February 8, 2022

Christopher Allan
New York State Department of Environmental Conservation
Division of Environmental Remediation
47-20 21st Street
Long Island City, NY 11101
Christopher.Allan@dec.ny.gov

Re: Supplemental Remedial Investigation Work Plan No. 5
ABC Block 25
Long Island City, NY
BCP Site No. C241173
Langan Project No. 170340202

Dear Mr. Allan:

Langan Engineering, Environmental, Survey, Landscape Architecture and Geology, D.P.C. (Langan) presents this fifth Supplemental Remedial Investigation (SRI) Work Plan on behalf of PLAX B25, LLC for the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C241173 (ABC Block 25 or the site). The site is located at 4-40 44th Drive in Long Island City, New York and is identified as Queens Tax Block 25, Lot 15.

As discussed with the NYSDEC on January 21, 2022, Langan, on behalf of PLAX B25, LLC, will perform an SRI to further investigate soil vapor, sub-slab vapor, and indoor air quality and evaluate soil vapor intrusion (SVI) risk at part of the site. Soil vapor, sub-slab vapor, and indoor air samples will be collected at five locations where samples collected during the 2016/2017 Remedial Investigation (RI) exhibited concentrations of trichloroethylene (TCE) in sub-slab/soil vapor and/or indoor air.

The data collected during SRI No. 5 will be incorporated into the draft remedial investigation report (RIR) and will also be used to inform the remedial action on ABC Block 25.

The SRI will be completed in accordance with the protocols set forth in Langan's Remedial Investigation Work Plan (RIWP), dated August 5, 2016. The proposed sampling locations are illustrated on Figure 1.

Field Investigation

The SRI will include the installation of three permanent sub-slab vapor points (SSV05, SSV06, SSV10) in the concrete foundation slab of the building and one permanent soil vapor point (SV03) in the parking area outside of the building where samples were collected during the 2016/2017 RI. Permanent sub-slab vapor points will be installed to a depth of about 3 to 4 inches below the bottom of the concrete slab and the permanent soil vapor point will be installed to depth of 5 feet below the concrete pavement in the parking area; each sampling point will be protected with a removable metal access cover. Proposed sample locations and vapor point construction details are shown on Figures 1 and 2, respectively.

The SRI will include the collection of one vapor sample from each newly installed sampling point. Indoor air samples will be co-located and collected concurrently with sub-slab samples SSV05, SSV06, and SSV07. One outdoor ambient air sample (AA05) will be collected concurrently with the sub-slab soil vapor, soil vapor, and indoor air samples as a background control.

Prior to sample collection, a product inventory will be completed in the area of indoor sample locations to document petroleum-based products, solvents, chemicals, and other materials/products and volatile chemicals that may influence the sample results. The ambient air sample will be collected from a representative upwind outdoor location away from wind obstructions and obvious sources of volatile chemicals.

A total of eight samples will be collected and submitted for laboratory analysis as part of the SRI (plus Quality Assurance/Quality Control [QA/QC] samples). Samples will be collected for a period of 8 hours and analyzed for volatile organic compounds (VOC) via United States Environmental Protection Agency (USEPA) Method TO-15. A proposed sample summary is included as Table 1.

Differential pressures will be monitored at the permanent sub-slab vapor points to evaluate ambient pressures between the sub-slab space, building interior, and/or ambient (outside) environment using a VelociCalc® Multi-Function Ventilation Meter. Differential pressure readings will be recorded in inches of water (inH2O).

Reporting

Langan will revise the draft RIR, dated June 4, 2019 to include observations, sampling logs, analytical results, and conclusions from SRI No. 5. Validated, tabulated sampling results will be included in the draft RIR and submitted to NYSDEC electronically as an electronic data deliverables (EDDs).

Schedule

Mobilization for the SRI will commence after this SRIWP is approved by the NYSDEC, pending coordination of access with tenants. Once the SRI is complete and the analytical data is validated, the draft RIR will be revised and submitted to the NYSDEC.

Certification

I, Michael D. Burke, certify that I am currently a Qualified Environmental Professional [as defined in 6 NYCRR Part 375] and that this Report [SRI Work Plan] was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

Sincerely,

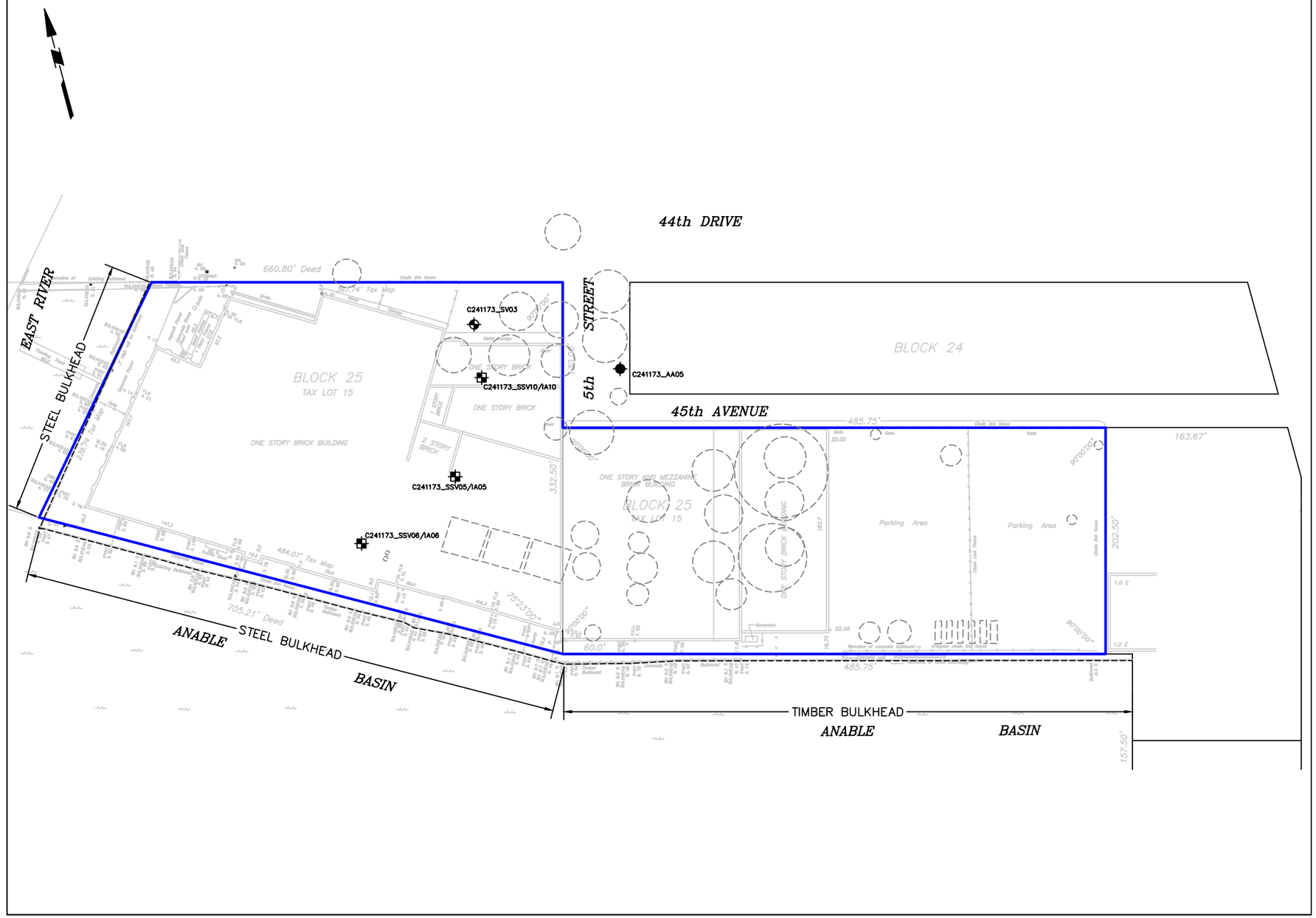
Langan Engineering, Environmental, Surveying
Landscape Architecture and Geology, D.P.C.

Michael D. Burke, PG, CHMM
Vice President/Principal

cc: J. O'Connell, S. Martinkat, M. Yau (NYSDEC)
T. Pfohl, M. Quigley, P. Kirby, J. Hare (Plaxall)
E. Knauer (SPR)
M. Raygorodetsy, G. Wyka, E. Smith (Langan)

Enclosures: Figure 1 – Proposed Sample Location Plan
Figure 2 – Permanent Sub-Slab Vapor/Soil Vapor Point Details
Table 1 – Proposed Sample Summary

FIGURES



LEGEND:

- APPROXIMATE BCP SITE BOUNDARY
- APPROXIMATE EXTENT OF BULKHEAD ALONG SITE
- C241173_SSV05/IA05 — PROPOSED SUB-SLAB VAPOR AND CO-LOCATED INDOOR A SAMPLE LOCATION AND ID
- C241173_SV03 — PROPOSED SOIL VAPOR SAMPLE LOCATION AND ID
- C241173_AA05 — PROPOSED AMBIENT AIR SAMPLE LOCATION AND ID
- APPROXIMATE LOCATION OF HISTORICAL UNDERGROUND STORAGE TANK (UST) OR ABOVEGROUND STORAGE TANK (AST)

NOTES:

1. BASEMAP: SURVEY BY ALBERT W. TAY DATED SEPTEMBER 6, 2012.
2. ELEVATIONS SHOWN IN THE FIGURE ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C.
3. PROPOSED SAMPLE LOCATIONS ARE APPROXIMATE AND ARE BASED OFF OF PREVIOUS FIELD MEASUREMENTS.
4. BCP = BROWNFIELD CLEANUP PROGRAM

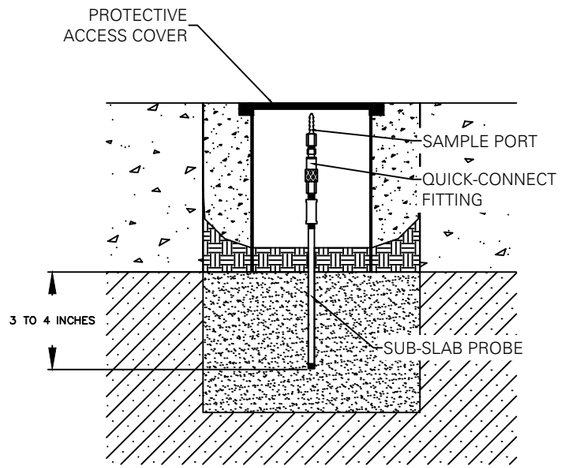
WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

100 0 50 100
SCALE IN FEET

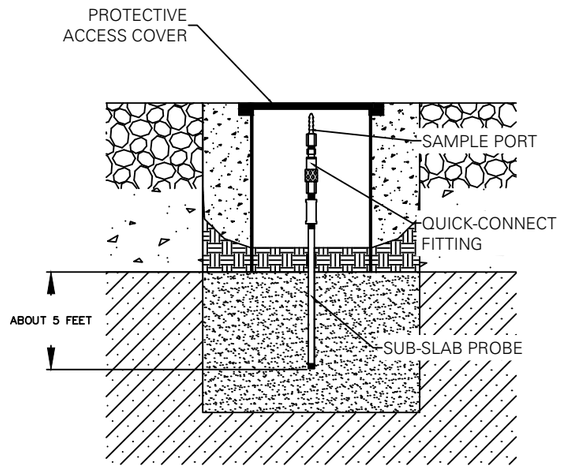
LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project	ABC BLOCK 25 BLOCK No. 25, LOT No. 15 QUEENS NEW YORK
Figure Title	PROPOSED SAMPLE LOCATION PLAN
Project No.	170340202
Date	01/27/2022
Drawn By	EMS
Checked By	GCW
Figure No.	1

Filename: \\langan.com\data\NYC\data2\170340201\Cadd Data - 170340201\SheetFiles\Environmental_Block 25 - C241173\SRI No. 5 (SSV-IA)\Figure 1 - Proposed Sample Location Plan.dwg Date: 2/1/2022 Time: 11:31 User: esmith Style Table: Langan.stb Layout: ANSIB-BL



SSV05, SSV06, SSV10



SV03

LEGEND:

- SAND
- HYDRATED BENTONITE CHIPS
- CONCRETE
- FOUNDATION SLAB
- EXISTING SUBGRADE
- ASPHALT

NOTES:

1. THICKNESS OF ASPHALT OR FOUNDATION SLAB MAY VARY BASED ON OBSERVED FIELD CONDITIONS.

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

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
ABC BLOCK 25
BLOCK No. 25, LOT No. 15
QUEENS NEW YORK

Figure Title
PERMANENT SUB-SLAB VAPOR/SOIL VAPOR POINT DETAILS

Project No.	170340202
Date	01/27/2022
Drawn By	EMS
Checked By	GCW

Figure No. 2

Filename: \\langan.com\data\NYC\data2\170340201\Cadd Data - 170340201\SheetFiles\Environmental_Block 25 - C241173\SRI No. 5 (SSV-IA)\Figure 2 - Sub-Slab-Soil Vapor Point Details.dwg Date: 2/4/2022 Time: 14:08 User: esmith Style Table: Langan.stb Layout: ANSIB-BL

TABLE

Table 1
Supplemental Remedial Investigation Work Plan No. 5
Proposed Sample Summary

ABC Block 25
NYSDEC BCP Site No. C241173
Long Island City, New York
Langan Project No. 170340202

VAPOR AND INDOOR AIR SAMPLING						
No.	**Sample Name**	**Sample Type**	**Sample Location**	**Date**	**Time**	**Analysis**
1	C241173_SV03_XXXXXX	Grab	SV03	XX/XX/XXXX	XX:XX	TO-15 VOCs
2	C241173_SSV05_XXXXXX		SSV05	XX/XX/XXXX	XX:XX	
3	C241173_IA05_XXXXXX			XX/XX/XXXX	XX:XX	
4	C241173_SSV06_XXXXXX		SSV06	XX/XX/XXXX	XX:XX	
5	C241173_IA06_XXXXXX			XX/XX/XXXX	XX:XX	
6	C241173_SSV10_XXXXXX		SSV10	XX/XX/XXXX	XX:XX	
7	C241173_IA10_XXXXXX			XX/XX/XXXX	XX:XX	
8	C241173_AA05_XXXXXX		AA05	XX/XX/XXXX	XX:XX	
Quality Assurance Quality Control						
No.	**Sample Name**	**Sample Type**	**Sample Location**	**Date**	**Time**	**Analysis**
1	C241173_SSVDUP0X_XXXXXX	Duplicate	TBD	XX/XX/XXXX	XX:XX	TO-15 VOCs

Notes:
1. TBD = To Be Determined
2. VOC = Volatile Organic Compound