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. 4
ABC Block 27
Long Island City, NY
BCP Site No.: C241175
Langan Project No.: 170340204

Dear Mr. Allan:

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C (Langan) presents this fourth supplemental remedial investigation (SRI) work plan on behalf of PLAX B27, LLC for the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C241175 (ABC Block 27 or the site). The site is located between 46th Avenue and 46th Road, west of Vernon Boulevard, in Long Island City, New York and is identified as Queens Tax Block 27, Lots 2, 4, 5, 15, 17, 23, 25, and 37.

As discussed with the NYSDEC on June 26, 2021, Langan, on behalf of PLAX B27, 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 that was conducted at ABC Block 26[1]. The ABC Block 26 groundwater results showed substantially lower concentrations of volatile organic compounds (VOC) when compared to the Remedial Investigation (RI) data generated in 2016/2017. The data collected during this SRI will be used to understand current groundwater conditions at the site. 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. 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. The SRI will be completed in accordance with the protocols set forth in Langan's Remedial Investigation Work Plan (RIWP),

[1] ABC Block 26 (BCP Site No. C241174) 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.

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 collection of 18 groundwater samples from existing monitoring wells, as shown below (plus quality assurance/quality control [QA/QC] samples) for laboratory analysis:

- C241175_MW25S
- C241175_MW25D
- C241175_MW27S
- C241175_MW27D
- C241175_MW28D
- C241175_MW32S
- C241175_MW32D
- C241175_MW36S
- C241175_MW36D
- C241175_MW51S
- C241175_MW51D
- C241175_MW56S
- C241175_MW56D
- C241175_MW57S
- C241175_MW57D
- C241175_MW58D
- C241175_MW61S
- C241175_MW61D

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 for 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. 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,

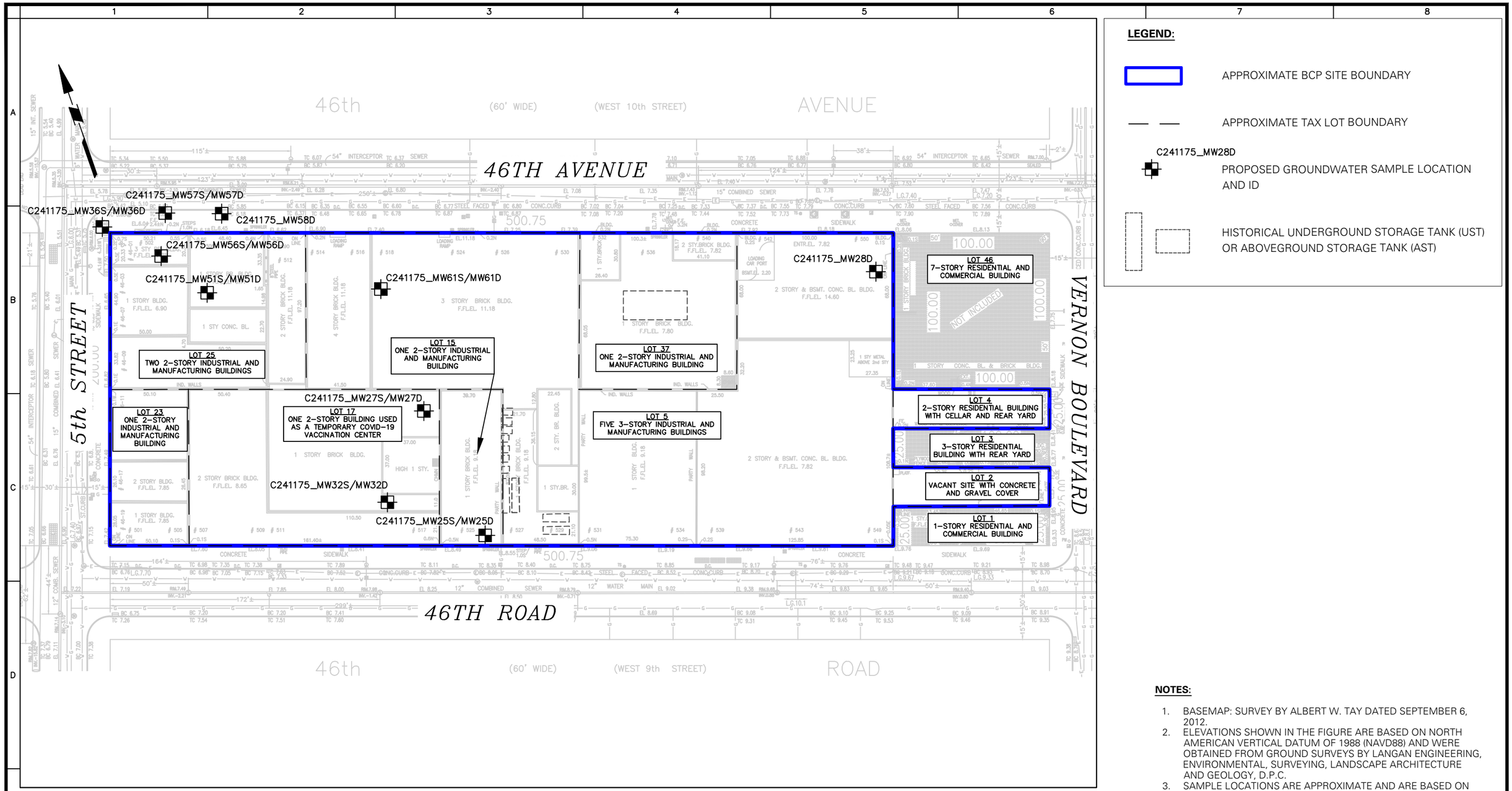
Langan Engineering, Environmental, Surveying Landscape Architecture and Geology, D.P.C.

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)
M. Chertok, E. Knauer (SPR)
M. Raygorodetsy, 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 TAX LOT BOUNDARY
- C241175_MW28D — PROPOSED GROUNDWATER SAMPLE LOCATION AND ID
- 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 27
BLOCK No. 27, LOT Nos. 2, 4, 5, 15, 17, 23, 25, AND 37
QUEENS NEW YORK

Figure Title
PROPOSED SAMPLE LOCATION PLAN

Project No.	Figure No.
170340204	1
Date: 7/8/2021	
Drawn By: EMS	
Checked By: WK	

Filename: \\langan.com\data\NYC\data2\170340201\Cadd Data - 170340201\SheetFiles\Environmental_Block 27 - C241175\SRIWP No. 4\Figure 1 - Proposed Sample Location Plan.dwg Date: 7/12/2021 Time: 16:22 User: esmith Style Table: Langan.stb Layout: ANSIB-BL

TABLE

Table 1
Supplemental Remedial Investigation Work Plan No. 4
Proposed Sample Summary

ABC Block 27
NYSDEC BCP Site No. C241175
Long Island City, New York
Langan Project No. 170340204

GROUNDWATER SAMPLING								
No.	**Sample Name**	**Sample Type**	**Boring Location**	**Target Sample Depth**	**Date**	**Time**	**Well Screen Interval (feet bgs)**	**Analysis**
1	C241175_MW25S_XXXXXX	Grab	MW25S	Middle of Observed Water Column	XX/XX/XXXX	XX:XX	2-12	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
2	C241175_MW25D_XXXXXX		MW25D		XX/XX/XXXX	XX:XX	16-25	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
3	C241175_MW27S_XXXXXX		MW27S		XX/XX/XXXX	XX:XX	6-11	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
4	C241175_MW27D_XXXXXX		MW27D		XX/XX/XXXX	XX:XX	13-18	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
5	C241175_MW28D_XXXXXX		MW28D		XX/XX/XXXX	XX:XX	4-14	TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
6	C241175_MW32S_XXXXXX		MW32S		XX/XX/XXXX	XX:XX	6-11	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
7	C241175_MW32D_XXXXXX		MW32D		XX/XX/XXXX	XX:XX	13-18	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
8	C241175_MW36S_XXXXXX		MW36S		XX/XX/XXXX	XX:XX	8.5-1.5	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
9	C241175_MW36D_XXXXXX		MW36D		XX/XX/XXXX	XX:XX	16.5-11	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
10	C241175_MW51S_XXXXXX		MW51S		XX/XX/XXXX	XX:XX	0.75-10.25	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
11	C241175_MW51D_XXXXXX		MW51D		XX/XX/XXXX	XX:XX	13-23	TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
12	C241175_MW56S_XXXXXX		MW56S		XX/XX/XXXX	XX:XX	2.5-7.5	TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
13	C241175_MW56D_XXXXXX		MW56D		XX/XX/XXXX	XX:XX	11-21	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
14	C241175_MW57S_XXXXXX		MW57S		XX/XX/XXXX	XX:XX	2-9	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
15	C241175_MW57D_XXXXXX		MW57D		XX/XX/XXXX	XX:XX	12-19	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
16	C241175_MW58D_XXXXXX		MW58D		XX/XX/XXXX	XX:XX	12-22	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
17	C241175_MW61S_XXXXXX		MW61S		XX/XX/XXXX	XX:XX	1.5-6.5	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
18	C241175_MW61D_XXXXXX		MW61D		XX/XX/XXXX	XX:XX	11-16	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_GWDUP06_XXXXXX	Duplicate	TBD	Same as Parent Sample	XX/XX/XXXX	XX:XX	TBD	TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
2	C241175_GWMS06_XXXXXX	Matrix Spike			XX/XX/XXXX	XX:XX		TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
3	C241175_GWMSD06_XXXXXX	Matrix Spike Duplicate			XX/XX/XXXX	XX:XX		TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
4	C241175_GWEB08_XXXXXX	Equipment Blank	N/A	N/A	XX/XX/XXXX	XX:XX	N/A	TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
5	C241175_GWTB21_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