

March 3, 2026

Mr. Steven Wu
Project Manager
New York State Department of Environmental Conservation
47-40 21st Street
Long Island City, New York 11101

Re: 2026 Supplemental Remedial Investigation Work Plan
94-17 63rd Drive – 94-17 63rd Drive, Flushing, New York 11374 #C241240

Dear Mr. Wu:

On behalf of Arbern Queens Commercial Properties LLC (Volunteer), Roux Environmental Engineering and Geology, D.P.C. (Roux) has prepared this 2026 Supplemental Remedial Investigation Work Plan (2026 SRIWP) for the site located at 94-17 63rd Drive, Flushing, New York 11374 (Site). The Site is enrolled in the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program as Site No. C241240. The purpose of this proposed 2026 Supplemental Remedial Investigation (2026 SRI) is to collect additional on-Site and off-Site data to address comments provided by NYSDEC and New York State Department of Health (NYSDOH) in the December 11, 2025 Comments to the Remedial Investigation Report (RIR) dated October 7, 2024 and the Supplemental Soil Vapor Intrusion Investigation Letter Report #2 dated May 9, 2025.

Background

To date, multiple investigations have been performed at the Site and off-Site areas to determine and delineate the nature and extent of contamination. These investigations include a 2023 and 2024 Remedial Investigation (RI) completed at 94-17 63rd Drive and the surrounding area in accordance with the Remedial Investigation Work Plan (RIWP) dated May 27, 2022, and approved by NYSDEC on July 25, 2022. A Remedial Investigation Report (RIR) summarizing the results of the RI was submitted to NYSDEC in October 2024. NYSDEC and NYSDOH have reviewed the RIR and are requesting additional investigation activities both on-Site and off-Site, prior to Remedial Action Work Plan (RAWP) preparation and approval. Following submission of the 2024 RIR, NYSDEC and NYSDOH provided comments in a letter dated December 11, 2025, which were discussed further during a conference call held on January 7, 2026 with Roux and both agencies. The remainder of this 2026 SRIWP describes the proposed scope of work and the associated rationale. All 2026 SRIWP work will be completed in accordance with the methods and procedures described in the original Remedial Investigation Work Plan dated May 27, 2022, including the Quality Assurance Project Plan (QAPP) and Site Specific Health and Safety Plan included in Appendices B and C of the RIWP respectively.

Proposed Scope of Work

The scope of this 2026 SRI will further delineate the nature and extent of contamination present at the Site and off-Site areas. The results of the SRI may warrant additional characterization. All investigation activities will be conducted in accordance with the applicable requirements of the NYSDEC DER-10.

The Proposed Scope of Work for this 2026 SRI will include the following:

- 2026 SRI Groundwater Evaluation Activities
- 2026 SRI Soil Vapor and Soil Vapor Intrusion (SVI) Evaluation Activities
- 2026 Sub Slab Depressurization System Vacuum Monitoring

The proposed locations for the 2026 SRI are shown on Figure 1.

Location	Scope	Depth (ft bls)	Analyses	Rationale
Off-Site Groundwater Monitoring Well	Installation and development, and sampling of one monitoring well, MW-7, located off-Site and downgradient of the Site.	25-30	See below	To determine off-Site groundwater quality downgradient of the Site, specifically to delineate tetrachloroethylene (PCE) detected in RI monitoring wells. Location will be on the sidewalk and will be based on access.
On-Site and Off-Site Groundwater Monitoring Wells	Re-sampling of seven monitoring wells, MW-1 through MW-7. Monitoring wells MW-1, MW-4 and MW-5 and on-Site. Monitoring wells MW-2, MW-3, MW-6, and MW-7 are off-Site	15-30	Volatile Organic Compounds (VOCs)	To determine on- and off-Site groundwater quality downgradient of the Site.
On-Site and Off-Site SVI evaluation	<p>Completion of supplemental SVI evaluation during the 2025/2026 heating will include indoor air sampling only at existing indoor air locations to the south at 94-15 63rd Drive (IA-2) and at the Site (IA-1 and IA-4).</p> <p>Soil vapor samples and indoor air samples will also be collected north, south, east, and west around the Site at the following locations. North at 94-19 63rd Drive (existing locations SV-5 and IA-3), along Saunders Street (existing location SV-3), and 95-01 63rd Drive (SV-9501-1 and IA-9501-1), south at 94-13 63rd Drive (SV-9413-1 and IA-9413-1) and 94-09 63rd Drive (SV-9409-1 and IA-9409-1), east at 94-20 63rd Drive (SV-9420-1 and IA-9420-1), and west at 63-52 Saunders Street (SV-6352-1 and IA-6352-1) We do not currently have access agreements for these locations, but efforts to secure access are underway.</p>	<p>Building: Sub-slab samples will be immediately below the slab.</p> <p>Sidewalk: Soil vapor screens will be installed three feet below land surface.</p>	VOCs (TO-15)	Evaluate current SVI conditions at up gradient and downgradient properties, pending access.
SSDS System Monitoring	There are two SSDSs, one at the Site 94-17 63rd Drive and one at 94-15 63rd Drive. Monitoring points MP-1 through MP-3 currently exist at the Site. Points MP-4 through MP-6 will be installed on-Site to further determine the influence of the SSDS. At 94-15 and 95-13 monitoring points MP-9415-1, MP-9415-2, MP-9413-1 and MP-9413-2 will be installed to determine the SSDS effectiveness across the two sides of the building (94-15 and 94-13 63rd Drive appear to share a slab).	Monitoring points will be installed immediately below the slab.	None – vacuum readings will be collected in inches of H ₂ O.	Evaluate vacuum across the building slabs. 94-15 63rd Drive and 94-13 63rd Drive share a building foundation, and this will determine if the SSDS influences the southern half of the building as well.

Groundwater Evaluation 2026 SRI Activities

One off-Site groundwater monitoring well is proposed to be installed downgradient of the Site to delineate the extent of the tetrachloroethylene (PCE) concentrations observed during the RI. This groundwater monitoring well location will be across Saunders Street to the north of the Site, as shown in Figure 1. The borehole will be pre-cleared to five ft bls using non-intrusive methods, such as hand

tools and/or vacuum excavation, prior to advancement of the soil boring to verify the absence of utilities and/or other subsurface features. Should a utility or other feature be observed during pre-clearance activities, the well location will be relocated to no more than ten feet away from the original proposed sample location. If the well is proposed to be moved more than ten feet from the location shown on Figure 1, the NYSDEC project manager will be consulted prior to installing the boring at the new location. The newly installed monitoring well (MW-7) will be constructed of 2-inch inside diameter, Schedule 40 PVC casing and 0.010-inch slot, machined screen, and is anticipated to be installed bridging the water table (approximately 20 ft bls).

Following installation, the proposed monitoring well will be developed to ensure proper hydraulic connection with the aquifer and to reduce/eliminate turbidity of the groundwater. The well will be developed using a submersible pump, which will be surged periodically until well yield is consistent and has turbidity below 50 nephelometric turbidity units (NTUs), if possible. One week after it is developed, monitoring well MW-7 will be sampled for VOCs. The groundwater grab sample will be collected in accordance with the sampling procedures outlined in the May 27, 2022, RIWP and analyzed for VOCs, as requested in the NYSDEC December 11, 2025, comment letter.

Additionally, as requested in the NYSDEC December 11, 2025, comment letter, all previously installed and sampled groundwater monitoring wells (MW-1 through MW-6) will be sampled for VOCs at the same time that MW-7 is sampled. The groundwater samples will be collected in accordance with the sampling procedures outlined in the May 27, 2022, RIWP.

Soil Vapor and SVI Evaluation 2026 SRI Activities

Completion of supplemental SVI evaluation during the 2025/2026 heating season (November 15th to March 31st) will include only indoor air sampling at the Site (IA-1 and IA-4) and at 94-15 63rd Drive (IA-2), due to the presence of an existing mitigation systems at both locations.

In addition, soil vapor intrusion sampling (soil vapor, or soil vapor and indoor air) will be performed north, south, east, and west of the Site at the following locations: north at 94-19 63rd Drive (SV-5 and IA-3), along Saunders Street (SV-3) and 95-01 63rd Drive (SV-9501-1 and IA-9501-1), south at 94-13 63rd Drive (SV-9413-1 and IA-9413-1) and 94-09 63rd Drive (SV-9409-1 and IA-9409-1), east at 94-20 63rd Drive (SV-9420-1 and IA-9420-1), and west at 63-52 Saunders Street (SV-6352-1 and IA-6352-1). Access agreements for these locations have not yet been secured and coordination with property owners is ongoing.

If access is denied to one or more of the interior spaces, a soil vapor sample will be collected from the sidewalk in front of that location. The soil vapor screens will be installed three feet below land surface.

The SVI Evaluation will be performed in accordance with the NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York (2006 and subsequent updates) as well as the procedures outlined in the May 27, 2022, RIWP.

SSDS System Monitoring

There are two SSDSs, one installed at the Site at 94-17 63rd Drive and one installed at 94-15 63rd Drive. To evaluate the influence and performance of these systems, the three existing monitoring points MP-1 through MP-3 and the seven new sub-slab monitoring points (MP-4 through MP-6, MP-9415-1, MP-9415-2, MP-9413-1, and MP-9413-2) will be installed across 94-17, 94-15, and 94-13 63rd Drive. The monitoring points will be installed immediately below the slab and vacuum readings will be collected in inches of water (in H₂O) to assess vacuum distribution across the building slabs and to confirm that a minimum vacuum of -0.004 in H₂O is present throughout the target area.

The SSDS installed at 94-17 63rd Drive will be evaluated to confirm influence throughout the Site building footprint, and the SSDS installed at 94-15 63rd Drive will be evaluated to determine whether vacuum influence extends into the adjacent property at 94-13 63rd Drive, as 94-15 and 94-13 share a

common building foundation. Access to 94-13 63rd Drive has not yet been secured, and coordination with the property owner is ongoing.

Off-Site Access Request

Access to businesses located at 94-13 63rd Drive, 94-09 63rd Drive, 94-15 63rd Drive, 94-19 63rd Drive, 95-01 63rd Drive, 94-20 63rd Drive, and 63-52 Saunders Street will be requested for the installation of soil vapor monitoring points and where needed the sampling of soil vapor and indoor air. Copies of Off-Site access request letters will be provided to NYSDEC and NYSDOH. Roux will notify NYSDEC and NYSDOH if access is denied at any of the businesses.

Investigation Derived Waste

Soil cuttings, development water, and purge water from on-Site and off-Site locations will be containerized in labeled 55-gallon drums and will be staged in a designated area on-Site pending proper disposal. Investigation Derived Waste (IDW) will be sampled for waste characterization and will be disposed of off-site at a permitted waste disposal facility in accordance with the results of the waste characterization sampling.

Community Air Monitoring

Roux will implement the Community Air Monitoring Program (CAMP) during any intrusive subsurface activities to conduct monitoring and protection for potential offsite receptors. The CAMP scope of work will include the use of one downwind air monitoring station and one upwind air monitoring station, each equipped with one PID and one particulate meter. Upwind concentrations will be measured at the start of each workday and periodically throughout the day to establish background concentrations. Daily reporting of any exceedances will be provided to the NYSDEC and NYSDOH. CAMP data results will be provided with the daily field activity reports and also in the final letter report along with locations of monitoring stations, monitoring equipment, procedures, and contaminant action levels.

The CAMP shall abide by the following special requirements as specified by NYSDEC:

- a. Special Requirements of Work Within 20 Feet of Potentially Exposed Individuals or Structures
When work areas are within 20 feet of potentially exposed populations or occupied structures, the continuous monitoring locations for volatile organic compounds (VOCs) and particulates must reflect the nearest potentially exposed individuals and the location of ventilation system intakes for nearby structures. The use of engineering controls such as vapor/dust barriers, temporary negative-pressure enclosures, or special ventilation devices should be considered to prevent exposures related to the work activities and to control dust and odors. Consideration should be given to implementing the planned activities when potentially exposed populations are at a minimum, such as during weekends or evening hours in non-residential settings.
 - If total VOC concentrations opposite the walls of occupied structures or next to intake vents exceed 1 ppm, monitoring should occur within the occupied structure(s). Depending upon the nature of contamination, chemical-specific colorimetric tubes of sufficient sensitivity may be necessary for comparing the exposure point concentrations with appropriate pre-determined response levels (response actions should also be predetermined). Background readings in the occupied spaces must be taken prior to commencement of the planned work. Any unusual background readings should be discussed with New York State Department of Health prior to commencement of the work.
 - If total particulate concentrations opposite the walls of occupied structures or next to intake vents exceed 150 micrograms per cubic meter (mcg/m³), work activities should be suspended until controls are implemented and are successful in reducing the total particulate concentration to 150 mcg/m³ or less at the monitoring point.
 - Depending upon the nature of contamination and remedial activities, other parameters (e.g., explosivity, oxygen, hydrogen sulfide, carbon monoxide) may also need to be

monitored. Response levels and actions should be pre-determined, as necessary, for each site.

- b. Special Requirements for Indoor Work with Co-Located Residences or Facilities
Unless a self-contained, negative-pressure enclosure with proper emission controls will encompass the work area, all individuals not directly involved with the planned work must be absent from the room in which the work will occur. Monitoring requirements shall be as stated under the "Special Consideration" already in the SRIWP except that in this instance, "nearby / occupied structures" would be adjacent occupied rooms. Additionally, the location of all exhaust vents in the room and their discharge points, as well as potential vapor pathways (openings, conduits, etc.) relative to adjoining rooms, should be understood and the monitoring locations established accordingly. In these situations, it is strongly recommended that exhaust fans or other engineering controls be used to create negative air pressure within the work area during remedial activities. Additionally, it is strongly recommended that the planned work be implemented during hours (e.g. weekends or evenings) when building occupancy is at a minimum.

Reporting and Schedule

Roux will provide the results of the 2026 SRI to the NYSDEC in a Supplemental Remedial Investigation Report (SRIR). The data collected during the 2026 SRI will also be included as part of a future RAWP. The analytical results will be produced in accordance with NYSDEC Analytical Services Protocols (ASP) Category B deliverables and will be reviewed and validated by an independent party in a data usability summary report (DUSR). All data generated will be submitted to the NYSDEC database.

Roux is prepared to begin implementation of the proposed Scope of Work within 30 days of NYSDEC's approval of this 2026 SRIWP. Work in any of the off-Site properties will begin once access agreements are secured.

If you have any questions or need additional information, please do not hesitate to contact the undersigned at (631) 232-2600.

Sincerely,

ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.



Rachel Fenwick
Project Engineer



Noelle Clarke, P.E.
Principal Engineer

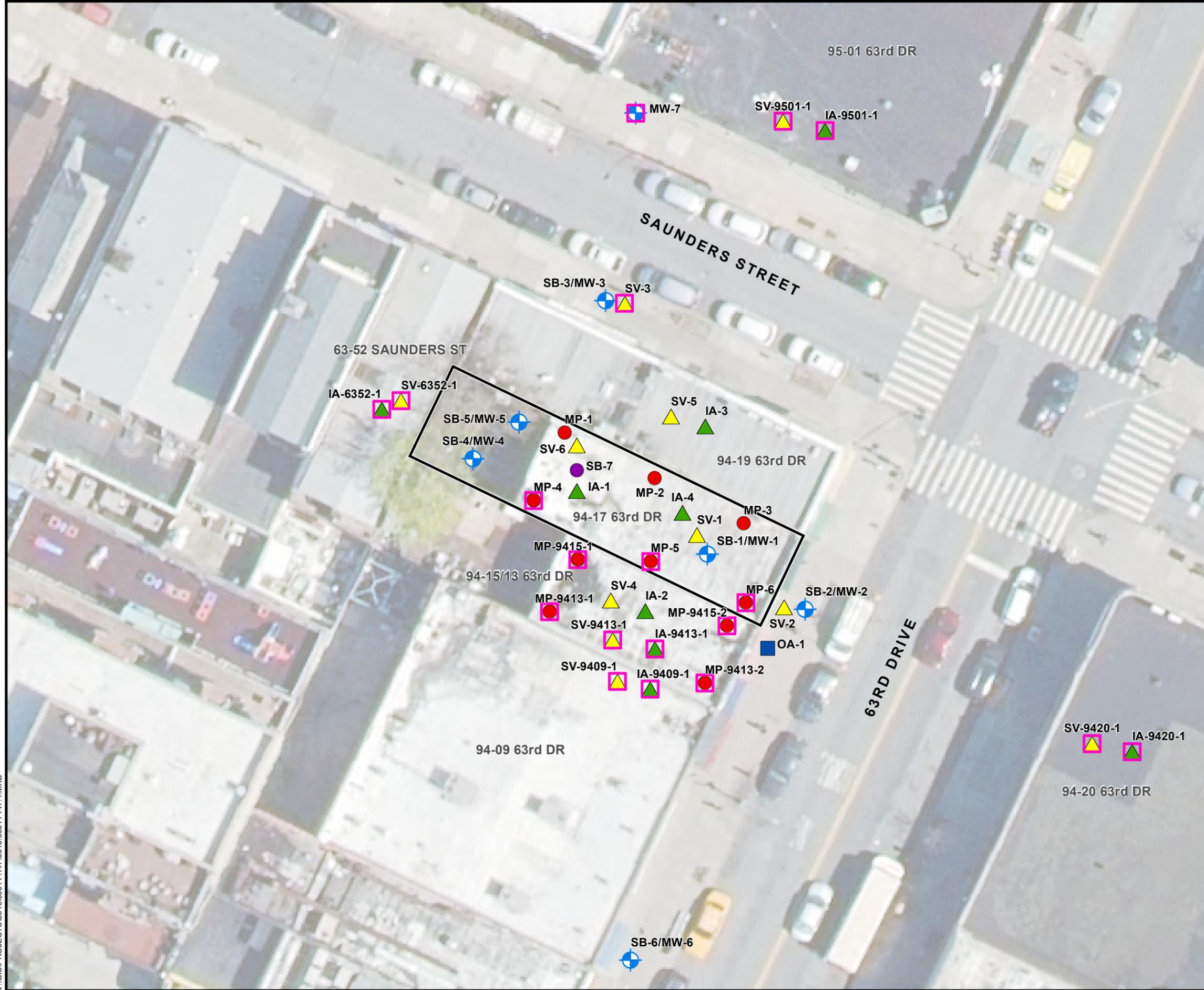


Rachel Miller
Senior Engineer



Christopher Proce, P.G., C.S.P.
Vice President/Principal Hydrogeologist

Attachments



LEGEND

- SUPPLEMENTAL RI LOCATION
- ▲ LOCATION OF VAPOR SAMPLING POINT
- ▲ LOCATION OF INDOOR AIR SAMPLING POINT
- LOCATION OF MONITORING POINT
- LOCATION OF AMBIENT AIR SAMPLE
- LOCATION OF SOIL BORING
- ⊕ LOCATION OF SOIL BORING AND MONITORING WELL
- BCP SITE BOUNDARY

NOTE

1. ALL LOCATIONS ARE APPROXIMATE



Title:
RI AND SUPPLEMENTAL RI SAMPLING LOCATIONS
 94-17 63RD DRIVE
 REGO PARK, NEW YORK

Prepared for:
 ARBERN QUEENS COMMERCIAL PROPERTIES LLC

ROUX	Compiled by: R.M.	Date: 01/22/26	FIGURE 1
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: R.M.	Project: 3316.0001Y000	
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SUB-SLAB DEPRESSURIZATION SYSTEM

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PROJECT NAME:
 94-17 63RD DRIVE
 REGO PARK, QUEENS
 PROJECT FOR:
 ARBEN QUEENS COMMERCIAL PROPERTIES LLC

TITLE:
 SUB-SLAB DEPRESSURIZATION
 SYSTEM PLAN 94-17 & 94-15
 63RD DRIVE

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