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BROWNFIELD CLEANUP PROGRAM APPLICATION

Site Name: Queensboro Farm Assemblage Site
Site Address: 35-13 41st Street
Queens, New York 11101
Tax Parcel Info: Block: 670, Lots 8, 20, 27, 30
BCP #: C241302
Date of Submission: March 3, 2025

Submitted to:
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-7020

Prepared for:
Site D Development LLC
433 Broadway, 3rd Floor
New York, NY 10013

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BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
   a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
   b. one individual file (PDF) of each previous environmental report; and,
   c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.
   Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.
   a. VIA SITE CONTROL DROPBOX:
      - Request an invitation to upload files to the Site Control submittal dropbox.
      - In the "Title" field, please include the following: "New BCP Application - *Proposed Site Name*".
      - After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
      - Application packages submitted through third-party file transfer services will not be accepted.
   a. VIA GROUND MAIL:
      - Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
      - Mail the external storage device to the following address:
        Chief, Site Control Section
        Division of Environmental Remediation
        625 Broadway, 12th Floor
        Albany, NY 12233-7015

SITE NAME: Queensboro Farm Assemblage Site		
Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments. If yes, provide existing site number: _____	○ **Yes**	◉ **No**
Is this a revised submission of an incomplete application? If yes, provide existing site number: C241302	◉ **Yes**	○ **No**

NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information

PROPOSED SITE NAME	Queensboro Farm Assemblage Site
ADDRESS/LOCATION	35-13 41st Street
CITY/TOWN	Queens
ZIP CODE	11101
MUNICIPALITY (LIST ALL IF MORE THAN ONE)	Astoria
COUNTY	Queens
SITE SIZE (ACRES)	1.430

LATITUDE			LONGITUDE		
40 °	45 ‘	15 “	-73 °	55 ‘	16 “

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, 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 acreage column.

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
35-13 41st Street		670	8	0.92
35-02 42nd Street		670	20	0.23
35-22 42nd Street; 35-28 42nd Street		670	27; 30	0.14;0.14

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	◉	○
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a 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) If yes, identify census tract: _____ Percentage of property in En-zone (check one): ○ 0% ○ 1-49% ○ 50-99% ○ 100%	○	◉
4. Is the project located within a disadvantaged community? See application instructions for additional information.	◉	○
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	○	◉
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	○	◉

SECTION I: Property Information (continued)	Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	○	◉
8. 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? If yes, attach relevant supporting documentation.	○	◉
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	○	◉
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	○	◉
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: ___	○	◉
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. Easement/Right-of-Way Holder — Description	○	◉
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): Type — Issuing Agency — Description	○	◉
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?	◉	○

Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.

	Y	N
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	◉	○
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	○	◉
17. If you have answered *YES* to Question 16 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?	○	◉

NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.
Initials of each Requestor:

_____ _____ _____ _____ _____ _____

SECTION II: Project Description

1. The project will be starting at: (●) Investigation ( ) Remediation

If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (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, does it meet the requirements in ECL Article 27-1415(2)?

( ) Yes ( ) No (●) N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

☐ RIWP ☐ RAWP ☐ IRM ☑ No

4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).
Is this information attached? (●) Yes ( ) No

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.

Is this information clearly identified in the BCP project schedule? ( ) Yes ( ) No (●) N/A

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see *DER-31, Green Remediation*). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.

Is this information attached? (●) Yes ( ) No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?

( ) Yes (●) No

SECTION III: Ecological Concerns

	Y	N
1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?	( )	(●)
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	( )	(●)
3. Is/are there a/any Contaminant(s) of Ecological Concern?	( )	(●)

If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report.

4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application? N/A ( )	( )	(●)

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? M1-4/R7X; M1-4/R73		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential ☑ Commercial ☑ Industrial ☑		
3. Current use (select all that apply): Residential ☐ Commercial ☑ Industrial ☑ Recreational ☐ Vacant ☑		
	Y	**N**
4. Please provide 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 by which the site became vacant. Is this summary included with the application?	◉	○
5. Reasonably anticipated post-remediation use (check all that apply): Residential ☑ Commercial ☑ Industrial ☐		
If residential, does it qualify as single-family housing? N/A ○	○	◉
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	◉	○
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	○	◉
8. Do current and/or recent development patterns support the proposed use?	◉	○
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	◉	○
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	◉	○

SECTION V: Current and Historical Property Owner and Operator Information			
CURRENT OWNER Queensboro Farm Products Inc.			
CONTACT NAME Andrew Flitt			
ADDRESS 51-20 59th Street			
CITY Woodside		STATE NY	ZIP CODE 11377
PHONE (347) 596-4010	EMAIL aflitt@queensboro.com		
OWNERSHIP START DATE December 29, 1934			
CURRENT OPERATOR Queensboro Farm Products Inc.			
CONTACT NAME Andrew Flitt			
ADDRESS 51-20 59th Street			
CITY Woodside		STATE NY	ZIP CODE 11377
PHONE (347) 596-4010	EMAIL aflitt@queensboro.com		
OPERATION START DATE December 29, 1934			

SECTION VI: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit 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). Please do NOT submit paper copies of ANY supporting documents.**
2. **SAMPLING DATA: Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.**

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	☐	☐	☑
Chlorinated Solvents	☐	☑	☑
Other VOCs	☐	☐	☐
SVOCs	☐	☐	☐
Metals	☑	☑	☐
Pesticides	☐	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☑	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected:

3. For each impacted medium above, include a site drawing indicating:
   - Sample location
   - Date of sampling event
   - Key contaminants and concentration detected
   - For soil, highlight exceedances of reasonably anticipated use
   - For groundwater, highlight exceedances of 6 NYCRR part 703.5
   - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this 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:

SECTION VII: Requestor Information			
NAME Site D Development LLC			
ADDRESS 433 Broadway, 3rd Floor			
CITY/TOWN New York	STATE NY	ZIP CODE 10013	
PHONE (917) 774-6676	EMAIL epariente@empcapitalgroup.com		

	Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?	◉	○
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS 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 with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?	◉	○
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A ○	◉	○
4. Individuals that will be certifying BCP documents, as well as their employers, must 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. Do all individuals that will be certifying documents meet these requirements? **Documents that are not properly certified will not be approved under the BCP.**	◉	○

SECTION VIII: Requestor Contact Information		
REQUESTOR'S REPRESENTATIVE Elie Pariente		
ADDRESS 433 Broadway, 2nd Floor		
CITY New York	STATE NY	ZIP CODE 10013
PHONE (917) 774-6676	EMAIL epariente@empcapitalgroup.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Ezgi Karayel		
COMPANY Vektor Consultants		
ADDRESS 555 8th Avenue, Suite 2302		
CITY New York	STATE NY	ZIP CODE 10018
PHONE (347) 871-0750	EMAIL ezgi@vektorconsultants.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) George C. D. Duke		
COMPANY Fox Rothschild LLP		
ADDRESS 101 Park Avenue, 17th Floor		
CITY New York	STATE NY	ZIP CODE 10178
PHONE (212) 450-9847	EMAIL gduke@foxrothschild.com	

SECTION IX: Program Fee		
Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of $50,000. Requestors may apply for a fee waiver with supporting documentation.		
	Y	**N**
1. Is the requestor applying for a fee waiver?	○	◉
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information. Is the appropriate documentation included with this application? N/A ◉	○	○

SECTION X: Requestor Eligibility		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.		
	Y	**N**
1. Are any enforcement actions pending against the requestor regarding this site?	○	◉
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	○	◉
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.	○	◉
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 or regulation of the State or Federal government?	○	◉
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	○	◉
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?	○	◉
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved 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?	○	◉
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 a false statement in connection with any document or application submitted to DEC?	○	◉
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?	○	◉
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?	○	◉
11. Are there any unregistered bulk storage tanks on-site which require registration?	○	◉

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below:

PARTICIPANT ☐	VOLUNTEER ☑
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.	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 selecting this option, 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; and, (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.**

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

◉ Yes ○ No ○ N/A

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

○ Previous Owner ○ Current Owner ◉ Potential/Future Purchaser ○ Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** 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 environmental easement on the site.

Is this proof attached? ◉ Yes ○ No ○ N/A

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION XI: Property Eligibility Information		
	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	○	◉
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	○	◉
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? 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? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. N/A ◉	○	○
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	○	◉
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	○	◉

SECTION XII: Site Contact List

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 mailing addresses of the following:

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- 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.
- For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: 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 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 Sole Member (title) of Site D Development LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. 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 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: 10/30/2025 Signature: 

Print Name: Elichai Pariente

PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.

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 17

Please respond to the questions below and provide additional information and/or documentation as required. *Please refer to the application instructions.*	**Y**	**N**
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	◉	○
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	◉	○
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	○	◉
4. Is the property upside down or underutilized as defined below?		
Upside down	○	◉
Underutilized	○	◉

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.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

5. 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

   ○ 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' household's 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 homeowners 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.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

6. Is the site a planned renewable energy facility site as defined below?

   ○ Yes – planned renewable energy facility site with documentation

   ○ Pending – planned renewable energy facility awaiting documentation
   *Selecting this option will result in a "pending" status. The appropriate documentation 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.

   ◉ No – not a planned renewable energy facility site

   If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

"Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

   ○ Yes - *Selecting this option will result in a "pending" status, as a BOA conformance determination has not yet been made. Proof of conformance 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.

   ◉ No

From ECL 75-0111 as of April 9, 2022:

(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

ATTACHMENT A
SECTION I. PROPERTY INFORMATION

PROPERTY DESCRIPTION NARRATIVE

Location:
The Site is located at 35-13 41st Street, 35-02 42nd Street, 35-22 42nd Street, and 35-28 42nd Street within the Astoria neighborhood of Queens, New York. It is located on the south side of 35th Avenue between 41st Street to the west and 42nd Street to the east. The Site is legally identified as Queens County, Tax Block 670, Lots 8, 20, 27, and 30 on the New York City Tax Map.

The Site is bound to the north by 35th Avenue, followed by a 5-story mixed residential and commercial building to the northwest (34-50 41st Street), and two 4-story residential buildings to the northeast (41-05 35th Avenue, 34-58 42nd Street); to the east/southeast by a 42nd Street followed by two single story commercial / office buildings (42-07 Northern Boulevard, 42-08 35th Avenue), and a single story parking facility (35-17 42nd Street); to the south by two single-story auto-repair shops (35-34 42nd Street, 35-42 42nd Street), and two single story industrial use buildings (35-33 41st Street); and to the west by 41st Street followed by a single-story industrial use building (35-42 41st Street), a single-story commercial / office building (35-25 Steinway Street), and a single story commercial use building / parking lot (35-19 Steinway Street).

The Site is located within a Disadvantaged Community identified as GEOID 36081015900, and a Potential Environmental Justice Area identified as Census Block Group 15000US360810157001. The Site is not located in an En-Zone.

Figure 1 provides the site location map.
Figure 2 provides the site plan.
Figure 3 provides surrounding land usage along with adjacent property owner information.
Figure 4 provides a copy of the tax map.
Figure 5 provides a Disadvantaged Community map
Figure 6 provides a Potential Environmental Justice Area map
A copy of the site surveys is also included in Attachment A.

Site Features:
The Site is approximately 62,000 square feet (1.43 acres) total and encompasses four separate tax lots (Block 670, Lots 8, 20, 27, and 30). The Site is currently developed with the following:

Lot 8: One 40,000-square foot (SF) one to two-story mixed-use industrial and commercial building constructed in 1933 with a partial basement and roof access

Lot 20: One 10,000 SF one-story mixed-use industrial and commercial building constructed in 1925

Lot 27: One 6,000 SF one-story commercial building constructed in 1975

Lot 30: One 6,000 SF one-story commercial building constructed in 1925

The existing structures occupy the entire footprint of all tax parcels with no open spaces. All structures are currently occupied by Queensboro Farm Products, Inc.

Height clearance is not expected to be an issue for the site-wide remedial investigation addressing soil, groundwater, and soil vapor contamination, therefore total demolition of the property will not need to occur before this can be completed. However, there may be areas within the property that require partial demolition for a drill rig to enter which can be addressed before the site-wide remedial investigation takes place.

Current Zoning and Land Use:
According to the New York City Planning's Zoning and Land Use Map, the current zoning of the Site is M1-4/R7X and M1-4/R7-3. M1-4 districts are manufacturing districts generally characterized as light-industrial use areas with offices, hotels, and some residential uses also permitted, which act as buffer zones between heavier-industrial use districts and residential/commercial districts. Floor area ratios (FAR) between 1.0 and 10.0 are permitted in M1-4 districts, and height and setback distances are controlled by a sky exposure plan. Parking is not required in M1-4 districts. R7X districts are residential districts contextualized by Quality Housing bulk regulations and heightened FAR (5.0) and maximum height requirements.

The site is currently occupied by an industrial metal fabrication and construction warehouse leased by Modutank Inc on the northern portion of lot 8, an unoccupied warehouse in the central portion of lot 8. The central warehouse space on lot 8 became vacant in approximately 2000 following cessation of tenant operations. A commercial bakery occupied the southern portion of lot 8, and an industrial metal fabrication workshop leased by Advanced Metal Works on the eastern portion of lot 8. On lot 20 there is a vehicle maintenance, car wash, and detailing center leased by On The Spot Moto. On lots 27 and 30 there is a vehicle storage and maintenance facility. Limited office space associated with tenant operations may be present within the existing structures, particularly on the second-floor of lot 8 structures.

Site D Development LLC does not plan to merge the current four lots into a single tax lot, instead they will be subdivided into six separate tax lots corresponding to the proposed improvements.

Past Uses of the Site:
Based on the Phase I Environmental Site Assessment (ESA) Report prepared by Langan Engineering, Environmental, Surveying dated December 19, 2024, the Site was initially developed for industrial uses prior to 1936 including warehouses, metal products manufacturing, chemical gas manufacturing, automotive repair, commercial laundry, and a dairy processing plant. By 1947, some site uses were redeveloped into storage warehouses replacing the commercial laundry facility and a paper and twine warehouse was developed on the eastern portion of the Site. A parking lot also appears to have been developed on the site by this time. Between 1954 and 1961, the Site appears to have been developed with multiple warehouses and a bottling and shipping plant for the dairy plant. By the 1980's several properties on Site appear were redeveloped with automotive sales facilities, transportation facilities, courier service facilities, construction and contractor outposts, and a real estate office. The parking lot was also partially in use as contractor storage with an automotive sales lot. By 2000 a bakery was developed on Site and an office trailer and a storage structure was developed on site. Present day conditions remain consistent with these developments. Past uses for commercial laundry, automotive repair, chemical gas manufacturing, and metal products manufacturing may be possible sources of contamination for the site.

Site Geology and Hydrogeology:
Based on Vektor Consultant's limited investigation conducted in July 2025, the subsurface materials beneath the Site is generally described to a depth of 20 feet below grade surface as 5 feet of urban fill, underlain by 15 feet of mostly brown fine to coarse sand with varying degrees of fine to coarse gravel and silt, with sparse deposits of sedimentary rock and silty sand. Bedrock was not encountered during the investigation.

The average depth to water beneath the Site is approximately 20 feet below grade surface (bgs), and the range in depth is 19 feet bgs to 22 feet bgs. Regional groundwater flows generally move from northeast to southwest towards Dutch Kills and Newtown Creek.

ENVIRONMENTAL ASSESSMENT

The primary contaminants of concern include metals in soil, chlorinated volatile organic compounds (CVOCs) and SVOCs in groundwater, and petroleum related VOCs and chlorinated volatile organic compounds (CVOCs) in soil vapor.

Soil

- No VOCs were identified exceeding Part 375-6.8(a) Unrestricted Use Soil Cleanup Objectives (UUSCOs), or Part 375-6.8(b) Restricted Residential Use Soil Cleanup Objectives (RRSCOs).
- No SVOCs were detected exceeding their respective SCOs.
- Two metals, lead (436 ppm), and mercury (5.14 ppm), were detected above their respective RRSCOs in sample SB-5(0-2'). Two metals, copper (67.5 ppm) and zinc (282 ppm), were detected above their respective UUSCOs in sample SB-5(0-2').
- No pesticides were detected exceeding their respective SCOs.
- No PCBs were identified exceeding their respective SCOs.
- No PFAS were identified exceeding their respective SCOs.

Based on the subsurface investigation results, metals contamination generally appears to be present in shallow soils in the southeastern portion of the Site.

Groundwater

- One VOC, tetrachloroethene in 3 samples (max. concentration of 54 ppb in MW-4), was detected above its respective Ambient Water Quality Standard (AWQS).
- Two total metals, sodium in 3 samples (max. concentration of 140,000 ppb in MW-2) and iron in 2 samples (max. concentration of 1,530 ppb in MW-4), were detected above their respective Ambient Water Quality Standards (AWQS). One dissolved metal, sodium in 4 samples (max. concentration of 138,000 ppb in MW-2), was detected above its respective AWQS.
- No pesticides or PCBs were detected at concentrations above their respective AWQS in groundwater samples.
- Two PFAS compounds, PFOS in 3 samples (max. concentration of 10.2 ppb in MW-5) and PFOA in 3 samples (max. concentration of 51.7 ppb in MW-6), were detected above their respective AWQS.

Based on the groundwater investigation results, although some total metals were identified in the groundwater, dissolved metals were not identified, except for sodium. Some VOC contamination was identified across the site, and PFAS contamination was identified in the southern and eastern portion of the Site.

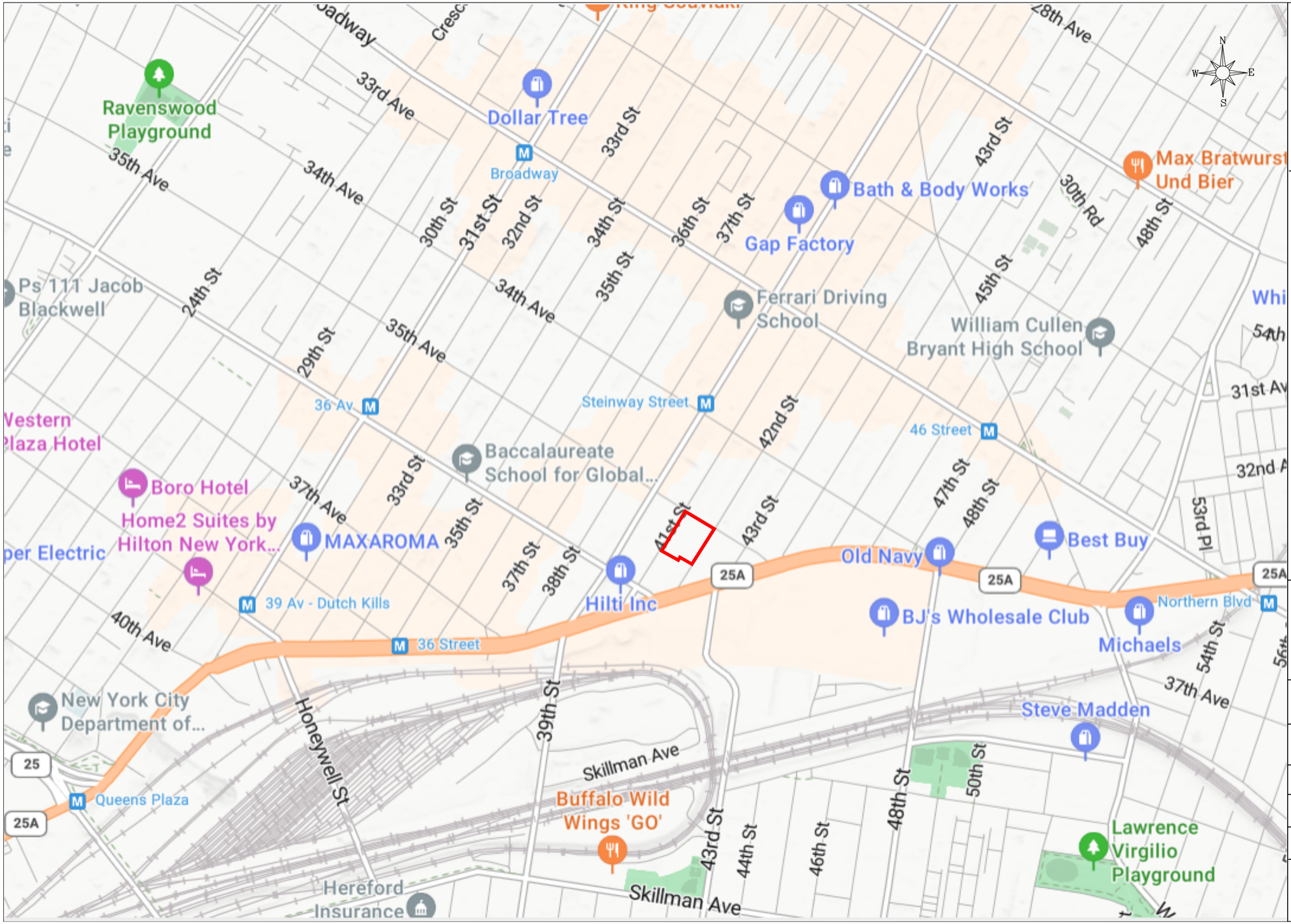
Soil Vapor

- The total concentration of benzene, toluene, ethyl benzene, and total xylenes (BTEX) ranged from 37.16 micrograms per cubic meter (ug/m^3) in SV-10 to 132.059 ug/m^3 in SV-6.

- Ranging concentrations of petroleum-related VOCs, 1,2,4-Trimethylbenzene in all 7 samples (max. concentration of 16.7 ug/m3 in SV-3), 1,3,5-Trimethylbenzene in all 7 samples (max. concentration of 4.75 ug/m3 in SV-5), 1,3 Butadiene in 3 samples (max. concentration of 4.4 ug/m3 in SV-10), 2,2,4-Trimethylpentane in 3 samples (max. concentration of 2.2 ug/m3 in SV-8), 2-Butanone in 6 samples (max. concentration of 23.6 ug/m3 in SV-3), 2-Hexanone in 3 samples (max. concentration of 10.1 ug/m3 in SV-3), 4-Ethyltoluene in 6 samples (max. concentration of 2.48 ug/m3 in SV-9), 4-Methyl-2-Pentanone in 3 samples (max. concentration of 5.57 ug/m3 in SV-3), Acetone in all 7 samples (max. concentration of 167 ug/m3 in SV-3), Benzene in 4 samples (max. concentration of 6.68 ug/m3 in SV-10), carbon disulfide in all 7 samples (max. concentration of 16.3 ug/m3 in SV-10), cyclohexane in 5 samples (max. concentration of 2.11 ug/m3 in SV-10), heptane in 5 samples (max. concentration of 5.74 ug/m3 in SV-3), n-Hexane in 5 samples (max. concentration of 5.29 in SV-10), naphthalene in all 7 samples (max. concentration of 5.72 ug/m3 in SV-3), o-Xylene in all 7 samples (max. concentration of 12.5 ug/m3 in SV-8), p/m-Xylene in all 7 samples (max. concentration of 35.1 ug/m3 in SV-8), Styrene in 1 samples (1.19 ug/m3 in SV-10), tert-Butyl Alcohol in all 7 samples (max. concentration of 14.6 ug/m3 in SV-3), toluene in 7 samples (max. concentration of 119 ug/m3 in SV-6), and xylene (total) in all 7 samples (max. concentration of 47.8 ug/m3 in SV-8), were detected in soil vapor.
- Ranging concentrations of chlorinated VOCs (CVOCs), 1,1,1-Trichloroethane in 2 samples (max. concentration of 4.12 ug/m3 in SV-5), 1,1-Dichloroethane in 1 sample (1.53 ug/m3 in SV-5), 1,2-Dichloroethene (total) in 2 samples (max. concentration of 21.6 ug/m3 in SV-10), bromodichloromethane in 1 sample (9.45 ug/m3 in SV-7), carbon tetrachloride in 1 sample (10.2 ug/m3 in SV-10), chloroethane in 1 sample (0.81 ug/m3 in SV-3), chloroform in all 7 samples (max. concentration of 105 ug/m3 in SV-7), chloromethane in 4 samples (max. concentration of 2.87 ug/m3 in SV-3), cis-1,2-Dichloroethene in 3 samples (max. concentration of 19.2 ug/m3 in SV-5), dichlorodifluoromethane in all 7 samples (max. concentration of 4.94 ug/m3 in SV-5), ethylbenzene in all 7 samples (max. concentration of 17.2 ug/m3 in SV-9), Freon-113 in 1 sample (max. concentration of 1.77 ug/m3 in SV-3), tetrachloroethene in all 7 samples (max. concentration of 508 ug/m3 in SV-5), trans-1,2-Dichloroethene in 2 samples (max. concentration of 4.04 ug/m3 in SV-10), trichloroethene in all 7 samples (max. concentration of 69.9 ug/m3 in SV-5), trichlorofluoromethane in all 7 samples (max concentration of 19 ug/m3 in SV-6), and vinyl chloride in 1 sample (1.32 ug/m3 in SV-10), were detected in soil vapor.
- Other VOCs detected include 1,4-Dioxane in 2 samples (max. concentration of 2.12 ug/m3 in SV-3), Ethyl Alcohol in 5 samples (max. concentration of 36.6 ug/m3 in SV-8), iso-Propyl Alcohol in all 7 samples (max. concentration of 106 ug/m3 in SV-10), and tetrahydrofuran in 4 samples (max. concentration of 8.14 ug/m3 in SV-3).

Potential Causes of Contamination

The historic use of lots 20, 27, 30, and the eastern portion of lot 8 as auto-shops, detailing centers, and auto-storage may have led to the elevated levels of CVOCs such as PCE in the northeastern and southeastern portions of the site. Redevelopment and historic fill on the subject property could be responsible for heightened levels of metals in the soil and total metals in groundwater. Historic uses of the property such as metal projects manufacturing with lacquer spraying, chemical gas manufacturing, and commercial laundry could also indicate contamination across the site.



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www.vektorconsultants.com

Legend:

SITE BOUNDARY

Notes:

1. BASE MAP PROVIDED BY BING MAPS

Scale:

0' 500' 1000'

Figure No.	1
Figure Name:	SITE LOCATION MAP
Report:	BCP APPLICATION
Date:	9/11/2025
Drawn By:	KB
Site Address:	35-13 41st STREET ASTORIA, NY 11101

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Legend

SITE BOUNDARY

Notes:

1. BASE MAP PROVIDED BY NYC PLANNING ZONING AND LAND USE MAP

Scale:

0' 50' 100'

Figure No.	2
Figure Name:	SITE PLAN
Report:	BCP APPLICATION
Date:	9/11/2025
Drawn By:	KB
Site Address:	35-13 41st STREET ASTORIA, NY 11101

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Legend:

- SITE BOUNDARY
- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land
- Other

Notes:

1. BASE MAP PROVIDED BY NYC PLANNING ZONING AND LAND USE MAP

Scale: 0' 100' 200'

Figure No. 3

Figure Name: SURROUNDING USE

Report: BCP APPLICATION

Date: 9/11/2025

Drawn By: KB

Site Address: 35-13 41st STREET
ASTORIA, NY 11101

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Legend:

SITE BOUNDARY

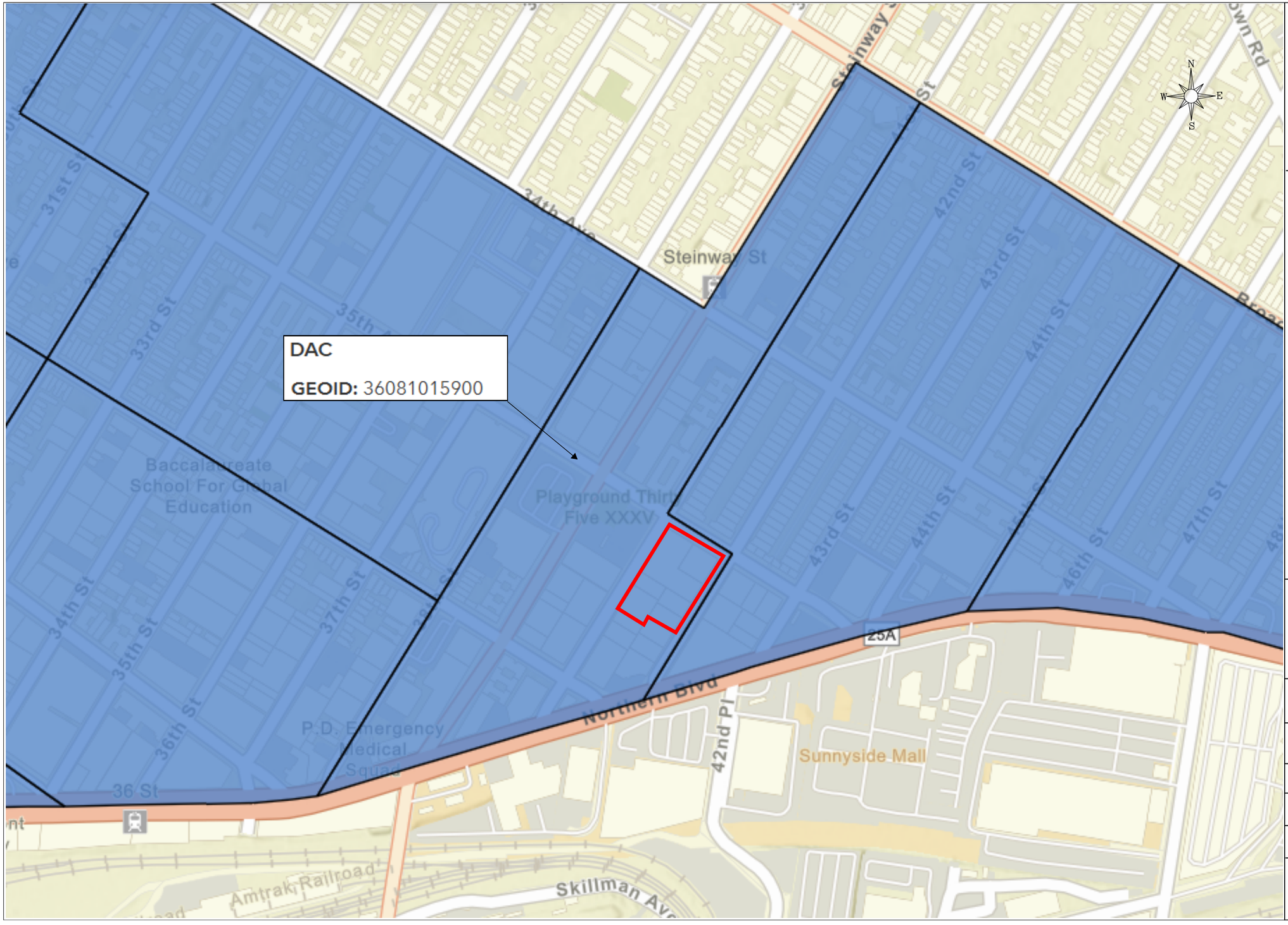
Notes:

1. BASE MAP PROVIDED BY NYCDOF PROPERTY INFORMATION PORTAL

Scale:

0' 50' 100'

Figure No.	4
Figure Name:	TAX MAP
Report:	BCP APPLICATION
Date:	9/11/2025
Drawn By:	KB
Site Address:	35-13 41st STREET ASTORIA, NY 11101



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Legend:

SITE BOUNDARY

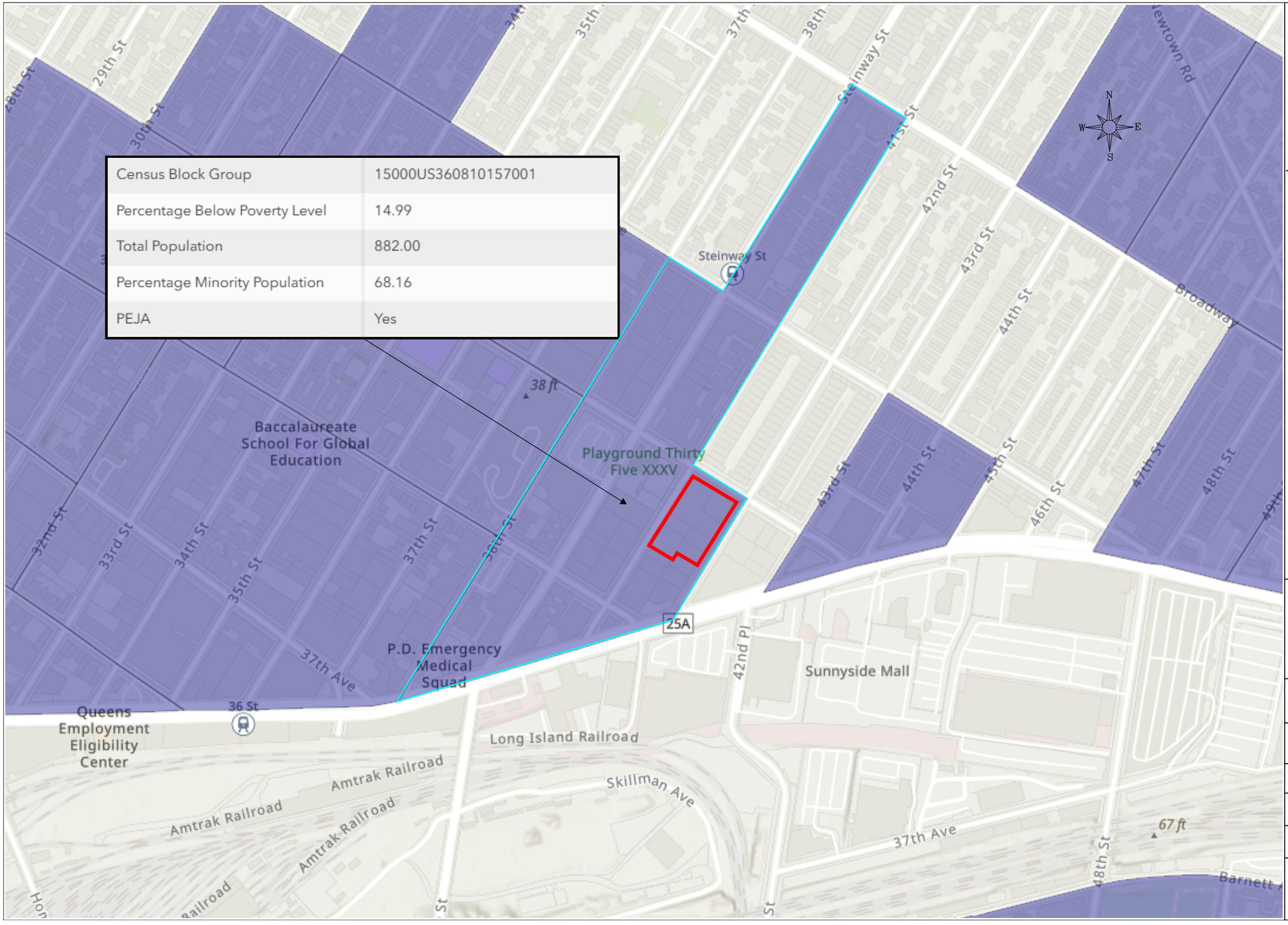
Notes:

1. BASE MAP PROVIDED BY NYS DISADVANTAGED COMMUNITIES MAP

Scale:

0' 300' 600'

Figure No.	5
Figure Name:	DAC MAP
Report:	BCP APPLICATION
Date:	9/11/2025
Drawn By:	KB
Site Address:	35-13 41st STREET ASTORIA, NY 11101



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Legend:

SITE BOUNDARY

Notes:

1. BASE MAP PROVIDED BY NYC OPENDATA

Scale:

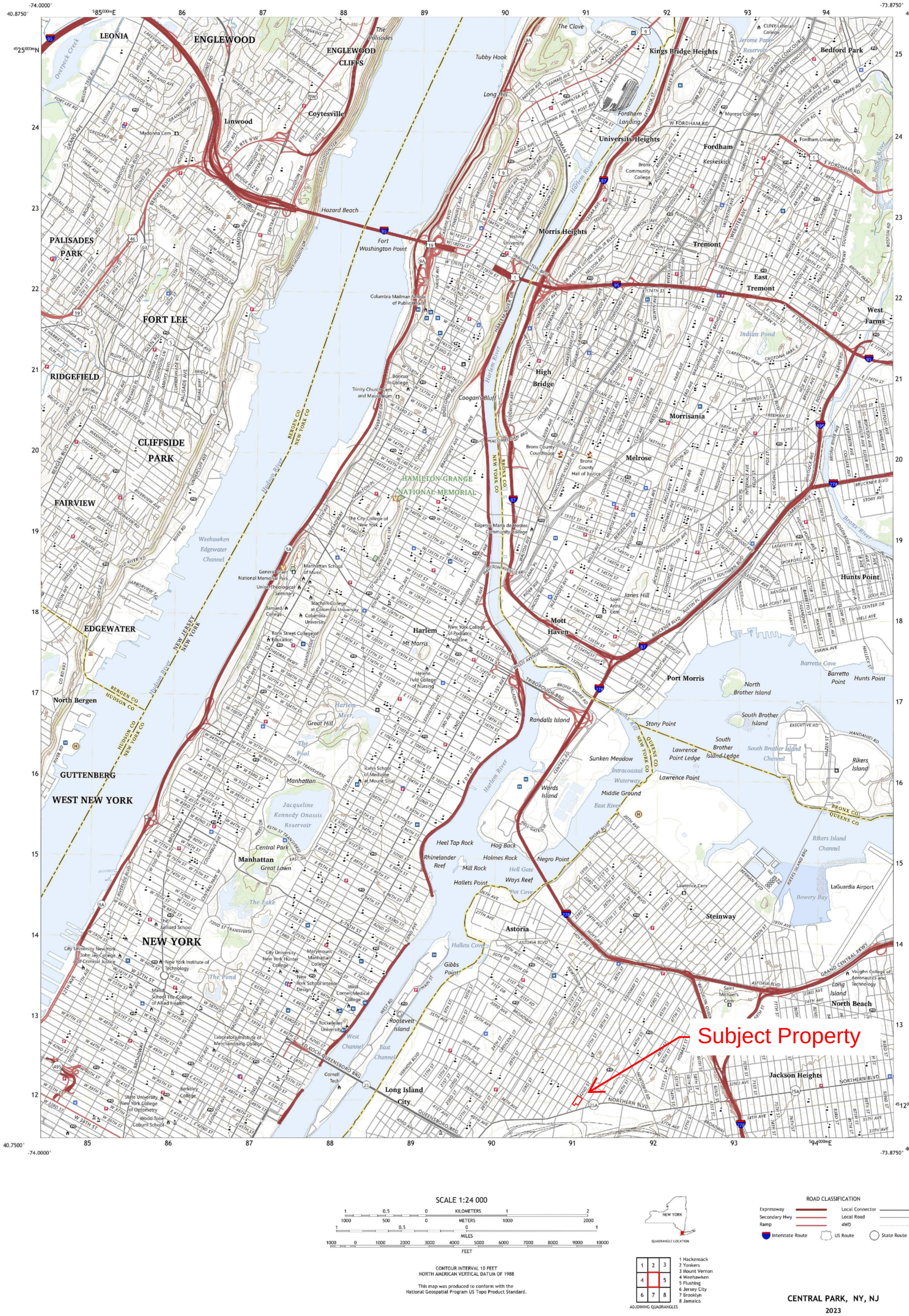
0' 250' 500'

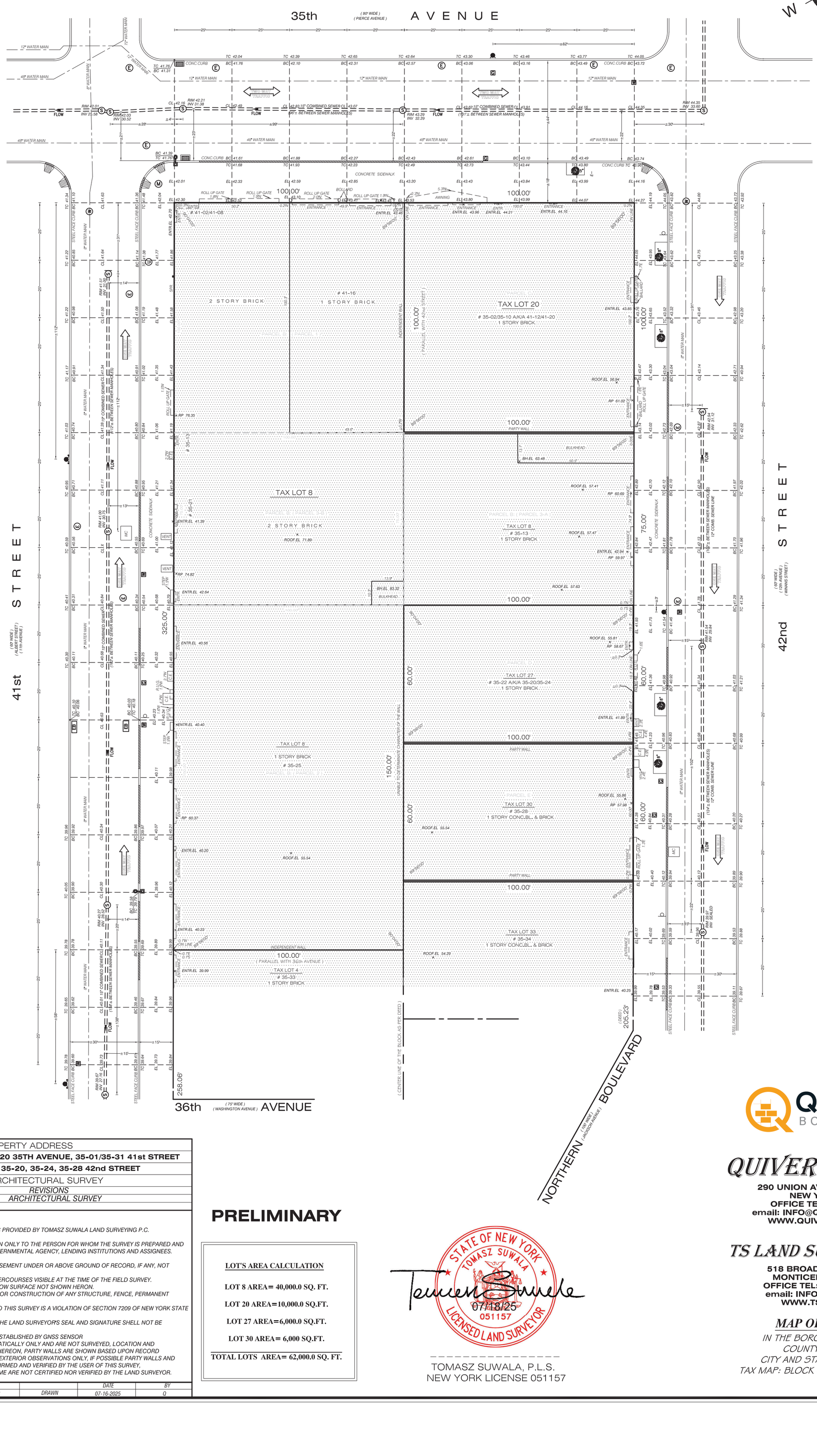
Figure No.	6
Figure Name:	ENVIRONMENTAL JUSTICE MAP
Report:	BCP APPLICATION
Date:	9/11/2025
Drawn By:	KB
Site Address:	35-13 41st STREET ASTORIA, NY 11101

Figure No. 7
USGS, 7.5 Minute Topographic Map,
Central Park, NY, NJ, 2023
Project No. 25030021

vEKtor consultants

USGS science for a changing world U.S. DEPARTMENT OF THE INTERIOR U.S. GEOLOGICAL SURVEY





LEGEND

TRAFFIC SIGN | LIGHT POLE | UTILITY POLE | CATCH BASIN | WATER VALVE | GAS VALVE | HYDRANT HYD. | ELECTRIC BOX | TREE PIT | SEWER MANHOLE | ELECTRIC MANHOLE | ELECTRIC LINE MARKOUT | D.W.S. WATER | MC METAL COVER | R.U.G. ROLL UP GATE | N NORTH | S SOUTH | E EAST | W WEST | SPR. SPRINKLER | C.E. CELLAR ENTR. | ENTR. ENTRANCE | EL. ELEVATION | TOP. TOP OF CURB EL. | BOT. BOT. OF CURB EL. | CL CENTER OF ROAD EL. | RP ROOF PARAPET EL. | UNKNOWN MANHOLE

PROPERTY ADDRESS	
41-02,41-08,41-12, 41-16, 41-20 35TH AVENUE, 35-01/35-31 41st STREET	
35-18, 35-02,35-10, 35-20, 35-24, 35-28 42nd STREET	
CAPTION	ARCHITECTURAL SURVEY
DATE	*REVISIONS*
07-02-2025	*ARCHITECTURAL SURVEY*

GENERAL NOTES:

1. THE PROFESSIONAL SURVEYING SERVICE WAS PROVIDED BY TOMASZ SUWALA LAND SURVEYING P.C.
2. SURVEY MAP PREPARE BY QUIVER LEAGUE
3. CERTIFICATION INDICATED HERON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, LENDING INSTITUTIONS AND ASSIGNEES. CERTIFICATIONS ARE NOT TRANSFERABLE.
4. THE EXISTENCE OF RIGHT OF WAY AND/OR EASEMENT UNDER OR ABOVE GROUND OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.
5. THERE WERE NO NATURAL STREAMS OR WATERCOURSES VISIBLE AT THE TIME OF THE FIELD SURVEY.
6. ENCROACHMENTS AND VAULTS, IF ANY, BELLOW SURFACE NOT SHOWN HERON.
7. THE OFFSETS SHOWN ARE NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITIONS, ETC.
8. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF NEW YORK STATE EDUCATION LAW
9. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S SEAL AND SIGNATURE SHELL NOT BE CONSIDERED TO BE A TRUE AND VALID COPY
10. ELEVATIONS REFER TO 1988 NAVD DATUM ESTABLISHED BY GNSS SENSOR
11. PARTY WALLS HEREON ARE SHOWN SCHEMATICALLY ONLY AND ARE NOT SURVEYED, LOCATION AND EXTENTS OF PARTY WALLS ARE NOT SHOWN HEREON, PARTY WALLS ARE SHOWN BASED UPON RECORD DOCUMENTS (DEED), IF AVAILABLE, AND/OR EXTERIOR OBSERVATIONS ONLY, IF POSSIBLE PARTY WALLS AND LOCATION/EXTENTS OF SAME MUST BE CONFIRMED AND VERIFIED BY THE USER OF THIS SURVEY, PARTY WALLS AND LOCATION/EXTENTS OF SAME ARE NOT CERTIFIED NOR VERIFIED BY THE LAND SURVEYOR.

	DATE	BY		DATE	BY
SURVEYED	07-12-2025	TW & AS	DRAWN	07-16-2025	Q

PRELIMINARY

LOT'S AREA CALCULATION

LOT 8 AREA= 40,000.0 SQ. FT.

LOT 20 AREA=10,000.0 SQ.FT.

LOT 27 AREA=6,000.0 SQ.FT.

LOT 30 AREA= 6,000 SQ.FT.

TOTAL LOTS AREA= 62,000.0 SQ. FT.

STATE OF NEW YORK
TOMASZ SUWALA
07/18/25
051157
LICENSED LAND SURVEYOR

TOMASZ SUWALA, P.L.S.
NEW YORK LICENSE 051157

QUIVER BOUNDARIES

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email: INFO@TSLSPC.COM
WWW.TSLSPC.COM

MAP OF PROPERTY

IN THE BOROUGH OF QUEENS
COUNTY OF QUEENS
CITY AND STATE OF NEW YORK
TAX MAP: BLOCK 670, LOT 8,20,27,30

ATTACHMENT B
SECTION II. PROJECT DESCRIPTION

POST-REMEDIATION USE AND PROJECT SCHEDULE

The purpose of the project is to remediate the site to facilitate the construction of 6 new mixed-use commercial / residential buildings. Buildings 1 and 2 in the southwestern portion of the site and buildings 3 and 4 in the southeastern portion of the site are proposed to be 12-stories with full cellars. Buildings 5 and 6 in the northern portion of the site are proposed to be 10-stories with full cellars.

Buildings 1 through 6 are all planned to feature full cellars and occupy the entire footprint of their respective tax parcels (Block 670, Lots 8, 20, 27, and 30). Buildings 1 through 6 will be used for parking and mechanical uses in the cellar, and parking, mechanical, retail, community facility, and residential uses on the first floor. Buildings 1 through 4 will be developed with residential units on floors 2 through 12. Buildings 5 and 6 will be developed with residential units for floors 2 through 10.

A Remedial Investigation Work Plan (RIWP) will be submitted upon acceptance of the Site into the BCP. The remedial investigation (RI) is expected to be completed on the Site shortly after approval of the RIWP in July 2026. The Remedial Investigation Report (RIR) and Interim Remedial Measures Work Plan (IRMWP) will be completed approximately four to six weeks after the RI (September - October 2026). Site preparation activities, including partial demolition which is expected to occur in the summer of 2026, as well as complete demolition, which is expected to commence in the Winter of 2027. Completion of the remedy is anticipated in 2027. A tentative schedule is provided below:

Scope	**Preliminary Schedule**
BCP Application and Submission	December 2025
DEC Review of BCP Application	January 2026
Address DEC Comments to BCP Application	January 2026
Public Comment Period for BCP Application	January - February 2026
RIWP and CPP Submission	March 2026
BCA	March 2026
DEC & DOH Review of RIWP	April 2026
Address DEC Comments to RIWP	May 2026
Public Comment Period for RIWP	May - June 2026

Implementation of RIWP	July 2026
RIR Submission	August – September 2026
RAWP Submission	August – September 2026
DEC & DOH Review of RIR and RAWP	September - October 2026
Acquisition Financing Deadline	October 1, 2026
Public Comment Period for RAWP	November - December 2026
RAWP Approval and Decision Document	January 2027
Begin RAWP Implementation	February 2027
SMP Submission	By June 1, 2027
FER Submission	By August 1, 2027
COC	October 31, 2027

GREEN AND SUSTAINABLE REMEDIATION

A remedial design program will be implemented to provide the details necessary for the investigation, construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31, including:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedial program with the end use where possible and encouraging green and sustainable re-development; and
- Incorporate green remediation principles and techniques to the extent feasible in the future development at this Site, any future on-site buildings, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

As part of the remedial program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWiseTM (available in the Sustainable Remediation Forum [SURF] library) or similar NYSDEC accepted tool. Water consumption, greenhouse gas emissions, renewable and nonrenewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and documented in final reports, including a comparison to the goals established during the remedial program.

Additionally, the remedial program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

ATTACHMENT C
SECTION IV. LAND USE FACTORS

ZONING AND CURRENT USE

The current zoning designation is M1-4/R7X and M1-4/R7-3. M1-4 districts are manufacturing districts generally characterized as light-industrial use areas with offices, hotels, and some residential uses also permitted which act as buffer zones between heavier-industrial use districts and residential / commercial districts. Floor area ratios (FAR) between 1.0 and 10.0 are permitted in M1-4 districts and height and setback distances are controlled by a sky exposure plain. Parking is not required in M1-4 districts. R7X districts are residential districts contextualized by Quality Housing bulk regulations and heightened FAR (5.0) and maximum height requirements. Off-street parking is generally required for 50% of a building's dwelling units. R7-3 districts are similar to R7X districts with special bulk, height, and setback provisions provided along waterfront areas.

Currently, the Site is improved by the following:

Lot 8: One 40,000-square foot (SF) one to two-story mixed-use industrial and commercial building constructed in 1933 with a partial basement and roof access

Lot 20: One 10,000 SF one-story mixed-use industrial and commercial building constructed in 1925

Lot 27: One 6,000 SF one-story commercial building constructed in 1975

Lot 30: One 6,000 SF one-story commercial building constructed in 1925

The site is currently occupied by an industrial metal fabrication and construction warehouse leased by Modutank Inc on the northern portion of lot 8, an unoccupied warehouse in the central portion of lot 8. The central warehouse space on lot 8 became vacant in approximately 2000 following cessation of tenant operations. A commercial bakery occupied the southern portion of lot 8, and an industrial metal fabrication workshop leased by Advanced Metal Works on the eastern portion of lot 8. On lot 20 there is a vehicle maintenance, car wash, and detailing center leased by On The Spot Moto. On lots 27 and 30 there is a vehicle storage and maintenance facility. Limited office space associated with tenant operations may be present within the existing structures, particularly on the second-floor of lot 8 structures.

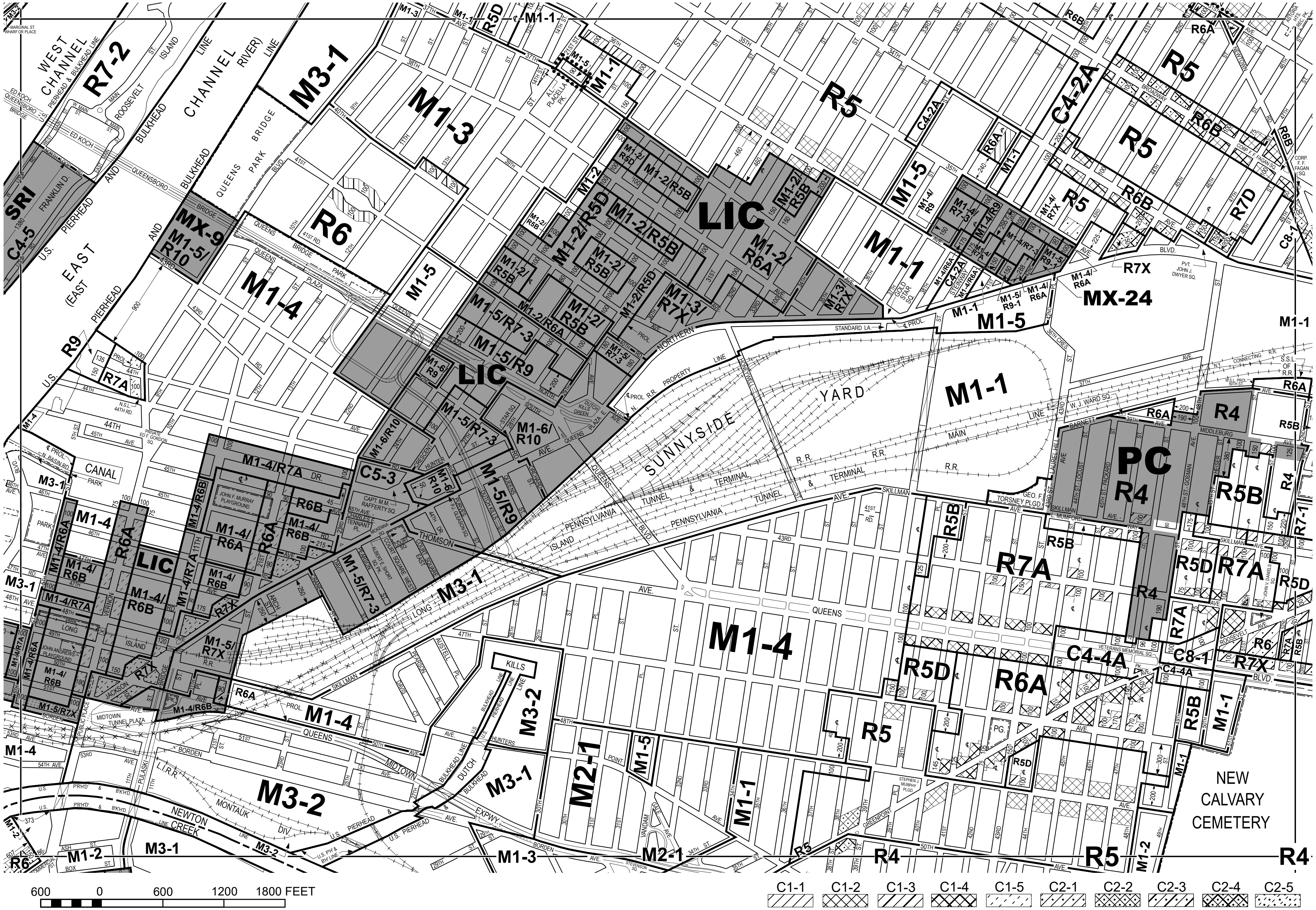
ANTICIPATED USE

Post-remedial anticipated use is mixed residential and commercial use. The proposed development will contain 6 new mixed use buildings with a full cellars ranging from 10 to 12 stories in height.

COMPLIANCE WITH ZONING LAWS, RECENT DEVELOPMENT, AND COMMUNITY MASTER PLANS

The Site is located within a zone designated as M1-4/R7X and M1-4/R7-3, Light manufacturing district as well as a residential district with special bulk, height, and setback provisions. This site is subject to an E designation (E-675) under the Innovation QNS Rezoning and LSGD (CEQR #21DCP180Q). This action changed the zoning from M1-1 and C4-2A to the current zoning that the proposed development is consistent with. The proposed development will comply with the Innovation Rezoning and LSGD requirements. This site is located in a Disadvantaged Community and a Potential Environmental Justice Area. To this extent the property is consistent with any community master plans.

A copy of the zoning map is provided in Attachment C.



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:

03-19-2024 C 230306 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

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 D

SECTION V. CURRENT PROPERTY OWNER/OPERATOR INFORMATION

The Requestor, Site D Development LLC, is the prospective buyer.

OWNER & OPERATOR INFORMATION

The current owner of the Subject Property is:
Queensboro Farm Products Inc.
51-20 59th Street
Woodside, NY 11377

The representative of Queensboro Farm Products Inc. consists of the following individual:

Andrew Flitt
(347) 596-4010
aflitt@queensboro.com
51-20 59th Street, Woodside, NY 11377

The Site is currently occupied by Queensboro Farm Products, Inc.

HISTORICAL OWNERS AND OPERATORS

Based on information obtained through the New York City Automated City Register Information System (ACRIS), previous site owners of the Site are summarized in the following table:

Block 670 Lot 20

Deed Date(s)	Deed Holder	Relationship to Requestor	Available Contact Information
N/A	Henry Bischoff and Charlotte Bischoff	None	N/A
09/26/1930	Marie B. Bischoff	None	N/A
10/30/1945	Queensboro Farm Products Inc.	None	15602 Liberty Avenue Jamaica, NY 11433

Block 670, Lot 8:

Deed Date(s)	Deed Holder	Relationship to Requestor	Available Contact Information
N/A	Manufacturers Trust Company	None	N/A
11/23/1936	Samlou Realty Corporation	None	N/A
11/23/1936	Julius Braunschweig, esq. (as referee)	None	N/A

11/23/1936	Manufacturers Trust Company	None	N/A
12/29/1934, 8/10/1936, 11/23/1936	Queensboro Farm Products Inc.	None	15602 Liberty Avenue Jamaica, NY 11433

Block 670, Lot 27

Deed Date(s)	Deed Holder	Relationship to Requestor	Available Contact Information
N/A	Edward P. Schwarze, Elsie M. Bridgwood, Pauline B. Schmidt and Arthur F. Schwarze	None	N/A
10/22/1946	Good Humor Corporation	None	800 Sylvan Avenue Englewood Cliffs, New Jersey 07632
12/29/1975	Queensboro Farm Products Inc.	None	15602 Liberty Avenue Jamaica, NY 11433

Block 678, Lot 30:

Deed Date(s)	Deed Holder(s)	Relationship to Requestor	Available Contact Information
N/A	Artsons Realty Corp.	None	N/A
12/03/1959	Anita Firestone, Arthur N. Levien, Robert Levien, Edward A. Levien	None	110-11 Queens Boulevard, Forest Hills, NY 11375; 190 Melbourne Road, Great Neck, NY 11021; 67-02-A 186th Lane, Flushing, NY 11365; 1520 West 22nd Street, Sunset Island No.4, Miami, FL 33140
10/10/1966	Queensboro Farm Products Inc.	None	15602 Liberty Avenue Jamaica, NY 11433

Requestor is not the current owner of the Site. Queensboro Farm Products Inc. is the current owner of the Site. None of the identified previous owners has any relationship to the current applicant. The Requestor has executed an access agreement with the Owner to access the property in order to perform a remedial investigation and remediate the Site in the BCP. The Site Access Agreement is provided in Attachment G.

Continental Abstract Services LLC

1385 Broadway, 19th FL New York, NY 10018
212-936-2666 * Fax # 646- 809-1083

January 23, 2025

RE: Title No. : Q359854
Premises : 35-02 42nd Street, Long Island City, NY (And Others)
Owner(s) : QUEENSBORO FARM PRODUCTS, INC.
Buyer(s) : HG ACQUISTIONS LLC
Lender : TD BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS
Reference: HG ACQUISTIONS LLC from QUEENSBORO FARM PRODUCTS, INC.

Greetings:

Enclosed find the following items with reference to the above entitled matter:

Title Commitment

Kindly annex same to your report and consider it a part thereof.

If you have any questions, or if we can be of any further assistance, please do not hesitate to contact the undersigned. Thank you.

Very truly yours,
Continental Abstract Services LLC

_____
By: Melissa d'Alessandro

Encl.
cc:
cc:

First American Title™

Certificate of Title

ISSUED BY

First American Title Insurance Company

Certificate

Title No. : Q359854
Premises : 35-02 42nd Street, Long Island City, NY;
35-22 42nd Street, Long Island City, NY;
35-28 42nd Street, Long Island City, NY;
35-19 Steinway Street, Long Island City, NY;
35-13 41st Street, Long Island City, NY
Reference : HG ACQUISTIONS LLC from QUEENSBORO FARM PRODUCTS, INC.

FIRST AMERICAN TITLE INSURANCE COMPANY ("the Company") certifies to the "proposed insured(s)" listed herein that an examination of title to the premises described in Schedule A has been made in accordance with its usual procedure and agrees to issue its standard form of title insurance policy authorized by the Insurance Department of the State of New York, in the amount set forth herein, insuring the interest set forth herein, and the marketability thereof, in the premises described in Schedule A, after the closing of the transaction in conformance with the requirements and procedures approved by the Company and after the payment of the premium and fees associated herewith excepting (a) all loss or damage by reason of the estates, interests, defects, objections, liens, encumbrances and other matters set forth herein that are not disposed of to the satisfaction of the Company prior to such closing or issuance of the policy (b) any question or objection coming to the attention of the Company before the date of closing, or if there be no closing, before the issuance of the policy.

This Agreement to insure shall terminate (1) if the prospective insured, his or her attorney or agent makes any untrue statement with respect to any material fact or suppresses or fails to disclose any material fact or if any untrue answers are given to material inquiries by or on behalf of the Company; or (2) upon the issuance of title insurance in accordance herewith. In the event that this Certificate is endorsed and redated by an authorized representative of the Company after the closing of the transaction and payment of the premium and fees associated herewith, such "redated" Certificate shall serve as evidence of the title insurance issued until such time as a policy of title insurance is delivered to the insured. Any claim made under the redated Certificate shall be restricted to the conditions, stipulations and exclusions from coverage of the standard form of title insurance policy issued by the Company.

THIS REPORT IS NOT A TITLE INSURANCE POLICY! PLEASE READ IT CAREFULLY.
THE REPORT MAY SET FORTH EXCLUSIONS UNDER THE TITLE INSURANCE POLICY AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE PROPERTY.
YOU SHOULD CONSIDER THIS INFORMATION CAREFULLY.

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be affixed by its duly authorized officers on the date shown in Schedule A.

First American Title Insurance Company

Kenneth D. DeGiorgio
President

Greg L. Smith
Secretary

Continental Abstract Services LLC
1385 Broadway
19th FL
New York, NY 10018
Tel: 212-936-2666
Fax: 646- 809-1083

(This Certificate is valid only when Schedules A and B are attached)

CLOSING REQUIREMENTS

1. CLOSING DATE: In order to facilitate the closing of title, please notify the closing department at least 48 hours prior to the closing, of the date and place of closing, so that searches may be continued.

2. PROOF OF IDENTITY: Identity of all persons executing the papers delivered on the closing must be established to the satisfaction of the Company.

3. POWER OF ATTORNEY: If any of the closing instruments are to be executed pursuant to a Power of Attorney, a copy of such Power should be submitted to the Company prior to closing. THE IDENTITY OF THE PRINCIPAL EXECUTING THE POWER AND THE CONTINUED EFFECTIVENESS OF THE POWER MUST BE ESTABLISHED TO THE SATISFACTION OF THE COMPANY. The Power must be in recordable form.

4. CLOSING INSTRUMENTS: If any of the closing instruments will be other than commonly used forms or contain unusual provisions, the closing can be simplified and expedited by furnishing the Company with copies of the proposed documents in advance of closing.

5. LIEN LAW CLAUSE: Deeds and mortgages must contain the covenant required by Section 13 of the Lien Law. The covenant is not required in deeds from referees or other persons appointed by a court for the sole purpose of selling property.

6. REFERENCE TO SURVEYS AND MAPS: Closing instruments should make no reference to surveys or maps unless such surveys or maps are on file.

7. INTERMEDIARY DEEDS: In the event an intermediary will come into title at closing, other than the ultimate insured, the name of such party must be furnished to the Company in advance of closing so that appropriate searches can be made and relevant exceptions considered.

MISCELLANEOUS PROVISIONS

1. This certificate is intended for lawyers only. Your lawyers should be consulted before taking any action based upon the contents hereof.

2. The Company's closer may not act as legal advisor for any of the parties or draw legal instruments for them. The closer is permitted to be assistance only to an attorney.

3. Our policy will except from coverage any state of facts which an accurate survey might show, unless survey coverage is ordered. When such coverage is ordered, this certificate will set forth the specific survey exceptions which we will include in our policy. Whenever the word "trim" is used in any survey exceptions from coverage, it shall be deemed to include, roof cornices, moldings, belt courses, water tables, keystones, pilasters, portico, balcony all of which project beyond the street line.

4. Our examination of the title includes a search for any unexpired financing statements which affect fixtures and which have been properly filed and indexed pursuant to the Uniform Commercial Code in the office of the recording officer of the county in which the real property lies. No search has been made for other financing statements because we do not insure title to personal property. We will on request, in connection with the issuance of a title insurance policy, prepare such search for an additional charge. Our liability in connection with such search is limited to $1,000.00.

5. This company must be notified immediately of the recording or the filing, after the date of this certificate, of any instrument and of the discharge or other disposition of any mortgage, judgment, lien or any other matter set forth in this certificate and of any change in the transaction to be insured or the parties thereto. The continuation will not otherwise disclose the disposition of any lien.

6. If affirmative insurance is desired regarding any of the restrictive covenants with respect to new construction or alterations, please request such insurance in advance of closing as this request should not be considered at closing.

7. If it is discovered that there is additional property or an appurtenant easement for which insurance is desired, please contact the Company in advance of closing so that an appropriate title search may be made. In some cases, our rate manual provides for an additional charge for such insurance.

****NOTICE****

First American will collect fees to enable the recording of documents for this transaction. If it is thereafter determined that a Lender paid all or a portion of those recording fees, First American will promptly refund the amount paid by the Lender to the party from whom it was collected.

Schedule A

Title Number: **Q359854**

Effective Date: **12/2/2024**
Revised Date:

Premises: **35-02 42nd Street, Long Island City, NY (Parcel 1);**
35-22 42nd Street, Long Island City, NY (Parcel 2);
35-28 42nd Street, Long Island City, NY (Parcel 3);
35-19 Steinway Street, Long Island City, NY (Parcel 4);
35-13 41st Street, Long Island City, NY (Parcel 5)
County: **Queens**
City: **New York**
Tax ID: **Block 670 Lot 20 (Parcel 1)**
Block 670 Lot 27 (Parcel 2)
Block 670 Lot 30 (Parcel 3)
Block 669 Lot 16 (Parcel 4)
Block 670 Lot 8 (Parcel 5)

ALTA Owner's Policy 2006 (with N.Y. Endorsement Modifications) **$71,700,000.00**

Proposed Insured: **HG ACQUISTIONS LLC**

ALTA Loan Policy 2006 (with Endorsement Modifications)

Proposed Insured: **TD BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS**

The estate or interest in the land described or referred to in this Certificate and covered herein is:
Fee Simple

Title to said estate or interest in said land at the effective date hereof is vested in:

QUEENSBORO FARM PRODUCTS, INC.

Source of Title: who acquired title by virtue of the following deeds:

As to Parcel 1: Deed made by MARIE B. BISCHOFF dated 10/30/1945 and recorded 11/02/1945 in Liber 5084 Page 462 in the Office of the City Register of the City of New York of the County of Queens and
By Deed made by HENRY BISCHOFF and CHARLOTTE BISCHOFF dated 09/26/1930 and recorded 09/26/1930 in Liber 3429 Page 26 in the Office of the City Register of the City of New York of the County of Queens.

As to Parcel 2: Deed made by GOOD HUMOR CORPORATION dated 12/29/1975 in Reel 881 Page 1250 in the Office of the City Register of the City of New York of the County of Queens and By Deed made by EDWARD P. SCHWARZE, ELSIE M. BRIDGWOOD, PAULINE B. SCHMIDT AND ARTHUR F. SCHWARZE dated 10/22/1946 in Liber 5311 Page 403 in the Office of the City Register of the City of New York of the County of Queens.

As to Parcel 3: Deed made by ANITA FIRESTONE, ARTHUR N. LEVIEN, ROBERT LEVIEN and EDWARD LEVIEN A/K/A EDWARD A. LEVIEN dated 10/10/1966 and recorded 10/11/1966 in Record Liber 253 Page 83 in the Office of the City Register of the City of New York of the County of Queens and
By Deed made by ARTSONS REALTY CORP. dated 12/03/1959 and recorded 04/06/1960 in Record Liber 253 Page 83 in the Office of the City Register of the City of New York of the County of Queens.

As to Parcel 4: By the following Three Deeds:

As to Old Lot 16: Deed made by PAT CASEY ENTERPRISES, INC. dated 08/14/1947 and recorded 09/12/1947 in Record Liber 5461 Page 142 in the Office of the City Register of the City of New York of the County of Queens and
By Deed made by SAUL MOSKOFF, AS REFEREE dated 10/25/1937 and recorded 10/25/1937 in Record Liber 3913 Page 130 in the Office of the City Register of the City of New York of the County of Queens .

As to Part of Old Lots 24 and 28: Deed made by DAVID HALPERN dated 07/30/1940 and recorded 03/06/1941 in Record Liber 4352 Page 188 in the Office of the City Register of the City of New York of the County of Queens and
By Deed made by PAT CASEY ENTERPRISES, INC. dated 07/12/1940 and recorded 07/16/1940 in Record Liber 4238 Page 300 in the Office of the City Register of the City of New York of the County of Queens

As to Part of Old Lots 24 and 28: Deed made by DAVID HALPERN dated 07/17/1940 and recorded 03/06/1941 in Record Liber 4352 Page 192 in the Office of the City Register of the City of New York of the County of Queens and
By Deed made by EDWARD M. GREGORY dated 12/18/1940 and recorded 12/28/1940 in Record Liber 4322 Page 549 in the Office of the City Register of the City of New York of the County of Queens

As to Parcel 5: By the following Deeds:

Deed made by SAMLOU REALTY CORPORATION dated 12/29/1934 and recorded 02/06/1935 in Liber 3736 Page 307 in the Office of the City Register of the City of New York of the County of Queens and
By Deed made by NICHOLAS M. PETTE, AS REFEREE dated 06/17/1926 and recorded 06/26/1926 in Liber 2916 Page 473 in the Office of the City Register of the City of New York of the County of Queens

Deed made by JULIUS BRAUNSCHWEIG, ESQ. AS REFEREE dated 08/10/1936 and recorded 08/17/1936 in Liber 3829 Page 425 in the Office of the City Register of the City of New York of the County of Queens

Deed made by MANUFACTURERS TRUST COMPANY dated 11/23/1936 and recorded 12/11/1936 Liber 3852 Page 249 in the Office of the City Register of the City of New York of the County of Queens.

Recertified Date: ____/____/_____ Title Recertified In:

The land referred to in this Certificate is described as follows:

SCHEDULE "A" DESCRIPTION HEREIN

SCHEDULE A DESCRIPTION

AS TO PARCEL 1

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

BEGINNING at the corner formed by the intersection of the southerly side of Pierce Avenue and the Westerly side of 18th Avenue (formerly Winans Street);

RUNNING THENCE southerly, along the westerly side of 12th Avenue, one hundred (100) feet;

THENCE westerly, parallel with Pierce Avenue, and part of the distance through a party wall, one hundred (100) feet;

THENCE northerly, parallel with 12th Avenue, one hundred (100) feet to the southerly side of Pierce Avenue;

THENCE easterly, along the southerly side of Pierce Avenue, one hundred (100) feet to the point or place of BEGINNING.

AS TO PARCEL 2

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

BEGINNING at a point in the northwesterly side of 42nd Street (formerly known as 12th Avenue) distant 265 feet 6-3/4 inches northeasterly from the angle formed by the northwesterly side of 42nd Street, with the northerly side of Northern Boulevard (formerly known as Jackson Avenue) measured along the said northwesterly side of 42nd Avenue;

THENCE northwesterly at an angle of 89 degrees 56 minutes said line extending through the center of a party wall, 100 feet to the center line of the block between 41st Street (Formerly 11th Avenue) and 42nd Street;

THENCE northeasterly along said center line of the block, 60 feet;

THENCE southeasterly and parallel with the said first mentioned course and on the aforementioned angle of 89 degrees 56 minutes, 100 feet to the said northwesterly side of 42nd Street;

THENCE southwesterly along said side of 42nd Street, 60 feet to the point or place of BEGINNING.

AS TO PARCEL 3

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 a point on the northwesterly side of 42nd Street, formerly 12th Avenue, distant 205.23 feet northeasterly from the angle formed by the intersection of said northwesterly side of 42nd Street with the northerly side of Northern Boulevard, formerly Jackson Avenue, measured along said northwesterly side of 42nd Street;

RUNNING THENCE northwesterly at an exterior angle of 89 degrees 56 minutes, said line extending through the center of a party wall 100 feet to the center line of the block between 41st Street, formerly 11th Avenue, and 42nd Street;

THENCE northeasterly along said center line of the block and parallel with said northwesterly side of 42nd Street, 60 feet;

THENCE southeasterly and parallel with said first mentioned course, said line extending through the center of a party wall, 100 feet to said northwesterly side of 42nd Street;

THENCE southwesterly along said northwesterly side of 42nd Street, 60 feet to the point or place of BEGINNING.

AS TO PART OF PARCEL 4 (OLD LOT 16)

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

BEGINNING at a point on the southeasterly side of Steinway Street (formerly known as Steinway Avenue) distant 100 feet southerly from the corner formed by the intersection of the southeasterly side of Steinway Street with the southwesterly side of 35th Avenue (formerly known as Pierce Place);

RUNNING THENCE southeasterly parallel with 35th Avenue, 100 feet;

THENCE southwesterly parallel with Steinway Street, 100 feet;

THENCE northwesterly again parallel with 35th Avenue, 100 feet to the southeasterly side of Steinway Street;

THENCE northeasterly along the southeasterly side of Steinway Street 100 feet to the point or place of BEGINNING.

AS TO PART OF PARCEL 4 (PART OF OLD LOTS 24 and 28)

ALL that certain lot, piece or parcel of land, situate, lying and being at Long Island City, First ward, 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 southwesterly side of 41st Street (formerly known as 11th Avenue) with the southwesterly side of 35th Avenue (formerly known as Pierre Avenue);

RUNNING THENCE southwesterly along the northwesterly side of 41st Street, 100 feet;

THENCE southwesterly parallel with 35th Avenue, 90 feet;

THENCE northeasterly parallel 41st Street, 100 feet to the southwesterly side of 35th Avenue;

THENCE southeasterly along the southwesterly side of 35th Avenue, 90 feet to the point or place of BEGINNING.

AS TO PART OF PARCEL 4 (PART OF OLD LOTS 24 and 28)

ALL that certain lot, piece or parcel of land, situate, lying and being at Long Island City, First ward, Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northwesterly side of 41st Street (formerly known as 11th Avenue), distant 100 feet southwesterly from the corner formed by the intersection of the southwesterly side of 35th Avenue (formerly known as Pierre Avenue) with the northwesterly side of 41st Street;

RUNNING THENCE northwesterly parallel with 35th Avenue, 90 feet;

THENCE southwesterly parallel with 41st Street, 100 feet;

THENCE southeasterly again parallel with 35th Avenue, 90 feet to the northwesterly side of 41st Street;

THENCE northeasterly along the northwesterly side of 41st Street, 100 feet to the point or place of BEGINNING.

AS TO PART OF PARCEL 4 (PART OF OLD LOTS 24 and 28)

ALL that certain lot, piece or parcel of land, situate, lying and being at Long Island City, First ward, Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of 35th Avenue (formerly Pierce Avenue) distant 90 feet from the corner formed by the intersection of the southerly side of 35th Avenue (formerly Pierce Avenue) and the westerly side of 41st Street (formerly 11th Avenue);

RUNNING THENCE southerly and parallel with 41st Street, one hundred feet;

THENCE westerly and parallel with 35th Avenue, five feet;

THENCE northerly and parallel with 41st Street, one hundred feet to the southerly side of 35th Avenue;

THENCE easterly along the southerly side of 35th Avenue, five feet to the point or place of BEGINNING.

AS TO PART OF PARCEL 5

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

BEGINNING at a point on the westerly side of Twelfth Avenue distant one hundred (100) feet southerly from the corner formed by the intersection of the southerly side of Pierce Avenue with the westerly side of Twelfth Avenue;

RUNNING THENCE westerly parallel with Pierce Avenue and part of the distance through a party wall one hundred (100) feet;

THENCE southerly parallel with Twelfth Avenue seventy five (75) feet;

THENCE easterly parallel with Pierce Avenue one hundred (100) feet to the westerly side of Twelfth Avenue;

THENCE northerly along the westerly side of Twelfth Avenue seventy five (75) feet to the point or place of BEGINNING.

AS TO PART OF PARCEL 5

ALL that certain lot, piece or parcel of land, situate, lying and being in the First ward, Borough and County of Queens, shown and designated on certain Map entitled “Map of Property in the First Ward, Borough of Queen, belonging to Randolph Thompson Realty Company, dated March 12, 1906 by P. G. Van Alst C.S. filed March 28, 1906 as Map No. 206 as and by lots numbers 8, 9, 10, 11, 12 and 13 in Block 195 more particularly bounded and described as follows:

BEGINNING at a point on the southeasterly side of 11th Avenue (formerly Albert Street) distant one hundred seventy-five (175) feet, southwesterly from the corner formed by the intersection of the southeasterly side of 11th Avenue and the southeasterly side of Pierce Avenue;

RUNNING THENCE southeasterly parallel with Pierce Avenue, one hundred (100) feet;

THENCE southwesterly parallel with 11th Avenue, one hundred fifty (150) feet;

THENCE northwesterly, parallel with Pierce Avenue, one hundred (100) feet, to the southeasterly side of 11th Avenue and;

THENCE northeasterly, along the said southeasterly side of 11th Avenue, one hundred fifty (150) feet to the point or place of BEGINNING.

ATTACHMENT E
SECTION VI. PROPERTY'S ENVIRONMENTAL HISTORY

1. REPORTS

Available reports for the Site include the following:

- Phase I Environmental Site Assessment Report by Langan Engineering, Environmental, Surveying dated December 2024
- Phase II Investigation Report by Vektor Consultants dated September 2025

A summary of the relevant information from the aforementioned reports is provided below:

Phase I Environmental Site Assessment Report by Langan Engineering, Environmental, Surveying, December 2024

- Langan Engineering, Environmental, Surveying performed site reconnaissance on December 6, 2024.
- Two recognized environmental conditions (REC) were identified for the Subject Property
    - Current and historical use of the subject property represents a recognized environmental condition for the subject property. Historic uses of concern contain multiple auto repair shops, a gasoline filling station, automobile garages, manufacturing facilities, a chemical gases warehouse, a dairy processing plant, and a laundry facility (which may have operated as a dry cleaner). Current uses of concern include metal fabrication facilities, automotive and maintenance repair garages. Evidence of multiple gasoline tanks, underground storage tanks, spills, and hydraulic lifts was identified on the subject property as well.
    - Current and historical use of adjacent properties represents a recognized environmental condition for the subject property. Uses of concern include industrial uses including gasoline filling stations with gasoline tanks, auto repair shops, vehicle garages with gasoline tanks, manufacturing warehouses, and a dry cleaner. Evidence of petroleum bulk storage at adjoining and adjacent properties was identified during site reconnaissance.
- 3 Business Environmental Risks (BERs) were identified on the Subject Property
    - An unregistered 4,000-gallon diesel fuel UST was identified for the subject property during records review. Additionally, a 500-gallon suspect hydraulic fluid containing AST was identified on the roof of the Subject Property.

- The subject property is subject to E-Designations for hazardous materials, air quality, and noise.
- Fill may be present on the subject property due to cycles of building construction and demolition.

Phase II Environmental Site Assessment Report by Vektor Consultants, December 25, 2025

- Seven soil borings, 25SB-2, 25SB-4 through 25SB-6, and 25SB-9 through 25SB-11, were installed across the Site. A shallow sample from the 0-2' interval was collected in 25SB-5, 25SB-6, and 25SB-11, 8-10' in 25SB-2 and 25SB-9, and 10-12' in 25SB-4 and 25SB-10. Additional deeper interval samples were collected between 17-19' from all borings. These samples were tested for VOCs, SVOCs, Pesticides, PCBs, and Metals.
  - No VOCs were identified exceeding Part 375-6.8(a) Unrestricted Use Soil Cleanup Objectives (UUSCOs), or Part 375-6.8(b) Restricted Residential Use Soil Cleanup Objectives (RRSCOs).
  - No SVOCs were detected exceeding their respective SCOs.
  - Two metals, lead (436 ppm), and mercury (5.14 ppm), were detected above their respective RRSCOs in sample SB-5(0-2'). Two metals, copper (67.5 ppm) and zinc (282 ppm), were detected above their respective UUSCOs in sample SB-5(0-2').
  - No pesticides were detected exceeding their respective SCOs.
  - No PCBs were identified exceeding their respective SCOs.
  - Soil Boring 25SB-11 was analyzed for PFAS at a depth interval of 17-19 feet bgs. No compounds were detected.
- Four two-inch diameter monitoring wells, MW-2, MW-4, MW-5, and MW-6 were installed across the site to depths ranging from 24.07 to 25.04 feet below grade surface. The depth to groundwater ranged from 18.96 feet bgs in groundwater monitoring well MW-6 to 22.01 feet bgs in groundwater monitoring well MW-2. One groundwater sample was collected from each well and analyzed for VOCs, SVOCs, 1,4-Dioxane, total and dissolved metals, pesticides, and PCBs. Three monitoring wells, MW-2, MW-5, and MW-6 were also tested for PFAS.
  - One chlorinated VOC, tetrachloroethene (PCE) was detected exceeding its AWQS of 5 ppb in three samples, ranging from 18 ppb in MW-2 and 44 ppb in MW-4.
  - Total sodium was detected exceeding its AWQS of 20,000 ppb in all four samples, ranging from 70,400 ppb in MW-6 to 140,000 ppb in MW-2.
  - Dissolved sodium was detected exceeding its AWQS of 20,000 ppb in all four samples, ranging from 75,500 ppb in MW-6 to 138,000 ppb in MW-2.
  - No pesticides or PCBs were detected above their respective AWQS in groundwater samples.

  - Two PFAS compounds were detected exceeding their AWQS in groundwater samples
    - PFOS was detected in exceedance of its AWQS of 2.7 ppt in in three samples ranging from 7.39 ppb in MW-2 to 10.2 ppt in MW-5.
    - PFOA was detected in exceedance of its AWQS of 6.7 ppt in three samples ranging from 31.6 ppt in MW-2 to 51.7 ppb in MW-6
- Seven soil vapor points, SV-3, SV-5, and SV-6 through SV-10, were installed across the site to 17' below grade surface (bgs) and tested for VOCs.
  - Ranging concentrations of petroleum-related VOCs, 1,2,4-Trimethylbenzene in all 7 samples (max. concentration of 16.7 ug/m3 in SV-3), 1,3,5-Trimethylbenzene in all 7 samples (max. concentration of 4.75 ug/m3 in SV-5), 1,3 Butadiene in 3 samples (max. concentration of 4.4 ug/m3 in SV-10), 2,2,4-Trimethylpentane in 3 samples (max. concentration of 2.2 ug/m3 in SV-8), 2-Butanone in 6 samples (max. concentration of 23.6 ug/m3 in SV-3), 2-Hexanone in 3 samples (max. concentration of 10.1 ug/m3 in SV-3), 4-Ethyltoluene in 6 samples (max. concentration of 2.48 ug/m3 in SV-9), 4-Methyl-2-Pentanone in 3 samples (max. concentration of 5.57 ug/m3 in SV-3), Acetone in all 7 samples (max. concentration of 167 ug/m3 in SV-3), Benzene in 4 samples (max. concentration of 6.68 ug/m3 in SV-10), carbon disulfide in all 7 samples (max. concentration of 16.3 ug/m3 in SV-10), cyclohexane in 5 samples (max. concentration of 2.11 ug/m3 in SV-10), heptane in 5 samples (max. concentration of 5.74 ug/m3 in SV-3), n-Hexane in 5 samples (max. concentration of 5.29 in SV-10), naphthalene in all 7 samples (max. concentration of 5.72 ug/m3 in SV-3), o-Xylene in all 7 samples (max. concentration of 12.5 ug/m3 in SV-8), p/m-Xylene in all 7 samples (max. concentration of 35.1 ug/m3 in SV-8), Styrene in 1 samples (1.19 ug/m3 in SV-10), tert-Butyl Alcohol in all 7 samples (max. concentration of 14.6 ug/m3 in SV-3), toluene in 7 samples (max. concentration of 119 ug/m3 in SV-6), and xylene (total) in all 7 samples (max. concentration of 47.8 ug/m3 in SV-8), were detected in soil vapor.
  - Ranging concentrations of chlorinated VOCs (CVOCs), 1,1,1-Trichloroethane in 2 samples (max. concentration of 4.12 ug/m3 in SV-5), 1,1-Dichloroethane in 1 sample (1.53 ug/m3 in SV-5), 1,2-Dichloroethene (total) in 2 samples (max. concentration of 21.6 ug/m3 in SV-10), bromodichloromethane in 1 sample (9.45 ug/m3 in SV-7), carbon tetrachloride in 1 sample (10.2 ug/m3 in SV-10), chloroethane in 1 sample (0.81 ug/m3 in SV-3), chloroform in all 7 samples (max. concentration of 105 ug/m3 in SV-7), chloromethane in 4 samples (max. concentration of 2.87 ug/m3 in SV-3), cis-1,2-Dichloroethene in 3 samples (max. concentration of 19.2 ug/m3 in SV-5), dichlorodifluoromethane in all 7 samples (max. concentration of 4.94 ug/m3 in SV-5), ethylbenzene in all 7

samples (max. concentration of 17.2 ug/m3 in SV-9), Freon-113 in 1 sample (max. concentration of 1.77 ug/m3 in SV-3), tetrachloroethene in all 7 samples (max. concentration of 508 ug/m3 in SV-5), trans-1,2-Dichloroethene in 2 samples (max. concentration of 4.04 ug/m3 in SV-10), trichloroethene in all 7 samples (max. concentration of 69.9 ug/m3 in SV-5), trichlorofluoromethane in all 7 samples (max concentration of 19 ug/m3 in SV-6), and vinyl chloride in 1 sample (1.32 ug/m3 in SV-10), were detected in soil vapor.

- Other VOCs detected include 1,4-Dioxane in 2 samples (max. concentration of 2.12 ug/m3 in SV-3), Ethyl Alcohol in 5 samples (max. concentration of 36.6 ug/m3 in SV-8), iso-Propyl Alcohol in all 7 samples (max. concentration of 106 ug/m3 in SV-10), and tetrahydrofuran in 4 samples (max. concentration of 8.14 ug/m3 in SV-3).

The aforementioned reports are submitted along with the BCP application.

2. SAMPLING DATA

The following tables summarize the exceedances and maximum concentrations of contaminants in each media.

Soil:

Analytes > RRSCOs	Detections > RRSCOs	Max. Detection (ppm)	RRSCO (ppm)	Depth (ft bgs)
Metals				
Lead	1	436	400	0-2
Mercury	1	5.14	0.3	0-2

Groundwater:

Analytes > AWQS	Detections > AWQS / PFAS RPWS	Max. Detection (ppb)	AWQS (ppb)
Total Metals			
Iron	3	1,530	300
Sodium	4	140,000	20,000
Dissolved Metals			
Sodium	4	138,000	20,000
Volatile Organics			

Tetrachloroethene	3	44	5
PFAS			
PFOS	3	10.2	10
PFOA	3	51.7	10

Soil Vapor:

Analytes	Total Detections	Max. Detection (ug/m³)	Type
1,1,1-Trichloroethane	2	4.12	Soil Vapor
1,1-Dichloroethane	1	1.53	Soil Vapor
1,2,4-Trimethylbenzene	7	16.7	Soil Vapor
1,2-Dichloroethene (total)	1	20.4	Soil Vapor
1,3,5-Trimethylbenzene	7	4.75	Soil Vapor
1,3-Butadiene	3	4.4	Soil Vapor
1,4-Dioxane	2	2.12	Soil Vapor
2,2,4-Trimethylpentane	3	2.2	Soil Vapor
2-Butanone	6	23.6	Soil Vapor
2-Hexanone	3	10.1	Soil Vapor
4-Ethyltoluene	6	2.48	Soil Vapor
4-Methyl-2-Pentanone	3	5.57	Soil Vapor
Acetone	7	167	Soil Vapor
Benzene	4	6.68	Soil Vapor
Carbon Disulfide	7	16.3	Soil Vapor
Carbon Tetrachloride	1	10.2	Soil Vapor
Chloroethane	1	0.81	Soil Vapor
Chloroform	7	105	Soil Vapor
Chloromethane	4	2.87	Soil Vapor
Ciz-1,2-Dichloroethene	3	19.2	Soil Vapor
Cyclohexane	5	2.11	Soil Vapor
Dichlorodifluoromethane	7	4.94	Soil Vapor
Ethyl Alcohol	5	36.6	Soil Vapor
Ethylbenzene	7	17.2	Soil Vapor
Freon-113	1	1.77	Soil Vapor
Heptane	5	5.74	Soil Vapor
Iso-Propyl Alcohol	7	106	Soil Vapor
n-Hexane	5	5.29	Soil Vapor

Naphthalene	7	5.72	Soil Vapor
o-Xylene	7	12.5	Soil Vapor
p- & m- Xylenes	7	35.1	Soil Vapor
Styrene	1	1.19	Soil Vapor
Tert-Butyl Alcohol	7	14.6	Soil Vapor
Tetrachloroethene	7	508	Soil Vapor
Tetrahydrofuran	4	8.14	Soil Vapor
Toluene	7	119	Soil Vapor
Trans-1,2-Dichloroethene	2	4.04	Soil Vapor
Trichloroethene	7	69.9	Soil Vapor
Trichlorofluoromethane	7	19	Soil Vapor
Vinyl Chloride	1	1.32	Soil Vapor
Xylene (total)	7	47.8	Soil Vapor

Summary tables of the soil, groundwater, and soil vapor results are provided as Tables 1-5, Tables 6-10, and Table 11, respectively, in Attachment E. Spider maps showing soil and groundwater exceedances, and soil vapor chemistry concentrations are also provided in Attachment E.

The data from the previous Phase II investigation will be validated and Data Usability Summary Reports (DUSRs) will be provided with the Remedial Investigation Report once the site-wide investigation of soil, groundwater, and soil vapor occurs.

Compound	NYSDEC Part 375 Unrestricted Use Soil Cleanup	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives - Restricted Residential
TAL Metals	**mg/kg**	**mg/kg**
Copper	50	280
Lead	63	400
Zinc	109	6,600
Mercury	0.18	0.3

Sample ID	SB-5
Sample Depth	0'-2'
Sampling Date	08/07/2025
TAL Metals	**mg/kg**
Copper	67.5
Lead	436
Mercury	5.14
Zinc	282

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LEGEND:

- SITE BOUNDARY
- SOIL BORING LOCATION LOCATION AND ID — SB-X
- SOIL BORING/MONITORING WELL LOCATION AND ID — SB-X/MW-X
- SOIL VAPOR POINT LOCATION AND ID — SV-X
- Interior Lot Boundaries

NOTE

1. BASE MAP PROVIDED BY GOOGLE EARTH

Scale: 0' 100'

FIGURE NO. 7

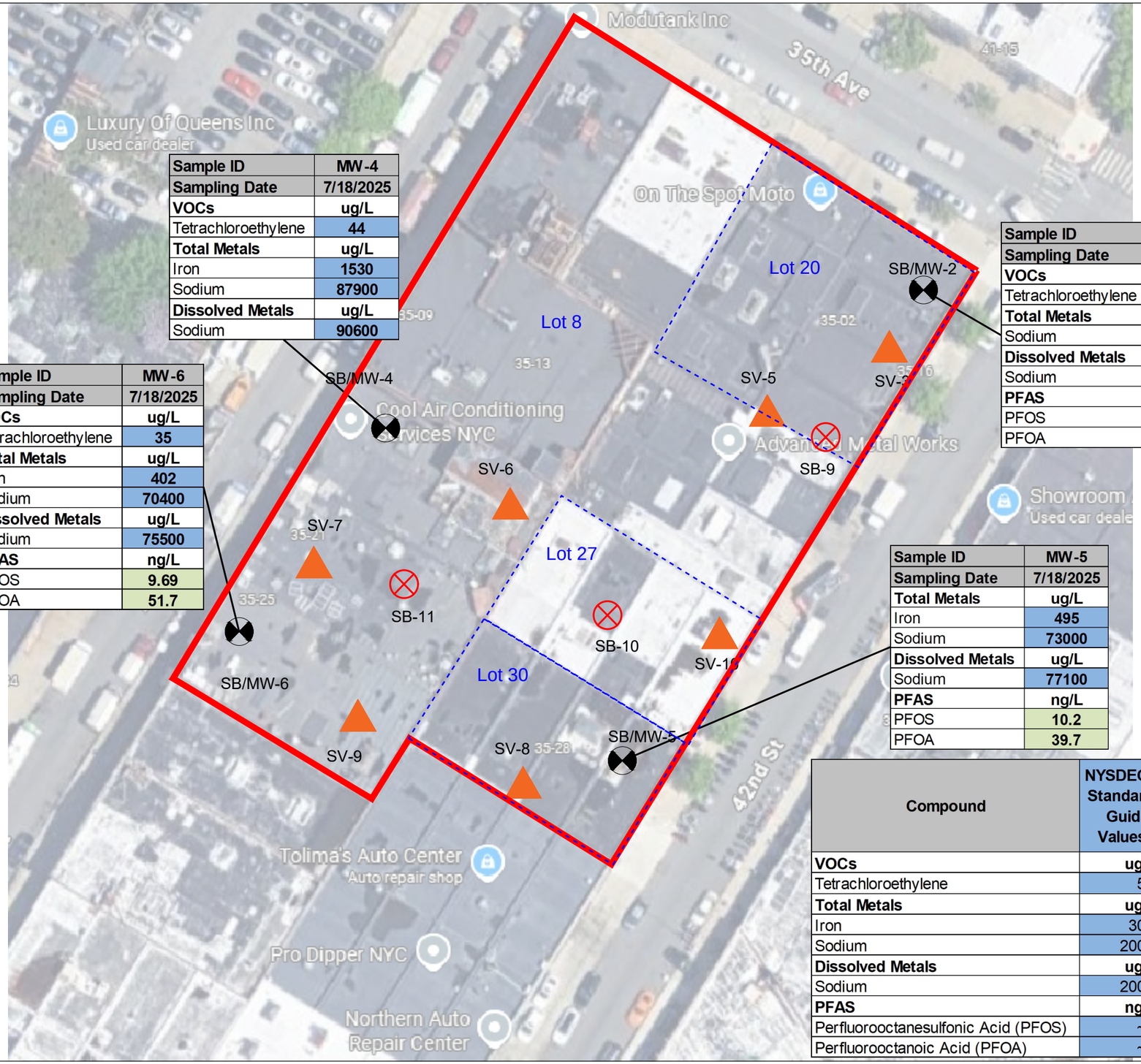
FIGURE NAME: SOIL CHEMISTRY EXCEEDANCES

REPORT: BCP APPLICATION

DATE: 9/23/2025

DRAWN BY: KB

SITE ADDRESS: 35-13 41ST STREET
ASTORIA, NY 11101



Sample ID	MW-4
Sampling Date	**7/18/2025**
VOCs	**ug/L**
Tetrachloroethylene	**44**
Total Metals	**ug/L**
Iron	**1530**
Sodium	**87900**
Dissolved Metals	**ug/L**
Sodium	**90600**

Sample ID	MW-6
Sampling Date	**7/18/2025**
VOCs	**ug/L**
Tetrachloroethylene	**35**
Total Metals	**ug/L**
Iron	**402**
Sodium	**70400**
Dissolved Metals	**ug/L**
Sodium	**75500**
PFAS	**ng/L**
PFOS	**9.69**
PFOA	**51.7**

Sample ID	MW-2
Sampling Date	**7/18/2025**
VOCs	**ug/L**
Tetrachloroethylene	**18**
Total Metals	**ug/L**
Sodium	**140000**
Dissolved Metals	**ug/L**
Sodium	**138000**
PFAS	**ng/L**
PFOS	**7.39**
PFOA	**31.6**

Sample ID	MW-5
Sampling Date	**7/18/2025**
Total Metals	**ug/L**
Iron	**495**
Sodium	**73000**
Dissolved Metals	**ug/L**
Sodium	**77100**
PFAS	**ng/L**
PFOS	**10.2**
PFOA	**39.7**

Compound	NYSDEC TOGS Standards and Guidance Values - GA	NYDEC Part 375 PFAS Remedial Program Water Oct 2020
VOCs	**ug/L**	**ng/L**
Tetrachloroethylene	5	~
Total Metals	**ug/L**	
Iron	300	~
Sodium	20000	~
Dissolved Metals	**ug/L**	**ug/L**
Sodium	20000	~
PFAS	**ng/L**	
Perfluorooctanesulfonic Acid (PFOS)	~	10
Perfluorooctanoic Acid (PFOA)	~	10

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LEGEND:

- SITE BOUNDARY
- SOIL BORING LOCATION LOCATION AND ID (SB-X)
- SOIL BORING/MONITORING WELL LOCATION AND ID (SB-X/MW-X)
- SOIL VAPOR POINT LOCATION AND ID (SV-X)
- Interior Lot Boundaries

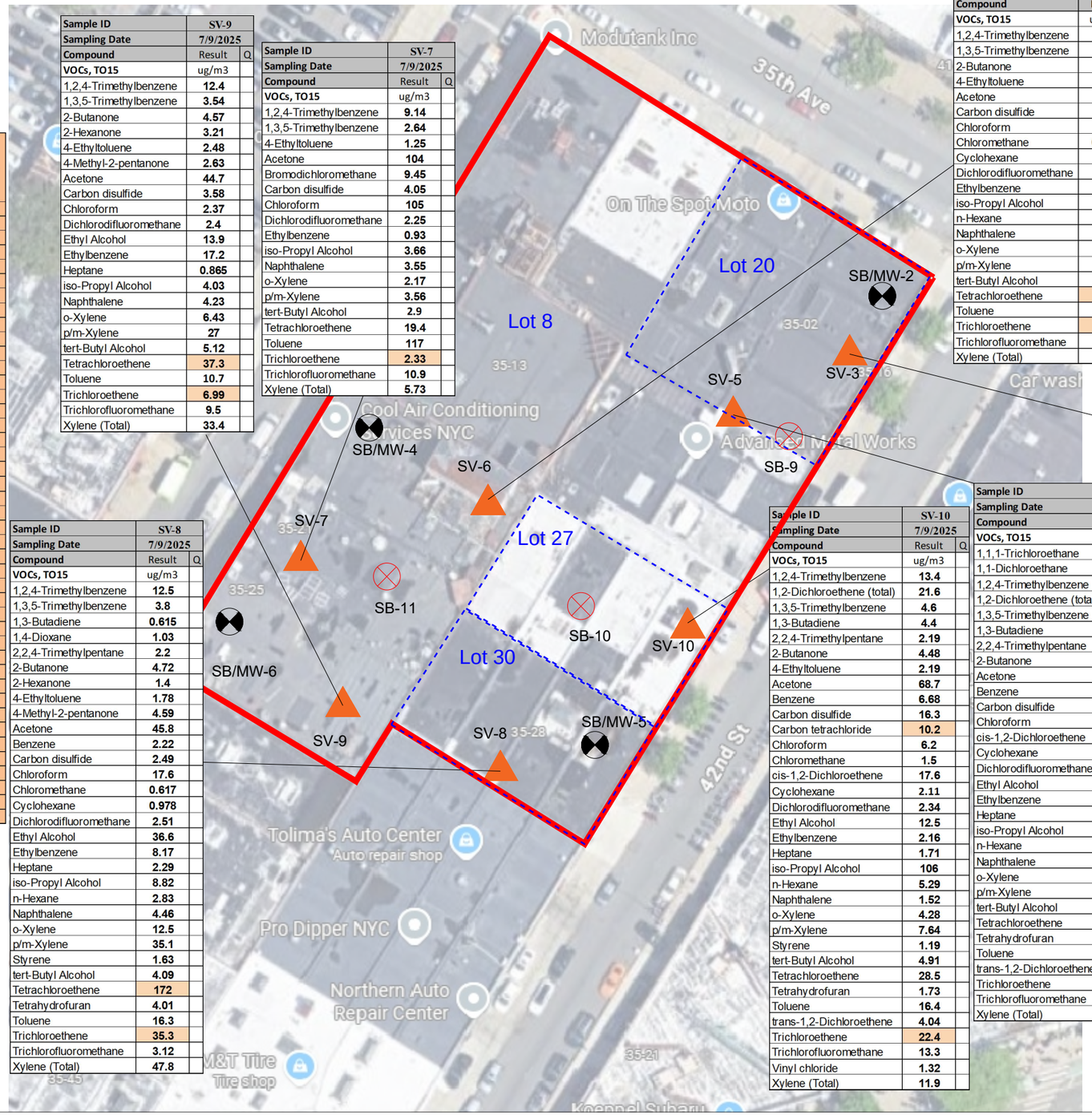
NOTES:

1. BASE MAP PROVIDED BY GOOGLE EARTH

SCALE: 0' 100'

FIGURE NO.	8
FIGURE NAME:	GROUNDWATER CHEMISTRY EXCEEDANCES
REPORT:	BCP APPLICATION
DATE:	9/23/2025
DRAWN BY:	KB
SITE ADDRESS:	35-13 41ST STREET ASTORIA, NY 11101

Compound	NYSDOH Air Guidline Values - AGVs
Volatile Organics, EPA TO15 Full List	**ug/m3**
1,1,1-Trichloroethane	100
1,1-Dichloroethane	~
1,2,4-Trimethylbenzene	~
1,2-Dichloroethene (total)	~
1,3,5-Trimethylbenzene	~
1,3-Butadiene	~
1,4-Dioxane	~
2,2,4-Trimethylpentane	~
2-Butanone	~
2-Hexanone	~
4-Ethyltoluene	~
4-Methyl-2-pentanone	~
Acetone	~
Benzene	~
Bromodichloromethane	~
Carbon disulfide	~
Carbon tetrachloride	5
Chloroethane	~
Chloroform	~
Chloromethane	~
cis-1,2-Dichloroethene	~
Cyclohexane	~
Dichlorodifluoromethane	~
Ethyl Alcohol	~
Ethylbenzene	~
Freon-113	~
Heptane	~
iso-Propyl Alcohol	~
n-Hexane	~
Naphthalene	~
o-Xylene	~
p/m-Xylene	~
Styrene	~
tert-Butyl Alcohol	~
Tetrachloroethene	30
Tetrahydrofuran	~
Toluene	~
trans-1,2-Dichloroethene	~
Trichloroethene	2
Trichlorofluoromethane	~
Vinyl chloride	~
Xylene (Total)	~



Sample ID	SV-9	
Sampling Date	7/9/2025	
Compound	Result	Q
VOCs, TO15	ug/m3	
1,2,4-Trimethylbenzene	12.4	
1,3,5-Trimethylbenzene	3.54	
2-Butanone	4.57	
2-Hexanone	3.21	
4-Ethyltoluene	2.48	
4-Methyl-2-pentanone	2.63	
Acetone	44.7	
Carbon disulfide	3.58	
Chloroform	2.37	
Dichlorodifluoromethane	2.4	
Ethyl Alcohol	13.9	
Ethylbenzene	17.2	
Heptane	0.865	
iso-Propyl Alcohol	4.03	
Naphthalene	4.23	
o-Xylene	6.43	
p/m-Xylene	27	
tert-Butyl Alcohol	5.12	
Tetrachloroethene	37.3	
Toluene	10.7	
Trichloroethene	6.99	
Trichlorofluoromethane	9.5	
Xylene (Total)	33.4	

Sample ID	SV-7	
Sampling Date	7/9/2025	
Compound	Result	Q
VOCs, TO15	ug/m3	
1,2,4-Trimethylbenzene	9.14	
1,3,5-Trimethylbenzene	2.64	
4-Ethyltoluene	1.25	
Acetone	104	
Bromodichloromethane	9.45	
Carbon disulfide	4.05	
Chloroform	105	
Dichlorodifluoromethane	2.25	
Ethylbenzene	0.93	
iso-Propyl Alcohol	3.66	
Naphthalene	3.55	
o-Xylene	2.17	
p/m-Xylene	3.56	
tert-Butyl Alcohol	2.9	
Tetrachloroethene	19.4	
Toluene	117	
Trichloroethene	2.33	
Trichlorofluoromethane	10.9	
Xylene (Total)	5.73	

Sample ID	SV-6	
Sampling Date	7/9/2025	
Compound	Result	Q
VOCs, TO15	ug/m3	
1,2,4-Trimethylbenzene	13.4	
1,3,5-Trimethylbenzene	4.16	
2-Butanone	1.54	
4-Ethyltoluene	1.82	
Acetone	60.8	
Carbon disulfide	9.28	
Chloroform	5.91	
Chloromethane	0.776	
Cyclohexane	1.83	
Dichlorodifluoromethane	2.35	
Ethylbenzene	1.68	
iso-Propyl Alcohol	15.9	
n-Hexane	4.16	
Naphthalene	4.97	
o-Xylene	3.79	
p/m-Xylene	6.95	
tert-Butyl Alcohol	3.3	
Tetrachloroethene	59.8	
Toluene	119	
Trichloroethene	4.75	
Trichlorofluoromethane	19	
Xylene (Total)	10.7	

Sample ID	SV-3	
Sampling Date	7/9/2025	
Compound	Result	Q
VOCs, TO15	ug/m3	
1,1,1-Trichloroethane	1.36	
1,2,4-Trimethylbenzene	16.7	
1,3,5-Trimethylbenzene	4.1	
1,4-Dioxane	2.12	
2-Butanone	23.6	
2-Hexanone	10.1	
4-Ethyltoluene	1.85	
4-Methyl-2-pentanone	5.57	
Acetone	167	
Benzene	0.802	
Carbon disulfide	4.2	
Chloroethane	0.81	
Chloroform	7.42	
Chloromethane	2.87	
cis-1,2-Dichloroethene	7.22	
Cyclohexane	0.864	
Dichlorodifluoromethane	3.22	
Ethyl Alcohol	21.5	
Ethylbenzene	2.54	
Freon-113	1.77	
Heptane	5.74	
iso-Propyl Alcohol	26.1	
n-Hexane	3.41	
Naphthalene	5.72	
o-Xylene	4.39	
p/m-Xylene	11.6	
tert-Butyl Alcohol	14.6	
Tetrachloroethene	384	
Tetrahydrofuran	8.14	
Toluene	18.4	
Trichloroethene	34.8	
Trichlorofluoromethane	2.35	
Xylene (Total)	16	-

Sample ID	SV-8	
Sampling Date	7/9/2025	
Compound	Result	Q
VOCs, TO15	ug/m3	
1,2,4-Trimethylbenzene	12.5	
1,3,5-Trimethylbenzene	3.8	
1,3-Butadiene	0.615	
1,4-Dioxane	1.03	
2,2,4-Trimethylpentane	2.2	
2-Butanone	4.72	
2-Hexanone	1.4	
4-Ethyltoluene	1.78	
4-Methyl-2-pentanone	4.59	
Acetone	45.8	
Benzene	2.22	
Carbon disulfide	2.49	
Chloroform	17.6	
Chloromethane	0.617	
Cyclohexane	0.978	
Dichlorodifluoromethane	2.51	
Ethyl Alcohol	36.6	
Ethylbenzene	8.17	
Heptane	2.29	
iso-Propyl Alcohol	8.82	
n-Hexane	2.83	
Naphthalene	4.46	
o-Xylene	12.5	
p/m-Xylene	35.1	
Styrene	1.63	
tert-Butyl Alcohol	4.09	
Tetrachloroethene	172	
Tetrahydrofuran	4.01	
Toluene	16.3	
Trichloroethene	35.3	
Trichlorofluoromethane	3.12	
Xylene (Total)	47.8	

Sample ID	SV-10	
Sampling Date	7/9/2025	
Compound	Result	Q
VOCs, TO15	ug/m3	
1,2,4-Trimethylbenzene	13.4	
1,2-Dichloroethene (total)	21.6	
1,3,5-Trimethylbenzene	4.6	
1,3-Butadiene	4.4	
2,2,4-Trimethylpentane	2.19	
2-Butanone	4.48	
4-Ethyltoluene	2.19	
Acetone	68.7	
Benzene	6.68	
Carbon disulfide	16.3	
Carbon tetrachloride	10.2	
Chloroform	6.2	
Chloromethane	1.5	
cis-1,2-Dichloroethene	17.6	
Cyclohexane	2.11	
Dichlorodifluoromethane	2.34	
Ethyl Alcohol	12.5	
Ethylbenzene	2.16	
Heptane	1.71	
iso-Propyl Alcohol	106	
n-Hexane	5.29	
Naphthalene	1.52	
o-Xylene	4.28	
p/m-Xylene	7.64	
Styrene	1.19	
tert-Butyl Alcohol	4.91	
Tetrachloroethene	28.5	
Tetrahydrofuran	1.73	
Toluene	16.4	
trans-1,2-Dichloroethene	4.04	
Trichloroethene	22.4	
Trichlorofluoromethane	13.3	
Vinyl chloride	1.32	
Xylene (Total)	11.9	

Sample ID	SV-5	
Sampling Date	7/9/2025	
Compound	Result	Q
VOCs, TO15	ug/m3	
1,1,1-Trichloroethane	4.12	
1,1-Dichloroethane	1.53	
1,2,4-Trimethylbenzene	14.2	
1,2-Dichloroethene (total)	20.4	
1,3,5-Trimethylbenzene	4.75	
1,3-Butadiene	2.41	
2,2,4-Trimethylpentane	2.04	
2-Butanone	3.6	
Acetone	34.4	
Benzene	2.6	
Carbon disulfide	4.45	
Chloroform	17.8	
cis-1,2-Dichloroethene	19.2	
Cyclohexane	0.991	
Dichlorodifluoromethane	4.94	
Ethyl Alcohol	13.4	
Ethylbenzene	2.18	
Heptane	3.48	
iso-Propyl Alcohol	10.6	
n-Hexane	2.19	
Naphthalene	3.48	
o-Xylene	4.34	
p/m-Xylene	7.82	
tert-Butyl Alcohol	9.16	
Tetrachloroethene	508	
Tetrahydrofuran	1.57	
Toluene	21.4	
trans-1,2-Dichloroethene	1.21	
Trichloroethene	69.9	
Trichlorofluoromethane	2.05	
Xylene (Total)	12.2	

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LEGEND:

- SITE BOUNDARY
- SB-X — SOIL BORING LOCATION LOCATION AND ID
- SB-X/MW-X — SOIL BORING/MONITORING WELL LOCATION AND ID
- SV-X — SOIL VAPOR POINT LOCATION AND ID
- Interior Lot Boundaries

NOTES:

1. BASE MAP PROVIDED BY GOOGLE EARTH

SCALE: 0' 100'

FIGURE NO. 9

FIGURE NAME: SOIL VAPOR DETECTIONS

REPORT: BCP APPLICATION

DATE: 9/23/2025

DRAWN BY: KB

SITE ADDRESS: 35-13 41ST STREET
ASTORIA, NY 11101

Table 1
35-13 41st Street
VOCs in Soil

Sample ID Sampling Date Laboratory ID Sample Matrix	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives - Restricted	25SB-2 (8-10) 7/8/2025 L2542438-07 SOIL		25SB-2 (17-19) 7/8/2025 L2542438-08 SOIL		25SB-4 (10-12) 7/8/2025 L2542438-05 SOIL		25SB-4 (17-19) 7/8/2025 L2542438-06 SOIL		25SB-5 (0-2) 7/8/2025 L2542438-09 SOIL		25SB-5 (17-19) 7/8/2025 L2542438-10 SOIL		25SB-6 (0-2) 7/8/2025 L2542438-01 SOIL		25SB-6 (17-19) 7/8/2025 L2542438-02 SOIL	
Compound			Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
VOCs	ppm	ppm	ppm		ppm		ppm		ppm		ppm		ppm		ppm		ppm	
1,1,1-Trichloroethane	0.68	100	0.00074	U	0.00077	U	0.00057	U	0.00054	U	0.00052	U	0.00074	U	0.00061	U	0.00058	U
1,1,2,2-Tetrachloroethane	~	~	0.00074	U	0.00077	U	0.00057	U	0.00054	U	0.00052	U	0.00074	U	0.00061	U	0.00058	U
1,1,2-Trichloroethane	~	~	0.0015	U	0.0015	U	0.0011	U	0.0011	U	0.001	U	0.0015	U	0.0012	U	0.0012	U
1,1-Dichloroethane	0.27	47	0.0015	U	0.0015	U	0.0011	U	0.0011	U	0.001	U	0.0015	U	0.0012	U	0.0012	U
1,1-Dichloroethene	0.24	0.98	0.0015	U	0.0015	U	0.0011	U	0.0011	U	0.001	U	0.0015	U	0.0012	U	0.0012	U
1,2,3-Trichlorobenzene	~	~	0.003	U	0.0031	U	0.0023	U	0.0022	U	0.0021	U	0.003	U	0.0024	U	0.0023	U
1,2,4-Trichlorobenzene	~	~	0.003	U	0.0031	U	0.0023	U	0.0022	U	0.0021	U	0.003	U	0.0024	U	0.0023	U
1,2-Dibromo-3-chloropropane	~	~	0.0044	U	0.0046	U	0.0034	U	0.0032	U	0.0031	U	0.0044	U	0.0036	U	0.0034	U
1,2-Dibromoethane	~	~	0.0015	U	0.0015	U	0.0011	U	0.0011	U	0.001	U	0.0015	U	0.0012	U	0.0012	U
1,2-Dichlorobenzene	1.1	100	0.003	U	0.0031	U	0.0023	U	0.0022	U	0.0021	U	0.003	U	0.0024	U	0.0023	U
1,2-Dichloroethane	0.02	5.8	0.0015	U	0.0015	U	0.0011	U	0.0011	U	0.001	U	0.0015	U	0.0012	U	0.0012	U
1,2-Dichloropropane	~	~	0.0015	U	0.0015	U	0.0011	U	0.0011	U	0.001	U	0.0015	U	0.0012	U	0.0012	U
1,3-Dichlorobenzene	2.6	38	0.003	U	0.0031	U	0.0023	U	0.0022	U	0.0021	U	0.003	U	0.0024	U	0.0023	U
1,4-Dichlorobenzene	1.8	24	0.003	U	0.0031	U	0.0023	U	0.0022	U	0.0021	U	0.003	U	0.0024	U	0.0023	U
1,4-Dioxane	0.1	5.7	0.12	U	0.12	U	0.091	U	0.086	U	0.083	U	0.12	U	0.097	U	0.092	U
2-Butanone	0.1	100	0.015	U	0.015	U	0.011	U	0.011	U	0.01	U	0.015	U	0.012	U	0.012	U
2-Hexanone	~	~	0.015	U	0.015	U	0.011	U	0.011	U	0.01	U	0.015	U	0.012	U	0.012	U
4-Methyl-2-pentanone	~	~	0.015	U	0.015	U	0.011	U	0.011	U	0.01	U	0.015	U	0.012	U	0.012	U
Acetone	0.03	100	0.015	U	0.015	U	0.011	U	0.011	U	0.01	U	0.015	U	0.012	U	0.012	U
Benzene	0.06	3.7	0.00074	U	0.00077	U	0.00057	U	0.00054	U	0.00052	U	0.00074	U	0.00061	U	0.00058	U
Bromochloromethane	~	~	0.003	U	0.0031	U	0.0023	U	0.0022	U	0.0021	U	0.003	U	0.0024	U	0.0023	U
Bromodichloromethane	~	~	0.00074	U	0.00077	U	0.00057	U	0.00054	U	0.00052	U	0.00074	U	0.00061	U	0.00058	U
Bromoform	~	~	0.0059	U	0.0062	U	0.0046	U	0.0043	U	0.0041	U	0.0059	U	0.0049	U	0.0046	U
Bromomethane	~	~	0.003	U	0.0031	U	0.0023	U	0.0022	U	0.0021	U	0.003	U	0.0024	U	0.0023	U
Carbon disulfide	~	~	0.015	U	0.015	U	0.011	U	0.011	U	0.01	U	0.015	U	0.012	U	0.012	U
Carbon tetrachloride	0.76	7.1	0.0015	U	0.0015	U	0.0011	U	0.0011	U	0.001	U	0.0015	U	0.0012	U	0.0012	U
Chlorobenzene	4.5	100	0.00074	U	0.00077	U	0.00057	U	0.00054	U	0.00052	U	0.00074	U	0.00061	U	0.00058	U
Chloroethane	~	~	0.003	U	0.0031	U	0.0023	U	0.0022	U	0.0021	U	0.003	U	0.0024	U	0.0023	U
Chloroform	0.37	24	0.0022	U	0.0023	U	0.0017	U	0.00082	J	0.0015	U	0.0022	U	0.0018	U	0.0017	U
Chloromethane	~	~	0.0059	U	0.0062	U	0.0046	U	0.0043	U	0.0041	U	0.0059	U	0.0049	U	0.0046	U
cis-1,2-Dichloroethene	0.19	41	0.0015	U	0.0015	U	0.0011	U	0.0011	U	0.001	U	0.0036		0.0012	U	0.0012	U
cis-1,3-Dichloropropene	~	~	0.00074	U	0.00077	U	0.00057	U	0.00054	U	0.00052	U	0.00074	U	0.00061	U	0.00058	U
Cyclohexane	~	~	0.015	U	0.015	U	0.011	U	0.011	U	0.01	U	0.015	U	0.012	U	0.012	U
Dibromochloromethane	~	~	0.0015	U	0.0015	U	0.0011	U	0.0011	U	0.001	U	0.0015	U	0.0012	U	0.0012	U
Dichlorodifluoromethane	~	~	0.015	U	0.015	U	0.011	U	0.011	U	0.01	U	0.015	U	0.012	U	0.012	U
Ethylbenzene	1	76	0.0015	U	0.0015	U	0.0011	U	0.0011	U	0.001	U	0.0015	U	0.0012	U	0.0012	U
Freon-113	~	~	0.0059	U	0.0062	U	0.0046	U	0.0043	U	0.0041	U	0.0059	U	0.0049	U	0.0046	U
Isopropylbenzene	~	~	0.0015	U	0.0015	U	0.0011	U	0.0011	U	0.001	U	0.0015	U	0.0012	U	0.0012	U
Methyl Acetate	~	~	0.0059	U	0.0062	U	0.0046	U	0.0043	U	0.0041	U	0.0059	U	0.0049	U	0.0046	U
Methyl cyclohexane	~	~	0.0059	U	0.0062	U	0.0046	U	0.0043	U	0.0041	U	0.0059	U	0.0049	U	0.0046	U
Methyl tert butyl ether	0.1	100	0.003	U	0.0031	U	0.0023	U	0.0022	U	0.0021	U	0.003	U	0.0024	U	0.0023	U
Methylene chloride	0.05	81	0.0074	U	0.0077	U	0.0057	U	0.0054	U	0.0052	U	0.0074	U	0.0061	U	0.0058	U
o-Xylene	~	~	0.0015	U	0.0015	U	0.0011	U	0.0011	U	0.001	U	0.0015	U	0.0012	U	0.0012	U
p/m-Xylene	~	~	0.003	U	0.0031	U	0.0023	U	0.0022	U	0.0021	U	0.003	U	0.0024	U	0.0023	U
Styrene	~	~	0.0015	U	0.0015	U	0.0011	U	0.00063	J	0.001	U	0.0015	U	0.0012	U	0.0012	U
Tetrachloroethene	1.3	18	0.00074	U	**0.00079**		0.00057	U	0.00054	U	0.00052	U	**0.00094**		0.00061	U	0.00058	U
Toluene	0.7	100	0.0015	U	0.0015	U	0.0011	U	0.0011	U	0.001	U	0.0015	U	0.0012	U	0.0012	U
trans-1,2-Dichloroethene	0.19	100	0.0022	U	0.0023	U	0.0017	U	0.0016	U	0.0015	U	0.00036	J	0.0018	U	0.0017	U
trans-1,3-Dichloropropene	~	~	0.0015	U	0.0015	U	0.0011	U	0.0011	U	0.001	U	0.0015	U	0.0012	U	0.0012	U
Trichloroethene	0.47	6.4	0.00074	U	0.00077	U	0.00057	U	0.00054	U	0.00052	U	0.00048	J	0.00061	U	0.00058	U
Trichlorofluoromethane	~	~	0.0059	U	0.0062	U	0.0046	U	0.0043	U	0.0041	U	0.0059	U	0.0049	U	0.0046	U
Vinyl chloride	0.03	0.48	0.0015	U	0.0015	U	0.0011	U	0.0011	U	0.001	U	0.0015	U	0.0012	U	0.0012	U

Notes:
Bold and shaded values are detected concentrations above Part 375 Unresricted Use SCOs
Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs

Qualifier Key:
U - Not detected at the reported detection limit for the sample
J - Analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated

Table 1
35-13 41st Street
VOCs in Soil

Sample ID Sampling Date Laboratory ID Sample Matrix	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives - Restricted	25SB-9 (8-10) 7/9/2025 L2542768-01 SOIL		25SB-9 (17-19) 7/9/2025 L2542768-02 SOIL		25SB-10 (10-12) 7/9/2025 L2542768-03 SOIL		25SB-10 (17-19) 7/9/2025 L2542768-04 SOIL		25SB-11 (0-2) 7/8/2025 L2542438-03 SOIL		25SB-11 (17-19) 7/8/2025 L2542438-04 SOIL	
Compound			Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
VOCs	**ppm**	**ppm**	**ppm**		**ppm**		**ppm**		**ppm**		**ppm**		**ppm**	
1,1,1-Trichloroethane	0.68	100	0.00052	U	0.00059	U	0.00061	U	0.00059	U	0.00072	U	0.00061	U
1,1,2,2-Tetrachloroethane	~	~	0.00052	U	0.00059	U	0.00061	U	0.00059	U	0.00072	U	0.00061	U
1,1,2-Trichloroethane	~	~	0.001	U	0.0012	U	0.0012	U	0.0012	U	0.0014	U	0.0012	U
1,1-Dichloroethane	0.27	47	0.001	U	0.0012	U	0.0012	U	0.0012	U	0.0014	U	0.0012	U
1,1-Dichloroethene	0.24	0.98	0.001	U	0.0012	U	0.0012	U	0.0012	U	0.0014	U	0.0012	U
1,2,3-Trichlorobenzene	~	~	0.0021	U	0.0023	U	0.0024	U	0.0024	U	0.0029	U	0.0024	U
1,2,4-Trichlorobenzene	~	~	0.0021	U	0.0023	U	0.0024	U	0.0024	U	0.0029	U	0.0024	U
1,2-Dibromo-3-chloropropane	~	~	0.0031	U	0.0035	U	0.0037	U	0.0036	U	0.0043	U	0.0036	U
1,2-Dibromoethane	~	~	0.001	U	0.0012	U	0.0012	U	0.0012	U	0.0014	U	0.0012	U
1,2-Dichlorobenzene	1.1	100	0.0021	U	0.0023	U	0.0024	U	0.0024	U	0.0029	U	0.0024	U
1,2-Dichloroethane	0.02	5.8	0.001	U	0.0012	U	0.0012	U	0.0012	U	0.0014	U	0.0012	U
1,2-Dichloropropane	~	~	0.001	U	0.0012	U	0.0012	U	0.0012	U	0.0014	U	0.0012	U
1,3-Dichlorobenzene	2.6	38	0.0021	U	0.0023	U	0.0024	U	0.0024	U	0.0029	U	0.0024	U
1,4-Dichlorobenzene	1.8	24	0.0021	U	0.0023	U	0.0024	U	0.0024	U	0.0029	U	0.0024	U
1,4-Dioxane	0.1	5.7	0.083	U	0.094	U	0.098	U	0.095	U	0.12	U	0.097	U
2-Butanone	0.1	100	0.01	U	0.012	U	0.012	U	0.012	U	0.014	U	0.012	U
2-Hexanone	~	~	0.01	U	0.012	U	0.012	U	0.012	U	0.014	U	0.012	U
4-Methyl-2-pentanone	~	~	0.01	U	0.012	U	0.012	U	0.012	U	0.014	U	0.012	U
Acetone	0.03	100	0.01	U	0.012	U	0.012	U	0.012	U	0.014	U	0.012	U
Benzene	0.06	3.7	0.00052	U	0.00059	U	0.00061	U	0.00059	U	0.00072	U	0.00061	U
Bromochloromethane	~	~	0.0021	U	0.0023	U	0.0024	U	0.0024	U	0.0029	U	0.0024	U
Bromodichloromethane	~	~	0.00052	U	0.00059	U	0.00061	U	0.00059	U	0.00072	U	0.00061	U
Bromoform	~	~	0.0041	U	0.0047	U	0.0049	U	0.0048	U	0.0058	U	0.0049	U
Bromomethane	~	~	0.0021	U	0.0023	U	0.0024	U	0.0024	U	0.0029	U	0.0024	U
Carbon disulfide	~	~	0.01	U	0.012	U	0.012	U	0.012	U	0.014	U	0.012	U
Carbon tetrachloride	0.76	7.1	0.001	U	0.0012	U	0.0012	U	0.0012	U	0.0014	U	0.0012	U
Chlorobenzene	4.5	100	0.00052	U	0.00059	U	0.00061	U	0.00059	U	0.00072	U	0.00061	U
Chloroethane	~	~	0.0021	U	0.0023	U	0.0024	U	0.0024	U	0.0029	U	0.0024	U
Chloroform	0.37	24	0.0016	U	0.0018	U	0.0018	U	0.0018	U	0.0022	U	0.0018	U
Chloromethane	~	~	0.0041	U	0.0047	U	0.0049	U	0.0048	U	0.0058	U	0.0049	U
cis-1,2-Dichloroethene	0.19	41	0.001	U	0.0012	U	0.0012	U	0.0012	U	0.0014	U	0.0012	U
cis-1,3-Dichloropropene	~	~	0.00052	U	0.00059	U	0.00061	U	0.00059	U	0.00072	U	0.00061	U
Cyclohexane	~	~	0.01	U	0.012	U	0.012	U	0.012	U	0.014	U	0.012	U
Dibromochloromethane	~	~	0.001	U	0.0012	U	0.0012	U	0.0012	U	0.0014	U	0.0012	U
Dichlorodifluoromethane	~	~	0.01	U	0.012	U	0.012	U	0.012	U	0.014	U	0.012	U
Ethylbenzene	1	76	0.001	U	0.0012	U	0.0012	U	0.0012	U	0.0014	U	0.0012	U
Freon-113	~	~	0.0041	U	0.0047	U	0.0049	U	0.0048	U	0.0058	U	0.0049	U
Isopropylbenzene	~	~	0.001	U	0.0012	U	0.0012	U	0.0012	U	0.0014	U	0.0012	U
Methyl Acetate	~	~	0.0041	U	0.0047	U	0.0049	U	0.0048	U	0.0058	U	0.0049	U
Methyl cyclohexane	~	~	0.0041	U	0.0047	U	0.0049	U	0.0048	U	0.0058	U	0.0049	U
Methyl tert butyl ether	0.1	100	0.0021	U	0.0023	U	0.0024	U	0.0024	U	0.0029	U	0.0024	U
Methylene chloride	0.05	81	0.0052	U	0.0059	U	0.0061	U	0.0059	U	0.0072	U	0.0061	U
o-Xylene	~	~	0.001	U	0.0012	U	0.0012	U	0.0012	U	0.0014	U	0.0012	U
p/m-Xylene	~	~	0.0021	U	0.0023	U	0.0024	U	0.0024	U	0.0029	U	0.0024	U
Styrene	~	~	0.001	U	0.0012	U	0.0012	U	0.0012	U	0.0014	U	0.0012	U
Tetrachloroethene	1.3	18	0.00052	U	0.00027	J	0.00061	U	0.00059	U	0.00072	U	0.00061	U
Toluene	0.7	100	0.001	U	0.0012	U	0.0012	U	0.0012	U	0.0012	J	0.0012	U
trans-1,2-Dichloroethene	0.19	100	0.0016	U	0.0018	U	0.0018	U	0.0018	U	0.0022	U	0.0018	U
trans-1,3-Dichloropropene	~	~	0.001	U	0.0012	U	0.0012	U	0.0012	U	0.0014	U	0.0012	U
Trichloroethene	0.47	6.4	0.00052	U	0.00059	U	0.00061	U	0.00059	U	0.00072	U	0.00061	U
Trichlorofluoromethane	~	~	0.0041	U	0.0047	U	0.0049	U	0.0048	U	0.0058	U	0.0049	U
Vinyl chloride	0.03	0.48	0.001	U	0.0012	U	0.0012	U	0.0012	U	0.0014	U	0.0012	U

Notes:
Bold and shaded values are detected concentrations above Part 375 Unresricted Use SCOs
Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs

Qualifier Key:
U - Not detected at the reported detection limit for the sample
J - Analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated

Table 2
35-13 41st Street
SVOCs in Soil

Sample ID	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	25SB-2 (8-10)		25SB-2 (17-19)		25SB-4 (10-12)		25SB-4 (17-19)		25SB-5 (0-2)		25SB-5 (17-19)		25SB-6 (0-2)		25SB-6 (17-19)	
Sampling Date			7/8/2025		7/8/2025		7/8/2025		7/8/2025		7/8/2025		7/8/2025		7/8/2025		7/8/2025	
Laboratory ID			L2542438-07		L2542438-08		L2542438-05		L2542438-06		L2542438-09		L2542438-10		L2542438-01		L2542438-02	
Sample Matrix			SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
Compounds			Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
1,4-Dioxane	ppm	ppm	ppm		ppm		ppm		ppm		ppm		ppm		ppm		ppm	
1,4-Dioxane	0.1	5.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SVOCs																		
1,2,4,5-Tetrachlorobenzene	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
2,3,4,6-Tetrachlorophenol	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
2,4,5-Trichlorophenol	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
2,4,6-Trichlorophenol	~	~	0.12	U	0.13	U	0.1	U	0.11	U	0.11	U	0.12	U	0.1	U	0.1	U
2,4-Dichlorophenol	~	~	0.18	U	0.2	U	0.15	U	0.16	U	0.17	U	0.18	U	0.15	U	0.15	U
2,4-Dimethylphenol	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
2,4-Dinitrophenol	~	~	0.97	U	1	U	0.83	U	0.85	U	0.9	U	0.95	U	0.8	U	0.82	U
2,4-Dinitrotoluene	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
2,6-Dinitrotoluene	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
2-Chloronaphthalene	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
2-Chlorophenol	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
2-Methylnaphthalene	~	~	0.24	U	0.26	U	0.21	U	0.21	U	0.23	U	0.24	U	0.2	U	0.2	U
2-Methylphenol	0.33	100	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
2-Nitroaniline	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
2-Nitrophenol	~	~	0.44	U	0.47	U	0.37	U	0.38	U	0.41	U	0.43	U	0.36	U	0.37	U
3,3'-Dichlorobenzidine	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
3-Methylphenol/4-Methylphenol	0.33	100	0.29	U	0.31	U	0.25	U	0.26	U	0.27	U	0.28	U	0.24	U	0.25	U
3-Nitroaniline	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
4,6-Dinitro-o-cresol	~	~	0.53	U	0.56	U	0.45	U	0.46	U	0.49	U	0.51	U	0.44	U	0.44	U
4-Bromophenyl phenyl ether	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
4-Chloroaniline	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
4-Chlorophenyl phenyl ether	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
4-Nitroaniline	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
4-Nitrophenol	~	~	0.28	U	0.3	U	0.24	U	0.25	U	0.26	U	0.28	U	0.23	U	0.24	U
Acenaphthene	20	100	0.16	U	0.17	U	0.14	U	0.14	U	0.15	U	0.16	U	0.13	U	0.14	U
Acenaphthylene	100	100	0.16	U	0.17	U	0.14	U	0.14	U	0.15	U	0.16	U	0.13	U	0.14	U
Acetophenone	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
Anthracene	100	100	0.12	U	0.13	U	0.1	U	0.11	U	0.11	U	0.12	U	0.1	U	0.1	U
Atrazine	~	~	0.16	U	0.17	U	0.14	U	0.14	U	0.15	U	0.16	U	0.13	U	0.14	U
Benzaldehyde	~	~	0.27	U	0.29	U	0.23	U	0.23	U	0.25	U	0.26	U	0.22	U	0.22	U
Benzo(a)anthracene	1	1.4	0.12	U	0.13	U	0.1	U	0.11	U	0.033	J	0.12	U	0.1	U	0.1	U
Benzo(a)pyrene	1	1	0.16	U	0.17	U	0.14	U	0.14	U	0.15	U	0.16	U	0.13	U	0.14	U
Benzo(b)fluoranthene	1	1.4	0.12	U	0.13	U	0.1	U	0.11	U	0.051	J	0.12	U	0.1	U	0.1	U
Benzo(ghi)perylene	0.64	4.9	0.16	U	0.17	U	0.14	U	0.14	U	0.036	J	0.16	U	0.13	U	0.14	U
Benzo(k)fluoranthene	0.8	4.9	0.12	U	0.13	U	0.1	U	0.11	U	0.11	U	0.12	U	0.1	U	0.1	U
Biphenyl	~	~	0.46	U	0.49	U	0.39	U	0.4	U	0.43	U	0.45	U	0.38	U	0.39	U
Bis(2-chloroethoxy)methane	~	~	0.22	U	0.23	U	0.18	U	0.19	U	0.2	U	0.21	U	0.18	U	0.18	U
Bis(2-chloroethyl)ether	~	~	0.18	U	0.2	U	0.15	U	0.16	U	0.17	U	0.18	U	0.15	U	0.15	U
Bis(2-chloroisopropyl)ether	~	~	0.24	U	0.26	U	0.21	U	0.21	U	0.23	U	0.24	U	0.2	U	0.2	U
Bis(2-ethylhexyl)phthalate	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
Butyl benzyl phthalate	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
Caprolactam	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
Carbazole	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
Chrysene	1	4.9	0.12	U	0.13	U	0.1	U	0.11	U	0.031	J	0.12	U	0.1	U	0.1	U
Di-n-butylphthalate	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.044	J	0.2	U	0.17	U	0.17	U
Di-n-octylphthalate	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
Dibenzo(a,h)anthracene	0.33	0.33	0.12	U	0.13	U	0.1	U	0.11	U	0.11	U	0.12	U	0.1	U	0.1	U
Dibenzofuran	2.1	18	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
Diethyl phthalate	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
Dimethyl phthalate	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
Fluoranthene	85	100	0.12	U	0.13	U	0.1	U	0.11	U	0.05	J	0.12	U	0.1	U	0.1	U
Fluorene	30	100	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
Hexachlorobenzene	0.33	0.33	0.12	U	0.13	U	0.1	U	0.11	U	0.11	U	0.12	U	0.1	U	0.1	U
Hexachlorobutadiene	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
Hexachlorocyclopentadiene	~	~	0.58	U	0.62	U	0.49	U	0.51	U	0.54	U	0.56	U	0.48	U	0.49	U
Hexachloroethane	~	~	0.16	U	0.17	U	0.14	U	0.14	U	0.15	U	0.16	U	0.13	U	0.14	U
Indeno(1,2,3-cd)pyrene	0.5	1.4	0.16	U	0.17	U	0.14	U	0.14	U	0.032	J	0.16	U	0.13	U	0.14	U
Isophorone	~	~	0.18	U	0.2	U	0.15	U	0.16	U	0.17	U	0.18	U	0.15	U	0.15	U
n-Nitrosodi-n-propylamine	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
Naphthalene	12	100	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
NDPA/DPA	~	~	0.16	U	0.17	U	0.14	U	0.14	U	0.15	U	0.16	U	0.13	U	0.14	U
Nitrobenzene	0.08	1.8	0.18	U	0.2	U	0.15	U	0.16	U	0.17	U	0.18	U	0.15	U	0.15	U
p-Chloro-m-cresol	~	~	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
Pentachlorophenol	0.8	1.3	0.16	U	0.17	U	0.14	U	0.14	U	0.15	U	0.16	U	0.13	U	0.14	U
Phenanthrene	1.1	4.9	0.12	U	0.13	U	0.1	U	0.11	U	0.023	J	0.12	U	0.1	U	0.1	U
Phenol	0.33	100	0.2	U	0.22	U	0.17	U	0.18	U	0.19	U	0.2	U	0.17	U	0.17	U
Pyrene	64	100	0.12	U	0.13	U	0.1	U	0.11	U	0.044	J	0.12	U	0.1	U	0.1	U

Notes:

Bold and shaded values are detected concentrations above Part 375 Unresricted Use SCOs

Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs

Qualifier Key:

U - Not detected at the reported detection limit for the sample

J - Analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated

Table 2
35-13 41st Street
SVOCs in Soil

Sample ID Sampling Date Laboratory ID Sample Matrix	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	25SB-9 (8-10) 7/9/2025 L2542768-01 SOIL		25SB-9 (17-19) 7/9/2025 L2542768-02 SOIL		25SB-10 (10-12) 7/9/2025 L2542768-03 SOIL		25SB-10 (17-19) 7/9/2025 L2542768-04 SOIL		25SB-11 (0-2) 7/8/2025 L2542438-03 SOIL		25SB-11 (17-19) 7/8/2025 L2542438-04 SOIL	
Compounds			**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**
1,4-Dioxane	**ppm**	**ppm**	**ppm**		**ppm**		**ppm**		**ppm**		**ppm**		**ppm**	
1,4-Dioxane	0.1	5.7	-	-	-	-	-	-	-	-	-	-	0.026	U
SVOCs														
1,2,4,5-Tetrachlorobenzene	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
2,3,4,6-Tetrachlorophenol	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
2,4,5-Trichlorophenol	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
2,4,6-Trichlorophenol	~	~	0.11	U	0.1	U	0.1	U	0.099	U	0.12	U	0.1	U
2,4-Dichlorophenol	~	~	0.16	U	0.16	U	0.15	U	0.15	U	0.19	U	0.16	U
2,4-Dimethylphenol	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
2,4-Dinitrophenol	~	~	0.85	U	0.83	U	0.81	U	0.79	U	1	U	0.83	U
2,4-Dinitrotoluene	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
2,6-Dinitrotoluene	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
2-Chloronaphthalene	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
2-Chlorophenol	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
2-Methylnaphthalene	~	~	0.21	U	0.21	U	0.2	U	0.2	U	0.25	U	0.21	U
2-Methylphenol	0.33	100	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
2-Nitroaniline	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
2-Nitrophenol	~	~	0.38	U	0.38	U	0.36	U	0.36	U	0.45	U	0.38	U
3,3'-Dichlorobenzidine	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
3-Methylphenol/4-Methylphenol	0.33	100	0.26	U	0.25	U	0.24	U	0.24	U	0.3	U	0.25	U
3-Nitroaniline	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
4,6-Dinitro-o-cresol	~	~	0.46	U	0.45	U	0.44	U	0.43	U	0.54	U	0.45	U
4-Bromophenyl phenyl ether	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
4-Chloroaniline	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
4-Chlorophenyl phenyl ether	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
4-Nitroaniline	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
4-Nitrophenol	~	~	0.25	U	0.24	U	0.24	U	0.23	U	0.29	U	0.24	U
Acenaphthene	20	100	0.14	U	0.14	U	0.14	U	0.13	U	0.17	U	0.14	U
Acenaphthylene	100	100	0.14	U	0.14	U	0.14	U	0.13	U	0.17	U	0.14	U
Acetophenone	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
Anthracene	100	100	0.11	U	0.1	U	0.1	U	0.099	U	0.12	U	0.1	U
Atrazine	~	~	0.14	U	0.14	U	0.14	U	0.13	U	0.17	U	0.14	U
Benzaldehyde	~	~	0.23	U	0.23	U	0.22	U	0.22	U	0.28	U	0.23	U
Benzo(a)anthracene	1	1.4	0.11	U	0.1	U	0.1	U	0.099	U	0.12	U	0.1	U
Benzo(a)pyrene	1	1	0.14	U	0.14	U	0.14	U	0.13	U	0.17	U	0.14	U
Benzo(b)fluoranthene	1	1.4	0.11	U	0.1	U	0.1	U	0.099	U	0.12	U	0.1	U
Benzo(ghi)perylene	0.64	4.9	0.14	U	0.14	U	0.14	U	0.13	U	0.17	U	0.14	U
Benzo(k)fluoranthene	0.8	4.9	0.11	U	0.1	U	0.1	U	0.099	U	0.12	U	0.1	U
Biphenyl	~	~	0.4	U	0.4	U	0.38	U	0.38	U	0.48	U	0.4	U
Bis(2-chloroethoxy)methane	~	~	0.19	U	0.19	U	0.18	U	0.18	U	0.22	U	0.19	U
Bis(2-chloroethyl)ether	~	~	0.16	U	0.16	U	0.15	U	0.15	U	0.19	U	0.16	U
Bis(2-chloroisopropyl)ether	~	~	0.21	U	0.21	U	0.2	U	0.2	U	0.25	U	0.21	U
Bis(2-ethylhexyl)phthalate	~	~	0.18	U	0.17	U	0.061	J	0.16	U	0.21	U	0.17	U
Butyl benzyl phthalate	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
Caprolactam	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
Carbazole	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
Chrysene	1	4.9	0.11	U	0.1	U	0.1	U	0.099	U	0.12	U	0.1	U
Di-n-butylphthalate	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
Di-n-octylphthalate	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
Dibenzo(a,h)anthracene	0.33	0.33	0.11	U	0.1	U	0.1	U	0.099	U	0.12	U	0.1	U
Dibenzofuran	2.1	18	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
Diethyl phthalate	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
Dimethyl phthalate	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
Fluoranthene	85	100	0.11	U	0.1	U	0.1	U	0.099	U	0.12	U	0.1	U
Fluorene	30	100	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
Hexachlorobenzene	0.33	0.33	0.11	U	0.1	U	0.1	U	0.099	U	0.12	U	0.1	U
Hexachlorobutadiene	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
Hexachlorocyclopentadiene	~	~	0.51	U	0.5	U	0.48	U	0.47	U	0.6	U	0.5	U
Hexachloroethane	~	~	0.14	U	0.14	U	0.14	U	0.13	U	0.17	U	0.14	U
Indeno(1,2,3-cd)pyrene	0.5	1.4	0.14	U	0.14	U	0.14	U	0.13	U	0.17	U	0.14	U
Isophorone	~	~	0.16	U	0.16	U	0.15	U	0.15	U	0.19	U	0.16	U
n-Nitrosodi-n-propylamine	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
Naphthalene	12	100	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
NDPA/DPA	~	~	0.14	U	0.14	U	0.14	U	0.13	U	0.17	U	0.14	U
Nitrobenzene	0.08	1.8	0.16	U	0.16	U	0.15	U	0.15	U	0.19	U	0.16	U
p-Chloro-m-cresol	~	~	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
Pentachlorophenol	0.8	1.3	0.14	U	0.14	U	0.14	U	0.13	U	0.17	U	0.14	U
Phenanthrene	1.1	4.9	0.11	U	0.1	U	0.1	U	0.099	U	0.12	U	0.1	U
Phenol	0.33	100	0.18	U	0.17	U	0.17	U	0.16	U	0.21	U	0.17	U
Pyrene	64	100	0.11	U	0.1	U	0.1	U	0.099	U	0.12	U	0.1	U

Notes:
Bold and shaded values are detected concentrations above Part 375 Unresricted Use SCOs
Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs

Qualifier Key:
U - Not detected at the reported detection limit for the sample
J - Analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated

Table 3
35-13 41st Street
Metals in Soil

Sample ID Sampling Date Laboratory ID Sample Matrix	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	25SB-2 (8-10) 7/8/2025 L2542438-07 SOIL		25SB-2 (17-19) 7/8/2025 L2542438-08 SOIL		25SB-4 (10-12) 7/8/2025 L2542438-05 SOIL		25SB-4 (17-19) 7/8/2025 L2542438-06 SOIL		25SB-5 (0-2) 7/8/2025 L2542438-09 SOIL		25SB-5 (17-19) 7/8/2025 L2542438-10 SOIL		25SB-6 (0-2) 7/8/2025 L2542438-01 SOIL		25SB-6 (17-19) 7/8/2025 L2542438-02 SOIL	
Compound			**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**
Metals	**ppm**	**ppm**	**ppm**		**ppm**		**ppm**		**ppm**		**ppm**		**ppm**		**ppm**		**ppm**	
Aluminum	~	~	**10100**		**2050**		**4300**		**1910**		**8320**		**2420**		**4580**		**2550**	
Antimony	~	~	4.81	U	4.96	U	4.01	U	4.21	U	4.42	U	4.7	U	3.96	U	4.15	U
Arsenic	13	16	0.648	J	0.454	J	0.387	J	0.842	U	**6.25**		0.939	U	0.41	J	0.831	U
Barium	410	410	**63.9**		**14.4**		**40.3**		**11.3**		**106**		**16.9**		**36.9**		**10.5**	
Beryllium	4.4	43	0.081	J	0.083	J	0.401	U	0.067	J	0.298	J	0.058	J	0.079	J	0.108	J
Cadmium	2.5	2.5	0.962	U	0.992	U	0.801	U	0.842	U	**1.14**		0.939	U	0.793	U	0.831	U
Calcium	~	~	**690**		**487**		**1370**		**464**		**7430**		**18600**		**486**		**1590**	
Chromium	~	~	**18.6**		**3.59**		**11.6**		**7.69**		**14.8**		**5.72**		**10.2**		**8.23**	
Cobalt	~	~	**7.28**		1.74	J	**3.72**		1.31	J	**6.12**		**2.47**		**4.12**		**2.45**	
Copper	50	280	**16.8**		**5.37**		**10.4**		**3.46**		**67.5**		**7.44**		**10**		**8.43**	
Iron	~	~	**13700**		**4130**		**7880**		**3180**		**13400**		**4470**		**7930**		**5850**	
Lead	63	400	4.22	J	1.42	J	2.26	J	1.56	J	**436**		1.86	J	2.58	J	2.19	J
Magnesium	~	~	**5610**		**978**		**2530**		**914**		**2670**		**13000**		**2690**		**1880**	
Manganese	1600	2000	**368**		**178**		**205**		**31.9**		**416**		**61.2**		**188**		**75.7**	
Mercury	0.18	0.3	0.095	U	0.097	U	0.078	U	0.075	U	**5.14**		0.093	U	0.08	U	0.076	U
Nickel	30	320	**13.4**		**3.57**		**7.79**		**3.33**		**9.85**		**5.9**		**7.92**		**5.37**	
Potassium	~	~	**1380**		229	J	**1090**		184	J	**1020**		**621**		**1450**		**258**	
Selenium	3.9	110	1.92	U	1.98	U	1.6	U	1.68	U	0.311	J	1.88	U	1.58	U	1.66	U
Silver	2	110	0.481	U	0.496	U	0.401	U	0.421	U	0.442	U	0.47	U	0.396	U	0.415	U
Sodium	~	~	162	J	198	U	160	U	168	U	**438**		188	U	**369**		166	U
Thallium	~	~	1.92	U	1.98	U	1.6	U	1.68	U	1.77	U	1.88	U	1.58	U	1.66	U
Vanadium	~	~	**23.3**		**4.7**		**12**		**7.68**		**19.4**		**7.99**		**11.2**		**14.2**	
Zinc	109	6,600	**43.5**		**14.9**		**21.9**		**9.39**		**282**		**14.2**		**23.8**		**12.6**	

Notes:
Bold and shaded values are detected concentrations above Part 375 Unresricted Use SCOs
Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs

Qualifier Key:
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Table 3
35-13 41st Street
Metals in Soil

Sample ID Sampling Date Laboratory ID Sample Matrix	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	25SB-9 (8-10) 7/9/2025 L2542768-01 SOIL		25SB-9 (17-19) 7/9/2025 L2542768-02 SOIL		25SB-10 (10-12) 7/9/2025 L2542768-03 SOIL		25SB-10 (17-19) 7/9/2025 L2542768-04 SOIL		25SB-11 (0-2) 7/8/2025 L2542438-03 SOIL		25SB-11 (17-19) 7/8/2025 L2542438-04 SOIL	
Compound			**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**
Metals	**ppm**	**ppm**	**ppm**		**ppm**		**ppm**		**ppm**		**ppm**		**ppm**	
Aluminum	~	~	**2940**		**2420**		**3280**		**1750**		**7720**		**1880**	
Antimony	~	~	4.31	U	4.05	U	4.08	U	3.88	U	4.88	U	4.13	U
Arsenic	13	16	0.861	U	0.405	J	0.543	J	0.776	U	0.641	J	0.826	U
Barium	410	410	**21.2**		**13.1**		**16.7**		**7.52**		**32.1**		**8.07**	
Beryllium	4.4	43	0.116	J	0.161	J	0.143	J	0.081	J	0.081	J	0.052	J
Cadmium	2.5	2.5	0.861	U	0.81	U	0.815	U	0.776	U	0.976	U	0.826	U
Calcium	~	~	**336**		**808**		**432**		**613**		**548**		**683**	
Chromium	~	~	**6.02**		**6.95**		**6.2**		**6.08**		**15.1**		**6.49**	
Cobalt	~	~	**2.87**		**2.99**		**2.33**		1.53	J	**6.02**		1.58	J
Copper	50	280	**7.73**		**8.82**		**9.21**		**4.43**		**16**		**4.56**	
Iron	~	~	**5580**		**7740**		**5660**		**2950**		**12200**		**5080**	
Lead	63	400	1.81	J	1.78	J	2.06	J	1.43	J	3.24	J	1.19	J
Magnesium	~	~	**1430**		**1520**		**1610**		**769**		**3860**		**841**	
Manganese	1600	2000	**188**		**48.2**		**151**		**23.6**		**457**		**28.5**	
Mercury	0.18	0.3	0.077	U	0.069	U	0.065	U	0.074	U	0.093	U	0.07	U
Nickel	30	320	**5.82**		**6.69**		**7.15**		**3.28**		**10.8**		**3.93**	
Potassium	~	~	**440**		**308**		**326**		169	J	**568**		157	J
Selenium	3.9	110	1.72	U	1.62	U	1.63	U	1.55	U	1.95	U	1.65	U
Silver	2	110	0.431	U	0.405	U	0.408	U	0.388	U	0.488	U	0.413	U
Sodium	~	~	172	U	162	U	163	U	155	U	195	U	165	U
Thallium	~	~	1.72	U	1.62	U	1.63	U	1.55	U	1.95	U	1.65	U
Vanadium	~	~	**7.85**		**13**		**7.16**		**8.18**		**17.4**		**10.8**	
Zinc	109	6,600	**15.3**		**13.9**		**14.4**		**8.37**		**36.4**		**8.49**	

Notes:
Bold and shaded values are detected concentrations above Part 375 Unresricted Use SCOs
Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs

Qualifier Key:
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J - Analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated

Table 4
35-13 41st Street
Pesticides and PCBs in Soil

Sample ID	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	25SB-2 (8-10)		25SB-2 (17-19)		25SB-4 (10-12)		25SB-4 (17-19)		25SB-5 (0-2)		25SB-5 (17-19)		25SB-6 (0-2)		25SB-6 (17-19)	
Sampling Date			7/8/2025		7/8/2025		7/8/2025		7/8/2025		7/8/2025		7/8/2025		7/8/2025		7/8/2025	
Laboratory ID			L2542438-07		L2542438-08		L2542438-05		L2542438-06		L2542438-09		L2542438-10		L2542438-01		L2542438-02	
Sample Matrix			SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
Compound			Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
Pesticides	**ppm**	**ppm**	**ppm**		**ppm**		**ppm**		**ppm**		**ppm**		**ppm**		**ppm**		**ppm**	
4,4'-DDD	0.0033	5	0.00186	U	0.00198	U	0.00161	U	0.0017	U	0.00176	U	0.00193	U	0.00162	U	0.00165	U
4,4'-DDE	0.0033	3.4	0.00186	U	0.00198	U	0.00161	U	0.0017	U	0.00176	U	0.00193	U	0.00162	U	0.00165	U
4,4'-DDT	0.0033	3.8	0.00186	U	0.00198	U	0.00161	U	0.0017	U	0.00176	U	0.00193	U	0.00162	U	0.00165	U
Aldrin	0.0048	0.044	0.00186	U	0.00198	U	0.00161	U	0.0017	U	0.00176	U	0.00193	U	0.00162	U	0.00165	U
Alpha-BHC	0.02	0.18	0.000775	U	0.000827	U	0.000671	U	0.00071	U	0.000734	U	0.000804	U	0.000676	U	0.000689	U
Beta-BHC	0.021	0.18	0.00186	U	0.00198	U	0.00161	U	0.0017	U	0.00176	U	0.00193	U	0.00162	U	0.00165	U
Chlordane	~	~	0.0155	U	0.0165	U	0.0134	U	0.0142	U	0.0147	U	0.0161	U	0.0135	U	0.0138	U
cis-Chlordane	0.014	0.65	0.00232	U	0.00248	U	0.00201	U	0.00213	U	0.0022	U	0.00241	U	0.00203	U	0.00207	U
Delta-BHC	0.04	100	0.00186	U	0.00198	U	0.00161	U	0.0017	U	0.00176	U	0.00193	U	0.00162	U	0.00165	U
Dieldrin	0.005	0.075	0.00116	U	0.00124	U	0.00101	U	0.00106	U	0.0011	U	0.0012	U	0.00101	U	0.00103	U
Endosulfan I	4.3	35	0.00186	U	0.00198	U	0.00161	U	0.0017	U	0.00176	U	0.00193	U	0.00162	U	0.00165	U
Endosulfan II	4.3	35	0.00186	U	0.00198	U	0.00161	U	0.0017	U	0.00176	U	0.00193	U	0.00162	U	0.00165	U
Endosulfan sulfate	4.3	35	0.000775	U	0.000827	U	0.000671	U	0.00071	U	0.000734	U	0.000804	U	0.000676	U	0.000689	U
Endrin	0.014	5.3	0.000775	U	0.000827	U	0.000671	U	0.00071	U	0.000734	U	0.000804	U	0.000676	U	0.000689	U
Endrin aldehyde	~	~	0.00232	U	0.00248	U	0.00201	U	0.00213	U	0.0022	U	0.00241	U	0.00203	U	0.00207	U
Endrin ketone	~	~	0.00186	U	0.00198	U	0.00161	U	0.0017	U	0.00176	U	0.00193	U	0.00162	U	0.00165	U
Heptachlor	0.013	0.53	0.00093	U	0.000992	U	0.000805	U	0.000852	U	0.000881	U	0.000964	U	0.000811	U	0.000827	U
Heptachlor epoxide	~	~	0.00349	U	0.00372	U	0.00302	U	0.0032	U	0.0033	U	0.00362	U	0.00304	U	0.0031	U
Lindane	0.025	0.21	0.000775	U	0.000827	U	0.000671	U	0.00071	U	0.000734	U	0.000804	U	0.000676	U	0.000689	U
Methoxychlor	~	~	0.00349	U	0.00372	U	0.00302	U	0.0032	U	0.0033	U	0.00362	U	0.00304	U	0.0031	U
Toxaphene	~	~	0.0349	U	0.0372	U	0.0302	U	0.032	U	0.033	U	0.0362	U	0.0304	U	0.031	U
trans-Chlordane	~	~	0.00232	U	0.00248	U	0.00201	U	0.00213	U	0.0022	U	0.00241	U	0.00203	U	0.00207	U
PCBs																		
Aroclor 1016	~	~	0.0582	U	0.0624	U	0.0515	U	0.0525	U	0.0539	U	0.0556	U	0.048	U	0.0476	U
Aroclor 1221	~	~	0.0582	U	0.0624	U	0.0515	U	0.0525	U	0.0539	U	0.0556	U	0.048	U	0.0476	U
Aroclor 1232	~	~	0.0582	U	0.0624	U	0.0515	U	0.0525	U	0.0539	U	0.0556	U	0.048	U	0.0476	U
Aroclor 1242	~	~	0.0582	U	0.0624	U	0.0515	U	0.0525	U	0.0539	U	0.0556	U	0.048	U	0.0476	U
Aroclor 1248	~	~	0.0582	U	0.0624	U	0.0515	U	0.0525	U	0.0539	U	0.0556	U	0.048	U	0.0476	U
Aroclor 1254	~	~	0.0582	U	0.0624	U	0.0515	U	0.0525	U	0.0539	U	0.0556	U	0.048	U	0.0476	U
Aroclor 1260	~	~	0.0582	U	0.0624	U	0.0515	U	0.0525	U	0.0539	U	0.0556	U	0.048	U	0.0476	U
Aroclor 1262	~	~	0.0582	U	0.0624	U	0.0515	U	0.0525	U	0.0539	U	0.0556	U	0.048	U	0.0476	U
Aroclor 1268	~	~	0.0582	U	0.0624	U	0.0515	U	0.0525	U	0.0539	U	0.0556	U	0.048	U	0.0476	U
PCBs, Total	0.1	1	0.0582	U	0.0624	U	0.0515	U	0.0525	U	0.0539	U	0.0556	U	0.048	U	0.0476	U

Notes:
Bold and shaded values are detected concentrations above Part 375 Unresricted Use SCOs
Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs

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Table 4
35-13 41st Street
Pesticides and PCBs in Soil

Sample ID Sampling Date Laboratory ID Sample Matrix	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	25SB-9 (8-10) 7/9/2025 L2542768-01 SOIL		25SB-9 (17-19) 7/9/2025 L2542768-02 SOIL		25SB-10 (10-12) 7/9/2025 L2542768-03 SOIL		25SB-10 (17-19) 7/9/2025 L2542768-04 SOIL		25SB-11 (0-2) 7/8/2025 L2542438-03 SOIL		25SB-11 (17-19) 7/8/2025 L2542438-04 SOIL	
Compound			**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**
Pesticides	**ppm**	**ppm**	**ppm**		**ppm**		**ppm**		**ppm**		**ppm**		**ppm**	
4,4'-DDD	0.0033	5	0.00171	U	0.00158	U	0.00159	U	0.0016	U	0.00201	U	0.00163	U
4,4'-DDE	0.0033	3.4	0.00171	U	0.00158	U	0.00159	U	0.0016	U	0.00201	U	0.00163	U
4,4'-DDT	0.0033	3.8	0.00171	U	0.00158	U	0.00159	U	0.0016	U	0.00201	U	0.00163	U
Aldrin	0.0048	0.044	0.00171	U	0.00158	U	0.00159	U	0.0016	U	0.00201	U	0.00163	U
Alpha-BHC	0.02	0.18	0.000711	U	0.000661	U	0.000661	U	0.000665	U	0.000839	U	0.00068	U
Beta-BHC	0.021	0.18	0.00171	U	0.00158	U	0.00159	U	0.0016	U	0.00201	U	0.00163	U
Chlordane	~	~	0.0142	U	0.0132	U	0.0132	U	0.0133	U	0.0168	U	0.0136	U
cis-Chlordane	0.014	0.65	0.00213	U	0.00198	U	0.00198	U	0.002	U	0.00252	U	0.00204	U
Delta-BHC	0.04	100	0.00171	U	0.00158	U	0.00159	U	0.0016	U	0.00201	U	0.00163	U
Dieldrin	0.005	0.075	0.00107	U	0.000991	U	0.000992	U	0.000998	U	0.00126	U	0.00102	U
Endosulfan I	4.3	35	0.00171	U	0.00158	U	0.00159	U	0.0016	U	0.00201	U	0.00163	U
Endosulfan II	4.3	35	0.00171	U	0.00158	U	0.00159	U	0.0016	U	0.00201	U	0.00163	U
Endosulfan sulfate	4.3	35	0.000711	U	0.000661	U	0.000661	U	0.000665	U	0.000839	U	0.00068	U
Endrin	0.014	5.3	0.000711	U	0.000661	U	0.000661	U	0.000665	U	0.000839	U	0.00068	U
Endrin aldehyde	~	~	0.00213	U	0.00198	U	0.00198	U	0.002	U	0.00252	U	0.00204	U
Endrin ketone	~	~	0.00171	U	0.00158	U	0.00159	U	0.0016	U	0.00201	U	0.00163	U
Heptachlor	0.013	0.53	0.000853	U	0.000793	U	0.000794	U	0.000798	U	0.00101	U	0.000815	U
Heptachlor epoxide	~	~	0.0032	U	0.00297	U	0.00298	U	0.00299	U	0.00378	U	0.00306	U
Lindane	0.025	0.21	0.000711	U	0.000661	U	0.000661	U	0.000665	U	0.000839	U	0.00068	U
Methoxychlor	~	~	0.0032	U	0.00297	U	0.00298	U	0.00299	U	0.00378	U	0.00306	U
Toxaphene	~	~	0.032	U	0.0297	U	0.0298	U	0.0299	U	0.0378	U	0.0306	U
trans-Chlordane	~	~	0.00213	U	0.00198	U	0.00198	U	0.002	U	0.00252	U	0.00204	U
PCBs														
Aroclor 1016	~	~	0.0515	U	0.0508	U	0.0486	U	0.05	U	0.0595	U	0.0491	U
Aroclor 1221	~	~	0.0515	U	0.0508	U	0.0486	U	0.05	U	0.0595	U	0.0491	U
Aroclor 1232	~	~	0.0515	U	0.0508	U	0.0486	U	0.05	U	0.0595	U	0.0491	U
Aroclor 1242	~	~	0.0515	U	0.0508	U	0.0486	U	0.05	U	0.0595	U	0.0491	U
Aroclor 1248	~	~	0.0515	U	0.0508	U	0.0486	U	0.05	U	0.0595	U	0.0491	U
Aroclor 1254	~	~	0.0515	U	0.0508	U	0.0486	U	0.05	U	0.0595	U	0.0491	U
Aroclor 1260	~	~	0.0515	U	0.0508	U	0.0486	U	0.05	U	0.0595	U	0.0491	U
Aroclor 1262	~	~	0.0515	U	0.0508	U	0.0486	U	0.05	U	0.0595	U	0.0491	U
Aroclor 1268	~	~	0.0515	U	0.0508	U	0.0486	U	0.05	U	0.0595	U	0.0491	U
PCBs, Total	0.1	1	0.0515	U	0.0508	U	0.0486	U	0.05	U	0.0595	U	0.0491	U

Notes:
Bold and shaded values are detected concentrations above Part 375 Unresricted Use SCOs
Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs

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Table 5
35-13 41st Street
PFAS in Soil

Sample ID Sampling Date Laboratory ID Sample Matrix	NYSDEC Part 375 PFAS Unrestricted Use	NYSDEC Part 375 PFAS Restricted Residential Use	25SB-11 (17-19) 7/8/2025 L2542438-04 SOIL	
Compound			**Results**	**Qual**
PFAS	**ppm**	**ppm**	**ppm**	
11-Chloroeicosafluoro-3-Oxaundecane-1-Sulfonic Acid (11Cl-PF3OUdS)	~	~	0.798	U
1H,1H,2H,2H-Perfluorodecanesulfonic Acid (8:2FTS)	~	~	0.798	U
1H,1H,2H,2H-Perfluorohexanesulfonic Acid (4:2FTS)	~	~	0.798	U
1H,1H,2H,2H-Perfluorooctanesulfonic Acid (6:2FTS)	~	~	0.798	U
2H,2H,3H,3H-Perfluorooctanoic Acid (5:3FTCA)	~	~	4.99	U
3-Perfluoroheptyl Propanoic Acid (7:3FTCA)	~	~	4.99	U
3-Perfluoropropyl Propanoic Acid (3:3FTCA)	~	~	0.998	U
4,8-Dioxa-3h-Perfluorononanoic Acid (ADONA)	~	~	0.798	U
9-Chlorohexadecafluoro-3-Oxanone-1-Sulfonic Acid (9Cl-PF3ONS)	~	~	0.798	U
Hexafluoropropylene Oxide Dimer Acid (HFPO-DA)	~	~	0.798	U
N-Ethyl Perfluorooctane Sulfonamide (NEtFOSA)	~	~	0.2	U
N-Ethyl Perfluorooctanesulfonamido Ethanol (NEtFOSE)	~	~	2	U
N-Ethyl Perfluorooctanesulfonamidoacetic Acid (NEtFOSAA)	~	~	0.2	U
N-Methyl Perfluorooctane Sulfonamide (NMeFOSA)	~	~	0.2	U
N-Methyl Perfluorooctanesulfonamido Ethanol (NMeFOSE)	~	~	2	U
N-Methyl Perfluorooctanesulfonamidoacetic Acid (NMeFOSAA)	~	~	0.2	U
Nonafluoro-3,6-Dioxaheptanoic Acid (NFDHA)	~	~	0.399	U
Perfluoro(2-Ethoxyethane)Sulfonic Acid (PFEESA)	~	~	0.399	U
Perfluoro-3-Methoxypropanoic Acid (PFMPA)	~	~	0.399	U
Perfluoro-4-Methoxybutanoic Acid (PFMBA)	~	~	0.399	U
Perfluorobutanesulfonic Acid (PFBS)	~	~	0.2	U
Perfluorobutanoic Acid (PFBA)	~	~	0.798	U
Perfluorodecanesulfonic Acid (PFDS)	~	~	0.2	U
Perfluorodecanoic Acid (PFDA)	~	~	0.2	U
Perfluorododecanesulfonic Acid (PFDoS)	~	~	0.2	U
Perfluorododecanoic Acid (PFDoA)	~	~	0.2	U
Perfluoroheptanesulfonic Acid (PFHpS)	~	~	0.2	U
Perfluoroheptanoic Acid (PFHpA)	~	~	0.2	U
Perfluorohexanesulfonic Acid (PFHxS)	~	~	0.2	U
Perfluorohexanoic Acid (PFHxA)	~	~	0.2	U
Perfluorononanesulfonic Acid (PFNS)	~	~	0.2	U
Perfluorononanoic Acid (PFNA)	~	~	0.2	U
Perfluorooctanesulfonamide (PFOSA)	~	~	0.2	U
Perfluorooctanesulfonic Acid (PFOS)	~	~	0.066	J
Perfluorooctanoic Acid (PFOA)	0.88	44	0.092	J
Perfluoropentanesulfonic Acid (PFPeS)	0.66	33	0.2	U
Perfluoropentanoic Acid (PFPeA)	~	~	0.399	U
Perfluorotetradecanoic Acid (PFTeDA)	~	~	0.2	U
Perfluorotridecanoic Acid (PFTrDA)	~	~	0.2	U
Perfluoroundecanoic Acid (PFUnA)	~	~	0.2	U

Notes:
Bold and shaded values are detected concentrations above Part 375 Unresricted Use SCOs
Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs

Qualifier Key:
U - Not detected at the reported detection limit for the sample
J - Analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated

Table 6
35-13 41st Street
VOCs in Groundwater

LOCATION SAMPLING DATE LAB SAMPLE ID SAMPLE TYPE	NYSDEC TOGS Standards and Guidance Values	MW-2 7/18/2025 L2545268-01 Groundwater		MW-4 7/18/2025 L2545268-02 Groundwater		MW-5 7/18/2025 L2545268-03 Groundwater		MW-6 7/18/2025 L2545268-04 Groundwater	
Compounds		**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**
VOCs	**ppb**	**ppb**		**ppb**		**ppb**		**ppb**	
1,1,1-Trichloroethane	5	2.5	U	2.5	U	2.5	U	2.5	U
1,1,2,2-Tetrachloroethane	5	0.5	U	0.5	U	0.5	U	0.5	U
1,1,2-Trichloroethane	1	1.5	U	1.5	U	1.5	U	1.5	U
1,1-Dichloroethane	5	2.5	U	2.5	U	2.5	U	2.5	U
1,1-Dichloroethene	5	0.5	U	0.5	U	0.5	U	0.5	U
1,2,3-Trichlorobenzene	5	2.5	U	2.5	U	2.5	U	2.5	U
1,2,4-Trichlorobenzene	5	2.5	U	2.5	U	2.5	U	2.5	U
1,2-Dibromo-3-chloropropane	0.04	2.5	U	2.5	U	2.5	U	2.5	U
1,2-Dibromoethane	0.0006	2	U	2	U	2	U	2	U
1,2-Dichlorobenzene	3	2.5	U	2.5	U	2.5	U	2.5	U
1,2-Dichloroethane	0.6	0.5	U	0.5	U	0.5	U	0.5	U
1,2-Dichloropropane	1	1	U	1	U	1	U	1	U
1,3-Dichlorobenzene	3	2.5	U	2.5	U	2.5	U	2.5	U
1,4-Dichlorobenzene	3	2.5	U	2.5	U	2.5	U	2.5	U
1,4-Dioxane	0.35	250	U	250	U	250	U	250	U
2-Butanone	50	5	U	5	U	5	U	5	U
2-Hexanone	50	5	U	5	U	5	U	5	U
4-Methyl-2-pentanone	~	5	U	5	U	5	U	5	U
Acetone	50	3	J	5	U	2.5	J	2.1	J
Benzene	1	0.5	U	0.5	U	0.5	U	0.5	U
Bromochloromethane	5	2.5	U	2.5	U	2.5	U	2.5	U
Bromodichloromethane	50	0.5	U	0.5	U	0.5	U	0.5	U
Bromoform	50	2	U	2	U	2	U	2	U
Bromomethane	5	2.5	U	2.5	U	2.5	U	2.5	U
Carbon disulfide	60	5	U	5	U	5	U	5	U
Carbon tetrachloride	5	0.5	U	0.5	U	0.5	U	0.5	U
Chlorobenzene	5	2.5	U	2.5	U	2.5	U	2.5	U
Chloroethane	5	2.5	U	2.5	U	2.5	U	2.5	U
Chloroform	7	2.5	U	0.9	J	2.5	U	2.5	U
Chloromethane	~	2.5	U	2.5	U	2.5	U	2.5	U
cis-1,2-Dichloroethene	5	0.91	J	2	J	**3**		0.94	J
cis-1,3-Dichloropropene	0.4	0.5	U	0.5	U	0.5	U	0.5	U
Cyclohexane	~	10	U	10	U	10	U	10	U
Dibromochloromethane	50	0.5	U	0.5	U	0.5	U	0.5	U
Dichlorodifluoromethane	5	5	U	5	U	5	U	5	U
Ethylbenzene	5	2.5	U	2.5	U	2.5	U	2.5	U
Freon-113	5	2.5	U	2.5	U	2.5	U	2.5	U
Isopropylbenzene	5	2.5	U	2.5	U	2.5	U	2.5	U
Methyl Acetate	~	2	U	2	U	2	U	2	U
Methyl cyclohexane	~	10	U	10	U	10	U	10	U
Methyl tert butyl ether	10	2.5	U	2.5	U	2.5	U	2.5	U
Methylene chloride	5	2.5	U	2.5	U	2.5	U	2.5	U
o-Xylene	5	2.5	U	2.5	U	2.5	U	2.5	U
p/m-Xylene	5	2.5	U	2.5	U	2.5	U	2.5	U
Styrene	5	2.5	U	2.5	U	2.5	U	2.5	U
Tetrachloroethene	5	**18**		**44**		**3.3**		**35**	
Toluene	5	2.5	U	2.5	U	2.5	U	2.5	U
trans-1,2-Dichloroethene	5	2.5	U	2.5	U	2.5	U	2.5	U
trans-1,3-Dichloropropene	0.4	0.5	U	0.5	U	0.5	U	0.5	U
Trichloroethene	5	**1.5**		**3.1**		**1.5**		**3.3**	
Trichlorofluoromethane	5	2.5	U	2.5	U	2.5	U	2.5	U
Vinyl chloride	2	1	U	1	U	0.19	J	1	U

NOTES:

Bold values are detected concentrations

Bold and highlighted values are concentrations above TOGS 1.1.1.

Q is the Qualifier Column with definitions as follows:

J=analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated

U=analyte not detected at or above the level indicated

Table 7
35-13 41st Street
SVOCs in Groundwater

Sample Location	NYSDEC TOGS Standards and Guidance Values - GA	MW-2		MW-4		MW-5		MW-6	
Sampling Date		7/18/2025		7/18/2025		7/18/2025		7/18/2025	
Laboratory ID		L2545268-01		L2545268-02		L2545268-03		L2545268-04	
Sample Matrix		Groundwater		Groundwater		Groundwater		Groundwater	
Compounds		**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**
1,4-Dioxane	**ppb**	**ppb**		**ppb**		**ppb**		**ppb**	
1,4-Dioxane	0.35	**0.295**		~	~	**0.28**		**0.261**	
SVOCs	**ppb**	**ppb**		**ppb**		**ppb**		**ppb**	
1,2,4,5-Tetrachlorobenzene	5	10	U	10	U	10	U	10	U
2,3,4,6-Tetrachlorophenol	~	5	U	5	U	5	U	5	U
2,4,5-Trichlorophenol	~	5	U	5	U	5	U	5	U
2,4,6-Trichlorophenol	~	5	U	5	U	5	U	5	U
2,4-Dichlorophenol	1	5	U	5	U	5	U	5	U
2,4-Dimethylphenol	50	5	U	5	U	5	U	5	U
2,4-Dinitrophenol	10	20	U	20	U	20	U	20	U
2,4-Dinitrotoluene	5	5	U	5	U	5	U	5	U
2,6-Dinitrotoluene	5	5	U	5	U	5	U	5	U
2-Chlorophenol	~	2	U	2	U	2	U	2	U
2-Methylphenol	~	5	U	5	U	5	U	5	U
2-Nitroaniline	5	5	U	5	U	5	U	5	U
2-Nitrophenol	~	10	U	10	U	10	U	10	U
3,3'-Dichlorobenzidine	5	5	U	5	U	5	U	5	U
3-Methylphenol/4-Methylphenol	~	5	U	5	U	5	U	5	U
3-Nitroaniline	5	5	U	5	U	5	U	5	U
4,6-Dinitro-o-cresol	~	10	U	10	U	10	U	10	U
4-Bromophenyl phenyl ether	~	2	U	2	U	2	U	2	U
4-Chloroaniline	5	5	U	5	U	5	U	5	U
4-Chlorophenyl phenyl ether	~	2	U	2	U	2	U	2	U
4-Nitroaniline	5	5	U	5	U	5	U	5	U
4-Nitrophenol	~	10	U	10	U	10	U	10	U
Acetophenone	~	5	U	5	U	5	U	5	U
Atrazine	7.5	10	U	10	U	10	U	10	U
Benzaldehyde	~	5	U	5	U	5	U	5	U
Biphenyl	~	2	U	2	U	2	U	2	U
Bis(2-chloroethoxy)methane	5	5	U	5	U	5	U	5	U
Bis(2-chloroethyl)ether	1	2	U	2	U	2	U	2	U
Bis(2-chloroisopropyl)ether	5	2	U	2	U	2	U	2	U
Bis(2-ethylhexyl)phthalate	5	3	U	3	U	3	U	3	U
Butyl benzyl phthalate	50	5	U	5	U	5	U	5	U
Caprolactam	~	10	U	10	U	10	U	10	U
Carbazole	~	2	U	2	U	2	U	2	U
Di-n-butylphthalate	50	5	U	5	U	5	U	5	U
Di-n-octylphthalate	50	5	U	5	U	5	U	5	U
Dibenzofuran	~	2	U	2	U	2	U	2	U
Diethyl phthalate	50	5	U	5	U	5	U	5	U
Dimethyl phthalate	50	5	U	5	U	5	U	5	U
Hexachlorocyclopentadiene	5	20	U	20	U	20	U	20	U
Isophorone	50	5	U	5	U	5	U	5	U
n-Nitrosodi-n-propylamine	~	5	U	5	U	5	U	5	U
NDPA/DPA	50	2	U	2	U	2	U	2	U
Nitrobenzene	0.4	2	U	2	U	2	U	2	U
p-Chloro-m-cresol	~	2	U	2	U	2	U	2	U
Phenol	1	5	U	5	U	5	U	5	U
2-Chloronaphthalene	10	0.2	U	0.2	U	0.2	U	0.2	U
2-Methylnaphthalene	~	0.1	U	0.1	U	0.1	U	0.1	U
Acenaphthene	20	0.1	U	0.1	U	**0.59**		0.1	U
Acenaphthylene	~	0.1	U	0.1	U	0.06	J	0.1	U
Anthracene	50	0.1	U	0.1	U	0.07	J	0.1	U
Benzo(a)anthracene	0.002	0.1	U	0.1	U	0.1	U	0.1	U
Benzo(a)pyrene	0	0.1	U	0.1	U	0.1	U	0.1	U
Benzo(b)fluoranthene	0.002	0.1	U	0.1	U	0.1	U	0.1	U
Benzo(ghi)perylene	~	0.1	U	0.1	U	0.1	U	0.1	U
Benzo(k)fluoranthene	0.002	0.1	U	0.1	U	0.1	U	0.1	U
Chrysene	0.002	0.1	U	0.1	U	0.1	U	0.1	U
Dibenzo(a,h)anthracene	~	0.1	U	0.1	U	0.1	U	0.1	U
Fluoranthene	50	0.1	U	0.1	U	0.1	U	0.1	U
Fluorene	50	0.1	U	0.1	U	**0.6**		0.1	U
Hexachlorobenzene	0.04	0.8	U	0.8	U	0.8	U	0.8	U
Hexachlorobutadiene	0.5	0.5	U	0.5	U	0.5	U	0.5	U
Hexachloroethane	5	0.8	U	0.8	U	0.8	U	0.8	U
Indeno(1,2,3-cd)pyrene	0.002	0.1	U	0.1	U	0.1	U	0.1	U
Naphthalene	10	0.1	U	0.1	U	0.05	J	0.1	U
Pentachlorophenol	1	0.8	U	0.8	U	0.8	U	0.12	J
Phenanthrene	50	0.1	U	0.1	U	0.05	J	0.1	U
Pyrene	50	0.1	U	0.1	U	**0.11**		0.1	U

NOTES:
Bold values are detected concentrations
Bold and highlighted values are concentrations above TOGS 1.1.1.

Q is the Qualifier Column with definitions as follows:
J=analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated
U=analyte not detected at or above the level indicated

Table 8
35-13 41st Street
Metals (Dissolved and Total)
in Groundwater

Sample Location Sampling Date Laboratory ID Sample Matrix	NYSDEC TOGS Standards and Guidance Values - GA	MW-2 7/18/2025 L2545268-01 Groundwater		MW-4 7/18/2025 L2545268-02 Groundwater		MW-5 7/18/2025 L2545268-03 Groundwater		MW-6 7/18/2025 L2545268-04 Groundwater	
Compound		**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**
Dissolved Metals	**ppb**	**ppb**		**ppb**		**ppb**		**ppb**	
Aluminum	~	**12.4**		**37**		3.42	J	**13.1**	
Antimony	3	4	U	4	U	4	U	4	U
Arsenic	25	0.5	U	0.5	U	0.5	U	0.5	U
Barium	1000	**114.7**		**76.09**		**33.49**		**68.9**	
Beryllium	3	0.5	U	0.5	U	0.5	U	0.5	U
Cadmium	5	0.2	U	0.2	U	0.2	U	0.2	U
Calcium	~	**102000**		**101000**		**112000**		**116000**	
Chromium	50	0.71	J	0.78	J	0.19	J	1	U
Cobalt	~	0.28	J	**0.76**		0.17	J	0.68	
Copper	200	0.67	J	0.88	J	0.43	J	0.64	J
Iron	300	39.4	J	**68.6**		50	U	28.7	J
Lead	25	1	U	1	U	1	U	1	U
Magnesium	35000	**24400**		**23100**		**28700**		**28200**	
Manganese	300	**15.61**		**34.25**		**150.3**		**35.54**	
Mercury	0.7	0.2	U	0.2	U	0.2	U	0.2	U
Nickel	100	2	U	0.96	J	2	U	2	U
Potassium	~	**3350**		**3130**		**5340**		**3180**	
Selenium	10	5	U	5	U	5	U	2.73	J
Silver	50	0.4	U	0.4	U	0.4	U	0.4	U
Sodium	20000	**138000**		**90600**		**77100**		**75500**	
Thallium	0.5	1	U	1	U	1	U	1	U
Vanadium	~	5	U	3.67	J	5	U	1.57	J
Zinc	2000	10	U	10	U	3.59	J	10	U
Total Metals									
Aluminum	~	**89.7**		**776**		**92.2**		**156**	
Antimony	3	4	U	4	U	4	U	4	U
Arsenic	25	0.5	U	0.17	J	0.5	U	0.19	J
Barium	1000	**116.6**		**83.94**		**34.52**		**73.5**	
Beryllium	3	0.5	U	0.5	U	0.5	U	0.5	U
Cadmium	5	0.2	U	0.2	U	0.2	U	0.2	U
Calcium	~	**106000**		**95400**		**106000**		**109000**	
Chromium	50	**1.32**		**5.42**		0.94	J	0.9	J
Cobalt	~	0.32	J	**1.3**		0.32	J	**0.86**	
Copper	200	**1.5**		**3.36**		**1.26**		**1.34**	
Iron	300	**267**		**1530**		**495**		**402**	
Lead	25	1	U	**1.58**		1	U	1	U
Magnesium	35000	**24200**		**22000**		**27800**		**27200**	
Manganese	300	**15.43**		**34.85**		**154.5**		**38.5**	
Mercury	0.7	0.2	U	0.2	U	0.2	U	0.2	U
Nickel	100	0.66	J	**2.38**		0.55	J	0.84	J
Potassium	~	**3310**		**3140**		**5260**		**3140**	
Selenium	10	5	U	2.05	J	5	U	2.94	J
Silver	50	0.4	U	0.4	U	0.4	U	0.4	U
Sodium	20000	**140000**		**87900**		**73000**		**70400**	
Thallium	0.5	1	U	1	U	1	U	1	U
Vanadium	~	2.19	J	**8.83**		2.17	J	2.14	J
Zinc	2000	10	U	3.73	J	10	U	10	U

NOTES:

Bold values are detected concentrations

Bold and highlighted values are concentrations above TOGS 1.1.1.

Q is the Qualifier Column with definitions as follows:

J=analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated

U=analyte not detected at or above the level indicated

Table 9
35-13 41st Street
Pesticides and PCBs
in Groundwater

Sample Location		MW-2		MW-4		MW-5		MW-6	
Sampling Date	NYSDEC TOGS	7/18/2025		7/18/2025		7/18/2025		7/18/2025	
Laboratory ID	Standards and	L2545268-01		L2545268-02		L2545268-03		L2545268-04	
Sample Matrix	Guidance Values	Groundwater		Groundwater		Groundwater		Groundwater	
Compounds	**GA**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**
Pesticides	**ppb**	**ppb**		**ppb**		**ppb**		**ppb**	
4,4'-DDD	0.3	0.029	U	0.029	U	0.029	U	0.029	U
4,4'-DDE	0.2	0.029	U	0.029	U	0.029	U	0.029	U
4,4'-DDT	0.2	0.029	U	0.029	U	0.029	U	0.029	U
Aldrin	0	0.014	U	0.014	U	0.014	U	0.014	U
Alpha-BHC	0.01	0.014	U	0.014	U	0.014	U	0.014	U
Beta-BHC	0.04	0.02	U	0.02	U	0.02	U	0.02	U
Chlordane	0.05	0.143	U	0.143	U	0.143	U	0.143	U
cis-Chlordane	~	0.02	U	0.02	U	0.02	U	0.02	U
Delta-BHC	0.04	0.014	U	0.014	U	0.014	U	0.014	U
Dieldrin	0.004	0.029	U	0.029	U	0.029	U	0.029	U
Endosulfan I	~	0.014	U	0.014	U	0.014	U	0.014	U
Endosulfan II	~	0.029	U	0.029	U	0.029	U	0.029	U
Endosulfan sulfate	~	0.029	U	0.029	U	0.029	U	0.029	U
Endrin	0	0.029	U	0.029	U	0.029	U	0.029	U
Endrin aldehyde	5	0.03	U	0.03	U	0.03	U	0.03	U
Endrin ketone	5	0.029	U	0.029	U	0.029	U	0.029	U
Heptachlor	0.04	0.014	U	0.014	U	0.014	U	0.014	U
Heptachlor epoxide	0.03	0.014	U	0.014	U	0.014	U	0.014	U
Lindane	0.05	0.014	U	0.014	U	0.014	U	0.014	U
Methoxychlor	35	0.143	U	0.143	U	0.143	U	0.143	U
Toxaphene	0.06	0.2	U	0.2	U	0.2	U	0.2	U
trans-Chlordane	~	0.02	U	0.02	U	0.02	U	0.02	U
PCBs	~								
Aroclor 1016	0.09	0.071	U	0.071	U	0.071	U	0.071	U
Aroclor 1221	0.09	0.071	U	0.071	U	0.071	U	0.071	U
Aroclor 1232	0.09	0.071	U	0.071	U	0.071	U	0.071	U
Aroclor 1242	0.09	0.071	U	0.071	U	0.071	U	0.071	U
Aroclor 1248	0.09	0.071	U	0.071	U	0.071	U	0.071	U
Aroclor 1254	0.09	0.071	U	0.071	U	0.071	U	0.071	U
Aroclor 1260	0.09	0.071	U	0.071	U	0.071	U	0.071	U
Aroclor 1262	0.09	0.071	U	0.071	U	0.071	U	0.071	U
Aroclor 1268	0.09	0.071	U	0.071	U	0.071	U	0.071	U
PCBs, Total	~	0.071	U	0.071	U	0.071	U	0.071	U

NOTES:

Bold values are detected concentrations

Bold and highlighted values are concentrations above TOGS 1.1.1.

Q is the Qualifier Column with definitions as follows:

J=analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated

U=analyte not detected at or above the level indicated

Table 10
PFAS in Groundwater Samples
35-13 41st Street Street, Queens New York

LOCATION	CasNum	NYDEC Part 375 PFAS -Ambient Water Quality Standards	Units	MW-2		MW-5		MW-6	
SAMPLING DATE				7/18/2025		7/18/2025		7/18/2025	
LAB SAMPLE ID				L2545268-01		L2545268-03		L2545268-04	
SAMPLE TYPE				WATER		WATER		WATER	
				Results	Qual	Results	Qual	Results	Qual
Perfluorinated Alkyl Acids by EPA 1633									
11-Chloroeicosafluoro-3-Oxaundecane-1-Sulfonic Acid (11Cl-PF3OUdS)	763051-92-9	~	ng/l	5.54	U	5.7	U	6.1	U
1H,1H,2H,2H-Perfluorodecanesulfonic Acid (8:2FTS)	39108-34-4	~	ng/l	5.54	U	5.7	U	6.1	U
1H,1H,2H,2H-Perfluorohexanesulfonic Acid (4:2FTS)	757124-72-4	~	ng/l	5.54	U	5.7	U	6.1	U
1H,1H,2H,2H-Perfluorooctanesulfonic Acid (6:2FTS)	27619-97-2	~	ng/l	5.54	U	5.7	U	6.1	U
2H,2H,3H,3H-Perfluorooctanoic Acid (5:3FTCA)	914637-49-3	~	ng/l	34.6	U	35.6	U	38.2	U
3-Perfluoroheptyl Propanoic Acid (7:3FTCA)	812-70-4	~	ng/l	34.6	U	35.6	U	38.2	U
3-Perfluoropropyl Propanoic Acid (3:3FTCA)	356-02-5	~	ng/l	6.93	U	7.13	U	7.63	U
4,8-Dioxa-3h-Perfluorononanoic Acid (ADONA)	919005-14-4	~	ng/l	5.54	U	5.7	U	6.1	U
9-Chlorohexadecafluoro-3-Oxanone-1-Sulfonic Acid (9Cl-PF3ONS)	756426-58-1	~	ng/l	5.54	U	5.7	U	6.1	U
Hexafluoropropylene Oxide Dimer Acid (HFPO-DA)	13252-13-6	~	ng/l	5.54	U	5.7	U	6.1	U
N-Ethyl Perfluorooctane Sulfonamide (NEtFOSA)	4151-50-2	~	ng/l	1.38	U	1.43	U	1.53	U
N-Ethyl Perfluorooctanesulfonamido Ethanol (NEtFOSE)	1691-99-2	~	ng/l	13.8	U	14.3	U	15.3	U
N-Ethyl Perfluorooctanesulfonamidoacetic Acid (NEtFOSAA)	2991-50-6	~	ng/l	1.38	U	1.43	U	1.53	U
N-Methyl Perfluorooctane Sulfonamide (NMeFOSA)	31506-32-8	~	ng/l	1.38	U	1.43	U	1.53	U
N-Methyl Perfluorooctanesulfonamido Ethanol (NMeFOSE)	24448-09-7	~	ng/l	13.8	U	14.3	U	15.3	U
N-Methyl Perfluorooctanesulfonamidoacetic Acid (NMeFOSAA)	2355-31-9	~	ng/l	1.38	U	1.43	U	1.53	U
Nonafluoro-3,6-Dioxaheptanoic Acid (NFDHA)	151772-58-6	~	ng/l	2.77	U	2.85	U	3.05	U
Perfluoro(2-Ethoxyethane)Sulfonic Acid (PFEESA)	113507-82-7	~	ng/l	2.77	U	2.85	U	3.05	U
Perfluoro-3-Methoxypropanoic Acid (PFMPA)	377-73-1	~	ng/l	2.77	U	2.85	U	3.05	U
Perfluoro-4-Methoxybutanoic Acid (PFMBA)	863090-89-5	~	ng/l	2.77	U	2.85	U	3.05	U
Perfluorobutanesulfonic Acid (PFBS)	375-73-5	~	ng/l	**4.59**		**8.71**		**7.34**	
Perfluorobutanoic Acid (PFBA)	375-22-4	~	ng/l	**10.3**		**13.6**		**12.4**	
Perfluorodecanesulfonic Acid (PFDS)	335-77-3	~	ng/l	1.38	U	1.43	U	1.53	U
Perfluorodecanoic Acid (PFDA)	335-76-2	~	ng/l	1.38	U	1.43	U	0.641	J
Perfluorododecanesulfonic Acid (PFDoS)	79780-39-5	~	ng/l	1.38	U	1.43	U	1.53	U
Perfluorododecanoic Acid (PFDoA)	307-55-1	~	ng/l	1.38	U	1.43	U	1.53	U
Perfluoroheptanesulfonic Acid (PFHpS)	375-92-8	~	ng/l	0.298	J	0.264	J	0.214	J
Perfluoroheptanoic Acid (PFHpA)	375-85-9	~	ng/l	**8.81**		**9.99**		**10.4**	
Perfluorohexanesulfonic Acid (PFHxS)	355-46-4	~	ng/l	**4.01**		**6.38**		**5.88**	
Perfluorohexanoic Acid (PFHxA)	307-24-4	~	ng/l	**15.8**		**16.7**		**20.9**	
Perfluorononanesulfonic Acid (PFNS)	68259-12-1	~	ng/l	1.38	U	1.43	U	1.53	U
Perfluorononanoic Acid (PFNA)	375-95-1	~	ng/l	**2.8**		**3.86**		**6.49**	
Perfluorooctanesulfonamide (PFOSA)	754-91-6	~	ng/l	1.38	U	1.43	U	0.351	JF
Perfluorooctanesulfonic Acid (PFOS)	1763-23-1	2.7	ng/l	**7.39**		**10.2**		**9.69**	
Perfluorooctanoic Acid (PFOA)	335-67-1	6.7	ng/l	**31.6**		**39.7**		**51.7**	
Perfluoropentanesulfonic Acid (PFPeS)	2706-91-4	~	ng/l	0.43	J	0.72	J	0.732	J
Perfluoropentanoic Acid (PFPeA)	2706-90-3	~	ng/l	**20.3**		**22.2**		**25.1**	
Perfluorotetradecanoic Acid (PFTeDA)	376-06-7	~	ng/l	1.38	U	1.43	U	1.53	U
Perfluorotridecanoic Acid (PFTrDA)	72629-94-8	~	ng/l	1.38	U	1.43	U	1.53	U
Perfluoroundecanoic Acid (PFUnA)	2058-94-8	~	ng/l	1.38	U	1.43	U	1.53	U

NOTES:

Regulatory Exceedences are color coded by Regulation

Bold values are detected concentrations

Bold and highlighted values are detected concentrations above NYSDEC Guidance Limits for PFAS

Q is the Qualifier Column with definitions as follows:

J=analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated

U=analyte not detected at or above the level indicated

Table 11
35-13 41st Street
VOCs in Soil Vapor

Sample ID	SV-3		SV-5		SV-6		SV-7		SV-8		SV-9		SV-10	
Sampling Date	7/9/2025		7/9/2025		7/9/2025		7/9/2025		7/9/2025		7/9/2025		7/9/2025	
Laboratory ID	L2542823-01		L2542823-02		L2542823-03		L2542823-04		L2542823-05		L2542823-06		L2542823-07	
Sample Matrix	Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor	
Compound	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**
VOCs	**ug/m3**		**ug/m3**		**ug/m3**		**ug/m3**		**ug/m3**		**ug/m3**		**ug/m3**	
1,1,1-Trichloroethane	**1.36**		**4.12**		1.09	U	1.09	U	1.09	U	1.09	U	1.09	U
1,1,2,2-Tetrachloroethane	1.37	U	1.37	U	1.37	U	1.37	U	1.37	U	1.37	U	1.37	U
1,1,2-Trichloroethane	1.09	U	1.09	U	1.09	U	1.09	U	1.09	U	1.09	U	1.09	U
1,1-Dichloroethane	0.809	U	**1.53**		0.809	U	0.809	U	0.809	U	0.809	U	0.809	U
1,1-Dichloroethene	0.793	U	0.793	U	0.793	U	0.793	U	0.793	U	0.793	U	0.793	U
1,2,4-Trichlorobenzene	1.48	U	1.48	U	1.48	U	1.48	U	1.48	U	1.48	U	1.48	U
1,2,4-Trimethylbenzene	**16.7**		**14.2**		**13.4**		**9.14**		**12.5**		**12.4**		**13.4**	
1,2-Dibromoethane	1.54	U	1.54	U	1.54	U	1.54	U	1.54	U	1.54	U	1.54	U
1,2-Dichlorobenzene	1.2	U	1.2	U	1.2	U	1.2	U	1.2	U	1.2	U	1.2	U
1,2-Dichloroethane	0.809	U	0.809	U	0.809	U	0.809	U	0.809	U	0.809	U	0.809	U
1,2-Dichloroethene (total)	-	-	**20.4**		0.793	U	0.793	U	0.793	U	0.793	U	**21.6**	
1,2-Dichloropropane	0.924	U	0.924	U	0.924	U	0.924	U	0.924	U	0.924	U	0.924	U
1,3,5-Trimethylbenzene	**4.1**		**4.75**		**4.16**		**2.64**		**3.8**		**3.54**		**4.6**	
1,3-Butadiene	0.442	U	**2.41**		0.442	U	0.442	U	**0.615**		0.442	U	**4.4**	
1,3-Dichlorobenzene	1.2	U	1.2	U	1.2	U	1.2	U	1.2	U	1.2	U	1.2	U
1,3-Dichloropropene, Total	-	-	0.908	U	0.908	U	0.908	U	0.908	U	0.908	U	0.908	U
1,4-Dichlorobenzene	1.2	U	1.2	U	1.2	U	1.2	U	1.2	U	1.2	U	1.2	U
1,4-Dioxane	**2.12**		0.721	U	0.721	U	0.721	U	**1.03**		0.721	U	0.721	U
2,2,4-Trimethylpentane	0.934	U	**2.04**		0.934	U	0.934	U	**2.2**		0.934	U	**2.19**	
2-Butanone	**23.6**		**3.6**		**1.54**		1.47	U	**4.72**		**4.57**		**4.48**	
2-Hexanone	**10.1**		0.82	U	0.82	U	0.82	U	**1.4**		**3.21**		0.82	U
3-Chloropropene	0.626	U	0.626	U	0.626	U	0.626	U	0.626	U	0.626	U	0.626	U
4-Ethyltoluene	**1.85**		0.983	U	**1.82**		**1.25**		**1.78**		**2.48**		**2.19**	
4-Methyl-2-pentanone	**5.57**		2.05	U	2.05	U	2.05	U	**4.59**		**2.63**		2.05	U
Acetone	**167**		**34.4**		**60.8**		**104**		**45.8**		**44.7**		**68.7**	
Benzene	**0.802**		**2.6**		0.639	U	0.639	U	**2.22**		0.639	U	**6.68**	
Benzyl chloride	1.04	U	1.04	U	1.04	U	1.04	U	1.04	U	1.04	U	1.04	U
Bromodichloromethane	1.34	U	1.34	U	1.34	U	**9.45**		1.34	U	1.34	U	1.34	U
Bromoform	2.07	U	2.07	U	2.07	U	2.07	U	2.07	U	2.07	U	2.07	U
Bromomethane	0.777	U	0.777	U	0.777	U	0.777	U	0.777	U	0.777	U	0.777	U
Carbon disulfide	**4.2**		**4.45**		**9.28**		**4.05**		**2.49**		**3.58**		**16.3**	
Carbon tetrachloride	1.26	U	1.26	U	1.26	U	1.26	U	1.26	U	1.26	U	**10.2**	
Chlorobenzene	0.921	U	0.921	U	0.921	U	0.921	U	0.921	U	0.921	U	0.921	U
Chloroethane	**0.81**		0.528	U	0.528	U	0.528	U	0.528	U	0.528	U	0.528	U
Chloroform	**7.42**		**17.8**		**5.91**		**105**		**17.6**		**2.37**		**6.2**	
Chloromethane	**2.87**		0.413	U	**0.776**		0.413	U	**0.617**		0.413	U	**1.5**	
cis-1,2-Dichloroethene	**7.22**		**19.2**		0.793	U	0.793	U	0.793	U	0.793	U	**17.6**	
cis-1,3-Dichloropropene	0.908	U	0.908	U	0.908	U	0.908	U	0.908	U	0.908	U	0.908	U
Cyclohexane	**0.864**		**0.991**		**1.83**		0.688	U	**0.978**		0.688	U	**2.11**	
Dibromochloromethane	1.7	U	1.7	U	1.7	U	1.7	U	1.7	U	1.7	U	1.7	U
Dichlorodifluoromethane	**3.22**		**4.94**		**2.35**		**2.25**		**2.51**		**2.4**		**2.34**	
Ethyl Acetate	1.8	U	1.8	U	1.8	U	1.8	U	1.8	U	1.8	U	1.8	U
Ethyl Alcohol	**21.5**		**13.4**		9.42	U	9.42	U	**36.6**		**13.9**		**12.5**	
Ethylbenzene	**2.54**		**2.18**		**1.68**		**0.93**		**8.17**		**17.2**		**2.16**	
Freon-113	**1.77**		1.53	U	1.53	U	1.53	U	1.53	U	1.53	U	1.53	U
Freon-114	1.4	U	1.4	U	1.4	U	1.4	U	1.4	U	1.4	U	1.4	U
Heptane	**5.74**		**3.48**		0.82	U	0.82	U	**2.29**		**0.865**		**1.71**	
Hexachlorobutadiene	2.13	U	2.13	U	2.13	U	2.13	U	2.13	U	2.13	U	2.13	U
iso-Propyl Alcohol	**26.1**		**10.6**		**15.9**		**3.66**		**8.82**		**4.03**		**106**	
Methyl tert butyl ether	0.721	U	0.721	U	0.721	U	0.721	U	0.721	U	0.721	U	0.721	U
Methylene chloride	1.74	U	1.74	U	1.74	U	1.74	U	1.74	U	1.74	U	1.74	U
n-Hexane	**3.41**		**2.19**		**4.16**		0.705	U	**2.83**		0.705	U	**5.29**	
Naphthalene	**5.72**		**3.48**		**4.97**		**3.55**		**4.46**		**4.23**		**1.52**	
o-Xylene	**4.39**		**4.34**		**3.79**		**2.17**		**12.5**		**6.43**		**4.28**	
p/m-Xylene	**11.6**		**7.82**		**6.95**		**3.56**		**35.1**		**27**		**7.64**	
Styrene	0.852	U	0.852	U	0.852	U	0.852	U	**1.63**		0.852	U	**1.19**	
tert-Butyl Alcohol	**14.6**		**9.16**		**3.3**		**2.9**		**4.09**		**5.12**		**4.91**	
Tetrachloroethene	**384**		**508**		**59.8**		**19.4**		**172**		**37.3**		**28.5**	
Tetrahydrofuran	**8.14**		**1.57**		1.47	U	1.47	U	**4.01**		1.47	U	**1.73**	
Toluene	**18.4**		**21.4**		**119**		**117**		**16.3**		**10.7**		**16.4**	
trans-1,2-Dichloroethene	0.793	U	**1.21**		0.793	U	0.793	U	0.793	U	0.793	U	**4.04**	
trans-1,3-Dichloropropene	0.908	U	0.908	U	0.908	U	0.908	U	0.908	U	0.908	U	0.908	U
Trichloroethene	**34.8**		**69.9**		**4.75**		**2.33**		**35.3**		**6.99**		**22.4**	
Trichlorofluoromethane	**2.35**		**2.05**		**19**		**10.9**		**3.12**		**9.5**		**13.3**	
Vinyl bromide	0.874	U	0.874	U	0.874	U	0.874	U	0.874	U	0.874	U	0.874	U
Vinyl chloride	0.511	U	0.511	U	0.511	U	0.511	U	0.511	U	0.511	U	**1.32**	
Xylene (Total)	**16**	-	**12.2**		**10.7**		**5.73**		**47.8**		**33.4**		**11.9**	

Notes:

* Comparison is not performed on parameters with non-numeric criteria.

Bold values are detected concentrations

ATTACHMENT F
SECTION VII. REQUESTOR INFORMATION

REQUESTOR NAME, ADDRESS, LLC INFORMATION

The requestor is Site D Development LLC and is authorized to conduct business in New York State.

The requestor is a Limited Liability Company (LLC), and the Members of the LLC are as follows:

Requestor/Applicant	Members	Contact Information
Site D Development LLC	Elie Pariente Sole Member (100%)	433 Broadway, 3rd Floor New York, NY 10013 email: epariente@empcapitalgroup.com phone: (917) 774-6676

A copy of the entity information obtained from the New York State Department of State Division of Corporations online database is included in Attachment F.

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME: SITE D DEVELOPMENT LLC

DOS ID: 7765064

FOREIGN LEGAL NAME: SITE D DEVELOPMENT LLC

FICTITIOUS NAME:

ENTITY TYPE: FOREIGN LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTIONOF LAW: LIMITED LIABILITY COMPANY - 802 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 11/20/2025

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 11/20/2025

INACTIVE DATE:

FOREIGN FORMATION DATE: 09/05/2025

STATEMENT STATUS: CURRENT

COUNTY: NEW YORK

NEXT STATEMENT DUE DATE: 11/30/2027

JURISDICTION: DELAWARE, UNITED STATES

NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: EMP CAPITAL GROUP

Address: 433 BROADWAY, 2ND FLOOR, NEW YORK, NY, UNITED STATES, 10013

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

ATTACHMENT G
SECTION X. REQUESTOR ELIGIBILITY

13. VOLUNTEER STATEMENT

Site D Development LLC (the "Requestor") qualifies as a Volunteer pursuant to the definition set forth in Environmental Conservation Law (ECL) § 27-1405(1)(b). The Requestor is in contract to purchase the property. They have an access agreement to investigate and remediate prior to closing as required. The sole member of the Requestor, Elie Pariente, has no prior or existing affiliation with any party responsible for the contamination of the Site, nor have they contributed to any environmental conditions that may have led to its current status. The Requestor has completed due diligence and exercised appropriate care by performing a voluntary investigation and disclosing the findings to NYSDEC.

The Requestor has no knowledge of any continuing releases of contamination at the Site and has not engaged in any operations that would cause or exacerbate such conditions. Further, the Requestor is committed to preventing any future releases and to remediating existing contamination through participation in the BCP. This application reflects the Requestor's intent to act in good faith and in the public interest by addressing historical environmental impacts at the Site in accordance with NYSDEC guidance and regulations.

Based on the above, Site D Development LLC meets the criteria for Volunteer status under the BCP, as they neither caused nor contributed to the contamination, have no legal or equitable relationship with any party responsible for the contamination, and are taking meaningful steps to remediate the Site.

QUEENSBORO FARM PRODUCTS INC.
51-20 59TH Street
Woodside, New York 11377

November 11, 2025

Site D Development LLC
433 Broadway, 2nd Floor
New York, New York 10013

RE: **Property Access and Authorization**
New York State Brownfield Cleanup Program
35-13 41st Street Site
35-13 41st Street
Queens, New York
Block 670, Lots 8, 20, 27, and 30

Dear Sir or Madam:

Queensboro Farm Products Inc. (hereinafter referred to as the "Owner") owns the property located at 35-13 41st Street, Queens, New York; Block 670, Lots 8, 20, 27, and 30 (collectively the "Property" or the "Site"). The Owner hereby authorizes the entities listed on Exhibit A attached hereto (collectively referred to as the "Authorized Applicant(s)/Requestor(s)"), (a) to access the Property in accordance with the terms of that certain Agreement of Purchase and Sale between Owner and HG Acquisitions LLC, dated as of November 22, 2024, as amended (as so amended, the "Agreement") and (b) to apply to participate in and, following the closing under the Agreement, perform any obligations required under the New York State Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program ("BCP").

The Owner understands that the Authorized Applicant(s)/Requestor(s) will also need to provide access to NYSDEC and environmental professionals that the Authorized Applicant(s)/Requestor(s) has/have hired to perform any investigation and , following the closing under the Agreement, remedial activities under the BCP. Owner further understands that an environmental easement may be needed in connection with BCP efforts and authorizes the placement of an easement on or through the Property in accordance with a separate agreement between the parties, provided that no such easement shall be placed upon the Property prior to the closing under the Agreement.

Sincerely,

QUEENSBORO FARM PRODUCTS INC.
By: Lewis Miller President
Name: Lewis Miller
Title: President

177915404.3

ATTACHMENT H
SECTION XII. SITE CONTACT LIST

Local Officials

Chief Executive Officer Mayor Zohran Mamdani 250 Broadway New York, NY 10007
New York City Planning Commission Raj Rampershad, Chairperson 120-55 Queens Boulevard, Room 201 Kew Gardens, New York 11424
Queens Borough President Donovan Richards, Jr. 10-25 Queens Boulevard Queens, NY 11424
Queens Deputy Borough President Ebony Young 10-25 Queens Boulevard Queens, NY 11424
Department of City Planning Queens Borough Office Alex Sommer 120-55 Queens Boulevard Queens, NY, 11424
Queens Community Board 1 Florence Koulouris, District Manager 45-02 Ditmars Boulevard Astoria, NY 11105
Mayor's Office of Environmental Remediation Shaminder Chawla, Director 100 Gold Street, 2nd Floor New York, NY 10038

Residents, Owners, and Occupants of the Adjacent Properties

Queensboro Farm Products Inc. 51-20 59th Street Woodside, NY 11377
M Kally's Corp. 2402 23rd Avenue Astoria, NY 11105
Maria Randazzo Maggio (trustee) 240 Drake Road

Cherry Hill, NJ 08034
Sebastiano Vitale 54 Stewart Avenue Stewart Manor, NY 11530
42-08 35th Owner LLC 8 West 40th Street, 6th Floor New York, NY 10018
42-11 Northern LLC 150 East 58th Street New York, NY 10055
HHB 34, LLC P.O Box 397 Locust Valley, NY 11560
Domain 41st Street Site A LLC 120 Broadway Suite 1340 New York, NY 10271
Domain 41st Street Site B LLC 120 Broadway Suite 1340 New York, NY 10271
Wilbee Corporation 44-30 Purvis Street Long Island City, NY 11101

Local News Media

Queens Daily Eagle 8900 Sutphin Blvd, LL2 Jamaica, NY, 11435
Queens Gazette 42-16 34th Avenue Long Island City, New York 11101
New York Post 1211 Avenue of the Americas New York, NY 10036

Public Water Supplier

Public water is provided by the City of New York Department of Environmental Protection

Rohit T. Aggarwala, Commissioner NYCDEP 59-17 Junction Boulevard Flushing, NY 11373

Nearby School or Day Care Facilities

OWN 1 Astoria Elementary Stephanie Rochman – Principal 36-12 35th Avenue Astoria, NY 11106 T: (718) 392-3405 Distance: Approximately 0.16 miles west
The Baccalaureate School for Global Education Dr. Heather B Page - Principal 34-12 36th Avenue Long Island City, NY 11106 T:(718) 361-5275 Distance: Approximately 0.27 miles west
PS 166 Queens Jessica Geller - Principal 33-09 35th Avenue Long Island City, NY 11106 T:(718) 786-6703 Distance: Approximately 0.31miles northwest
Frank Sinatra School of the Arts – High School –Gideon Frankel - Principal 35-12 35th Avenue Astoria, NY 11106 T:(718) 361-9920 Distance: Approximately 0.21miles northwest
–I.S. 010 Horace Greeley Rusmayris Guillermo - Principal 45-11 31 Avenue Astoria, NY 11103 T: (718) 278-7054 Distance: Approximately 0.55 miles northeast
Zachery's Familycare Center Ddavidson@sco.org 35-25 34th Street Astoria, NY 11106 T: (917) 403-8048 Distance: Approximately 0.26 miles west
–Babyland Daycare –babylanddaycare@yahoo.com 3510 35th Street Astoria, NY 11106 T: (718) 404-7210 Distance: Approximately 0.26 miles west
Children Blossom Daycare tdavis-coles@doeexternal.nyc 35-25 34th Street

Astoria, NY 11106 T: (347) 642-3591 Distance: Approximately 0.29 miles west
Maria's Daycare 36-33 32nd Street Astoria, NY 11106 T: (718) 729-8321 Distance: Approximately 0.41 miles southwest
Cozy Garden Kids Christine Mahmoud – Provider 31-60 42nd Street Astoria, NY 11103 T: (347) 408-1752 Distance: Approximately 0.39 miles northeast
The Learning Experience Ms. Loren – Executive Director 31-57 31st Street Astoria, NY 11106 T: (718) 204-1352 Distance: Approximately 0.58 miles northwest

Public Repositories

Queens Public Library – Central Library Nelson Lu, Director 89-11 Merrick Boulevard Queens, NY 11432
Queens Community Board 1 Florence Kouloris - Chairperson 45-02 Ditmars Boulevard, LL Suite 1025 Queens, NY 11101

Signed letters from the Queens Public Library – Central Library, and Queens Community Board 1 confirming that their offices will be document a repository for the Site is provided in Attachment H.

vEKtor consultants

t: +1.347.871.0750
f: +1.347.402.7735

info@vektorconsultants.com
www.vektorconsultants.com

September 24, 2025

Nelson Lu
Director
Queens Public Library – Central Library
89-11 Merrick Boulevard
Jamaica, NY 11432
ylu@queenslibrary.org

Re: Brownfield Cleanup Program Repository
Site D Development LLC
Address: 35-13 41st Street, Queens, NY 11101

Dear Mr. Lu:

Vektor Consultants (Vektor) represents Site D Development LLC for a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the redevelopment project located at the above-referenced address (Tax Block: 670, Lot: 8).

Vektor is requesting the Queens Public Library to serve as the public repository for all documents pertaining to the cleanup of this property as per the NYSDEC requirements. Please sign below and return if you are able to certify that your office would be willing and able to act as the public repository for this project.

Regards,

Ezgi Karayel
Principal

Queens Public Library – Long Island City

Name: Lu, Nelson

Title: Director, Central

Signature:

Date: 10/1/25

vEKtor consultants

t: +1.347.871.0750
f: +1.347.402.7735
info@vektorconsultants.com
www.vektorconsultants.com

February 27, 2025

Florence Koulouris, District Manager
Queens Community Board 1
45-02 Ditmars Boulevard, LL Suite 1025
Astoria, NY 11105
Qn01@cb.nyc.gov

Re: Brownfield Cleanup Program Repository
Site D Development LLC
Address: 35-13 41st Street, Queens, NY 11101

Dear Ms. Koulouris:

Vektor Consultants (Vektor) represents Site D Development LLC for a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the redevelopment project located at the above-referenced address (Tax Block: 670, Lot: 8).

Vektor is requesting the community board office to serve as the public repository for all documents pertaining to the cleanup of this property as per the NYSDEC requirements. Please sign below and return if you are able to certify that your office would be willing and able to act as the public repository for this project.

Regards,

Ezgi Karayel
Principal

Queens Community Board 1

Name: Florence Koulouris

Title: District Manager

Signature:

Date: 2/26/2026