August 12, 2021

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. 3
ABC Block 26
Long Island City, NY
BCP Site No.: C241174
Langan Project No.: 170340203

Dear Mr. Allan:

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C (Langan) presents this third supplemental remedial investigation (SRI) work plan on behalf of PLAX B26, LLC for the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C241174 (ABC Block 26 or the site). The site is located at 5-25 46th Avenue in Long Island City, New York and is identified as Queens Tax Block 26, Lots 17 and 21.

As discussed with the NYSDEC on June 26, 2021, Langan, on behalf of PLAX B26, will perform an SRI to evaluate current groundwater conditions at the site based on the results of groundwater samples collected and analyzed during the May-June 2021 Remediation Pilot Test Study on ABC Block 26. The recent groundwater results showed substantially lower concentrations of volatile organic compounds (VOC) when compared to the Remedial Investigation (RI) data generated in 2016/2017. The SRI will also include the installation and gauging of monitoring well couplets within the eastern sidewalk of 5th Street and the northern sidewalk of 46th Avenue to delineate the extent of free product identified in monitoring wells MW09D and MW12D.

The data collected during this SRI will be used to understand current groundwater conditions at ABC Block 26. The data will be incorporated into the draft Remedial Investigation Report (RIR) and will also be used to evaluate remedial alternatives and key assumptions.

The SRI will include on-site groundwater sampling of targeted monitoring wells located within remediation zones (RZ) identified based on RI work to date and installation and gauging of monitoring well couplets within the eastern sidewalk of 5th Street and northern sidewalk of 46th Avenue. The monitoring wells were selected for sampling based on the presence of VOCs above NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA water (collectively the NYSDEC SGVs) during the

2016/2017 RI. Two monitoring well couplets (MW20S/D and MW21S/D) will be installed in the general vicinity of RI soil borings LB20 and LB21 to investigate the extent of free product identified in monitoring wells MW09D and MW12D. The SRI will be completed in accordance with the protocols set forth in Langan's Remedial Investigation Work Plan (RIWP), dated August 25, 2016. The proposed sampling locations are illustrated on Figure 1. A proposed sample summary is included as Table 1.

Field Investigation

The SRI will include the following:

- Submission to and approval of sidewalk opening permits from the New York City Department of Transportation (NYCDOT) for 5th Street between 46th Avenue and North Basin Road and for 46th Avenue between 5th Street and Vernon Boulevard before the start of work;

- A geophysical survey to clear proposed groundwater monitoring well locations and identify potential utilities and subsurface anomalies;

- Installation of two well couplets, each consisting of two permanent 2-inch groundwater monitoring wells (screened above and below the meadow mat) at the locations of RI borings, LB20 and LB21. The monitoring well couplets will be developed and then gauged with an interface probe for the presence of light non-aqueous phase liquid (LNAPL) at least one week after installation and development. No groundwater samples will be collected from the new monitoring well couplets.

- Collection of 17 groundwater samples from existing groundwater monitoring wells, as shown below (plus quality assurance/quality control [QA/QC] samples) for laboratory analysis:

    - C241174_MW06S
    - C241174_MW06D
    - C241174_MW08S
    - C241174_MW08D
    - C241174_MW10S
    - C241174_MW10D
    - C241174_MW16D
    - C241174_MW19D
    - C241174_MW25S
    - C241174_MW25D
    - C241174_MW26D
    - C241174_MW30S
    - C241174_MW30D
    - C241174_MW33S
    - C241174_MW33D
    - C241174_MW34S
    - C241174_MW34D

Samples will be analyzed for the parameters set forth in Table 1.

Reporting

Langan will revise the draft RIR, dated October 17, 2019 to include observations, sampling logs, analytical results, and conclusions from the SRI. Validated, tabulated sampling results will be included in the draft RIR and submitted to NYSDEC electronically as an electronic data deliverable (EDD).

Schedule

Mobilization for the SRI will commence after this SRIWP is approved by the NYSDEC, pending coordination of access with tenants and receipt of sidewalk opening permits from the NYCDOT. 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,

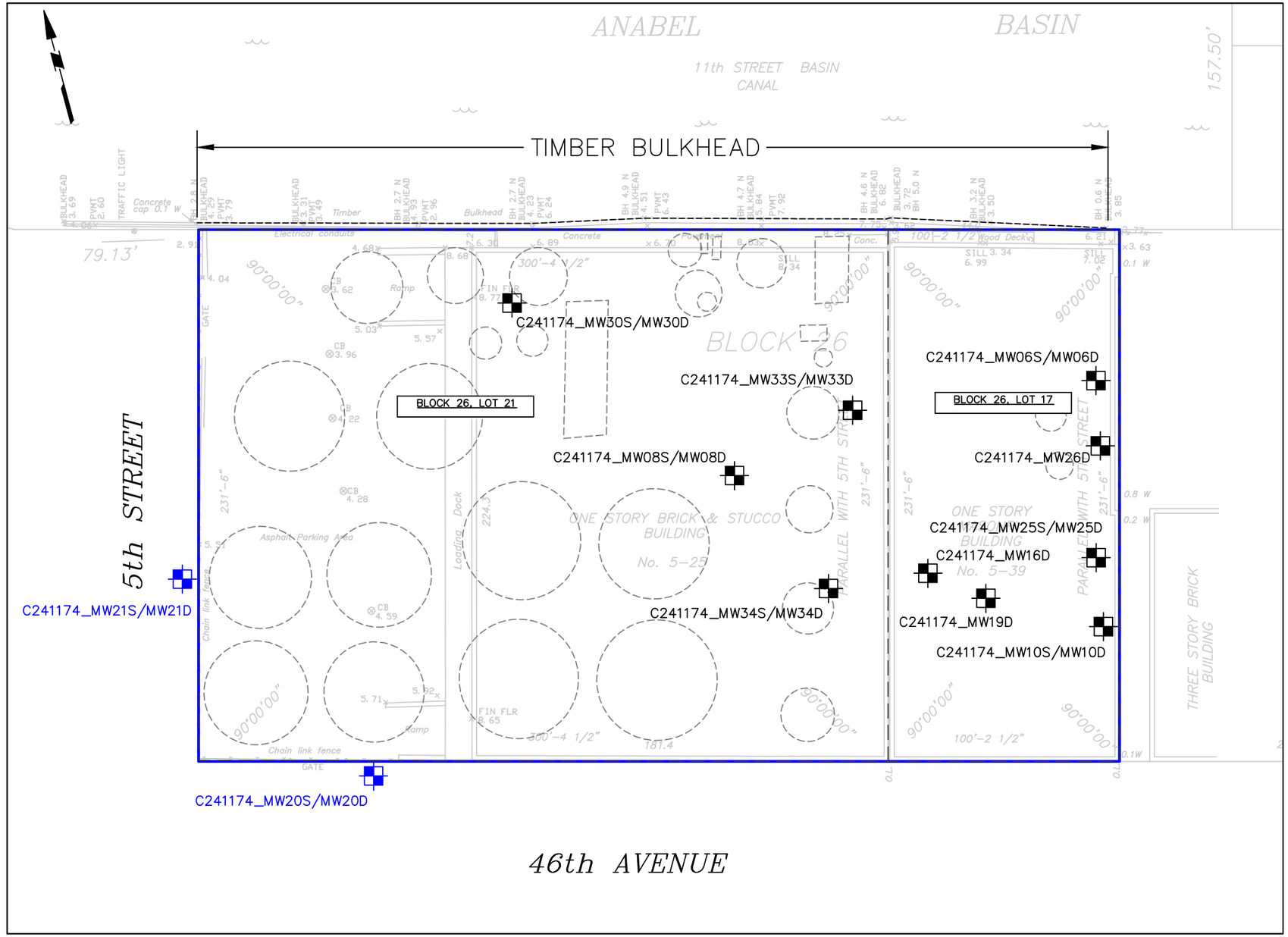
Langan Engineering, Environmental, Surveying Landscape Architecture and Geology, D.P.C.

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

cc: J. O'Connell, C. Allan, M. Yau (NYSDEC)
T. Pfohl, M. Quigley, P. Kirby, J. Hare (Plaxall)
M. Chertok, E. Knauer (SPR)
M. Raygorodetsky, G. Wyka, W. Kim, E. Smith (Langan)

Enclosures: Figure 1 – Proposed Sample Location Plan
Table 1 – Proposed Sample Summary

FIGURE



LEGEND:

- APPROXIMATE BCP SITE BOUNDARY
- APPROXIMATE EXTENT OF BULKHEAD ALONG SITE
- APPROXIMATE TAX LOT BOUNDARY
- C241174_MW06S — PROPOSED GROUNDWATER SAMPLE LOCATION AND ID (EXISTING)
- C241174_MW20S/MW20D — PROPOSED MONITORING WELL COUPLET 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. SAMPLE LOCATIONS ARE APPROXIMATE AND ARE BASED ON FIELD MEASUREMENTS.
4. BCP = BROWNFIELD CLEANUP PROGRAM

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SCALE IN FEET

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Project	ABC BLOCK 26 BLOCK No. 26, LOT Nos. 17 & 21 QUEENS NEW YORK
Figure Title	PROPOSED SAMPLE LOCATION PLAN
Project No.	170340203
Date	7/8/2021
Drawn By	EMS
Checked By	WK
Figure No.	1

Filename: \\langan.com\data\NYC\data2\170340201\Cadd Data - 170340201\SheetFiles\Environmental_Block 26 - C241174\SRIWP No. 3\Figure 1 - Proposed Sample Location Plan.dwg Date: 7/18/2021 Time: 10:54 User: esmith Style Table: Langan.stb Layout: ANSIB-BL

TABLE

Table 1
Supplemental Remedial Investigation Work Plan No. 3
Proposed Sample Summary

ABC Block 26
NYSDEC BCP Site No. C241174
Long Island City, New York
Langan Project No. 170340203

GROUNDWATER SAMPLING								
No.	**Sample Name**	**Sample Type**	**Boring Location**	**Target Sample Depth**	**Date**	**Time**	**Well Screen Interval (feet bgs)**	**Analysis**
1	C241174_MW06S_XXXXXX	Grab	MW06S	Middle of Observed Water Column	XX/XX/XXXX	XX:XX	2-8	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
2	C241174_MW06D_XXXXXX		MW06D		XX/XX/XXXX	XX:XX	13-20	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
3	C241174_MW08S_XXXXXX		MW08S		XX/XX/XXXX	XX:XX	5-10	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
4	C241174_MW08D_XXXXXX		MW08D		XX/XX/XXXX	XX:XX	13-23	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
5	C241174_MW10S_XXXXXX		MW10S		XX/XX/XXXX	XX:XX	4-9	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
6	C241174_MW10D_XXXXXX		MW10D		XX/XX/XXXX	XX:XX	11-21	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
7	C241174_MW16D_XXXXXX		MW16D		XX/XX/XXXX	XX:XX	12-22	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
8	C241174_MW19D_XXXXXX		MW19D		XX/XX/XXXX	XX:XX	11-21	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
9	C241174_MW25S_XXXXXX		MW25S		XX/XX/XXXX	XX:XX	4-12	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
9	C241174_MW25D_XXXXXX		MW25D		XX/XX/XXXX	XX:XX	12-22	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
10	C241174_MW26D_XXXXXX		MW26D		XX/XX/XXXX	XX:XX	12-22	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
11	C241174_MW30S_XXXXXX		MW30S		XX/XX/XXXX	XX:XX	5-12	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
12	C241174_MW30D_XXXXXX		MW30D		XX/XX/XXXX	XX:XX	18-25	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
13	C241174_MW33S_XXXXXX		MW33S		XX/XX/XXXX	XX:XX	4-12	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
14	C241174_MW33D_XXXXXX		MW33D		XX/XX/XXXX	XX:XX	12-25	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
15	C241174_MW34S_XXXXXX		MW34S		XX/XX/XXXX	XX:XX	4-9	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
16	C241174_MW34D_XXXXXX		MW34D		XX/XX/XXXX	XX:XX	15-24	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
Quality Assurance Quality Control								
No.	**Sample Name**	**Sample Type**	**Boring Location**	**Target Sample Depth**	**Date**	**Time**	**Well Screen Interval (feet bgs)**	**Analysis**
1	C241175_GWDUP05_XXXXXX	Duplicate	TBD	Same as Parent Sample	XX/XX/XXXX	XX:XX	TBD	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
2	C241175_GWMS04_XXXXXX	Matrix Spike			XX/XX/XXXX	XX:XX		TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
3	C241175_GWMSD04_XXXXXX	Matrix Spike Duplicate			XX/XX/XXXX	XX:XX		TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
4	C241175_GWEB05_XXXXXX	Equipment Blank	N/A	N/A	XX/XX/XXXX	XX:XX	N/A	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
5	C241175_GWTB14_XXXXXX	Trip Blank			XX/XX/XXXX	XX:XX		TCL/Part 375 VOCs

Notes:
1. bgs = Below Grade Surface
2. BOD = Biological Oxygen Demand
3. COD = Chemical Oxygen Demand
4. N/A = Not Applicable
5. SVOC = Semivolatile Organic Compound
6. TBD = To Be Determined
7. TCL = Target Compound List
8. TOC = Total Organic Carbon
9. VOC = Volatile Organic Compound