

QUADRANGLE LOCATION



SOURCE:
 USGS; Brooklyn, NY (2013),
 USGS; Central Park, NY-NJ (2013),
 USGS; Weehawken, NJ-NY (2011),
 USGS; Jersey City, NJ-NY (2011)
 7.5 Minute Topographic Quadrangles

Title:

SITE LOCATION MAP

2-33 50TH AVENUE, LONG ISLAND CITY, NEW YORK

Prepared for:

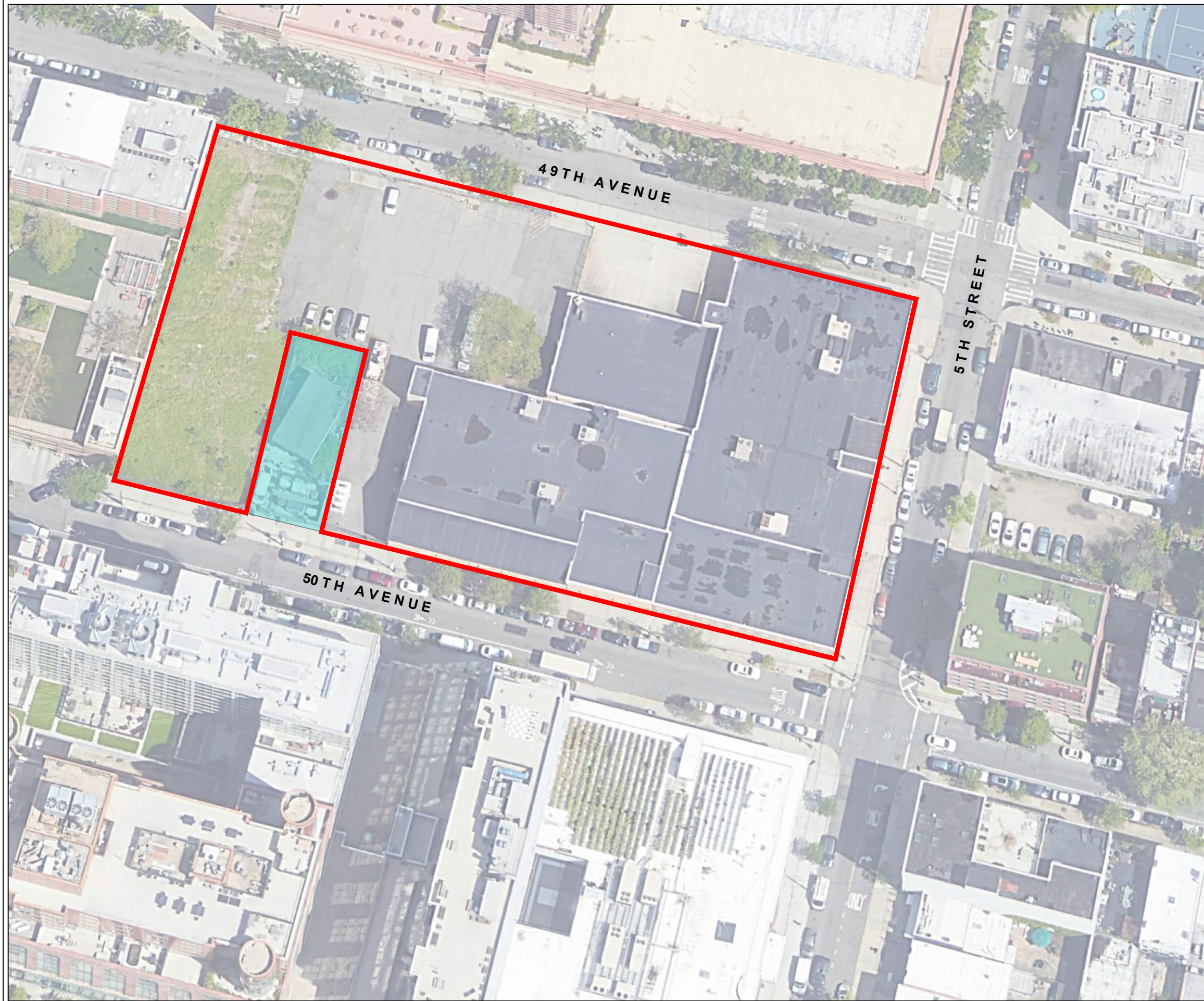
50th & 5th LIC LLC

ROUX
 ROUX ASSOCIATES, INC.
 Environmental Consulting
 & Management

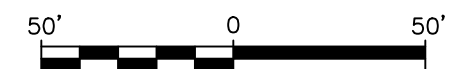
Compiled by: B.V.	Date: 29OCT20
Prepared by: G.M.	Scale: AS SHOWN
Project Mgr.: W.S.	Project No.: 2887.004Y000
File: 2887.0004Y106.01.CDR	

FIGURE

1

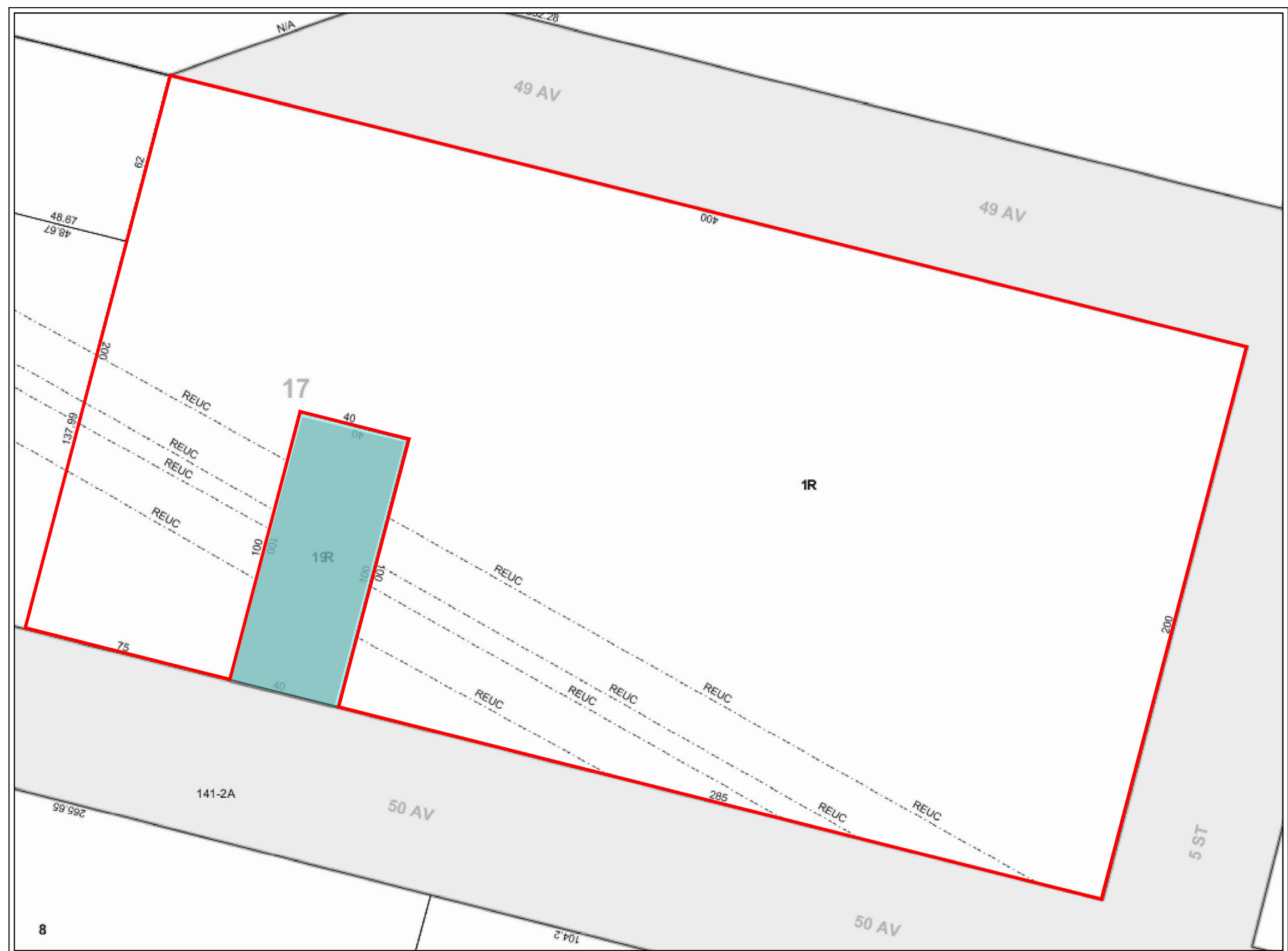


- LEGEND**
- BCP SITE BOUNDARY
 - LOT NOT PART OF THE BCP SITE



Title:			
EXISTING CONDITIONS			
2-33 50TH AVENUE, LONG ISLAND CITY, NEW YORK			
Prepared for:			
50th & 5th LIC LLC			
ROUX	Compiled by: B.V.	Date: 29OCT30	FIGURE 2
	Prepared by: G.M.	Scale: AS SHOWN	
	Project Mgr: W.S.	Project: 2887.0004Y000	
	File: 2887.0004Y106.02.DWG		

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LEGEND

— BCP SITE BOUNDARY

■ LOT NOT PART OF THE BCP SITE



Title:

TAX MAP

2-33 50TH AVENUE, LONG ISLAND CITY, NEW YORK

Prepared for:

50th & 5th LIC LLC

ROUX	Compiled by: B.V.	Date: 29OCT30	FIGURE 3
	Prepared by: G.M.	Scale: NOT TO SCALE	
	Project Mgr: W.S.	Project: 2887.0004Y000	
	File: 2887.0004Y106.02.DWG		



LEGEND
 — BCP SITE BOUNDARY

KEY

- PUBLIC FACILITIES AND INSTITUTIONS
- MIXED RESIDENTIAL AND COMMERCIAL BUILDING
- COMMERCIAL AND OFFICE BUILDING
- MULTI FAMILY BUILDING
- OPEN SPACE AND OUTDOOR RECREATION



A QUEENS WEST DEVELOPMENT CORPORATION
 633 THIRD AVENUE, 36TH FLOOR,
 NEW YORK, NY 10017

B THE 48-21 FIFTH STREET CONDO
 48-21 5TH STREET
 LONG ISLAND CITY, NY 11101

C STUDIO JA LLC
 49-01 5TH STREET
 LONG ISLAND CITY, NY 11101

D JOHN P. TITA
 90 LAKE ROAD
 PLANDOME MANOR, NY 11030

E PCI GREEN REALTY, LLC
 5-46 46TH AVENUE
 LONG ISLAND CITY, NY 11101

F THE GALAXY
 5-03 50TH AVENUE
 LONG ISLAND CITY, NY 11101

G PRESTIGE CONDOMINIUM
 50-01 5TH STREET
 LONG ISLAND CITY, NY 11101

H 5TH STREET REAL ESTATE COMPANY
 50-02 5TH STREET
 LONG ISLAND CITY, NY 11101

I THE POWERHOUSE YARD
 226 50TH AVENUE
 LONG ISLAND CITY, NY 11101

J 50-01 2ND STREET ASSOCIATES LLC
 C/O THE LIGHTSTONE GROUP
 1985 CEDAR BRIDGE AVENUE
 LAKEWOOD, NJ 08701

K MTA NYC TRANSIT
 2 BROADWAY
 NEW YORK, NY 10004

L QUEENS WEST DEVELOPMENT CORPORATION
 633 THIRD AVENUE, 36TH FLOOR
 NEW YORK, NY 10017

M RIVERVIEW GARDENS HDFC, INC
 C/O NEW YORK FOUNDATION FOR SENIOR
 CITIZENS
 11 PARK PLACE, SUITE 1416
 NEW YORK, NY 10007

N QUEENS WEST DEVELOPMENT CORPORATION
 633 THIRD AVENUE, 36TH FLOOR
 NEW YORK, NY 10017

O P.S. 78
 470-07 30TH PLACE
 LONG ISLAND CITY, NY 11101

SURROUNDING LAND USE			
2-33 50TH AVENUE, LONG ISLAND CITY, NEW YORK			
Prepared for:			
50th & 5th LIC LLC			
ROUX	Compiled by: B.V.	Date: 29OCT30	FIGURE 4
	Prepared by: G.M.	Scale: AS SHOWN	
	Project Mgr: W.S.	Project: 2887.0004Y000	
	File: 2887.0004Y106.02.DWG		

SOUTH WALL		7/1997
SVOCs		
Benzo[a]anthracene	2.2	
Benzo[a]pyrene	3.6	
Benzo[b]fluoranthene	6.4	
Indeno[1,2,3-cd]pyrene	1.3	
Chrysene	2.3	

NORTH WALL		7/1997
SVOCs		
Benzo[a]anthracene	1.3	
Benzo[a]pyrene	1.1	
Benzo[b]fluoranthene	2.1	
Chrysene	1.2	

RXSB-7		7/22/20	7/22/20
Depth (ft bls)			
		4 - 6	11 - 13
Metals			
Lead	68.2	NE	
Zinc	116	NE	

RXSB-6		7/22/20	7/22/20
Depth (ft bls)			
		0.6 - 2	7 - 9
Metals			
Copper	142	NE	
Lead	165	NE	
Mercury	1.1	NE	
Zinc	222	NE	
Pesticides and Herbicides			
4,4'-DDT	0.014	ND	

RXSB-2		7/21/20	7/21/20
Depth (ft bls)			
		3 - 5	13 - 15
VOCs			
Acetone	0.064	NE	
SVOCs			
Benzo[a]anthracene	3	ND	
Benzo[a]pyrene	3.8	ND	
Benzo[b]fluoranthene	4.3	ND	
Benzo[k]fluoranthene	1.9	ND	
Chrysene	3	ND	
Dibenzo[a,h]anthracene	0.67	ND	
Indeno[1,2,3-cd]pyrene	2.3	ND	
Metals			
Copper	65.6	NE	
Lead	66.7	NE	
Mercury	1	ND	
Pesticides and Herbicides			
4,4'-DDT	0.0084	ND	

WEST WALL		7/1997
SVOCs		
Benzo[b]fluoranthene	1.8	

RXSB-4		7/22/20	7/21/20	7/21/20	7/21/20
Depth (ft bls)					
		0 - 2	8 - 10	13 - 15	13 - 15 DUP
SVOCs					
Acenaphthene	22	ND	ND	ND	
Benzo[a]anthracene	100	NE	NE	NE	
Benzo[a]pyrene	98	NE	NE	NE	
Benzo[b]fluoranthene	120	NE	NE	NE	
Benzo[k]fluoranthene	50	NE	NE	NE	
Chrysene	95	NE	NE	NE	
Dibenzo[a,h]anthracene	9.7	ND	ND	ND	
Dibenzofuran	13 J	NE	ND	ND	
Fluoranthene	220	NE	NE	NE	
Indeno[1,2,3-cd]pyrene	44	NE	NE	NE	
Naphthalene	15 BJ	NE	ND	NE	
Phenanthrene	180	NE	NE	NE	
Pyrene	180	NE	NE	NE	
Metals					
Lead	302	NE	NE	NE	
Mercury	1.3	ND	ND	NE	
Zinc	369	NE	NE	NE	

RXSB-3		7/21/20	7/21/20
Depth (ft bls)			
		8 - 10	12 - 14
VOCs			
n-Butylbenzene	ND	15	
n-Propylbenzene	ND	5.5	
sec-Butylbenzene	ND	17	

RXSB-10		7/22/20	7/22/20
Depth (ft bls)			
		0 - 2	8 - 10
SVOCs			
Benzo[a]anthracene	14	3.9	
Benzo[a]pyrene	14	3.1	
Benzo[b]fluoranthene	16	3.3	
Benzo[k]fluoranthene	6.2	1.3	
Chrysene	13	3.5	
Dibenzo[a,h]anthracene	1.5	0.48	
Indeno[1,2,3-cd]pyrene	7	1.3	
Metals			
Chromium, Trivalent	30.4	NE	
Chromium	30.8	NE	
Copper	91	NE	
Lead	549	NE	
Mercury	1	1.5	
Nickel	33.3	NE	
Zinc	158	NE	

Parameter	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Soil Cleanup Objectives
VOCs		
Acetone	0.05	100
n-Butylbenzene	12	100
n-Propylbenzene	3.9	100
sec-Butylbenzene	11	100
SVOCs		
3&4-Methylphenol	0.33	100
Acenaphthene	20	100
Anthracene	100	100
Benzo[a]anthracene	1	1
Benzo[a]pyrene	1	1
Benzo[b]fluoranthene	1	1
Benzo[k]fluoranthene	0.8	3.9
Chrysene	1	3.9
Dibenzo[a,h]anthracene	0.33	0.33
Dibenzofuran	7	59
Fluoranthene	100	100
Indeno[1,2,3-cd]pyrene	0.5	0.5
Naphthalene	12	100
Phenanthrene	100	100
Pyrene	100	100
Metals		
Arsenic	13	16
Chromium, Hexavalent	1	110
Chromium, Trivalent	30	180
Chromium	30	180
Copper	50	270
Lead	63	400
Mercury	0.18	0.81
Nickel	30	310
Silver	2	180
Zinc	109	10000
Pesticides and Herbicides		
4,4'-DDT	0.0033	7.9

mg/kg - MILLIGRAMS PER KILOGRAM

NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

DUP - DUPLICATE SAMPLE

VOCs - VOLATILE ORGANIC COMPOUNDS

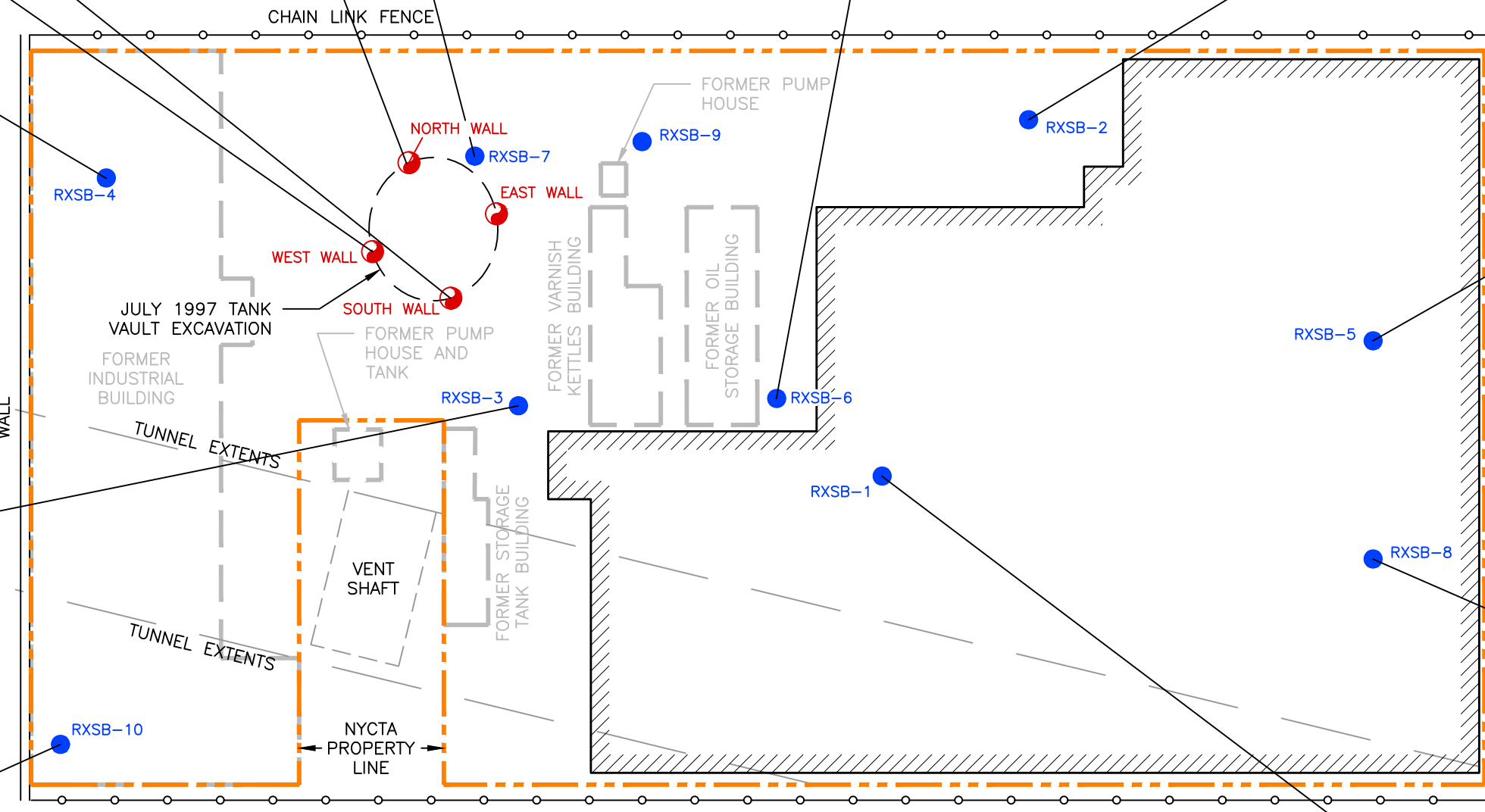
SVOCs - SEMIVOLATILE ORGANIC COMPOUNDS

NE - NO EXCEEDANCE

ND - NO DETECTION

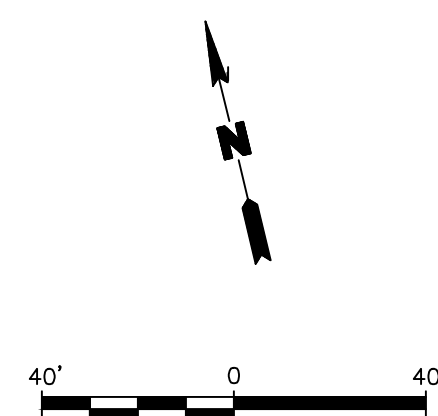
ft bls - FEET BELOW LAND SURFACE

RXSB-1		7/20/20	7/20/20
Depth (ft bls)			
		0.7 - 2	4 - 8
SVOCs			
3&4-Methylphenol	0.45 J	ND	
Benzo[a]anthracene	7.2	NE	
Benzo[a]pyrene	6.4	NE	
Benzo[b]fluoranthene	8	NE	
Benzo[k]fluoranthene	2.9	NE	
Chrysene	6.9	NE	
Dibenzo[a,h]anthracene	0.79	NE	
Indeno[1,2,3-cd]pyrene	3.8	NE	
Metals			
Arsenic	NE	18.8	
Copper	113	139	
Lead	323	4320	
Mercury	27.6	NE	
Zinc	372	264	



LEGEND

- SITE BOUNDARY
- SUBWAY TUNNEL BOUNDARY
- BUILDING
- RXSB-7 ROUX 2020 SOIL BORING LOCATION AND DESIGNATION
- NORTH WALL IMPACT 1997 CAP TANK VAULT EXCAVATION SIDEWALL SOIL ENDPOINT LOCATION AND DESIGNATION



Title: **SOIL EXCEEDANCES OF UNRESTRICTED USE AND RESTRICTED RESIDENTIAL USE SOIL CLEANUP OBJECTIVES**

2-33 50TH AVENUE, LONG ISLAND CITY, NEW YORK

Prepared for: **50th & 5th LIC LLC**

Compiled by: B.V.	Date: 30OCT20	FIGURE 5
Prepared by: G.M.	Scale: AS SHOWN	
Project Mgr: W.S.	Project: 2887.0004Y000	

File: 2887.0004Y106.03.DWG

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GW-7		7/23/20
VOCs		
n-Butylbenzene		14
n-Propylbenzene		87
sec-Butylbenzene		31
tert-Butylbenzene		7.5
SVOCs		
Benzo[a]anthracene		6.9
Benzo[a]pyrene		3.8 T
Benzo[b]fluoranthene		3.9
Benzo[k]fluoranthene		1.8
Chrysene		5.4
Indeno[1,2,3-cd]pyrene		1.3 J
Metals, Total		
Beryllium		3.7
Lead		44
Manganese		7550
Metals, Filtered		
Manganese		5650

GW-6		7/22/20
Metals, Total		
Manganese		1320
Metals, Filtered		
Manganese		1220

GW-2		7/22/20
Metals, Total		
Manganese		2920
Metals, Filtered		
Manganese		2650

GW-1		7/21/20
Metals, Total		
Manganese		9370
Metals, Filtered		
Manganese		9680

GW-4		
	7/23/20	7/23/20 DUP
Metals, Total		
Manganese	489	559
Metals, Filtered		
Manganese	NE	543

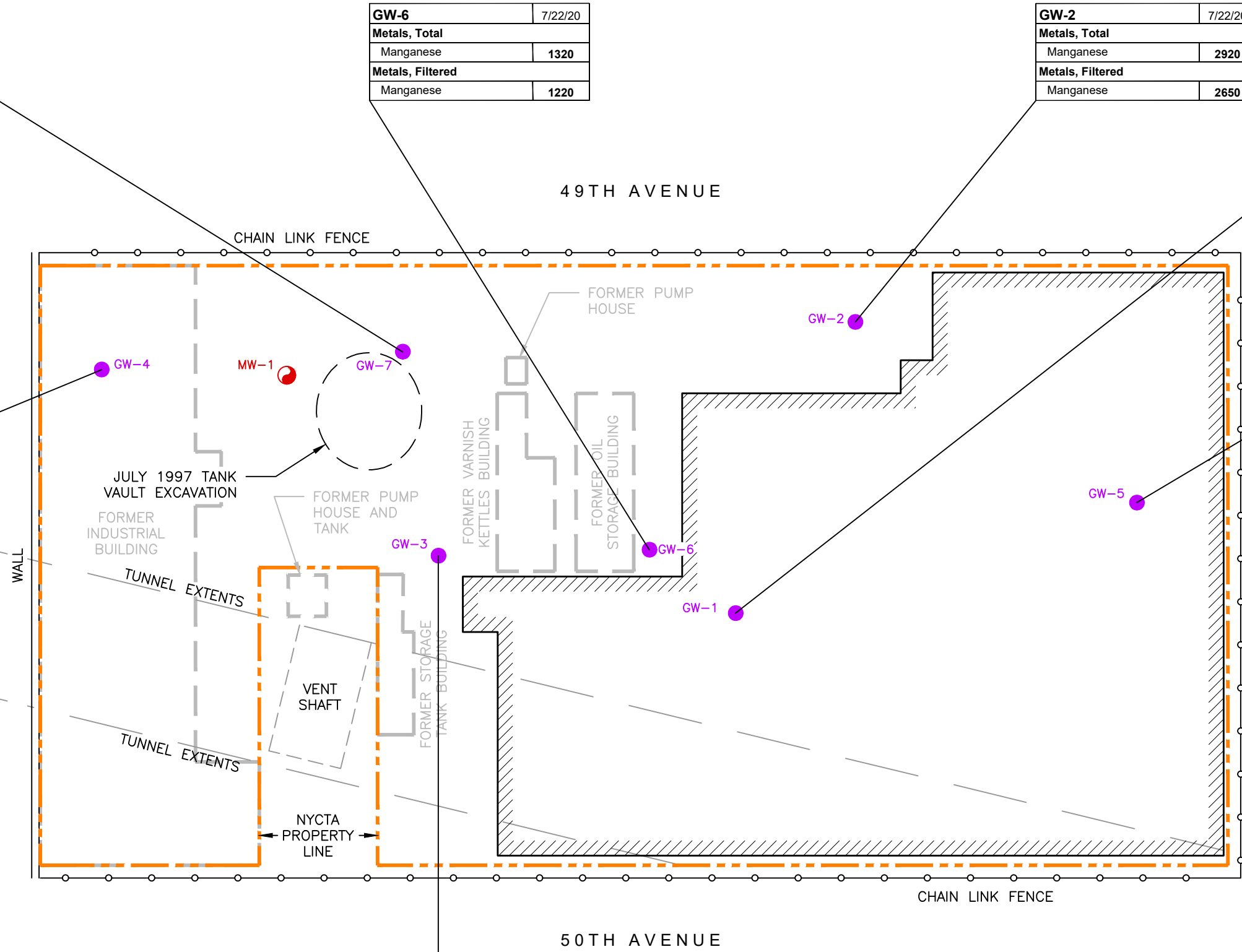
GW-5		7/21/20
VOCs		
Benzene		5.4
SVOCs		
Acenaphthene		100
Metals, Total		
Manganese		1490
Metals, Filtered		
Manganese		1560

GW-3		7/23/20
VOCs		
n-Butylbenzene		5.5
n-Propylbenzene		10
sec-Butylbenzene		14
SVOCs		
Benzo[a]anthracene		0.78 J
Benzo[a]pyrene		0.78 JT
Metals, Total		
Manganese		464
Metals, Filtered		
Manganese		577

Parameter	NYSDEC AWQSGV
VOCs	
Benzene	1
n-Butylbenzene	5
n-Propylbenzene	5
sec-Butylbenzene	5
tert-Butylbenzene	5
SVOCs	
Acenaphthene	20
Benzo[a]anthracene	0.002
Benzo[a]pyrene	0
Benzo[b]fluoranthene	0.002
Benzo[k]fluoranthene	0.002
Chrysene	0.002
Indeno[1,2,3-cd]pyrene	0.002
Metals, Total	
Beryllium	3
Lead	25
Manganese	300
Metals, Filtered	
Beryllium	3
Lead	25
Manganese	300

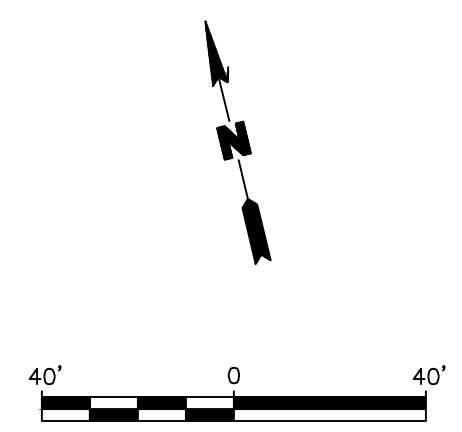
µg/L – MICROGRAMS PER LITER
 NYSDEC – NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 AWQSGVs – AMBIENT WATER-QUALITY STANDARDS AND GUIDANCE VALUES
 J – ESTIMATED VALUE
 T – INDICATES THAT A QUALITY CONTROL PARAMETER HAS EXCEEDED LABORATORY LIMITS
 DUP – DUPLICATE SAMPLE
 VOCs – VOLATILE ORGANIC COMPOUNDS
 SVOCs – SEMIVOLATILE ORGANIC COMPOUNDS
 NE – NO EXCEEDANCE

CONCENTRATIONS IN µg/L



LEGEND

- SITE BOUNDARY
- SUBWAY TUNNEL BOUNDARY
- ▨ BUILDING
- GW-1 ROUX 2020 GROUNDWATER WELL LOCATION AND DESIGNATION
- MW-1 IMPACT 1997 GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION (DESTROYED)



Title: **GROUNDWATER SAMPLE EXCEEDANCES**
 2-33 50TH AVENUE, LONG ISLAND CITY, NEW YORK
 Prepared for: **50th & 5th LIC LLC**

Compiled by: B.V.	Date: 30OCT20	FIGURE 6
Prepared by: G.M.	Scale: AS SHOWN	
Project Mgr: W.S.	Project: 2887.0004Y000	

File: 2887.0004Y106.03.DWG

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SV-7		7/22/20
VOCs		
1,2,4-Trimethylbenzene	361	
1,3,5-Trimethylbenzene	125	
2-Butanone (MEK)	1040	
2-Hexanone	198	
4-Ethyltoluene	91.4	
Acetone	59.4	
Benzene	27.7	
Carbon disulfide	4.36	
Chloroform	40.4	
Cyclohexane	6.64	
Ethanol	56	
Ethylbenzene	248	
Heptane	27.1	
Isooctane	21	
m+p-Xylene	921	
n-Hexane	12.5	
o-Xylene	339	
Styrene	6.22	
Tetrachloroethene	115	
Toluene	610	

SV-4		7/22/20
VOCs		
1,2,4-Trimethylbenzene	305	
1,3,5-Trimethylbenzene	92.9	
2-Butanone (MEK)	1700	
2-Hexanone	368	
4-Ethyltoluene	99.3	
Acetone	141	
Benzene	8.47	
Cyclohexane	75	
Ethylbenzene	237	
Heptane	208	
m+p-Xylene	899	
n-Hexane	65.9	
o-Xylene	331	
Toluene	497	

SV-3		7/22/20
VOCs		
1,2,4-Trimethylbenzene	274	
1,3,5-Trimethylbenzene	89	
2-Butanone (MEK)	1330	
2-Hexanone	253	
4-Ethyltoluene	86	
Acetone	164	
Benzene	6.61	
Ethylbenzene	219	
Heptane	16.7	
Isooctane	19.2	
m+p-Xylene	830	
n-Hexane	8.11	
o-Xylene	317	
Tetrachloroethene	18.9	
Toluene	433	

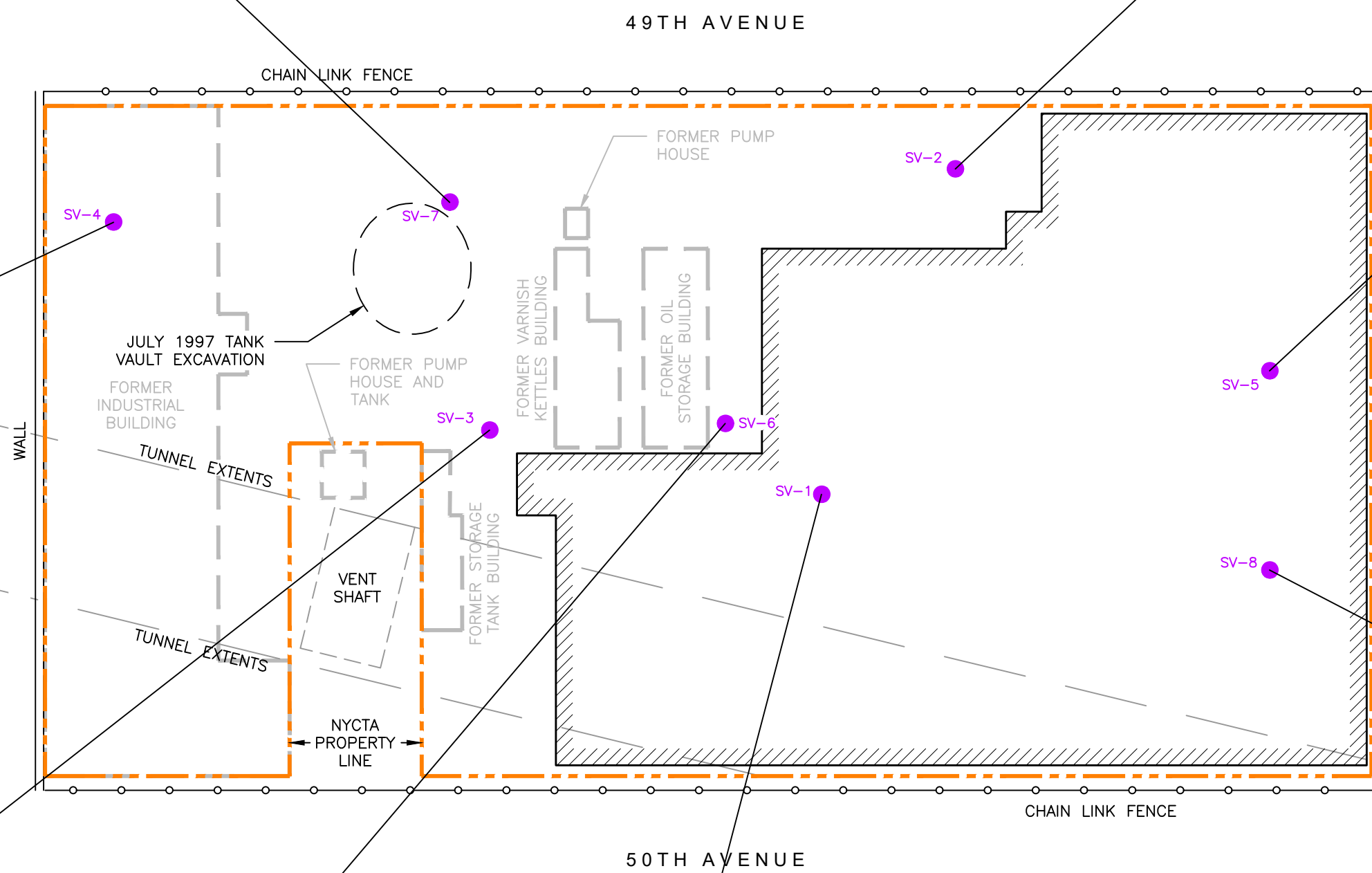
SV-6		7/22/20
VOCs		
1,2,4-Trimethylbenzene	350	
1,3,5-Trimethylbenzene	89.5	
2-Butanone (MEK)	554	
2-Hexanone	107	
4-Ethyltoluene	96.4	
Acetone	36.3	
Benzene	11.8	
Carbon disulfide	7.79	
Cyclohexane	4.92	
Ethanol	40.5	
Ethylbenzene	214	
Heptane	25.9	
Isooctane	15.5	
m+p-Xylene	791	
n-Hexane	15.1	
o-Xylene	300	
Tetrachloroethene	10.3	
Toluene	501	

SV-1		7/21/20
VOCs		
1,2,4-Trimethylbenzene	12	
1,3,5-Trimethylbenzene	3.29	
2-Butanone (MEK)	3.83	
4-Ethyltoluene	5.8	
Acetone	6.08	
Benzene	2.99	
Carbon disulfide	5.29	
Chloroform	0.977	
Cyclohexane	50.3	
Dichlorodifluoromethane	2.55	
Ethyl Acetate	3.01	
Ethylbenzene	17	
Heptane	2.77	
Isooctane	1.42	
Isopropanol	2.14	
m+p-Xylene	65.2	
Methylene chloride	1.98	
n-Hexane	3.63	
o-Xylene	14.6	
Styrene	1.45	
Tetrachloroethene	10.4	
Toluene	70.1	
Trichlorofluoromethane	1.66	

SV-2		7/22/20
VOCs		
1,2,4-Trimethylbenzene	290	
1,3,5-Trimethylbenzene	97.3	
2-Butanone (MEK)	1160	
2-Hexanone	216	
4-Ethyltoluene	70.8	
Acetone	161	
Benzene	24.1	
Carbon disulfide	44.5	
Cyclohexane	16.2	
Ethylbenzene	241	
Heptane	57.4	
Isooctane	46.5	
m+p-Xylene	860	
n-Hexane	55.3	
o-Xylene	340	
Tetrachloroethene	18	
Toluene	641	
Trichloroethene	7.26	

SV-5		7/21/20
VOCs		
1,2,4-Trimethylbenzene	19.9	
1,3,5-Trimethylbenzene	4.51	
2-Butanone (MEK)	3.69	
4-Ethyltoluene	9.09	
Acetone	4.04	
Benzene	2.88	
Carbon disulfide	0.956	
Chloroform	2.4	
Cyclohexane	1.1	
Dichlorodifluoromethane	2.44	
Ethyl Acetate	5.01	
Ethylbenzene	27.1	
Heptane	2.95	
Isooctane	2.29	
Isopropanol	3.59	
m+p-Xylene	102	
n-Hexane	4.16	
o-Xylene	24.7	
Styrene	2	
Tetrachloroethene	11.4	
Toluene	83.3	
Trichlorofluoromethane	1.84	

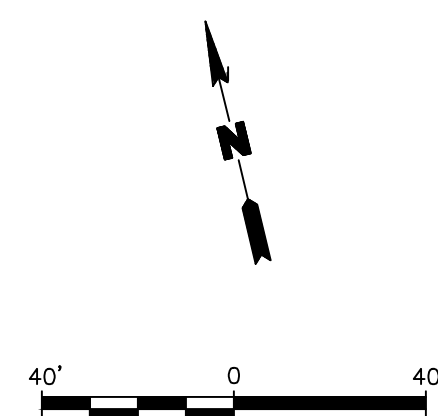
SV-8		7/21/20
VOCs		
1,2,4-Trimethylbenzene	15.3	
1,3,5-Trimethylbenzene	5.51	
4-Ethyltoluene	6.29	
Benzene	8.27	
Cyclohexane	640	
Ethyl Acetate	16.6	
Ethylbenzene	25.1	
Heptane	271	
Isopropanol	5.73	
m+p-Xylene	76.4	
n-Hexane	221	
o-Xylene	26.8	
Tetrachloroethene	8.41	
Toluene	78	



LEGEND

- SITE BOUNDARY
- SUBWAY TUNNEL BOUNDARY
- BUILDING
- SV-5 ROUX 2020 SOIL VAPOR LOCATION AND DESIGNATION

CONCENTRATIONS IN $\mu\text{g}/\text{m}^3$
 $\mu\text{g}/\text{m}^3$ - MICROGRAMS PER CUBIC METER
 VOCs - VOLATILE ORGANIC COMPOUNDS



SOIL VAPOR DETECTIONS		
2-33 50TH AVENUE, LONG ISLAND CITY, NEW YORK		
Prepared for: 50th & 5th LIC LLC		
Compiled by: W.S.	Date: 30OCT20	FIGURE
Prepared by: G.M.	Scale: AS SHOWN	7
Project Mgr: W.S.	Project: 2887.0004Y000	
File: 2887.0004Y106.03.DWG		

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