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 10***

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #: _____

NAME RXR 42-11 9th Holdings LLC		
ADDRESS 75 Rockefeller Plaza Suite 1300		
CITY/TOWN New York	ZIP CODE 10019	
PHONE 212-390-9662	FAX 212-765-3872	E-MAIL rtilley@rxrrealty.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. **SEE 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

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. **SEE 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 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). SEE ATTACHMENT C**

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

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

***Please describe:** SEE ATTACHMENT C

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

- **SAMPLE LOCATION** **SEE ATTACHMENT C**
- **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**

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?*
(*answering No will result in an incomplete application) ☑ **Yes** ☐ **No**

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: SEE ATTACHMENT C

Section IV. Property Information - See Instructions for Further Guidance **SEE ATTACHMENT D**

PROPOSED SITE NAME 42-11 9th Street

ADDRESS/LOCATION 42-11 9th Street

CITY/TOWN Long Island City ZIP CODE 11101

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Queens

COUNTY Queens SITE SIZE (ACRES) 1.13

LATITUDE (degrees/minutes/seconds)	LONGITUDE (degrees/minutes/seconds)
40 ° 45 ‘ 12.22 “	-73 ° 56 ‘ 54.16 “

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 **SEE ATTACHMENT D**	Section No.	Block No.	Lot No.	Acreage
42-11 9th Street	N/A	461	16	1.13

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 : N/A

   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. **SEE ATTACHMENT D**

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
No Easements Exist	

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

Type	Issuing Agency	Description
No Permits Exist		

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**? ☑ 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: _____ _____ _____ _____ _____ _____

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 Rose Tilley, RXR Development Services		
ADDRESS 75 Rockefeller Plaza Suite 1300		
CITY/TOWN New York		ZIP CODE 10019
PHONE 212-390-9662	FAX 212-765-3872	E-MAIL rtilley@rxrrealty.com
NAME OF REQUESTOR'S CONSULTANT Michael D. Burke, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.		
ADDRESS 21 Penn Plaza, 360 West 31st Street, 8th Floor		
CITY/TOWN New York		ZIP CODE 10001
PHONE 212-479-5400	FAX 212-479-5444	E-MAIL mburke@langan.com
NAME OF REQUESTOR'S ATTORNEY Dale Desnoyers, Allen & Desnoyers LLP		
ADDRESS 90 State Street Suite 1009		
CITY/TOWN Albany		ZIP CODE 12207
PHONE 518-426-2288	FAX 518-426-2299	E-MAIL dale@allendesnoyers.com

Section VI. Current Property Owner/Operator Information – if not a Requestor **SEE ATTACHMENT E**

CURRENT OWNER'S NAME 9th Street Management, LLC		OWNERSHIP START DATE: 2017
ADDRESS 42-11 9th Street		
CITY/TOWN Long Island City		ZIP CODE 11101
PHONE 718-361-7848	FAX Not Available	E-MAIL carlos@titanmachine.com
CURRENT OPERATOR'S NAME Titan Machine Corporation		
ADDRESS 42-11 9th Street		
CITY/TOWN Long Island City		ZIP CODE 11101
PHONE 718-361-7848	FAX 718-361-3115	E-MAIL info@titanmachine.com

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".

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.

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 **SEE ATTACHMENT F**

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 **SEE ATTACHMENT G**

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.

Section X. Land Use Factors **SEE ATTACHMENT H**

1. What is the current municipal zoning designation for the site? M1-4

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

☐ 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? ☑ Yes ☐ No

SEE ATTACHMENT H

5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary. ☑ Yes ☐ No

SEE ATTACHMENT H

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. ☑ Yes ☐ No

SEE ATTACHMENT H

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby 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 Authorized Person (title) of RXR 42-11 9th Holdings 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: 4/26/2019 Signature: _____

Print Name: Todd Rechler

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in 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

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 10

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: 42-11 9th Street **Site Address:** 42-11 9th Street
City: Long Island City **County:** Queens **Zip:** 11101

Tax Block & Lot
Section (if applicable): N/A **Block:** 461 **Lot:** 16

Requestor Name: RXR 42-11 9th Holdings LLC **Requestor Address:** 75 Rockefeller Plaza Suite 1300
City: New York **Zip:** 10019 **Email:** rtilley@rxrrealty.com

Requestor's Representative (for billing purposes)
Name: Rose Tilley, RXR Development Services **Address:** 75 Rockefeller Plaza Suite 1300
City: New York **Zip:** 10019 **Email:** rtilley@rxrrealty.com

Requestor's Attorney
Name: Dale Desnoyers, Allen & Desnoyers LLP **Address:** 90 State Street Suite 1009
City: Albany **Zip:** 12207 **Email:** dale@allendesnoyers.com

Requestor's Consultant
Name: Michael D. Burke, Langan Engineering, Environmental, Surveying, Landscape Archite **Address:** 21 Penn Plaza, 360 West 31st Street, 8th Floor
City: New York **Zip:** 10001 **Email:** mburke@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

Copies of the entity information for RXR 42-11 9th Holdings, LLC (Requestor) from the NYS Department of State Division of Corporations are included with this attachment. The sole member of the entity is RXR 42-11 9th REIT LLC.

CONSENT
TO THE ADOPTION OF RESOLUTIONS
BY THE SOLE MEMBER OF
RXR 42-11 9TH HOLDINGS LLC

The undersigned, being the sole member of RXR 42-11 9th Holdings LLC, a Delaware limited liability company (the "Company"), authorized to do business in New York State, hereby consents to and approves the adoption of the following resolutions and the actions contemplated hereby, such resolutions to have the same force and effect as if duly adopted at a meeting of the Company duly called and held on the date hereof:

BE IT RESOLVED, that the Company be and hereby is authorized and empowered to apply for and enter into a Brownfield Site Cleanup Agreement (the "Agreement") with the New York State Department of Environmental Conservation ("NYSDEC") with respect to the property located at 42-11 9th Street, Long Island City, New York 11101, bearing Queens Tax Map Designation Block 461 and Lot 16, comprising and more particularly described on Attachment "A" (the "Property"); and it is further

RESOLVED, that the individuals specified on Schedule 1 attached hereto, each as an "Authorized Person", acting alone, be and hereby is authorized and empowered and directed to do all things that may be necessary and/or proper to enter into the Agreement, including executing the Agreement, and Environmental Easement and/or any other instrument, document and/or agreement as the NYSDEC and the Authorized Person shall determine to be necessary, useful and/or required in furtherance of or in order to give effect to the purpose and/or intent of the Agreement an resolutions set forth herein; and it is further

RESOLVED, that any act of the Authorized Person, acting alone, on behalf of the Company, taken prior to the date hereof which would have been authorized by the foregoing resolutions, be and the same hereby are individually and/or collectively ratified, confirmed, adopted and approved.

IN WITNESS WHEREOF, the undersigned sole member has executed this Consent as of this 26 day of April 2019.

RXR 42-11 9TH HOLDINGS LLC

By: **RXR 42-11 9th REIT LLC**

By: _____
Name: **Todd Rechler**
Title: **Authorized Person**

Schedule 1

Authorized Persons

Scott Rechler
Jason Barnett
Michael Maturo
Todd Rechler
Richard Conniff
David Frank
Frank Adipietro

Attachment A
(Property Description)

SCHEDULE A DESCRIPTION

ALL that certain plot piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Bridge Plaza South, formerly South Jane Street, with the easterly side of 9th Street, formerly Hamilton Street;

RUNNING THENCE southerly along the easterly side of 9th Street, 240.05 feet;

THENCE easterly along a course forming an interior angle of 91 degrees 11 minutes 40 seconds with the preceding course, 200.00 feet to the westerly side of 10th Street;

THENCE northerly along the westerly side of 10th Street and along a course forming an interior angle of 88 degrees 48 minutes 20 seconds (90 degrees on survey) with the above mentioned course, 254.44 feet to the southerly side of Bridge Plaza South;

THENCE westerly along the southerly side of Bridge Plaza South, 200.38 feet to the corner, the point or place of BEGINNING.

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through April 10, 2019.

Selected Entity Name: RXR 42-11 9TH HOLDINGS LLC

Selected Entity Status Information

Current Entity Name:	RXR 42-11 9TH HOLDINGS LLC
DOS ID #:	5531684
Initial DOS Filing Date:	APRIL 10, 2019
County:	NASSAU
Jurisdiction:	DELAWARE
Entity Type:	FOREIGN LIMITED LIABILITY COMPANY
Current Entity Status:	ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

C T CORPORATION SYSTEM
28 LIBERTY STREET
NEW YORK, NEW YORK, 10005

Registered Agent

C T CORPORATION SYSTEM
28 LIBERTY STREET
NEW YORK, NEW YORK, 10005

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by viewing the certificate.

***Stock Information**

# of Shares	Type of Stock	$ Value per Share
No Information Available		

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
APR 10, 2019	Actual	RXR 42-11 9TH HOLDINGS LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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ATTACHMENT B
SECTION II: PROJECT DESCRIPTION

Purpose and Scope of the Project

The purpose of the project is to develop an underutilized parcel of land into a commercial space, while implementing remedial measures that are protective of human health and the environment. Redevelopment plans for the site include a new 20-story mixed-use commercial office building with a cellar parking lot.

The proposed development will include abatement and demolition of the existing building, excavation and removal of contaminated fill material to achieve Restricted Commercial Use Soil Cleanup Objectives, and implementation of engineering controls, as required concurrently with development. The cellar excavation will extend to about 15 feet below grade surface (bgs) or to top of bedrock, whichever is shallower; deeper excavations will be required for foundation components including footings, elevator pits, and shear walls.

According to New York City's Zoning and Land Use Map (9b), the site is located within an M1-4 zoning district. M1 districts typically exist as buffers between more heavily manufacturing districts (M-2 and M-3) and residential/commercial areas. The applicant is requesting the Department of City Planning (DCP) approval of discretionary actions and going through the New York City Uniform Land Use Review Procedure (ULURP) and City Environmental Quality Review (CEQR). Upon DCP approval of the actions, zoning will be consistent with the proposed development. The DCP approval is expected in May 2020. The surrounding area primarily consists of industrial, commercial and office buildings and open space.

Start of construction is projected for July 2020 with Certificate of Completion in 2022.

Estimated Project Schedule

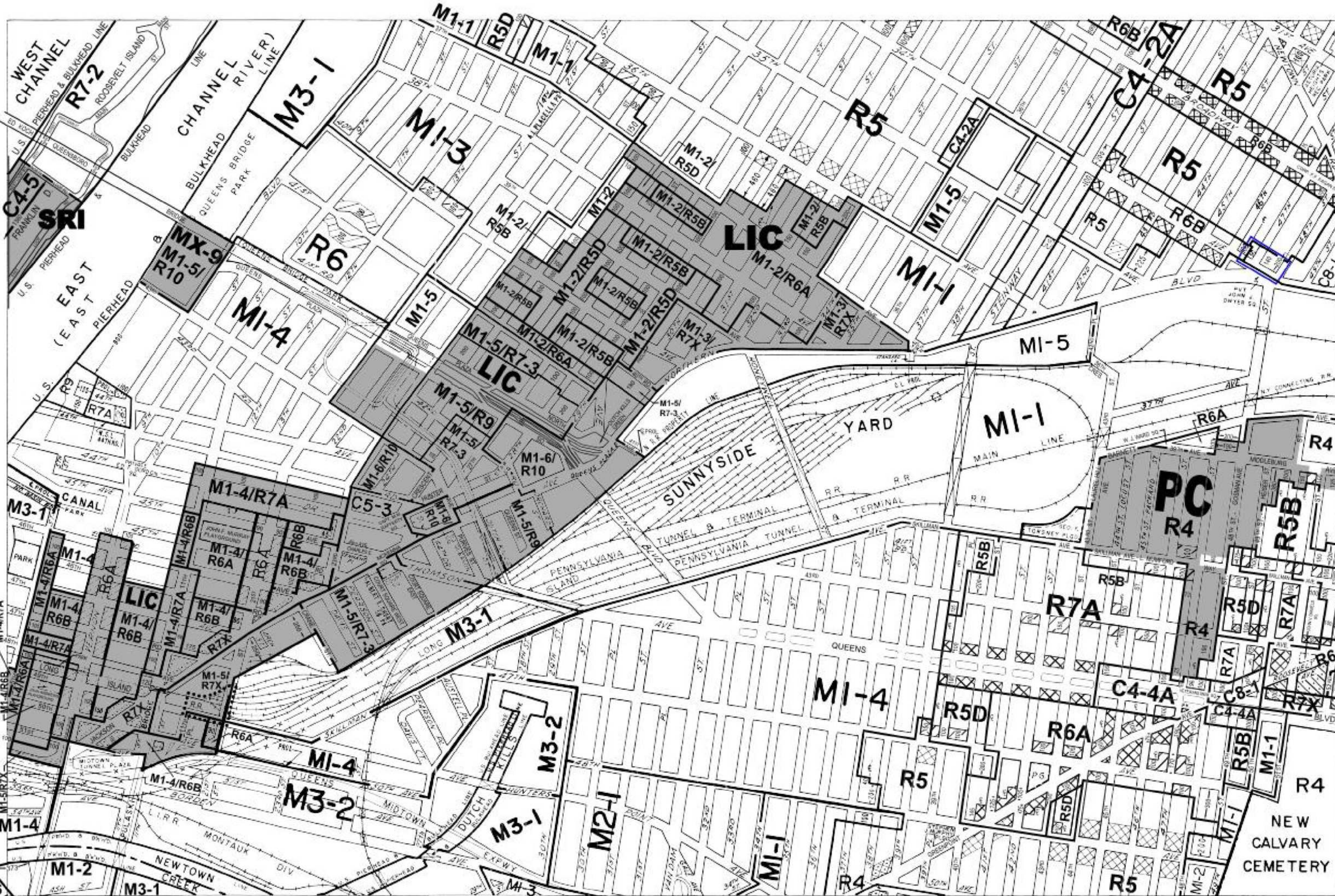
The following table presents an estimated project schedule:

BCP SCHEDULE
42-11 9TH STREET

Estimated Project Schedule		2019												2020												2021												2022											
Item	Action	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	BCP Application - Preparation and Submittal																																													
2	BCP Application - NYSDEC Review/Completeness Determination																																													
3	BCP Application - Public Comment Period (30 days)																																													
4	Execute BCP Agreement																																													
5	RIWP and CPP - Preparation and Submittal																																													
6	RIWP and CPP - Public Comment Period (30 days)																																													
7	RIWP and CPP - NYSDEC Review																																													
8	RI Implementation																																													
9	RIR and RAWP - Preparation and Submittal																																													
10	RIR and RAWP - Public Comment Period (45 days)																																													
11	RIR and RAWP - NYSDEC Review																																													
12	RAWP Approval and Issuance of Decision Document																																													
13	RAWP Implementation/Foundation Construction																																													
14	FER and SMP																																													
15	BCP Certificate of Completion																																												

NYSDEC: New York State Department of Environmental Conservation
BCP: Brownfield Cleanup Program
CHASP: Construction Health and Safety Plan
CPP: Citizen Participation Plan
FER: Final Engineering Report
HASP: Health and Safety Plan
RAWP: Remedial Action Work Plan
RI : Remedial Investigation
RIWP: Remedial Investigation Work Plan
SMP: Site Management Plan

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



600 0 600 1200 1800 FEET

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:

07–24–2014 C 140275 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.

MAP KEY N

8c	9a	9c
8d	**9b**	9d
12c	13a	13c

ZONING MAP **9b**

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 C
SECTION III: PROPERTY'S ENVIRONMENTAL HISTORY

Item 1 – Previous Reports

Environmental reports prepared for the site include the following:

- Phase I Environmental Site Assessment (ESA), dated June 19, 1997, prepared for Bank of New York and New York City Industrial Development Agency by Environmental Planning & Management Inc.
- Phase II Environmental Site Investigation, dated March 1998, prepared for Titan Machine Corporation, The Bank of New York, and New York City Industrial Development Agency by EEA, Inc.
- Remedial Corrective Action Report, dated May 1998, prepared for Titan Machine Corporation by EEA, Inc.
- Preliminary Geotechnical Engineering Memorandum, dated March 28, 2018, prepared for RXR Development Services by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan)
- Phase I ESA, dated April 17, 2018, prepared for RXR Realty Investments, LLC by Langan
- Subsurface Investigation, performed in March 2019 for RXR Realty Investments, LLC by Langan

A summary of relevant information from each report is presented below:

Phase I Environmental Site Assessment (ESA), prepared by Environmental Planning and Management and dated June 19, 1997

The Phase I ESA was prepared by Environmental Planning and Management, Inc. of Lake Success, New York and identified the following Recognized Environmental Conditions (REC):

- Potential subsurface impacts associated with the underground storage tanks (UST) that were closed in place. According to the owner, the USTs were scheduled to be removed in June 1997.
- Presence of surficial staining and damaged drums
- Historical use of adjacent properties as chemical manufacturing

The Phase I ESA also included the summary of the results of the asbestos containing materials (ACM) sampling. A total of 7,250 linear foot of ACM was identified in the samples collected from the boiler and pipe installation and transite roof panels.

The Phase I ESA recommended a Phase II Environmental Site Investigation (ESI) and abatement of the boiler and pipe insulation where ACM was identified.

Phase II Environmental Site Investigation (ESI), prepared by EEA and dated March 1998

The Phase II ESI was conducted by EEA, Inc. of Garden City, New York, to investigate the former UST area, forge building, floor trenches (exact locations cannot be identified based on the information included in the report) that were open to the soil below the slab, and the surficial areas where staining was identified. The investigation findings are listed below;

- Floor Trenches: Five soil borings were installed in trenches that had soil bottom. Trenches were used for electrical wiring associated with heavy machinery, and metals shavings were observed in some of the trenches. One soil sample was collected from each of the trenches that had soil bottom. The samples were collected for volatile organic compounds (VOC), semivolatile organic compounds (SVOC), and RCRA metals. Metals including chromium, lead and mercury were detected above the New York State Department of Environmental Conservation (NYSDEC) Technical and Administrative Guidance Manual (TAGM) guidelines, the applicable standard at the time. Volatile organic compounds (VOC) including tetrachloroethene (PCE) and xylene were detected below TAGM guidelines.
- Forge Building: Six soil borings were installed within buildings where surface staining was observed. One soil sample was collected from each boring for VOCs, SVOCs, and RCRA metals. The fill layer contained concrete, brick, coal ash, cinders, sand and slag. Metals, including chromium, lead and mercury, and several SVOCs were detected at concentrations above TAGM guidelines.
- Surface Staining and Historical Use: Three soil borings were installed in areas where surface staining and damaged drums were observed. One soil sample was collected from each boring for VOCs, SVOCs, and RCRA metals. The areas where the staining and damaged drums were present were remediated prior to the Phase II ESI. The sample results did not indicate evidence of a release.
- Former UST Area: The investigation included four soil borings within the former UST area and collection of one soil sample from each boring for VOC analysis. Based on field observations and the levels of the total petroleum hydrocarbon (TPH) concentrations (ranging from 1,100 parts per million [ppm] to 48,000 ppm) in the samples collected surrounding and below the former UST area, EEA recommended that a spill be reported to the NYSDEC.

- On April 7, 1998, Spill No. 9800302 was assigned, and corrective action was taken, as described in the Remedial Corrective Action Report, dated May 1998, summarized below.

Remedial Corrective Action Report, prepared by EEA and dated May 1998

The remediation included removal of about 300 tons of metals-impacted and petroleum-impacted (fuel oil #2) soil from the trenches and former UST areas.

- Metals including chromium, lead and mercury were detected above the NYSDEC TAGM guidelines, the applicable standard at the time, in samples collected from trenches during the Phase II ESI (summarized above). Each trench area was excavated 3 to 4 feet below the bottom of the trench until no metals impacts were detectable using a portable mercury vapor detector and colorimetric field testing instrumentation. One confirmation endpoint sample was collected from each trench, and the samples were only analyzed for chromium, lead and mercury.
- The former UST area was excavated to a depth of about 18 feet below grade surface until no impacts were detectable with a portable organic vapor detector. Five confirmation endpoint samples were collected from the UST excavation, and were analyzed for VOCs and SVOCs.

End point sample analytical results confirmed that concentrations of parameters analyzed were below TAGM guidelines. Excavated soil was disposed at TT Materials Corporation of Wingdale, New York, and the excavated areas were backfilled with clean fill material. Spill No. 9800302 was closed on July 23, 1998.

Preliminary Geotechnical Engineering Memorandum, prepared by Langan and dated March 28, 2018

Langan conducted a due diligence geotechnical evaluation between March 9 – 12, 2018, which included two borings on sidewalks east and west of the building. About 6 feet of historic fill material was observed overlying 6 to 13 feet of dense sand. Bedrock was observed at 15 to 19 feet below sidewalk grade, and groundwater was encountered at about 9 to 10 feet below sidewalk grade. During the geotechnical borings, Langan collected two soil samples for Part 375 VOCs, SVOCs, metals, and polychlorinated biphenyls (PCB) analysis. SVOCs were detected at concentrations above the NYSDEC Title 6 of the Official Compilation of New York Codes, Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCO) and/or Restricted Use Commercial SCOs. Metals were detected above the UU SCOs but below the Restricted Use Commercial SCOs. A copy of the laboratory data and summary table are provided in this attachment. Soil sample results are shown on Figure C-1.

Phase I Environmental Site Assessment, prepared by Langan and dated April 17, 2018

Langan prepared a Phase I ESA on behalf of RXR Realty Investments, LLC in accordance with the ASTM E1527-13 standards and the United States Environmental Protection Agency's (EPA) All Appropriate Inquires (AAI) Rule. The Phase I ESA identified the historical and current use of the site, and historical use of the adjoining and surrounding properties RECs.

Historical uses at the site included a plastic hanger manufacturer (1990-1977), and the site has been used as a machine shop since circa 1998. Historical uses of adjoining and surrounding properties include a power sub-station (1915-1936) and a chemical manufacturer (1947-1950) at the southern adjoining property; an unspecified manufacturing facility (1997-2006) at the east adjoining property, a paint and lacquer mixing facility (1947-2006) approximately 75 feet south of the site; an unspecified manufacturing facility (1977-2006) approximately 160 feet east of the site, an auto repair facility (1970-1986) approximately 180 feet east/southeast of the site, drug manufacturing and cable manufacturing companies (1970) approximately 160 feet east of the site; and a dry cleaner (1990-present) approximately 500 feet east of the site.

The Phase I ESA also identified the closed spill, NYSDEC Spill No. 9800302, as a Historical Recognized Environmental Concern. Available documents pertaining to the closed spill indicate that petroleum-impacted soil was excavated and disposed of off-site and endpoint sample results indicate that applicable remediation objectives were met. The excavated area was backfilled and the spill was closed on July 23, 1998.

Additionally, historic fill and presence of several 55-gallon drums with recycled oil were identified as Business Environmental Risks. The presence of asbestos-containing material that was documented in the June 19, 1997 Phase I ESA and water infiltration in the basement of the forge building were noted. Isolated floor staining and equipment leaks that were observed throughout the building were identified as a de minimis condition.

Subsurface Investigation, performed by Langan and dated March 2019

A limited subsurface investigation was conducted in March 2019 to evaluate subsurface conditions. The investigation included a geophysical survey, completion of 8 soil borings, three monitoring wells, three soil vapor points, and collection of 22 soil samples including two duplicate samples, four groundwater samples including one duplicate sample, and four soil vapor samples, including one ambient air sample. A copy of the geophysical survey report and boring, monitoring well construction, and groundwater and soil vapor sampling logs are included in this attachment. Relevant findings and conclusions are summarized below:

- The geophysical survey did not identify any anomalies indicative of USTs.

- Historic fill consisting of fine to medium sand with varying amounts of gravel, glass, brick, wood, concrete, coal ash, and slag was encountered across the site from beneath the surface cover to about 13 feet below grade surface. Native soil encountered below historic fill consisted of fine sand, silt, and clay. Apparent bedrock refusal was encountered at depths ranging from 6.5 to 26.5 feet bgs[1].
- Grossly impacted material was not observed during the investigation. Photoionization detector (PID) readings in soil did not exceed background conditions. Chemical staining and odors were not apparent during soil sampling and no petroleum-like sheen was observed on groundwater. Soil/fill samples were compared to Part 375 UU SCOs and Restricted Use Commercial SCOs.
    - VOCs, including acetone (maximum of 0.11 milligrams per kilogram [mg/kg]) and tetrachloroethene (maximum of 1.4 mg/kg) were detected at concentrations above the Unrestricted Use SCOs but below the Restricted Use Commercial SCOs.
    - The SVOCs benzo(a)anthracene (maximum of 5.3 mg/kg), benzo(k)fluoranthene (maximum of 1.3 mg/kg), chrysene (maximum of 5 mg/kg) and indeno(1,2,3-cd)pyrene (maximum of 3.3 mg/kg) were detected at concentrations above the UU SCOs in shallow soil samples but below the Restricted Use Commercial SCOs. SVOCs benzo(a)pyrene (maximum of 6.0 mg/kg), benzo(b)fluoranthene (maximum of 7.6 mg/kg, and dibenzo(a,h)anthracene (max concentration 1 mg/kg) were detected at concentrations above both the UU SCOs and the Restricted Use Commercial SCOs.
    - Metals, including cadmium (maximum of 6.79 mg/kg), lead (maximum of 843 mg/kg), mercury (maximum of 1.08 mg/kg), nickel (maximum of 34.5 mg/kg), silver (maximum of 2.54 mg/kg), trivalent chromium (35 mg/kg), and zinc (maximum of 3,200 mg/kg) were detected at concentrations above the UU SCOs but below the Restricted Use Commercial SCOs in soil. Copper was detected at concentrations (maximum 1,400 mg/kg) above both the UU SCOs and the Restricted Use Commercial SCOs.
    - Total PCBs (maximum of 0.464 mg/kg) were detected at concentrations above the UU SCOs in shallow soil samples from the southern portion of the site but below the Restricted Use Commercial SCOs. Pesticides and herbicides were detected at concentrations below the UU SCOs.
    - The historical site uses of environmental concern and placement of historic fill material with elevated concentrations of SVOCs occurred prior to the applicant's

[1] Based on the geotechnical investigation performed in March 2019.

ownership. Copper in soil may be related to current and historical site use as a manufacturing and machine shop.

- Groundwater samples were compared to the Technical and Operational Guidance Series (TOGS) Ambient Water Quality Standards and Guidance Values (SGV). The results are summarized below:
    - Synoptic groundwater measurements were collected from environmental monitoring wells (MW-04, MW-06, MW-11, and MW-13). Depth to groundwater was measured at depths ranging between 8.85 feet to 10.90 feet below top-of-casing. Based on groundwater measurements and observations, groundwater is expected to flow west toward the East River.
    - VOCs including 1,2-dichloroethane (maximum of 0.38 micrograms per liter (µg/l), acetone (maximum of 11 µg/l), chloroform (maximum of 2.4 µg//l), and trichloroethene (TCE – maximum of 0.29 µg/l) were detected at concentrations below the SGVs.
    - SVOCs including benzo(a)anthracene (maximum of 0.06 µg/L, benzo(a)pyrene (maximum of 0.07 µg/L), benzo(b)fluoranthene (maximum of 0.06 µg/L), benzo(k)fluoranthene (maximum of 0.06 µg/L), chrysene (maximum of 0.07 µg/L), and indeno(1,2,3-c,d)pyrene (maximum of 0.05 µg/L) were detected at concentrations above the SGVs in the well in the southern portion of the site.
    - Total metals including arsenic (maximum of 25.13 µg/L), barium (maximum of 1,298 µg/L), beryllium (maximum of 8.01 µg/L), trivalent chromium (maximum of 292.8 µg/L), copper (maximum of 470.4 µg/L), iron (maximum of 165,000 µg/L), lead (maximum of 1,639 µg/L), magnesium (maximum of 86,000 µg/L), manganese (maximum of 6,322 µg/L), mercury (maximum of 1.88 µg/L), nickel (maximum of 218.6 µg/L), selenium (maximum of 23.3 µg/L), sodium (maximum of 760,000 µg/L), and thallium (maximum of 1.28 µg/L) were detected at concentrations above the SGVs. Total arsenic, barium, beryllium, chromium, trivalent chromium, copper, lead, mercury, nickel, selenium, and thallium were not detected in dissolved concentrations; therefore, these concentrations are likely associated with entrained sediments in groundwater.
    - Dissolved metals iron (maximum of 644 µg/L), magnesium (maximum of 43,000 µg/L), manganese (maximum of 3,216 µg/L) and sodium (maximum of 832,000 µg/L) were detected at concentrations above the SGVs. These compounds are likely associated with regional conditions.
    - Pesticides and herbicides were not detected above the SGVs in groundwater samples.

- Soil vapor samples were evaluated using the New York State Department of Health (NYSDOH) Final Guidance on Soil Vapor Intrusion (May 2017) Matrices A, B, and C.

    - Several petroleum-related and chlorinated VOCs were detected in soil vapor samples. The total VOC concentrations ranged from 254.8 to 582.6 micrograms per cubic meter.

    - VOCs, including PCE, TCE, methylene chloride, and carbon tetrachloride were detected at concentrations below the minimum concentration at which mitigation is recommended.

Item 2 - Sampling Data

Tables C-1, C-2 and C-3 (included in this attachment) summarize the results of the soil, groundwater, and soil vapor samples collected during the 2019 Subsurface Investigation. The tabulated results are compared to applicable regulatory comparison criteria indicated below, and compounds that exceed the regulatory criteria are summarized below.

Soil:

Soil samples were collected and analyzed for Part 375 VOCs, SVOCs, PCBs, herbicides, pesticides, cyanide, and metals including hexavalent and trivalent chromium. As depicted in Figure C-1, the following compounds were detected at concentrations exceeding NYSDEC Part 375 UU and/or Restricted Use Commercial SCOs. Analytes detected at concentrations above the Restricted Use Commercial SCOs are shown in **bold**.

VOCs:

- acetone , tetrachloroethene

SVOCs:

- benzo(a)anthracene, **benzo(a)pyrene**, **benzo(b)fluoranthene**, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, ideno(1,2,3-cd)pyrene

Metals:

- cadmium, **copper,** lead, mercury, nickel, silver, trivalent chromium, zinc

PCBs:

- Total PCBs

Groundwater:

Groundwater sample analytical results were compared to NYSDEC NYCRR Part 703.5 and the SGVs. Contaminants that were detected at concentrations above the Part 703.5 and NYSDEC TOGS SGVs are depicted in Figure C-2 and summarized below. Maximum detected concentrations are shown in parentheses.

VOCs: These compounds were not detected above the SGVs.

SVOCs:

- benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, indeno(1,2,3-c,d)pyrene

Total Metals:

- arsenic, barium, beryllium, total chromium, copper, iron, lead, magnesium, manganese, mercury, nickel, selenium, sodium, thallium

Dissolved Metals:

- iron, magnesium, manganese, sodium

Soil Vapor

- Soil vapor sample results, depicted in Figure C-3, were compared to the decision matrices established by the October 2006 NYSDOH Final Guidance on Soil Vapor Intrusion. Soil vapor samples and an ambient air sample collected on the sidewalk directly adjacent to the on-site building on 9th Street were analyzed for VOCs. VOCs were detected at concentrations below the minimum concentration requiring mitigation.

Item 3 – Site Drawings

The following figures summarize the detectable concentration of each contaminant by media type using the analytical results collected for the geotechnical investigation in March 2018 and subsurface investigation performed in March 2019:

- Figure C-1: Soil Sample Location and Analytical Results Map
- Figure C-2: Groundwater Sample Location and Analytical Results Map
- Figure C-3: Soil Vapor Sample Location and Analytical Results Map

Item 4 – Previous Land Use

The site contains a one-story manufacturing/warehouse building with a partial second floor and partial basement on the southwestern portion of the site. The building is occupied by Titan Machine Corporation and is used as a machine shop with a forge building and warehouse space.

There is an asphalt-paved yard located in the southwest part of the site. The site was undeveloped land up until 1924, with the current building configuration present by 1941. Historical use of this building included a steel forge and machine works company (1939 - 1983), a plastic hanger manufacturer (1970 - 1977), a restaurant supply company (1983), an electrical warehouse (1991) and a machine shop (circa 1998 – present).

TABLES AND FIGURES

Table C-1

Subsurface Investigation

Soil Sample Analytical Results Summary

42-11 9th Street

Long Island City, New York

Langan Project No.: 170514701

Location	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Commercial SCOs	B1	B2	SP-01	SP-01	SP-02	SP-04	SP-04	SP-06	SP-06	SP-09	SP-09	SP-10	SP-10	SP-10	SP-11	SP-11	SP-13	SP-13
Sample ID			B1_5-6	B2_1-2	SP-01_0-2	SPDUP02_022719	SP-02_0-2	SP-04_0-2	SP-04_8-10	SP-06_0-2	SP-06_10-12	SP-09_0-2	SP-09_12-14	SP-10_0-2	SPDUP01_022619	SP-10_11-13	SP-11_0-2	SP-11_12-14	SP-13_0-2	SP-13_11-13
Laboratory ID			L1808143-01	L1808248-01	L1907741-01	L1907741-08	L1907890-01	L1907741-02	L1907741-03	L1907513-07	L1907513-08	L1907513-02	L1907513-01	L1907513-04	L1907513-10	L1907513-05	L1907741-05	L1907741-06	L1907890-02	L1907890-03
Sample Date			3/9/2018	3/9/2018	2/27/2019	2/27/2019	2/28/2019	2/27/2019	2/27/2019	2/26/2019	2/26/2019	2/26/2019	2/26/2019	2/26/2019	2/26/2019	2/26/2019	2/27/2019	2/27/2019	2/28/2019	2/28/2019
Sample Depth (feet bgs)			5-6	1-2	0-2	0-2	0-2	0-2	8-10	0-2	10-12	0-2	12-14	0-2	0-2	11-13	0-2	12-14	0-2	11-13
Volatile Organic Compounds (mg/kg)																				
Acetone	0.05	500	0.0064 J	0.011 U	*0.88* U	0.039	0.035	0.049	0.035	0.022	0.01 U	0.036	0.012 J	0.0065 J	0.0098 J	**0.11**	0.012	**0.096**	0.021	0.038
Benzene	0.06	44	0.00092 U	0.0011 U	0.044 U	0.00036 J	0.00051 J	0.0007 U	0.00056 U	0.00047 J	0.00053 U	0.00027 J	0.00025 J	0.0005 U	0.00054 U	0.00078 U	0.00019 J	0.00064 U	0.00063 J	0.00051 U
Bromomethane	~	~	0.00036 J	0.0022 U	0.18 U	0.0038 U	0.006 U	0.0028 U	0.0022 U	0.0026 U	0.0021 U	0.0027 U	0.0029 U	0.002 U	0.0022 U	0.0031 U	0.0022 U	0.0026 U	0.0025 U	0.002 U
Chloroform	0.37	350	0.0014 U	0.0017 U	0.13 U	0.0029 U	0.0045 U	0.0021 U	0.0014 J	0.00021 J	0.0016 U	0.002 U	0.0022 U	0.0015 U	0.0016 U	0.0023 U	0.0016 U	0.0019 U	0.00022 J	0.0015 U
Methyl Ethyl Ketone (2-Butanone)	0.12	500	0.0092 U	0.011 U	*0.88* U	0.019 U	0.03 U	0.014 U	0.011 U	0.013 U	0.01 U	0.014 U	0.015 U	0.01 U	0.011 U	0.02	0.011 U	0.004 J	0.013 U	0.0047 J
Naphthalene	12	500	0.0046 U	0.00021 J	0.38	0.0076 U	0.012 U	0.0056 U	0.0045 U	0.0052 U	0.0042 U	0.0054 U	0.0058 U	0.004 U	0.0043 U	0.0062 U	0.003 J	0.0052 U	0.0051 U	0.0041 U
Tetrachloroethene (PCE)	1.3	150	0.00092 U	0.0011 U	**1.4**	0.061	0.0015 U	0.0007	0.0011	0.0014	0.00053 U	0.0023	0.00073 U	0.0005 U	0.00024 J	0.00078 U	0.00054 U	0.00064 U	0.00076	0.00051 U
Trichloroethene (TCE)	0.47	200	0.00092 U	0.0011 U	0.044 U	0.00095 U	0.0015 U	0.00029 J	0.0011	0.00065 U	0.00053 U	0.00068 U	0.00073 U	0.0005 U	0.00054 U	0.00078 U	0.00054 U	0.00064 U	0.0002 J	0.00051 U
Semivolatile Organic Compounds (mg/kg)																				
2,4-Dimethylphenol	~	~	0.19 U	0.19 U	0.18 U	0.18 U	0.18 U	0.084 J	0.18 U	0.18 U	0.21 U	0.19 U	0.19 U	0.19 U	0.2 U	0.21 U	0.18 U	0.19 U	0.17 U	0.2 U
2-Methylnaphthalene	~	~	0.029 J	0.23 U	0.17 J	0.078 J	0.025 J	0.055 J	0.22 U	0.22 U	0.25 U	0.2 J	0.23 U	0.23 U	0.075 J	0.25 U	0.043 J	0.23 U	0.064 J	0.056 J
2-Methylphenol (o-Cresol)	0.33	500	0.19 U	0.19 U	0.18 U	0.18 U	0.18 U	0.035 J	0.18 U	0.18 U	0.21 U	0.19 U	0.19 U	0.19 U	0.2 U	0.21 U	0.18 U	0.19 U	0.17 U	0.2 U
3 & 4 Methylphenol (m&p Cresol)	0.33	~	0.28 U	0.27 U	0.028 J	0.26 U	0.26 U	0.14 J	0.26 U	0.26 U	0.034 J	0.031 J	0.27 U	0.28 U	0.28 U	0.3 U	0.26 U	0.27 U	0.25 U	0.043 J
Acenaphthene	20	500	0.12 J	0.15 U	0.68	0.29	0.097 J	0.037 J	0.14 U	0.058 J	0.046 J	0.37	0.15 U	0.15 U	0.3	0.17 U	0.21	0.15 U	0.14	0.16 U
Acenaphthylene	100	500	0.34	0.15 U	0.24	0.11 J	0.087 J	0.082 J	0.14 U	0.04 J	0.17 U	1.5	0.15 U	0.15 U	0.076 J	0.17 U	0.07 J	0.15 U	0.18	0.19
Acetophenone	~	~	0.19 U	0.19 U	0.18 U	0.18 U	0.18 U	0.18 U	0.18 U	0.18 U	0.21 U	0.051 J	0.19 U	0.19 U	0.2 U	0.21 U	0.18 U	0.19 U	0.17 U	0.2 U
Anthracene	100	500	0.31	0.11 U	1.5	0.51	0.32	0.22	0.11 U	0.16	0.098 J	1.4	0.11 U	0.11 U	0.44	0.12 U	0.46	0.11 U	0.4	0.066 J
Benzo(a)Anthracene	1	5.6	**1.4**	0.077 J	**3.7**	**1.5**	**1.5**	0.6	0.041 J	0.7	0.29	**5.3**	0.028 J	0.082 J	**2.1**	0.21	**1.6**	0.11 U	**2.8**	0.73
Benzo(a)Pyrene	1	1	**1.5**	0.072 J	**3.5**	**1.3**	**1.5**	0.53	0.14 U	0.59	0.26	**6**	0.15 U	0.068 J	**1.7**	0.21	**1.4**	0.15 U	**2.7**	**1.1**
Benzo(b)Fluoranthene	1	5.6	**2**	0.1 J	**4.8**	**1.8**	**2**	0.66	0.043 J	0.9	0.32	**7.6**	0.11 U	0.097 J	**2.2**	0.2	**1.6**	0.11 U	**3.6**	**1.4**
Benzo(g,h,i)Perylene	100	500	0.94	0.056 J	2.2	0.74	0.87	0.33	0.024 J	0.33	0.14 J	3.4	0.15 U	0.054 J	1	0.13 J	0.76	0.15 U	1.5	0.62
Benzo(k)Fluoranthene	0.8	56	0.57	0.11 U	**0.98**	0.44	0.64	0.23	0.11 U	0.22	0.1 J	**1.3**	0.11 U	0.033 J	0.79	0.061 J	0.56	0.11 U	**1.1**	0.43
Biphenyl (Diphenyl)	~	~	0.44 U	0.43 U	0.065 J	0.41 U	0.4 U	0.4 U	0.41 U	0.42 U	0.48 U	0.072 J	0.43 U	0.44 U	0.44 U	0.48 U	0.41 U	0.43 U	0.4 U	0.45 U
Bis(2-Ethylhexyl) Phthalate	~	~	0.19 U	0.19 U	0.18 U	0.18 U	0.18 U	0.094 J	0.18 U	0.18 U	0.21 U	0.19 U	0.19 U	0.19 U	0.2 U	0.21 U	0.077 J	0.19 U	0.17 U	0.2 U
Carbazole	~	~	0.11 J	0.19 U	0.64	0.26	0.15 J	0.049 J	0.18 U	0.064 J	0.036 J	0.32	0.19 U	0.19 U	0.15 J	0.21 U	0.16 J	0.19 U	0.17	0.096 J
Chrysene	1	56	**1.4**	0.071 J	**3.2**	**1.4**	**1.3**	0.5	0.032 J	0.68	0.28	**5**	0.02 J	0.088 J	**1.8**	0.19	**1.4**	0.11 U	**2.7**	1
Dibenz(a,h)Anthracene	0.33	0.56	0.24	0.11 U	**0.46**	0.17	0.23	0.081 J	0.11 U	0.082 J	0.028 J	**1**	0.11 U	0.11 U	0.23	0.071 J	0.18	0.11 U	**0.41**	0.13
Dibenzofuran	7	350	0.061 J	0.19 U	0.47	0.16 J	0.071 J	0.037 J	0.18 U	0.034 J	0.038 J	0.27	0.19 U	0.19 U	0.19 J	0.21 U	0.1 J	0.19 U	0.11 J	0.1 J
Di-N-Butyl Phthalate	~	~	0.049 J	0.19 U	0.18 U	0.18 U	0.18 U	0.18 U	0.18 U	0.18 U	0.21 U	0.19 U	0.19 U	0.19 U	0.2 U	0.21 U	0.18 U	0.19 U	0.17 U	0.2 U
Fluoranthene	100	500	2.8	0.14	7	2.9	2.8	0.86	0.047 J	1.2	0.55	6.3	0.041 J	0.13	4	0.23	2.7	0.11 U	4.8	2.1
Fluorene	30	500	0.1 J	0.19 U	0.56	0.24	0.1 J	0.029 J	0.18 U	0.052 J	0.046 J	0.37	0.19 U	0.19 U	0.19 J	0.21 U	0.18	0.19 U	0.13 J	0.052 J
Indeno(1,2,3-c,d)Pyrene	0.5	5.6	**1**	0.061 J	**2.2**	**0.78**	**1**	0.34	0.14 U	0.36	0.14 J	**3.3**	0.15 U	0.052 J	**1.2**	0.11 J	**0.8**	0.15 U	**1.8**	**0.73**
Naphthalene	12	500	0.074 J	0.19 U	0.36	0.29	0.049 J	0.24	0.18 U	0.028 J	0.062 J	0.31	0.19 U	0.19 U	0.13 J	0.21 U	0.077 J	0.19 U	0.17	0.2
Phenanthrene	100	500	1.1	0.055 J	6.3	2.5	1.4	0.38	0.11 U	0.81	0.39	4.2	0.024 J	0.084 J	2.7	0.12	2	0.11 U	1.6	0.94
Phenol	0.33	500	0.19 U	0.19 U	0.18 U	0.18 U	0.18 U	0.18 U	0.18 U	0.18 U	0.21 U	0.19 U	0.19 U	0.19 U	0.2 U	0.21 U	0.18 U	0.19 U	0.17 U	0.031 J
Pyrene	100	500	2.5	0.13	6.1	2.4	2.3	0.8	0.049 J	1	0.49	6.7	0.035 J	0.12	3.4	0.24	2.6	0.11 U	4.4	1.8
Pesticides (mg/kg)																				
Dieldrin	0.005	1.4	NA	NA	0.00109 U	0.00108 U	0.00106 U	0.00106 U	0.00107 U	0.00108 U	0.00122 U	0.00115 U	0.00113 U	0.00116 U	0.00114 U	0.00123 U	0.00104 JIP	0.00117 U	0.00104 U	0.00116 U
Herbicides (mg/kg)	~	~	NA	NA	ND	ND	ND	ND	NA	ND	NA	ND	NA	ND	ND	NA	ND	NA	ND	NA
Polychlorinated Biphenyls (mg/kg)																				
PCB-1254 (Aroclor 1254)	~	~	0.0389 U	0.0365 U	0.037 U	0.0348 U	0.0347 U	0.0351 U	0.0361 U	0.0369 U	0.04 U	0.0371 U	0.0381 U	0.039 U	0.0389 U	0.0426 U	0.274	0.0385 U	0.0342 U	0.0399 U
PCB-1260 (Aroclor 1260)	~	~	0.0389 U	0.0365 U	0.037 U	0.0348 U	0.0347 U	0.0351 U	0.0361 U	0.0369 U	0.04 U	0.0371 U	0.0381 U	0.039 U	0.0389 U	0.0426 U	0.189	0.038 J	0.464	0.0399 U
Total PCBs	0.1	1	0.0389 U	0.0365 U	0.037 U	0.0348 U	0.0347 U	0.0351 U	0.0361 U	0.0369 U	0.04 U	0.0371 U	0.0381 U	0.039 U	0.0389 U	0.0426 U	**0.463**	0.038 J	**0.464**	0.0399 U
Inorganics (mg/kg)																				
Aluminum	~	~	7,410	6,320	6,200	5,990	5,860	6,950	6,280	7,770	4,930	6,130	6,880	8,190	7,640	4,200	9,020	9,130	9,680	7,820
Antimony	~	~	2.98 J	1.14 J	1.53 J	4.23 U	12.6	4.14 U	1.14 J	2.25 J	1.55 J	1.29 J	4.55 U	1.56 J	2.15 J	0.367 J	4.37 U	4.43 U	1.26 J	1.1 J
Arsenic	13	16	6.53	2.56	9.21	6.32	9.58	5.21	5.37	10.5	13	4.88	4.92	6.02	5.99	1.93	2.08	1.13	2.08	5.85
Barium	350	400	104	72.5	335	188	208	97.2	127	144	63.5	85.3	51.4	126	137	31.4	102	87.6	147	138
Beryllium	7.2	590	0.214 J	0.063 J	0.097 J	0.423 U	0.257 J	0.05 J	0.22 J	0.442 U	0.212 J	0.081 J	0.046 J	0.452 U	0.451 U	0.154 J	0.437 U	0.062 J	0.425	0.383 J
Cadmium	2.5	9.3	1.08	0.758 J	0.925	0.651 J	2.14	0.48 J	0.986	0.92	0.423 J	0.636 J	0.255 J	**6.15**	**6.79**	0.193 J	0.952	0.337 J	0.433 J	0.383 J
Calcium	~	~	7,540	30,700	16,400	23,700	25,700	7,670	3,330	33,800	2,850	47,700	1,930	13,300	16,200	989	7,030	1,110	9,000	9,580
Chromium, Hexavalent	1	400	NA	NA	0.891 U	0.879 U	0.863 U	0.172 J	0.892 U	0.897 U	*1.01* U	0.94 U	0.932 U	0.94 U	0.957 U	*1.03* U	0.882 U	0.519 J	0.856 U	0.986 U
Chromium, Total	~	~	16.8	14.2	29.1	21.2	19	16.2	13.9	20.5	11.1	17.8	16.5	19	34.9	8.78	18.8	23.4	23.3	17.4
Chromium, Trivalent	30	1500	NA	NA	29	21	19	16 J	14	20	11	18	16	19	**35**	8.8	19	23 J	23	17
Cobalt	~	~	6.49	7.22	7.83	6.77	7.21	7.14	4.76	9.33	5.57	5.89	7.47	11	10.6	4.32	10.9	10.7	11.6	9.44
Copper	50	270	**102**	33.7	**189**	**90.8**	**524**	49.9	**82.4**	**78.5**	**53.2**	**78.6**	25.9	**1,190**	**1,400**	14.2	22.9	16.7	48	**70.4**
Cyanide	27	27	NA	NA	1.1 U	1.1 U	0.98 U	1 U	1 U	1.1 U	1.2 U	1.1 U	1.1 U	1.1 U	1.2 U	1.2 U	0.57 J	1.1 U	1 U	1.2 U
Iron	~	~	18,000	14,300	32,400	15,100	18,100	13,900	13,200	34,600	10,900	17,100	14,000	31,400	31,900	9,060	16,900	19,500	19,900	16,800
Lead	63	1000	**221**	**68.2**	**322**	**463**	**596**	**352**	**403**	**361**	**298**	**401**	10.1	**484**	**843**	25.2	57.1	5.51	**227**	**186**
Magnesium	~	~	2,440	3,940	3,040	3,280	3,940	3,600	2,130	4,670	2,260	3,090	2,300	4,610	4,300	1,650	4,440	3,780	6,280	4,570
Manganese	1600	10000	301	205	284	224	245	242	117	301	119	226	172	278	273	151	319	547	295	340
Mercury	0.18	2.8	**0.5**	**0.41**	**0.457**	**0.483**	**1.02**	**0.43**	**1.08**	**0.822**	**0.581**	**0.548**	0.073 U	**0.574**	**0.653**	0.081 U	**0.672**	0.075 U	**0.996**	**0.704**
Nickel	30	310	16.7	15.1	20.3	14.3	**34.5**	14.7	10.5	21	10.7	17.6	14.6	24.8	24.4	9.43	16.5	16.3	23.3	17.7
Potassium	~	~	1,060	2,650	1,600	2,070	1,820	2,630	730	3,360	544	2,530	1,320	4,200	3,750	566	3,840	2,350	5,570	2,660
Selenium	3.9	1500	0.597 J	0.388 J	1 J	0.694 J	0.414 J	0.282 J	0.511 J	0.717 J	1.21 J	0.78 J	1.82 U	0.805 J	1.16 J	0.357 J	1.75 U	0.31 J	1.7 U	1.91 U
Silver	2	1500	0.933 U	0.903 U	0.273 J	0.846 U	0.555 J	0.828 U	0.88 U	0.885 U	0.962 U	**2.54**	0.91 U	0.905 U	0.903 U	0.966 U	0.874 U	0.887 U	0.849 U	0.956 U
Sodium	~	~	256	222	470	256	706	313	311	259	155 J	1,310	363	206	188	234	167 J	77.1 J	172	311
Vanadium	~	~	18.4	17.6	22.7	22.9	36.3	22.1	15.9	29	16	18.8	27.8	26.1	27.2	12.4	29.1	34.9	36.1	24.7
Zinc	109	10000	**259**	105	**388**	**245**	**906**	**176**	**470**	**201**	**110**	**195**	38.2	**2,740**	**3,200**	29.3	**304**	54.5	**134**	**136**
General Chemistry (%)																				
Total Solids	~	~	83.9	87.4	89.8	91	92.7	92.9	89.7	89.2	78.9	85.1	85.8	85.1	83.6	77.6	90.7	84.8	93.5	81.1

Notes provided on Page 2.
Concentrations above Unrestricted Use SCOs are bolded.
Concentrations above Restricted Use Commercial SCOs are shaded.

Table C-1

Subsurface Investigation

Soil Sample Analytical Results Summary

42-11 9th Street
Long Island City, New York
Langan Project No.: 170514701

Notes:

1. 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 and Restricted Use Commercial Soil Cleanup Objectives (SCO).
2. Only detected analytes are shown in the table.
3. Analytes detected with concentrations above Unrestricted Use SCOs are bolded.
4. Analytes detected with concentrations above Restricted Use Commercial SCOs are shaded.
5. Analytical results with reporting limits (RL) above the lowest applicable criteria are italicized.
6. Sample SPDUP02_022719 is a duplicate sample of SP-01_0-2 and SPDUP01_022619 is a duplicate sample of SP-10_0-2.
7. ~ = Regulatory limit for this analyte does not exist
8. bgs = below grade surface
9. mg/kg = milligrams per kilogram
10. % = percent
11. NA = Not analyzed
12. ND = Not detected

Qualifiers:

I = The lower value for the two columns has been reported due to obvious interference.
J = The analyte was detected above the Method Detection Limit (MDL), but below the RL; therefore, the result is an estimated concentration.
P = The relative percent difference (RPD) between the results for the two columns exceeds the method-specified criteria.
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.

Notes provided on Page 2

Table C-2
Subsurface Investigation
Groundwater Sample Analytical Results Summary

42-11 9th Street
Long Island City, New York
Langan Project No.: 170514701

Location		MW-04		MW-06		MW-11		MW-11	
Sample ID	NYSDEC	MW-04_030119		MW-06_030119		MW-11_030119		GWDUP01_030119	
Laboratory ID	SGVs	L1908186-01		L1908186-02		L1908186-03		L1908186-04	
Sample Date		3/1/2019		3/1/2019		3/1/2019		3/1/2019	
Volatile Organic Compounds (µg/L)									
1,2-Dichloroethane	0.6	0.38	J	0.5	U	0.5	U	0.5	U
Acetone	50	2.4	J	11		3.6	J	3.4	J
Chloroform	7	2.5	U	2.4	J	2.5	U	2.5	U
Trichloroethene (TCE)	5	0.29	J	0.5	U	0.5	U	0.5	U
Semivolatile Organic Compounds (µg/L)									
2-Methylnaphthalene	~	0.1	U	0.1	U	0.1	U	0.16	
Acenaphthene	20	0.1	U	0.1	U	0.12		0.14	
Anthracene	50	0.03	J	0.1	U	0.04	J	0.04	J
Benzo(a)Anthracene	0.002	*0.1*	U	*0.1*	U	**0.04**	J	**0.06**	J
Benzo(a)Pyrene	0	*0.1*	U	*0.1*	U	**0.05**	J	**0.07**	J
Benzo(b)Fluoranthene	0.002	*0.1*	U	*0.1*	U	**0.03**	J	**0.06**	J
Benzo(g,h,i)Perylene	~	0.1	U	0.1	U	0.03	J	0.05	J
Benzo(k)Fluoranthene	0.002	*0.1*	U	*0.1*	U	**0.03**	J	**0.06**	J
Chrysene	0.002	*0.1*	U	*0.1*	U	**0.04**	J	**0.07**	J
Dibenz(a,h)Anthracene	~	0.1	U	0.1	U	0.1	U	0.02	J
Fluoranthene	50	0.1	U	0.03	J	0.09	J	0.15	
Fluorene	50	0.1	U	0.1	U	0.11		0.12	
Indeno(1,2,3-c,d)Pyrene	0.002	*0.1*	U	*0.1*	U	**0.03**	J	**0.05**	J
Naphthalene	10	0.1	U	0.1	U	0.1	J	0.24	
Phenanthrene	50	0.1	U	0.1	U	0.1		0.13	
Phenol	1	*5*	U	*5*	U	0.59	J	0.59	J
Pyrene	50	0.1	U	0.03	J	0.09	J	0.13	
Pesticides (µg/L)	~	ND		ND		ND		ND	
Herbicides (µg/L)	~	ND		ND		ND		ND	
Polychlorinated Biphenyls (µg/L)	~	ND		ND		ND		ND	
Inorganics (µg/L)									
Aluminum	~	555		104,000		8,170		6,010	
Aluminum (Dissolved)	~	10	U	5.93	J	66.8		72	
Antimony	3	0.87	J	0.89	J	0.94	J	0.84	J
Antimony (Dissolved)	3	0.66	J	1.07	J	*4*	U	*4*	U
Arsenic	25	1.05		**25.13**		4.77		4.27	
Arsenic (Dissolved)	25	0.48	J	2.36		2.15		2.09	
Barium	1000	74.52		**1,298**		136.9		100.7	
Barium (Dissolved)	1000	69.07		79.84		25.96		25	
Beryllium	3	0.5	U	**8.01**		0.6		0.44	J
Cadmium	5	0.27		2.79		0.68		0.6	
Cadmium (Dissolved)	5	0.26		0.2	U	0.48		0.47	
Calcium	~	265,000		370,000		51,600		48,600	
Calcium (Dissolved)	~	331,000		253,000		46,800		46,700	
Chromium, Total	50	4.09		**292.8**		26.86		19.07	
Chromium, Total (Dissolved)	50	0.49	J	0.31	J	0.52	J	0.36	J
Chromium, Trivalent	~	10	U	293		26		19	
Cobalt	~	10.47		120.8		14.46		11.72	
Cobalt (Dissolved)	~	9.45		1.02		5.31		5.31	
Copper	200	6.99		**470.7**		39.97		27.22	
Copper (Dissolved)	200	4.08		1.61		4.93		5.36	
Cyanide	200	2	J	2	J	5	U	1	J
Iron	300	**1,710**		**165,000**		**16,300**		**12,200**	
Iron (Dissolved)	300	**644**		48	J	83		75.3	
Lead	25	8.6		**1,639**		**58.43**		**37.89**	
Lead (Dissolved)	25	0.65	J	1	U	0.39	J	0.41	J
Magnesium	35,000	22,300		**86,000**		4,380		3,410	
Magnesium (Dissolved)	35,000	25,400		**43,000**		1,390		1,390	
Manganese	300	**2,871**		**6,322**		**3,478**		**3,180**	
Manganese (Dissolved)	300	**3,129**		**885.8**		**3,216**		**3,054**	
Mercury	0.7	0.2	U	**1.88**		0.2	U	0.2	U
Nickel	100	7.19		**218.6**		26.72		21.38	
Nickel (Dissolved)	100	5.21		4.16		10.45		9.66	
Potassium	~	16,200		23,000		5,300		5,370	
Potassium (Dissolved)	~	19,700		8,600		4,450		4,760	
Selenium	10	5	U	**23.3**		1.73	J	5	U
Silver	50	0.4	U	0.64		0.4	U	0.4	U
Sodium	20,000	**760,000**		**272,000**		**20,600**		**21,200**	
Sodium (Dissolved)	20,000	**832,000**		**313,000**		**22,000**		**23,900**	
Thallium	0.5	0.5	U	**1.28**		0.21	J	0.15	J
Vanadium	~	2.41	J	267.8		29.34		22.98	
Vanadium (Dissolved)	~	5	U	5	U	4.9	J	4.84	J
Zinc	2,000	8.15	J	1,118		85.78		61.08	
Zinc (Dissolved)	2,000	10	U	3.45	J	10	U	10	U

Notes:

1. 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 (NYSDEC SGVs).
2. Only detected analytes are shown in the table.
3. Analytes detected with concentrations above NYSDEC SGVs are bolded and shaded.
4. Analytical results with reporting limits (RL) above NYSDEC SGVs are italicized.
5. Sample GWDUP01_030119 is a duplicate sample of MW-11_030119.
6. ~ = Regulatory limit for this analyte does not exist
7. µg/L = Micrograms per liter
8. NA = Not analyzed
9. ND = Not detected

Qualifiers:

J = The analyte was detected above the Method Detection Limit (MDL), but below the RL; therefore, the result is an estimated
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.

Table C-3
Subsurface Investigation
Soil Vapor Sample Analytical Results Summary

42-11 9th Street
Long Island City, New York
Langan Project No.: 170514701

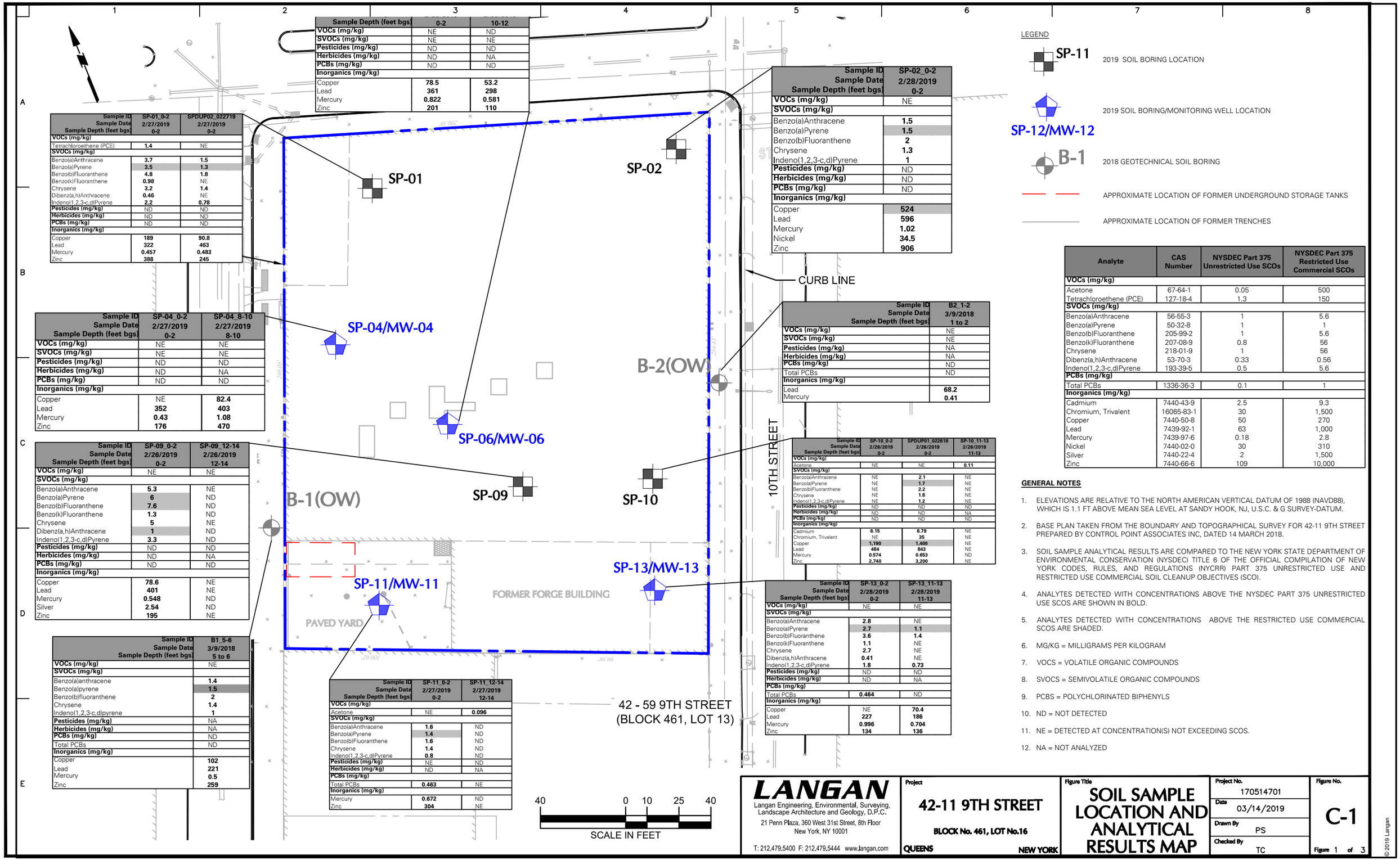
Location	NYSDOH Decision Matrix Minimum Concentration	AA-01		SV-01		SV-11		SV-13	
Sample ID		AA-01-030119		SV-01-030119		SV-11-030119		SV-13-030119	
Laboratory ID		L1908292-03		L1908292-04		L1908292-01		L1908292-02	
Sample Date		3/1/2019		3/1/2019		3/1/2019		3/1/2019	
Sample Type		AA		SV		SV		SV	
Volatile Organic Compounds (µg/m³)									
1,2,4-Trimethylbenzene	~	0.983	U	18.1		4.91		31.4	
1,2-Dichlorobenzene	~	1.2	U	1.2	U	6.61		1.2	U
1,3,5-Trimethylbenzene (Mesitylene)	~	0.983	U	3.46		1.19		6.1	
2-Hexanone	~	0.82	U	20.9		29.4		55.7	
4-Ethyltoluene	~	0.983	U	3.26		1.46		6.64	
Acetone	~	5.77		7.36		19.1		19.1	
Benzene	~	0.904		0.677		0.971		1.42	
Carbon Disulfide	~	0.623	U	1.75		0.623	U	2.67	
Carbon Tetrachloride	6	1.26	U	1.26	U	1.26	U	1.81	
Chloroform	~	0.977	U	7.52		0.977	U	9.72	
Chloromethane	~	1.1		0.413	U	0.413	U	0.413	U
Dichlorodifluoromethane	~	2.02		2.56		1.93		1.98	
Ethylbenzene	~	0.869	U	7.77		14.6		20	
M,P-Xylene	~	1.74	U	40.2		58.6		98.2	
Methyl Ethyl Ketone (2-Butanone)	~	1.47	U	86.7		163		244	
Methylene Chloride	100	1.74	U	1.74	U	1.74	U	5.11	
n-Heptane	~	0.82	U	0.955		1.25		2.47	
n-Hexane	~	0.705	U	1.07		1.07		2.6	
o-Xylene (1,2-Dimethylbenzene)	~	0.869	U	18.5		23.4		43.9	
Tert-Butyl Alcohol	~	1.52	U	1.52	U	2.08		1.52	U
Tetrachloroethene (PCE)	100	1.36	U	26.7		4.24		9.22	
Toluene	~	2.19		5.73		8.37		15.5	
Trichloroethene (TCE)	6	1.07	U	1.63		1.07	U	5.09	
Trichlorofluoromethane	~	1.13		1.12	U	1.12	U	1.12	U

Notes:

1. Soil vapor sample analytical results are compared to the minimum soil vapor concentrations recommending mitigation 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).
2. Only detected analytes are shown in the table.
3. Analytes detected with concentrations above the minimum soil vapor concentrations recommending mitigation are bolded and shaded.
4. Analytical results with reporting limits (RL) above the minimum soil vapor concentrations recommending mitigation are italicized.
5. ~ = Regulatory limit for this analyte does not exist
6. µg/m³ = Micrograms per cubic meter
7. AA = Ambient Air
8. SV = Soil Vapor

Qualifiers:

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.



Sample ID	SP-01_0-2	SPDUP02_022719
Sample Date	2/27/2019	2/27/2019
Sample Depth (feet bgs)	0-2	0-2
VOCs (mg/kg)		
Tetrachloroethene (PCE)	**1.4**	NE
SVOCs (mg/kg)		
Benzo(a)Anthracene	**3.7**	**1.5**
Benzo(a)Pyrene	**3.5**	**1.3**
Benzo(b)Fluoranthene	**4.8**	**1.8**
Benzo(k)Fluoranthene	**0.98**	NE
Chrysene	**3.2**	**1.4**
Dibenz(a,h)Anthracene	**0.46**	NE
Indeno(1,2,3-c,d)Pyrene	**2.2**	**0.78**
Pesticides (mg/kg)	ND	ND
Herbicides (mg/kg)	ND	ND
PCBs (mg/kg)	ND	ND
Inorganics (mg/kg)		
Copper	**189**	**90.8**
Lead	**322**	**463**
Mercury	**0.457**	**0.483**
Zinc	**388**	**245**

Sample ID	SP-04_0-2	SP-04_8-10
Sample Date	2/27/2019	2/27/2019
Sample Depth (feet bgs)	0-2	8-10
VOCs (mg/kg)	NE	NE
SVOCs (mg/kg)	NE	NE
Pesticides (mg/kg)	ND	ND
Herbicides (mg/kg)	ND	NA
PCBs (mg/kg)	ND	ND
Inorganics (mg/kg)		
Copper	NE	**82.4**
Lead	**352**	**403**
Mercury	**0.43**	**1.08**
Zinc	**176**	**470**

Sample ID	SP-09_0-2	SP-09_12-14
Sample Date	2/26/2019	2/26/2019
Sample Depth (feet bgs)	0-2	12-14
VOCs (mg/kg)	NE	NE
SVOCs (mg/kg)		
Benzo(a)Anthracene	**5.3**	NE
Benzo(a)Pyrene	**6**	ND
Benzo(b)Fluoranthene	**7.6**	ND
Benzo(k)Fluoranthene	**1.3**	ND
Chrysene	**5**	NE
Dibenz(a,h)Anthracene	**1**	ND
Indeno(1,2,3-c,d)Pyrene	**3.3**	ND
Pesticides (mg/kg)	ND	ND
Herbicides (mg/kg)	ND	NA
PCBs (mg/kg)	ND	ND
Inorganics (mg/kg)		
Copper	**78.6**	NE
Lead	**401**	NE
Mercury	**0.548**	ND
Silver	**2.54**	ND
Zinc	**195**	NE

Sample ID	B1_5-6
Sample Date	3/9/2018
Sample Depth (feet bgs)	5 to 6
VOCs (mg/kg)	NE
SVOCs (mg/kg)	
Benzo(a)anthracene	**1.4**
Benzo(a)pyrene	**1.5**
Benzo(b)fluoranthene	**2**
Chrysene	**1.4**
Indeno(1,2,3-c,d)pyrene	**1**
Pesticides (mg/kg)	NA
Herbicides (mg/kg)	NA
PCBs (mg/kg)	ND
Total PCBs	ND
Inorganics (mg/kg)	
Copper	**102**
Lead	**221**
Mercury	**0.5**
Zinc	**259**

Sample ID	SP-11_0-2	SP-11_12-14
Sample Date	2/27/2019	2/27/2019
Sample Depth (feet bgs)	0-2	12-14
VOCs (mg/kg)		
Acetone	NE	**0.096**
SVOCs (mg/kg)		
Benzo(a)Anthracene	**1.6**	ND
Benzo(a)Pyrene	**1.4**	ND
Benzo(b)Fluoranthene	**1.6**	ND
Chrysene	**1.4**	ND
Indeno(1,2,3-c,d)Pyrene	**0.8**	ND
Pesticides (mg/kg)	NE	ND
Herbicides (mg/kg)	ND	NA
PCBs (mg/kg)		
Total PCBs	**0.463**	NE
Inorganics (mg/kg)		
Mercury	**0.672**	ND
Zinc	**304**	NE

Sample ID	SP-02_0-2
Sample Date	2/28/2019
Sample Depth (feet bgs)	0-2
VOCs (mg/kg)	NE
SVOCs (mg/kg)	
Benzo(a)Anthracene	**1.5**
Benzo(a)Pyrene	**1.5**
Benzo(b)Fluoranthene	**2**
Chrysene	**1.3**
Indeno(1,2,3-c,d)Pyrene	**1**
Pesticides (mg/kg)	ND
Herbicides (mg/kg)	ND
PCBs (mg/kg)	ND
Inorganics (mg/kg)	
Copper	**524**
Lead	**596**
Mercury	**1.02**
Nickel	**34.5**
Zinc	**906**

Sample ID	B2_1-2
Sample Date	3/9/2018
Sample Depth (feet bgs)	1 to 2
VOCs (mg/kg)	NE
SVOCs (mg/kg)	NE
Pesticides (mg/kg)	NA
Herbicides (mg/kg)	NA
PCBs (mg/kg)	ND
Total PCBs	ND
Inorganics (mg/kg)	
Lead	**68.2**
Mercury	**0.41**

Sample ID	SP-10_0-2	SPDUP01_022619	SP-10_11-13
Sample Date	2/26/2019	2/26/2019	2/26/2019
Sample Depth (feet bgs)	0-2	0-2	11-13
VOCs (mg/kg)			
Acetone	NE	NE	**0.11**
SVOCs (mg/kg)			
Benzo(a)Anthracene	NE	**2.1**	NE
Benzo(a)Pyrene	NE	**1.7**	NE
Benzo(b)Fluoranthene	NE	**2.2**	NE
Chrysene	NE	**1.8**	NE
Indeno(1,2,3-c,d)Pyrene	NE	**1.2**	NE
Pesticides (mg/kg)	ND	ND	ND
Herbicides (mg/kg)	ND	ND	NA
PCBs (mg/kg)	ND	ND	ND
Inorganics (mg/kg)			
Cadmium	**6.15**	**6.79**	NE
Chromium, Trivalent	NE	**35**	NE
Copper	**1,190**	**1,400**	NE
Lead	**484**	**843**	NE
Mercury	**0.574**	**0.653**	NE
Zinc	**2,740**	**3,200**	NE

Sample ID	SP-13_0-2	SP-13_11-13
Sample Date	2/28/2019	2/28/2019
Sample Depth (feet bgs)	0-2	11-13
VOCs (mg/kg)	NE	NE
SVOCs (mg/kg)		
Benzo(a)Anthracene	**2.8**	NE
Benzo(a)Pyrene	**2.7**	**1.1**
Benzo(b)Fluoranthene	**3.6**	**1.4**
Benzo(k)Fluoranthene	**1.1**	NE
Chrysene	**2.7**	NE
Dibenz(a,h)Anthracene	**0.41**	NE
Indeno(1,2,3-c,d)Pyrene	**1.8**	**0.73**
Pesticides (mg/kg)	ND	ND
Herbicides (mg/kg)	ND	NA
PCBs (mg/kg)		
Total PCBs	**0.464**	ND
Inorganics (mg/kg)		
Copper	NE	**70.4**
Lead	**227**	**186**
Mercury	**0.996**	**0.704**
Zinc	**134**	**136**

LEGEND

- SP-11 — 2019 SOIL BORING LOCATION
- SP-12/MW-12 — 2019 SOIL BORING/MONITORING WELL LOCATION
- B-1 — 2018 GEOTECHNICAL SOIL BORING
- APPROXIMATE LOCATION OF FORMER UNDERGROUND STORAGE TANKS
- APPROXIMATE LOCATION OF FORMER TRENCHES

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Commercial SCOs
VOCs (mg/kg)			
Acetone	67-64-1	0.05	500
Tetrachloroethene (PCE)	127-18-4	1.3	150
SVOCs (mg/kg)			
Benzo(a)Anthracene	56-55-3	1	5.6
Benzo(a)Pyrene	50-32-8	1	1
Benzo(b)Fluoranthene	205-99-2	1	5.6
Benzo(k)Fluoranthene	207-08-9	0.8	56
Chrysene	218-01-9	1	56
Dibenz(a,h)Anthracene	53-70-3	0.33	0.56
Indeno(1,2,3-c,d)Pyrene	193-39-5	0.5	5.6
PCBs (mg/kg)			
Total PCBs	1336-36-3	0.1	1
Inorganics (mg/kg)			
Cadmium	7440-43-9	2.5	9.3
Chromium, Trivalent	16065-83-1	30	1,500
Copper	7440-50-8	50	270
Lead	7439-92-1	63	1,000
Mercury	7439-97-6	0.18	2.8
Nickel	7440-02-0	30	310
Silver	7440-22-4	2	1,500
Zinc	7440-66-6	109	10,000

GENERAL NOTES

1. ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WHICH IS 1.1 FT ABOVE MEAN SEA LEVEL AT SANDY HOOK, NJ, U.S.C. & G SURVEY-DATUM.
2. BASE PLAN TAKEN FROM THE BOUNDARY AND TOPOGRAPHICAL SURVEY FOR 42-11 9TH STREET PREPARED BY CONTROL POINT ASSOCIATES INC, DATED 14 MARCH 2018.
3. 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 AND RESTRICTED USE COMMERCIAL SOIL CLEANUP OBJECTIVES (SCO).
4. ANALYTES DETECTED WITH CONCENTRATIONS ABOVE THE NYSDEC PART 375 UNRESTRICTED USE SCOS ARE SHOWN IN BOLD.
5. ANALYTES DETECTED WITH CONCENTRATIONS ABOVE THE RESTRICTED USE COMMERCIAL SCOS ARE SHADED.
6. MG/KG = MILLIGRAMS PER KILOGRAM
7. VOCS = VOLATILE ORGANIC COMPOUNDS
8. SVOCS = SEMIVOLATILE ORGANIC COMPOUNDS
9. PCBS = POLYCHLORINATED BIPHENYLS
10. ND = NOT DETECTED
11. NE = DETECTED AT CONCENTRATION(S) NOT EXCEEDING SCOS.
12. NA = NOT ANALYZED

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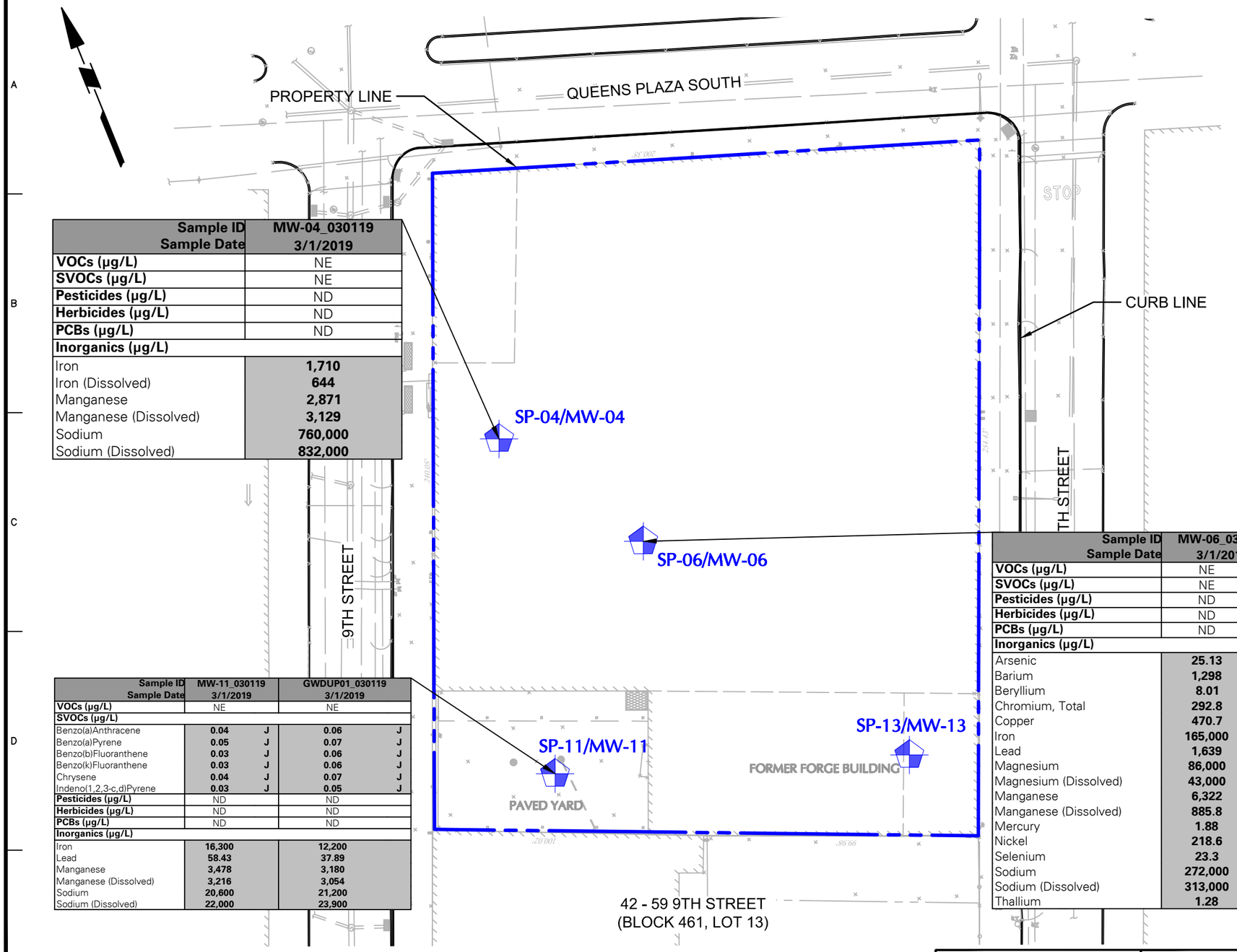
Project: 42-11 9TH STREET
BLOCK No. 461, LOT No.16
QUEENS NEW YORK

Figure Title: SOIL SAMPLE LOCATION AND ANALYTICAL RESULTS MAP

Project No. 170514701
Date 03/14/2019
Drawn By PS
Checked By TC

Figure No. C-1
Figure 1 of 3

Filename: \\langan.com\data\NYC\data7\170514701\Project Data\CAD\01\SheetFiles\Environmental\BCP\Figure C-1 - Soil Analytical Results.dwg Date: 5/3/2019 Time: 10:47 User: eburgess Style Table: Langan.stb Layout: As-Built 3-1-19



Sample ID	MW-04_030119
Sample Date	3/1/2019
VOCs (µg/L)	NE
SVOCs (µg/L)	NE
Pesticides (µg/L)	ND
Herbicides (µg/L)	ND
PCBs (µg/L)	ND
Inorganics (µg/L)	
Iron	**1,710**
Iron (Dissolved)	**644**
Manganese	**2,871**
Manganese (Dissolved)	**3,129**
Sodium	**760,000**
Sodium (Dissolved)	**832,000**

Sample ID	MW-11_030119		GWDUP01_030119	
Sample Date	3/1/2019		3/1/2019	
VOCs (µg/L)	NE		NE	
SVOCs (µg/L)				
Benzo(a)Anthracene	**0.04**	**J**	**0.06**	**J**
Benzo(a)Pyrene	**0.05**	**J**	**0.07**	**J**
Benzo(b)Fluoranthene	**0.03**	**J**	**0.06**	**J**
Benzo(k)Fluoranthene	**0.03**	**J**	**0.06**	**J**
Chrysene	**0.04**	**J**	**0.07**	**J**
Indeno(1,2,3-c,d)Pyrene	**0.03**	**J**	**0.05**	**J**
Pesticides (µg/L)	ND		ND	
Herbicides (µg/L)	ND		ND	
PCBs (µg/L)	ND		ND	
Inorganics (µg/L)				
Iron	**16,300**		**12,200**	
Lead	**58.43**		**37.89**	
Manganese	**3,478**		**3,180**	
Manganese (Dissolved)	**3,216**		**3,054**	
Sodium	**20,600**		**21,200**	
Sodium (Dissolved)	**22,000**		**23,900**	

Sample ID	MW-06_030119
Sample Date	3/1/2019
VOCs (µg/L)	NE
SVOCs (µg/L)	NE
Pesticides (µg/L)	ND
Herbicides (µg/L)	ND
PCBs (µg/L)	ND
Inorganics (µg/L)	
Arsenic	**25.13**
Barium	**1,298**
Beryllium	**8.01**
Chromium, Total	**292.8**
Copper	**470.7**
Iron	**165,000**
Lead	**1,639**
Magnesium	**86,000**
Magnesium (Dissolved)	**43,000**
Manganese	**6,322**
Manganese (Dissolved)	**885.8**
Mercury	**1.88**
Nickel	**218.6**
Selenium	**23.3**
Sodium	**272,000**
Sodium (Dissolved)	**313,000**
Thallium	**1.28**

LEGEND

SP-12/MW-12 — 2019 SOIL BORING/MONITORING WELL LOCATION

Analyte	CAS Number	NYSDEC SGVs
SVOCs (µg/L)		
Benzo(a)Anthracene	56-55-3	0.002
Benzo(a)Pyrene	50-32-8	0
Benzo(b)Fluoranthene	205-99-2	0.002
Benzo(k)Fluoranthene	207-08-9	0.002
Chrysene	218-01-9	0.002
Indeno(1,2,3-c,d)Pyrene	193-39-5	0.002
Inorganics (µg/L)		
Arsenic	7440-38-2	25
Barium	7440-39-3	1000
Beryllium	7440-41-7	3
Chromium, Total	7440-47-3	50
Copper	7440-50-8	200
Iron	7439-89-6	300
Lead	7439-92-1	25
Magnesium	7439-95-4	35000
Manganese	7439-96-5	300
Mercury	7439-97-6	0.7
Nickel	7440-02-0	100
Selenium	7782-49-2	10
Sodium	7440-23-5	20000
Thallium	7440-28-0	0.5

GENERAL NOTES

1. ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WHICH IS 1.1 FT ABOVE MEAN SEA LEVEL AT SANDY HOOK, NJ, U.S.C. & G SURVEY-DATUM.
2. BASE PLAN TAKEN FROM THE BOUNDARY AND TOPOGRAPHICAL SURVEY FOR 42-11 9TH STREET PREPARED BY CONTROL POINT ASSOCIATES INC, DATED 14 MARCH 2018.
3. GROUNDWATER MONITORING WELLS WERE INSTALLED TO ABOUT 15 TO 20 FEET BELOW GRADE SURFACE (BGS). MONITORING WELLS CONSIST OF 2-INCH PVC SCREEN AND RISER PIPE.
4. GROUNDWATER SAMPLES WERE NOT COLLECTED FROM MW13.
5. GROUNDWATER ANALYTICAL RESULTS WERE COMPARED TO NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TITLE 6 OF THE OFFICIAL COMPLIATION OF NEW YOR 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 (NYSDEC SGVS).
6. ANALYTES DETECTED WITH CONCENTRATION ABOVE THE NYSDEC SGVS ARE BOLDED AND SHADED.
7. VOCS = VOLATILE ORGANIC COMPOUNDS
8. SVOCS = SEMIVOLATILE ORGANIC COMPOUNDS
9. PCBS = POLYCHLORINATED BIPHENYLS
10. µg/L = MICROGRAMS PER LITER
11. NE = DETECTED AT CONCENTRATION(S) NOT EXCEEDING THE TOGS 1.1.1 SGVS
12. ND = NOT DETECTED
13. J = THE ANALYTE WAS DETECTED ABOVE THE METHOD DETECTION LIMIT (MDL), BUT BELOW THE RL, THEREFORE, THE RESULT IS ESTIMATED

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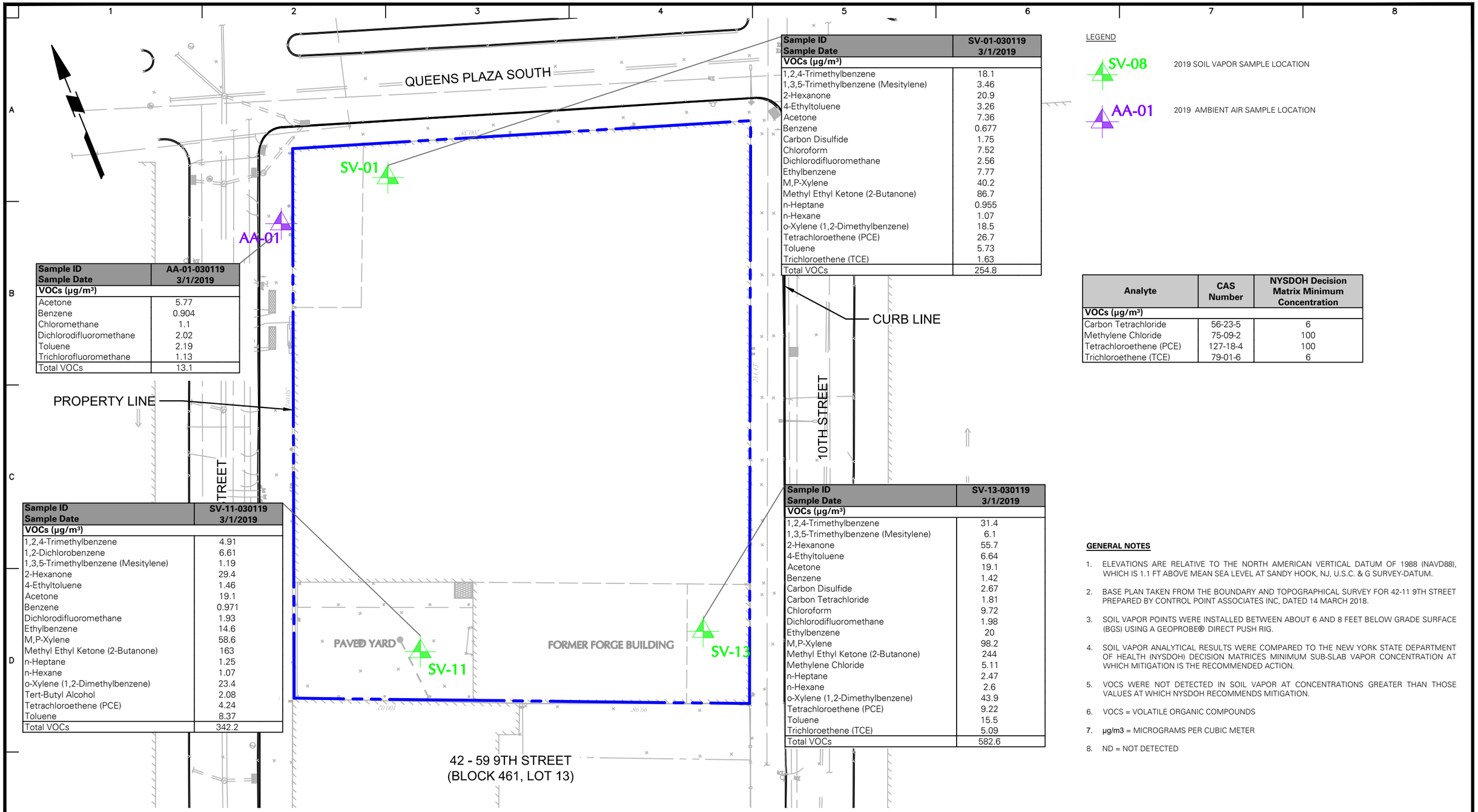
Project: **42-11 9TH STREET**
BLOCK No. 461, LOT No.16
QUEENS NEW YORK

Drawing Title: **GROUNDWATER SAMPLE LOCATION AND ANALYTICAL RESULTS MAP**

Project No. 170514701
Date 03/14/2019
Drawn By PS
Checked By TC

Drawing No. **C-2**
Sheet 2 of 3

Filename: \\langan.com\data\NYC\data7\170514701\Project Data\CAD\01\SheetFiles\Environmental\BCP\Figure C-2 - Groundwater Analytical Results 2.dwg Date: 4/30/2019 Time: 10:53 User: eburgess Style Table: Langan.stb Layout: As-Built 3-1-19



Sample ID Sample Date	AA-01-030119 3/1/2019
VOCs (µg/m³)	
Acetone	5.77
Benzene	0.904
Chloromethane	1.1
Dichlorodifluoromethane	2.02
Toluene	2.19
Trichlorofluoromethane	1.13
Total VOCs	13.1

Sample ID Sample Date	SV-01-030119 3/1/2019
VOCs (µg/m³)	
1,2,4-Trimethylbenzene	18.1
1,3,5-Trimethylbenzene (Mesitylene)	3.46
2-Hexanone	20.9
4-Ethyltoluene	3.26
Acetone	7.36
Benzene	0.677
Carbon Disulfide	1.75
Chloroform	7.52
Dichlorodifluoromethane	2.56
Ethylbenzene	7.77
M,P-Xylene	40.2
Methyl Ethyl Ketone (2-Butanone)	86.7
n-Heptane	0.955
n-Hexane	1.07
o-Xylene (1,2-Dimethylbenzene)	18.5
Tetrachloroethene (PCE)	26.7
Toluene	5.73
Trichloroethene (TCE)	1.63
Total VOCs	254.8

Sample ID Sample Date	SV-11-030119 3/1/2019
VOCs (µg/m³)	
1,2,4-Trimethylbenzene	4.91
1,2-Dichlorobenzene	6.61
1,3,5-Trimethylbenzene (Mesitylene)	1.19
2-Hexanone	29.4
4-Ethyltoluene	1.46
Acetone	19.1
Benzene	0.971
Dichlorodifluoromethane	1.93
Ethylbenzene	14.6
M,P-Xylene	58.6
Methyl Ethyl Ketone (2-Butanone)	163
n-Heptane	1.25
n-Hexane	1.07
o-Xylene (1,2-Dimethylbenzene)	23.4
Tert-Butyl Alcohol	2.08
Tetrachloroethene (PCE)	4.24
Toluene	8.37
Total VOCs	342.2

Sample ID Sample Date	SV-13-030119 3/1/2019
VOCs (µg/m³)	
1,2,4-Trimethylbenzene	31.4
1,3,5-Trimethylbenzene (Mesitylene)	6.1
2-Hexanone	55.7
4-Ethyltoluene	6.64
Acetone	19.1
Benzene	1.42
Carbon Disulfide	2.67
Carbon Tetrachloride	1.81
Chloroform	9.72
Dichlorodifluoromethane	1.98
Ethylbenzene	20
M,P-Xylene	98.2
Methyl Ethyl Ketone (2-Butanone)	244
Methylene Chloride	5.11
n-Heptane	2.47
n-Hexane	2.6
o-Xylene (1,2-Dimethylbenzene)	43.9
Tetrachloroethene (PCE)	9.22
Toluene	15.5
Trichloroethene (TCE)	5.09
Total VOCs	582.6

LEGEND

SV-08 2019 SOIL VAPOR SAMPLE LOCATION

AA-01 2019 AMBIENT AIR SAMPLE LOCATION

Analyte	CAS Number	NYSDOH Decision Matrix Minimum Concentration
VOCs (µg/m³)		
Carbon Tetrachloride	56-23-5	6
Methylene Chloride	75-09-2	100
Tetrachloroethene (PCE)	127-18-4	100
Trichloroethene (TCE)	79-01-6	6

GENERAL NOTES

1. ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WHICH IS 1.1 FT ABOVE MEAN SEA LEVEL AT SANDY HOOK, NJ, U.S.C. & G SURVEY-DATUM.
2. BASE PLAN TAKEN FROM THE BOUNDARY AND TOPOGRAPHICAL SURVEY FOR 42-11 9TH STREET PREPARED BY CONTROL POINT ASSOCIATES INC, DATED 14 MARCH 2018.
3. SOIL VAPOR POINTS WERE INSTALLED BETWEEN ABOUT 6 AND 8 FEET BELOW GRADE SURFACE (BGS) USING A GEOPROBE® DIRECT PUSH RIG.
4. SOIL VAPOR ANALYTICAL RESULTS WERE COMPARED TO THE NEW YORK STATE DEPARTMENT OF HEALTH (NYSDOH) DECISION MATRICES MINIMUM SUB-SLAB VAPOR CONCENTRATION AT WHICH MITIGATION IS THE RECOMMENDED ACTION.
5. VOCS WERE NOT DETECTED IN SOIL VAPOR AT CONCENTRATIONS GREATER THAN THOSE VALUES AT WHICH NYSDOH RECOMMENDS MITIGATION.
6. VOCS = VOLATILE ORGANIC COMPOUNDS
7. µg/m3 = MICROGRAMS PER CUBIC METER
8. ND = NOT DETECTED

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Project
42-11 9TH STREET
BLOCK No. 461, LOT No.16
QUEENS NEW YORK

Figure Title
SOIL VAPOR SAMPLE LOCATION AND ANALYTICAL RESULTS MAP

Project No. 170514701
Date 03/14/2019
Drawn By PS
Checked By TC

Figure No. C-3
Sheet 3 of 3

Filename: \\langan.com\data\NYC\data7\170514701\Project Data\CAD\01\SheetFiles\Environmental\BCP\Figure C-3 - Soil Vapor Analytical Results.dwg Date: 5/3/2019 Time: 15:07 User: eburgess Style Table: Langan.stb Layout: As-Built 3-1-19

ATTACHMENT D
SECTION IV: PROPERTY INFORMATION

Item 2 – Property Maps

Figure D-1 is a USGS 7.5 minute quadrangle map showing the location of the site.

Figure D-2 is a Digital Tax Map from the New York City Department of Finance (NYCDOF) showing the site boundary.

Figure D-3 provides a site base map that shows i) a 1,000-foot radius surrounding the proposed brownfield site; and ii) map scale, north arrow orientation, date, and location of the site with respect to adjacent streets and roadways.

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

Item 6 – Closed Spill

On April 7, 1998, Spill No. 9800302 was assigned to the site because of levels of total petroleum hydrocarbon (TPH) concentrations in samples collected around the former underground storage tank. The spill was closed on July 23, 1998, as documented in the Remedial Corrective Action Report, dated May 1998. A copy of the New York State Department of Environmental Conservation (NYSDEC) Spills Incidents Database is included in this attachment.

Item 10 - Property Description Narrative

Location

The site is within an urban area and located at 42-11 9th Street, Long Island City, New York and is identified on the Queens Borough Tax Map as Block 461, Lot 16. The 49,400 square-foot (1.13 acres) site is located on the northern part of the city block bound by Queens Plaza South to the north, 10th Street to the east, 43rd Avenue to the south, and 9th Street to the west. The surrounding area is comprised primarily of industrial, commercial and office buildings and open space.

Site Features

The site contains a one-story manufacturing/warehouse building with a partial second floor, partial basement on the southwestern portion of the site, and an asphalt-paved yard on the

southwestern portion of the site. The building is currently used for a machine shop with a forge building and warehouse space.

Current Zoning and Land Use

According to the on-line New York City's Zoning and Land Use Map, the site is located within an M1-4 zoning district. M1-4 districts promote and allow for the development of light industrial uses, permitting uses such as repair shops, storage facilities, office space, and commercial retail. The applicant is requesting the Department of City Planning (DCP) approval and going through the New York City Uniform Land Use Review Procedure (ULURP) and City Environmental Quality Review (CEQR) for a zoning text amendment and special permits. Upon DCP approval of the actions, zoning will be consistent with the proposed development. The surrounding area primarily consists of industrial, commercial and office buildings and open space.

Past Use of the Site

The site contains a one-story building with a partial second floor and partial basement on the southwestern portion of the site. The building is occupied by Titan Machine Corporation and is used as a machine shop with a forge building and warehouse space. The southwestern part of the site contains an asphalt-paved yard. There is no evidence of structures on site prior to the current building, which was built by 1941. Historical use of this building included a steel forge and machine works company (1939-1983), a plastic hanger manufacturer (1970-1977), a restaurant supply company (1983), an electrical warehouse (1991) and a machine shop (circa (1998 – present).

During the Phase II Environmental Site Investigation, dated March 1998, reported levels of the total petroleum hydrocarbon concentrations in samples surrounding former underground storage tank (UST) area were indicative of a petroleum release and a spill was reported to NYSDEC. Spill No. 98000302 was assigned on April 7, 1998. In May 1998 about 300 tons of petroleum-impacted soil originating from trenches and the former UST were excavated and removed. Based on the volatile organic compound (VOC), semivolatile organic compound (SVOC), and metal results of the endpoint samples collected, the Spill No. 98000302 was closed on July 23, 1998.

Site Geology and Hydrogeology

Based on findings from the subsurface investigation performed in March 2019, the site is underlain by fill material predominantly consisting of fine to medium sand with varying amounts of gravel, glass, brick, wood, concrete, coal ash, and slag. The historic fill material was observed from beneath the surface cover to about 13 feet below grade surface (bgs). Native soil

encountered below historic fill consisted of fine sand, silt, and clay. Based on the geotechnical investigation, bedrock was encountered at depths ranging from about 6.5 to 26.5 feet bgs.

Based on observations from the subsurface investigation, groundwater is expected to flow west toward the East River.

Environmental Assessment

The primary contaminants of concerns are SVOCs and metals in soil. Soil sample results were compared to Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (6 NYCRR) NYSDEC Part 375 Unrestricted Use (UU) SCOs and Restricted Use Commercial SCOs. Analytes detected above the UU SCOs are listed below with those above the Restricted Use Commercial SCOs shown in **bold**. Groundwater sample results were compared to the NYSDEC TOGS SGVs for Class GA water, and analytes detected above the SGVs are also summarized below. Soil vapor sample results were evaluated using the NYSDOH Guidance for Evaluating Soil Vapor Intrusion in New York State Soil Vapor/Indoor Air Decision Matrices dated October 2006 and updated May 2017.

Soil

Two VOCs, including acetone (maximum 0.11 milligrams per kilogram [mg/kg]) and tetrachloroethene (maximum 1.4 mg/kg), were detected above the Part 375 UU SCOs in three of the fourteen soil samples. Acetone is a common laboratory artifact and likely not representative of site conditions. VOCs were not detected above Restricted Use Commercial SCOs.

Seven SVOCs, including benzo(a)anthracene (maximum of 5.3 mg/kg), **benzo(a)pyrene (maximum of 6.0 mg/kg)**, **benzo(b)fluoranthene (maximum of 7.6 mg/kg)**, benzo(k)fluoranthene (maximum of 1.3 mg/kg), chrysene (maximum of 5.0 mg/kg), **dibenzo(a,h)anthracene (maximum of 1 mg/kg)**, and ideno(1,2,3-cd)pyrene (maximum of 3.3 mg/kg) were detected above the UU SCOs and/or Restricted Use Commercial SCOs in soil samples.

Total PCBs were detected above its UU SCO but below the Restricted Use Commercial SCO at a concentration of 0.464 mg/kg.

Seven metals, including cadmium (maximum of 6.79 mg/kg), lead (maximum of 843 mg/kg), mercury (maximum of 1.08 mg/kg), nickel (maximum of 34.5 mg/kg), silver (maximum of 2.54 mg/kg), trivalent chromium (maximum of 35 mg/kg), and zinc (maximum of 3,200 mg/kg), were detected above the UU SCOs. One metal, **copper (maximum of 1,400 mg/kg),** was detected

above both the UU SCO and Restricted Use Commercial SCO. The historical site uses of environmental concern and placement of historic fill material occurred prior to the applicant's ownership.

Groundwater

Six SVOCs, including, benzo(a)anthracene (maximum of 0.06 micrograms per liter [ug/L]), benzo(a)pyrene (maximum of 0.07 ug/L), benzo(b)fluoroanthene (maximum of 0.06 ug/L), benzo(k)fluoroanthene (maximum of 0.06 ug/L), chrysene (maximum of 0.07 ug/L), and indeno(1,2,3-c,d)pyrene (maximum of 0.05 ug/L), were detected in one groundwater sample and its duplicate in the southwestern part of the site at concentrations exceeding the NYSDEC Technical and Operational Guidance Series (TOGS) Ambient Water Quality Standards and Guidance Values (SGV).

Fourteen total metals, including arsenic (maximum of 25.13 µg/L), barium (maximum of 1,298 µg/L), beryllium (maximum of 8.01 µg/L), total chromium (maximum of 292.8 µg/L), copper (maximum of 470.4 µg/L), iron (maximum of 165,000 µg/L), lead (maximum of 1,639 µg/L), magnesium (maximum of 86,000 µg/L), manganese (maximum of 6,322 µg/L), mercury (maximum of 1.88 µg/L), nickel (maximum of 218.6 µg/L), selenium (maximum of 23.3 µg/L), sodium (maximum of 760,000 µg/L), and thallium (maximum of 1.28 µg/L), were detected at concentrations above the TOGS SGVs in groundwater samples across the site. Total metals in groundwater are likely associated with entrained sediment. Four dissolved metals, including iron (maximum of 644 µg/L), magnesium (maximum of 43,000 µg/L), manganese (maximum of 3,216 µg/L), and sodium (maximum of 832,000 µg/L), were detected at concentrations above the TOGS SGVs in groundwater samples across the site. These dissolved compounds are likely associated with regional groundwater conditions.

Soil Vapor:

Soil vapor results were compared to the decision matrices established by the October 2006 New York State Department of Health (NYSDOH) Final Guidance on Soil Vapor Intrusion (May 2017) Matrices A, B, and C.

- Several petroleum-related and chlorinated VOCs were detected in soil vapor samples. The total VOC concentrations ranged from 254.8 to 582.6 micrograms per cubic meter.

- VOCs, including PCE, TCE, methylene chloride, and carbon tetrachloride were detected at concentrations below the minimum concentration at which mitigation is recommended.

FIGURES

LEGEND:

APPROXIMATE SITE BOUNDARY

250 0 125 250

SCALE: 1 INCH = 250 FEET

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

BASE MAP REFERENCE:

UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5–MINUTE CENTRAL PARK, N.Y.–N.J. TOPOGRAPHIC QUADRANGLE MAP, DATED 2013

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Project	42-11 9TH STREET BLOCK No. 461, LOT No.16 QUEENS NEW YORK
Figure Title	SITE LOCATION MAP
Project No.	170514701
Date	04/08/2019
Drawn By	1"=250'
Checked By	LM ICS
Figure No.	D-1
Figure	1 of 4

Filename: \\Langan.com\data\NYC\data7\170514701\Project Data\CAD\01\SheetFiles\Environmental\BCP\Fig 1 - Site Location Map.dwg Date: 4/10/2019 Time: 15:21 User: kwexler Style Table: Langan.stb Layout: ANSIA-BP

LEGEND:

———	APPROXIMATE SITE BOUNDARY
———	TAX BLOCK BOUNDARY
50	TAX BLOCK NUMBER
———	TAX LOT BOUNDARY
50	TAX LOT NUMBER

NOTES:

1. BASEMAP ACCESSED FROM GIS.NYC.GOV/TAXMAP ON APRIL 1, 2019.
2. NYCDEP = NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION

500 0 250 500
SCALE IN FEET

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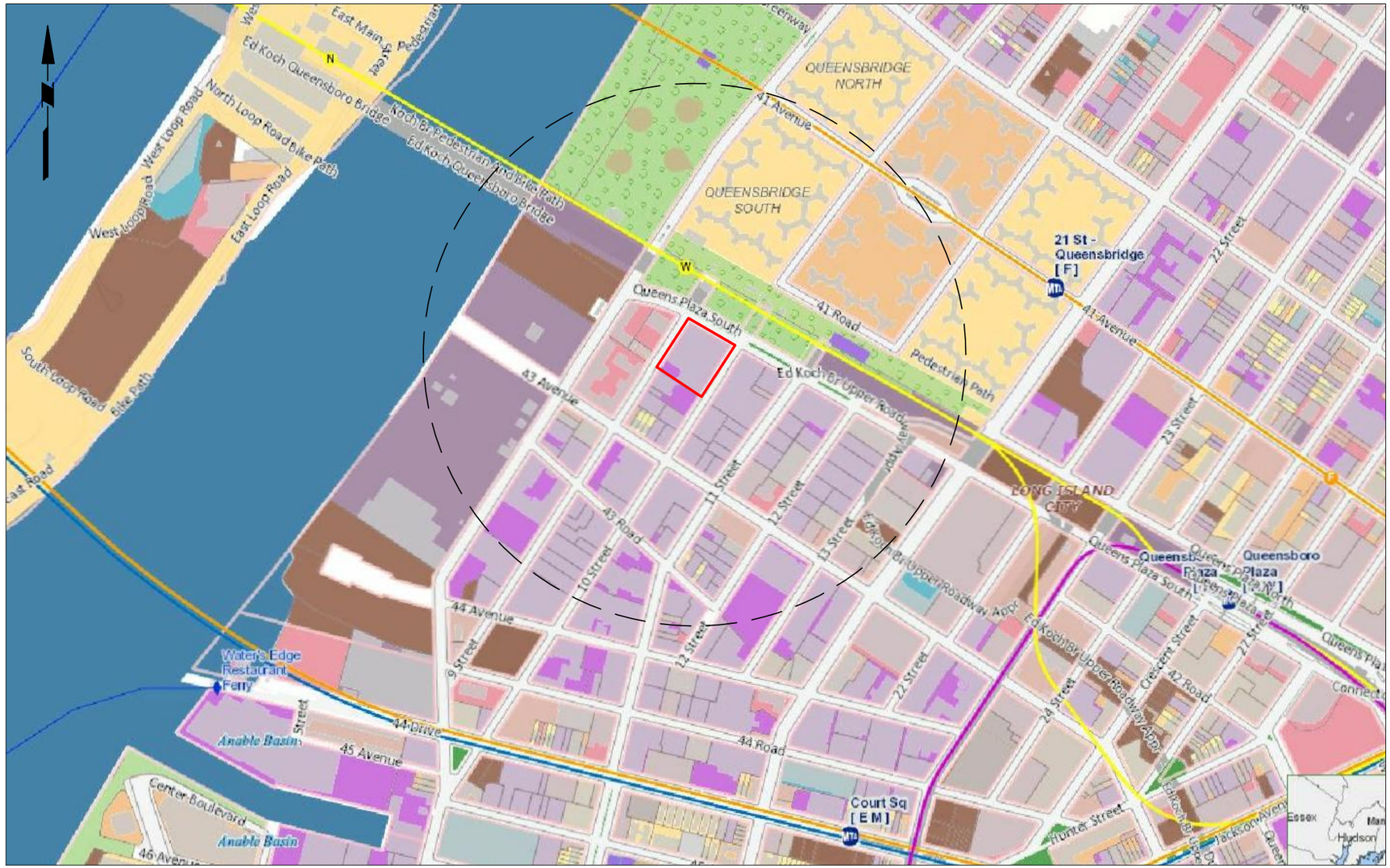
Project	42-11 9TH STREET BLOCK No. 461, LOT No. 16 QUEENS NEW YORK
Drawing Title	TAX MAP
Project No.	170514701
Date	09/10/2018
Drawn By	AED
Checked By	JL
Drawing No.	D-2
Sheet	2 of 4

Filename: \\Langan.com\data\NYC\data7\170514701\Project Data\CAD\01\SheetFiles\Environmental\BCP\Figure D-1 - Tax Map.dwg Date: 4/4/2019 Time: 10:03 User: kwexler Style Table: Langan.stb Layout: ANSIB-BL



LEGEND:

APPROXIMATE SITE BOUNDARY

APPROXIMATE 1,000-FOOT RADIUS

NOTES:

1. BASEMAP ACCESSED FROM OASIS.NET ON APRIL 1, 2019.

500 0 200 500

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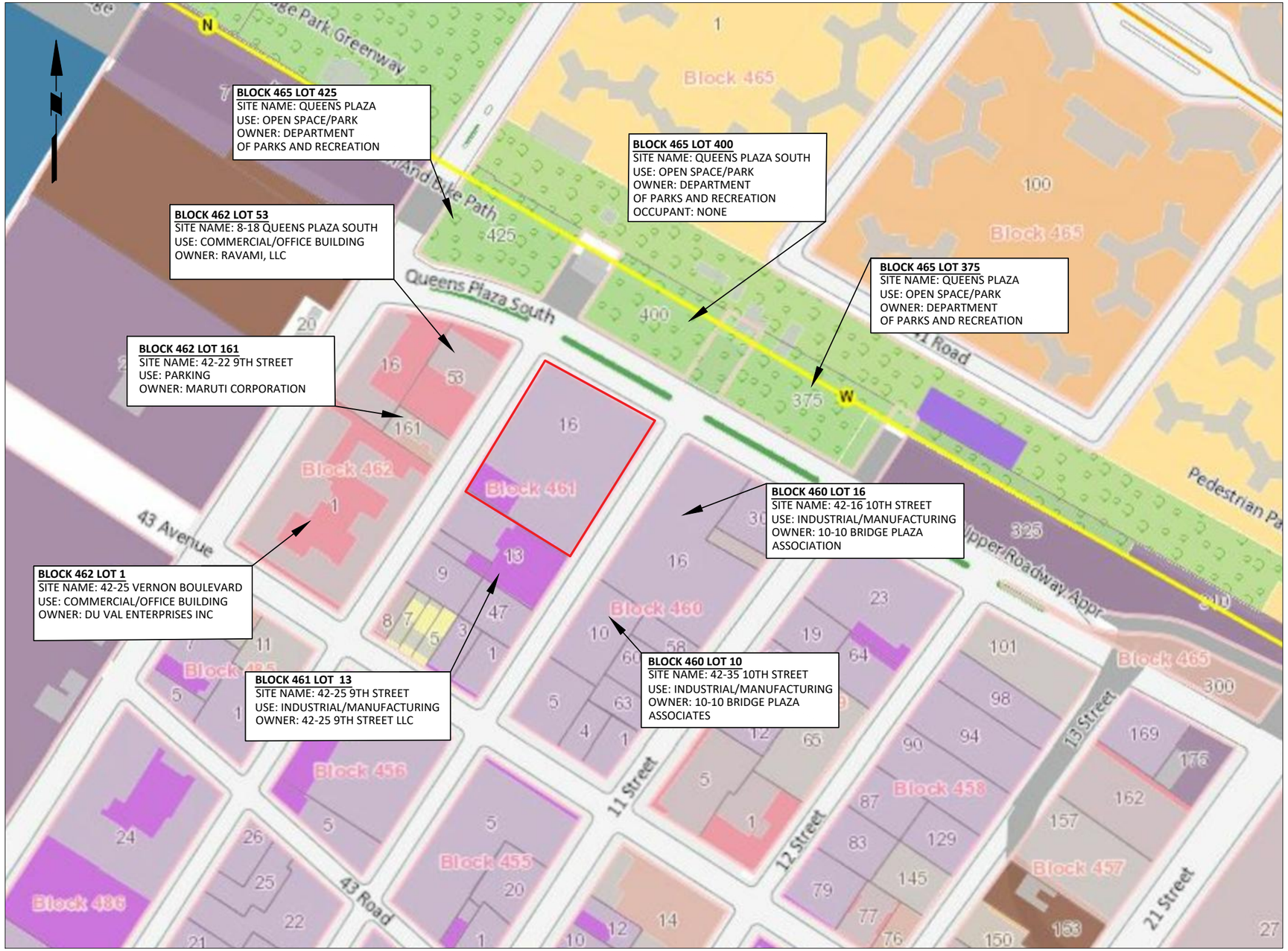
Project	42-11 9TH STREET
	BLOCK No. 461, LOT No. 16
	QUEENS NEW YORK
Figure Title	SITE MAP WITH 1,000-FOOT RADIUS
Project No.	170514701
Date	09/10/2018
Drawn By	AED
Checked By	JL
Figure No.	D-3
Figure 3 of 4	

Filename: \\langan.com\data\NYC\data7\170514701\Project Data\CAD\01\SheetFiles\Environmental\BCP\Figure D-3 - 10000 ft radius.dwg Date: 4/25/2019 Time: 13:57 User: jyanowitz Style Table: Langan.stb Layout: ANSIB-BL



LEGEND:

- APPROXIMATE SITE BOUNDARY
- 1- & 2-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MIXED USE
- OPEN SPACE & OUTDOOR RECREATION
- COMMERCIAL
- INSTITUTIONS
- INDUSTRIAL
- PARKING
- TRANSPORTATION/UTILITIES
- VACANT LOTS

NOTES:

1. BASEMAP ACCESSED FROM OASISNYC.NET ON APRIL 1, 2019.
2. NYCDEP = NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION

500 0 250 500
SCALE IN FEET

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Project: 42-11 9TH STREET
BLOCK No. 461, LOT No. 16
QUEENS NEW YORK

Figure Title: SITE MAP WITH 1,000-FOOT RADIUS

Project No. 170514701
Date 09/10/2018
Drawn By AED
Checked By JL

Figure No. D-4
Figure 2 of 4

Filename: \\langan.com\data\NYC\data7\170514701\Project Data\CAD\01\SheetFiles\Environmental\BCP\Figure D-4 - sURROUDNING lAND usE.dwg Date: 4/25/2019 Time: 14:05 User: jyanowitz Style Table: Langan.stb Layout: ANSIB-BL

SPILL INCIDENTS DATABASE SEARCH

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 2
Spill Number: 9800302

Spill Date/Time

Spill Date: 04/07/1998 **Spill Time:** 04:00:00 PM
Call Received Date: 04/07/1998 **Call Received Time:** 04:46:00 PM

Location

Spill Name: AEOROLLY INC
Address: 4211-21 9TH ST
City: LONG ISLAND CITY **County:** Queens

Spill Description

Material Spilled	Amount Spilled	Resource Affected
#2 fuel oil	UNKNOWN	Soil

Cause: Other
Source: Commercial/Industrial
Waterbody:

Record Close

Date Spill Closed: 07/23/1998

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the Regional Office where the incident occurred.

Refine This Search

ATTACHMENT E
SECTION VI: CURRENT PROPERTY OWNER / OPERATOR INFORMATION

Site Owner and Operator

The Requestor is not the current owner of the site. The current owner, 9th St. Management, LLC, and their information is provided below:

9th Street Management, LLC
42-11 9th Street
Long Island City, NY 11101

The Requestor is under contract with 9th Street Management, LLC to purchase the property. There is no other relationship between the Requestor's corporate members and the current owner besides the above. A letter from the owner indicating that they have granted site access to the Requestor throughout the Brownfield Cleanup Project (BCP) is in Attachment F.

Previous Site Owners

Available ownership records obtained through the New York City Department of Finance (NYCDOF), Office of City Register Automated City Register Information System (ACRIS) website at http://a836-acris.nyc.gov/CP/ were researched and are summarized in the following table.

Queens Block 461, Lot 16					
Document Date	**Document Type**	**First Party**	**Second Party**	**First Party Address and Phone Number**	**Relationship to Applicant**
5/10/2017	Deed	Lomo Associates	9th Street Management, LLC	37-27 Vernon Boulevard Long Island City, NY	None
12/17/2008	Deed	New York City Industrial Development Agency	Lomo Associates	110 William Street New York, NY 10038 (212) 312-3600	None

8/12/1998	Deed	Lomo Associates	New York City Industrial Development Agency	37-27 Vernon Boulevard Long Island City, NY	None
8/12/1998	Deed	Steel Properties	Lomo Associates	36 Jefferson Avenue Roslyn Heights, NY 11577 Phone Number not Available	None
9/22/1977	Deed	Steel Thomas	Thomas Steel	Address and Phone Number not Available	None
12/28/1976	Deed	Steel Henrietta T	David M Steel	Address and Phone Number not Available	None

Previous Site Operators

City directories were reviewed and historical site operators are summarized in the following table:

Date	Name	Address and Phone Number	Relationship to Applicant
2005 - 2014	Titan Machine Corporation	42-11 9th Street Long Island City, NY 11101 (718) 361-3115	None
1991	Gallant and Wein Electrical	11-20 43rd Road Long Island City, NY 11101 (718) 784-5210	None
1991	Aerolloy Machine Shop	42-21 9th Street Long Island City 11101 Address and phone number not available	None

1983	New York Restaurant Supply Co	Address and phone number not available	None
1945-1962	Hepworth Machine Co Inc	Address and phone number not available	None
1939 – 1962	Prycbil Machine Co Inc	Address and phone number not available	None

ATTACHMENT F
SECTION VII: REQUESTOR ELIGIBILITY INFORMATION

The Requestor seeks to enter the BCP as a Volunteer. Under ECL § 27-1405(1)(b) and 6 NYCRR § 375-3.2(c)(2), a Volunteer is defined as an applicant other than a participant, including without limitation a person whose liability arises solely as a result of such person's ownership or operation of or involvement with the site subsequent to the disposal or discharge of contaminants, provided however, such person exercises appropriate care with respect to contamination found at the facility by taking reasonable steps to: (i) stop any continuing release; (ii) prevent any threatened future release; and (iii) prevent or limit human, environmental, or natural resource exposure to any previously released contamination.

As part of its due diligence, the Requestor performed all appropriate inquiries generally consistent with CERCLA and industry standards, including review of available environmental documentation pertaining to the site, which showed the contamination that is the subject of the BCP application. The contaminants of concern for the site are understood to have been released into the environment before the transfer of the property to the Requestor, based on Phase I Environmental Site Assessment (ESA) and the subsurface investigation performed in March 2019 for due diligence. A Phase I ESA, dated April 17, 2018 was prepared by Langan and identified historical and current use of the site, and historical use of the adjoining and surrounding properties as recognized environmental conditions (RECs). Further, the historical site uses of environmental concern and placement of historic fill material at the site occurred prior to the ownership change (pending). For these reasons, the Requestor qualifies as Volunteer under ECL § 27-1405 and 6 NYCRR § 375-3.2(c)(2).

Access Agreement

A letter from 9th Street Management, LLC indicating that they have granted site access to the Requestor throughout the BCP project is attached.

May 6, 2019

9th Street Management Inc.
Attn: Carlos Escobar
42-11 9th Street
Long Island City, New York 11101

Dear Mr. Escobar:

As you are aware, RXR 42-11 9th Holdings LLC ("RXR") will be submitting an application to the New York State Brownfield Cleanup Program ("BCP") for the property located at 42-11 9th Street, Long Island City, New York 11101, bearing Queens Tax Map Designation Block 461 and Lot 16, comprising approximately 1.13 acres, which is currently owned by you, 9th Street Management Inc. ("Owner"). As the BCP applicant, we are required to demonstrate we have the Owner's permission to access the property. In order to file the application, therefore, we need written permission from you to access the property throughout the BCP Project.

By execution of this letter, you are hereby allowing site access for this purpose, as or on behalf of the Owner. Moreover, you, Owner, consents to the placement of an environmental easement on the site, if necessary.

We appreciate your assistance in this matter.

Sincerely,

Rose Tilley
Project Executive
RXR 42-11 9th Holdings LLC
c/o RXR Development Services
75 Rockefeller Plaza
Suite 1300
New York, New York 10019

WHEREFORE, Owner agrees to allow RXR, and its employees, contractors, and consultants, to enter the property located at 42-11 9th Street, Long Island City, New York 11101, to perform the required BCP investigation and/or remediation work, and such other activities as shall be directed by the New York State Department of Environmental Conservation in connection with the BCP Application process as referenced above.

BY: _____

Title: President

Date: 5/6/19

ATTACHMENT G
SECTION IX: CONTACT LIST INFORMATION

Item 1 – Chief Executive and Planning Board

Chief Executive Officer
Mayor Bill de Blasio
City Hall
260 Broadway Avenue
New York, NY 10007

New York City Planning Commission
Marisa Lago, Chair
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Borough of Queens, Borough President
Melinda Katz
Queens Borough Hall
120-55 Queens Boulevard
Kew Gardens, NY 11424
(718) 286-3000

Borough of Queens, Department of City Planning
Raj Rampershad
120-55 Queens Boulevard, Room 201
Kew Gardens, NY 11424
(718) 520-2100

Item 2 – Nearby Residents and Property Owners

The following is contact information for the current owner:

9th St Management, LLC
42-11 9th Street
Long Island City, NY 11101

Owners and occupants of adjoining properties include the following:
A separate mailing address is listed where owners don't reside at the listed property.

8-18 Queens Plaza South
Nine-story commercial/office Building
Owner: Ravami, LLC
Owner Address:
8-08 Queens Plaza South
Queens, New York 11101

42-22 9th Street
Parking
Owner: Maruti Corporation
Owner Address:
8-08 Queens Plaza South
Long Island City, New York 11101

42-25 Vernon Boulevard
Two-story commercial/office building
Owner: Du Val Enterprises Inc
Owner Address:
42-25 Vernon Boulevard
Queens, NY 11101

42-25 9th Street
Three-story Manufacturer
Owner: 42-25 9th Street LLC
Owner Address: 130 East 67th Street
New York, NY 10021

42-35 10th Street
One-story Manufacturer
Owner: 10-10 Bridge Plaza Associates, LLC
Owner Address:
35-11 35th Avenue
Long Island City, NY 11106

42-16 10th Street
Two-story Industrial/Manufacturing Building
Owner: 10-10 Bridge Plaza Associates, LLC
Owner Address:
35-11 35th Avenue
Long Island City, NY 11106

Queens Plaza South
Open Space/Park
Owner: Parks and Recreation
Owner Address:
830 Fifth Avenue
New York, NY 10065

Queens Plaza
Open Space/Park
Owner: Parks and Recreation
Owner Address:
830 Fifth Avenue
New York, NY 10065

Item 3 – Local News Media

The Queens Gazette
42-16 34th Avenue
Long Island City, NY 11101
(718) 361-6161

The Queens Tribune
31-100 47th Avenue, 3100B
Long Island City, NY 11101
(718) 357-7400

Queens Daily Eagle
8900 Sutphin Boulevard, LL11
Jamaica, NY 11435
(718) 422-7438

Item 4 – Public Water Supply

The responsibility for supplying water in New York City is shared between the below entities:

NYCDEP
Vincent Sapienza, Acting 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 Water Board
Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Item 5 – Request for Contact

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

Item 6 – Nearby Schools and Day Care Facilities

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

PAL Western Queens Nursery School (approximately 0.2 miles north of the site)
Vanesia Richardson, Director
10-26 41st Avenue
Long Island City, NY 11101
(718) 74-2092

Queens Paideia School (approximately 0.35 miles southeast of the site)
Francis Mechner, Director
4402 23rd Street
Long Island City, NY 11101
(718) 361-0070

Information Technology High School (approximately 0.35 miles southeast of the site)
Jean Woods-Powell, IA Principal
21-16 44th Road
Long Island City, NY 11101
(718) 937-4270

Bridgeview School of Fine Arts (approximately 0.37 miles northeast of the site)
John Francis Murray, Bridgeview Founder
21-21 41st Avenue, #3B
Long Island City, NY 11101
(301) 681-6987

CUNY School of Law (approximately 0.45 miles southeast of the site)
Mary Lu Bilek, Dean
2 Court Square West
Long Island City, Queens, NY 11101
(718) 340-4200

Grand Central Atelier (approximately 0.5 miles south of the site)
Jacob Collins, Founder and Artistic Director
46-06 11th Street
Long Island City, NY 11101
(718) 361-6357

Item 7 – Document Repository

Queens Library at Court Square
Managing Librarian
25-01 Jackson Avenue
Long Island City, NY 11101
Phone: (718) 937-2790

Queens Community Board 2
Debra Markell Kleinert, District Manager
43-22 50th Street, Room 2B
Woodside, NY 11377
Phone: (718) 533-8777

Letters sent to the repositories acknowledging that both agree to act as a document repository for the project are included in this attachment.

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

April 9, 2019

Ms. Debra Markell Kleinert, District Manager
Queens Community Board 2
43-22 50th Street, Room 2B
Woodside, NY 11377

RE: Brownfield Cleanup Program Application
RXR 42-11 9th Holdings LLC
Site Name: 42-11 9th Street
Site Address: 42-11 9th Street, Long Island City, Queens, NY 11101

Dear Ms. Kleinert:

We represent RXR 42-11 9th Holdings LLC in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the site located at the above-referenced address. It is a NYSDEC requirement that we supply them a letter certifying that the community board office is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your office would be willing and able to act as a temporary public repository for this BCP project.

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

Julia Leung

Project Engineer
Julia Leung

Yes, the Queens Community Board 2 office is willing and able to act as a public repository on behalf of RXR 42-11 9th Holdings LLC in their cleanup of 42-11 9th Street under the NYSDEC BCP.

Debra Markell Kleinert
(Name)

District Manager
(Title)

(Signature)

4/11/19
(Date)

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

April 9, 2019

Library Manager
Queens Library at Court Square
25-01 Jackson Avenue
Long Island City, NY 11101

RE: Brownfield Cleanup Program Application
RXR 42-11 9th Holdings LLC
Site Name: 42-11 9th Street
Site Address: 42-11 9th Street, Long Island City, Queens, NY 11101

Dear Library Manager

We represent RXR 42-11 9th Holdings LLC in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the site located at the above-referenced address. It is a NYSDEC requirement that we supply them a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return 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.

Sincerely,

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

Julia Leung

Project Engineer
Julia Leung

Yes, the Queens Library at Court Square is willing and able to act as a public repository on behalf of RXR 42-11 9th Holdings LLC in their cleanup of 42-11 9th Street under the NYSDEC BCP.

Alison McKenna
(Name)

(Signature)

Community Library Mgr
(Title)

4/10/19
(Date)

ATTACHMENT H
SECTION X: LAND USE FACTORS

Item 1 - Current Zoning

According to the on-line New York City's Zoning and Land Use Map, the site is located within an M1-4 zoning district. M1-4 districts promote and allow for the development of light industrial uses, permitting uses such as repair shops, storage facilities, office space, and commercial retail. The applicant is requesting the Department of City Planning (DCP) approval of discretionary actions and going through the New York City Uniform Land Use Review Procedure (ULURP) and City Environmental Quality Review (CEQR) for a zoning text amendment and special permits. Upon DCP approval of the actions, zoning will be consistent with the proposed development. The surrounding area is primarily light industrial, commercial and office space, along with open space and park.

Item 2 - Current Site Use

The site currently contains a one-story building with a partial second floor and partial basement that spans the majority of the site. The building is occupied by Titan Machine Corporation and is used as a machine shop with a forge building and warehouse space. The southwestern part of the site contains an asphalt-paved yard. Elevated concentrations of copper in soil most likely be related to current and historical site use as a manufacturing and machine shop.

Item 3 - Intended Use Post-Remediation

Redevelopment plans include a new 20-story mixed-use commercial office building with a cellar parking lot. The proposed site-wide cellar level is expected to require excavation to approximately 15 feet below grade surface (bgs) or to top of bedrock, whichever is shallower; deeper excavations required for foundation components including footings, elevator pits, and shear walls.

Item 4 – Historical/Current Development

Historical development of the area has been primarily light industrial and commercial uses. Current developments and goals are aimed at increasing mixed-use developments within the surrounding area as well as increasing new businesses and job prospects. Upon completion and approval of the ULURP and CEQR applications discussed above, zoning will be consistent with the proposed development. The proposed mixed-use commercial office development is supported by the localized efforts and development of the surrounding areas.

Item 5 - Consistency with Applicable Zoning Laws/Maps

The proposed development is located within an M1-4 manufacturing district. The M1-4 district promotes development of light industrial uses along with commercial, retail and office space. The applicant is requesting the Department of City Planning (DCP) approval of the following discretionary actions and going through the New York City Uniform Land Use Review Procedure (ULURP) and City Environmental Quality Review (CEQR) for a zoning text amendment and special permits. Upon DCP approval of the actions, zoning will be consistent with the proposed development. The DCP approval is expected in May 2020. The surrounding area primarily consists of industrial, commercial and office buildings and open space. The applicable zoning map is included in Attachment B.

Item 6 - Comprehensive Plans

The proposed use is consistent with the local development plans and initiatives for Long Island City, such as the Long Island City Comprehensive Plan published by Long Island City Partnership and the Long Island City Core Neighborhood Planning Study published by New York City Department of City Planning. The Long Island City Comprehensive Plan aims to preserve and enhance the local community as an attractive mixed-use development, as this mixed-use character is viewed as one of the location's strongest assets. The Long Island City Core Neighborhood Planning Study looks at the core of the community located east of the site. The study aims to advance the area into an economically diverse, mixed-use community, while promoting new business and job growth in the area. The proposed development contributes to the addition of mixed-use development and will be helpful in the overall goals of maintaining the unique and diverse mixed-use community while adding to opportunities for local growth in Long Island City.