 59725	None
1/20/2012	27	DEED	Chou, Katherine	Chou's Three D LLC	408 8th Avenue, New York, NY 10001	None

Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: https://a836-acris.nyc.gov/DS/DocumentSearch/Index.

Lot 28 Previous Owners

Date	Lot	Document Type	First Party	Second Party	First Party Address	First Party Relationship to Applicant
7/11/1978	28	DEED	Kraus, Joseph DECD EX	Adelaar, Florence	440 East 78th Street, New York, NY 10075	None
10/27/1978	28	DEED	Adelaar, Florence	Kraus Bros	120 East 81st Street, New York, NY 10028	None
3/15/1979	28	DEED	Rosenberg, Elvire DECD	Rosenburg, Joseph F	190 East 72nd Street, New York, NY 10028	None
4/4/1979	28	DEED	Kraus Bros	Kraus Bros	120 East 81st Street, New York, NY 10028	None
4/4/1984	28	DEED	Kraus Bros & Joseph Rosenberg	Moinian, Moin and Moris	120 East 81st Street, New York, NY 10028	None
1/19/1996	28	DEED	Moinian, Moin	Chou, Katherine	1407 Broadway, New York, NY 10018	None
1/20/2012	28	DEED	Chou, Katherine	Chou's Three D LLC	408 8th Avenue, New York, NY 10001	None

Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: https://a836-acris.nyc.gov/DS/DocumentSearch/Index.

Lot 29 Previous Owners

Date	Lot	Document Type	First Party	Second Party	First Party Address	First Party Relationship to Applicant
11/19/1971	29	DEED	Price, Sidney J	1491 Realty Corp	10 Park Terrace East, New York, NY 10034	None
5/9/1974	29	DEED	Stoller, Max	Price, Sidney J	119 West 57th Street, New York, NY 10019	None
6/27/1974	29	DEED	Price, Sidney J	Carjon Realty Corp	10 Park Terrace East, New York, NY 10034	None
6/27/1974	29	DEED	Carjon Realty Corp	Punnett, R. John	1276 Lexington Avenue, New York, NY 10028	None
1/16/1975	29	DEED	Punnett, R. John	Carjon Realty Corp	136 East 64th Street, New York, NY 10021	None
1/16/1975	29	DEED	Carjon Realty Corp	Punnett, R. John	1276 Lexington Avenue, New York, NY 10028	None
1/23/1980	29	DEED	Punnett, R. John	Punnett Realty Corp	136 East 64th Street, New York, NY 10021	None
2/5/1981	29	DEED	Punnett Realty Corp	Punnett, R. John	210 East 86th Street, Manhattan, NY 10028	None
2/16/1982	29	DEED	Punnett, R. John	Yusa Associates II	136 East 64th Street, New York, NY 10065	None
2/1/2012	29	DEED	Yusa Associates II	Chou's Three D LLC	408 8th Ave, New York, NY 10001	None
7/11/2013	29	DEED	Chou's Three D LLC	Chou, Katherine	408 Eighth Avenue, New York, NY 10001	None
1/10/2017	29	DEED	Robert K. Chou Spousal Lifetime Access Trust	Chou's Three D LLC	408 8th Ave, Suite 206, New York, NY 10001	None
2/23/2018	29	DEED	Chou, Katherine	C3D E78 LLC	408 8th Ave, Suite 206, New York, NY 10001	None
2/23/2018	29	CORRECTION DEED	Robert K. Chou Spousal Lifetime Access Trust	C3D E78 LLC	408 8th Ave, Suite 206, New York, NY 10001	None

Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: https://a836-acris.nyc.gov/DS/DocumentSearch/Index.

Lot 30 Previous Owners

Date	Lot	Document Type	First Party	Second Party	First Party Address	First Party Relationship to Applicant
12/20/1974	30	DEED	78th East Corp	Alida Realty Inc	47 West Street, New York, NY 10006	None
12/20/1974	30	DEED	Alida Realty Inc	Glick, Alvin H	485 Madison Avenue, Suite 1000, New York, NY 10022	None
12/29/1976	30	DEED	Zingale, Anthony G	Hansen, Cornelia	571 West 181st Street, New York, NY 10033	None
11/10/1977	30	DEED	Glick, Alvin H	Pecan Realty Inc	1484 First Avenue, New York, NY 10075	None
11/21/1977	30	DEED	Pecan Realty Inc	Glick, Alvin H	485 Madison Avenue, Suite 1000, New York, NY 10022	None
4/22/1981	30	DEED	Glick, Alvin H	Yusa Associates	1345 Third Avenue, New York, NY 10075	None
5/14/1984	30	DEED	Yusa Associates	Chou, Katherine	61 Verleye Place, East Northport, NY 11731	None
2/19/1985	30	DEED	Chou, Katherine	63 Associates Inc.	408 8th Avenue, New York, NY 10001	None
2/19/1985	30	DEED	63 Associates Inc.	Chou, Katherine	888 Seventh Avenue, New York, NY 10106	None
4/27/1989	30	DEED	Chou, Katherine	Hiyee Realty CP	408 8th Avenue, New York, NY 10001	None
5/4/1989	30	DEED	Hiyee Realty CP	Chou, Katherine	301 Madison Avenue, New York, NY 10017	None
1/20/2012	30	DEED	Chou, Katherine	Chou's Three D LLC	408 8th Avenue, New York, NY 10001	None

Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: https://a836-acris.nyc.gov/DS/DocumentSearch/Index.

Previous Operator Table

Name	Relationship to Property	Last Known Contact Information	Relationship to Applicant
Lot 27			
ACL Locksmith	Operator (2017)	Unavailable	None
Billy Bryant Real Estate	Operator (2009-2006)	Unavailable	None
Prince Properties	Operator (2009-1999)	Unavailable	None
VooDoo Lounge Inc.	Operator (2009-2004)	Unavailable	None
Knnlite Tailoring Co	Operator (1920)	Unavailable	None
Hungarian Tinsmiths & Plmbrs Trade Organization	Operator (1920)	Unavailable	None
Engel Max Tailor	Operator (1920)	Unavailable	None
New York Stores	Operatore (1927)	Unavailable	None
Haderer & Boday Rstrnt	Operator (1927)	Unavailable	None
Equitable Furniture Co	Operator (1927)	Unavailable	None
East Casino Restaurant Corp	Operator (1938-1956)	Unavailable	None
House of Sherman Inc Decrtrs	Operator (1956-1963)	Unavailable	None
Fiddlers Green Casino	Operator (1958)	Unavailable	None
Gibbons & Moran Bar & Grill	Operator (1968)	Unavailable	None
Richard Chun Karate Center Inc.	Operator (1968-1983)	Unavailable	None
Bates Charlie Restrnt	Operator (1968)	Unavailable	None
Stuart Glass Design Group	Operator (1983-1988)	Unavailable	None
Pollan-Austen Fitness Center	Operator (1988-1994)	Unavailable	None
Emco Equities, Inc. (Lot 27)	Lessee (1989)	Unavailable	None
Catch a Rising Start (Lot 27)	Lessee (1989)	Unavailable	None
Lot 28			
Burritoville Inc.	Operator (1993-2000)	Unavailable	None
Car 24 Trnsprtn	Operator (1993-2000)	Unavailable	None
Alfred Barber Shop	Operator (1968-1983)	Unavailable	None
Charles Barber Shop & Beauty Salon	Operator (1950-1963)	Unavailable	None
Scientific Telvisn Shop Sales & Svce	Operator (1956-1958)	Unavailable	None
Welwel Cigar Co	Operator (1947-1950)	Unavailable	None
Weiss Harry Annie Cigars	Operator (1934-1938)	Unavailable	None
American Flag Barber Shop	Operator (1934)	Unavailable	None
Gang 5-10 & 23C Stores	Operator (1927)	Unavailable	None
John & Co Tailors	Operator (1927)	Unavailable	None
Lot 29			
Elite Restaurant RTN Geo Disc0	Operator (1923)	Unavailable	None
Retail Store	Operator (1927)	Unavailable	None
Kinney G R Co Inc Shoes	Operator (1927)	Unavailable	None
Lillian Shop Childs WR	Operator (1938-1950)	Unavailable	None
Stop & Save Tradg Stamp Corp	Operator (1963)	Unavailable	None
Sundial Shade & Glass Corp	Operator (1968-1983) Lessee (1966)	Unavailable	None
Able Screen Co	Operator (1978-1988)	Unavailable	None
Schwartz Glass & Mirror Co Inc	Operator (1988)	Unavailable	None
Charlie Mom Restaurant	Operator (1993-2006)	Unavailable	None
Wan Shun Corp	Operator (2004-2009)	Unavailable	None
24/7 Emergency Locksmith and Towing	Operator (2006)	Unavailable	None

Previous Operator Table

Name	Relationship to Property	Last Known Contact Information	Relationship to Applicant
Lot 30			
Featherson Maurice Real Estate	Operator (1920)	Unavailable	None
Zeidler Louis D Salesman Sackett & Wilhelm Corp. r Bkn	Operator (1920)	Unavailable	None
Zeidler Jno G treas Model Painting Co. Inc.	Operator (1920)	Unavailable	None
PBW RTN Morris Pohl Abr Bank & Harry Wagnel Cloaks	Operator (1920)	Unavailable	None
Sax Hy M C F Rogner & Co.	Operator (1920-1923)	Unavailable	None
Stern Herman Lab Helper Bd Health	Operator (1920)	Unavailable	None
Sax Jacob M Pres Sax & Gomberg Inc. h Bkn	Operator (1923)	Unavailable	None
Rosa Milton Dr. Dentist	Operator (1927)	Unavailable	None
Euopean Phonograph Co. Inc.	Operator (1927-1934)	Unavailable	None
New York Hungarian Unemployed Relief	Operator (1934)	Unavailable	None
Giacoponello Peter Tessie Shoe Repair	Operator (1934)	Unavailable	None
Kravehaus Restaurant RTN Mary Kovacs Restaurant	Operator (1934)	Unavailable	None
Schmidt Lou Baby Carriages	Operator (1938)	Unavailable	None
Bob's Moving Express & Storage	Operator (1942)	Unavailable	None
Kovach Chas Restaurant	Operator (1942)	Unavailable	None
Wallman Carpet House Inc.	Operator (1943)	Unavailable	None
Paprika Chicken Restaurant	Operator (1947)	Unavailable	None
A&P Food Stores	Operator (1978-1983)	Unavailable	None
Gold Star Delicatessen	Operator (1978-2000)	Unavailable	None
AMI Delicatessen	Operator (1983-2006)	Unavailable	None
American Computers Laboratories	Operator (1998)	Unavailable	None
SoSol Consulting	Operator (2004)	Unavailable	None

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.

2022011200779009005EF934

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

Document ID: 2022011200779009 Document Date: 01-06-2022 Preparation Date: 01-12-2022
Document Type: DEED
Document Page Count: 5

PRESENTER:
FIRST AMERICAN TITLE INSURANCE
666 THIRD AVENUE
FA 1094708
NEW YORK, NY 10017
212-551-9413
AAJAMI@FIRSTAM.COM

RETURN TO:
BRYAN CAVE LEIGHTON PAISNER LLP
ATTN: JORDAN MOST, ESQ.
1290 AVENUE OF THE AMERICAS
NEW YORK, NY 10104-3300

PROPERTY DATA

Borough	Block	Lot		Unit	Address
MANHATTAN	1452	27	Entire Lot		1487 1 AVENUE

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot		Unit	Address
MANHATTAN	1452	28	Entire Lot		1489 1 AVENUE

Property Type: COMMERCIAL REAL ESTATE

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:
C3D E78 LLC
408 EIGHTH AVENUE, SUITE 406
NEW YORK, NY 10001

GRANTEE/BUYER:
CP VII 78TH STREET OWNER, LLC
805 3RD AVE
NEW YORK, NY 10022-7513

FEES AND TAXES

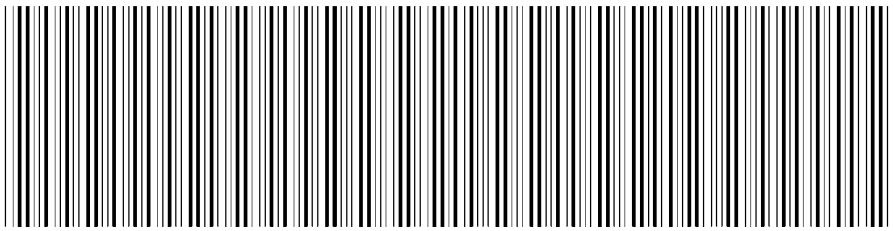
Mortgage :		
Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	71.00
Affidavit Fee:	$	0.00

Filing Fee:	
$	250.00
NYC Real Property Transfer Tax:	
$	1,929,375.00
NYS Real Estate Transfer Tax:	
$	477,750.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 01-20-2022 16:40
City Register File No.(CRFN): **2022000029939**

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2022011200779009005CFBB4

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) **PAGE 2 OF 7**

Document ID: 2022011200779009 Document Date: 01-06-2022 Preparation Date: 01-12-2022
Document Type: DEED

PROPERTY DATA

Borough	Block	Lot		Unit	Address
MANHATTAN	1452	29	Entire Lot		1491 1 AVENUE

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot		Unit	Address
MANHATTAN	1452	30	Entire Lot		1493 1 AVENUE

Property Type: APARTMENT BUILDING

3020 · 1094708

Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

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

THIS INDENTURE, made the 6th day of Janaury, in the year 2022

BETWEEN C3D E78 LLC, a New York limited liability company, having offices at 408 Eighth Avenue, Suite 406, New York, NY 10001

party of the first part, and CP VII 78th Street Owner, LLC, a New York limited liability company having offices at 805 Third Avenue, New York, NY 10022

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

ten dollars

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 the

SEE SCHEDULE "A" ATTACHED HERETO AND MADE APART HEREOF

Premises:	1487 First Avenue, NY	Block 1452, Lot 27
	1489 First Avenue, NY	Block 1452, Lot 28
	1491 First Avenue, NY	Block 1452, Lot 29
	1493 First Avenue, NY	Block 1452, Lot 30

B
1452

L
27,
28,
29,
30

together with the benefits of the Zoning Lot Development Agreements recorded as CRFN 2006000246686, CRFN 2007000362439, CRFN 201500072528, CRFN 2007000362435, CRFN 2007000362436, CRFN 2013000274418, CRFN 2013000274419, and CRFN 2015000072532 as amended by three Amendments to ZLDAs to be recorded simulantaneously herewith regarding:

1485 First Avenue, NY	Block 1452, Lot 26
1483 First Avenue, NY	Block 1452, Lot 24
355 East 77th Street, NY	Block 1452, Lot 124
353 East 77th Street, NY	Block 1452, Lot 123

Being and intended to be the same premises as summarized on Schedule "B" attached hereto and made apart heeof.

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:

C3D E78 LLC

By: _____
Regina Chou, Authorized Signatory

By: _____
RITA T. Chou, Authorized Signatory

By: _____
RACHEL T. Chou YOUNG, Authorized Signatory

SCHEDULE A

PARCEL I (FOR INFORMATION ONLY: BLOCK 1452 LOT 27)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, COUNTY, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF FIRST AVENUE DISTANT 75 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF 78TH STREET WITH THE SAID WESTERLY SIDE OF FIRST AVENUE;

RUNNING THENCE WESTERLY PARALLEL WITH THE SAID SOUTHERLY SIDE OF 78TH STREET, 100 FEET;

THENCE SOUTHERLY PARALLEL WITH THE SAID WESTERLY SIDE OF FIRST AVENUE, 25 FEET 6 INCHES;

THENCE EASTERLY AGAIN PARALLEL WITH THE SAID SOUTHERLY SIDE OF 78TH STREET AND PART OF THE DISTANCE THROUGH A PARTY WALL, 100 FEET TO THE WESTERLY SIDE OF FIRST AVENUE;

THENCE NORTHERLY ALONG THE SAID WESTERLY SIDE OF FIRST AVENUE, 25 FEET 6 INCHES TO THE POINT OR PLACE OF BEGINNING.

PARCEL II (FOR INFORMATION ONLY: BLOCK 1452 LOT 28)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF FIRST AVENUE DISTANT 50 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SAID WESTERLY SIDE OF FIRST AVENUE WITH THE SOUTHERLY SIDE OF EAST 78TH STREET;

RUNNING THENCE WESTERLY PARALLEL WITH THE SOUTHERLY SIDE OF EAST 78TH STREET, 100 FEET;

THENCE SOUTHERLY PARALLEL WITH THE WESTERLY SIDE OF FIRST AVENUE, 25 FEET;

THENCE EASTERLY PARALLEL WITH THE SOUTHERLY SIDE OF EAST 78TH STREET, 100 FEET TO THE WESTERLY SIDE OF FIRST AVENUE;

THENCE NORTHERLY ALONG THE WESTERLY SIDE OF FIRST AVENUE, 25 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL III (FOR INFORMATION ONLY: BLOCK 1452 LOT 29)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF FIRST AVENUE DISTANT 25 FEET ½ INCH SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF EAST 78TH STREET WITH THE WESTERLY SIDE OF FIRST AVENUE;

RUNNING THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF SOUTHERLY WALL OF THE BUILDINGS ON THE PREMISES ADJACENT ON THE NORTH, 100 FEET;

THENCE SOUTHERLY PARALLEL WITH THE WESTERLY SIDE OF FIRST AVENUE, 24 FEET 11 INCHES (25 FEET ACTUAL);

THENCE EASTERLY PARALLEL WITH THE SOUTHERLY SIDE OF EAST 78TH STREET, 100 FEET TO THE WESTERLY SIDE OF FIRST AVENUE;

THENCE NORTHERLY ALONG THE WESTERLY SIDE OF FIRST AVENUE, 24 FEET 11 ½ INCHES (25 FEET ACTUAL) TO THE POINT OR PLACE OF BEGINNING.

PARCEL IV (FOR INFORMATION ONLY: BLOCK 1452 LOT 30)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, COUNTY, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF EAST 78TH STREET WITH THE WESTERLY SIDE OF FIRST AVENUE;

RUNNING THENCE SOUTHERLY ALONG THE SAID WESTERLY SIDE OF FIRST AVENUE, 25 FEET;

THENCE WESTERLY AND PARALLEL WITH THE SAID SOUTHERLY SIDE OF EAST 78TH STREET, 100 FEET;

THENCE NORTHERLY AND PARALLEL WITH THE SAID WESTERLY SIDE OF FIRST AVENUE, 25 FEET TO THE SAID SOUTHERLY SIDE OF 78TH STREET;

THENCE EASTERLY ALONG THE SAID SOUTHERLY SIDE OF EAST 78TH STREET, 100 FEET TO THE POINT OR PLACE OF BEGINNING.

PERIMETER DESCRIPTION (FOR INFORMATION ONLY: BLOCK 1452 LOTS 27, 28, 29 AND 30)

ALL THOSE CERTAIN PLOTS, PIECES OR PARCELS OF LAND, SITUATED, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, WHICH WHEN TAKEN TOGETHER ARE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF FIRST AVENUE WITH THE SOUTHERLY SIDE OF EAST 78TH STREET;

RUNNING THENCE SOUTHERLY AT RIGHT ANGLES TO EAST 78TH STREET ALONG THE WESTERLY SIDE OF FIRST AVENUE, 100 FEET 6 INCHES.

THENCE WESTERLY AT RIGHT ANGLES TO FIRST AVENUE, 100 FEET 0 INCHES;

THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST MENTIONED COURSE, 100 FEET 6 INCHES TO THE SOUTHERLY SIDE OF EAST 78TH STREET;

THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF EAST 78TH STREET, 100 FEET 0 INCHES TO THE CORNER, THE POINT OR PLACE OF BEGINNING.

SCHEDULE "B"

Title No. 3020-1094708

CERTIFICATION PAGE

AS TO PARCELS I, II, III AND IV (LOTS 27, 28, 29 AND 30)

C3D E78 LLC, F/K/A CHOU'S THREE D LLC

C3D E78 LLC f/k/a Chou's Three D LLC acquired title under deed made by Katherine Chou dated 2/20/2018, recorded 2/23/2018 as CRFN 2018000064460. (No Consideration Deed conveyed Lot 29)

Chou's Three D LLC acquired title under deed made by Katherine Chou, as Trustee of the Robert K. Chou Spousal Lifetime Access Trust dated 12/14/2016, recorded 1/10/2017 as CRFN 2017000011410, as corrected by correction deed dated 2/20/2018, recorded 2/23/2018 as CRFN 2018000064459. (No Consideration Deed conveyed Lot 29)

Chou's Three D LLC acquired title under deed made by Katherine Chou dated 12/27/2011, recorded 1/20/2012 as CRFN 2012000024459. (No Consideration Deed conveyed Lots 27, 28, 29, 20 and 31)

AS TO LOT 27

Katherine Chou acquired title under deed made by REVX389 LLC dated 6/9/2006, recorded 7/10/2006 as CRFN 2006000389832. (No Consideration Deed)

Katherine Chou and REVX389 LLC acquired title under deed made by Tzong Yih Jean Revocable Trust dated 12/15/2005, recorded 2/27/2006 as CRFN 2006000111978. (Consideration Deed)

AS TO LOT 28

Katherine Chou acquired title under deed made by Morris Moinian and Moin Moinian dated 10/16/1995, recorded 1/19/1996 in Reel 2283 Page 872. (Consideration Deed)

AS TO LOT 29

Katherine Chou acquired title under deed made by Chou's Three D LLC and Katherine Chou, as Trustee of the Robert K. Chou Spousal Lifetime Access Trust dated 6/12/2013, recorded 7/11/2013 as CRFN 2013000274412. (Consideration Deed)

Chou's Three D LLC and Katherine Chou, as Trustee of the Robert K. Chou Spousal Lifetime Access Trust acquired title under deed made by YUSA Associates II dated 12/29/2011, recorded 2/1/2012 as CRFN 2012000044922. (No Consideration Deed)

YUSA Associates II acquired title under deed made by R. John Punnett dated 2/9/1982, recorded 2/16/1982 in Reel 606 Page 1866. (Consideration Deed)

AS TO LOT 30

Katherine Chou acquired title under deed made by Hiyee Realty Corp. dated 4/18/1989, recorded 5/4/1989 in Reel 1570 Page 735. (No Consideration Deed)

Hiyee Realty Corp. acquired title under deed made by Katherine Chou dated 4/18/1989, recorded 4/27/1989 in Reel 1566 Page 978. (No Consideration Deed)

Katherine Chou acquired title under deed made by 63 Associates, Inc. dated 1/15/1985, recorded 2/19/1985 in Reel 877 Page 832. (No Consideration Deed)

63 Associates, Inc. acquired title under deed made by Katherine Chou dated 1/15/1985, recorded 2/19/1985 in Reel 877 Page 834. (No Consideration Deed)

Katherine Chou acquired title under deed made by YUSA Associates dated 4/17/1984, recorded 5/14/1984 in Reel 792 Page 456. (Consideration Deed)

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of NY, ss:

On the 3rd day of JANUARY in the year 2022, before me, the undersigned, personally appeared REGINA CHOU, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(X) Gavin Lyon
NOTARY PUBLIC

GAVIN M LYON
Notary Public - State of New York
NO. 01LY6387235
Qualified in Nassau County
My Commission Expires Feb 11, 2023

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of NY, ss:

On the 3rd day of JANUARY in the year 2022, before me, the undersigned, personally appeared RITA T. CHOU, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(X) Gavin Lyon
NOTARY PUBLIC

GAVIN M LYON
Notary Public - State of New York
NO. 01LY6387235
Qualified in Nassau County
My Commission Expires Feb 11, 2023

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of NY, ss:

On the 31st day of JANUARY in the year 2022, before me, the undersigned, personally appeared REGINA CHOU, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(X) Gavin Lyon
NOTARY PUBLIC

GAVIN M LYON
Notary Public - State of New York
NO. 01LY6387235
Qualified in Nassau County
My Commission Expires Feb 11, 2023

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of NY, ss:

On the day of in the year , before me, the undersigned, personally appeared RACHEL T. CHOU YOUNG, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

Bargain & Sale Deed With Covenants

C3D E77 LLC
TO
CP VII 78th STREET OWNER, LLC

Title No. 3020-1094708

COUNTY: New York

TOWN/CITY: New York

PROPERTY ADDRESS:
1487 First Avenue Bl: 1452 Lot: 27
1489 First Avenue Bl: 1452 Lot: 28
1491 First Avenue Bl: 1452 Lot: 29
1493 First Avenue Bl: 1452 Lot: 30

SECTION:

BLOCK:

LOT:

RETURN TO:

Carmel Partners
805 Third Avenue
NY, NY 10022
ATTN: Matthew Golden

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2022011200779009005S37B5

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

Document ID: 2022011200779009 Document Date: 01-06-2022 Preparation Date: 01-12-2022
Document Type: DEED

ASSOCIATED TAX FORM ID: 2021122800267

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	2
RP - 5217 REAL PROPERTY TRANSFER REPORT	4

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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

(1) **Property receiving service: BOROUGH: MANHATTAN** **BLOCK: 1452** **LOT: 27**

(2) **Property Address: 1487 1 AVENUE, NEW YORK, NY 10075**

(3) *Owner's Name*: **CP VII 78TH STREET OWNER, LLC**

Additional Name:

Affirmation:

☑ Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.

B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address.** DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name ~~of Owner~~: CP VII 78th Street Owner, LLC

Signature: _____ Date (mm/dd/yyyy) 01/6/2022

Name and Title of Person Signing for Owner, if applicable: Matthew Colden AS.

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

2021122800267101

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

Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
MANHATTAN	1452	28	1489 1 AVENUE	NY	NY	10075
MANHATTAN	1452	29	1491 1 AVENUE	NY	NY	10075
MANHATTAN	1452	30	1493 1 AVENUE	NY	NY	10075

FOR CITY USE ONLY

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

C3. Book | | C4. Page | |

OR

C5. CRFN | |

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location: 1487 (STREET NUMBER) | 1 AVENUE (STREET NAME) | MANHATTAN (BOROUGH) | 10075 (ZIP CODE)

2. Buyer Name: CP VII 78TH STREET OWNER, 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: 4 # 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: C3D E78 LLC (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
B ☐ 2 or 3 Family Residential
C ☐ Residential Vacant Land
D ☐ Non-Residential Vacant Land
E ☑ Commercial
F ☐ Apartment
G ☐ Entertainment / Amusement
H ☐ Community Service
I ☐ Industrial
J ☐ Public Service

SALE INFORMATION

10. Sale Contract Date: 10 / 25 / 2021 (Month / Day / Year)

11. Date of Sale / Transfer: 1 / 6 / 2022 (Month / Day / Year)

12. Full Sale Price $: 73,500,000

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) *Please round to the nearest whole dollar amount.*

13. Indicate the value of personal property included in the sale: |

14. Check one or more of these conditions as applicable to transfer:

A ☐ Sale Between Relatives or Former Relatives
B ☐ Sale Between Related Companies or Partners in Business
C ☐ One of the Buyers is also a Seller
D ☐ Buyer or Seller is Government Agency or Lending Institution
E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below)
F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)
G ☐ Significant Change in Property Between Taxable Status and Sale Dates
H ☐ Sale of Business is Included in Sale Price
I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)
J ☑ None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class: K 4

16. Total Assessed Value (of all parcels in transfer): 43,390,350

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

MANHATTAN 1452 27 | MANHATTAN 1452 28 | MANHATTAN 1452 29

CERTIFICATION

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

BUYER		BUYER'S ATTORNEY	
BUYER SIGNATURE	DATE 1-6-22	LAST NAME	FIRST NAME
805 3RD AVE	Matthew Golden A.S		
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER
NEW YORK	NY 10022-7513	SELLER	
CITY OR TOWN	STATE ZIP CODE	SELLER SIGNATURE See attached	DATE

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: See attached | DATE:

805 3RD AVE
STREET NUMBER | STREET NAME (AFTER SALE)

NEW YORK | NY | 10022-7513
CITY OR TOWN | STATE | ZIP CODE

BUYER'S ATTORNEY

LAST NAME | FIRST NAME

AREA CODE | TELEPHONE NUMBER

SELLER

SELLER SIGNATURE: [signature] | DATE: 1/3/22

Rachel T. Chou Young A.S.

2021122800267201

ATTACHMENT

Borough	Block	Lot
MANHATTAN	1452	30

ATTACHMENT F

SECTIONS VII AND VIII: REQUESTOR AND PROPERTY ELIGIBILITY INFORMATION

ATTACHMENT F
SECTION VII: REQUESTOR ELIGIBILITY INFORMATION

Volunteer Statement

The Requestor, CP VII 78th Street Owner, LLC, is the owner of the site, and has no connection to activities that may have caused any discharge or release of chlorinated solvents at or near the site. They have no liability associated with the presence of any hazardous waste, chlorinated solvents, or petroleum at the site. The Requestor is applying to the BCP in order to undertake thorough investigation and remediation of the site, pursuant to all applicable laws, regulations and guidances.

\\langan.com\data\PAR\data7\100963701\Project Data_Discipline\Environmental\Reports\2022-03 - BCP Application\Attachment F - Section VII and VIII Eligibility Statement_Attachment F1 - Section VII and VIII Eligibility.docx

ATTACHMENT G

SECTION IX: CONTACT LIST INFORMATION

ATTACHMENT G
SECTION IX: CONTACT LIST INFORMATION

Item 1 Response

Chief Executive Officer
New York City Mayor
Eric Adams (Mayor)
City Hall
260 Broadway Avenue
New York, NY 10007

New York City Planning Commission Chairman and Director of City Planning
Dan Garodnick
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Borough of Manhattan, Borough President
Mark Levine (Borough President)
431 West 125th Street
New York, NY 10027

Borough of Manhattan, Community District 8
Russell Squire, Chairperson
505 Park Avenue
Suite 620
New York, NY 10022

New York City Council, Council District 5
Julie Menin, Councilman
244 East 93rd Street
New York, NY 10128

Item 2 Response

Residents, owners, and occupants of the site:

The site is owned by CP VII 78th Street Owner, LLC with a mailing address of:

805 Third Avenue, 20th Floor
New York, NY 10022

The site is currently occupied by an approximate 2,550-square foot four-story vacant building in the southern portion of the site on Lot 27, an approximate 750-square foot four-story vacant building in the northwestern portion of the site on Lot 30. The remaining portions of the site consist of vacant land where former building basements have been partially backfilled with remnant demolition debris. The perimeters of the former building basements were backfilled with sloped demolition debris from sidewalk level to the assumed depth of the former basement slabs at approximately 8 to 10 feet below sidewalk level (bsl). The vacant portion of the site was heavily vegetated with uneven topography; however, vegetation was cleared and the remnant demolition debris was graded to a flat surface ranging from 4 to 8 feet bsl.

Adjacent properties include:

1495 1st Avenue
New York, NY 10075
Block 1453, Lot 23
Owner: Keren Associates
c/o Werber Mgmt Corp.
40-52 75th Avenue
Elmhurst, NY 11373

354 East 78th Street
New York, NY 10075
Block 1452, Lot 31
Owner: Chou's Three D LLC
408 8th Avenue
New York, NY 10001

1485 1st Avenue
New York, NY 10075
Block 1452 Lot 26
Owner: Rothman First Avenue, LLC
27236 Grand Central Parkway
Floral Park, NY 10005

1488 and 1490 1st Avenue
Block 1472, Lot 49 and 50
Owner: Plentino Realty
650 Park Avenue
New York, NY 10065

1492 1st Avenue
Block 1472, Lot 48
Owner: 1492 Realty Co.
1492 First Avenue
New York, NY 10021

1494 1st Avenue
Block 1472, Lot 47
Owner: The Notaro Family Limited Partnership
2170 80th Street
Brooklyn, NY 11214

Item 3 Response

Local news media from which the community typically obtains information:

Local newspaper
Our Town – East Side
505 8th Avenue, Ste. 804
New York, NY 10018

Local television
WABC7 New York
7 Lincoln Square
New York, NY 10023

Item 4 Response

The public water supplier which services the area in which the property is located:

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:

NYCDEP
Rohit T. Aggarwala, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority
255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Department of Environmental Protection
Bureau of Environmental Planning and Analysis
59-17 Junction Boulevard, 11th Floor
Flushing, NY 11373

Item 5 Response

Any person who has requested to be placed on the contact list:

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

Item 6 Response

The administrator of any school or day care facility located on or near the site:

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

Eleanor Roosevelt High School – (approximately 450 feet southeast of the site)
Superintendent: Vivian Orlen
411 East 76th Street
New York, NY 10021
(212) 772-1220

PS 158 Bayard Taylor and Yorkville East Middle School – (approximately 820 feet southeast of the site)
Superintendent: Kelly Mcguire
1458 York Avenue
New York, NY 10021
(212) 744-6562 or (917) 432-5413

JHS 167 Robert F. Wagner– (approximately 1,085 feet west of the site)
Superintendent: Kelly Mcguire
220 East 76th Street
New York, NY 10021
(212) 535-8610

PS 290 Manhattan New School – (approximately 1,125 feet north of the site)
Superintendent: Kelly Mcguire
311 East 82nd Street
New York, NY 10028
(212) 734-7127

PS 158 Bayard Taylor (approximately 820 feet southeast of the site)
Principal: Dina Ercolano
1458 York Avenue
New York, NY 10075
(212) 744-6562

Lenox Hill Neighborhood House and Day Care (approximately 2,020 feet southwest of the site)
Director: Teresa Stewart
331 East 70th Street
New York, NY 10021
(212) 218-0404

Cassidy's Place (approximately 2,380 feet northeast of the site)
Executive Director: Gretchen Buchenholz
419 East 86th Street
New York, NY 10028
(212) 845-3821

Marymount Manhattan College (approximately 1,950 feet southwest of the site)
President: Kerry Walk
221 East 71st Street
New York, NY 10021
(212) 517-0400

Hunter College School Social Work CUNY (approximately 2,060 feet northwest of the site)
Dean: Mary Cavanaugh
129 East 79th Street
New York, NY 10021
(212) 396-7500

Cornell University / Weill Graduate School of Medical Sciences of Cornell University (approximately 2,600 feet southwest of the site)
Dean: Barbara Hempstead
445 East 69th Street
New York, NY 10021
(212) 746-6565

Cornell University / Weill Medical College of Cornell University (approximately 2,420 feet southwest of the site)
Dean: Barbara Hempstead
1300 York Avenue
New York, NY 10021
(212) 746-6565

NYPL, Webster Branch (approximately 745 feet southeast of the site)
Director: Jason Baumann
1465 York Avenue
New York, NY 10021
(212) 288-5049

NYPL, Yorkville Branch (approximately 1,040 feet northwest of the site)
Director: Jason Baumann
222 East 79th Street
New York, NY 10021
(212) 744-5824

OST - Lenox Hill Neighborhood House (approximately 1,170 feet west of the site)
Director: Teresa Stewart
220 East 76th Street
New York, NY 10021
(212) 218-0404

Chabad Lobavitch of the Upper East Side (approximately 360 feet southeast of the site)
Director: Chanie Krasnianski
419 East 77th Street
New York, NY 10075
(212) 717-4613

Hopscotch Montessori, Inc (approximately 724 feet east of the site)
435 East 79th Street
New York, NY 10075
(212) 774-1907

The Caedmon School (approximately 740 feet northeast of the site)
Head of School: Matthew Stuart
416 East 80th Street
New York, NY 10075
(212) 879-2296

Temple Shaaray Tefila Nursery School (approximately 815 feet northwest of the site)
Director of Lifelong Learning: Rabbi Sharon Litwin
250 East 79th Street
New York, NY 10075
(212) 535-8008

Saint Stephen of Hungary School (approximately 840 feet northeast of the site)
408 East 82nd Street
New York, NY 10028
(212) 288-1989

The Cathedral School (approximately 900 feet southwest of the site)
Director of Education: Anastasios Koularmanis
319 East 74th Street
New York, NY 10021
(212) 249-2840

The Church of the Epiphany (approximately 1,115 feet southeast of the site)
Interim Rector: Reverend Roy A. Cole
1393 York Avenue
New York, NY 10021
(212) 737-2720

Lycee Francais de New York (approximately 1,140 feet southeast of the site)
Head of School: Evelyne Estey
505 East 75th Street
New York, NY 10021
(212) 369-1400

The Children's Academy (approximately 1,165 feet northeast of the site)
350 East 82nd Street
New York, NY 10028

The Birch Wathen Lenox School (approximately 1,120 feet northwest of the site)
210 East 77th Street
New York, NY 10075
(212) 861-0404

York Avenue Preschool (approximately 1,230 feet northeast of the site)
Director: Becky Laird
1520 York Avenue
New York, NY 10028
(212) 734-0922

The Town School (approximately 1,500 feet southeast of the site)
540 East 76th Street
New York, NY 10021
(212) 288-4383

St. Jean Baptiste High School (approximately 1,700 feet east of the site)
173 East 75th Street
New York, NY 10021
(212) 288-1645

All Souls School (approximately 1,875 feet northwest of the site)
Director: Jennifer Vest
1157 Lexington Avenue
New York, NY 10075
(212) 861-5232

Church of St. Ignatius Layola (approximately 1,730 feet north of the site)
Head of School: Mary E. Larkin
240 East 84th Street
New York, NY 10028
(212) 861-3820

Manhattan School House LLC (approximately 1,960 feet northeast of the site)
1624 First Avenue
New York, NY 10028
(212) 772-2066

Manhattan School House LLC (approximately 1,640 feet northeast of the site)
1616 First Avenue
New York, NY 10028
(212) 879-4400

Manhattan School House LLC (approximately 495 feet south of the site)
1456 First Avenue
New York, NY 10028
(212) 879-3495

The Allen Stevenson School (approximately 2,045 feet northwest of the site)
132 East 78th Street
New York, NY 10075
(212) 288-6710

Bright Horizons Children's Center Inc. (approximately 2,080 feet southwest of the site)
Center Director: Kimberly Sanseverino
435 East 70th Street
New York, NY 10021
(212) 746-6543

Clarke School for the Deaf (approximately 2,120 feet northeast of the site)
President: Bruce Skyer
80 East End Avenue
New York, NY 10028
(212) 585-3500

The Brearly Kindergarten/School (approximately 2,225 feet northeast of the site)
610 East 83rd Street
New York, NY 10028
(212) 744-8582

The Chapin School (approximately 2,300 feet northeast of the site)
Head of School: Suzanne Fogarty
100 East End Avenue
New York, NY 10028
(212) 744-2335

Resurrection Episcopal Day School (approximately 2,290 feet west of the site)
Head of School: Sharon Lickerman
119 East 74th Street
New York, NY 10021
(212) 535-3191

Temple Israel of the City of New York (approximately 2,270 feet northwest of the site)
Executive Director: Lara Knuettel
112 East 75th Street
New York, NY 10021
(212) 249-5000

International Preschools, Inc. (approximately 2,400 feet northeast of the site)
345 East 86th Street
New York, NY 10028
(212) 371-8604

St. Catherine of Sienna (approximately 2,420 feet southwest of the site)
Pastor: Father Peter Martyr Yungwirth
420 East 69th Street
New York, NY 10021
(212) 744-2080

The Buckley Preschool/School (approximately 2,450 feet southwest of the site)
113 East 73rd Street
New York, NY 10021
(212) 535-8787

The William Woodward, Jr. Nursery School (approximately 2,490 feet south of the site)
Director: Serena Fine English
436 East 69th Street
New York, NY 10021
(212) 744-6611

Association to Benefit Children, Inc. (approximately 2,550 feet northeast of the site)
Executive Director: Gretchen Buchenholz
420 East 87th Street
New York, NY 10128
(212) 845-3821

Item 7 Response

The location of the document repository for the project (e.g., local library):

New York Public Library – Webster Library
1465 York Avenue
New York, NY 10075
(212) 288-5049

Borough of Manhattan, Community Board 8
505 Park Avenue, Suite 620
New York, NY 10022
(212) 758-4616

A letter from the library and an email from the community board acknowledging that they agree to act as document repositories for the project are included in this attachment.

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

1 December 2021

New York City Public Library – Webster Library
1465 York Avenue
New York, NY 10075

Re: Brownfield Cleanup Program Application
Proposed 1493 1st Avenue Drycleaner Site
1487 – 1493 1st Avenue
New York, New York 10075
Langan Project No.: 100963701

To Whom This May Concern:

We represent Carmel Partners Realty VII, LLC in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced site at 1487-1493 1st Avenue in the Upper East Side, New York, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local library is willing and able to serve as a digital public repository for all documents pertaining to the cleanup of this property. Please sign below if you are able to certify that your library would be willing and able to act as the temporary public repository for this BCP project through December 2024.

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

Amanda Forsburg, CHMM
Senior Project Scientist

Yes, the Webster Library of the New York Public Library is willing and able to act as a digital public repository for this BCP project through December 2024, on behalf of Carmel Partners Realty VII, LLC in their cleanup of 1487-1493 1st Avenue under the NYSDEC BCP.

(Signature) 1/11/2022 (Date)

Emily Valentine, Library Manager
(First Name, Last Name, Title)

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LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

1 December 2020

Via email: info@cb8m.com
Will Brightbill, District Manager
Manhattan Community Board 8
505 Park Avenue
New York, NY 10022

Re: Brownfield Cleanup Program Application
Proposed 1493 1st Avenue Drycleaner Site
1487 – 1493 1st Avenue
New York, New York 10075
Langan Project No.: 100963701

Dear Mr. Brightbill:

We represent Carmel Partners Realty VII, LLC in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced site at 1487-1493 1st Avenue in the Upper East Side, New York, 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 if you are able to certify that your office would 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.

Amanda Forsburg, CHMM
Senior Project Scientist

Yes, the Manhattan Community Board 8 is willing and able to act as a public repository on behalf of Carmel Partners Realty VII, LLC in their cleanup of 1487-1493 1st Avenue under the NYSDEC BCP.

(Signature) 3/2/22 (Date)

Will Brightbill, District Manager
(First Name, Last Name, Title)

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ATTACHMENT H

SECTION X: LAND USE FACTORS

LANGAN

ATTACHMENT H
SECTION X: LAND USE FACTORS

Item 1 - Current Zoning

The site is located in a Commercial District (C2-8). The C2-8 district allows for commercial and residential uses.

Item 2 – Current Use

The site is currently occupied by an approximate 2,550-square foot four-story vacant building in the southern portion of the site on Lot 27, an approximate 750-square foot four-story vacant building in the northwestern portion of the site on Lot 30. The remaining portions of the site consist of vacant land where former building basements have been partially backfilled with remnant demolition debris. The perimeters of the former building basements were backfilled with sloped demolition debris from sidewalk level to the assumed depth of the former basement slabs at approximately 8 to 10 feet below sidewalk level (bsl). The vacant portion of the site was heavily vegetated with uneven topography; however, vegetation was cleared and the remnant demolition debris was graded to a flat surface ranging from 4 to 8 feet bsl. The current site use is consistent with the existing zoning and the surrounding land uses.

Item 3 – Intended Use Post-Remediation

The proposed redevelopment is anticipated to consist of mixed commercial and residential end use with an affordable housing component, which is consistent with the current zoning as discussed in detail above.

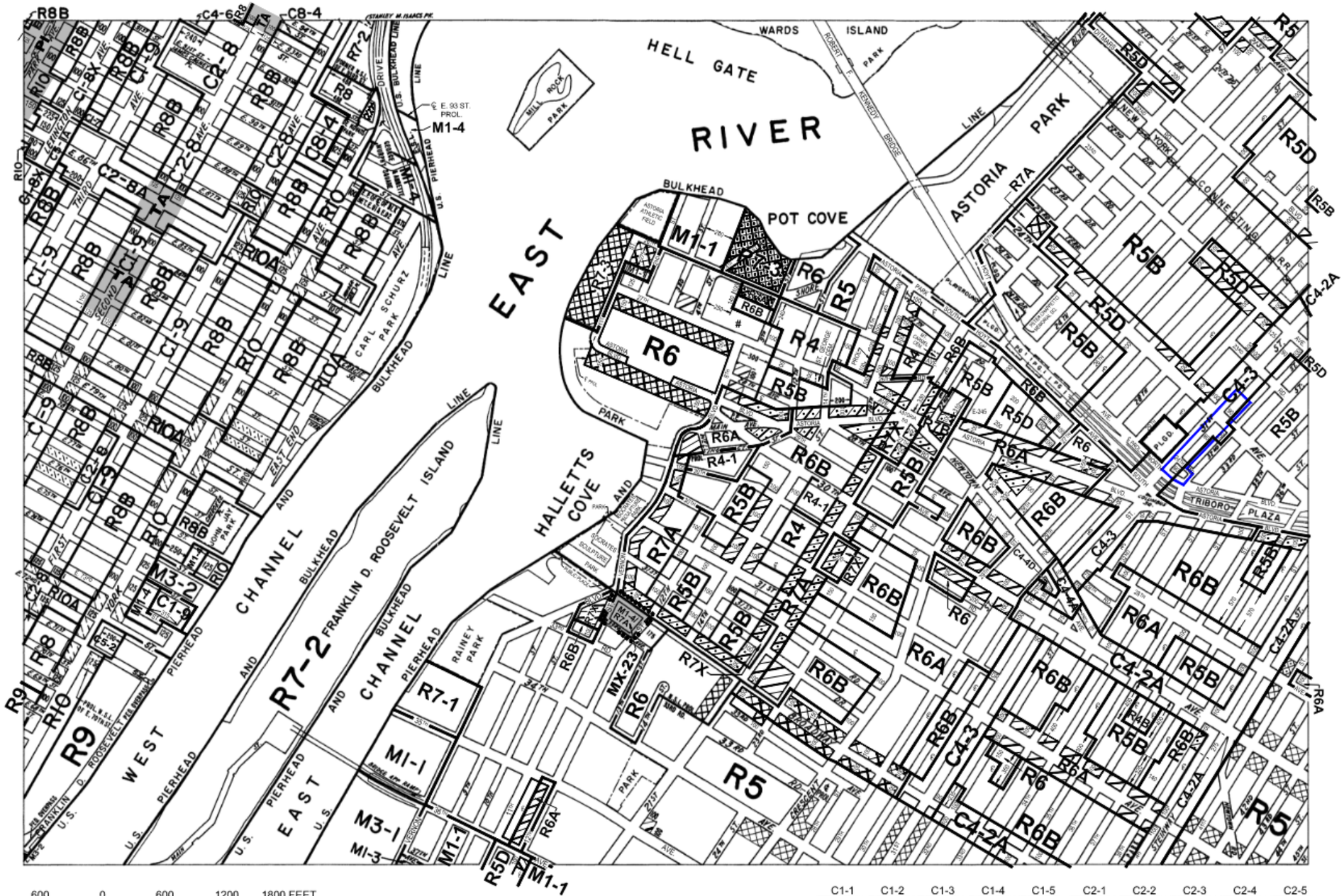
Item 4 – Current/Historical Development Patterns

The site is currently within a commercial district that allows for commercial businesses in a predominately residential area. Surrounding properties include mixed use residential/commercial buildings and residential buildings. As such, the proposed development of the site is consistent with property use in the vicinity.

Item 5 – Consistency with Applicable Zoning Laws/Maps

The site is currently zoned as a Commercial District (C2-8). The proposed use is consistent with applicable zoning laws. The current zoning map is included in this attachment.

Click blue outline on map to view diagram of **proposed** zoning change



NOTE: STREETS FOR THE STREET MAP CHANGE C 130384 MMQ ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

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:

10-21-2021 C 210025 ZMQ

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.

N

MAP KEY

5d	6b	6d
8c	**9a**	9c
8d	9b	9d

ZONING MAP **9a**

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 I

SECTION XI: AUTHORIZED SIGNATORY DOCUMENTATION

CP VII 78th STREET OWNER, LLC,
a Delaware limited liability company

Written Consent of Managing

Member(Appointment of Officers)

January 6, 2022

The undersigned, being the sole and managing member ("Managing Member") of CP VII 78th Street Owner, LLC, a New York limited liability company (the "Company"), hereby adopts, approves, and consents to the following preambles and resolutions by written consent pursuant tothe Limited Liability Company Agreement of the Company dated December 23, 2021 (the "LLC Agreement"), and the New York Limited Liability Company Law (as amended, the "Act"):

WHEREAS, the Company owns certain real property located on the west side of First Avenue between 77th and 78th Street in the City of New York, State of New York (the "Property"); and

WHEREAS, pursuant to Section 5.1 of the LLC Agreement, all of the business, operations, affairs, and properties of the Company shall be managed by its Managing Member; and

WHEREAS, the Managing Member desires to appoint officers of the Company, to serveat the pleasure of the Managing Member and with the duties specified below, for the purposes of granting authority to them to act on behalf of the Company in connection with municipal permitting and licensing for development, planning applications, entitlement agreements, statements of financial responsibility, utility applications, environmental applications, temporary construction access agreements, and execute and deliver Company instruments, agreements, and other documents relating thereto, all as provided herein.

NOW, THEREFORE, BE IT RESOLVED, that effective as of the date first written above, the following persons are appointed to the offices opposite their names, to serve inaccordance with the LLC Agreement and the Act, and at the discretion of the Managing Member in accordance with, and to have the powers and duties stated below:

Ron Zeff	President
Lee Bloch	Executive Vice President
Duane Carlson	Executive Vice President
Matt Feldman	Executive Vice President
Matthew Golden	Executive Vice President

Steve Martinelli	Executive Vice President
Dennis Markus	Executive Vice President

(the "Officers"); and

FURTHER RESOLVED, that the Officers shall have the authority to take such actions on behalf of the Company as the owner of the Property, as may be necessary or advisable to develop the Property; provided, however, that such actions or the execution and delivery of such documents are consistent with direction from the Managing Member and the purposes of the Company; and

FURTHER RESOLVED, that as authorized representatives of the Company, each of the Officers is authorized to execute and deliver all documents and other instruments, in the name of and on behalf of the Company to the extent authorized by the foregoing resolution, as such Officer may deem necessary in order to carry out the intent and purposes of the foregoing resolution; the execution of such documents by such Officer to be conclusive evidence that such execution and delivery were authorized by these resolutions. and

FURTHER RESOLVED, that the foregoing Officers shall serve until their resignation or removal by the Managing Member and the foregoing titles for officers and the duties and responsibilities of each officer shall continue until modified by the Managing Member.

This consent may be executed by telefacsimile or electronic signature, and a telefacsimile or electronic signature shall constitute an original signature.

[Balance of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the undersigned, being the Managing Member of CP VII 78th Street Owner, LLC, hereby consents to, approves, and adopts the foregoing preambles and resolutions effective as of the date first written above.

MANAGING MEMBER:

CP VII 78th STREET REIT, LLC,
a Delaware limited liability company

DocuSigned by:
By: Ron Zeff
FB0397ECFB3F4A6...
Name: Ron Zeff
Title: CEO