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: Willets Point Northern Outparcels	
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: C241303	◉ **Yes** ○ **No**

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NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information See Attachment A

PROPOSED SITE NAME	Willets Point Northern Outparcels
ADDRESS/LOCATION	126-02, 126-12, and 126-16 Northern Boulevard and 126-17 34th Avenue
CITY/TOWN	Queens
ZIP CODE	11368
MUNICIPALITY (LIST ALL IF MORE THAN ONE)	Queens
COUNTY	QUEENS
SITE SIZE (ACRES)	1.138

LATITUDE			LONGITUDE		
40 °	45 ‘	37.045 “	-73 °	50 ‘	43.649 “

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
126-02 Northern Boulevard	4	1820	1	0.56795
126-12 Northern Boulevard	4	1820	6	0.11998
126-16 Northern Boulevard	4	1820	108	0.25741
126-17 34th Street	4	1820	34	0.19284

	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

See Attachment B

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

See Attachment C

	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	See Attachment D		
1. What is the property's current municipal zoning designation? C4-4			
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	See Attachment E	
CURRENT OWNER NYC acting by and through its Department of Housing Preservation and Development		
CONTACT NAME Rona Reodica		
ADDRESS 100 Gold Street		
CITY New York	STATE NY	ZIP CODE 10038
PHONE (212) 863-7708	EMAIL reodicar@hpd.nyc.gov	
OWNERSHIP START DATE October 8, 2009 (Lot 1)/September 30, 2025 (Lots 6, 34, and 108)		
CURRENT OPERATOR Queens Development Group II, LLC		
CONTACT NAME Frank Monterisi		
ADDRESS 30 Hudson Yards 72nd Floor		
CITY New York	STATE NY	ZIP CODE 10001
PHONE (212) 801-3511	EMAIL fmonterisi@related.com	
OPERATION START DATE September 30, 2025		

SECTION VI: Property's Environmental History

See Attachment F

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: automotive uses (repair shops, filling stations, scrapyards, etc.)

SECTION VII: Requestor Information	See Attachment G		
NAME Queens Development Group II, LLC			
ADDRESS 30 Hudson Yards 72nd Floor			
CITY/TOWN New York		STATE NY	ZIP CODE 10001
PHONE (212) 801-3511	EMAIL fmonterisi@related.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 Frank Monterisi			
ADDRESS 30 Hudson Yards 72nd Floor			
CITY New York		STATE NY	ZIP CODE 10001
PHONE (212) 801-3511	EMAIL fmonterisi@related.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Gerald Nicholls			
COMPANY Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.			
ADDRESS 368 Ninth Avenue, 8th Floor			
CITY New York		STATE NY	ZIP CODE 10001
PHONE (212) 479-5400	EMAIL gnicholls@langan.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Christine Leas			
COMPANY Sive, Paget & Riesel, P.C.			
ADDRESS 560 Lexington Avenue			
CITY New York		STATE NY	ZIP CODE 10022
PHONE (646) 378-7267	EMAIL cleas@sprlaw.com		

SECTION IX: Program Fee	See Attachment H		
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	See Attachment I		
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: See Attachment I

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 **See Attachment J**

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 _____ (title) of _____ (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: _____ Signature: _____

Print Name: _____

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.

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING AND SUBMITTING A BCP APPLICATION

The New York State Department of Environmental Conservation (DEC) strongly encourages all applicants to schedule a pre-application meeting with DEC staff to review the benefits, requirements, and procedures for completing a project in the BCP. Contact your Regional Office to schedule a meeting. To add a party to an existing BCP Agreement, use the BCP Agreement Amendment Application.

For further information regarding the determination of a complete application, please refer to the guidance following these instructions, as well as the NYSDEC BCP website.

SUBMITTAL INSTRUCTIONS – Revision 17 – October 2025

- Compile the application package in the following manner:
  - one file in non-fillable portable document format (PDF) which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
  - one individual file (PDF) of each previous environmental report; and,
  - one file (PDF) of each work plan being submitted with the application, if applicable.
- *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
- 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 via ground mail.

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.

VIA GROUND MAIL:

- Save the application file and cover letter to an external storage device (e.g., 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

SECTION I: Property Information	
PLEASE NOTE	**If any changes to SECTION I are required prior to application approval, a new page 2, initialed by each requestor, must be submitted with the revisions.**
Proposed Site Name	Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e., ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.
Site Address	Provide a street address, city/town, zip code, and each municipality and county in which the site is located.
Site Size	Provide the approximate acreage of the site.
GIS Information	Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.
Tax Parcel Information	Provide the tax parcel address/section/block/lot information and map. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5-minute quad map on which the property appears and clearly indicate the proposed site's location.
Tax Map Boundaries	State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/ reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.
Site Map	Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: (i) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and (ii) proposed brownfield property boundary lines, with adjacent property owners clearly identified.
En-zone	If any part of the site is located within an En-zone, please provide a map showing the location of the site with the En-zone overlay. For information on En-zones, please see DEC's website. Note that new En-zone boundaries are effective January 1, 2023.
Disadvantaged Communities	If the site is located within a Disadvantaged Community, please provide a map showing the location of the site with the Disadvantaged Community overlay. For additional information on disadvantaged communities, please refer to the Climate Leadership and Community Protection Act website.

SECTION I: Property Information (continued)	
Brownfield Opportunity Area (BOA)	If the site is located within a NYS Department of State designated Brownfield Opportunity Area, please provide a map showing the location of the site with the BOA overlay. For more information on designated BOAs, please refer to the NYS DOS website. Additional information on BOA conformance determinations can be found at the Office of Planning and Development website. A BOA conformance determination cannot be made until a Decision Document has been issued for the site.
Multiple Applications	Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where (1) the development project spans more than 25 acres; (2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and (3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).
Previous BCP Applications	If all or part of the proposed site has been the subject of a previous BCP application (whether accepted, denied or withdrawn), please provide the assigned DEC site number from the previous application as well as any relevant information regarding why the property is not currently in the program.
Registry Listing and P-site Status	If all or part of the proposed site is now or ever was listed on the Registry of Inactive Hazardous Waste Disposal Sites or is currently the subject of investigation as a Potential Site, please provide the assigned DEC site number.

SECTION I: Property Information (continued)	
Property Description Narrative	Provide a property description in the format provided below. Each section should be no more than one paragraph long. Location: Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."} Site Features: Example: "The main site features include several large, abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner." Current Zoning and Land Use: (Ensure the current zoning is identified) Example: "The site is currently inactive and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility rights-of-way. The nearest residential area is 0.3 miles east on Route 55." Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident). Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells." When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information. Site Geology and Hydrogeology: As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

SECTION I: Property Information (continued)	
Environmental Assessment	The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/ actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semi-volatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths. The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SGCs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site. **A typical Environmental Assessment would look like the following:** Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE). *Soil* - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm). *Groundwater* - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A. *Soil Vapor & Indoor Air* - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.
Questions 15-17: New York City Sites	These questions pertain ONLY to sites located within the five counties comprising New York City. If the requestor is seeking a determination that the site is eligible for tangible property tax credits, this section and the *Supplemental Questions for Sites Seeking Tangible Property Credits in New York City* **must** be completed.

<table>
<tr><th colspan="3">SECTION II: Project Description</th></tr>
<tr><td>Question 3: Inclusion of Work Plans</td><td colspan="2">If a work plan is to be released for public comment concurrently with the BCP application, the work plan must be submitted at the time of application submittal. Work plans submitted during the completeness review phase will require a separate public comment period and will not be released with the application.</td></tr>
<tr><td>Question 4: Post-Remediation Use and Project Schedule</td><td colspan="2">As a separate attachment, provide complete and detailed information about the project (remedial and post-remediation development), including the purpose of the project, a full project schedule with all key milestones as outlined further below, and including, but not limited to, the date the remedial program is to start, and the date the issuance of the Certificate of Completion is anticipated, and any interim or final funding deadlines with the corresponding BCP milestone(s).

**Include in the project schedule any public or private funding source deadlines and the associated BCP milestone that you should be considering in order to meet your remedial work planning goals. The schedule should include appropriate review times for DEC/DOH staff for each submittal. Per 6 NYCRR Part 375-3.6(b), DEC will make best efforts to review submittals within 45 days. It is the applicant's responsibility to work all deadlines into a comprehensive BCP schedule.

TIP – work backwards from the desired Certificate of Completion date to determine whether the schedule is feasible.

*Note: if a document requires significant revisions, the DEC/DOH 45-day review clock resets.</td></tr>
<tr><td rowspan="5">Questions 5-6: Green and Sustainable Remediation</td><td colspan="2">As a separate attachment, provide complete and detailed information about the GSR principles to be evaluated and incorporated into each phase of the project.</td></tr>
<tr><td>Remedial Investigation/ Alternatives Analysis</td><td>The description must provide information on how GSR will be incorporated into RI project planning, the proposed environmental footprint analysis tool, and how climate resiliency will be included. Potential end uses such as greenways and pollinator habitats should be considered as appropriate.</td></tr>
<tr><td>Remedial Design</td><td>The description must provide information on how GSR will be incorporated into RD project planning and refine the environmental footprint analysis as the baseline to track metrics. RD documents should add or incorporate GSR techniques to ensure reduced impacts on core metrics. Climate resiliency design measures should also be incorporated.</td></tr>
<tr><td>Remedial Action</td><td>The description must provide information on how GSR will be implemented into the construction and how metrics will be tracked. Methods of reporting should be included.</td></tr>
<tr><td>Site Management</td><td>The description must provide information on how GSR will be incorporated into SM, including use of DEC's SM template, resource and energy consumption reduction, waste minimization, and climate resiliency evaluation within PRRs and RSOs.</td></tr>
</table>

SECTION II: Project Description (continued)		
Questions 5-6: Green and Sustainable Remediation (continued)	**Redevelopment**	The description must provide details of any planned renewable energy, energy efficient equipment, greenways, green roofs, community spaces and any re-use or recycling of on-site materials in redevelopment or remediation.
	Climate Screening/ Climate Vulnerability Assessment	The description must provide an initial Climate Screening checklist. If the screening suggests a Climate Vulnerability Assessment will be required, list additional references for the assessment.

SECTION III: Ecological Concerns
Please refer to DER-10 Section 3.10.1 for the requirements of a Fish and Wildlife Impact Assessment.

SECTION IV: Land Use Factors	
In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use. This information consists of responses to the “land use” factors to be considered relative to the “Land Use” section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a “brownfield site” pursuant to ECL 27-1405(2). This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.	
Zoning and Current Use	Provide the current municipal zoning designation and uses permitted by that designation. Provide a summary of the current use of the site, including identifying possible contaminant source areas. If the site is no longer in use, provide the date by which operations ceased.
Anticipated Use	Identify the anticipated post-remediation use of the site and provide a detailed description of the specific anticipated post-remediation use as an attachment.

SECTION IV: Land Use Factors (continued)	
Renewable Energy Facility Site	Indicate if the post-remediation use of the site is proposed to be a renewable energy facility. A “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. Section 66-p of the Public Service Law: "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. Provide any detailed plans or documentation to support this. Appropriate documentation must be provided as follows: for planned renewable energy facilities generating/storing less than twenty-five (25) megawatts, a local land use approval must be provided. For planned renewable energy facilities generating/storing twenty-five (25) megawatts or greater, a permit issued by the Office of Renewable Energy Siting must be provided.
Compliance with Zoning Laws, Recent Development, and Community Master Plans	Provide an explanation to support the responses to each of these items. Attach additional documentation if applicable.

SECTION V: Current and Historical Property Owner and Operator Information	
Owner Information	Provide requested information of the current owner of the property. List <u>all</u> parties holding an interest in the property and, if the requestor is not the current owner, describe the requestor’s relationship to the current owner. If the property consists of multiple parcels, be sure to include the ownership start date of each.
Operator Information	Provide requested information of the current operator(s). If multiple operators, attach the requested information for each operator, including the date each operator began utilizing the property.
Historical Owners and Operators	Provide a list of previous owners and a list of previous operators, including dates of ownership or operation and last-known addresses and phone numbers. Describe the requestor’s relationship to each previous owner and operator; if no relationship, indicate “none”. When describing the requestor’s relationship to current and historical owners and operators, include any relationship between the requestor’s corporate members and the previous owners and operators.

SECTION VI: Property's Environmental History
For all sites, an investigation report is required that is sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data include site drawings and data summary tables requested in Section VI, #3 of the BCP application form. Specific instructions regarding the data summary tables are attached at the end of these instructions.

SECTION VII: Requestor Information	
Requestor Name	Provide the name of the person(s)/entity requesting participation in the BCP (if more than one, attach additional sheets with requested information.) The requestor is the person or entity seeking DEC review and approval of the remedial program. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear exactly as given in the *NYS Department of State's Corporation & Business Entity Database*. A print-out of entity information from the database must be submitted to DEC with the application, to document that the requestor is authorized to do business in NYS.
Address, etc.	Provide the requestor's mailing address, telephone number and e-mail.
LLC Information	If the requestor(s) is/are an LLC, the names of the members/owners need to be provided on a separate attachment.
Document Certification	All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of *DER-10*. Persons preparing and certifying the various work plans and reports identified in Section 1.5 include: • New York State licensed professional engineers (P.E.s), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a P.E. with current license and registration for work that was done by them or those under their direct supervision. The firm by which the P.E. is employed must also be authorized to practice engineering in New York State; • qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49; • remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or • site owners, which are the owners of the property comprising the site at the time of the certification.

SECTION VIII: Requestor Contact Information	
Requestor's Representative	Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc. will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative of applicants determined to be Participants unless another contact name and address is provided with the application.
Requestor's Consultant and Requestor's Attorney	Provide all requested information.

SECTION IX: Program Fee
If the requestor is applying for a fee waiver, sufficient documentation must be provided to demonstrate the basis for such request. Depending on the basis for the fee waiver, this may be provided in the form of financial statements, not-for-profit designation paperwork, a statement waiving the requestor's right to tax credits, a statement that the project will be a 100% affordable housing project, or any other documentation that the Department may require. Some bases for the fee waiver will be memorialized in the Brownfield Cleanup Agreement, and may result in termination of the Agreement if not complied with.
If the requestor is applying for a fee waiver based on the requestor's status as a not-for-profit entity, please provide documentation of non-profit designation.

SECTION X: Requestor Eligibility	
As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.	
Volunteer Statement	If the requestor's liability arises solely as a result of ownership, operation of, or involvement with the site, and requests consideration for volunteer status, the requestor must submit a statement describing why they should be considered a volunteer. Describe in detail how the requestor's potential liability arose subsequent to the discharge of contaminants at the potential site and how the requestor took reasonable steps to (i) stop any continuing release; (ii) prevent any threatened future release; and (iii) prevent or limit human, environmental or natural resource exposure to any previously released contamination. Be specific as to the appropriate action taken, and provide information to support this, such as date of purchase, date and source of knowledge of contamination, and steps taken to protect human health and the environment from such contaminants (e.g., notification of authorities of the contamination, restricting site access, monitoring and addressing lessee conduct, preventing deterioration of site conditions, etc.).

SECTION X: Requestor Eligibility (continued)	
Proof of Site Access	If a requestor is not the current owner of the entirety of the site, a site access agreement **must be provided** that demonstrates that the requestor will have access to the property before signing the BCA and throughout the BCP project. Additionally, the access agreement must include language allowing the requestor the ability to place an environmental easement on the site should the requestor not be the owner at the time remediation is complete and a Track 1 cleanup has not been achieved. If the requestor is the current property owner, include a copy of the deed as proof of ownership and access.

SECTION XI: Property Eligibility Information	
As a separate attachment, provide complete and detailed information in response to the following eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that that information be summarized.	
CERCLA / NPL Listing	Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.
Registry Listing	Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) website for a database of sites with classifications.
RCRA Listing	Does the property have a Resource Conservation and Recovery Act (RCRA) TSDF Permit in accordance with the ECL 27-0900 et seq? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.
Registry/RCRA Sites Owned by Volunteers	If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27- 1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.
Existing Order	Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.
Pending Enforcement Actions	Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information as an attachment.

SECTION XII: Site Contact List

Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project. For sites located in a city with a population of one million or more, the appropriate community board must be included as an additional document repository, and acknowledgement of their agreement to act as such must also be provided.
For sites located in Region 2 (the five counties comprising New York City), the Site Contact List must also include the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: Statement of Certification and Signatures

The requestor must sign the application or designate a representative who is authorized to sign. The requestor's consultant or attorney cannot sign the application. If there are multiple parties applying, then each requestor must sign a signature page. If the requestor is a Corporation, LLC, LLP, or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

DATA SUMMARY TABLE INSTRUCTIONS

Data summary tables should include the following columns:

Soil Table:

Analytes > SCOs[a]	Detections > SCOs[b]	Max. Detection (ppm)[c]	SCO (ppm)[d]	Depth (ft bgs)

Groundwater Table:

Analytes > AWQS[e]	Detections > AWQS[f]	Max. Detection (ppb)[c]	AWQS (ppb)[g]

Soil Gas Table:

Analytes[h]	Total Detections	Max. Detection (ug/m3)[c]	Type[i]

[a] Include all contaminants over the applicable soil cleanup objectives (SCOs). Column header should specify which SCOs are being compared to. (i.e., "RRSCOs" for Restricted Residential SCOs)

[b] Number of detections over applicable SCOs. Specify which SCOs are being compared to in column header.

[c] Maximum detection in parts per million (ppm) for soil, parts per billion (ppb) for groundwater, or micrograms per cubic meter (ug/m3) for soil gas.

[d] List the respective SCO. Specify which SCOs are being compared to in column header.

[e] Include all contaminants over Class GA Ambient Water Quality Standards (AWQS).

[f] Number of detections over AWQS.

[g] List the respective AWQS.

[h] Include all chlorinated volatile organic compound (VOCs) detections.

[i] Specify type: soil vapor, sub-slab or indoor air.

Example Data Summary Tables

Soil Table:

Analytes > RR SCOs	Detections > RR SCOs	Maximum Detection (ppm)	RR SCO (ppm)	Depth (ft bgs)
Benzo(a)anthracene	3	11	1	5 – 7
Benzo(a)pyrene	4	15	1	5 – 7
Benzo(b)fluoranthene	5	15	1	5 – 7
Benzo(k)fluoranthene	1	5.3	3.9	5 – 7
Indeno(1,2,3-cd)pyrene	7	8.4	0.5	5 – 7
barium	2	967	400	0.5 – 2.5
cadmium	2	94.1	4.3	6 – 8
lead	3	1,790	400	0.5 – 2.5

Groundwater Table:

Analytes > AWQS	Detections > AWQS	Max. Detection (ppb)	AWQS (ppb)
Benz(a)anthracene	2	0.2	0.002
Benzo(a)pyrene	2	0.221	ND
Benzo(b)fluoranthene	2	0.179	0.002
Benzo(k)fluoranthene	2	0.189	0.002
Indeno(1,2,3-cd)pyrene	2	0.158	0.002
Tetrachloroethene (PCE)	1	12	5

Soil Gas Table:

Analytes	Total Detections	Max. Detection (µg/m³)	Type
Carbon tetrachloride	1	0.84	Soil vapor
Methylene chloride	1	2.6 J	Soil vapor
Tetrachloroethene	2	47	Soil vapor
Trichloroethene	1	1.2	Soil vapor
Trichlorofluoromethane	1	21	Soil vapor

DETERMINATION OF A COMPLETE APPLICATION

1. The first step in the application review and approval process is an evaluation to determine if the application is complete. To help ensure that the application is determined complete, requestors should review the list of common application deficiencies and carefully read these instructions.
2. DEC will send a notification to the requestor within 30 calendar days of receiving the application, indicating whether such application is complete or incomplete.
3. An application must include the following information relative to the site identified by the application, necessary for making an eligibility determination, or it will be deemed incomplete. (Please note: the application as a whole requires more than the information outlined below to be determined complete). The application must include:
    a. for all sites, an investigation report sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section VI, #3 of the BCP application form.
    b. for those sites described below, documentation relative to the volunteer status of all requestors, as well as information on previous owners or operators that may be considered responsible parties and their ability to fund remediation of the site. This documentation is required for:
        i. real property listed in the registry of inactive hazardous waste disposal sites as a class 2 site, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP; or
        ii. real property that was a hazardous waste treatment, storage or disposal facility having interim status pursuant to the Resource Conservation and Recovery Act (RCRA) program, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP.
    c. for sites located within the five counties comprising New York City, in addition to (a) and if applicable (b) above, if the application is seeking a determination that the site is eligible for tangible property tax credits, sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a). If this determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.
    d. for sites previously remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law, relevant documentation of this remediation.

DETERMINATION OF A COMPLETE APPLICATION (CONTINUED)

4. If the application is found to be incomplete:
    a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or
    b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #3 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.

5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:
    a. include an approved public notice to be sent to all parties on the Contact List included with the application;
    b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;
    c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and
    d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).
        i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.
        ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the timeframes established by the LOC, the public comment period on the application will be extended to ensure that there will be the required comment period.
        iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

ATTACHMENT A
SECTION I: PROPERTY INFORMATION

Item 1 – Location and Metes and Bounds Description

The proposed New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) site is referred to as Willets Point Northern Outparcels and is currently identified on the Borough of Queens Tax Map as Block 1820, Lots 1, 6, 34, and 108. The about 1.138 acre (49,600 square feet [sf]) BCP site is located at 126-02, 126-12, and 126-16 Northern Boulevard and 126-17 34th Avenue in the Flushing section in Queens, New York.

An RP-602 Application for Mergers and Appointments was submitted to the New York City Department of Finance (NYCDOF) to revise the existing tax lot configuration for Queens Block 1820 on March 12, 2026. After the boundary revisions, Block 1820 will consist of tentative lot "A" (0.33607 acres) for the public open space and tentative lot "B" (2.22802 acres) for the mixed-use residential and commercial redevelopment. The existing tax lot boundaries, proposed new tax lot boundaries, and proposed BCP site boundaries are provided on Figure A-2. The diagram included in the lot apportionment application is provided in Attachment A-1.

Site Coordinates (degrees/minutes/seconds):

- Latitude: 40°45'36.84"
- Longitude: 73°50'43.18"

Item 2 – Property Maps

Figure A-1: The required United States Geological Survey (USGS) 7.5-minute quadrangle map clearly indicating the location of the proposed BCP site.

Figure A-2: Digital Tax Map from the New York City Department of Finance showing the current tax block and lots, proposed new tax lot boundaries, and the proposed BCP site boundary.

Figure A-3: Site Plan that shows map scale, north arrow orientation, date, and location of the proposed BCP site with respect to adjacent streets and roadways.

Figure A-4: Surrounding Land Use Map shows i) proposed BCP site boundary lines, with adjacent property owners clearly identified; and ii) surrounding land uses.

Item 7 – Source of Groundwater and Soil Vapor Impacts

The Remedial Investigat6ion Report (RIR) completed by Langan in November 2025 documented impacts to soil vapor and groundwater at the site. Five volatile organic compounds (VOC), five total metals, five dissolved metals, perfluorooctanesulfonic acid (PFOS), and perfluorooctanoic acid (PFOA) were identified in groundwater. Three chlorinated VOCs (CVOC), cis-1,2-dichloroethene, tetrachloroethene (PCE), and trichloroethene (TCE) detected in groundwater were also detected in soil within the fill layer. The presence of CVOCs in soil and groundwater is attributed to previous on-site automotive repairs operation. Total and dissolved metals detected (iron, manganese, magnesium, selenium, sodium, and thallium) are naturally occurring and the presence of PFOS and PFOA is consistent with background concentrations.

CVOCs, including PCE, TCE, and cis-1,2-dichloroethene and petroleum-related compounds, including n-heptane, n-hexane, and 2,2,4-trimethylpentane were detected in soil vapor at the site. CVOCs were detected in on-site soil within the fill layer and in groundwater, indicating an on-site source. The presence of CVOCs and petroleum-related VOCs are attributed to previous automotive operations. Petroleum-related VOCs were detected in one isolated location; in the absence of soil and groundwater impacts in this area, the petroleum VOCs identified in soil vapor indicate a localized source confined with the unsaturated zone.

Item 14 – Property Description and Environmental Assessment Narrative

Location

The about 49,600 sf proposed BCP site is located at 126-02, 126-12, and 126-16 Northern Boulevard and 126-17 34th Avenue in an urban area of the Flushing neighborhood of Queens, New York and identified on the Borough of Queens Tax Map as Block 1820, Lots 1, 6, 34, and 108. The proposed BCP site is bordered by Northern Boulevard and the Whitestone Expressway followed by a parking lot and the flushing Bay Promenade to the north; Willets Point Development Northern Parcel (BCP Site No. C241145G) to the east; 34th Avenue followed by automotive repair shops and a warehouse to the south; and Seaver Way followed by a Citi Field parking lot to the west.

Site Features

The proposed BCP site is currently improved with several one- to two-story buildings, vacant open space, and parking lots. Lot 1 contains an approximately 39,400-square-foot, two-story industrial building. Lot 6 contains an approximately 4,360-square-foot, one-story

industrial building with full basement that extends to about 8 feet below grade surface (bgs) and a garage. Lots 34 and 108 contain five one-story buildings that occupy a total of approximately 4,880 square-feet, and one building on Lot 108 includes a full basement that extends to about 8 feet bgs. The remaining parts of Lots 6, 108 and 34 are improved with concrete walkways and a concrete-paved parking lot. All buildings are vacant and undergoing demolition that is anticipated to be complete by the time the site is enrolled in the BCP.

According to a 14 October 2019 survey prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan), surface elevations (el.) at the site range from about el. 10±[1] in the southwestern corner of the site to about el. 13± in the northeastern part of the site. The overall topography of the immediate surrounding area generally slopes down to the northwest towards Flushing Bay.

Current Zoning and Land Use

Subsequent to the Willets Point Development Plan Rezoning (City Environmental Quality Review [CEQR] Number: 07DME014Q), the site is zoned commercial (C4-4) and is located within the Special Willets Point District. C4-4 districts are commercial centers within more densely populated areas, located outside the central business districts that are designed to serve a larger region and generate more traffic than neighborhood shopping areas. The objective of the Special Willets Point District (WP) is to transform a largely underutilized 61-acre district into a lively, mixed use, sustainable community and a regional retail and entertainment destination.

Land use within a half-mile of the site includes single- and multi-story buildings occupied by commercial uses. Major infrastructure (storm drains, sewers, and underground utility lines) exists or is currently being installed within the streets surrounding the site.

Past Use of the Site

Prior to the 1900s, the Willets Point area was a tidally influenced salt marsh. From the early 1900s to the early 1930s, the Willets Point area was used as a dumping ground for coal ash from residential and municipal heating operations in greater New York City (NYC). In the late 1930s, Willets Point and nearby Flushing Corona Park were graded and redeveloped. Previously deposited coal ash was left in place as fill. The Willets Point area

[1] Elevations refer to North American Vertical Datum of 1988 (NAVD88), which is about 1.1 feet above mean sea level at Sandy Hook, NJ.

was developed primarily with automotive uses, including small car repair shops, filling stations, and scrapyards.

Recent and historical operations at the site include automobile repair shops, a garage, automobile dismantling, spraying, a print shop, wrecking/junk yard facility, including defueling operations, a used car sales lot, a machine shop, woodworking, a steel corporation, and a chemicals company since as early as 1931.

Potential sources of contamination from past use of the site and adjacent properties include the presence of fill, historical use of the site, multiple reported and closed spills in the NY Spills database, and former on-site waste oil/used oil aboveground storage tanks.

Site Geology and Hydrogeology

Based on the RIR completed by Langan in November 2025 and submitted with this application, the site is underlain by fill predominantly consisting of light gray to brown fine sand with varying amounts of clay, gravel, construction debris, glass and asphalt that extends to depths ranging from about 3 to 8 feet bgs. Coal ash was not observed. Gray to brown fine sand with varying amounts of clay was observed below the fill layer. A clay layer was observed at depths ranging from 7 to 9 feet bgs. According to the draft September 26, 2025 Geotechnical Study prepared by Langan, a layer of soft, dark gray clay was encountered immediately below the fill in the two borings. This layer was about 13.5- to 15-feet-thick, extending from el 2.6 to -10 (about 8 to 20 feet bgs) and from el -3.5 to -18.5 (about 13 to 28 feet bgs).

Bedrock was not encountered during the subsurface investigation. According to the United States Geological Survey (USGS) NYC Bedrock and Groundwater Mapper, depth to bedrock is approximately 250 feet at the site. The inferred regional groundwater flow direction for the area surrounding the site is northwest towards Flushing Bay based on a review of topography and previous reports that included data from nearby properties.

Environmental Assessment

Based on previous investigations, detailed in Attachment F of this application, the proposed BCP site, contamination has been identified as follows:

<u>Soil</u>

Soil analytical results were compared to the NYSDEC Title 6 of the New York Codes, Rules and Regulations (6 NYCRRR) Part 375 Restricted Use Restricted-Residential

(RURR), and Protection of Groundwater (PGW) SCOs. Contaminants detected at concentrations above RURR, and/or PGW SCOs are summarized below:

- Herbicides and pesticides were not detected above their respective PGW or RURR SCOs.
- Five VOCs, acetone (maximum of 0.140 milligrams per kilogram [mg/kg] in SB06_4-6 [PGW SCO = 0.03 mg/kg, RURR SCO = 100 mg/kg]), cis-1,2 dichloroethene (maximum of 0.57 mg/kg in SB06_4-6 [PGW SCO = 0.19 mg/kg, RURR SCO = 41 mg/kg]), tetrachloroethene (PCE) (maximum of 4.5 mg/kg in SB06_4-6 [PGW SCO = 1.3 mg/kg, RURR SCO = 18 mg/kg]), trichloroethene (TCE) (maximum of 3.8 mg/kg in SB06_4-6 [PGW SCO = 0.47 mg/kg, RURR SCO = 6.4 mg/kg]), and vinyl chloride (maximum of 0.056 mg/kg in SB06_4-6 [PGW SCO = 0.03 mg/kg, RURR SCO = 0.48 mg/kg]), were detected at concentrations above the PGW SCOs.
- Two SVOCs, benzo(a)anthracene (maximum of 3.19 mg/kg in SB07_0-2 [PGW SCO = 1 mg/kg, RURR SCO = 1.4 mg/kg]) and benzo(b)fluoranthene (maximum of 2.57 mg/kg in SB07_0-2 [PGW SCO = 2.1 mg/kg, RURR SCO = 1.4 mg/kg]), were detected at concentrations above the PGW and RURR SCOs. Four SVOCs, benzo(a)pyrene (maximum of 2.4 mg/kg in SB07_0-2 [PGW SCO = 22 mg/kg, RURR SCO = 1 mg/kg]), dibenz(a,h)anthracene (maximum of 0.529 mg/kg in SB07_0-2 [PGW SCO = 1000 mg/kg, RURR SCO = 0.33 mg/kg]), indeno(1,2,3-cd)pyrene (maximum of 1.68 mg/kg in SB04_0-2 [PGW SCO = 6.6 mg/kg, RURR SCO = 1.4 mg/kg]), and phenanthrene (maximum of 6.34mg/kg in SB07_0-2 [PGW SCO = 1000 mg/kg, RURR SCO = 4.9 mg/kg]) were detected at concentrations above the RURR SCOs. One SVOC, chrysene (maximum of 2.99 mg/kg in SB07_0-2 [PGW SCO = 1 mg/kg, RURR SCO = 4.9 mg/kg]), was detected at a concentration above the PGW SCOs.
- Two metals, cadmium (maximum of 8.27 mg/kg in SB02_0-2 [PGW SCO = 7.5 mg/kg, RURR SCO = 2.5 mg/kg]), and lead (maximum of 1,590 mg/kg in SB05_0-2 [PGW SCO = 450 mg/kg, RURR SCO = 400 mg/kg]) were detected at concentrations above the PGW and RURR SCOs. Three metals, copper (maximum of 422 mg/kg in SB02_0-2 [PGW SCO = 1,720 mg/kg, RURR SCO = 280 mg/kg]), hexavalent chromium (maximum of 1.02 mg/kg in SB07_6.5-8.5 [PGW SCO = 19 mg/kg, RURR SCO = 1 mg/kg]), and mercury (maximum of 0.366 mg/kg in SB07_0-2 [PGW SCO = 0.73 mg/kg, RURR SCO = 0.3 mg/kg]), were detected at a concentration above the RURR SCOs. One metal, trivalent chromium (maximum of 45.3 mg/kg in SB05_10-12 [PGW SCO = NS, RURR SCO = 110 mg/kg]), was detected at a concentration above the PGW SCOs.

- Total PCBs (maximum of 1.210 mg/kg in SB06_9-11 [PGW SCO = 3.2 mg/kg, RURR SCO = 1 mg/kg]) were detected at concentrations above the RURR SCOs.
- One perfluoroalkyl substance, perfluorooctanesulfonic acid (PFOS) (maximum of 0.00286 mg/kg in SB02_0-2 [PGW SCO = 0.001 mg/kg, RURR SCO = 0.044 mg/kg]) was detected at a concentration above the PGW SCOs.

Petroleum-like odors and photoionization detector (PID) readings up to 4.2 parts per million (ppm) were observed in one soil boring in the southeastern part of the site (SB02) from about 3 to 7 feet bgs. Chlorinated solvents, including PCE, TCE, and vinyl chloride, were detected in soil samples at concentrations above the PGW SCOs, but not the RURR SCOs.

Groundwater

Groundwater analytical results were compared to NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values (SGV) for Class GA water (collectively referred to as the "NYSDEC SGVs"). The results are summarized below:

- SVOCs, pesticides, herbicides, and PCBs were not detected at concentrations above the NYSDEC SGVs.
- Four VOCs, cis-1,2-dichloroethene, (maximum of 239 µg/L in MW05_112025 [SGV = 5 ug/L]), PCE (maximum of 44.1 µg/L in MW05_112025 [SGV = 5 ug/L]), trans-1,2-dichloroethene (maximum of 7.95 µg/L in MW05_112025 [SGV = 5 ug/L]), and TCE (maximum of 33.9 µg/L in MW05_112025 [SGV = 5 ug/L]), were detected at concentrations above the NYSDEC SGVs.
- Five dissolved metals, iron (maximum of 28,700 µg/L in MW02_120225 [SGV = 300 ug/L]), magnesium (maximum of 96,400 µg/L in MW05_112025 [SGV = 35,000 ug/L]), manganese (maximum of 1,540 µg/L in MW_DUP01_1120251 [SGV = 300 ug/L]), selenium (maximum of 12 µg/L in MW05_112025 [SGV = 10 ug/L]), and sodium (maximum of 700,000 µg/L in MW05_112025 [SGV = 20,000 ug/L]) were detected at concentrations above the NYSDEC SGVs.
- Four total metals, iron (maximum of 29,300 µg/L in MW02_120225 [SGV = 300 ug/L]), magnesium (maximum of 98,700 µg/L in MW05_112025 [SGV = 35,000 ug/L]), manganese (maximum of 1,490 µg/L in MW_DUP01_112025 [SGV = 300

[1] MW_DUP01_112025 is a duplicate of sample MW06_112025

ug/L]), and sodium (maximum of 707,000 µg/L in MW05_112025 [SGV = 20,000 ug/L]), were detected at concentrations above the NYSDEC SGVs.

- Two PFAS, perfluorooctanesulfonic acid (PFOS) (maximum of 0.0717 µg/L in MW02_021926 [SGV = 0.0027 ug/L]) and perfluorooctanoic acid (PFOA) (maximum of 0.0562 µg/L in MW05_112025 [SGV = 0.0067 ug/L]), were detected at concentrations above the NYSDEC SGVs.

Soil Vapor

CVOCs, including cis-1,2-dichloroethene, PCE, and TCE, and petroleum-related compounds, including n-heptane, n-hexane, and 2,2,4-trimethylpentane were detected in soil vapor samples. PCE was detected in all of the soil vapor samples at concentrations ranging from 2 to 94,000 micrograms per cubic meter (µg/m^3). TCE was detected in six of eight soil vapor samples at concentrations ranging from 0.66 to 4,000 µg/m^3. Indoor air samples were not collected.

Previous soil, groundwater, and soil vapor data are summarized in Attachment F, Tables F-1, F-2, and F-3.

FIGURES



NOTE: ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

SOURCE: "QUADRANGLE MAP FLUSHING, NEW YORK - NEW YORK 7.5-MINUTE SERIES", U.S. GEOLOGICAL SURVEY, 2016

LEGEND:

APPROXIMATE SITE BOUNDARY

2000 0 1000 2000

SCALE IN FEET

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Project	WILLETS POINT NORTHERN OUTPARCELS BLOCK No. 1820, LOT Nos. 1, 6, 34, 108 QUEENS NEW YORK
Figure Title	SITE LOCATION MAP
Project No.	170197644
Date	03/04/2026
Drawn By	VK
Checked By	EB
Figure	A-1

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Filename: \\Langan.com\data\NY\data6\170197670\Project Data\CAD\Sheet Files\Willets Point Northern Parcels - RIR\FG01 - Site Location Map.dwg Date: 3/4/2026 Time: 11:11 User: vkanagaratnam Style Table: Langan.stb Layout: BCP AP



Notes:
1. Topographic basemap is provided through Langan's Esri and ArcGIS software licensing and ArcGIS online.
2. Parcel data provided by the New York Department of City Planning.
3. BCP = Brownfield Cleanup Program

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

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Project
WILLETS POINT NORTHERN OUTPARCELS
BLOCK No. 1820, LOT Nos. 1 ,6, 34, 108
NEW YORK NEW YORK

Figure Title
TAX MAP

Project No.	170930901
Date	3/30/2026
Scale	1"=100'
Drawn By	MG
Figure No.	A-2

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Path: \\langan.com\data\NY\data6\170197644\Project Data\ArcGIS\APRX\170197644\170197644.aprx Date: 3/30/2026 User: Gsajbel Time: 11:21 AM



Approximate Site Boundary

Tax Parcel

Notes:
1. Aerial imagery provided through Langan's subscription to NearMap, dated 07/03/2025.
2. Parcel data provided by the New York Department of City Planning.

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

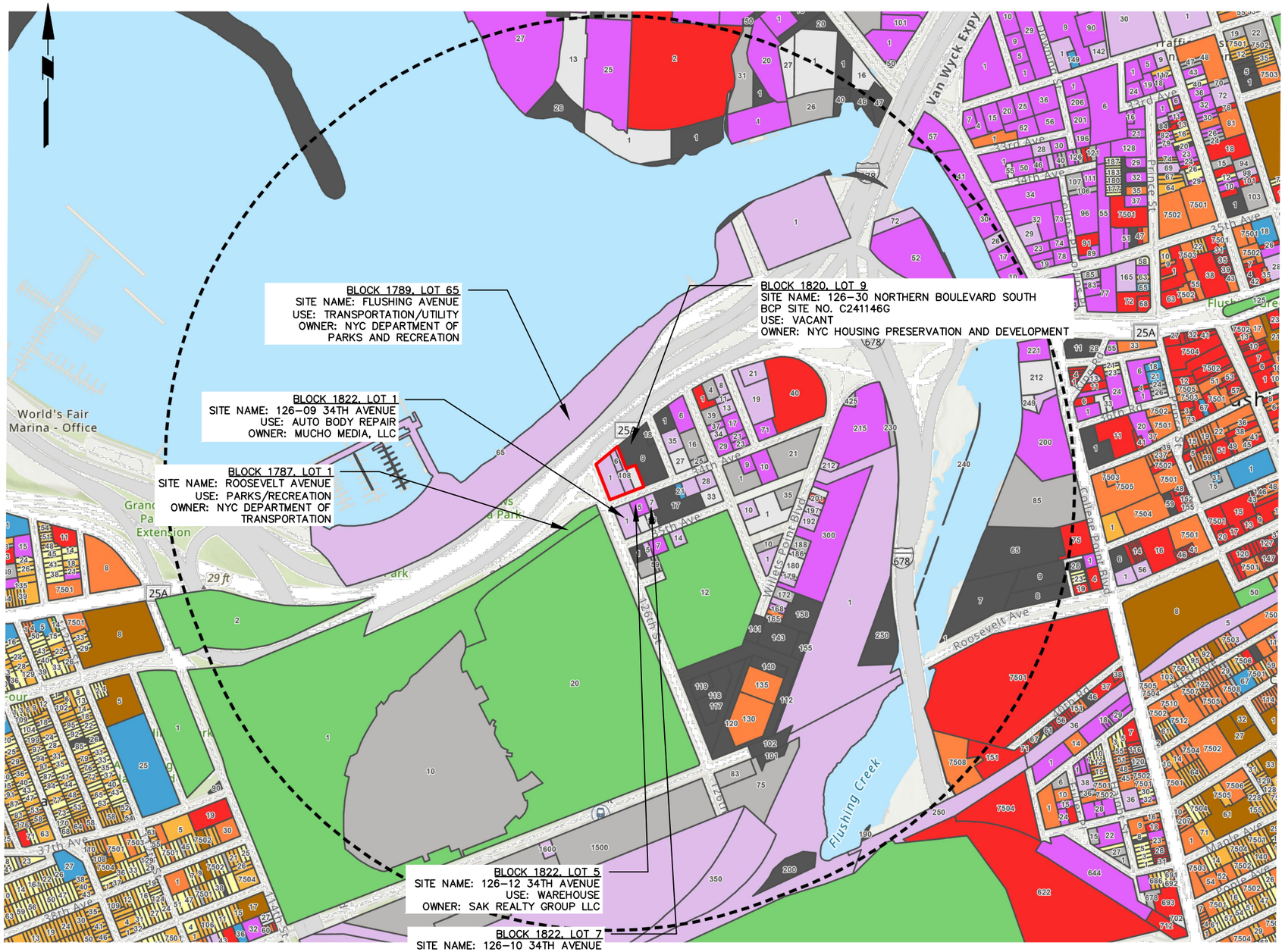
100 0 100
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Project	WILLETS POINT NORTHERN OUTPARCELS
	BLOCK No. 1820, LOT Nos. 1 ,6, 34, 108
	NEW YORK NEW YORK
Figure Title	SITE PLAN
Project No.	170197644
Date	3/27/2026
Scale	1"=100'
Drawn By	MG
Figure No.	A-3

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LEGEND:

- APPROXIMATE SITE BOUNDARY
- TAX PARCEL
- 1/2-MILE RADIUS
- ONE AND TWO FAMILY BUILDINGS
- MULTI-FAMILY WALK-UP BUILDINGS
- MULTI-FAMILY ELEVATOR BUILDINGS
- MIXED RESIDENTIAL AND COMMERCIAL BUILDINGS
- COMMERCIAL AND OFFICE BUILDINGS
- INDUSTRIAL AND MANUFACTURING
- TRANSPORTATION AND UTILITY
- PUBLIC FACILITIES AND INSTITUTIONS
- OPEN SPACE AND OUTDOOR RECREATION
- PARKING FACILITIES
- VACANT LAND
- OTHER/NO DATA

NOTES:

1. TOPOGRAPHIC BASE MAP IS PROVIDED THROUGH LANGAN'S ESRI ARCGIS SOFTWARE LICENSING AND ARCGIS ONLINE.
2. TAX PARCEL DATA PROVIDED BY THE NEW YORK CITY DEPARTMENT OF CITY PLANNING, MAPPLUTO 25V1.

700 0 350 700

SCALE: 1 INCH = 700 FEET

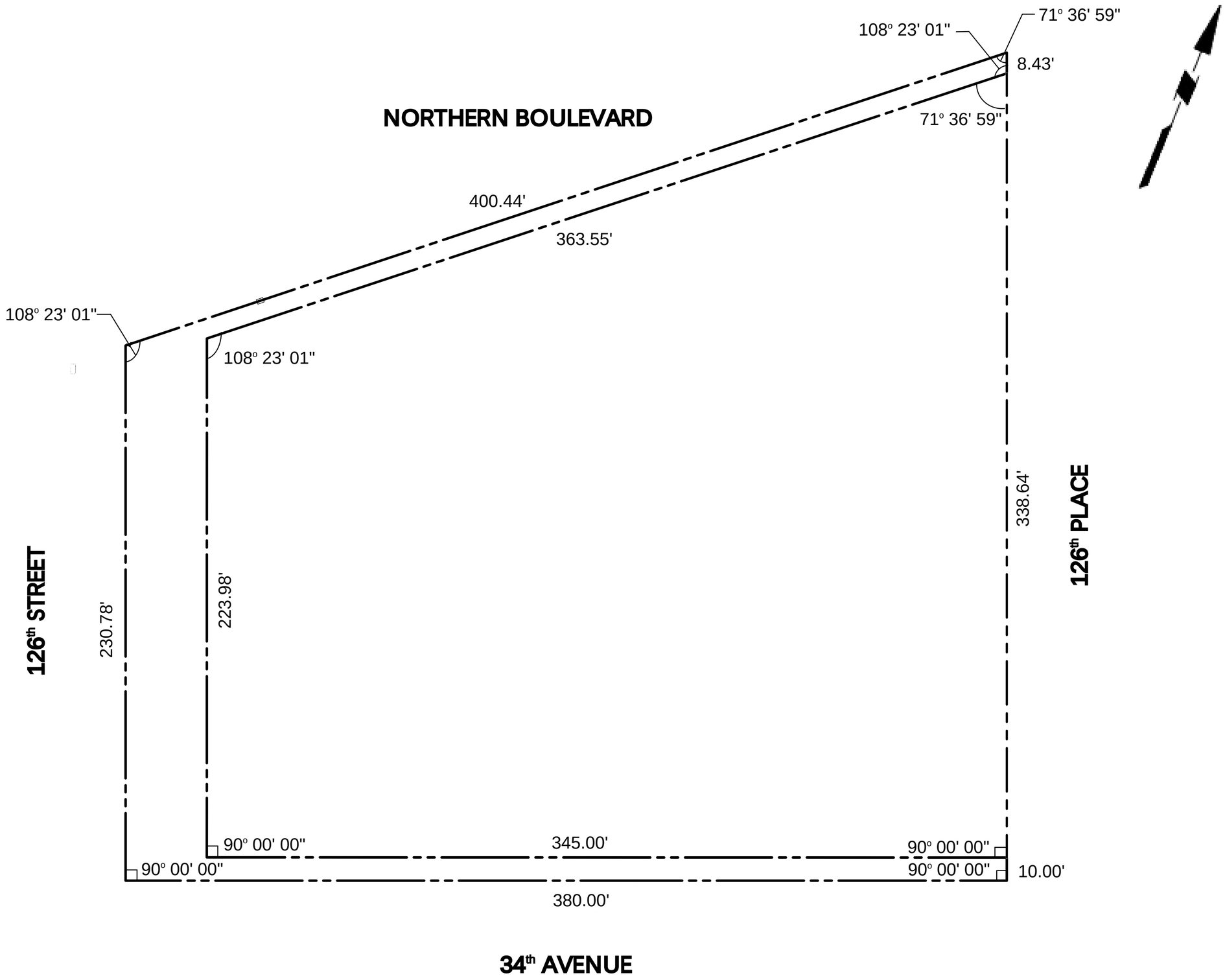
WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

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Project	WILLETS POINT NORTHERN OUTPARCELS BLOCK No. 1820 LOT Nos. 1, 6, 34, 108 QUEENS NEW YORK
Figure Title	SURROUNDING LAND USE AND SENSITIVE RECEPTORS MAP
Project No.	170197644
Date	03/04/2026
Drawn By	VK
Checked By	EB
Figure	A-4

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Filename: \\Langan.com\data\NY\data6\170197670\Project Data\CAD\Sheet Files\Willets Point Northern Parcels - RIR\Figure 2 - Site Map.dwg Date: 3/9/2026 Time: 14:53 User: vkanagaratnam Style Table: Langan.stb Layout: BCP APP 4


NORTHERN BOULEVARD
108° 23' 01"
71° 36' 59"
8.43'
71° 36' 59"
108° 23' 01"
400.44'
363.55'
108° 23' 01"
108° 23' 01"
126th STREET
230.78'
223.98'
338.64'
126th PLACE
90° 00' 00"
345.00'
90° 00' 00"
90° 00' 00"
90° 00' 00"
10.00'
380.00'
34th AVENUE

ATTACHMENT B
SECTION II: PROJECT DESCRIPTION

Items 1, 2, and 3 – Project Stage

The project is starting at the remedial phase; a draft Remedial Investigation Report (RIR) and Interim Remedial Measure Work Plan (IRMWP) are being submitted concurrently with this application.

Item 4 – Purpose and Scope of the Project

The purpose of this project is to remediate and redevelop the approximately 49,600-square-foot (±1.138-acre) site in a manner that will be protective of human health and the environment. The proposed redevelopment is currently in conceptual design and subject to revision and includes a 100% affordable housing building with ground-level retail and cellar-level parking and exterior open space/landscaped areas. The cellar parking level is anticipated to be constructed approximately 10 to 12 feet below grade surface (bgs). The contemplated use for purposes of the Brownfield Cleanup Program (BCP) is restricted residential. Current structures on the site are undergoing demolition that is anticipated to be complete prior to enrollment in the BCP.

Source removal within the open space part of the site will be performed concurrently with construction of a pile-supported concrete platform. The Applicant proposes implementing this work in accordance with an Interim Remedial Measure Work Plan (IRMWP) and Construction Health and Safety Plan (CHASP), which includes a Community Air Monitoring Plan (CAMP), submitted to the Department for review and approval concurrently with this Application. The interim remedial measures will include excavation and off-site disposal of CVOC source soil, installation of a groundwater containment/cutoff SOE wall, and dewatering. Concrete platform construction is being coordinated to allow for future remedial injections below the platform as needed and to be specified in the site-wide Remedial Action Work Plan (RAWP). Source removal and platform construction are anticipated to begin in June 2026, with completion expected by April 2027.

The remaining parts of the BCP site, as well as any additional remediation required in the open space, will be addressed under a forthcoming RAWP. An estimated timeline of anticipated BCP milestones is provided in Attachment B-1.

Item 5 – Green and Sustainable Remediation

Green and Sustainable Remediation (GSR) Principles

Green remediation principles and techniques will be implemented to the extent feasible in the remedial design, remedial action, and site management phases of the project as per the NYSDEC DER-31 Green Remediation Policy (DER-31). The following green remediation/sustainability concepts will be considered and/or implemented, to the extent feasible:

- Increase energy efficiency/minimize total energy use and direct and indirect CO^2/greenhouse gas (GHG) emissions
- Reduce emissions of air pollutants
- Minimize habitat disturbance
- Prevent erosion, surface runoff, and off-site water quality impacts
- Minimize equipment and truck idling and use sustainably produced biofuels to reduce discharges of pollutants and GHG emissions
- Utilize clean diesel (new or retrofitted) equipment to reduce emissions
- Minimize truck travel for disposal to save energy, reduce emissions, reduce localized noise, vibration, and wear and tear on roads
- Minimize use of heavy equipment to save energy and reduce emissions

To evaluate the remedy with respect to GSR principles as part of the remedial program, a Best Management Practice (BMP) assessment will be conducted in accordance with the ASTM Guide for Standard Cleanups, and an environmental footprint analysis will be conducted for each remedial alternative using SiteWise™. The results of the environmental footprint analysis will be included in the RAWP.

BMPs for the project related to these GSR metrics, and BMPs for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial program, as appropriate and as described below:

Waste Generation

Waste generation considers the management of waste associated with remedial activities and any waste reduction projects including, but not limited to, material reuse and recycling. Several waste streams will be generated during implementation of the remedy (e.g., potential dewatering fluids, soil, polyethylene sheets used for stockpile

coverage and separating types of contamination, nitrile gloves for endpoint sampling, disposable sample ware, acetate liners from drilling operations, tubing and buckets from groundwater performance monitoring, and decontamination materials). When possible, an effort will be made to minimize the consumption/generation of such materials. If feasible, decontamination and reuse of applicable materials will be considered. Electronic methods of data collection (e.g., tablets) will also be used to reduce paper consumption when possible.

Electrical Energy Use

Energy usage considers the electricity usage needed for remediation activities. Energy will be required for charging field equipment (e.g., photoionization detector [PID], air monitoring equipment, groundwater sampling equipment). Battery-powered equipment will be turned off when not in use to limit charging activities.

Emissions

Emissions tracking considers fuel usage for transportation of personnel to and from the site, trucks used for export of contaminated material or import of backfill material, equipment and laboratory sample couriers, and construction equipment.

To reduce fuel usage, trucks and heavy machinery operators will be encouraged to reduce idling time and shut down vehicles or equipment when not in use. The contractor will also be encouraged to perform routine, on-time vehicle and machinery maintenance such as oil changes to improve fuel efficiency. Trucks used for exports/imports will also use low sulfur emitting fuels.

When possible, personnel will be encouraged to take public transport, and equipment/sample deliveries and pickups will be consolidated to reduce transport needs.

Water Usage

Water usage considers sources of water for tasks such as decontamination, irrigation, etc. The public water supply will be used when water is required for decontamination activities or dust suppression. This will be required for effective implementation of the remedy and the protection of human health. Water will only be consumed when necessary, and consumption will be in accordance with local regulations.

Land and/or Ecosystems

The Applicant will consider restoration of any disturbances of land and/or ecosystems as part of the implementation/operation of the remedy.

BMP Assessment

A BMP assessment and an environmental footprint analysis will also be conducted at the completion of the remedy. As practicable, water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction, and material use will be estimated at the end of the remediation phase. Progress with respect to GSR metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER).

Item 6 – Climate Change Screening

A climate screening assessment was conducted for the site. The climate screening checklist is provided as Attachment B-2. A second climate screening assessment will be conducted as part of the Remedial Action Work Plan.

Attachment B-1 - BCP Schedule
BCP Application

Willets Point Northern Outparcels
Queens, NY
Langan Project No. 170197644

Estimated Project Schedule

Item	Action	2026												2027											
		FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	Preparation and Submission of BCP Application, RIR, and IRMWP																								
2	NYSDEC Review of the BCP Application, RIR, and IRMWP																								
3	Address NYSDEC Comments to BCP Application, RIR, and IRMWP																								
4	30-Day Public Comment Period for BCP Application and IRMWP																								
5	NYSDEC Executes BCA																								
6	NYSDEC Approval of IRMWP																								
7	Preparation and Submission of CPP																								
8	Implementation of IRMWP with Engineering Oversight																								
9	Preparation and Submission of CCR																								
10	NYSDEC Review and Approval of CCR																								
11	NYSDEC Approval of RIR																								
12	Preparation and Submission of PDI Work Plan																								
13	NYSDEC Review and Approval of PDIWP																								
14	PDI Field Effort																								
15	Submission of EE Package																								
16	Preparation and Submission of RAWP including PDI Results																								
17	NYSDEC Review and Approval of RAWP																								
18	EE Recorded																								
19	NYSDEC Issues of Decision Document																								
20	RAWP Implementation																								
21	Preparation of an FER and SMP																								
22	NYSDEC & NYSDOH Review of SMP																								
23	NYSDEC & NYSDOH Review of FER																								
24	NYSDEC Issues COC																								

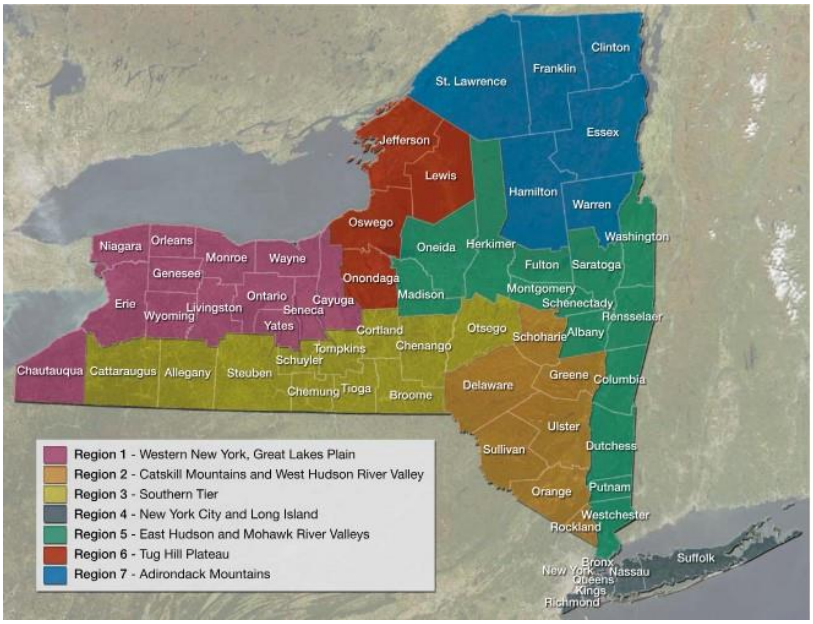
Notes:

a) This is an estimated schedule; all items are subject to change.
b) BCP = Brownfield Cleanup Program
c) NYSDEC = New York State Department of Environmental Conservation
d) BCA = Brownfield Cleanup Agreement
e) NYSDOH = New York State Department of Health
f) CPP = Citizen Participation Plan
g) RIWP = Remedial Investigation Work Plan
h) RIR = Remedial Investigation Report
i) IRMWP = Interim Remedial Measure Work Plan
j) PDI = Pre-design Investigation
k) RAWP = Remedial Action Work Plan
l) FER = Final Engineering Report
m) SMP = Site Management Plan
n) COC = Certificate of Completion
o) CCR = Construction Completion Report

Climate Screening Checklist

Background Information

- **Project Manager**: Elizabeth Burgess, P.E.
- **Site Name:** Willets Point Northern Outparcels
- **Site Number**: TBD
- **Site Location**: 126-02, 126-12, and 126-16 Northern Boulevard, and 126-17 34th Avenue, Queens, New York 11368
- **Site Elevation (average above sea level)**: According to the 2017 United States Geological Survey (USGS) 7.5-minute quadrangle topographic map for Queens, the site is at an elevation of approximately 14 feet above mean sea level (msl) with a gentle slope downward toward the northwest. The regional topography slopes downward to the northwest toward Flushing Bay, which is located approximately 430 feet to the north-northwest of the site.
- **ClimAID Region**: Region 4 – New York City and Long Island



- **Remedial Stage/Site Classification**: Remedial Design Stage, Class A
- **Contamination - Media Impacted/ Contaminants of Concern:**

  Based on the source, concentration, frequency, and locations of contaminants identified in soil across the site, the contaminants of concern for the site are chlorinated volatile organic compounds (CVOC) in soil; groundwater, and soil vapor.
- **Proposed/Current Remedy:**

  Remediation performed during Interim Remedial Measure (IRM) implementation will consist of excavation of CVOC source material; limited dewatering, as necessary; excavation and off-site transport of soil/fill exceeding restricted-use restricted residential (RURR) and applicable

protection of groundwater (PGW) soil cleanup objectives (SCOs). Further remediation will be proposed in a Remedial Action Work Plan.

- **What is the predicted timeframe of the remedy? Will components of the remedy still be in place in 10+ years?**

  The proposed remedy will be implemented following approval of the Remedial Action Work Plan and is anticipated to take about one year to implement. The remedy will still be in place in 10+ years.

- **Is the site in proximity to any sensitive receptors? (e.g. wetlands, waterbodies, residential properties, hospitals, schools, drinking water supplies, etc.)**

  Land use within a half-mile radius includes commercial, industrial, and parks. One sensitive receptor, as defined in DER-10, was identified within a half-mile of the site. Behind LGA Park located at Flushing Bay Promenade, Corona, NY 11368 is approximately 394 feet northwest of the site. No schools or daycare facilities were identified within a half-mile of the site.

- **Is the site in a disadvantaged community (DAC) or potential environmental justice area (PEJA) (Use DECinfolocator: DECinfo Locator (ny.gov))?**

  ☐ Yes ■ No

  The site is not located in a DAC or a PEJA as shown below (map taken from the DECInfo Locator)



If the site is in a DAC or PEJA, will climate impacts be magnified? If yes, list how and why.

☐ **Yes** ■ **No**

- **Should thresholds of concern be lowered to account for magnification of impacts? If yes, indicate how lower thresholds will be used in the screening.**

☐ **Yes** ■ **No**

Climate Screening Table*

Potential Climate Hazards	**Relevant to the Site Location** (Y/N/NA)[1]	**Projected Change** (Reference data source/Model)[3]	**Potential to Impact Remedy** (Y/N)	**Is remedy/site already resilient?** (Y/N)[4]
Precipitation	Potentially - Based on the Resilience Analysis and Planning Tool (RAPT)	N/A – Based on RAPT	N	Y – Stormwater managed by planned stormwater infrastructure.
Temperature [2] (Extreme Heat or Cold Weather Impacts)	Potentially – Based on RAPT	N/A – Based on RAPT	N	Y
Sea Level Rise	N – Based on Sea Level Rise Viewer	N/A	N/A	N/A
Flooding	N – Based on FEMA National Flood Hazard Layer	N/A	N/A	N/A
Storm Surge	N – Based on Storm Surge Hazard Maps	N/A	N/A	N/A
Wildfire	N – Based on RAPT	N/A	N/A	N/A
Drought	N – Based on US Drought Portal	N/A	N/A	N/A
Storm Severity	N – Based on RAPT	N/A	N/A	N/A
Landslides	N – Based on RAPT	N/A	N/A	N/A
Other Hazards:	N – Based on RAPT	N/A	N/A	N/A

* Links to potential data sources can be found on the following page

[1] If the first column is N --> The rest of the columns will be N/A, the hazard is not applicable to the site.

[2] Extreme Heat: periods of three or more days above 90°F- Extreme Cold: Individual days with minimum temperatures at or below 0 degrees F (NYSERDA ClimAID report)

[3] List the projected change in specific terms or units e.g. inches of rain fall, feet of sea level rise, etc.

[4] If final column is Y, provide reasoning, if the final column is N --> Climate Vulnerability Assessment (CVA) required.

Required Next Steps (If no further action is required, provide justification):

No further actions are required.

Potential Data Sources (not an exhaustive list)- from Superfund Climate Resilience: Vulnerability Assessment | US EPA

NYSERDA ClimAID report- Responding Climate Change in New York State (ClimAID) - NYSERDA

FEMA- National Flood Hazard Layer | FEMA.gov
NOAA- National Storm Surge Risk Maps - Version 3 (noaa.gov)

Department of Agriculture Forest Service Wildfire Risk to Communities
EPA Climate Change Indicators in the United States
EPA Climate Resilience Evaluation & Awareness Tool (CREAT) | U.S. Climate Resilience Toolkit

EPA National Stormwater Calculator
National Integrated Drought Information System U.S. Drought Portal
National Interagency Coordination Center National Interagency Fire Center
National Oceanic and Atmospheric Administration Coastal Services Digital Coast

- Resources to help communities assess coastal hazards, such as the Sea Level Rise Viewer for visualizing community-level impacts of flooding or sea level rise and downloadable LIDAR data National Oceanic and Atmospheric Administration National Centers for Environmental Information website

National Oceanic and Atmospheric Administration Sea Level Trends
National Weather Service Climate Prediction Center
National Weather Service National Hurricane Center
National Weather Service Sea, Lake, and Overland Surges from Hurricanes (SLOSH)
National Weather Service Storm Surge Hazard Maps
U.S. Federal Government Climate Resilience Toolkit: The Climate Explorer
U.S. Army Corps of Engineers Climate Prepardness and Resilience
U.S. Geological Survey Coastal Change Hazards Portal
U.S. Geological Survey Landslide Hazards Program
U.S. Geological Survey National Ground-water Monitoring Network Data Portal
U.S. Geological Survey National Climate Change Viewer
U.S. Geological Survey National Water Dashboard
U.S. Geological Survey StreamStats
NYS Department of State- Assess | Department of State (ny.gov)

NYSERDA NY Costal Floodplain Mapper- Home Page (ny.gov)

NYSDEC Costal Erosion Hazards- Coastal Areas Regulated By The CEHA Permit Program - NYDEC

NYSDOH Heat Index- health.ny.gov/environmental/weather/vulnerability_index/county_maps.htm

Appendix 3C Fish and Wildlife Resources Impact Analysis Decision Key		If YES Go to:	If NO Go to:
1.	Is the site or area of concern a discharge or spill event?	13	(2)
2.	Is the site or area of concern a point source of contamination to the groundwater which will be prevented from discharging to surface water? Soil contamination is not widespread, or if widespread, is confined under buildings and paved areas.	13	(3)
3.	Is the site and all adjacent property a developed area with buildings, paved surfaces and little or no vegetation?	(4)	9
4.	Does the site contain habitat of an endangered, threatened or special concern species?	Section 3.10.1	(5)
5.	Has the contamination gone off-site?	(6)	14
6.	Is there any discharge or erosion of contamination to surface water or the potential for discharge or erosion of contamination?	7	(14)
7.	Are the site contaminants PCBs, pesticides or other persistent, bioaccumulable substances?	Section 3.10.1	8
8.	Does contamination exist at concentrations that could exceed ecological impact SCGs or be toxic to aquatic life if discharged to surface water?	Section 3.10.1	14
9.	Does the site or any adjacent or downgradient property contain any of the following resources? i. Any endangered, threatened or special concern species or rare plants or their habitat ii. Any DEC designated significant habitats or rare NYS Ecological Communities iii. Tidal or freshwater wetlands iv. Stream, creek or river v. Pond, lake, lagoon vi. Drainage ditch or channel vii. Other surface water feature viii. Other marine or freshwater habitat ix. Forest x. Grassland or grassy field xi. Parkland or woodland xii. Shrubby area xiii. Urban wildlife habitat xiv. Other terrestrial habitat	11	10
10.	Is the lack of resources due to the contamination?	3.10.1	14
11.	Is the contamination a localized source which has not migrated and will not migrate from the source to impact any on-site or off-site resources?	14	12
12.	Does the site have widespread surface soil contamination that is not confined under and around buildings or paved areas?	Section 3.10.1	12
13.	Does the contamination at the site or area of concern have the potential to migrate to, erode into or otherwise impact any on-site or off-site habitat of endangered, threatened or special concern species or other fish and wildlife resource? (See #9 for list of potential resources. Contact DEC for information regarding endangered species.)	Section 3.10.1	14
14.	No Fish and Wildlife Resources Impact Analysis needed.		No

ATTACHMENT D
SECTION IV: LAND USE FACTORS

Items 1 and 2 – Current Zoning

Subsequent to the Willets Point Development Plan Rezoning (City Environmental Quality Review [CEQR] Number: 07DME014Q), the site is zoned commercial (C4-4) and is located within the Special Willets Point District, according to the New York City (NYC) Planning Commission Zoning Maps 10a and 10b. C4-4 districts are commercial centers within more densely populated areas, located outside the central business districts that are designed to serve a larger region and generate more traffic than neighborhood shopping areas. The objective of the Special Willets Point District (WP) is to transform a largely underutilized 61-acre district into a lively, mixed use, sustainable community and a regional retail and entertainment destination. The proposed use is consistent with existing zoning for the site. A copy of the applicable zoning map from 2025 is included as Attachments D-1 and D-2.

The site (Lots 1, 6, 34, and 108) was assigned an E-Designation (E-214) for hazardous materials, air quality, and noise by the New York City (NYC) Department of City Planning (DCP). Sites with E-Designations are subject to environmental review by the New York City Mayor's Office of Environmental Remediation (NYCOER).

Items 3 and 4 – Current Use

The approximately 49,600-square-foot (1.138-acre) site is currently improved with several vacant one- to two-story buildings, vacant open space, and parking lots. Lot 1 contains an approximately 39,400-square-foot, two-story industrial building. Lot 6 contains an approximately 4,360-square-foot, one-story industrial building with full basement that extends to about 8 feet below grade surface (bgs) and a garage. Lots 34 and 108 contain five one-story buildings that occupy a total of approximately 4,880 square-feet, and one building on Lot 108 includes a full basement that extends to about 8 feet bgs. The remaining parts of Lots 6, 108 and 34 are improved with concrete walkways and a concrete-paved parking lot. The site was vacated between 2024 and 2025. All buildings are undergoing demolition that is anticipated to be complete by the time the site is enrolled in the BCP.

Items 5 and 6 – Intended Use Post Remediation

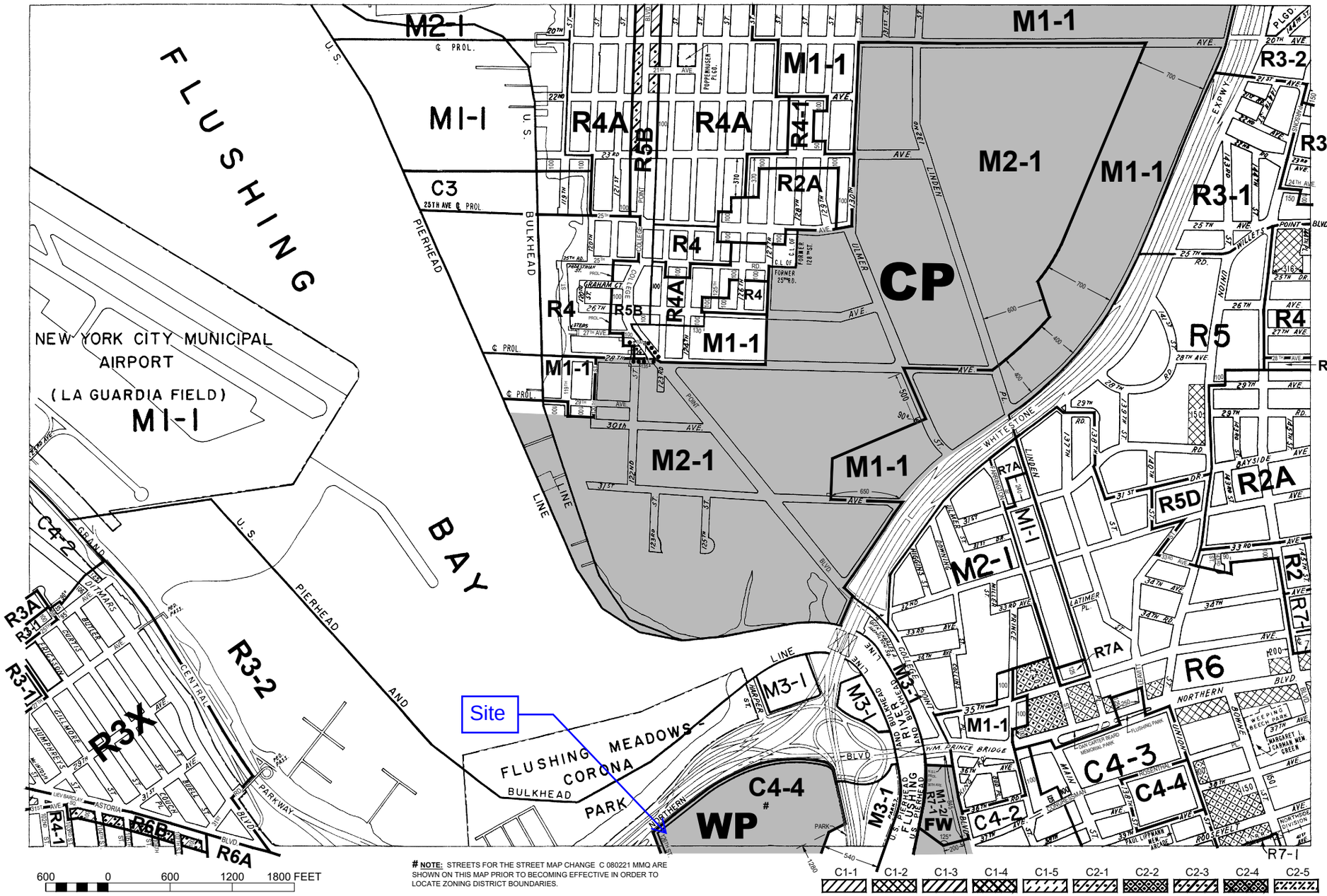
The proposed design is in concept stage and is subject to change; the current plan includes 100% affordable housing with ground-level retail and cellar-level parking. The cellar level parking is expected to be installed between 10 and 12 feet bgs, but is subject to change. Current structures on the site are undergoing demolition that is anticipated to be completed prior to enrollment in the BCP. The contemplated use for purposes of the BCP is restricted residential.

Item 9 – Consistency with Applicable Zoning Laws/Maps

The site is zoned commercial (C4-4) and is located within the Special Willets Point District. C4-4 districts are commercial centers within more densely populated areas, located outside the central business districts that are designed to serve a larger region and generate more traffic than neighborhood shopping areas. The objective of the Special Willets Point District (WP) is to transform a largely underutilized 61-acre district into a lively, mixed use, sustainable community and a regional retail and entertainment destination. Buildings within C4-4 zoning districts have floor area ratios (FAR) of 0.87 to 3.44. This project is fully consistent with the current zoning, as well as with the goals of the New York City Council, as embodied in the New York City Zoning Districts.

Item 10 – Consistency with Comprehensive Plans

The project is consistent with the Special Willets Point District (WP) Redevelopment Project and overall master plan, which was accepted on 24 September 2008 via an application to the New York City Planning Commission by the New York City Economic Development Corporation (NYCEDC) the New York City Department of Housing Preservation and Development. No local waterfront revitalization plans or other adopted land use plans are applicable to the site.



NOTE: STREETS FOR THE STREET MAP CHANGE C 080221 MMQ ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

07-18-2024 C 220185 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.

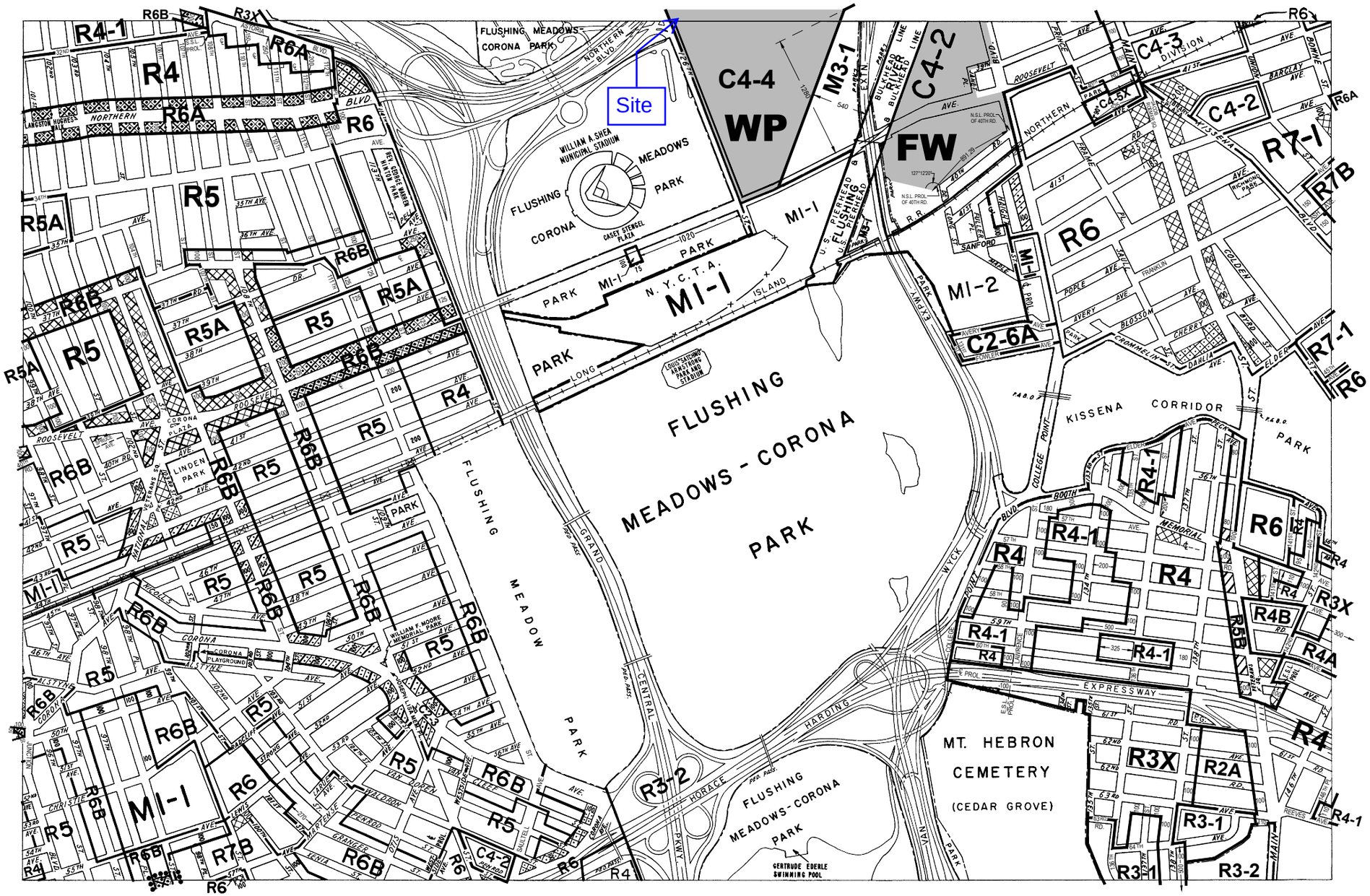
MAP KEY

6d	7b	7d
9c	**10a**	10c
9d	10b	10d

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ZONING MAP **10a**

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.



600 0 600 1200 1800 FEET

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

02-02-2023 C 220274 ZMQ

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

N

9c	10a	10c
9d	**10b**	10d
13c	14a	14c

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ZONING MAP **10b**

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 E
SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER/OPERATOR INFORMATION

Current Site Owner(s)

The current owner of the site is the City of New York acting through its Department of Housing Preservation and Development. Langan researched ownership records for the site on the NYC Department of Finance (NYCDOF) Automated City Register Information System (ACRIS) website (https://a836-acris.nyc.gov/DS/DocumentSearch/Index). Contact information for the current owner is provided below. A letter from NYC Department of Housing Preservation and Development indicating that they have granted site access to the Requestor throughout the course of the BCP [and agree to grant and record on title an environmental easement, if needed,] is provided in Attachment G.

Property Owner and Contact Information

The current property owner information for the proposed BCP site are as follows:

NYC acting through its Department of Housing Preservation and Development
Owner Since: 8 December 2009 (Lot 1)/30 September 2025 (Lots 6, 34 and 108)
Address: 100 Gold Street
New York, NY 10007
Attn: Rona Reodica
212-863-7708
reodicar@hpd.nyc.gov

Current Operators

The site is currently operated by the Requestor. Contact information for the current operator is provided below:

Queens Development Group II, LLC
70 Hudson Yards, 73rd Floor
New York, NY 10001
Attn: Frank Monterisi
212-801-3511
fmonterisi@related.com

Current and Previous Site Owners

Deeds prior to 1966 were not available on the New York City Department of Finance ACRIS website. Property transactions after 1966 are summarized in the table on the following page. Copies of the current property deeds are included with this attachment.

Date	Document Type	First Party	Second Party	Relationship of First Party to Applicant
Block 1820, Lot 1				
1/28/2000	Deed	Anjo Realty Co. 126-02 Northern Boulevard Corona, NY 11368	Parts Authority Partners Real Estate LLC 211-10 Hillside Avenue Queens Village, NY 11427	None
10/8/2009	Deed	Parts Authority Partners Real Estate LLC 211-10 Hillside Avenue Queens Village, NY 11427	The City of New York City Hall New York, NY 10007	None
Block 1820, Lot 6				
2/9/2024	Deed	Cabre Realty Corp. 127 South Street, Suite 2 Oyster Bay, NY 11771	QDG II Acquisitions LLC 30 Hudson Yards New York, NY 10001	None
9/30/2025	Deed	QDG II Acquisitions LLC 30 Hudson Yards New York, NY 10001	The City of New York City Hall New York, NY 10007	None
Block 1820, Lot 34				
2/13/1970	Deed	Mary Parisi 109-47 54th Avenue Corona, NY 11368	126-36 34th Ave. Corp. 126-36 34th Avenue Corona, NY 11368	None
9/19/1975	Deed	126-36 34th Ave. Corp. 126-36 34th Avenue Corona, NY 11368	Daniel Sambucci and Mary Sambucci 168-27 Crydere Lane Queens, NY 11357	None
11/2/1979	Deed	Daniel Sambucci and Mary Sambucci 125 Malba Drive Malba, NY 11357	Gate of Parts, Inc. C/O Raphy Benaim 81-49 190th Street Jamaica Estates, NY 11423	None
2/7/2006	Deed	Gate of Parts, Inc. C/O Raphy Benaim 81-49 190th Street Jamaica Estates, NY 11423	JYB 126 LLC 75-15 Northern Boulevard Jackson Heights, NY 11372	None
1/11/2024	Deed	JYB 126 LLC 75-15 Northern Boulevard Jackson Heights, NY 11372	QDG II Acquisitions LLC 30 Hudson Yards New York, NY 10001	None
9/30/2025	Deed	QDG II Acquisitions LLC 30 Hudson Yards New York, NY 10001	The City of New York City Hall New York, NY 10007	None
Block 1820, Lot 108				
9/21/1973	Deed	126-16 Northern Boulevard Inc. 33-35 9th Street Long Island City, NY 11106	Bengazi Construction Corp. 78 Vermont Terrace Yonkers, NY 10704	None
1/13/1981	Deed	Bengazi Construction Corp. 78 Vermont Terrace Yonkers, NY 10704	ACCI Realty Corp. 126-02 Northern Boulevard Flushing, NY 11368	None

Date	Document Type	First Party	Second Party	Relationship of First Party to Applicant
12/12/1991	Deed	ACCI Realty Corp. One Hollow Lane Lake Success, NY 11020	James R. Famularo and Patricia Famularo 9 High Meadow Road Saddle River, NJ 07458	None
4/22/1994	Deed	James R. Famularo and Patricia Famularo 9 High Meadow Road Saddle River, NJ 07458	Aftab Hussain 32-22 73rd Street Jackson Heights, NY 11370	None
2/16/2000	Deed	Aftab Hussain 146 Irving Avenue Floral Park, NY 11050	75 Northern Boulevard Corp. 75-15 Northern Boulevard Jackson Heights, NY 11372	None
2/7/2006	Deed	75 Northern Boulevard Corp. 75-15 Northern Boulevard Jackson Heights, NY 11372	JYB 126 LLC 75-15 Northern Boulevard Jackson Heights, NY 11372	None
1/11/2024	Deed	JYB 126 LLC 75-15 Northern Boulevard Jackson Heights, NY 11372	QDG II Acquisitions LLC 30 Hudson Yards New York, NY 10001	None
9/30/2025	Deed	QDG II Acquisitions LLC 30 Hudson Yards New York, NY 10001	The City of New York City Hall New York, NY 10007	None

Previous Site Operators

Langan reviewed publicly available records on the New York City ACRIS website and historical records including Sanborn® Fire Insurance Maps, City Directories, certificates of occupancy (CO), and an Environmental Data Resources (EDR)® radius map report that were included in the 8 February 2023 Phase I Environmental Site Assessment (ESA) for 126-12 Northern Boulevard (Lot 6), prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C. (Langan) and the 11 January 2024 Phase I ESA for 126-17 34th Avenue (Lot 34) and 126-16 Northern Boulevard Square South (Lot 108), prepared by Langan.

According to the Phase I ESAs prepared by Langan, dated 8 February 2023 and 11 January 2024, recent and historical operations at the site include automobile repair shops, a garage, automobile dismantling, spraying, a print shop, wrecking/junk yard facility, including defueling operations, a used car sales lot, a machine shop, woodworking, a steel corporation, and a chemicals company since as early as 1931.

Historical operations for each lot are detailed below:

Operator Name	Relationship to Property	Address	Relationship to Applicant
Block 1820, Lot 1			
ALS Steel Corp	Occupant (1962-1983)	126-02 Northern Blvd Unknown phone number	None
Corona Shitting Co Inc	Occupant (1962)	126-02 Northern Blvd Unknown phone number	None
Aceto Chemcl Co Inc, Aceto Industrial Chemical Corp	Occupant (1967-1991)	126-02 Northern Blvd Unknown phone number	None
Corona Slitting Colnc	Occupants (1967)	126-02 Northern Blvd Unknown phone number	None
Mann Seymour engnr			
Solvents & Chemcl Wks Div of Aceto Chemcl Co Inc ofc			
Pfaltz & Bauer Inc	Occupant (1967-1970)	126-02 Northern Blvd Unknown phone number	None
Aceto Agricultural Chemical Corp	Occupants (1976-1983)	126-02 Northern Blvd Unknown phone number	None
Carlou Slitting Co Inc			
Nicols Furniture Warehouse	Occupants (1991)	126-02 Northern Blvd Unknown phone number	None
V G Nicols Corp			
RA Byung			
Stadium Auto Glass			
NY Cho Dae Church	Occupants (1991-1995)	126-02 Northern Blvd Unknown phone number	None
TS Kang			
K Auto Repair	Occupant (1992-2000)	126-02 Northern Blvd Unknown phone number	None
Presbytery Theological Seminary, Presbytery Theological Seminary in America	Occupant (1992-2010)	126-02 Northern Blvd Unknown phone number	None
Los RNCHOS Club, Los Ranchos Club	Occupant (1995-2005)	126-02 Northern Blvd Unknown phone number	None
New York Presbyterian of the Korean Presbyterian Church in American	Occupants (1995)	126-02 Northern Blvd Unknown phone number	None
Kim, Chang Hoon			
Kuk Jae Limo Service			
Iglesia de Cristo Elim			
Stadium Auto Glass	Occupant (1995-2020)	126-02 Northern Blvd Unknown phone number	None
Clearway Auto Parts, Clearway Automotive, Clearway Automobile Parts	Occupant (2000-2020)	126-02 Northern Blvd Unknown phone number	None
Metro Club	Occupants (2005)	126-02 Northern Blvd Unknown phone numbers	None
Parts Authority Clearway CAP PRO PAR			

Operator Name	Relationship to Property	Address	Relationship to Applicant
Korean Presbyterian Church			
Wholesale Glass District Queens NY I	Occupant (2005-2010)	126-02 Northern Blvd Unknown phone numbers	None
AFRI Debest Tires & Accessories	Occupants (2010)	126-02 Northern Blvd Unknown phone numbers	None
Hunt Bovis Lend Lease			
Mygrant Glass			
Mets Stadium Automobile Glass			
Parts Authority			
AF Debest Tires & Acces, AFRI Debest Tires & Accessories	Occupant (2010-2020)	126-02 Northern Blvd Unknown phone numbers	None
A Locksmith Service	Occupants (2017)	126-02 Northern Blvd Unknown phone numbers	None
AFRI Auto Tires			
Parts Authority	Occupant (2020-2025)	126-02 Northern Blvd Unknown phone numbers	None
Block 1820, Lot 6			
Bay Fair Restaurant	Occupant (1939)	126-12 Northern Blvd Unknown phone number	None
Ace Woodworking Co	Occupant (1962-1970)	126-12 Northern Blvd Unknown phone number	None
India Press Associates	Occupant (1962)	126-12 Northern Blvd Unknown phone number	None
Ditron Inc Dye & Tool	Occupant (1970)	126-12 Northern Blvd Unknown phone number	None
Freund Woodworking Co. Inc.	Occupant (1976-1983)	126-12 Northern Blvd Unknown phone number	None
S Kim	Occupant (2005)	126-12 Northern Blvd Unknown phone number	None
G S Signs, G S Signs i	Occupant (2010)	126-12 Northern Blvd Unknown phone number	None
Unidas Services Corp.	Occupant (2020)	126-12 Northern Blvd Unknown phone number	None
Block 1820, Lot 34			
Sonnys Auto Parts	Occupant (1983)	126-17 34th Avenue Unknown phone number	None
Jacks Used Auto Parts	Occupant (1991)	126-17 34th Avenue Unknown phone number	None
Ali Auto Glass	Occupant (1995)	126-17 34th Avenue Unknown phone number	None
A&S Auto Parts, A&S Used Auto Parts Inc	Occupant (2005-2020)	126-17 34th Avenue Unknown phone number	None
Block 1820, Lot 108			
Bar of All Nations Inc Restaurant	Occupants (1939)	126-16 Northern Blvd Unknown phone number	None

Operator Name	Relationship to Property	Address	Relationship to Applicant
Central Prods Inc	Occupant (1962)	126-16 Northern Blvd Unknown phone number	None
B&G Architectural Metals Corp	Occupants (1976)	126-12 Northern Blvd Unknown phone numbers	None
Harper Painting Contractors Inc			
J&M Masonry Corp			
Marks Electl Contrctng Corp	Occupant (1983)	126-12 Northern Blvd Unknown phone numbers	None
Pulsar Technology Systems, Pulsar Technology Systems Inc	Occupant (1983-1991)	126-12 Northern Blvd Unknown phone number	None
Certified Electrical Contracting Corp	Occupant (1992)	126-12 Northern Blvd Unknown phone number	None
Blue Line Auto Repair	Occupant (1995)	126-12 Northern Blvd Unknown phone number	None
W Auto Repair	Occupant (2000)	126-12 Northern Blvd Unknown phone number	None
Uknown Occupant	Occupants (2005)	126-12 Northern Blvd Unknown phone numbers	None
Met Auto Repair Inc is			
Studio Cars LLC	Occupant (2020)	126-12 Northern Blvd Unknown phone number	None

References:

1. 8 February 2023 Phase I ESA, prepared by Langan
2. 11 January 2024 Phase I ESA, prepared by Langan

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument.The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.

2025100200789001001E6824

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 10**

Document ID: 2025100200789001 Document Date: 09-30-2025 Preparation Date: 10-02-2025
Document Type: DEED
Document Page Count: 8

PRESENTER:
ROYAL ABSTRACT OF NEW YORK LLC
(TITLE#916746)
125 PARK AVENUE, SUITE 1610
NEW YORK, NY 10017
212-376-0900
sdejesus@ROYALABSTRACT.COM

RETURN TO:
ROYAL ABSTRACT OF NEW YORK LLC
(TITLE#916746)
125 PARK AVENUE, SUITE 1610
NEW YORK, NY 10017
212-376-0900
sdejesus@ROYALABSTRACT.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	1820	6	Entire Lot	126-12 NORTHERN BOULEVARD

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
QUEENS	1820	34	Entire Lot	126-17 34 AVENUE

Property Type: COMMERCIAL REAL ESTATE

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN_____ *or* DocumentID_____ *or* _____ Year_____ Reel____ Page_____ *or* File Number_____

PARTIES

GRANTOR/SELLER:
QDG II ACQUISITIONS LLC
C/O:. THE RELATED COMPANIES, L.P., 30 HUDSON YARDS, 72ND FLOOR
NEW YORK, NY 10007

GRANTEE/BUYER:
THE CITY OF NEW YORK
CITY HALL
NEW YORK, NY 10007

FEES AND TAXES

Mortgage :		
Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	83.00
Affidavit Fee:	$	0.00

Filing Fee: $ 0.00
NYC Real Property Transfer Tax: $ 0.00
NYS Real Estate Transfer Tax: $ 0.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 10-02-2025 16:22
City Register File No.(CRFN): **2025000269699**

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2025100200789001001C6AA4

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

Document ID: 2025100200789001 Document Date: 09-30-2025 Preparation Date: 10-02-2025
Document Type: DEED

PROPERTY DATA

Borough	Block	Lot		Unit	Address
QUEENS	1820	108	Entire Lot		126-16 NORTHERN BL SR SOUTH

Property Type: COMMERCIAL REAL ESTATE

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

Dated as of: September 30, 2025

FROM

QDG II Acquisitions LLC

Having an address at

c/o The Related Companies, L.P.,

30 Hudson Yards, 72nd Floor, New York, NY 10001

"Grantor"

TO

THE CITY OF NEW YORK

A municipal corporation of
the State of New York
having an address at

City Hall,
New York, New York 10007

"Grantee"

LOCATION OF REAL PROPERTY

Block 1820 Lots 6, 34 and 108
On the Tax Map for the
Borough of Queens

RECORD AND RETURN TO:

THE CITY OF NEW YORK LAW DEPARTMENT
100 Church Street
New York, New York 10007,

Attn: Emily Keyes, Esq.

BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTOR'S ACTS

THIS INDENTURE, made as of the 30 day of September, 2025,

BETWEEN **QDG II Acquisitions LLC**, a Delaware limited liability company with offices at c/o The Related Companies, L.P., 30 Hudson Yards, 72nd Floor, New York, NY 10001 ("Grantor") and **THE CITY OF NEW YORK,** a municipal corporation of the State of New York, having an address at City Hall, New York, New York 10007 ("Grantee");

WITNESSETH, that Grantor, in consideration of One Dollar ($1.00), lawful money of the United States, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged paid by Grantee to Grantor, does hereby grant and release unto the Grantee, the heirs or successors and assigns of Grantee forever:

All of Grantor's estate, title, right and interest in and to that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, City of New York, County of Queens and State of New York, being known and designated as Block 1820 Lots 6, 34 and 108 on the Tax Map for the Borough of Queens, New York as such Tap Map exists as of the date hereof and more particularly described in **Exhibit A** attached hereto and incorporated herein for all purposes, together with all strips and gores, rights of way, privileges and appurtenances pertaining thereto, including any right, title and interest of Grantor in and to any street adjoining any portion of such property (the "Premises");

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to the Premises,

TO HAVE AND TO HOLD the Premises granted unto Grantee, the heirs or successors and assigns of the Grantee, forever.

AND being and intended to be the Premises acquired by Grantor (i) in the case of Block 1820 Lot 6 by deed dated as of February 9, 2024 and recorded in the Queens County Register's office on February 15, 2024 as CRFN 2024000040890 and (ii) in the case of Block 1820 Lots 34 and 108 by deed dated as of January 11, 2024 and recorded in the Queens County Register's office on January 17, 2024 as CRFN 2024000013654;

AND Grantor covenants that Grantor has not done or suffered anything whereby the said Premises has been encumbered in any way whatever except as aforesaid;

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has duly executed this deed the day and year first above written.

QDG II Acquisitions LLC

By: _____
Name: Frank Montens.
Title: Authorized Signatory

By: _____
Name:
Title:

STATE OF NEW YORK)
) ss.:
COUNTY OF NY)

On the 29 day of Sept in the year 2025 before me, the undersigned, a Notary Public in and for said state, personally appeared Frank Markevich of , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

JOY NOVIE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01NO6343551
Qualified in New York County
Commission Expires June 13, 2028

STATE OF NEW YORK)
) ss.:
COUNTY OF)

On the day of in the year 2025 before me, the undersigned, a Notary Public in and for said state, personally appeared of , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

IN WITNESS WHEREOF, Grantor has duly executed this deed the day and year first above written.

QDG II Acquisitions LLC

By:_____
Name:
Title:

By:_____
Name: Scott Wilpan
Title: Authorized Signatory

STATE OF NEW YORK)
) ss.:
COUNTY OF)

On the ___day of _____in the year 2025 before me, the undersigned, a Notary Public in and for said state, personally appeared _____ of _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU **)**

On the 27th day of September in the year 2025 before me, the undersigned, a Notary Public in and for said state, personally appeared Scott Wilpon of RD GT Acquisitions, LLC personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

KENNETH S HOROWITZ
Notary Public, ta f w York
No 2H 01 37
Qualified n au ounty
Commission Expires August 16, 2029

Exhibit A

LEGAL DESCRIPTION OF THE LAND

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough County of the Queens, City and State of New York, identified on the official tax map of Queens County, City of New York as Block 1820 Lots 6, 34 and 108, bounded and described as follows:

Block 1820 Lot 6

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 southerly side of Northern Boulevard, distant 105.39 feet easterly from the corner formed by the intersection of the southerly side of Northern Boulevard with the easterly side of 126th Street (formerly known as Hewitt Avenue);

RUNNING THENCE southerly, parallel with the easterly side of 126th Street, 124.01 feet;

THENCE easterly at right angles to the last mentioned course, 40 feet;

THENCE northerly at right angles to the last mentioned course and parallel with the easterly side of 126th Street, 137.31 feet to the southerly side of Northern Boulevard;

THENCE westerly along the southerly side of Northern Boulevard, 42.15 feet to the point or place of BEGINNING.

For Information Only: Said premises are known as 126-12/126-14 Northern Boulevard, Flushing, NY and designated as Block 1820 Lot 6 as shown on the Tax Map of the City of New York, County of Queens.

Block 1820, Lot 34

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 northerly side of 34th Avenue, distant 160 feet east from the corner formed by the easterly side of 126th Street and the northerly side of 34th Avenue;

RUNNING THENCE northerly and at right angles to 34th Avenue, a distance of 140 feet;

THENCE easterly and at right angles to the last mentioned course, a distance of 60 feet to a point;

THENCE southerly and again at right angles to 34th Avenue, a distance of 140 feet to the northerly side of 34th Avenue;

THENCE westerly along the northerly side of 34th Avenue, 60 feet to the point or place of BEGINNING.

For Information Only: Said premises are known as 126-17/126-19 34th Avenue, Queens, NY and designated as Block 1820 Lot 34 as shown on the Tax Map of the City of New York, County of Queens.

Block 1820, Lot 108

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 southerly side of Northern Boulevard, distant 147.54 feet easterly from the corner formed by the intersection of the southerly side of Northern Boulevard and the easterly side of 126th Street (Hewitt Avenue);

RUNNING THENCE southerly parallel with the easterly side of 126th Street, 137.31 feet;

THENCE westerly parallel with the northerly side of 34th Avenue (Allen Street), 40 feet;

THENCE southerly parallel with the easterly side of 126th Street, 140 feet to the northerly side of 34th Avenue to a point distant 100 feet easterly from the corner formed by the intersection of the easterly side of 126th Street with the northerly side of 34th Avenue;

THENCE easterly along the northerly side of 34th Avenue, 60 feet;

THENCE northerly parallel with the easterly side of 126th Street, 283.96 feet to the southerly side of Northern Boulevard;

THENCE westerly along the southerly side of Northern Boulevard, 21.07 feet to the point or place of BEGINNING.

For Information Only: Said premises are known as 126-07/126-11 34th Avenue, 126-16 Northern Boulevard, a/k/a 126-16 Northern Boulevard SR South, Queens, NY and designated as Block 1820 Lot 108 as shown on the Tax Map of the City of New York, County of Queens.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2025100200789001001SA6A5

SUPPORTING DOCUMENT COVER PAGE **PAGE 1 OF 1**

Document ID: 2025100200789001 Document Date: 09-30-2025 Preparation Date: 10-02-2025
Document Type: DEED

ASSOCIATED TAX FORM ID: 2025081100417

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
RP - 5217 REAL PROPERTY TRANSFER REPORT	1

FOR CITY USE ONLY

C1. County Code | | C2. Date Deed Recorded | / / | Month Day Year

C3. Book OR C5. CRFN | | C4. Page | |

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location: 126-12 (STREET NUMBER) | NORTHERN BOULEVARD (STREET NAME) | QUEENS (BOROUGH) | 11368 (ZIP CODE)

2. Buyer Name: THE CITY OF NEW YORK (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

3. Tax Billing Address: Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form) (LAST NAME / COMPANY) | (FIRST NAME)

(STREET NUMBER AND STREET NAME) | (CITY OR TOWN) | (STATE) | (ZIP CODE)

4. Indicate the number of Assessment Roll parcels transferred on the deed: 3 # of Parcels OR ☐ Part of a Parcel

4A. Planning Board Approval - N/A for NYC

4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size: (FRONT FEET) X (DEPTH) OR 0.57 (ACRES)

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐

7. New Construction on Vacant Land ☐

8. Seller Name: QDG II ACQUISITIONS LLC (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

9. Check the box below which most accurately describes the use of the property at the time of sale:

A ☐ One Family Residential
B ☐ 2 or 3 Family Residential
C ☐ Residential Vacant Land
D ☐ Non-Residential Vacant Land
E ☑ Commercial
F ☐ Apartment
G ☐ Entertainment / Amusement
H ☐ Community Service
I ☐ Industrial
J ☐ Public Service

SALE INFORMATION

10. Sale Contract Date: 9 / 30 / 2025 (Month Day Year)

11. Date of Sale / Transfer: 9 / 30 / 2025 (Month Day Year)

12. Full Sale Price $ 1

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) *Please round to the nearest whole dollar amount.*

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

A ☐ Sale Between Relatives or Former Relatives
B ☐ Sale Between Related Companies or Partners in Business
C ☐ One of the Buyers is also a Seller
D ☑ Buyer or Seller is Government Agency or Lending Institution
E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below)
F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)
G ☐ Significant Change in Property Between Taxable Status and Sale Dates
H ☐ Sale of Business is Included in Sale Price
I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)
J ☐ None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class: G 2

16. Total Assessed Value (of all parcels in transfer): 721800

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

QUEENS 1820 6 | QUEENS 1820 34 | QUEENS 1820 108

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER		BUYER'S ATTORNEY	
BUYER SIGNATURE	DATE	LAST NAME	FIRST NAME
CITY HALL			
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER
NEW YORK	NY 10007	SELLER	
CITY OR TOWN	STATE ZIP CODE	SELLER SIGNATURE	DATE

2025081100417201

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

BUYER SIGNATURE | DATE

CITY HALL

STREET NUMBER | STREET NAME (AFTER SALE)

NEW YORK | NY | 10007

CITY OR TOWN | STATE | ZIP CODE

BUYER'S ATTORNEY

LAST NAME | FIRST NAME

AREA CODE | TELEPHONE NUMBER

SELLER

SELLER SIGNATURE | DATE

2025081100417201

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

Emily Keyes Acting City | 9/22/2025 | Keyes | Emily

BUYER SIGNATURE | DATE | LAST NAME | FIRST NAME

CITY HALL

STREET NUMBER | STREET NAME (AFTER SALE) | APT # | TELEPHONE NUMBER

BUYER'S ATTORNEY

NEW YORK | NY | 10007

CITY OR TOWN | STATE | ZIP CODE

SELLER

SELLER SIGNATURE | DATE

2025081100417201

The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

(1) **Property receiving service: BOROUGH: QUEENS** **BLOCK: 1820** **LOT: 6**

(2) **Property Address: 126-12 NORTHERN BOULEVARD, QUEENS, NY 11368**

(3) **Owner's Name:** **THE CITY OF NEW YORK**

Additional Name:

Affirmation:

☑ Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.

B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: Emily Keyes-Acc for city 09/22/2025 Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
QUEENS	1820	34	126-17 34 AVENUE	NY	NY	11368
QUEENS	1820	108	126-16 NORTHERN BL SR SOUTH	NY	NY	11368

20250811004171O106

NYC DEPARTMENT OF FINANCE
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2009100901117001001E6755

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 5**

Document ID: 2009100901117001 Document Date: 10-08-2009 Preparation Date: 10-09-2009
Document Type: DEED
Document Page Count: 4

PRESENTER:	**RETURN TO:**
ILANA ECK, ESQ. 100 CHURCH STREET RM 5-216 NEW YORK, NY 10007 212-788-0425	ILANA ECK, ESQ. 100 CHURCH STREET RM 5-216 NEW YORK, NY 10007 212-788-0425

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	1820	1	Entire Lot	126-02 NORTHERN BL SR SOUTH

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

CRFN_____ *or* Document ID_____ *or* _____ Year____ Reel ___ Page ____ *or* File Number_____

PARTIES

GRANTOR/SELLER:	**GRANTEE/BUYER:**
PARTS AUTHORITY PARTNERS REAL ESTATE, L.L.C. 211-10 HILLSIDE AVENUE QUEENS VILLAGE, NY 11427	THE CITY OF NEW YORK CITY HALL NEW YORK, NY 10007

FEES AND TAXES

Mortgage		
Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	EXEMPT
Affidavit Fee:	$	0.00

Filing Fee:	
$	0.00
NYC Real Property Transfer Tax:	
$	0.00
NYS Real Estate Transfer Tax:	
$	72,600.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 10-27-2009 16:01
City Register File No.(CRFN):
2009000351285

City Register Official Signature

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

Dated as of: October 8, 2009

FROM

PARTS AUTHORITY PARTNERS
REAL ESTATE, L.L.C.
a New York limited liability company
having an address at
211-10 Hillside Avenue, Queens Village,
New York 11427

"Grantor",

TO

THE CITY OF NEW YORK
a municipal corporation of
the State of New York
having an address at
City Hall,
New York, New York 10007

"Grantee"

LOCATION OF REAL PROPERTY:

Block 1820, Lot 1
on the Tax Map for the
Borough of Queens

RECORD AND RETURN TO:
THE CITY OF NEW YORK
LAW DEPARTMENT
100 Church Street
New York, New York 10007
Attn: Ilana Eck, Esq.

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made as of the 8 day of October, 2009,

BETWEEN **PARTS AUTHORITY PARTNERS REAL ESTATE, L.L.C.**, a New York limited liability company, having an address at 211-10 Hillside Avenue, Queens Village, New York 11427 ("Grantor"), and **THE CITY OF NEW YORK**, a municipal corporation of the State of New York, having an address at City Hall, New York, New York 10007 ("Grantee");

WITNESSETH, that the Grantor, in consideration of Ten Dollars ($10.00), lawful money of the United States, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged paid by the Grantee to the Grantor, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee forever:

All of Grantor's right, title and interest, in and to that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, City of New York, County of Queens and State of New York, being known and designated as Block 1820, Lot 1 on the Tax Map for the Borough of Queens, New York as such Tax Map exists as of the date hereof and more particularly described in Exhibit A attached hereto and incorporated herein for all purposes, together with all strips and gores, rights of way, privileges and appurtenances pertaining thereto, including any right, title and interest of Grantor in and to any street adjoining any portion of such property;

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises,

TO HAVE AND TO HOLD the premises granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

AND the Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever except as aforesaid;

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has duly executed this deed the day and year first above written.

PARTS AUTHORITY PARTNERS REAL ESTATE, L.L.C., a New York limited liability company

By: _____
Name: Yaron Rosenthal
Title: Operating Manager

ACKNOWLEDGMENT

STATE OF NEW YORK)
) SS.:
COUNTY OF New York)

On the 8th day of October, 2009, before me, the undersigned, a Notary Public in and for the State, personally appeared Yaron Rosenthal, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.

_____
Notary Public

SEAL

Shawn T. Gallagher
Notary Public - State of New York
No. 01GA6121997
Qualified in ~~New York County~~ Kings County
My Commission Expires February 7, 2013

EXHIBIT A

Tax Block 1820, Lot 1

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

BEGINNING at the corner formed by the intersection of the southerly side of Northern Boulevard with the easterly side of 126th Street;

Running Thence southerly along the easterly side of 126th Street, 230.78 feet to the northerly side of 34th Avenue;

Thence easterly along the northerly side of 34th Avenue, 100 feet;

Thence northerly parallel with the easterly side of 126th Street, 264.01 feet to the southerly side of Northern Boulevard;

Thence westerly, along the southerly side of Northern Boulevard, 105.39 feet to the point or place of BEGINNING.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2009100901117001001SA9D4

SUPPORTING DOCUMENT COVER PAGE **PAGE 1 OF 1**

Document ID: 2009100901117001 Document Date: 10-08-2009 Preparation Date: 10-09-2009
Document Type: DEED

ASSOCIATED TAX FORM ID: 2009100100405

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	1
RECORDING FEE EXEMPTION DOCUMENTATION	1
RP - 5217 REAL PROPERTY TRANSFER REPORT	1

City of New York
DEPARTMENT OF
HOUSING PRESERVATION AND DEVELOPMENT
100 GOLD STREET, NEW YORK, N.Y. 10038
nyc.gov/hpd

DINA LEVY
Commissioner

New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-0001

June 24, 2026

Re: Site Access for Brownfield Cleanup Program
Willets Point Northern Outparcels
126-02, 126-12, 126-16 Northern Boulevard and
126-17 34th Avenue
Queens, New York 11368
Block 1820, Lots 1, 6, 34, and 108 (the "Site")

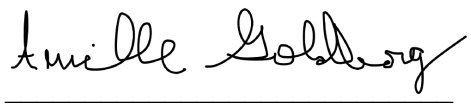
To whom it may concern:

I am writing regarding Queens Development Group II, LLC's ("QDG") application to the Brownfield Cleanup Program ("BCP"). QDG and its contractors have the right to enter the Site as described in this letter.

The Site is currently owned by the City of New York (the "City"), and QDG is currently working toward a financial closing and acquisition of a long-term leasehold interest in the Site. The City, acting by and through its Department of Housing Preservation and Development ("HPD") has entered into a license agreement ("License Agreement") with the New York City Economic Development Corporation ("EDC"), and EDC has entered into a license agreement ("Sublicense Agreement") with QDG for access to properties including the Site. The License Agreement expires on September 30, 2027, and the Sublicense Agreement expires on September 29, 2027, unless earlier terminated by HPD or EDC, respectively. Pursuant to the License and Sublicense, QDG and its contractors have the right to enter the Site to implement any investigation and remedial work required by the New York State Department of Environmental Conservation pursuant to the BCP. If, during the period necessary to complete activities required under the BCP application, an environmental easement on the Site is required, HPD will facilitate an environmental easement on the Site subject to land use approvals, if any.

Please accept this letter as proof of site access. If you have any further questions, please contact the HPD project manager, Annabelle Meunier at (212) 863-8459, or via email at meuniera@hpd.nyc.gov.

Sincerely,



Arielle Goldberg
Executive Director of Land Use
Office of Neighborhood Strategies
New York City Department of Housing Preservation and Development

Printed on paper containing 30% post-consumer material.

ATTACHMENT F
SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY

The approximately 49,600-square-foot (±1.138-acre) site is located at 126-02, 126-12, and 126-16 Northern Boulevard and 126-17 34th Avenue in the Flushing section in Queens, New York and is identified on the Borough of Queens Tax Map as Block 1820, Lots 1, 6, 34, and 108. Based on the current and historical uses of the site and presence of corresponding contaminants at concentrations exceeding the applicable criteria for the reasonably anticipated future use of the site (restricted-residential) as a mixed-use commercial and residential property with affordable housing, the site is eligible for the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP).

Item 1 – Previous Reports

Environmental Site Assessments (ESA) prepared for the site are included in this attachment and are summarized below.

1. 11 January 2024 Phase I Environmental Site Assessment (ESA) Report (Lot 6), prepared by Langan
2. 8 February 2024 Phase I Environmental Site Assessment (ESA) Report (lots 34 and 108), prepared by Langan
3. 12 January 2026 Draft Remedial Investigation Report (RIR), prepared by Langan
4. 30 March 2026 Draft Remedial Investigation Report (RIR), prepared by Langan

Environmental reports and sampling events are summarized below and included with this attachment.

11 January 2024 Phase I ESA for 126-12 Northern Boulevard, Queens, New York, prepared by Langan

Langan prepared a Phase I ESA for the property located at 126-12 Northen Boulevard (Queens Borough Block 1820, Lot 6) in January 2024 for QDG Acquisitions, LLC. The Phase I ESA identified the following RECs:

- Current and historical operations at the site include woodworking (1960-2006), a printing press (1962), a machine shop (1980s-2006), an autobody shop and tire center (2012), and automobile repair shop (2016-2024) as a Recognized Environmental Concern (REC). A closed NYSDEC Spill (Spill No. 0808593 closed on 9 March 2009) was reported following the discovery of petroleum-impacted groundwater during a Consolidated Edison (Con Edison) excavation on Northern Boulevard in front of the subject property. Volatile organic compounds (VOCs)

were detected in the oily water at concentrations exceeding the applicable NYSDEC Ambient Water Quality Standards and Guidance Values (AWQS, which are the relevant standards and Guidance Values [SGV]) and a source was not identified. During the site reconnaissance, Langan identified staining on the concrete slab in the northern part of the on-site building, a pool of oil on the floor of the on-site building, and an open, unmarked, oil container.

- Current and historical operations at adjoining and nearby properties include auto repair, garage operations, auto dismantling, spraying, woodworking, a steel company, and a chemicals company dating back to at least 1931. The western adjoining property (Block 1820, Lot 1) reported a spill (No. 9903532) that was closed by NYSDEC on July 21, 2000 and was listed as a Large Quantity Generator of hazardous waste in 1980. The eastern/southern adjoining property (Block 1820, Lot 108) had a closed spill (No. 0007565; June 15, 2006), with subsurface investigations identifying VOCs and semivolatile organic compounds (SVOCs) in soil and groundwater. Lot 108 also contains PBS records for one in-use 275-gallon waste-oil AST and one removed 40-gallon waste-oil AST, and has SPDES violations for industrial stormwater discharge to Flushing Bay dating back to at least 2019. The southeastern surrounding property (BCP Site No. C241146F; Block 1822, Lot 17) historically included auto wrecking, repair, and taxi parking since at least 1981; petroleum source areas were identified during its remedial investigation, and onsite sources were remediated under an NYSDEC-approved RAWP.

In addition to the RECs, the Phase I ESA identified the site's listing as an E-designated site (E-214) for hazardous materials, air quality, and noise resulting from the November 13, 2008 Willets Point Development Plan rezoning (City Environmental Quality Review [CEQR] No. 07DME014Q), the potential for flooding, potential presence of contaminated fill, hazardous building materials, and methane in soil vapor at the site as BERs.

<u>8 February 2024 Phase I ESA for 126-17 34th Avenue and 126-16 Northern Boulevard Square South, Queens, New York, prepared by Langan</u>

Langan prepared a Phase I ESA for the property located at 126-17 34th Avenue and 126-16 Northern Boulevard Square South (Queens Borough Block 1820, Lots 34 and 108) in February 2024 for QDG Acquisitions, LLC and identified the following RECs:

- Current and historical operations at the site include automobile storage (1962), masonry and painting contractors' shop (1976), spraying (iron) and woodworking (1981), auto parts shop (1983), electrical contractors (1983-1992), used auto part shop (1991-2000) wrecking and automobile repair including defueling operations (1996-2000), as a REC. A closed NYSDEC Spill (Spill No. 0007565 closed on June 15 2006) was reported at the subject property (Lot 34). A subsurface investigation

report identified VOCs and SVOCs in soil and groundwater. Documented PBS at the subject property includes an in-use 275-gallon waste oil/used oil AST and a closed/removed 40-gallon waste oil/used oil AST. The subject property has violations associated with a State Pollution Discharge Elimination System (SPDES) permit for industrial stormwater discharge to Flushing Bay and has been non-compliant since at least 2019. During the site reconnaissance, Langan identified staining on the concrete slab in the southern part of the site. Current and historical operations at the subject property are a REC due to likely releases of hazardous materials and petroleum products at the subject property impacting soil, groundwater and soil vapor.

- Current and historical operations at adjoining and nearby properties include automobile maintenance, repair, storage, wrecking, and operations by steel and chemical companies dating back to at least 1931. The western adjoining property (Block 1820, Lot 1) reported a petroleum spill (No. 9903532) that was closed by NYSDEC on July 21, 2000, and the facility was listed as a Large Quantity Generator of hazardous waste in 1980. Southern adjoining properties (Block 1822, Lots 5 and 7) have similarly operated auto-related businesses since at least 1931. The southeastern surrounding property (BCP Site No. C241146F; Block 1822, Lot 17) historically included auto wrecking, repair, and taxi parking since at least 1981. Petroleum source areas were identified during its remedial investigation, including presumed off-site sources, and onsite petroleum impacts were remediated under an NYSDEC-approved RAWP.

In addition to the RECs, the Phase I ESA identified the site's listing as an E-designated site (E-214) for hazardous materials, air quality, and noise resulting from the November 13, 2008 Willets Point Development Plan rezoning (City Environmental Quality Review [CEQR] No. 07DME014Q), the potential for flooding, potential presence of contaminated fill, hazardous building materials, and methane in soil vapor at the site as BERs.

12 January 2026 Draft Remedial Investigation Report (RIR), prepared by Langan

Langan conducted a remedial investigation for the Willets Point Northern Outparcels site between November 10 and December 10, 2025. The original plan for this site was to enroll in the New York City Office of Environmental Remediation Voluntary Cleanup Program (NYC OER VCP) and this draft RIR was prepared and submitted to the OER. Upon review, OER referred the site to the NYSDEC via email dated February 4, 2026. The draft RIR prepared for OER included a geophysical survey of all accessible areas, the advancement of eleven onsite soil borings to a maximum depth of 18 feet bgs, installation of six permanent groundwater monitoring wells, installation of four soil vapor and four

sub-slab vapor probes, and the collection and laboratory analysis of soil, groundwater, soil vapor, and sub-slab vapor samples.

Twenty-seven soil samples were collected and analyzed for Part 375/target compounds list (TCL), VOCs, SVOCs, polychlorinated biphenyls (PCBs), pesticides, herbicides, target analytes list (TAL) metals, including trivalent and hexavalent chromium, and cyanide. Ten soil samples were also analyzed for 1,4-dioxane and PFAS. Soil sample analytical results were compared to the NYSDEC Part 375 Unrestricted Use (UU), Protection of Groundwater (PGW), and Restricted Use Restricted-Residential (RURR) Soil Cleanup Objectives (SCOs).

Six groundwater samples were collected and analyzed for Part 375 and TCL VOCs, SVOCs, PCBs, pesticides, herbicides, total and dissolved (field-filtered) metals including hexavalent/trivalent chromium and cyanide. Four groundwater samples were also analyzed for PFAS and 1,4-dioxane. Groundwater sample analytical results were compared to the NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values (SGV) for Class GA waler (collectively referred to as the "NYSDEC SGVs").

Four soil vapor and four sub-slab vapor samples were collected and analyzed for VOCs via the United States Environmental Protection Agency (USEPA) Method TO-15. There are no standards in New York State for VOCs in soil vapor; however, soil vapor analytical results are compared to the minimum soil vapor concentrations at which mitigation is recommended as set forth in the October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (2017, revised 2024).

Field observations and laboratory analytical results are summarized below:

- Stratigraphy: The site is underlain by fill, predominantly consisting of light brown to dark gray fine sand with varying amounts of clay, gravel, brick, glass, and construction debris from about 1 to 8 feet of bgs. Brown fine sand with varying amounts of clay was observed below the fill later. Bedrock was not encountered during the subsurface investigation but is expected to be about 150 to 200 feet bgs.
- Hydrogeology: Synoptic gauging was not conducted as a part of this RI. Depth to groundwater was collected at each monitoring well between after groundwater sampling was completed. Depth to groundwater is between 6.69 and 10.06 feet bgs. The inferred regional groundwater flow direction for the area surrounding the site is northwest towards Flushing Bay based on a review of the topography and previous reports that included data from nearby properties.

- Soil: Fill was encountered in all eleven soil borings to depths ranging from 3 to 8 feet bgs. Environmental impacts, evidenced by odors, staining, and/or PID readings (parts per million [ppm]) above background, were observed in one of the eleven RI soil borings. Petroleum-like odor was observed at 3.5 feet bgs and a maximum PID reading of 4.2 ppm was observed at 4.5 feet bgs in soil boring SB02. Five (5) VOCs, nine SVOCs, four pesticides, PCBs, eight metals and perfluorooctanesulfonic acid (PFOS) were detected in one or more soil samples at concentrations above the UU, PGW, and/or RURR SCOs. Petroleum-like odors, PID readings above background, and/or petroleum-related VOCs and SVOCs were detected at concentrations above the UU, PGW, and/or RURR SCOs in soil at depths between 0 and 6 feet bgs.
- Groundwater: Monitoring wells were gauged for light non-aqueous phase liquid (LNAPL) with an oil-water interface probe. Petroleum-like odors were observed during sampling at two on-site monitoring wells with a maximum headspace PID reading of 9.4 ppm in monitoring well MW02. Five (5) VOCs, five metals (total and dissolved), PFOS and perfluorooctanoic acid (PFOA) were detected at one or more monitoring wells at concentrations above the NYSDEC SGVs.
- Soil Vapor: Five CVOCs and/or three petroleum-related VOCs listed in the NYSDOH Soil Vapor Guidance document were detected in five of the six soil vapor and sub-slab vapor samples at concentrations resulting in a recommendation for mitigation when evaluated against the NYSDOH Decision Matrices.

March 30, 2026 Draft Remedial Investigation Report (RIR), prepared by Langan

Following the OER's referral to the NYSDEC, Langan prepared a new draft RIR which included the collection of additional groundwater samples from previously installed wells, development of a Quality Assurance Project Plan (QAPP), and completed United States Fish and Wildlife Resources Impact Analysis (FWRIA) decision key for the site.

On February 19, 2026 Langan collected two groundwater samples for analysis of per- and polyfluoroalkylated substances (PFAS) from monitoring wells MW02 and MW03 that were installed during the 10 November through 10 December 2025 RI. Analysis of PFAS from all on-site monitoring wells was not required to fulfill the requirements of the draft OER RIR; therefore, samples were not collected for PFAS analysis from these two wells during the original RI mobilization. PFOS and PFOA were detected in samples collected on February 19, 2006 at MW02 and MW03 at concentrations above the NYSDEC SGVs.

The QAPP developed for the March 30, 2026 Draft RIR prepared for the site specifies analytical methods to be used to ensure that data collected during the RI is precise, accurate, representative, comparable, complete, and meets the sensitivity requirements

of the project. The overall quality assurance objective is to develop and implement procedures for sampling, laboratory analysis, field measurements, and reporting that will provide data of sufficient quality for the remedial investigation at the site. The sample set, chemical analysis results, and interpretations must be based on data that meet or exceed quality assurance objectives established for the site. Quality assurance objectives are usually expressed in terms of accuracy or bias, sensitivity, completeness, representativeness, comparability, and sensitivity of analysis. The QAPP describes how variances from the quality assurance objectives at any stage of the investigation would result in the implementation of appropriate corrective measures and an assessment of the impact of corrective measures on the usability of the data.

NYSDEC DER-10 requires an on-site and off-site FWRIA if certain criteria are met. Based on the requirements stipulated in Section 3.10 and Appendix 3C of DER-10, there was no need to prepare a FWRIA for the site. A completed version of the DER-10 Appendix 3C decision key is included as Appendix L of the March 30, 2026 Draft RIR and Attachment C – Section III of this BCP Application.

Item 2 - Sampling Data

A summary of laboratory analytical results (minimum and maximum detections) exceeding applicable regulatory criteria for soil, groundwater, and soil vapor samples collected within the proposed BCP site during the previous investigations is provided in Tables F-1 through F-3 (attached). Sample location and analytical results maps for soil are provided as Figures F-1, for groundwater as F-2, and for soil vapor as F-3. The following sections summarize the maximum concentrations of contaminants for each media.

Soil

Soil analytical results were compared to the UU, RURR, and PGW SCOs. Contaminants detected at concentrations above the SCOs are depicted in Table F-1 and Figure F-1. The maximum detected concentrations above the SCOs are summarized below. Detections above the UU SCOs are **bold**, above the PGW SCOs are shaded gray, and above the RURR SCOs are underlined.

Table F-1: Maximum Concentrations of Target Compounds Detected in Soil above SCOs

Analyte	UU SCOs	PGW SCOs	RURR SCOs	Unit	Minimum Detected Concentration above SCOs		Maximum Detected Concentration above SCOs	
VOCs								
Acetone	**0.03**	0.03	100	mg/kg	**0.037**	**SB02_5-7**	**0.14**	**SB06_4-6**
Cis-1,2-Dichloroethene	**0.19**	0.19	41	mg/kg	**0.57**	**SB06_4-6**	**0.57**	**SB06_4-6**

Analyte	UU SCOs	PGW SCOs	RURR SCOs	Unit	Minimum Detected Concentration above SCOs		Maximum Detected Concentration above SCOs	
Tetrachloroethene (PCE)	**1.3**	1.3	18	mg/kg	**3.3**	**SB05_0-2**	**4.5**	**SB06_4-6**
Trichloroethene (TCE)	**0.47**	0.47	6.4	mg/kg	**3.8**	**SB06_4-6**	**3.8**	**SB06_4-6**
Vinyl Chloride	**0.03**	0.03	0.48	mg/kg	**0.056**	**SB06_4-6**	**0.056**	**SB06_4-6**
SVOCs								
Benzo(a)anthracene	**1**	1	1.4	mg/kg	**1.91**	**SB04_0-2**	**3.19**	**SB07_0-2**
Benzo(a)pyrene	**1**	22	1	mg/kg	**2.16**	**SB04_0-2**	**2.4**	**SB07_0-2**
Benzo(b)fluoranthene	**1**	2.1	1.4	mg/kg	**2.28**	**SB04_0-2**	**2.57**	**SB07_0-2**
Benzo(g,h,i)Perylene	**0.64**	1000	4.9	mg/kg	**1.31**	**SB07_0-2**	**1.39**	**SB04_0-2**
Benzo(k)fluoranthene	**0.8**	2	4.9	mg/kg	**1.51**	**SB07_0-2**	**1.55**	**SB04_0-2**
Chrysene	**1**	1	4.9	mg/kg	**1.81**	**SB04_0-2**	**2.99**	**SB07_0-2**
Dibenz(a,h)anthracene	**0.33**	1000	0.33	mg/kg	**0.375**	**SB04_0-2**	**0.529**	**SB07_0-2**
Indeno(1,2,3-cd)pyrene	**0.5**	6.6	1.4	mg/kg	**0.542**	**SB11_9-11**	**1.68**	**SB04_0-2**
Phenanthrene	**1.1**	1000	4.9	mg/kg	**1.11**	**SB09_5-7**	**6.34**	**SB07_0-2**
Pesticides								
4,4'-DDD	**0.0033**	14	5	mg/kg	**0.00445**	**SB02_0-2**	**0.0176**	**SB07_0-2**
4,4'-DDE	**0.0033**	9.3	3.4	mg/kg	**0.0388**	**SB07_0-2**	**0.0388**	**SB07_0-2**
4,4'-DDT	**0.0033**	135	3.8	mg/kg	**0.00535**	**SB11_9-11**	**0.0339**	**SB06_9-11**
Dieldrin	**0.005**	0.1	0.075	mg/kg	**0.00627**	**SB11_9-11**	**0.00912**	**SB02_0-2**
PCBs								
Total PCBs	**0.1**	3.2	1	mg/kg	**0.126**	**SB02_0-2**	**1.21**	**SB06_9-11**
Metals								
Cadmium	**2.5**	7.5	2.5	mg/kg	**8.27**	**SB02_0-2**	**8.27**	**SB02_0-2**
Chromium, Hexavalent	**1**	19	1	mg/kg	**1.02**	**SB07_6.5-8.5**	**1.02**	**SB07_6.5-8.5**
Chromium, Trivalent	**30**	NS	110	mg/kg	**30.3**	**SB02_9-11**	**45.3**	**SB05_10-12**
Copper	**50**	1720	280	mg/kg	**51.9**	**SB_DUP02_111725**	**422**	**SB02_0-2**
Lead	**63**	450	400	mg/kg	**81.4**	**SB_DUP02_111725**	**1590**	**SB05_0-2**
Mercury	**0.18**	0.73	0.3	mg/kg	**0.218**	**SB02_0-2**	**0.366**	**SB07_0-2**
Nickel	**30**	130	320	mg/kg	**30.6**	**SB05_10-12**	**66.1**	**SB02_0-2**
Zinc	**109**	2480	6600	mg/kg	**112**	**SB_DUP02_111725**	**460**	**SB11_9-11**
PFAS								
Perfluorooctanesulfonic Acid (PFOS)	**0.00088**	0.001	0.044	mg/kg	**0.00122**	**SB03_0-2**	**0.00286**	**SB02_0-2**

Note: mg/kg = milligrams per kilogram

Groundwater

Groundwater analytical results were compared to NYSDEC SGVs. Contaminants that

were detected at concentrations above SGVs are depicted in Table F-2 and Figure F-2 and are summarized below.

Table F-2: Maximum Concentrations of Target Compounds Detected in Groundwater above SGVs

Parameter	Maximum Detected Concentration above SGVs	SGVs	Number of Samples Above SGVs
VOCs			
Cis-1,2-Dichloroethene	239 ug/l in MW05_112025	5 ug/l	1
Tetrachloroethene (PCE)	44.1 ug/l in MW05_112025	5 ug/l	2
Trans-1,2-Dichloroethene	7.95 ug/l in MW05_112025	5 ug/l	1
Trichloroethene (TCE)	33.9 ug/l in MW05_112025	5 ug/l	2
Metals - Dissolved			
Iron	28700 ug/l in MW02_120225	300 ug/l	4
Magnesium	96400 ug/l in MW05_112025	35000 ug/l	3
Manganese	1540 ug/l in MW_DUP01_112025	300 ug/l	5
Selenium	12 ug/l in MW05_112025	10 ug/l	1
Sodium	700000 ug/l in MW05_112025	20000 ug/l	6
Metals - Total			
Iron	29300 ug/l in MW02_120225	300 ug/l	5
Magnesium	98700 ug/l in MW05_112025	35000 ug/l	3
Manganese	1490 ug/l in MW_DUP01_112025	300 ug/l	5
Sodium	707000 ug/l in MW05_112025	20000 ug/l	7
PFAS			
Perfluorooctanesulfonic Acid (PFOS)	0.0717 ug/l in MW02_021926	0.0027 ug/l	4
Perfluorooctanoic Acid (PFOA)	0.0562 ug/l in MW05_112025	0.0067 ug/l	5

Note:

1. µg/L = micrograms per liter
2. MW_DUP01_112025 is a duplicate sample of MW06_112025

Soil Vapor

There are no standards in New York State for VOCs in soil vapor; however, soil vapor analytical results are compared to the minimum soil vapor concentrations at which mitigation is recommended as set forth in the October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (2017, revised 2024) for reference in the attachments. Indoor air samples were not collected. Soil and sub-slab vapor concentration ranges of VOCs detected in samples are depicted in Table F-3 and Figure F-3 and are summarized below.

Table F-3: Maximum Concentrations of Target Compounds Detected in Soil Vapor

Parameter	Total Detections	Maximum Detected Concentration	Type
VOCs			
1,1,1-Trichloroethane	4	120 ug/m3 in SV08_111425	Soil Vapor
1,1,2-Trichloro-1,2,2-Trifluoroethane	1	2.4 ug/m3 in SSV06_111425	Sub-Slab Soil Vapor
1,2,4-Trimethylbenzene	3	6.9 ug/m3 in SV03_111825	Soil Vapor
1,2-Dichloropropane	1	1.6 ug/m3 in SV07_111825	Soil Vapor
1,3,5-Trimethylbenzene (Mesitylene)	1	7.7 ug/m3 in SV03_111825	Soil Vapor
1,3-Butadiene	1	0.81 ug/m3 in SV02_111825	Soil Vapor
2,2,4-Trimethylpentane	2	1000 ug/m3 in SV03_111825	Soil Vapor
4-Ethyltoluene	4	30 ug/m3 in SV03_111825	Soil Vapor
Acetone	5	90 ug/m3 in SSV06_111425	Sub-Slab Soil Vapor
Acrolein	1	38 ug/m3 in SV03_111825	Soil Vapor
Acrylonitrile	1	7.8 ug/m3 in SV07_111825	Soil Vapor
Benzene	4	4.4 ug/m3 in SSV10_111425	Sub-Slab Soil Vapor
Bromodichloromethane	2	23 ug/m3 in SSV04_111425	Sub-Slab Soil Vapor
Carbon Disulfide	5	49 ug/m3 in SV02_111825	Soil Vapor
Carbon Tetrachloride	1	18 ug/m3 in SV03_111825	Soil Vapor
Chloroform	7	290 ug/m3 in SV08_111425	Soil Vapor
Cis-1,2-Dichloroethene	4	480 ug/m3 in SSV05_111425	Sub-Slab Soil Vapor
Dichlorodifluoromethane	3	8.2 ug/m3 in SV02_111825	Soil Vapor
Ethyl Acetate	1	5.6 ug/m3 in SV02_111825	Soil Vapor
Ethylbenzene	6	13 ug/m3 in SV03_111825	Sub-Slab Soil Vapor
Isopropanol	3	4.4 ug/m3 in SSV10_111425	Sub-Slab Soil Vapor
Isopropylbenzene (Cumene)	1	3.7 ug/m3 in SV03_111825	Soil Vapor
M,P-Xylene	6	73 ug/m3 in SV03_111825	Soil Vapor
Methyl Ethyl Ketone (2-Butanone)	3	9.9 ug/m3 in SSV06_111425	Sub-Slab Soil Vapor
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	2	3.1 ug/m3 in SV03_111825	Soil Vapor
Methylene Chloride	2	1 ug/m3 in SSV04_111425	Sub-Slab Soil Vapor
n-Heptane	3	280 ug/m3 in SV07_111825	Soil Vapor
n-Hexane	6	340 ug/m3 in SV07_111825	Soil Vapor
n-Propylbenzene	1	5.3 ug/m3 in SV03_111825	Soil Vapor
o-Xylene (1,2-Dimethylbenzene)	5	51 ug/m3 in SV03_111825	Soil Vapor
Styrene	3	4.1 ug/m3 in SV03_111825	Soil Vapor
Tert-Butyl Methyl Ether (MTBE)	1	5 ug/m3 in SV02_111825	Soil Vapor
Tetrachloroethene (PCE)	8	94000 ug/m3 in SSV05_111425	Sub-Slab Soil Vapor
Toluene	7	49 ug/m3 in SV02_111825	Soil Vapor
Total Xylenes	6	120 ug/m3 in SV03_111825	Soil Vapor
Trans-1,2-Dichloroethene	1	20 ug/m3 in SSV05_111425	Sub-Slab Soil Vapor
Trans-1,3-Dichloropropene	1	1.2 ug/m3 in SV02_111825	Soil Vapor

Parameter	Total Detections	Maximum Detected Concentration	Type
Trichloroethene (TCE)	6	4000 ug/m3 in SSV05_111425	Sub-Slab Soil Vapor
Trichlorofluoromethane	3	940 ug/m3 in SV02_111825	Soil Vapor
Vinyl Acetate	2	24 ug/m3 in SV03_111825	Soil Vapor

Note: ug/m3 = micrograms per cubic meter

Item 3 – Site Figures

The following figures summarize the concentrations of each contaminant by media type using analytical results from the October 2025 Remedial Investigation. Analytical data is only shown for analytes detected in soil, groundwater, and soil vapor samples at concentrations above the applicable standards in at least one sample.

- Figure F-1: Soil Sample Analytical Results Map
- Figure F-2: Groundwater Sample Analytical Results Map
- Figure F-3: Soil Vapor Sample Analytical Results Map

Item 4 – Past Land Uses of the Site and Suspected Sources of Contamination

Prior to the 1900s, the Willets Point area was a tidally influenced salt marsh. From the early 1900s to the early 1930s, the Willets Point area was used as a dumping ground for coal ash from residential and municipal heating operations in greater New York City (NYC). In the late 1930s, Willets Point and nearby Flushing Corona Park were graded and redeveloped. Previously deposited coal ash was left in place as fill. The Willets Point area was developed primarily with automotive uses, including small car repair shops, filling stations, and scrapyards.

Recent and historical operations at the site include automobile repair shops, a garage, automobile dismantling, spraying, a print shop, wrecking/junk yard facility, including defueling operations, a used car sales lot, a machine shop, woodworking, a steel corporation, and a chemicals company since as early as 1931.

The surrounding area was historically used for commercial, industrial, and manufacturing operations since as early as 1930. The properties and neighborhood adjoining and surrounding the site primarily include construction sites remediated under the former Willets Point Development BCP Site, commercial and light industrial properties, and public parks. The properties immediately north of the site include roadways and a public park; properties immediately south of the site include roadways, commercial and light industrial properties, and construction sites remediated under the former Willets Point

Development BCP Site; properties immediately east of the site include roadways and commercial and industrial properties; and properties immediately west of the site include roadways and a parking lot.

Table F-1
BCP Application
Soil Sample Analytical Results

Willets Point Northern Outparcels
Queens, New York
BCP Site No.: C241303
Langan Project No.: 170197644

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	Location	SB01	SB02	SB02	SB02	SB03	SB03	SB03	SB04	SB04	SB05	SB05	SB06	SB06
					Sample Name	SB01_8-10	SB02_0-2	SB02_5-7	SB02_9-11	SB03_0-2	SB03_6-8	SB03_10-12	SB04_0-2	SB04_5-7	SB05_0-2	SB05_10-12	SB06_4-6	SB06_9-11
					Sample Date	11/14/2025	11/14/2025	11/14/2025	11/14/2025	11/17/2025	11/17/2025	11/17/2025	11/13/2025	11/13/2025	11/12/2025	11/12/2025	11/11/2025	11/11/2025
					Sample Depth	8-10	0-2	5-7	9-11	0-2	6-8	10-12	0-2	5-7	0-2	10-12	4-6	9-11
					Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Volatile Organic Compounds																		
1,1,1,2-Tetrachloroethane	630-20-6	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.023 U	<0.021 U	<0.025 U	<0.035 U	<0.024 UJ	<0.021 UJ
1,1,1-Trichloroethane	71-55-6	0.68	0.68	100	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
1,1,2,2-Tetrachloroethane	79-34-5	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.28 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
1,1,2-Trichloroethane	79-00-5	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
1,1-Dichloroethane	75-34-3	0.27	0.27	47	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
1,1-Dichloroethene	75-35-4	0.24	0.33	0.98	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
1,2,3-Trichlorobenzene	87-61-6	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.28 U
1,2,3-Trichloropropane	96-18-4	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.28 U
1,2,4-Trichlorobenzene	120-82-1	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.28 U
1,2,4-Trimethylbenzene	95-63-6	5.9	5.9	100	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.28 U
1,2-Dibromo-3-Chloropropane	96-12-8	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.28 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
1,2-Dichlorobenzene	95-50-1	1.1	1.1	100	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.28 U
1,2-Dichloroethane	107-06-2	0.02	0.02	5.8	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
1,2-Dichloropropane	78-87-5	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	3.1	3.1	100	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.28 U
1,3-Dichlorobenzene	541-73-1	2.6	2.6	38	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.28 U
1,4-Dichlorobenzene	106-46-7	1.8	1.8	24	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.28 U
2-Hexanone (MBK)	591-78-6	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.029 U	<0.026 U	<0.032 U	<0.044 U	<0.03 UJ	<0.026 UJ
Acetone	67-64-1	**0.03**	0.03	100	mg/kg	0.0055 J	0.016	**0.037**	**0.11**	<0.013 U	<0.012 U	0.014	<0.05 U	<0.05 U	<0.05 U	<0.05 U	**0.14 J**	<0.05 UJ
Acrolein	107-02-8	NS	NS	NS	mg/kg	<0.0074 U	<0.01 U	<0.01 U	<0.014 U	<0.013 U	<0.012 U	<0.011 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Acrylonitrile	107-13-1	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.023 U	<0.021 U	<0.025 U	<0.035 U	<0.024 UJ	<0.021 UJ
Benzene	71-43-2	0.06	0.06	3.7	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Bromochloromethane	74-97-5	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Bromodichloromethane	75-27-4	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Bromoform	75-25-2	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Bromomethane	74-83-9	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Carbon Disulfide	75-15-0	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	0.0028 J	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	0.013	0.011 J	0.0057 J
Carbon Tetrachloride	56-23-5	0.76	0.76	7.1	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Chlorobenzene	108-90-7	4.5	4.5	100	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Chloroethane	75-00-3	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Chloroform	67-66-3	0.37	0.37	24	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	0.049	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Chloromethane	74-87-3	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Cis-1,2-Dichloroethene	156-59-2	**0.19**	0.19	41	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	**0.57**	<0.0052 UJ
Cis-1,3-Dichloropropene	10061-01-5	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Cyclohexane	110-82-7	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Cymene	99-87-6	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.28 U
Dibromochloromethane	124-48-1	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Dibromomethane	74-95-3	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Dichlorodifluoromethane	75-71-8	NS	NS	NS	mg/kg	<0.0037 UJ	<0.0051 UJ	<0.0052 U	<0.0069 U	<0.0064 UJ	<0.0059 UJ	<0.0055 UJ	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Ethylbenzene	100-41-4	1	1	76	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Hexachlorobutadiene	87-68-3	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.28 U
Isopropylbenzene (Cumene)	98-82-8	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.28 U
M,P-Xylene	179601-23-1	NS	NS	NS	mg/kg	<0.0074 U	<0.01 U	<0.01 U	<0.014 U	<0.013 U	<0.012 U	<0.011 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Methyl Acetate	79-20-9	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.057 U	<0.052 U	<0.064 U	<0.089 U	<0.06 UJ	<0.052 UJ
Methyl Ethyl Ketone (2-Butanone)	78-93-3	0.1	0.1	100	mg/kg	<0.0037 U	<0.0051 U	0.0036 J	0.018	<0.0064 U	<0.0059 U	<0.0055 U	<0.034 U	<0.031 U	<0.038 U	<0.053 U	<0.036 UJ	<0.031 UJ
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.029 U	<0.026 U	<0.032 U	<0.044 U	<0.03 UJ	<0.026 UJ
Methylcyclohexane	108-87-2	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Methylene Chloride	75-09-2	0.05	0.05	81	mg/kg	<0.0074 U	<0.01 U	<0.01 U	<0.014 U	<0.013 U	<0.012 U	<0.011 U	<0.029 U	<0.026 U	<0.032 U	<0.044 U	<0.03 UJ	<0.026 UJ
n-Butylbenzene	104-51-8	18	18	100	mg/kg	<0.0037 U	<0.0051 U	<0.0052 UJ	<0.0069 UJ	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.28 U
n-Propylbenzene	103-65-1	5	5	100	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.28 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Sec-Butylbenzene	135-98-8	25	25	100	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.28 U
Styrene	100-42-5	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
T-Butylbenzene	98-06-6	11	11	100	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.28 U
Tert-Butyl Alcohol	75-65-0	NS	NS	NS	mg/kg	<0.018 U	<0.026 U	<0.026 U	<0.035 U	<0.032 U	<0.03 U	<0.028 U	<0.11 U	<0.1 U	<0.13 U	<0.18 U	<0.12 UJ	<0.1 UJ
Tert-Butyl Methyl Ether (MTBE)	1634-04-4	0.1	0.1	100	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.011 U	<0.01 U	<0.013 U	<0.018 U	<0.012 UJ	<0.01 UJ
Tetrachloroethene (PCE)	127-18-4	**1.3**	1.3	18	mg/kg	<0.0037 UJ	<0.0051 UJ	<0.0052 U	<0.0069 U	<0.0064 UJ	<0.0059 UJ	<0.0055 UJ	0.55	0.048	**3.3**	<0.0089 U	**4.5**	<0.0052 UJ
Toluene	108-88-3	0.7	0.7	100	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	0.17	<0.0052 UJ
Total Xylenes	1330-20-7	0.26	1.2	100	mg/kg	<0.011 U	<0.015 U	<0.016 U	<0.021 U	<0.019 U	<0.018 U	<0.017 U	NA	<0.0052 U	NA	NA	NA	NA
Trans-1,2-Dichloroethene	156-60-5	0.19	0.19	100	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	0.016 J	<0.0052 UJ
Trans-1,3-Dichloropropene	10061-02-6	NS	NS	NS	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Trans-1,4-Dichloro-2-Butene	110-57-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.011 U	<0.01 U	<0.013 U	<0.018 U	<0.012 UJ	<0.57 U
Trichloroethene (TCE)	79-01-6	**0.47**	0.47	6.4	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	0.0045	<0.0089 U	**3.8**	<0.0052 UJ
Trichlorofluoromethane	75-69-4	NS	NS	NS	mg/kg	<0.0037 U	0.029	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	<0.006 UJ	<0.0052 UJ
Vinyl Chloride	75-01-4	**0.03**	0.03	0.48	mg/kg	<0.0037 U	<0.0051 U	<0.0052 U	<0.0069 U	<0.0064 U	<0.0059 U	<0.0055 U	<0.0057 U	<0.0052 U	<0.0064 U	<0.0089 U	**0.056 J**	<0.0052 UJ

Table F-1
BCP Application
Soil Sample Analytical Results

Willets Point Northern Outparcels
Queens, New York
BCP Site No.: C241303
Langan Project No.: 170197644

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	Location	SB01	SB02	SB02	SB02	SB03	SB03	SB03	SB04	SB04	SB05	SB05	SB06	SB06
					Sample Name	SB01_8-10	SB02_0-2	SB02_5-7	SB02_9-11	SB03_0-2	SB03_6-8	SB03_10-12	SB04_0-2	SB04_5-7	SB05_0-2	SB05_10-12	SB06_4-6	SB06_9-11
					Sample Date	11/14/2025	11/14/2025	11/14/2025	11/14/2025	11/17/2025	11/17/2025	11/17/2025	11/13/2025	11/13/2025	11/12/2025	11/12/2025	11/11/2025	11/11/2025
					Sample Depth	8-10	0-2	5-7	9-11	0-2	6-8	10-12	0-2	5-7	0-2	10-12	4-6	9-11
					Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Semi-Volatile Organic Compounds																		
1,2,4,5-Tetrachlorobenzene	95-94-3	NS	NS	NS	mg/kg	<0.209 U	<0.194 U	<0.198 U	<0.243 U	<0.176 U	<0.172 U	<0.209 U	<0.182 U	<0.183 U	<0.185 U	<0.276 U	<0.182 U	<0.196 U
1,2-Diphenylhydrazine	122-66-7	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	0.1	5.7	mg/kg	<0.0194 U	<0.0189 U	NA	NA	<0.0198 U	NA	NA	NA	<0.0198 U	<0.0185 U	NA	NA	<0.0187 U
2,3,4,6-Tetrachlorophenol	58-90-2	NS	NS	NS	mg/kg	<0.209 U	<0.194 U	<0.198 U	<0.243 U	<0.176 U	<0.172 U	<0.209 U	<0.182 U	<0.183 U	<0.185 U	<0.276 U	<0.182 U	<0.196 UJ
2,4,5-Trichlorophenol	95-95-4	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 UJ
2,4,6-Trichlorophenol	88-06-2	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 UJ
2,4-Dichlorophenol	120-83-2	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 UJ
2,4-Dimethylphenol	105-67-9	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 UJ
2,4-Dinitrophenol	51-28-5	NS	NS	NS	mg/kg	<0.209 U	<0.194 U	<0.198 U	<0.243 U	<0.176 U	<0.172 U	<0.209 U	<0.182 U	<0.183 U	<0.185 UJ	<0.276 UJ	<0.182 U	<0.196 UJ
2,4-Dinitrotoluene	121-14-2	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
2,6-Dinitrotoluene	606-20-2	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
2-Chloronaphthalene	91-58-7	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
2-Chlorophenol	95-57-8	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 UJ
2-Methylnaphthalene	91-57-6	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
2-Methylphenol (o-Cresol)	95-48-7	0.33	0.33	100	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 UJ
2-Nitroaniline	88-74-4	NS	NS	NS	mg/kg	<0.209 U	<0.194 U	<0.198 U	<0.243 U	<0.176 U	<0.172 U	<0.209 U	<0.182 U	<0.183 U	<0.185 U	<0.276 U	<0.182 U	<0.196 U
2-Nitrophenol	88-75-5	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 UJ
3 & 4 Methylphenol (m&p Cresol)	65794-96-9	0.33	0.33	100	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 UJ
3,3'-Dichlorobenzidine	91-94-1	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
3-Nitroaniline	99-09-2	NS	NS	NS	mg/kg	<0.209 U	<0.194 U	<0.198 U	<0.243 U	<0.176 U	<0.172 U	<0.209 U	<0.182 U	<0.183 U	<0.185 U	<0.276 U	<0.182 U	<0.196 U
4,6-Dinitro-2-Methylphenol	534-52-1	NS	NS	NS	mg/kg	<0.209 U	<0.194 U	<0.198 U	<0.243 U	<0.176 U	<0.172 U	<0.209 U	<0.182 U	<0.183 U	<0.185 UJ	<0.276 UJ	<0.182 U	<0.196 UJ
4-Bromophenyl Phenyl Ether	101-55-3	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
4-Chloro-3-Methylphenol	59-50-7	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 UJ
4-Chloroaniline	106-47-8	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
4-Chlorophenyl Phenyl Ether	7005-72-3	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
4-Nitroaniline	100-01-6	NS	NS	NS	mg/kg	<0.209 U	<0.194 U	<0.198 U	<0.243 U	<0.176 U	<0.172 U	<0.209 U	<0.182 U	<0.183 U	<0.185 U	<0.276 U	<0.182 U	<0.196 U
4-Nitrophenol	100-02-7	NS	NS	NS	mg/kg	<0.209 U	<0.194 U	<0.198 U	<0.243 U	<0.176 U	<0.172 U	<0.209 U	<0.182 U	<0.183 U	<0.185 U	<0.276 U	<0.182 U	<0.196 UJ
Acenaphthene	83-32-9	20	98	100	mg/kg	<0.104 U	0.0613 JD	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	0.0546 JD	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Acenaphthylene	208-96-8	100	365	100	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	0.437 D	<0.138 U	<0.0913 U	0.0847 JD
Acetophenone	98-86-2	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Aniline (Phenylamine, Aminobenzene)	62-53-3	0.04	0.04	8.1	mg/kg	<0.418 U	<0.389 U	<0.398 U	<0.487 U	<0.354 U	<0.344 U	<0.42 U	<0.365 U	<0.366 U	<0.371 U	<0.553 U	<0.366 U	<0.393 U
Anthracene	120-12-7	100	1000	100	mg/kg	<0.104 U	0.168 D	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	0.254 D	<0.0915 U	0.243 D	<0.138 U	<0.0913 U	0.0917 JD
Atrazine	1912-24-9	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Benzaldehyde	100-52-7	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Benzidine	92-87-5	NS	NS	NS	mg/kg	<0.418 U	<0.389 U	<0.398 U	<0.487 U	<0.354 U	<0.344 U	<0.42 U	<0.365 U	<0.366 U	<0.371 U	<0.553 U	<0.366 U	<0.393 U
Benzo(a)anthracene	56-55-3	**1**	1	1.4	mg/kg	<0.104 U	0.319 D	<0.0993 U	<0.122 U	0.0593 JD	<0.0859 U	<0.105 U	**1.91 D**	<0.0915 U	0.331 D	<0.138 U	<0.0913 U	0.393 D
Benzo(a)pyrene	50-32-8	**1**	22	1	mg/kg	<0.104 U	0.277 D	<0.0993 U	<0.122 U	0.0501 JD	<0.0859 U	<0.105 U	**2.16 D**	<0.0915 U	0.368 D	<0.138 U	<0.0913 U	0.441 D
Benzo(b)fluoranthene	205-99-2	**1**	2.1	1.4	mg/kg	<0.104 U	0.233 D	<0.0993 U	<0.122 U	0.0508 JD	<0.0859 U	<0.105 U	**2.28 D**	<0.0915 U	0.378 D	<0.138 U	<0.0913 U	0.395 D
Benzo(g,h,i)Perylene	191-24-2	**0.64**	1000	4.9	mg/kg	<0.104 U	0.188 D	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	**1.39 D**	<0.0915 U	0.545 D	<0.138 U	<0.0913 U	0.312 D
Benzo(k)fluoranthene	207-08-9	**0.8**	2	4.9	mg/kg	<0.104 U	0.282 D	<0.0993 U	<0.122 U	0.048 JD	<0.0859 U	<0.105 U	**1.55 D**	<0.0915 U	0.318 D	<0.138 U	<0.0913 U	0.359 D
Benzoic Acid	65-85-0	NS	NS	NS	mg/kg	<0.104 UJ	<0.097 UJ	<0.0993 UJ	<0.122 UJ	<0.0884 UJ	<0.0859 UJ	<0.105 UJ	<0.0911 U	<0.0915 U	<0.0926 UJ	<0.138 UJ	<0.0913 U	<0.0981 UJ
Benzyl Alcohol	100-51-6	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 UJ
Benzyl Butyl Phthalate	85-68-7	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	0.075 JD	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Biphenyl (Diphenyl)	92-52-4	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Bis(2-chloroethoxy) methane	111-91-1	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Bis(2-chloroethyl) ether (2-chloroethyl ether)	111-44-4	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Bis(2-chloroisopropyl) ether	108-60-1	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Bis(2-ethylhexyl) phthalate	117-81-7	NS	NS	NS	mg/kg	<0.104 U	0.128 D	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Caprolactam	105-60-2	NS	NS	NS	mg/kg	<0.209 U	<0.194 U	<0.198 U	<0.243 U	<0.176 U	<0.172 U	<0.209 U	<0.182 U	<0.183 U	<0.185 U	<0.276 U	<0.182 U	<0.196 U
Carbazole	86-74-8	NS	NS	NS	mg/kg	<0.104 U	0.0822 JD	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	0.0852 JD	<0.0915 U	0.0896 JD	<0.138 U	<0.0913 U	<0.0981 U
Chrysene	218-01-9	**1**	1	4.9	mg/kg	<0.104 U	0.346 D	<0.0993 U	<0.122 U	0.0657 JD	<0.0859 U	<0.105 U	**1.81 D**	<0.0915 U	0.295 D	<0.138 U	<0.0913 U	0.445 D
Dibenz(a,h)anthracene	53-70-3	**0.33**	1000	0.33	mg/kg	<0.104 U	0.0535 JD	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	**0.375 D**	<0.0915 U	0.129 D	<0.138 U	<0.0913 U	0.102 D
Dibenzofuran	132-64-9	2.1	110	18	mg/kg	<0.104 U	0.0667 JD	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Dibutyl phthalate	84-74-2	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Diethyl phthalate	84-66-2	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Dimethyl phthalate	131-11-3	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Dioctyl phthalate	117-84-0	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Diphenylamine	122-39-4	NS	NS	NS	mg/kg	<0.209 U	<0.194 U	<0.198 U	<0.243 U	<0.176 U	<0.172 U	<0.209 U	<0.182 U	<0.183 U	<0.185 U	<0.276 U	<0.182 U	<0.196 U
Fluoranthene	206-44-0	85	1000	100	mg/kg	<0.104 U	0.862 D	<0.0993 U	<0.122 U	0.0706 JD	<0.0859 U	<0.105 U	2.66 D	<0.0915 U	0.574 D	<0.138 U	<0.0913 U	0.532 D
Fluorene	86-73-7	30	386	100	mg/kg	<0.104 U	0.0861 JD	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	0.0517 JD	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Hexachlorobenzene	118-74-1	0.33	3.2	0.33	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Hexachlorobutadiene	87-68-3	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Hexachlorocyclopentadiene	77-47-4	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 UJ	<0.138 UJ	<0.0913 U	<0.0981 U
Hexachloroethane	67-72-1	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Indeno(1,2,3-cd)pyrene	193-39-5	**0.5**	6.6	1.4	mg/kg	<0.104 U	0.179 D	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	**1.68 D**	<0.0915 U	0.475 D	<0.138 U	<0.0913 U	0.358 D
Isophorone	78-59-1	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Naphthalene	91-20-3	12	12	100	mg/kg	<0.104 U	0.108 D	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	0.051 JD	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Nitrobenzene	98-95-3	0.08	0.08	1.8	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
n-Nitrosodimethylamine	62-75-9	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
n-Nitrosodi-N-Propylamine	621-64-7	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
n-Nitrosodiphenylamine	86-30-6	NS	NS	NS	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 U
Pentachlorophenol	87-86-5	0.8	0.8	1.3	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 UJ
Phenanthrene	85-01-8	**1.1**	1000	4.9	mg/kg	<0.104 U	0.78 D	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	0.426 D	<0.0915 U	0.32 D	<0.138 U	<0.0913 U	0.255 D
Phenol	108-95-2	0.33	0.33	100	mg/kg	<0.104 U	<0.097 U	<0.0993 U	<0.122 U	<0.0884 U	<0.0859 U	<0.105 U	<0.0911 U	<0.0915 U	<0.0926 U	<0.138 U	<0.0913 U	<0.0981 UJ
Pyrene	129-00-0	64	1000	100	mg/kg	<0.104 U	0.714 D	<0.0993 U	<0.122 U	0.112 D	<0.0859 U	<0.105 U	2.58 D	<0.0915 U	0.414 D	<0.138 U	<0.0913 U	0.642 D
Pyridine	110-86-1	NS	NS	NS	mg/kg	<0.418 U	<0.389 U	<0.398 U	<0.487 U	<0.354 U	<0.344 U	<0.42 U	<0.365 U	<0.366 U	<0.371 U	<0.553 U	<0.366 U	<0.393 U

Table F-1
BCP Application
Soil Sample Analytical Results

Willets Point Northern Outparcels
Queens, New York
BCP Site No.: C241303
Langan Project No.: 170197644

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	Location	SB01	SB02	SB02	SB02	SB03	SB03	SB03	SB04	SB04	SB05	SB05	SB06	SB06
					Sample Name	SB01_8-10	SB02_0-2	SB02_5-7	SB02_9-11	SB03_0-2	SB03_6-8	SB03_10-12	SB04_0-2	SB04_5-7	SB05_0-2	SB05_10-12	SB06_4-6	SB06_9-11
					Sample Date	11/14/2025	11/14/2025	11/14/2025	11/14/2025	11/17/2025	11/17/2025	11/17/2025	11/13/2025	11/13/2025	11/12/2025	11/12/2025	11/11/2025	11/11/2025
					Sample Depth	8-10	0-2	5-7	9-11	0-2	6-8	10-12	0-2	5-7	0-2	10-12	4-6	9-11
					Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Pesticides																		
4,4'-DDD	72-54-8	**0.0033**	14	5	mg/kg	<0.00205 UP	**0.00445 J**	<0.00195 UP	<0.00239 UP	<0.00173 UP	<0.00168 UP	<0.00205 UP	<0.0018 UP	<0.00182 UP	<0.00184 UP	<0.00274 UP	<0.00179 U	<0.00194 UP
4,4'-DDE	72-55-9	**0.0033**	9.3	3.4	mg/kg	<0.00205 UP	<0.00191 UP	<0.00195 UP	<0.00239 UP	<0.00173 UP	<0.00168 UP	<0.00205 UP	<0.0018 UP	<0.00182 UP	<0.00184 UP	<0.00274 UP	<0.00179 UP	<0.00194 UP
4,4'-DDT	50-29-3	**0.0033**	135	3.8	mg/kg	<0.00205 UP	**0.00691 J**	<0.00195 UP	<0.00239 UP	<0.00173 UP	<0.00168 UP	<0.00205 UP	<0.0018 UP	<0.00182 UP	**0.0056 DP**	<0.00274 UP	**0.00905 J**	**0.0339 J**
Aldrin	309-00-2	0.0048	0.19	0.044	mg/kg	<0.00205 UP	<0.00191 UP	<0.00195 UP	<0.00239 UP	<0.00173 UP	<0.00168 UP	<0.00205 UP	<0.0018 UP	<0.00182 UP	<0.00184 UP	<0.00274 UP	<0.00179 UP	<0.00194 UP
Alpha BHC (Alpha Hexachlorocyclohexane)	319-84-6	0.02	0.02	0.18	mg/kg	<0.00205 UP	<0.00191 UP	<0.00195 UP	<0.00239 UP	<0.00173 UP	<0.00168 UP	<0.00205 UP	<0.0018 UP	<0.00182 UP	<0.00184 UP	<0.00274 UP	<0.00179 UP	<0.00194 UP
Alpha Chlordane	5103-71-9	0.014	4.5	0.65	mg/kg	<0.00205 UP	0.00894 DP	<0.00195 UP	<0.00239 UP	<0.00173 UP	<0.00168 UP	<0.00205 UP	<0.0018 UP	<0.00182 UP	<0.00184 UP	<0.00274 UP	<0.00179 UP	<0.00194 UP
Alpha Endosulfan	959-98-8	4.3	65	35	mg/kg	<0.00205 UP	<0.00191 UP	<0.00195 UP	<0.00239 UP	<0.00173 UP	<0.00168 UP	<0.00205 UP	<0.0018 UP	<0.00182 UP	<0.00184 UP	<0.00274 UP	<0.00179 UP	<0.00194 UP
Beta Bhc (Beta Hexachlorocyclohexane)	319-85-7	0.021	0.09	0.18	mg/kg	<0.00205 UP	<0.00191 UP	<0.00195 UP	<0.00239 UP	<0.00173 UP	<0.00168 UP	<0.00205 UP	<0.0018 UP	<0.00182 UP	<0.00184 UP	<0.00274 UP	<0.00179 UP	<0.00194 UP
Beta Endosulfan	33213-65-9	4.3	44	35	mg/kg	<0.00205 UP	<0.00191 UP	<0.00195 UP	<0.00239 UP	<0.00173 UP	<0.00168 UP	<0.00205 UP	<0.0018 UP	<0.00182 UP	<0.00184 UP	<0.00274 UP	<0.00179 UP	<0.00194 UP
Chlordane (alpha and gamma)	57-74-9	NS	NS	NS	mg/kg	<0.0411 UP	<0.0381 UP	<0.039 UP	<0.0478 UP	<0.0345 UP	<0.0335 UP	<0.0409 UP	<0.036 UP	<0.0364 UP	<0.0368 UP	<0.0548 UP	<0.0359 UP	<0.0388 UP
Delta Bhc (Delta Hexachlorocyclohexane)	319-86-8	0.04	0.1	100	mg/kg	<0.00205 UP	<0.00191 UP	<0.00195 UP	<0.00239 UP	<0.00173 UP	<0.00168 UP	<0.00205 UP	<0.0018 UP	<0.00182 UP	<0.00184 UP	<0.00274 UP	<0.00179 UP	<0.00194 UP
Dieldrin	60-57-1	**0.005**	0.1	0.075	mg/kg	<0.00205 UP	**0.00912 DP**	<0.00195 UP	<0.00239 UP	<0.00173 UP	<0.00168 UP	<0.00205 UP	<0.0018 UP	<0.00182 UP	<0.00184 UP	<0.00274 UP	<0.00179 UP	<0.00194 UP
Endosulfan Sulfate	1031-07-8	4.3	47	35	mg/kg	<0.00205 UP	<0.00191 UP	<0.00195 UP	<0.00239 UP	<0.00173 UP	<0.00168 UP	<0.00205 UP	<0.0018 UP	<0.00182 UP	<0.00184 UP	<0.00274 UP	<0.00179 UP	<0.00194 UP
Endrin	72-20-8	0.014	0.06	5.3	mg/kg	<0.00205 UP	<0.00191 UP	<0.00195 UP	<0.00239 UP	<0.00173 UP	<0.00168 UP	<0.00205 UP	<0.0018 UP	<0.00182 UP	<0.00184 UP	<0.00274 UP	<0.00179 UP	<0.00194 UP
Endrin Aldehyde	7421-93-4	NS	NS	NS	mg/kg	<0.00205 UP	<0.00191 UP	<0.00195 UP	<0.00239 UP	<0.00173 UP	<0.00168 UP	<0.00205 UP	<0.0018 UP	<0.00182 UP	<0.00184 UP	<0.00274 UP	<0.00179 UP	<0.00194 UP
Endrin Ketone	53494-70-5	NS	NS	NS	mg/kg	<0.00205 UP	<0.00191 UP	<0.00195 UP	<0.00239 UP	<0.00173 UP	<0.00168 UP	<0.00205 UP	<0.0018 U	<0.00182 UP	<0.00184 UP	<0.00274 UP	<0.00179 UP	<0.00194 UP
Gamma Bhc (Lindane)	58-89-9	0.025	0.05	0.21	mg/kg	<0.00205 UP	<0.00191 UP	<0.00195 UP	<0.00239 UP	<0.00173 UP	<0.00168 UP	<0.00205 UP	<0.0018 UP	<0.00182 UP	<0.00184 UP	<0.00274 UP	<0.00179 UP	<0.00194 UP
Gamma-Chlordane	5566-34-7	NS	NS	NS	mg/kg	<0.00205 UP	0.0103 DP	<0.00195 UP	<0.00239 UP	<0.00173 UP	<0.00168 UP	<0.00205 UP	<0.0018 UP	<0.00182 UP	<0.00184 UP	<0.00274 UP	<0.00179 UP	<0.00194 UP
Heptachlor	76-44-8	0.013	0.38	0.53	mg/kg	<0.00205 UP	<0.00191 UP	<0.00195 UP	<0.00239 UP	<0.00173 UP	<0.00168 UP	<0.00205 UP	<0.0018 UP	<0.00182 UP	<0.00184 UP	<0.00274 UP	<0.00179 UP	<0.00194 UP
Heptachlor Epoxide	1024-57-3	NS	NS	NS	mg/kg	<0.00205 UP	<0.00191 UP	<0.00195 UP	<0.00239 UP	<0.00173 UP	<0.00168 UP	<0.00205 UP	<0.0018 UP	<0.00182 UP	<0.00184 UP	<0.00274 UP	<0.00179 UP	<0.00194 UP
Methoxychlor	72-43-5	NS	NS	NS	mg/kg	<0.00205 UP	<0.00191 UP	<0.00195 UP	<0.00239 UP	<0.00173 UP	<0.00168 UP	<0.00205 UP	<0.0018 UP	<0.00182 UP	<0.00184 UP	<0.00274 UP	<0.00179 UP	<0.00194 UP
Toxaphene	8001-35-2	NS	NS	NS	mg/kg	<0.205 UP	<0.191 UP	<0.195 UP	<0.239 UP	<0.173 UP	<0.168 UP	<0.205 UP	<0.18 UP	<0.182 UP	<0.184 UP	<0.274 UP	<0.179 UP	<0.194 UP
Herbicides																		
2,4,5-T (Trichlorophenoxyacetic Acid)	93-76-5	NS	NS	NS	mg/kg	<0.0249 UP	<0.0233 UP	<0.0238 UP	<0.0289 UP	<0.021 UP	<0.0204 UP	<0.0249 UP	<0.0218 UP	<0.022 UP	<0.0221 UP	<0.0327 UP	<0.0217 UJ	<0.0236 UP
2,4-D (Dichlorophenoxyacetic Acid)	94-75-7	NS	NS	NS	mg/kg	<0.0249 UP	<0.0233 UP	<0.0238 UP	<0.0289 UP	<0.021 UP	<0.0204 UP	<0.0249 UP	<0.0218 UP	<0.022 UP	<0.0221 UP	<0.0327 UP	<0.0217 UJ	<0.0236 UP
Silvex (2,4,5-Tp)	93-72-1	3.8	3.8	100	mg/kg	<0.0249 UP	<0.0233 UP	<0.0238 UP	<0.0289 UP	<0.021 UP	<0.0204 UP	<0.0249 UP	<0.0218 UP	<0.022 UP	<0.0221 UP	<0.0327 UP	<0.0217 UJ	<0.0236 UP
Polychlorinated Biphenyl																		
PCB-1016 (Aroclor 1016)	12674-11-2	NS	NS	NS	mg/kg	<0.0207 UP	<0.0193 UP	<0.0197 UP	<0.0241 UP	<0.0174 UP	<0.0169 UP	<0.0207 UP	<0.0182 UP	<0.0184 UP	<0.0186 UP	<0.0277 UP	<0.0181 UP	<0.0196 UP
PCB-1221 (Aroclor 1221)	11104-28-2	NS	NS	NS	mg/kg	<0.0207 UP	<0.0193 UP	<0.0197 UP	<0.0241 UP	<0.0174 UP	<0.0169 UP	<0.0207 UP	<0.0182 UP	<0.0184 UP	<0.0186 UP	<0.0277 UP	<0.0181 UP	<0.0196 UP
PCB-1232 (Aroclor 1232)	11141-16-5	NS	NS	NS	mg/kg	<0.0207 UP	<0.0193 UP	<0.0197 UP	<0.0241 UP	<0.0174 UP	<0.0169 UP	<0.0207 UP	<0.0182 UP	<0.0184 UP	<0.0186 UP	<0.0277 UP	<0.0181 UP	<0.0196 UP
PCB-1242 (Aroclor 1242)	53469-21-9	NS	NS	NS	mg/kg	<0.0207 UP	<0.0193 UP	<0.0197 UP	<0.0241 UP	<0.0174 UP	<0.0169 UP	<0.0207 UP	<0.0182 UP	<0.0184 UP	<0.0186 UP	<0.0277 UP	<0.0181 UP	<0.0196 UP
PCB-1248 (Aroclor 1248)	12672-29-6	NS	NS	NS	mg/kg	<0.0207 UP	<0.0193 UP	<0.0197 UP	<0.0241 UP	<0.0174 UP	<0.0169 UP	<0.0207 UP	<0.0182 UP	<0.0184 UP	<0.0186 UP	<0.0277 UP	<0.0181 UP	<0.0196 UP
PCB-1254 (Aroclor 1254)	11097-69-1	NS	NS	NS	mg/kg	<0.0207 UP	<0.0193 UP	<0.0197 UP	<0.0241 UP	<0.0174 UP	<0.0169 UP	<0.0207 UP	<0.0182 UP	<0.0184 UP	<0.0186 UP	<0.0277 UP	0.234 P	0.177 P
PCB-1260 (Aroclor 1260)	11096-82-5	NS	NS	NS	mg/kg	<0.0207 UP	0.126 P	0.0293 P	<0.0241 UP	<0.0174 UP	<0.0169 UP	<0.0207 UP	<0.0182 UP	<0.0184 UP	<0.0186 UP	<0.0277 UP	<0.0181 UP	1.03 P
PCB-1262 (Aroclor 1262)	37324-23-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.0538 P	NA	NA	NA
Total PCBs	1336-36-3	**0.1**	3.2	1	mg/kg	<0.0207 UP	**0.126 P**	0.0293 P	<0.0241 UP	<0.0174 UP	<0.0169 UP	<0.0207 UP	<0.0182 UP	<0.0184 UP	0.0538 P	<0.0277 UP	**0.234 P**	**1.21 P**
Metals																		
Aluminum	7429-90-5	NS	NS	NS	mg/kg	3,170	7,760	4,370	14,800	5,840	1,850	7,540	7,820	8,570	7,500	23,600	8,460	4,290
Antimony	7440-36-0	NS	NS	NS	mg/kg	<2.64 U	<2.45 U	<2.51 U	<3.07 U	<2.22 U	<2.16 U	<2.63 UJ	<2.29 U	<2.31 U	<2.33 U	<3.47 U	<2.29 U	<2.47 U
Arsenic	7440-38-2	13	16	16	mg/kg	<1.58 U	7.38	<1.5 U	7.53	2.47	<1.3 U	<1.58 U	2.86	3.49	5.33	12.9	10.2	2.88
Barium	7440-39-3	410	820	410	mg/kg	27.9	85.3	37.7	58.8	75	17.9	68.1	44.4	63.4	283	64.6	171	29.8
Beryllium	7440-41-7	4.4	47	43	mg/kg	0.175	0.927	0.207	0.587	0.238	0.105	0.29	0.34	0.312	<0.047 U	0.705	0.247	<0.05 U
Cadmium	7440-43-9	**2.5**	7.5	2.5	mg/kg	<0.316 U	**8.27**	<0.301 U	<0.368 U	1.03	<0.259 U	<0.316 U	<0.275 U	0.324	0.503	0.458	0.915	<0.297 U
Calcium	7440-70-2	NS	NS	NS	mg/kg	1,850	4,540	656	2,130	4,390	512	990	20,800	3,450	93,000	3,970	37,100	12,600
Chromium, Hexavalent	18540-29-9	**1**	19	1	mg/kg	<0.633 U	<0.588 U	<0.601 U	<0.737 U	<0.533 U	<0.518 U	<0.632 U	<0.55 U	<0.556 U	<0.559 U	<0.833 U	<0.549 U	<0.594 U
Chromium, Total	7440-47-3	NS	NS	NS	mg/kg	8.74	33.4	12.8	30.3	18.2	5.42	19.6	15.5	18.7	20.3	45.3	42.9	16.7
Chromium, Trivalent	16065-83-1	**30**	NS	110	mg/kg	8.74	**33.4**	12.8	**30.3**	18.2	5.42	19.6	15.5	18.7	20.3	**45.3**	**42.9**	16.7
Cobalt	7440-48-4	NS	NS	NS	mg/kg	3.66	11.3	4.65	8.42	6.47	3.24	9.16	5.78	8	18	13.9	36.2	22.2
Copper	7440-50-8	**50**	1720	280	mg/kg	10.8	**422**	15	15.5	**58.7**	6.47	14.1	15.9	**67.4**	45.2	24	**58**	14.1
Cyanide	57-12-5	2.3	40	13	mg/kg	0.776	<0.588 U	<0.601 U	<0.737 U	<0.533 U	<0.518 U	<0.632 U	<0.55 U	<0.556 U	0.815	<0.833 U	<0.549 U	<0.594 U
Iron	7439-89-6	NS	NS	NS	mg/kg	11,000	102,000	11,900	27,100	15,600	8,370	18,000	13,600	18,400	27,400	40,700	22,500	14,400
Lead	7439-92-1	**63**	450	400	mg/kg	25	**332**	6.92	11	**105**	2.13	3.45	31.3	36.5	**1,590**	27.9	**326**	13.6
Magnesium	7439-95-4	NS	NS	NS	mg/kg	1,500	2,150	1,470	5,390	3,570	583	2,570	2,400	2,820	17,700	10,300	4,820	1,600
Manganese	7439-96-5	1600	2000	2000	mg/kg	153	493	83.9	277	229	147	307	255	243	305	942	259	150
Mercury	7439-97-6	**0.18**	0.73	0.3	mg/kg	<0.038 U	**0.218**	<0.0361 U	0.0505	0.0684	<0.0311 U	<0.0379 U	0.0548	0.0506	0.0739	0.159	0.0956	0.0464
Nickel	7440-02-0	**30**	130	320	mg/kg	7.71	**66.1**	9.5	18.6	12.8	4.79	15.1	13.6	17.3	13.1	**30.6**	21.3	9.51
Potassium	7440-09-7	NS	NS	NS	mg/kg	992	966	1,220	3,410	2,140	519	2,940	1,190	2,400	1,530	6,690	1,260	700
Selenium	7782-49-2	3.9	4	110	mg/kg	<2.64 U	<2.45 U	<2.51 U	<3.07 U	<2.22 U	<2.16 U	<2.63 U	<2.29 U	<2.31 U	<2.33 U	<3.47 U	<2.29 U	<2.47 U
Silver	7440-22-4	2	8.3	110	mg/kg	<0.531 U	0.823	<0.505 U	<0.619 U	<0.448 U	<0.435 U	<0.531 U	<0.462 UJ	<0.467 UJ	0.587	<0.7 U	<0.461 U	<0.499 U
Sodium	7440-23-5	NS	NS	NS	mg/kg	56	132	74.4	266	102	53	119	190	399	787	4,090	305	152
Thallium	7440-28-0	NS	NS	NS	mg/kg	<2.11 U	<1.96 U	<2.01 U	<2.46 U	<1.78 U	<1.73 U	<2.11 U	<1.84 U	<1.86 U	<1.87 U	<2.78 U	<1.83 U	<1.98 U
Vanadium	7440-62-2	NS	NS	NS	mg/kg	11.7	28.5	15.5	37.3	24.3	7.97	25.3	23.8	28.2	17	54.7	23.6	13.5
Zinc	7440-66-6	**109**	2480	6600	mg/kg	20.1	**443**	33	56.6	93.8	9.36	29.6	36.3	105	**347**	94.8	**194**	29.1

Table F-1
BCP Application
Soil Sample Analytical Results

Willets Point Northern Outparcels
Queens, New York
BCP Site No.: C241303
Langan Project No.: 170197644

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	Location	SB01	SB02	SB02	SB02	SB03	SB03	SB03	SB04	SB04	SB05	SB05	SB06	SB06
					Sample Name	SB01_8-10	SB02_0-2	SB02_5-7	SB02_9-11	SB03_0-2	SB03_6-8	SB03_10-12	SB04_0-2	SB04_5-7	SB05_0-2	SB05_10-12	SB06_4-6	SB06_9-11
					Sample Date	11/14/2025	11/14/2025	11/14/2025	11/14/2025	11/17/2025	11/17/2025	11/17/2025	11/13/2025	11/13/2025	11/12/2025	11/12/2025	11/11/2025	11/11/2025
					Sample Depth	8-10	0-2	5-7	9-11	0-2	6-8	10-12	0-2	5-7	0-2	10-12	4-6	9-11
					Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Per- and Polyfluoroalkyl Substances																		
11-Chloroeicosafluoro-3-Oxaundecane-1-Sulfonic Acid (11Cl-PF3OUdS)	763051-92-9	NS	NS	NS	mg/kg	<0.000957 UJ	<0.000888 UJ	NA	NA	<0.000806 UJ	NA	NA	NA	<0.000837 U	<0.000845 U	NA	NA	<0.000898 UJ
1H,1H,2H,2H-Perfluorodecane Sulfonic Acid (8:2 FTS)	39108-34-4	NS	NS	NS	mg/kg	<0.000972 U	<0.000902 U	NA	NA	<0.000819 U	NA	NA	NA	<0.00085 U	<0.000858 U	NA	NA	<0.000912 U
1H,1H,2H,2H-Perfluorohexane Sulfonic Acid (4:2 FTS)	757124-72-4	NS	NS	NS	mg/kg	<0.000949 U	<0.000881 U	NA	NA	<0.0008 U	NA	NA	NA	<0.00083 U	<0.000838 U	NA	NA	<0.000891 UJ
1H,1H,2H,2H-Perfluorooctane Sulfonic Acid (6:2 FTS)	27619-97-2	NS	NS	NS	mg/kg	<0.000962 U	<0.000893 U	NA	NA	<0.00081 U	NA	NA	NA	<0.000841 U	<0.00085 U	NA	NA	<0.000903 U
2H,2H,3H,3H-Perfluorooctanoic Acid (5:3 FTCA)	914637-49-3	NS	NS	NS	mg/kg	<0.00633 U	<0.00588 U	NA	NA	<0.00533 U	NA	NA	NA	<0.00553 U	<0.00559 U	NA	NA	<0.00594 U
3-Perfluoroheptyl Propanoic Acid (7:3 FTCA)	812-70-4	NS	NS	NS	mg/kg	<0.00633 U	<0.00588 U	NA	NA	<0.00533 U	NA	NA	NA	<0.00553 U	<0.00559 U	NA	NA	<0.00594 U
3-Perfluoropropyl Propanoic Acid (3:3 FTCA)	356-02-5	NS	NS	NS	mg/kg	<0.00127 U	<0.00118 U	NA	NA	<0.00107 U	NA	NA	NA	<0.00111 U	<0.00112 U	NA	NA	<0.00119 U
4,8-Dioxa-3H-perfluorononanoic Acid (ADONA)	919005-14-4	NS	NS	NS	mg/kg	<0.000957 UJ	<0.000888 U	NA	NA	<0.000806 UJ	NA	NA	NA	<0.000837 U	<0.000845 U	NA	NA	<0.000898 UJ
9-Chlorohexadecafluoro-3-Oxanonane-1-Sulfonic Acid (9Cl-PF3ONS)	756426-58-1	NS	NS	NS	mg/kg	<0.000946 UJ	<0.000879 UJ	NA	NA	<0.000798 UJ	NA	NA	NA	<0.000828 U	<0.000836 U	NA	NA	<0.000888 UJ
Hexafluoropropylene Oxide Dimer Acid (HFPO-DA)	13252-13-6	NS	NS	NS	mg/kg	<0.00101 UJ	<0.00094 U	NA	NA	<0.000853 UJ	NA	NA	NA	<0.000885 U	<0.000894 U	NA	NA	<0.00095 U
N-ethyl Perfluorooctanesulfonamide (NEtFOSA)	4151-50-2	NS	NS	NS	mg/kg	<0.000253 U	<0.000235 U	NA	NA	<0.000213 U	NA	NA	NA	<0.000221 U	<0.000224 U	NA	NA	<0.000238 U
N-ethyl Perfluorooctanesulfonamidoacetic Acid (NEtFOSAA)	2991-50-6	NS	NS	NS	mg/kg	<0.000253 U	<0.000235 U	NA	NA	<0.000213 U	NA	NA	NA	<0.000221 U	<0.000224 U	NA	NA	<0.000594 U
N-ethyl Perfluorooctanesulfonamidoethanol (NEtFOSE)	1691-99-2	NS	NS	NS	mg/kg	<0.00253 U	<0.00235 U	NA	NA	<0.00213 U	NA	NA	NA	<0.00221 U	<0.00224 U	NA	NA	<0.00238 U
N-methyl Perfluorooctanesulfonamide (NMeFOSA)	31506-32-8	NS	NS	NS	mg/kg	<0.000253 U	<0.000235 U	NA	NA	<0.000213 U	NA	NA	NA	<0.000221 U	<0.000224 U	NA	NA	<0.000238 U
N-methyl Perfluorooctanesulfonamidoacetic Acid (NMeFOSAA)	2355-31-9	NS	NS	NS	mg/kg	<0.000253 U	<0.000235 U	NA	NA	<0.000213 U	NA	NA	NA	<0.000221 U	<0.000224 U	NA	NA	<0.000238 U
N-methyl Perfluorooctanesulfonamidoethanol (NMeFOSE)	24448-09-7	NS	NS	NS	mg/kg	<0.00253 U	<0.00235 U	NA	NA	<0.00213 U	NA	NA	NA	<0.00221 U	<0.00224 U	NA	NA	<0.00238 U
Nonafluoro-3,6-dioxaheptanoic Acid (NFDHA)	151772-58-6	NS	NS	NS	mg/kg	<0.000506 U	<0.00047 U	NA	NA	<0.000427 U	NA	NA	NA	<0.000443 U	<0.000447 U	NA	NA	<0.000475 U
Perfluoro(2-ethoxyethane)sulfonic Acid (PFEESA)	113507-82-7	NS	NS	NS	mg/kg	<0.00045 U	<0.000418 U	NA	NA	<0.00038 U	NA	NA	NA	<0.000394 U	<0.000398 U	NA	NA	<0.000423 U
Perfluoro-3-methoxypropanoic Acid (PFMPA)	377-73-1	NS	NS	NS	mg/kg	<0.000506 U	<0.00047 U	NA	NA	<0.000427 U	NA	NA	NA	<0.000443 U	<0.000447 U	NA	NA	<0.000475 U
Perfluoro-4-methoxybutanoic Acid (PFMBA)	863090-89-5	NS	NS	NS	mg/kg	<0.000506 U	<0.00047 U	NA	NA	<0.000427 U	NA	NA	NA	<0.000443 U	<0.000447 U	NA	NA	<0.000475 U
Perfluorobutanesulfonic Acid (PFBS)	375-73-5	NS	NS	NS	mg/kg	<0.000224 U	<0.000208 U	NA	NA	<0.000189 U	NA	NA	NA	<0.000196 U	<0.000198 U	NA	NA	<0.00021 U
Perfluorobutanoic Acid (PFBA)	375-22-4	NS	NS	NS	mg/kg	<0.00101 U	<0.00094 U	NA	NA	<0.000853 U	NA	NA	NA	<0.000885 U	<0.000894 U	NA	NA	<0.00095 U
Perfluorodecanesulfonic Acid (PFDS)	335-77-3	NS	NS	NS	mg/kg	<0.000244 U	<0.000227 U	NA	NA	<0.000206 U	NA	NA	NA	<0.000214 U	<0.000216 U	NA	NA	<0.000229 U
Perfluorodecanoic Acid (PFDA)	335-76-2	NS	NS	NS	mg/kg	<0.000253 U	<0.000235 U	NA	NA	<0.000213 U	NA	NA	NA	<0.000221 U	<0.000224 U	NA	NA	<0.000238 U
Perfluorododecanesulfonic Acid (PFDoS)	79780-39-5	NS	NS	NS	mg/kg	<0.000245 U	<0.000228 U	NA	NA	<0.000207 U	NA	NA	NA	<0.000215 U	<0.000217 U	NA	NA	<0.00023 U
Perfluorododecanoic Acid (PFDoA)	307-55-1	NS	NS	NS	mg/kg	<0.000253 U	<0.000235 U	NA	NA	<0.000213 U	NA	NA	NA	<0.000221 U	<0.000224 U	NA	NA	<0.000238 U
Perfluoroheptanesulfonic Acid (PFHpS)	375-92-8	NS	NS	NS	mg/kg	<0.000253 U	<0.000235 U	NA	NA	<0.000213 U	NA	NA	NA	<0.000221 U	<0.000224 U	NA	NA	<0.000238 U
Perfluoroheptanoic Acid (PFHpA)	375-85-9	NS	NS	NS	mg/kg	<0.000253 UJ	<0.000235 U	NA	NA	<0.000213 U	NA	NA	NA	<0.000221 U	<0.000224 U	NA	NA	<0.000238 U
Perfluorohexanesulfonic Acid (PFHxS)	355-46-4	NS	NS	NS	mg/kg	<0.000232 U	<0.000215 U	NA	NA	<0.000195 U	NA	NA	NA	<0.000203 U	<0.000205 U	NA	NA	<0.000217 U
Perfluorohexanoic Acid (PFHxA)	307-24-4	NS	NS	NS	mg/kg	<0.000253 U	<0.000235 U	NA	NA	<0.000213 U	NA	NA	NA	<0.000221 U	<0.000224 U	NA	NA	<0.000238 U
Perfluorononanesulfonic Acid (PFNS)	68259-12-1	NS	NS	NS	mg/kg	<0.000243 U	<0.000226 U	NA	NA	<0.000205 U	NA	NA	NA	<0.000212 U	<0.000215 U	NA	NA	<0.000228 UJ
Perfluorononanoic Acid (PFNA)	375-95-1	NS	NS	NS	mg/kg	<0.000253 U	<0.000235 U	NA	NA	<0.000213 U	NA	NA	NA	<0.000221 U	<0.000224 U	NA	NA	<0.000238 U
Perfluorooctanesulfonamide (PFOSA)	754-91-6	NS	NS	NS	mg/kg	<0.000253 U	<0.000235 U	NA	NA	<0.000213 U	NA	NA	NA	<0.000221 U	<0.000224 U	NA	NA	<0.000238 U
Perfluorooctanesulfonic Acid (PFOS)	1763-23-1	**0.00088**	0.001	0.044	mg/kg	<0.000235 U	**0.00286**	NA	NA	**0.00122**	NA	NA	NA	<0.000206 U	<0.000208 U	NA	NA	<0.000221 U
Perfluorooctanoic Acid (PFOA)	335-67-1	0.00066	0.0008	0.033	mg/kg	<0.000253 U	<0.000235 U	NA	NA	0.000158 J	NA	NA	NA	<0.000221 U	<0.000224 U	NA	NA	<0.000238 UJ
Perfluoropentanesulfonic Acid (PFPeS)	2706-91-4	NS	NS	NS	mg/kg	<0.000238 U	<0.000221 U	NA	NA	<0.0002 U	NA	NA	NA	<0.000208 U	<0.00021 U	NA	NA	<0.000223 U
Perfluoropentanoic Acid (PFPeA)	2706-90-3	NS	NS	NS	mg/kg	<0.000506 U	<0.00047 U	NA	NA	<0.000427 U	NA	NA	NA	<0.000443 U	0.0000905 J	NA	NA	<0.000475 U
Perfluorotetradecanoic Acid (PFTeDA)	376-06-7	NS	NS	NS	mg/kg	<0.000253 U	<0.000235 U	NA	NA	<0.000213 U	NA	NA	NA	<0.000221 U	<0.000224 U	NA	NA	<0.000238 U
Perfluorotridecanoic Acid (PFTrDA)	72629-94-8	NS	NS	NS	mg/kg	<0.000253 U	<0.000235 U	NA	NA	<0.000213 U	NA	NA	NA	<0.000221 U	<0.000224 U	NA	NA	<0.000238 U
Perfluoroundecanoic Acid (PFUnA)	2058-94-8	NS	NS	NS	mg/kg	<0.000253 U	<0.000235 U	NA	NA	<0.000213 U	NA	NA	NA	<0.000221 UJ	<0.000224 UJ	NA	NA	<0.000238 U
General Chemistry																		
Solids, Percent	SOLID	NS	NS	NS	Percent	79	85.1	83.1	67.9	93.8	96.5	79.1	91	90	89.5	60	91	84.2

Table F-1
BCP Application
Soil Sample Analytical Results

Willets Point Northern Outparcels
Queens, New York
BCP Site No.: C241303
Langan Project No.: 170197644

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	Location	SB07	SB07	SB07	SB08	SB08	SB08	SB09	SB09	SB10	SB10	SB10	SB11	SB11	SB11
					Sample Name	SB07_0-2	SB07_6.5-8.5	SB07_10-12	SB08_6-8	SB08_10-12	SB-DUP01_111325	SB09_5-7	SB09_10-12	SB10_0-2	SB10_6-8	SB10_10-12	SB11_0-2	SB_DUP02_111725	SB11_9-11
					Sample Date	11/17/2025	11/17/2025	11/17/2025	11/13/2025	11/13/2025	11/13/2025	11/17/2025	11/17/2025	11/12/2025	11/12/2025	11/12/2025	11/17/2025	11/17/2025	11/17/2025
					Sample Depth	0-2	6.5-8.5	10-12	6-8	10-12	10-12	5-7	10-12	0-2	6-8	10-12	0-2	0-2	9-11
					Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Volatile Organic Compounds																			
1,1,1,2-Tetrachloroethane	630-20-6	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.026 U	<0.026 U	<0.025 U	<0.0061 U	<0.0049 U	<0.024 U	<0.023 U	<0.025 U	<0.0065 U	<0.0059 U	<0.0082 U
1,1,1-Trichloroethane	71-55-6	0.68	0.68	100	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
1,1,2,2-Tetrachloroethane	79-34-5	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
1,1,2-Trichloroethane	79-00-5	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
1,1-Dichloroethane	75-34-3	0.27	0.27	47	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
1,1-Dichloroethene	75-35-4	0.24	0.33	0.98	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
1,2,3-Trichlorobenzene	87-61-6	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
1,2,3-Trichloropropane	96-18-4	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
1,2,4-Trichlorobenzene	120-82-1	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
1,2,4-Trimethylbenzene	95-63-6	5.9	5.9	100	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
1,2-Dibromo-3-Chloropropane	96-12-8	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
1,2-Dichlorobenzene	95-50-1	1.1	1.1	100	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
1,2-Dichloroethane	107-06-2	0.02	0.02	5.8	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
1,2-Dichloropropane	78-87-5	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	3.1	3.1	100	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
1,3-Dichlorobenzene	541-73-1	2.6	2.6	38	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
1,4-Dichlorobenzene	106-46-7	1.8	1.8	24	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
2-Hexanone (MBK)	591-78-6	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.033 U	<0.032 U	<0.031 U	<0.0061 U	<0.0049 U	<0.031 U	<0.029 U	<0.031 U	<0.0065 U	<0.0059 U	<0.0082 U
Acetone	67-64-1	**0.03**	0.03	100	mg/kg	<0.011 U	<0.011 U	<0.012 U	<0.05 U	<0.05 U	<0.05 U	**0.061**	**0.041**	<0.05 U	<0.05 U	<0.05 U	<0.013 U	<0.012 U	<0.016 U
Acrolein	107-02-8	NS	NS	NS	mg/kg	<0.011 U	<0.011 U	<0.012 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.012 U	<0.0098 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.013 U	<0.012 U	<0.016 U
Acrylonitrile	107-13-1	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.026 U	<0.026 U	<0.025 U	<0.0061 U	<0.0049 U	<0.024 U	<0.023 U	<0.025 U	<0.0065 U	<0.0059 U	<0.0082 U
Benzene	71-43-2	0.06	0.06	3.7	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Bromochloromethane	74-97-5	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Bromodichloromethane	75-27-4	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Bromoform	75-25-2	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Bromomethane	74-83-9	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Carbon Disulfide	75-15-0	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Carbon Tetrachloride	56-23-5	0.76	0.76	7.1	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Chlorobenzene	108-90-7	4.5	4.5	100	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Chloroethane	75-00-3	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Chloroform	67-66-3	0.37	0.37	24	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Chloromethane	74-87-3	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Cis-1,2-Dichloroethene	156-59-2	**0.19**	0.19	41	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Cis-1,3-Dichloropropene	10061-01-5	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Cyclohexane	110-82-7	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Cymene	99-87-6	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Dibromochloromethane	124-48-1	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Dibromomethane	74-95-3	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Dichlorodifluoromethane	75-71-8	NS	NS	NS	mg/kg	<0.0055 UJ	<0.0057 UJ	<0.0061 UJ	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 UJ	<0.0049 UJ	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 UJ	<0.0059 UJ	<0.0082 UJ
Ethylbenzene	100-41-4	1	1	76	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Hexachlorobutadiene	87-68-3	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Isopropylbenzene (Cumene)	98-82-8	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
M,P-Xylene	179601-23-1	NS	NS	NS	mg/kg	<0.011 U	<0.011 U	<0.012 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.012 U	<0.0098 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.013 U	<0.012 U	<0.016 U
Methyl Acetate	79-20-9	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.065 U	<0.065 U	<0.063 U	<0.0061 U	<0.0049 U	<0.061 U	<0.057 U	<0.063 U	<0.0065 U	<0.0059 U	<0.0082 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	0.1	0.1	100	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.039 U	<0.039 U	<0.038 U	0.0087	<0.0049 U	<0.037 U	<0.034 U	<0.038 U	<0.0065 U	<0.0059 U	<0.0082 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.033 U	<0.032 U	<0.031 U	<0.0061 U	<0.0049 U	<0.031 U	<0.029 U	<0.031 U	<0.0065 U	<0.0059 U	<0.0082 U
Methylcyclohexane	108-87-2	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Methylene Chloride	75-09-2	0.05	0.05	81	mg/kg	<0.011 U	<0.011 U	<0.012 U	<0.033 U	<0.032 U	<0.031 U	<0.012 U	<0.0098 U	<0.031 U	<0.029 U	<0.031 U	<0.013 U	<0.012 U	<0.016 U
n-Butylbenzene	104-51-8	18	18	100	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
n-Propylbenzene	103-65-1	5	5	100	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Sec-Butylbenzene	135-98-8	25	25	100	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Styrene	100-42-5	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
T-Butylbenzene	98-06-6	11	11	100	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Tert-Butyl Alcohol	75-65-0	NS	NS	NS	mg/kg	<0.028 U	<0.028 U	<0.031 U	<0.13 U	<0.13 U	<0.13 U	<0.031 U	<0.025 U	<0.12 U	<0.11 U	<0.13 U	<0.032 U	<0.029 U	<0.041 U
Tert-Butyl Methyl Ether (MTBE)	1634-04-4	0.1	0.1	100	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.013 U	<0.013 U	<0.013 U	<0.0061 U	<0.0049 U	<0.012 U	<0.011 U	<0.013 U	<0.0065 U	<0.0059 U	<0.0082 U
Tetrachloroethene (PCE)	127-18-4	**1.3**	1.3	18	mg/kg	<0.0055 UJ	<0.0057 UJ	<0.0061 UJ	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 UJ	<0.0049 UJ	**4.2**	0.35	0.016	<0.0065 UJ	<0.0059 UJ	<0.0082 UJ
Toluene	108-88-3	0.7	0.7	100	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Total Xylenes	1330-20-7	0.26	1.2	100	mg/kg	<0.017 U	<0.017 U	<0.018 U	NA	NA	NA	<0.018 U	<0.015 U	NA	NA	NA	<0.019 U	<0.018 U	<0.025 U
Trans-1,2-Dichloroethene	156-60-5	0.19	0.19	100	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Trans-1,3-Dichloropropene	10061-02-6	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Trans-1,4-Dichloro-2-Butene	110-57-6	NS	NS	NS	mg/kg	NA	NA	NA	<0.013 U	<0.013 U	<0.013 U	NA	NA	<0.012 U	<0.011 U	<0.013 U	NA	NA	NA
Trichloroethene (TCE)	79-01-6	**0.47**	0.47	6.4	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	0.0054	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Trichlorofluoromethane	75-69-4	NS	NS	NS	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U
Vinyl Chloride	75-01-4	**0.03**	0.03	0.48	mg/kg	<0.0055 U	<0.0057 U	<0.0061 U	<0.0065 U	<0.0065 U	<0.0063 U	<0.0061 U	<0.0049 U	<0.0061 U	<0.0057 U	<0.0063 U	<0.0065 U	<0.0059 U	<0.0082 U

Table F-1
BCP Application
Soil Sample Analytical Results

Willets Point Northern Outparcels
Queens, New York
BCP Site No.: C241303
Langan Project No.: 170197644

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	Location	SB07	SB07	SB07	SB08	SB08	SB08	SB09	SB09	SB10	SB10	SB10	SB11	SB11	SB11
					Sample Name	SB07_0-2	SB07_6.5-8.5	SB07_10-12	SB08_6-8	SB08_10-12	SB-DUP01_111325	SB09_5-7	SB09_10-12	SB10_0-2	SB10_6-8	SB10_10-12	SB11_0-2	SB_DUP02_111725	SB11_9-11
					Sample Date	11/17/2025	11/17/2025	11/17/2025	11/13/2025	11/13/2025	11/13/2025	11/17/2025	11/17/2025	11/12/2025	11/12/2025	11/12/2025	11/17/2025	11/17/2025	11/17/2025
					Sample Depth	0-2	6.5-8.5	10-12	6-8	10-12	10-12	5-7	10-12	0-2	6-8	10-12	0-2	0-2	9-11
					Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Semi-Volatile Organic Compounds																			
1,2,4,5-Tetrachlorobenzene	95-94-3	NS	NS	NS	mg/kg	<0.175 U	<0.193 U	<0.208 U	<0.191 U	<0.186 U	<0.208 U	<0.174 U	<0.197 U	<0.185 U	<0.175 U	<0.188 U	<0.176 U	<0.174 U	<0.187 U
1,2-Diphenylhydrazine	122-66-7	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	0.1	5.7	mg/kg	NA	NA	<0.0189 U	<0.0196 U	NA	NA	<0.0189 U	NA	NA	NA	<0.0194 U	NA	NA	NA
2,3,4,6-Tetrachlorophenol	58-90-2	NS	NS	NS	mg/kg	<0.175 U	<0.193 U	<0.208 U	<0.191 U	<0.186 U	<0.208 U	<0.174 U	<0.197 U	<0.185 U	<0.175 U	<0.188 U	<0.176 U	<0.174 U	<0.187 U
2,4,5-Trichlorophenol	95-95-4	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
2,4,6-Trichlorophenol	88-06-2	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
2,4-Dichlorophenol	120-83-2	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
2,4-Dimethylphenol	105-67-9	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 UJ	<0.0937 UJ
2,4-Dinitrophenol	51-28-5	NS	NS	NS	mg/kg	<0.175 U	<0.193 U	<0.208 U	<0.191 U	<0.186 U	<0.208 U	<0.174 U	<0.197 U	<0.185 UJ	<0.175 UJ	<0.188 UJ	<0.176 U	<0.174 U	<0.187 U
2,4-Dinitrotoluene	121-14-2	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
2,6-Dinitrotoluene	606-20-2	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
2-Chloronaphthalene	91-58-7	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
2-Chlorophenol	95-57-8	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
2-Methylnaphthalene	91-57-6	NS	NS	NS	mg/kg	0.306 D	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 UJ	<0.0937 UJ
2-Methylphenol (o-Cresol)	95-48-7	0.33	0.33	100	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
2-Nitroaniline	88-74-4	NS	NS	NS	mg/kg	<0.175 U	<0.193 U	<0.208 U	<0.191 U	<0.186 U	<0.208 U	<0.174 U	<0.197 U	<0.185 U	<0.175 U	<0.188 U	<0.176 U	<0.174 U	<0.187 U
2-Nitrophenol	88-75-5	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
3 & 4 Methylphenol (m&p Cresol)	65794-96-9	0.33	0.33	100	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
3,3'-Dichlorobenzidine	91-94-1	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
3-Nitroaniline	99-09-2	NS	NS	NS	mg/kg	<0.175 U	<0.193 U	<0.208 U	<0.191 U	<0.186 U	<0.208 U	<0.174 U	<0.197 U	<0.185 U	<0.175 U	<0.188 U	<0.176 U	<0.174 U	<0.187 U
4,6-Dinitro-2-Methylphenol	534-52-1	NS	NS	NS	mg/kg	<0.175 U	<0.193 U	<0.208 U	<0.191 U	<0.186 U	<0.208 U	<0.174 U	<0.197 U	<0.185 UJ	<0.175 UJ	<0.188 UJ	<0.176 U	<0.174 U	<0.187 U
4-Bromophenyl Phenyl Ether	101-55-3	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
4-Chloro-3-Methylphenol	59-50-7	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
4-Chloroaniline	106-47-8	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 UJ	<0.0937 UJ
4-Chlorophenyl Phenyl Ether	7005-72-3	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
4-Nitroaniline	100-01-6	NS	NS	NS	mg/kg	<0.175 U	<0.193 U	<0.208 U	<0.191 U	<0.186 U	<0.208 U	<0.174 U	<0.197 U	<0.185 U	<0.175 U	<0.188 U	<0.176 U	<0.174 U	<0.187 U
4-Nitrophenol	100-02-7	NS	NS	NS	mg/kg	<0.175 U	<0.193 U	<0.208 U	<0.191 U	<0.186 U	<0.208 U	<0.174 U	<0.197 U	<0.185 U	<0.175 U	<0.188 U	<0.176 U	<0.174 U	<0.187 U
Acenaphthene	83-32-9	20	98	100	mg/kg	1.42 D	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	0.186 D	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	0.114 D
Acenaphthylene	208-96-8	100	365	100	mg/kg	0.144 D	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	0.173 D	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	0.0944 D
Acetophenone	98-86-2	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
Aniline (Phenylamine, Aminobenzene)	62-53-3	0.04	0.04	8.1	mg/kg	<0.351 U	<0.388 U	<0.417 U	<0.383 U	<0.374 U	<0.417 U	<0.35 U	<0.396 U	<0.372 U	<0.352 U	<0.377 U	<0.352 U	<0.348 U	<0.375 U
Anthracene	120-12-7	100	1000	100	mg/kg	1.92 D	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	0.358 D	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	0.339 D
Atrazine	1912-24-9	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
Benzaldehyde	100-52-7	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
Benzidine	92-87-5	NS	NS	NS	mg/kg	<0.351 U	<0.388 U	<0.417 U	<0.383 U	<0.374 U	<0.417 U	<0.35 U	<0.396 U	<0.372 U	<0.352 U	<0.377 U	<0.352 U	<0.348 U	<0.375 U
Benzo(a)anthracene	56-55-3	**1**	1	1.4	mg/kg	**3.19 D**	<0.0968 U	<0.104 U	0.0947 JD	<0.0933 U	<0.104 U	0.561 D	<0.0988 U	0.16 D	<0.0878 U	<0.0942 U	0.0625 JD	0.0473 JD	0.895 D
Benzo(a)pyrene	50-32-8	**1**	22	1	mg/kg	**2.4 D**	<0.0968 U	<0.104 U	0.1 D	<0.0933 U	<0.104 U	0.412 D	<0.0988 U	0.272 D	<0.0878 U	<0.0942 U	0.0604 JD	0.0577 JD	0.818 D
Benzo(b)fluoranthene	205-99-2	**1**	2.1	1.4	mg/kg	**2.57 D**	<0.0968 U	<0.104 U	0.0947 JD	<0.0933 U	<0.104 U	0.377 D	<0.0988 U	0.243 D	<0.0878 U	<0.0942 U	0.059 JD	0.0487 JD	0.882 D
Benzo(g,h,i)Perylene	191-24-2	**0.64**	1000	4.9	mg/kg	**1.31 D**	<0.0968 U	<0.104 U	0.0771 JD	<0.0933 U	<0.104 U	0.199 D	<0.0988 U	0.133 D	<0.0878 U	<0.0942 U	0.0548 JD	0.064 JD	0.575 D
Benzo(k)fluoranthene	207-08-9	**0.8**	2	4.9	mg/kg	**1.51 D**	<0.0968 U	<0.104 U	0.0817 JD	<0.0933 U	<0.104 U	0.387 D	<0.0988 U	0.199 D	<0.0878 U	<0.0942 U	0.0555 JD	0.0494 JD	0.627 D
Benzoic Acid	65-85-0	NS	NS	NS	mg/kg	<0.0876 UJ	<0.0968 UJ	<0.104 UJ	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 UJ	<0.0988 UJ	<0.0928 UJ	<0.0878 UJ	<0.0942 UJ	<0.0879 UJ	<0.087 UJ	<0.0937 UJ
Benzyl Alcohol	100-51-6	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
Benzyl Butyl Phthalate	85-68-7	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	0.171 D	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	0.167 D	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
Biphenyl (Diphenyl)	92-52-4	NS	NS	NS	mg/kg	0.0728 JD	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
Bis(2-chloroethoxy) methane	111-91-1	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 UJ	<0.0937 UJ
Bis(2-chloroethyl) ether (2-chloroethyl ether)	111-44-4	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 UJ	<0.0937 UJ
Bis(2-chloroisopropyl) ether	108-60-1	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 UJ	<0.0937 UJ
Bis(2-ethylhexyl) phthalate	117-81-7	NS	NS	NS	mg/kg	0.0595 JD	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 UJ	0.177 J	0.449 D
Caprolactam	105-60-2	NS	NS	NS	mg/kg	<0.175 U	<0.193 U	<0.208 U	<0.191 U	<0.186 U	<0.208 U	<0.174 U	<0.197 U	<0.185 U	<0.175 U	<0.188 U	<0.176 U	<0.174 U	<0.187 U
Carbazole	86-74-8	NS	NS	NS	mg/kg	0.94 D	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	0.0761 JD	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	0.139 D
Chrysene	218-01-9	**1**	1	4.9	mg/kg	**2.99 D**	<0.0968 U	<0.104 U	0.0848 JD	<0.0933 U	<0.104 U	0.569 D	<0.0988 U	0.204 D	<0.0878 U	<0.0942 U	0.0639 JD	0.0515 JD	0.938 D
Dibenz(a,h)anthracene	53-70-3	**0.33**	1000	0.33	mg/kg	**0.529 D**	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	0.0845 JD	<0.0988 U	0.0475 JD	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	0.163 D
Dibenzofuran	132-64-9	2.1	110	18	mg/kg	0.734 D	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	0.124 D	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
Dibutyl phthalate	84-74-2	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	0.0981 D
Diethyl phthalate	84-66-2	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
Dimethyl phthalate	131-11-3	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
Dioctyl phthalate	117-84-0	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
Diphenylamine	122-39-4	NS	NS	NS	mg/kg	<0.175 U	<0.193 U	<0.208 U	<0.191 U	<0.186 U	<0.208 U	<0.174 U	<0.197 U	<0.185 U	<0.175 U	<0.188 U	<0.176 U	<0.174 U	<0.187 U
Fluoranthene	206-44-0	85	1000	100	mg/kg	7.53 D	<0.0968 U	<0.104 U	0.152 D	<0.0933 U	<0.104 U	1.14 D	0.0561 JD	0.242 D	<0.0878 U	<0.0942 U	0.101 D	0.0598 JD	1.72 D
Fluorene	86-73-7	30	386	100	mg/kg	1.25 D	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	0.382 D	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	0.108 D
Hexachlorobenzene	118-74-1	0.33	3.2	0.33	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
Hexachlorobutadiene	87-68-3	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
Hexachlorocyclopentadiene	77-47-4	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 UJ	<0.0878 UJ	<0.0942 UJ	<0.0879 U	<0.087 U	<0.0937 U
Hexachloroethane	67-72-1	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
Indeno(1,2,3-cd)pyrene	193-39-5	**0.5**	6.6	1.4	mg/kg	**1.45 D**	<0.0968 U	<0.104 U	0.0848 JD	<0.0933 U	<0.104 U	0.237 D	<0.0988 U	0.168 D	<0.0878 U	<0.0942 U	0.0457 JD	0.0487 JD	**0.542 D**
Isophorone	78-59-1	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 UJ	<0.0937 UJ
Naphthalene	91-20-3	12	12	100	mg/kg	0.747 D	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 UJ	<0.0937 UJ
Nitrobenzene	98-95-3	0.08	0.08	1.8	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 UJ	<0.0937 UJ
n-Nitrosodimethylamine	62-75-9	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
n-Nitrosodi-N-Propylamine	621-64-7	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
n-Nitrosodiphenylamine	86-30-6	NS	NS	NS	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
Pentachlorophenol	87-86-5	0.8	0.8	1.3	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
Phenanthrene	85-01-8	**1.1**	1000	4.9	mg/kg	**6.34 D**	<0.0968 U	<0.104 U	0.0481 JD	<0.0933 U	<0.104 U	**1.11 D**	0.0505 JD	0.0979 D	<0.0878 U	<0.0942 U	0.0597 JD	<0.087 U	**1.19 D**
Phenol	108-95-2	0.33	0.33	100	mg/kg	<0.0876 U	<0.0968 U	<0.104 U	<0.0955 U	<0.0933 U	<0.104 U	<0.0873 U	<0.0988 U	<0.0928 U	<0.0878 U	<0.0942 U	<0.0879 U	<0.087 U	<0.0937 U
Pyrene	129-00-0	64	1000	100	mg/kg	6.42 D	<0.0968 U	<0.104 U	0.124 D	<0.0933 U	<0.104 U	1.11 D	0.0821 JD	0.244 D	<0.0878 U	<0.0942 U	0.162 D	0.0939 D	1.97 D
Pyridine	110-86-1	NS	NS	NS	mg/kg	<0.351 U	<0.388 U	<0.417 U	<0.383 U	<0.374 U	<0.417 U	<0.35 U	<0.396 U	<0.372 U	<0.352 U	<0.377 U	<0.352 U	<0.348 U	<0.375 U

Table F-1
BCP Application
Soil Sample Analytical Results

Willets Point Northern Outparcels
Queens, New York
BCP Site No.: C241303
Langan Project No.: 170197644

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	Location	SB07	SB07	SB07	SB08	SB08	SB08	SB09	SB09	SB10	SB10	SB10	SB11	SB11	SB11
					Sample Name	SB07_0-2	SB07_6.5-8.5	SB07_10-12	SB08_6-8	SB08_10-12	SB-DUP01_111325	SB09_5-7	SB09_10-12	SB10_0-2	SB10_6-8	SB10_10-12	SB11_0-2	SB_DUP02_111725	SB11_9-11
					Sample Date	11/17/2025	11/17/2025	11/17/2025	11/13/2025	11/13/2025	11/13/2025	11/17/2025	11/17/2025	11/12/2025	11/12/2025	11/12/2025	11/17/2025	11/17/2025	11/17/2025
					Sample Depth	0-2	6.5-8.5	10-12	6-8	10-12	10-12	5-7	10-12	0-2	6-8	10-12	0-2	0-2	9-11
					Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Pesticides																			
4,4'-DDD	72-54-8	**0.0033**	14	5	mg/kg	**0.0176 D**	<0.00188 UP	<0.00202 UP	<0.0019 UP	<0.00186 UP	<0.00207 UP	<0.00173 UP	<0.00195 UP	<0.00184 UP	<0.00171 UP	<0.00187 UJ	<0.00175 UP	<0.00172 UP	**0.00631 D**
4,4'-DDE	72-55-9	**0.0033**	9.3	3.4	mg/kg	**0.0388 DP**	<0.00188 UP	<0.00202 UP	<0.0019 UP	<0.00186 UP	<0.00207 UP	<0.00173 UP	<0.00195 UP	<0.00184 UP	<0.00171 UP	<0.00187 UJ	<0.00175 UP	<0.00172 UP	0.00186 J
4,4'-DDT	50-29-3	**0.0033**	135	3.8	mg/kg	**0.03 DP**	<0.00188 UP	<0.00202 UP	<0.0019 UP	<0.00186 UP	<0.00207 UP	<0.00173 UP	<0.00195 UP	<0.00184 UP	<0.00171 UP	<0.00187 UJ	<0.00175 UP	<0.00172 UP	**0.00535 J**
Aldrin	309-00-2	0.0048	0.19	0.044	mg/kg	<0.00173 UP	<0.00188 UP	<0.00202 UP	<0.0019 UP	<0.00186 UP	<0.00207 UP	<0.00173 UP	<0.00195 UP	<0.00184 UP	<0.00171 UP	<0.00187 UJ	<0.00175 UP	<0.00172 UP	<0.00185 UP
Alpha BHC (Alpha Hexachlorocyclohexane)	319-84-6	0.02	0.02	0.18	mg/kg	<0.00173 UP	<0.00188 UP	<0.00202 UP	<0.0019 UP	<0.00186 UP	<0.00207 UP	<0.00173 UP	<0.00195 UP	<0.00184 UP	<0.00171 UP	<0.00187 UJ	<0.00175 UP	<0.00172 UP	<0.00185 UP
Alpha Chlordane	5103-71-9	0.014	4.5	0.65	mg/kg	<0.00173 UP	<0.00188 UP	<0.00202 UP	<0.0019 UP	<0.00186 UP	<0.00207 UP	<0.00173 UP	<0.00195 UP	<0.00184 UP	<0.00171 UP	<0.00187 UJ	<0.00175 UP	<0.00172 UP	0.00574 DP
Alpha Endosulfan	959-98-8	4.3	65	35	mg/kg	<0.00173 UP	<0.00188 UP	<0.00202 UP	<0.0019 UP	<0.00186 UP	<0.00207 UP	<0.00173 UP	<0.00195 UP	<0.00184 UP	<0.00171 UP	<0.00187 UJ	<0.00175 UP	<0.00172 UP	<0.00185 UP
Beta Bhc (Beta Hexachlorocyclohexane)	319-85-7	0.021	0.09	0.18	mg/kg	<0.00173 UP	<0.00188 UP	<0.00202 UP	<0.0019 UP	<0.00186 UP	<0.00207 UP	<0.00173 UP	<0.00195 UP	<0.00184 UP	<0.00171 UP	<0.00187 UJ	<0.00175 UP	<0.00172 UP	<0.00185 UP
Beta Endosulfan	33213-65-9	4.3	44	35	mg/kg	<0.00173 UP	<0.00188 UP	<0.00202 UP	<0.0019 UP	<0.00186 UP	<0.00207 UP	<0.00173 UP	<0.00195 UP	<0.00184 UP	<0.00171 UP	<0.00187 UJ	<0.00175 UP	<0.00172 UP	<0.00185 UP
Chlordane (alpha and gamma)	57-74-9	NS	NS	NS	mg/kg	<0.0345 UP	<0.0377 UP	<0.0405 UP	<0.0381 UP	<0.0372 UP	<0.0415 UP	<0.0347 UP	<0.039 UP	<0.0368 UP	<0.0342 UP	<0.0374 UJ	<0.035 UP	<0.0343 UP	<0.0371 UP
Delta Bhc (Delta Hexachlorocyclohexane)	319-86-8	0.04	0.1	100	mg/kg	<0.00173 UP	<0.00188 UP	<0.00202 UP	<0.0019 UP	<0.00186 UP	<0.00207 UP	<0.00173 UP	<0.00195 UP	<0.00184 UP	<0.00171 UP	<0.00187 UJ	<0.00175 UP	<0.00172 UP	<0.00185 UP
Dieldrin	60-57-1	**0.005**	0.1	0.075	mg/kg	**0.00803 DP**	<0.00188 UP	<0.00202 UP	<0.0019 UP	<0.00186 UP	<0.00207 UP	<0.00173 UP	<0.00195 UP	<0.00184 UP	<0.00171 UP	<0.00187 UJ	<0.00175 UP	<0.00172 UP	**0.00627 DP**
Endosulfan Sulfate	1031-07-8	4.3	47	35	mg/kg	<0.00173 UP	<0.00188 UP	<0.00202 UP	<0.0019 UP	<0.00186 UP	<0.00207 UP	<0.00173 UP	<0.00195 UP	<0.00184 UP	<0.00171 UP	<0.00187 UJ	<0.00175 UP	<0.00172 UP	<0.00185 UP
Endrin	72-20-8	0.014	0.06	5.3	mg/kg	<0.00173 UP	<0.00188 UP	<0.00202 UP	<0.0019 UP	<0.00186 UP	<0.00207 UP	<0.00173 UP	<0.00195 UP	<0.00184 UP	<0.00171 UP	<0.00187 UJ	<0.00175 UP	<0.00172 UP	<0.00185 UP
Endrin Aldehyde	7421-93-4	NS	NS	NS	mg/kg	<0.00173 UP	<0.00188 UP	<0.00202 UP	<0.0019 UP	<0.00186 UP	<0.00207 UP	<0.00173 UP	<0.00195 UP	<0.00184 UP	<0.00171 UP	<0.00187 UJ	<0.00175 UP	<0.00172 UP	<0.00185 UP
Endrin Ketone	53494-70-5	NS	NS	NS	mg/kg	<0.00173 U	<0.00188 UP	<0.00202 UP	<0.0019 UP	<0.00186 UP	<0.00207 UP	<0.00173 UP	<0.00195 UP	<0.00184 UP	<0.00171 UP	<0.00187 UJ	<0.00175 UP	<0.00172 UP	<0.00185 U
Gamma Bhc (Lindane)	58-89-9	0.025	0.05	0.21	mg/kg	<0.00173 UP	<0.00188 UP	<0.00202 UP	<0.0019 UP	<0.00186 UP	<0.00207 UP	<0.00173 UP	<0.00195 UP	<0.00184 UP	<0.00171 UP	<0.00187 UJ	<0.00175 UP	<0.00172 UP	<0.00185 UP
Gamma-Chlordane	5566-34-7	NS	NS	NS	mg/kg	0.00298 DP	<0.00188 UP	<0.00202 UP	<0.0019 UP	<0.00186 UP	<0.00207 UP	<0.00173 UP	<0.00195 UP	<0.00184 UP	<0.00171 UP	<0.00187 UJ	<0.00175 U	<0.00172 U	0.00978 DP
Heptachlor	76-44-8	0.013	0.38	0.53	mg/kg	<0.00173 UP	<0.00188 UP	<0.00202 UP	<0.0019 UP	<0.00186 UP	<0.00207 UP	<0.00173 UP	<0.00195 UP	<0.00184 UP	<0.00171 UP	<0.00187 UJ	<0.00175 UP	<0.00172 UP	<0.00185 UP
Heptachlor Epoxide	1024-57-3	NS	NS	NS	mg/kg	<0.00173 U	<0.00188 UP	<0.00202 UP	<0.0019 UP	<0.00186 UP	<0.00207 UP	<0.00173 UP	<0.00195 UP	<0.00184 UP	<0.00171 UP	<0.00187 UJ	<0.00175 UP	<0.00172 UP	<0.00185 UP
Methoxychlor	72-43-5	NS	NS	NS	mg/kg	<0.00173 UP	<0.00188 UP	<0.00202 UP	<0.0019 UP	<0.00186 UP	<0.00207 UP	<0.00173 UP	<0.00195 UP	<0.00184 UP	<0.00171 UP	<0.00187 UJ	<0.00175 UP	<0.00172 UP	<0.00185 UP
Toxaphene	8001-35-2	NS	NS	NS	mg/kg	<0.173 UP	<0.188 UP	<0.202 UP	<0.19 UP	<0.186 UP	<0.207 UP	<0.173 UP	<0.195 UP	<0.184 UP	<0.171 UP	<0.187 UJ	<0.175 UP	<0.172 UP	<0.185 UP
Herbicides																			
2,4,5-T (Trichlorophenoxyacetic Acid)	93-76-5	NS	NS	NS	mg/kg	<0.0211 UP	<0.0234 UP	<0.0251 UP	<0.023 UP	<0.0433 UP	<0.0249 UP	<0.0208 UP	<0.0235 UP	<0.0221 UP	<0.021 UP	<0.0223 UP	<0.0211 UP	<0.0213 UP	<0.023 UP
2,4-D (Dichlorophenoxyacetic Acid)	94-75-7	NS	NS	NS	mg/kg	<0.0211 UP	<0.0234 UP	<0.0251 UP	<0.023 UP	<0.0433 UP	<0.0249 UP	<0.0208 UP	<0.0235 UP	<0.0221 UP	<0.021 UP	<0.0223 UP	<0.0211 UP	<0.0213 UP	<0.023 UP
Silvex (2,4,5-Tp)	93-72-1	3.8	3.8	100	mg/kg	<0.0211 UP	<0.0234 UP	<0.0251 UP	<0.023 UP	<0.0433 UP	<0.0249 UP	<0.0208 UP	<0.0235 UP	<0.0221 UP	<0.021 UP	<0.0223 UP	<0.0211 UP	<0.0213 UP	<0.023 UP
Polychlorinated Biphenyl																			
PCB-1016 (Aroclor 1016)	12674-11-2	NS	NS	NS	mg/kg	<0.0174 UP	<0.019 UP	<0.0204 UP	<0.0192 UP	<0.0188 UP	<0.0209 UJ	<0.0175 UP	<0.0197 UP	<0.0186 UP	<0.0173 UP	<0.0187 UP	<0.0177 UP	<0.0173 UP	<0.0187 UP
PCB-1221 (Aroclor 1221)	11104-28-2	NS	NS	NS	mg/kg	<0.0174 UP	<0.019 UP	<0.0204 UP	<0.0192 UP	<0.0188 UP	<0.0209 UJ	<0.0175 UP	<0.0197 UP	<0.0186 UP	<0.0173 UP	<0.0187 UP	<0.0177 UP	<0.0173 UP	<0.0187 UP
PCB-1232 (Aroclor 1232)	11141-16-5	NS	NS	NS	mg/kg	<0.0174 UP	<0.019 UP	<0.0204 UP	<0.0192 UP	<0.0188 UP	<0.0209 UJ	<0.0175 UP	<0.0197 UP	<0.0186 UP	<0.0173 UP	<0.0187 UP	<0.0177 UP	<0.0173 UP	<0.0187 UP
PCB-1242 (Aroclor 1242)	53469-21-9	NS	NS	NS	mg/kg	<0.0174 UP	<0.019 UP	<0.0204 UP	<0.0192 UP	<0.0188 UP	<0.0209 UJ	0.0205 P	<0.0197 UP	<0.0186 UP	<0.0173 UP	<0.0187 UP	<0.0177 UP	<0.0173 UP	0.101 P
PCB-1248 (Aroclor 1248)	12672-29-6	NS	NS	NS	mg/kg	<0.0174 UP	<0.019 UP	<0.0204 UP	<0.0192 UP	<0.0188 UP	<0.0209 UJ	<0.0175 UP	<0.0197 UP	<0.0186 UP	<0.0173 UP	<0.0187 UP	<0.0177 UP	<0.0173 UP	<0.0187 UP
PCB-1254 (Aroclor 1254)	11097-69-1	NS	NS	NS	mg/kg	<0.0174 UP	<0.019 UP	<0.0204 UP	<0.0192 UP	<0.0188 UP	<0.0209 UJ	<0.0175 UP	<0.0197 UP	<0.0186 UP	<0.0173 UP	<0.0187 UP	<0.0177 UP	<0.0173 UP	<0.0187 UP
PCB-1260 (Aroclor 1260)	11096-82-5	NS	NS	NS	mg/kg	0.0372 P	<0.019 UP	<0.0204 UP	<0.0192 UP	<0.0188 UP	<0.0209 UJ	<0.0175 UP	<0.0197 UP	<0.0186 UP	<0.0173 UP	<0.0187 UP	0.0259 P	<0.0173 UP	0.188 P
PCB-1262 (Aroclor 1262)	37324-23-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total PCBs	1336-36-3	**0.1**	3.2	1	mg/kg	0.0372 P	<0.019 UP	<0.0204 UP	<0.0192 UP	<0.0188 UP	<0.0209 UJ	0.0205 P	<0.0197 UP	<0.0186 UP	<0.0173 UP	<0.0187 UP	0.0259 P	<0.0173 UP	**0.289 P**
Metals																			
Aluminum	7429-90-5	NS	NS	NS	mg/kg	12,200	13,300	8,740	5,370	4,640	5,500	7,570	6,860	14,000	6,510	2,660	7,630	6,440	10,100
Antimony	7440-36-0	NS	NS	NS	mg/kg	<2.21 U	<2.44 U	<2.62 U	<2.42 U	<2.36 U	<2.64 U	<2.2 U	<2.49 U	<2.33 U	<2.21 U	<2.37 U	<2.22 U	<2.22 U	<2.4 U
Arsenic	7440-38-2	13	16	16	mg/kg	12.6	2.27	2.66	2.53	<1.42 U	<1.58 U	1.95	2.76	4	1.57	<1.42 U	3.74	3.09	9.78
Barium	7440-39-3	410	820	410	mg/kg	96.4	133	89.7	47.1	57.2	55.8	58.6	56.7	63.9	35.3	23.6	89.3	92.4	137
Beryllium	7440-41-7	4.4	47	43	mg/kg	0.631	0.452	0.373	0.427	0.308	0.258	0.296	0.386	0.179	<0.045 U	<0.048 U	0.322	0.248	0.665
Cadmium	7440-43-9	**2.5**	7.5	2.5	mg/kg	0.698	<0.293 U	<0.315 U	<0.29 U	<0.283 U	<0.316 U	<0.264 U	0.748	<0.28 U	<0.265 U	<0.284 U	1.21	1.27	1.06
Calcium	7440-70-2	NS	NS	NS	mg/kg	4,310	1,180	1,160	1,010	727	940	846	10,700	2,390	788	378	21,500 J	6,230 J	10,500
Chromium, Hexavalent	18540-29-9	**1**	19	1	mg/kg	<0.53 U	**1.02**	<0.63 U	<0.58 U	<0.567 U	<0.633 U	<0.527 U	<0.598 U	<0.56 U	<0.53 U	<0.569 U	<0.532 U	<0.534 U	<0.577 U
Chromium, Total	7440-47-3	NS	NS	NS	mg/kg	21.4	32.9	21.5	17.8	14	15.7	17.5	22.3	23.5	12.8	9.11	20.6	20.2	27.4
Chromium, Trivalent	16065-83-1	**30**	NS	110	mg/kg	21.4	**31.9**	21.5	17.8	14	15.7	17.5	22.3	23.5	12.8	9.11	20.6	20.2	27.4
Cobalt	7440-48-4	NS	NS	NS	mg/kg	7.06	15.3	8.69	7.49	6.22	7.16	7.27	6.2	8.51	5.44	4.44	7.08	7.47	10.4
Copper	7440-50-8	**50**	1720	280	mg/kg	48.1	19.9	19.2	26.5	12	13.5	20.7	31	21.9	12.4	8.45	48.5	**51.9**	**156**
Cyanide	57-12-5	2.3	40	13	mg/kg	<0.53 U	<0.586 U	<0.63 U	<0.58 U	<0.567 U	<0.633 U	<0.527 U	<0.598 U	<0.56 U	<0.53 U	<0.569 U	<0.532 U	<0.534 U	<0.577 U
Iron	7439-89-6	NS	NS	NS	mg/kg	15,700	28,900	23,300	21,300	17,500	17,900	16,200	16,400	19,700	13,900	11,200	18,500	18,000	29,000
Lead	7439-92-1	**63**	450	400	mg/kg	**117**	6.21	6.08	5.83	3.49	3.41	14.4	50.9	**90.5**	9.86	1.47	**134 J**	**81.4 J**	**239**
Magnesium	7439-95-4	NS	NS	NS	mg/kg	2,780	5,230	3,020	2,010	1,660	2,050	2,330	2,680	3,060	1,550	939	10,800 J	4,450 J	4,890
Manganese	7439-96-5	1600	2000	2000	mg/kg	336	493	188	257	220	232	190	228	355	191	145	267	232	280
Mercury	7439-97-6	**0.18**	0.73	0.3	mg/kg	**0.366**	<0.0352 U	<0.0378 U	<0.0348 U	<0.034 U	<0.038 U	0.0985	<0.0359 U	**0.265**	0.0349	<0.0341 U	0.122 J	0.0448 J	0.123
Nickel	7440-02-0	**30**	130	320	mg/kg	15.6	29.6	18.6	20.5	11.4	12.8	12.5	17.6	15.6	10.2	16.3	15.3	14.6	27.7
Potassium	7440-09-7	NS	NS	NS	mg/kg	1,400	5,930	3,370	1,650	1,850	2,370	1,980	1,810	1,270	951	901	2,160	2,150	1,490
Selenium	7782-49-2	3.9	4	110	mg/kg	<2.21 U	<2.44 U	<2.62 U	<2.42 U	<2.36 U	<2.64 U	<2.2 U	<2.49 U	<2.33 U	<2.21 U	<2.37 U	<2.22 U	<2.22 U	<2.4 U
Silver	7440-22-4	2	8.3	110	mg/kg	<0.445 U	<0.493 U	<0.529 U	<0.488 UJ	<0.476 UJ	<0.532 UJ	<0.443 U	<0.502 U	<0.47 U	<0.445 U	<0.478 U	<0.447 U	<0.448 U	0.615
Sodium	7440-23-5	NS	NS	NS	mg/kg	104	117	108	93.7	71.6	79.9	80.9	201	155	114	<47.4 U	192 J	143 J	431
Thallium	7440-28-0	NS	NS	NS	mg/kg	<1.77 U	<1.96 U	<2.1 U	<1.94 U	<1.89 U	<2.11 U	<1.76 U	<2 U	<1.87 U	<1.77 U	<1.9 U	<1.78 U	<1.78 U	<1.93 U
Vanadium	7440-62-2	NS	NS	NS	mg/kg	30.7	39.3	32.7	26	20.5	23.2	24.4	22.9	32.6	17.1	12.7	31.1	27.2	43.1
Zinc	7440-66-6	**109**	2480	6600	mg/kg	103	61	43.3	29.1	33.9	40.3	40	75.6	68.9	28.1	12.2	**216 J**	**112 J**	**460**

Table F-1
BCP Application
Soil Sample Analytical Results

Willets Point Northern Outparcels
Queens, New York
BCP Site No.: C241303
Langan Project No.: 170197644

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	Location	SB07	SB07	SB07	SB08	SB08	SB08	SB09	SB09	SB10	SB10	SB10	SB11	SB11	SB11
					Sample Name	SB07_0-2	SB07_6.5-8.5	SB07_10-12	SB08_6-8	SB08_10-12	SB-DUP01_111325	SB09_5-7	SB09_10-12	SB10_0-2	SB10_6-8	SB10_10-12	SB11_0-2	SB_DUP02_111725	SB11_9-11
					Sample Date	11/17/2025	11/17/2025	11/17/2025	11/13/2025	11/13/2025	11/13/2025	11/17/2025	11/17/2025	11/12/2025	11/12/2025	11/12/2025	11/17/2025	11/17/2025	11/17/2025
					Sample Depth	0-2	6.5-8.5	10-12	6-8	10-12	10-12	5-7	10-12	0-2	6-8	10-12	0-2	0-2	9-11
					Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Per- and Polyfluoroalkyl Substances																			
11-Chloroeicosafluoro-3-Oxaundecane-1-Sulfonic Acid (11Cl-PF3OUdS)	763051-92-9	NS	NS	NS	mg/kg	NA	NA	<0.000953 UJ	<0.000878 U	NA	NA	<0.000797 UJ	NA	NA	NA	<0.00086 U	NA	NA	NA
1H,1H,2H,2H-Perfluorodecane Sulfonic Acid (8:2 FTS)	39108-34-4	NS	NS	NS	mg/kg	NA	NA	<0.000968 U	<0.000892 U	NA	NA	<0.00081 U	NA	NA	NA	<0.000873 U	NA	NA	NA
1H,1H,2H,2H-Perfluorohexane Sulfonic Acid (4:2 FTS)	757124-72-4	NS	NS	NS	mg/kg	NA	NA	<0.000945 U	<0.000871 U	NA	NA	<0.000791 U	NA	NA	NA	<0.000853 U	NA	NA	NA
1H,1H,2H,2H-Perfluorooctane Sulfonic Acid (6:2 FTS)	27619-97-2	NS	NS	NS	mg/kg	NA	NA	<0.000958 U	<0.000882 U	NA	NA	<0.000801 U	NA	NA	NA	<0.000864 U	NA	NA	NA
2H,2H,3H,3H-Perfluorooctanoic Acid (5:3 FTCA)	914637-49-3	NS	NS	NS	mg/kg	NA	NA	<0.0063 U	<0.0058 U	NA	NA	<0.00527 U	NA	NA	NA	<0.00569 U	NA	NA	NA
3-Perfluoroheptyl Propanoic Acid (7:3 FTCA)	812-70-4	NS	NS	NS	mg/kg	NA	NA	<0.0063 U	<0.0058 U	NA	NA	<0.00527 U	NA	NA	NA	<0.00569 U	NA	NA	NA
3-Perfluoropropyl Propanoic Acid (3:3 FTCA)	356-02-5	NS	NS	NS	mg/kg	NA	NA	<0.00126 U	<0.00116 U	NA	NA	<0.00105 U	NA	NA	NA	<0.00114 U	NA	NA	NA
4,8-Dioxa-3H-perfluorononanoic Acid (ADONA)	919005-14-4	NS	NS	NS	mg/kg	NA	NA	<0.000953 U	<0.000878 U	NA	NA	<0.000797 UJ	NA	NA	NA	<0.00086 U	NA	NA	NA
9-Chlorohexadecafluoro-3-Oxanonane-1-Sulfonic Acid (9Cl-PF3ONS)	756426-58-1	NS	NS	NS	mg/kg	NA	NA	<0.000942 UJ	<0.000868 U	NA	NA	<0.000789 UJ	NA	NA	NA	<0.000851 U	NA	NA	NA
Hexafluoropropylene Oxide Dimer Acid (HFPO-DA)	13252-13-6	NS	NS	NS	mg/kg	NA	NA	<0.00101 UJ	<0.000929 U	NA	NA	<0.000843 UJ	NA	NA	NA	<0.00091 U	NA	NA	NA
N-ethyl Perfluorooctanesulfonamide (NEtFOSA)	4151-50-2	NS	NS	NS	mg/kg	NA	NA	<0.000252 U	<0.000232 U	NA	NA	<0.000211 U	NA	NA	NA	<0.000227 U	NA	NA	NA
N-ethyl Perfluorooctanesulfonamidoacetic Acid (NEtFOSAA)	2991-50-6	NS	NS	NS	mg/kg	NA	NA	<0.000252 U	<0.000232 U	NA	NA	<0.000211 U	NA	NA	NA	<0.000227 U	NA	NA	NA
N-ethyl Perfluorooctanesulfonamidoethanol (NEtFOSE)	1691-99-2	NS	NS	NS	mg/kg	NA	NA	<0.00252 U	<0.00232 U	NA	NA	<0.00211 U	NA	NA	NA	<0.00227 U	NA	NA	NA
N-methyl Perfluorooctanesulfonamide (NMeFOSA)	31506-32-8	NS	NS	NS	mg/kg	NA	NA	<0.000252 U	<0.000232 U	NA	NA	<0.000211 U	NA	NA	NA	<0.000227 U	NA	NA	NA
N-methyl Perfluorooctanesulfonamidoacetic Acid (NMeFOSAA)	2355-31-9	NS	NS	NS	mg/kg	NA	NA	<0.000252 U	<0.000232 U	NA	NA	<0.000211 U	NA	NA	NA	<0.000227 U	NA	NA	NA
N-methyl Perfluorooctanesulfonamidoethanol (NMeFOSE)	24448-09-7	NS	NS	NS	mg/kg	NA	NA	<0.00252 U	<0.00232 U	NA	NA	<0.00211 U	NA	NA	NA	<0.00227 U	NA	NA	NA
Nonafluoro-3,6-dioxaheptanoic Acid (NFDHA)	151772-58-6	NS	NS	NS	mg/kg	NA	NA	<0.000504 U	<0.000464 U	NA	NA	<0.000422 U	NA	NA	NA	<0.000455 U	NA	NA	NA
Perfluoro(2-ethoxyethane)sulfonic Acid (PFEESA)	113507-82-7	NS	NS	NS	mg/kg	NA	NA	<0.000449 U	<0.000413 U	NA	NA	<0.000375 U	NA	NA	NA	<0.000405 U	NA	NA	NA
Perfluoro-3-methoxypropanoic Acid (PFMPA)	377-73-1	NS	NS	NS	mg/kg	NA	NA	<0.000504 U	<0.000464 U	NA	NA	<0.000422 U	NA	NA	NA	<0.000455 U	NA	NA	NA
Perfluoro-4-methoxybutanoic Acid (PFMBA)	863090-89-5	NS	NS	NS	mg/kg	NA	NA	<0.000504 U	<0.000464 U	NA	NA	<0.000422 U	NA	NA	NA	<0.000455 U	NA	NA	NA
Perfluorobutanesulfonic Acid (PFBS)	375-73-5	NS	NS	NS	mg/kg	NA	NA	<0.000223 U	<0.000205 U	NA	NA	<0.000187 U	NA	NA	NA	<0.000201 U	NA	NA	NA
Perfluorobutanoic Acid (PFBA)	375-22-4	NS	NS	NS	mg/kg	NA	NA	<0.00101 U	<0.000929 U	NA	NA	<0.000843 U	NA	NA	NA	<0.00091 U	NA	NA	NA
Perfluorodecanesulfonic Acid (PFDS)	335-77-3	NS	NS	NS	mg/kg	NA	NA	<0.000243 U	<0.000224 U	NA	NA	<0.000203 U	NA	NA	NA	<0.000219 U	NA	NA	NA
Perfluorodecanoic Acid (PFDA)	335-76-2	NS	NS	NS	mg/kg	NA	NA	<0.000252 U	<0.000232 U	NA	NA	<0.000211 U	NA	NA	NA	<0.000227 U	NA	NA	NA
Perfluorododecanesulfonic Acid (PFDoS)	79780-39-5	NS	NS	NS	mg/kg	NA	NA	<0.000244 U	<0.000225 U	NA	NA	<0.000205 U	NA	NA	NA	<0.000221 U	NA	NA	NA
Perfluorododecanoic Acid (PFDoA)	307-55-1	NS	NS	NS	mg/kg	NA	NA	<0.000252 U	<0.000232 U	NA	NA	<0.000211 U	NA	NA	NA	<0.000227 U	NA	NA	NA
Perfluoroheptanesulfonic Acid (PFHpS)	375-92-8	NS	NS	NS	mg/kg	NA	NA	<0.000252 U	<0.000232 U	NA	NA	<0.000211 U	NA	NA	NA	<0.000227 U	NA	NA	NA
Perfluoroheptanoic Acid (PFHpA)	375-85-9	NS	NS	NS	mg/kg	NA	NA	<0.000252 U	<0.000232 U	NA	NA	<0.000211 U	NA	NA	NA	<0.000227 U	NA	NA	NA
Perfluorohexanesulfonic Acid (PFHxS)	355-46-4	NS	NS	NS	mg/kg	NA	NA	<0.000231 U	<0.000212 U	NA	NA	<0.000193 U	NA	NA	NA	<0.000208 U	NA	NA	NA
Perfluorohexanoic Acid (PFHxA)	307-24-4	NS	NS	NS	mg/kg	NA	NA	<0.000252 U	<0.000232 U	NA	NA	<0.000211 U	NA	NA	NA	<0.000227 U	NA	NA	NA
Perfluorononanesulfonic Acid (PFNS)	68259-12-1	NS	NS	NS	mg/kg	NA	NA	<0.000242 U	<0.000223 U	NA	NA	<0.000202 U	NA	NA	NA	<0.000218 U	NA	NA	NA
Perfluorononanoic Acid (PFNA)	375-95-1	NS	NS	NS	mg/kg	NA	NA	<0.000252 U	<0.000232 U	NA	NA	<0.000211 U	NA	NA	NA	<0.000227 U	NA	NA	NA
Perfluorooctanesulfonamide (PFOSA)	754-91-6	NS	NS	NS	mg/kg	NA	NA	<0.000252 U	<0.000232 U	NA	NA	<0.000211 U	NA	NA	NA	<0.000227 U	NA	NA	NA
Perfluorooctanesulfonic Acid (PFOS)	1763-23-1	**0.00088**	0.001	0.044	mg/kg	NA	NA	<0.000234 U	<0.000216 U	NA	NA	<0.000196 U	NA	NA	NA	<0.000211 U	NA	NA	NA
Perfluorooctanoic Acid (PFOA)	335-67-1	0.00066	0.0008	0.033	mg/kg	NA	NA	<0.000252 U	<0.000232 U	NA	NA	0.000335	NA	NA	NA	<0.000227 U	NA	NA	NA
Perfluoropentanesulfonic Acid (PFPeS)	2706-91-4	NS	NS	NS	mg/kg	NA	NA	<0.000237 U	<0.000218 U	NA	NA	<0.000198 U	NA	NA	NA	<0.000214 U	NA	NA	NA
Perfluoropentanoic Acid (PFPeA)	2706-90-3	NS	NS	NS	mg/kg	NA	NA	<0.000504 U	<0.000464 U	NA	NA	<0.000422 U	NA	NA	NA	<0.000455 U	NA	NA	NA
Perfluorotetradecanoic Acid (PFTeDA)	376-06-7	NS	NS	NS	mg/kg	NA	NA	<0.000252 U	<0.000232 U	NA	NA	<0.000211 U	NA	NA	NA	<0.000227 U	NA	NA	NA
Perfluorotridecanoic Acid (PFTrDA)	72629-94-8	NS	NS	NS	mg/kg	NA	NA	<0.000252 U	<0.000232 U	NA	NA	<0.000211 U	NA	NA	NA	<0.000227 U	NA	NA	NA
Perfluoroundecanoic Acid (PFUnA)	2058-94-8	NS	NS	NS	mg/kg	NA	NA	<0.000252 U	<0.000232 UJ	NA	NA	<0.000211 U	NA	NA	NA	<0.000227 UJ	NA	NA	NA
General Chemistry																			
Solids, Percent	SOLID	NS	NS	NS	Percent	94.3	85.3	79.4	86.1	88.2	79	94.9	83.6	89.3	94.3	87.9	94	93.7	86.7

Table F-1
BCP Application
Soil Sample Analytical Results

Willets Point Northern Outparcels
Queens, New York
BCP Site No.: C241303
Langan Project No.: 170197644

Notes:

CAS - Chemical Abstract Service
NS - No standard
mg/kg - milligram per kilogram
NA - Not analyzed
RL - Reporting limit
<RL - Not detected

Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use, Protection of Groundwater, and Restricted Use Restricted-Residential Soil Cleanup Objectives (SCO) (December 2025).

Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Part 375 Remedial Programs Guidelines for Sampling and Analysis of Per- and Polyfluoroalkyl Substances (PFAS) Unrestricted Use, Restricted Use Restricted-Residential, and Protection of Groundwater Guidance Values (April 2023).

Criterion comparisons for 3- & 4-methylphenol (m&p cresol) are provided for reference. Promulgated SCOs are for 3-methylphenol (m-cresol) and 4-methylphenol (p-cresol).

Qualifiers:

D - The concentration reported is a result of a diluted sample.

P - The relative percent difference (RPD) between the results for the two columns exceeds the method-specified criteria.

J - The analyte was positively identified and the associated numerical value is the approximate concentration of the analyte in the sample.

UJ - The analyte was not detected at a level greater than or equal to the RL; however, the reported RL is approximate and may be inaccurate or imprecise.

U - The analyte was analyzed for, but was not detected at a level greater than or equal to the level of the RL or the sample concentration for results impacted by blank contamination.

Exceedance Summary:

10 - Result exceeds Unrestricted Use SCOs
10 - Result exceeds Protection of Groundwater SCOs
10 - Result exceeds Restricted Use Restricted-Residential SCOs

Table F-2
Remedial Investigation Report
Groundwater Sample Analytical Results

Willets Point Northern Outparcels
Queens, New York
BCP Site No.: C241303
Langan Project No.: 170197644

Analyte	CAS Number	NYSDEC SGVs	Location	MW01	MW02	MW02	MW03	MW03	MW04	MW05	MW05	MW06	MW06
			Sample Name	MW01_121025	MW02_120225	MW02_021926	MW03_120225	MW03_021926	MW04_112025	MW05_112025	MW05_120225	MW06_112025	MW_DUP01_112025
			Sample Date	12/10/2025	12/02/2025	02/19/2026	12/02/2025	02/19/2026	11/20/2025	11/20/2025	12/02/2025	11/20/2025	11/20/2025
			Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Volatile Organic Compounds													
1,1,1,2-Tetrachloroethane	630-20-6	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
1,1,1-Trichloroethane	71-55-6	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
1,1,2-Trichloroethane	79-00-5	1	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
1,1-Dichloroethane	75-34-3	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
1,1-Dichloroethene	75-35-4	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
1,2,4-Trimethylbenzene	95-63-6	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
1,2-Dibromo-3-Chloropropane	96-12-8	0.04	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
1,2-Dichloroethane	107-06-2	0.6	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
1,2-Dichloropropane	78-87-5	1	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
1,3-Dichlorobenzene	541-73-1	3	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Acetone	67-64-1	50	ug/l	3.44	2.08	NA	<2 U	NA	<2 U	3.88 J	NA	<2.23 U	<2 U
Acrolein	107-02-8	5	ug/l	<0.5 U	1.05 J	NA	0.97 J	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Acrylonitrile	107-13-1	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Benzene	71-43-2	1	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Bromochloromethane	74-97-5	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Bromodichloromethane	75-27-4	50	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	0.39 J	<0.5 U	NA	<0.5 U	<0.5 U
Bromoform	75-25-2	50	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 UJ	<0.5 U	NA	<0.5 UJ	<0.5 U
Bromomethane	74-83-9	5	ug/l	<2 UJ	<2 U	NA	<2 U	NA	<2 U	<2 U	NA	<2 U	<2 U
Carbon Disulfide	75-15-0	60	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Carbon Tetrachloride	56-23-5	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Chlorobenzene	108-90-7	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Chloroethane	75-00-3	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Chloroform	67-66-3	7	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<17.6 U	<1.28 U	NA	<0.5 U	<0.5 U
Chloromethane	74-87-3	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Cis-1,2-Dichloroethene	156-59-2	**5**	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	**239 D**	NA	0.63	0.78
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Cyclohexane	110-82-7	NS	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Cymene	99-87-6	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Dibromochloromethane	124-48-1	50	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Dibromomethane	74-95-3	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 UJ	NA	<0.5 U	<0.5 UJ
Ethylbenzene	100-41-4	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Hexachlorobutadiene	87-68-3	0.5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Isopropylbenzene (Cumene)	98-82-8	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
M,P-Xylene	179601-23-1	5	ug/l	<1 U	<1 U	NA	<1 U	NA	<1 U	<1 U	NA	<1 U	<1 U
Methyl Acetate	79-20-9	NS	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	0.47 J	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Methylcyclohexane	108-87-2	NS	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Methylene Chloride	75-09-2	5	ug/l	<2 U	<2 U	NA	<2 U	NA	<2 U	<2 U	NA	<2 U	<2 U
n-Butylbenzene	104-51-8	5	ug/l	<0.5 U	<0.5 UJ	NA	<0.5 UJ	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
n-Propylbenzene	103-65-1	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Sec-Butylbenzene	135-98-8	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Styrene	100-42-5	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
T-Butylbenzene	98-06-6	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Tert-Butyl Alcohol	75-65-0	NS	ug/l	<1 U	<1 U	NA	<1 U	NA	7.62	<1 U	NA	6.01 J	<1 UJ
Tert-Butyl Methyl Ether (MTBE)	1634-04-4	10	ug/l	<0.5 U	0.34 J	NA	<0.5 U	NA	<0.5 U	1.11	NA	1.6	1.89
Tetrachloroethene (PCE)	127-18-4	**5**	ug/l	<0.5 UJ	<0.5 UJ	NA	0.55 J	NA	**11.9 J**	**44.1 D**	NA	<0.5 UJ	<0.5 U
Toluene	108-88-3	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Total Xylenes	1330-20-7	5	ug/l	<1.5 U	<1.5 U	NA	<1.5 U	NA	<1.5 U	<1.5 U	NA	<1.5 U	<1.5 U
Trans-1,2-Dichloroethene	156-60-5	**5**	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	**7.95**	NA	<0.5 U	<0.5 U
Trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Trans-1,4-Dichloro-2-Butene	110-57-6	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	NA	NA	NA	NA	NA
Trichloroethene (TCE)	79-01-6	**5**	ug/l	<0.5 U	<0.5 U	NA	0.58	NA	**7.35**	**33.9**	NA	0.49 J	0.46 J
Trichlorofluoromethane	75-69-4	5	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U
Vinyl Chloride	75-01-4	2	ug/l	<0.5 U	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	NA	<0.5 U	<0.5 U

Table F-2
Remedial Investigation Report
Groundwater Sample Analytical Results

Willets Point Northern Outparcels
Queens, New York
BCP Site No.: C241303
Langan Project No.: 170197644

Analyte	CAS Number	NYSDEC SGVs	Location	MW01	MW02	MW02	MW03	MW03	MW04	MW05	MW05	MW06	MW06
			Sample Name	MW01_121025	MW02_120225	MW02_021926	MW03_120225	MW03_021926	MW04_112025	MW05_112025	MW05_120225	MW06_112025	MW_DUP01_112025
			Sample Date	12/10/2025	12/02/2025	02/19/2026	12/02/2025	02/19/2026	11/20/2025	11/20/2025	12/02/2025	11/20/2025	11/20/2025
			Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Semi-Volatile Organic Compounds													
1,2,4,5-Tetrachlorobenzene	95-94-3	5	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
1,2-Diphenylhydrazine	122-66-7	0	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.35	ug/l	<0.3 U	NA	NA	NA	NA	<0.3 U	<0.3 U	NA	<0.3 U	NA
2,3,4,6-Tetrachlorophenol	58-90-2	NS	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
2,4,5-Trichlorophenol	95-95-4	NS	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
2,4,6-Trichlorophenol	88-06-2	NS	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
2,4-Dichlorophenol	120-83-2	1	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
2,4-Dimethylphenol	105-67-9	1	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
2,4-Dinitrophenol	51-28-5	1	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 UJ	NA	<5 U	<5 UJ	<5 UJ
2,4-Dinitrotoluene	121-14-2	5	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
2,6-Dinitrotoluene	606-20-2	5	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
2-Chloronaphthalene	91-58-7	10	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
2-Chlorophenol	95-57-8	NS	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
2-Methylnaphthalene	91-57-6	NS	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
2-Methylphenol (o-Cresol)	95-48-7	NS	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
2-Nitroaniline	88-74-4	5	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
2-Nitrophenol	88-75-5	NS	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
3 & 4 Methylphenol (m&p Cresol)	65794-96-9	NS	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
3,3'-Dichlorobenzidine	91-94-1	5	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
3-Nitroaniline	99-09-2	5	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
4,6-Dinitro-2-Methylphenol	534-52-1	NS	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
4-Bromophenyl Phenyl Ether	101-55-3	NS	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
4-Chloro-3-Methylphenol	59-50-7	NS	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
4-Chloroaniline	106-47-8	5	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
4-Chlorophenyl Phenyl Ether	7005-72-3	NS	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
4-Nitroaniline	100-01-6	5	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
4-Nitrophenol	100-02-7	NS	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 UJ	NA	<5 U	<5 UJ	<5 UJ
Acenaphthene	83-32-9	20	ug/l	<0.05 UJ	0.24	NA	<0.05 U	NA	<0.05 U	NA	<0.05 U	<0.05 U	0.0539
Acenaphthylene	208-96-8	NS	ug/l	<0.05 UJ	0.0538	NA	<0.05 U	NA	<0.05 U	NA	<0.05 U	<0.05 U	<0.05 U
Acetophenone	98-86-2	NS	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
Aniline (Phenylamine, Aminobenzene)	62-53-3	5	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
Anthracene	120-12-7	50	ug/l	<0.05 UJ	0.0681	NA	<0.05 U	NA	<0.05 U	NA	0.0521	<0.05 U	<0.05 U
Atrazine	1912-24-9	7.5	ug/l	<0.5 UJ	<0.5 U	NA	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	<0.5 U
Benzaldehyde	100-52-7	NS	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
Benzidine	92-87-5	5	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
Benzo(a)anthracene	56-55-3	0.002	ug/l	<0.05 UJ	<0.05 U	NA	<0.05 U	NA	<0.05 U	NA	<0.05 U	<0.05 U	<0.05 U
Benzo(a)pyrene	50-32-8	0	ug/l	<0.05 UJ	<0.05 U	NA	<0.05 U	NA	<0.05 U	NA	<0.05 U	<0.05 U	<0.05 U
Benzo(b)fluoranthene	205-99-2	0.002	ug/l	<0.05 UJ	<0.05 U	NA	<0.05 U	NA	<0.05 U	NA	<0.05 U	<0.05 U	<0.05 U
Benzo(g,h,i)Perylene	191-24-2	NS	ug/l	<0.05 UJ	<0.05 U	NA	<0.05 U	NA	<0.05 U	NA	<0.05 U	<0.05 U	<0.05 U
Benzo(k)fluoranthene	207-08-9	0.002	ug/l	<0.05 UJ	<0.05 U	NA	<0.05 U	NA	<0.05 U	NA	<0.05 U	<0.05 U	<0.05 U
Benzoic Acid	65-85-0	NS	ug/l	<5 UJ	<5 UJ	NA	<5 UJ	NA	<5 UJ	NA	<5 UJ	<5 UJ	<5 UJ
Benzyl Alcohol	100-51-6	NS	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
Benzyl Butyl Phthalate	85-68-7	50	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
Biphenyl (Diphenyl)	92-52-4	5	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
Bis(2-chloroethoxy) methane	111-91-1	5	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
Bis(2-chloroethyl) ether (2-chloroethyl ether)	111-44-4	1	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
Bis(2-chloroisopropyl) ether	108-60-1	5	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
Bis(2-ethylhexyl) phthalate	117-81-7	5	ug/l	<0.5 UJ	<0.5 U	NA	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	<0.5 U
Caprolactam	105-60-2	NS	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
Carbazole	86-74-8	NS	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
Chrysene	218-01-9	0.002	ug/l	<0.05 UJ	<0.05 U	NA	<0.05 U	NA	<0.05 U	NA	<0.05 U	<0.05 U	<0.05 U
Dibenz(a,h)anthracene	53-70-3	NS	ug/l	<0.05 UJ	<0.05 U	NA	<0.05 U	NA	<0.05 U	NA	<0.05 U	<0.05 U	<0.05 U
Dibenzofuran	132-64-9	NS	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
Dibutyl phthalate	84-74-2	50	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
Diethyl phthalate	84-66-2	50	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
Dimethyl phthalate	131-11-3	50	ug/l	<5 UJ	<5 U	NA	5.61	NA	<5 U	NA	<5 U	<5 U	<5 U
Dioctyl phthalate	117-84-0	50	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
Diphenylamine	122-39-4	5	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
Fluoranthene	206-44-0	50	ug/l	<0.05 UJ	0.068	NA	<0.05 U	NA	<0.05 U	NA	<0.05 U	<0.05 U	<0.05 U
Fluorene	86-73-7	50	ug/l	<0.05 UJ	0.388	NA	<0.05 U	NA	<0.05 U	NA	<0.05 U	<0.05 U	0.241
Hexachlorobenzene	118-74-1	0.04	ug/l	<0.02 UJ	<0.02 U	NA	<0.02 U	NA	<0.02 U	NA	<0.02 U	<0.02 U	<0.02 U
Hexachlorobutadiene	87-68-3	0.5	ug/l	<0.5 UJ	<0.5 U	NA	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	<0.5 U
Hexachlorocyclopentadiene	77-47-4	5	ug/l	<10 UJ	<10 U	NA	<10 U	NA	<10 U	NA	<10 U	<10 U	<10 U
Hexachloroethane	67-72-1	5	ug/l	<0.5 UJ	<0.5 U	NA	<0.5 U	NA	<0.5 U	NA	<0.5 U	<0.5 U	<0.5 U
Indeno(1,2,3-cd)pyrene	193-39-5	0.002	ug/l	<0.05 UJ	<0.05 U	NA	<0.05 U	NA	<0.05 U	NA	<0.05 U	<0.05 U	<0.05 U
Isophorone	78-59-1	50	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
Naphthalene	91-20-3	10	ug/l	<0.05 UJ	<0.05 U	NA	<0.05 U	NA	<0.05 U	NA	<0.05 U	<0.05 U	<0.05 U
Nitrobenzene	98-95-3	0.4	ug/l	<0.25 UJ	<0.25 UJ	NA	<0.25 UJ	NA	<0.25 UJ	NA	<0.25 UJ	<0.25 UJ	<0.25 UJ
n-Nitrosodimethylamine	62-75-9	NS	ug/l	<0.5 UJ	<0.5 UJ	NA	<0.5 UJ	NA	<0.5 UJ	NA	<0.5 UJ	<0.5 UJ	<0.5 UJ
n-Nitrosodi-N-Propylamine	621-64-7	NS	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
n-Nitrosodiphenylamine	86-30-6	50	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
Pentachlorophenol	87-86-5	1	ug/l	<0.25 UJ	<0.25 U	NA	<0.25 U	NA	<0.25 U	NA	<0.25 U	<0.25 U	<0.25 U
Phenanthrene	85-01-8	50	ug/l	<0.05 UJ	0.352	NA	<0.05 U	NA	<0.05 U	NA	<0.05 U	<0.05 U	<0.05 U
Phenol	108-95-2	1	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U
Pyrene	129-00-0	50	ug/l	<0.05 UJ	0.0565	NA	<0.05 U	NA	<0.05 U	NA	<0.05 U	<0.05 U	0.0527
Pyridine	110-86-1	50	ug/l	<5 UJ	<5 U	NA	<5 U	NA	<5 U	NA	<5 U	<5 U	<5 U

Table F-2
Remedial Investigation Report
Groundwater Sample Analytical Results

Willets Point Northern Outparcels
Queens, New York
BCP Site No.: C241303
Langan Project No.: 170197644

Analyte	CAS Number	NYSDEC SGVs	Location	MW01	MW02	MW02	MW03	MW03	MW04	MW05	MW05	MW06	MW06
			Sample Name	MW01_121025	MW02_120225	MW02_021926	MW03_120225	MW03_021926	MW04_112025	MW05_112025	MW05_120225	MW06_112025	MW_DUP01_112025
			Sample Date	12/10/2025	12/02/2025	02/19/2026	12/02/2025	02/19/2026	11/20/2025	11/20/2025	12/02/2025	11/20/2025	11/20/2025
			Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Pesticides													
4,4'-DDD	72-54-8	0.3	ug/l	<0.004 UP	<0.004 UP	NA	<0.004 UP	NA	<0.004 UP	<0.004 UP	NA	<0.004 UP	<0.004 UP
4,4'-DDE	72-55-9	0.2	ug/l	<0.004 UP	<0.004 UP	NA	<0.004 UP	NA	<0.004 UP	<0.004 UP	NA	<0.004 UP	<0.004 UP
4,4'-DDT	50-29-3	0.2	ug/l	<0.004 UP	<0.004 UP	NA	<0.004 UP	NA	<0.004 UP	<0.004 UP	NA	<0.004 UP	<0.004 UP
Aldrin	309-00-2	0	ug/l	<0.004 UP	<0.004 UP	NA	<0.004 UP	NA	<0.004 UP	<0.004 UP	NA	<0.004 UP	<0.004 UP
Alpha BHC (Alpha Hexachlorocyclohexane)	319-84-6	0.01	ug/l	<0.004 UP	<0.004 UP	NA	<0.004 UP	NA	<0.004 UP	<0.004 UP	NA	<0.004 UP	<0.004 UP
Alpha Chlordane	5103-71-9	NS	ug/l	<0.004 UP	<0.004 UP	NA	<0.004 UP	NA	<0.004 UP	<0.004 UP	NA	<0.004 UP	<0.004 UP
Alpha Endosulfan	959-98-8	NS	ug/l	<0.004 UP	<0.004 UP	NA	<0.004 UP	NA	<0.004 UP	<0.004 UP	NA	<0.004 UP	<0.004 UP
Beta Bhc (Beta Hexachlorocyclohexane)	319-85-7	0.04	ug/l	<0.004 UP	<0.004 UP	NA	<0.004 UP	NA	<0.004 UP	<0.004 UP	NA	<0.004 UP	<0.004 UP
Beta Endosulfan	33213-65-9	NS	ug/l	<0.004 UP	<0.004 UP	NA	<0.004 UP	NA	<0.004 UP	<0.004 UP	NA	<0.004 UP	<0.004 UP
Chlordane (alpha and gamma)	57-74-9	0.05	ug/l	<0.2 UP	<0.2 UP	NA	<0.2 UP	NA	<0.2 UP	<0.2 UP	NA	<0.2 UP	<0.2 UP
Delta Bhc (Delta Hexachlorocyclohexane)	319-86-8	0.04	ug/l	<0.004 UP	<0.004 UP	NA	<0.004 UP	NA	<0.004 UP	<0.004 UP	NA	<0.004 UP	<0.004 UP
Dieldrin	60-57-1	0.004	ug/l	<0.002 UP	<0.002 UP	NA	<0.002 UP	NA	<0.002 UP	<0.002 UP	NA	<0.002 UP	<0.002 UP
Endosulfan Sulfate	1031-07-8	NS	ug/l	<0.004 UP	<0.004 UP	NA	<0.004 UP	NA	<0.004 UP	<0.004 UP	NA	<0.004 UP	<0.004 UP
Endrin	72-20-8	0	ug/l	<0.004 UP	<0.004 UP	NA	<0.004 UP	NA	<0.004 UP	<0.004 UP	NA	<0.004 UP	<0.004 UP
Endrin Aldehyde	7421-93-4	5	ug/l	<0.01 UP	<0.01 UP	NA	<0.01 UP	NA	<0.01 UP	<0.01 UP	NA	<0.01 UP	<0.01 UP
Endrin Ketone	53494-70-5	5	ug/l	<0.01 UP	<0.01 UP	NA	<0.01 UP	NA	<0.01 UP	<0.01 UP	NA	<0.01 UP	<0.01 UP
Gamma Bhc (Lindane)	58-89-9	0.05	ug/l	<0.004 UP	<0.004 UP	NA	<0.004 UP	NA	<0.004 UP	<0.004 UP	NA	<0.004 UP	<0.004 UP
Gamma-Chlordane	5566-34-7	NS	ug/l	<0.01 UP	<0.01 UP	NA	<0.01 UP	NA	<0.01 UP	<0.01 UP	NA	<0.01 UP	<0.01 UP
Heptachlor	76-44-8	0.04	ug/l	<0.004 UP	<0.004 UP	NA	<0.004 UP	NA	<0.004 UP	<0.004 UP	NA	<0.004 UP	<0.004 UP
Heptachlor Epoxide	1024-57-3	0.03	ug/l	<0.004 UP	<0.004 UP	NA	<0.004 UP	NA	<0.004 UP	<0.004 UP	NA	<0.004 UP	<0.004 UP
Methoxychlor	72-43-5	35	ug/l	<0.004 UP	<0.004 UP	NA	<0.004 UP	NA	<0.004 UP	<0.004 UP	NA	<0.004 UP	<0.004 UP
Toxaphene	8001-35-2	0.06	ug/l	<0.1 UP	<0.1 UP	NA	<0.1 UP	NA	<0.1 UP	<0.1 UP	NA	<0.1 UP	<0.1 UP
Herbicides													
2,4,5-T (Trichlorophenoxyacetic Acid)	93-76-5	35	ug/l	<5 UJ	<5 UP	NA	<5 UP	NA	<5 UP	NA	<5 UP	<5 UP	<5 UP
2,4-D (Dichlorophenoxyacetic Acid)	94-75-7	50	ug/l	<5 UP	<5 UP	NA	<5 UP	NA	<5 UP	NA	<5 UP	<5 UP	<5 UP
Silvex (2,4,5-Tp)	93-72-1	0.26	ug/l	<5 UJ	<5 UP	NA	<5 UP	NA	<5 UP	NA	<5 UP	<5 UP	<5 UP
Polychlorinated Biphenyl													
PCB-1016 (Aroclor 1016)	12674-11-2	NS	ug/l	<0.0556 UP	<0.05 UP	NA	<0.05 UP	NA	<0.05 UP	<0.05 UP	NA	<0.05 UP	<0.05 UP
PCB-1221 (Aroclor 1221)	11104-28-2	NS	ug/l	<0.0556 UP	<0.05 UP	NA	<0.05 UP	NA	<0.05 UP	<0.05 UP	NA	<0.05 UP	<0.05 UP
PCB-1232 (Aroclor 1232)	11141-16-5	NS	ug/l	<0.0556 UP	<0.05 UP	NA	<0.05 UP	NA	<0.05 UP	<0.05 UP	NA	<0.05 UP	<0.05 UP
PCB-1242 (Aroclor 1242)	53469-21-9	NS	ug/l	<0.0556 UP	<0.05 UP	NA	<0.05 UP	NA	<0.05 UP	<0.05 UP	NA	<0.05 UP	<0.05 UP
PCB-1248 (Aroclor 1248)	12672-29-6	NS	ug/l	<0.0556 UP	<0.05 UP	NA	<0.05 UP	NA	<0.05 UP	<0.05 UP	NA	<0.05 UP	<0.05 UP
PCB-1254 (Aroclor 1254)	11097-69-1	NS	ug/l	<0.0556 UP	<0.05 UP	NA	<0.05 UP	NA	<0.05 UP	<0.05 UP	NA	<0.05 UP	<0.05 UP
PCB-1260 (Aroclor 1260)	11096-82-5	NS	ug/l	<0.0556 UP	<0.05 UP	NA	<0.05 UP	NA	<0.05 UP	<0.05 UP	NA	<0.05 UP	0.0628 P
Total PCBs	1336-36-3	0.09	ug/l	<0.0556 UP	<0.05 UP	NA	<0.05 UP	NA	<0.05 UP	<0.05 UP	NA	<0.05 UP	0.0628 P
Metals - Dissolved													
Aluminum	7429-90-5	NS	ug/l	<556 U	<556 U	NA	<556 U	NA	<556 U	<556 U	NA	<556 U	<556 U
Antimony	7440-36-0	3	ug/l	<1.11 U	<1.11 U	NA	<1.11 U	NA	<1.11 U	<1.11 U	NA	<1.11 U	<1.11 U
Arsenic	7440-38-2	25	ug/l	1.25	1.58	NA	<1.11 U	NA	<1.11 U	1.6	NA	8.6	7.19
Barium	7440-39-3	1000	ug/l	27.1 J	326	NA	140	NA	25.2 J	87.3	NA	156	148
Beryllium	7440-41-7	3	ug/l	<0.333 U	<0.333 U	NA	<0.333 U	NA	<0.333 U	<0.333 U	NA	<0.333 U	<0.333 U
Cadmium	7440-43-9	5	ug/l	<0.556 U	<0.556 U	NA	<0.556 U	NA	<0.556 U	<0.556 U	NA	<0.556 U	<0.556 U
Calcium	7440-70-2	NS	ug/l	44,800	92,400	NA	41,600	NA	27,500	292,000	NA	187,000	192,000
Chromium, Total	7440-47-3	50	ug/l	4.56 J	<5.56 U	NA	<5.56 U	NA	<5.56 U	1 J	NA	0.778 J	<5.56 U
Cobalt	7440-48-4	NS	ug/l	<4.44 U	<4.44 U	NA	4.89	NA	<4.44 U	6.22	NA	<4.44 U	<4.44 U
Copper	7440-50-8	200	ug/l	7.11 J	<22.2 U	NA	<22.2 U	NA	<22.2 U	7 J	NA	<22.2 U	<22.2 U
Iron	7439-89-6	**300**	ug/l	<278 U	**28,700**	NA	<278 U	NA	<278 U	**645**	NA	**24,200**	**25,700**
Lead	7439-92-1	25	ug/l	<6.67 U	<6.67 U	NA	<6.67 U	NA	<6.67 U	<6.67 U	NA	<6.67 U	<6.67 U
Magnesium	7439-95-4	**35000**	ug/l	3,110	14,500	NA	5,870	NA	7,330	**96,400**	NA	**63,200**	**65,500**
Manganese	7439-96-5	**300**	ug/l	10.2	**999**	NA	**1,110**	NA	84.8	**859**	NA	**1,470**	**1,540**
Mercury	7439-97-6	0.7	ug/l	<0.2 U	0.7	NA	0.6	NA	<0.2 U	<0.2 U	NA	<0.2 U	<0.2 U
Nickel	7440-02-0	100	ug/l	<11.1 U	<11.1 U	NA	6 J	NA	<11.1 U	<11.1 U	NA	<11.1 U	<11.1 U
Potassium	7440-09-7	NS	ug/l	8,930	12,900	NA	14,600	NA	2,260	74,000	NA	42,800	44,300
Selenium	7782-49-2	**10**	ug/l	<27.8 U	<27.8 U	NA	<27.8 U	NA	<27.8 U	**12 J**	NA	<27.8 U	<27.8 U
Silver	7440-22-4	50	ug/l	<6.67 U	<6.67 U	NA	<6.67 U	NA	<6.67 U	<6.67 U	NA	<6.67 U	<6.67 U
Sodium	7440-23-5	**20000**	ug/l	**21,600**	**36,400**	NA	**39,000**	NA	19,000	**700,000**	NA	**506,000**	**517,000**
Thallium	7440-28-0	0.5	ug/l	<1.11 U	<1.11 U	NA	<1.11 U	NA	<1.11 U	<1.11 U	NA	<1.11 U	<1.11 U
Vanadium	7440-62-2	NS	ug/l	1.78 J	<11.1 U	NA	<11.1 U	NA	<11.1 U	3.67 J	NA	<11.1 U	<11.1 U
Zinc	7440-66-6	2000	ug/l	<27.8 U	<27.8 U	NA	<27.8 U	NA	<27.8 U	<27.8 U	NA	<27.8 U	<27.8 U

Table F-2
Remedial Investigation Report
Groundwater Sample Analytical Results

Willets Point Northern Outparcels
Queens, New York
BCP Site No.: C241303
Langan Project No.: 170197644

Analyte	CAS Number	NYSDEC SGVs	Location	MW01	MW02	MW02	MW03	MW03	MW04	MW05	MW05	MW06	MW06
			Sample Name	MW01_121025	MW02_120225	MW02_021926	MW03_120225	MW03_021926	MW04_112025	MW05_112025	MW05_120225	MW06_112025	MW_DUP01_112025
			Sample Date	12/10/2025	12/02/2025	02/19/2026	12/02/2025	02/19/2026	11/20/2025	11/20/2025	12/02/2025	11/20/2025	11/20/2025
			Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Metals - Total													
Aluminum	7429-90-5	NS	ug/l	<556 U	<556 U	NA	299 J	NA	<556 U	146 J	NA	<556 U	<556 U
Antimony	7440-36-0	3	ug/l	<1.11 U	<1.11 U	NA	<1.11 U	NA	<1.11 U	<1.11 U	NA	<1.11 U	<1.11 U
Arsenic	7440-38-2	25	ug/l	1.25	1.48	NA	1.45	NA	<1.11 U	1.73	NA	8.57	7.79
Barium	7440-39-3	1000	ug/l	30.6	355	NA	183	NA	25.8 J	71.8	NA	156	149
Beryllium	7440-41-7	3	ug/l	<0.333 U	<0.333 U	NA	<0.333 U	NA	<0.333 U	<0.333 U	NA	<0.333 U	<0.333 U
Cadmium	7440-43-9	5	ug/l	<0.556 U	<0.556 U	NA	<0.556 U	NA	<0.556 U	<0.556 U	NA	<0.556 U	<0.556 U
Calcium	7440-70-2	NS	ug/l	46,400	97,200	NA	43,000	NA	28,500	281,000	NA	185,000	186,000
Chromium, Hexavalent	18540-29-9	50	ug/l	<10 U	<10 U	NA	<10 UJ	NA	<10 UJ	<10 U	NA	<10 UJ	<10 U
Chromium, Total	7440-47-3	NS	ug/l	3.89 J	<5.56 U	NA	3.78 J	NA	<5.56 U	1.11 J	NA	<5.56 U	<5.56 U
Chromium, Trivalent	16065-83-1	NS	ug/l	<10 U	<10 U	NA	<10 U	NA	<10 U	<10 U	NA	<10 U	<10 U
Cobalt	7440-48-4	NS	ug/l	<4.44 U	<4.44 U	NA	5.33	NA	<4.44 U	3.44 J	NA	<4.44 U	<4.44 U
Copper	7440-50-8	200	ug/l	7.22 J	<22.2 U	NA	<22.2 U	NA	<22.2 U	6.56 J	NA	<22.2 U	<22.2 U
Cyanide	57-12-5	200	ug/l	50.7	<10 U	NA	<10 U	NA	<10 U	<10 U	NA	<10 U	<10 U
Iron	7439-89-6	**300**	ug/l	99.6 J	**29,300**	NA	**10,100**	NA	128 J	**640**	NA	**25,600**	**26,400**
Lead	7439-92-1	25	ug/l	<6.67 U	<6.67 U	NA	<6.67 U	NA	<6.67 U	<6.67 U	NA	<6.67 U	<6.67 U
Magnesium	7439-95-4	**35000**	ug/l	3,490	14,500	NA	5,830	NA	7,510	**98,700**	NA	**64,200**	**64,300**
Manganese	7439-96-5	**300**	ug/l	14.7	**1,030**	NA	**1,200**	NA	89.3	**990**	NA	**1,460**	**1,490**
Mercury	7439-97-6	0.7	ug/l	<0.2 U	0.4	NA	0.3	NA	<0.2 U	<0.2 U	NA	<0.2 U	<0.2 U
Nickel	7440-02-0	100	ug/l	<11.1 U	<11.1 U	NA	6.89 J	NA	<11.1 U	<11.1 U	NA	<11.1 U	<11.1 U
Potassium	7440-09-7	NS	ug/l	9,180	12,800	NA	15,000	NA	2,260	75,400	NA	43,800	44,100
Selenium	7782-49-2	10	ug/l	<27.8 U	<27.8 U	NA	<27.8 U	NA	<27.8 U	<27.8 U	NA	<27.8 U	<27.8 U
Silver	7440-22-4	50	ug/l	<6.67 U	<6.67 U	NA	<6.67 U	NA	<6.67 U	<6.67 U	NA	<6.67 U	<6.67 U
Sodium	7440-23-5	**20000**	ug/l	**22,400 J**	**34,300**	NA	**39,700**	NA	**20,100**	**707,000**	NA	**509,000**	**505,000**
Thallium	7440-28-0	0.5	ug/l	<1.11 U	<1.11 U	NA	<1.11 U	NA	<1.3 U	<1.11 U	NA	<1.11 U	<1.11 U
Vanadium	7440-62-2	NS	ug/l	2.33 J	<11.1 U	NA	<11.1 U	NA	1.56 J	3.44 J	NA	1.78 J	1.33 J
Zinc	7440-66-6	2000	ug/l	<27.8 U	<27.8 U	NA	29	NA	<27.8 U	<27.8 U	NA	<27.8 U	<27.8 U
Per- and Polyfluoroalkyl Substances													
11-Chloroeicosafluoro-3-Oxaundecane-1-Sulfonic Acid (11Cl-PF3OUc	763051-92-9	NS	ug/l	<0.00799 U	NA	<0.0162 U	NA	<0.00811 U	<0.00809 U	<0.0157 U	NA	<0.00789 U	NA
1H,1H,2H,2H-Perfluorodecane Sulfonic Acid (8:2 FTS)	39108-34-4	NS	ug/l	<0.00812 U	NA	<0.0164 U	NA	<0.00824 U	<0.00822 U	<0.0159 U	NA	<0.00802 U	NA
1H,1H,2H,2H-Perfluorohexane Sulfonic Acid (4:2 FTS)	757124-72-4	NS	ug/l	<0.00793 U	NA	<0.0161 U	NA	<0.00805 U	<0.00803 U	<0.0156 U	NA	<0.00783 U	NA
1H,1H,2H,2H-Perfluorooctane Sulfonic Acid (6:2 FTS)	27619-97-2	NS	ug/l	<0.00803 U	NA	<0.0163 U	NA	<0.00815 U	<0.00814 U	<0.0158 UJ	NA	<0.00793 UJ	NA
2H,2H,3H,3H-Perfluorooctanoic Acid (5:3 FTCA)	914637-49-3	NS	ug/l	<0.0529 U	NA	<0.107 U	NA	<0.0536 U	<0.0535 U	<0.104 U	NA	<0.0522 U	NA
3-Perfluoroheptyl Propanoic Acid (7:3 FTCA)	812-70-4	NS	ug/l	<0.0529 U	NA	<0.107 U	NA	<0.0536 U	<0.0535 U	<0.104 U	NA	<0.0522 U	NA
3-Perfluoropropyl Propanoic Acid (3:3 FTCA)	356-02-5	NS	ug/l	<0.0106 U	NA	<0.0214 U	NA	<0.0107 U	<0.0107 U	<0.0207 U	NA	<0.0104 U	NA
4,8-Dioxa-3H-perfluorononanoic Acid (ADONA)	919005-14-4	NS	ug/l	<0.00799 U	NA	<0.0162 U	NA	<0.00811 U	<0.00809 U	<0.0157 U	NA	<0.00789 U	NA
9-Chlorohexadecafluoro-3-Oxanonane-1-Sulfonic Acid (9Cl-PF3ONS)	756426-58-1	NS	ug/l	<0.00791 U	NA	<0.016 U	NA	<0.00803 U	<0.00801 U	<0.0155 U	NA	<0.00781 U	NA
Hexafluoropropylene Oxide Dimer Acid (HFPO-DA)	13252-13-6	NS	ug/l	<0.00846 U	NA	<0.0171 U	NA	<0.00858 U	<0.00857 U	<0.0166 U	NA	<0.00835 U	NA
N-ethyl Perfluorooctanesulfonamide (NEtFOSA)	4151-50-2	NS	ug/l	<0.00211 U	NA	<0.00428 U	NA	<0.00215 U	<0.00214 U	<0.00415 U	NA	<0.00209 U	NA
N-ethyl Perfluorooctanesulfonamidoacetic Acid (NEtFOSAA)	2991-50-6	NS	ug/l	<0.00211 U	NA	<0.00428 U	NA	<0.00215 U	0.00131 J	<0.00415 U	NA	<0.00209 U	NA
N-ethyl Perfluorooctanesulfonamidoethanol (NEtFOSE)	1691-99-2	NS	ug/l	<0.0211 U	NA	<0.0428 U	NA	<0.0215 U	<0.0214 U	<0.0415 U	NA	<0.0209 U	NA
N-methyl Perfluorooctanesulfonamide (NMeFOSA)	31506-32-8	NS	ug/l	<0.00211 U	NA	<0.00428 U	NA	<0.00215 U	<0.00214 U	<0.00415 U	NA	<0.00209 U	NA
N-methyl Perfluorooctanesulfonamidoacetic Acid (NMeFOSAA)	2355-31-9	NS	ug/l	<0.00211 U	NA	<0.00428 U	NA	<0.00215 U	<0.00214 U	<0.00415 U	NA	<0.00209 U	NA
N-methyl Perfluorooctanesulfonamidoethanol (NMeFOSE)	24448-09-7	NS	ug/l	<0.0211 U	NA	<0.0428 U	NA	<0.0215 U	<0.0214 U	<0.0415 U	NA	<0.0209 U	NA
Nonafluoro-3,6-dioxaheptanoic Acid (NFDHA)	151772-58-6	NS	ug/l	<0.00423 U	NA	<0.00857 U	NA	<0.00429 U	<0.00428 U	<0.0083 U	NA	<0.00418 U	NA
Perfluoro(2-ethoxyethane)sulfonic Acid (PFEESA)	113507-82-7	NS	ug/l	<0.00376 U	NA	<0.00762 U	NA	<0.00382 U	<0.00381 U	<0.00739 U	NA	<0.00372 U	NA
Perfluoro-3-methoxypropanoic Acid (PFMPA)	377-73-1	NS	ug/l	<0.00423 U	NA	<0.00857 U	NA	<0.00429 U	<0.00428 U	<0.0083 U	NA	<0.00418 U	NA
Perfluoro-4-methoxybutanoic Acid (PFMBA)	863090-89-5	NS	ug/l	<0.00423 U	NA	<0.00857 U	NA	<0.00429 U	<0.00428 U	<0.0083 U	NA	<0.00418 U	NA
Perfluorobutanesulfonic Acid (PFBS)	375-73-5	NS	ug/l	0.00162 J	NA	0.00413 D	NA	0.00712	0.00132 J	0.00327 JD	NA	0.00589	NA
Perfluorobutanoic Acid (PFBA)	375-22-4	NS	ug/l	0.0138	NA	0.0103 JD	NA	0.00462 J	<0.00857 U	0.0126 JD	NA	<0.00835 U	NA
Perfluorodecanesulfonic Acid (PFDS)	335-77-3	NS	ug/l	<0.00204 U	NA	<0.00413 U	NA	<0.00207 U	0.0019 J	<0.004 U	NA	<0.00201 U	NA
Perfluorodecanoic Acid (PFDA)	335-76-2	NS	ug/l	0.00111 J	NA	<0.00428 U	NA	<0.00215 U	<0.00214 U	<0.00415 U	NA	<0.00209 U	NA
Perfluorododecanesulfonic Acid (PFDoS)	79780-39-5	NS	ug/l	<0.00205 U	NA	<0.00415 U	NA	<0.00208 U	<0.00208 U	<0.00402 U	NA	<0.00203 U	NA
Perfluorododecanoic Acid (PFDoA)	307-55-1	NS	ug/l	<0.00211 U	NA	<0.00428 U	NA	<0.00215 U	<0.00214 U	<0.00415 U	NA	<0.00209 U	NA
Perfluoroheptanesulfonic Acid (PFHpS)	375-92-8	NS	ug/l	<0.00202 U	NA	<0.00409 U	NA	<0.00205 U	<0.00204 UJ	<0.00396 UJ	NA	<0.00199 UJ	NA
Perfluoroheptanoic Acid (PFHpA)	375-85-9	NS	ug/l	0.00779	NA	0.00531 D	NA	0.00563	<0.00214 U	0.0263 J	NA	0.00984	NA
Perfluorohexanesulfonic Acid (PFHxS)	355-46-4	NS	ug/l	0.00114 J	NA	0.00543 D	NA	0.00102 J	<0.00196 U	0.0168 J	NA	0.00582	NA
Perfluorohexanoic Acid (PFHxA)	307-24-4	NS	ug/l	0.0163	NA	0.0103 D	NA	0.0101	0.000445 J	0.0271 D	NA	0.011	NA
Perfluorononanesulfonic Acid (PFNS)	68259-12-1	NS	ug/l	<0.00203 U	NA	<0.00411 U	NA	<0.00206 U	<0.00206 U	<0.00398 U	NA	<0.002 U	NA
Perfluorononanoic Acid (PFNA)	375-95-1	NS	ug/l	0.00617	NA	0.00278 JD	NA	0.00204 J	<0.00214 U	<0.00415 U	NA	0.00157 J	NA
Perfluorooctanesulfonamide (PFOSA)	754-91-6	NS	ug/l	<0.00211 U	NA	<0.00428 U	NA	<0.00215 U	<0.00214 U	<0.00415 U	NA	<0.00209 U	NA
Perfluorooctanesulfonic Acid (PFOS)	1763-23-1	**0.0027**	ug/l	**0.0233**	NA	**0.0717 D**	NA	**0.0125**	<0.00199 U	**0.00785 D**	NA	<0.00194 U	NA
Perfluorooctanoic Acid (PFOA)	335-67-1	**0.0067**	ug/l	**0.0142**	NA	**0.0178 D**	NA	**0.0121**	<0.00214 U	**0.0562 D**	NA	**0.0386**	NA
Perfluoropentanesulfonic Acid (PFPeS)	2706-91-4	NS	ug/l	<0.00199 U	NA	<0.00403 U	NA	<0.00202 U	<0.00201 U	<0.0039 U	NA	<0.00196 U	NA
Perfluoropentanoic Acid (PFPeA)	2706-90-3	NS	ug/l	0.0135	NA	0.00879 D	NA	0.00946	<0.00428 U	0.0417 D	NA	0.0136	NA
Perfluorotetradecanoic Acid (PFTeDA)	376-06-7	NS	ug/l	<0.00211 U	NA	<0.00428 U	NA	<0.00215 U	<0.00214 U	<0.00415 U	NA	<0.00209 U	NA
Perfluorotridecanoic Acid (PFTrDA)	72629-94-8	NS	ug/l	<0.00211 U	NA	<0.00428 U	NA	<0.00215 U	<0.00214 U	<0.00415 U	NA	<0.00209 U	NA
Perfluoroundecanoic Acid (PFUnA)	2058-94-8	NS	ug/l	<0.00211 U	NA	<0.00428 U	NA	<0.00215 U	<0.00214 U	<0.00415 U	NA	<0.00209 U	NA

Table F-2
Remedial Investigation Report
Groundwater Sample Analytical Results

Willets Point Northern Outparcels
Queens, New York
BCP Site No.: C241303
Langan Project No.: 170197644

Notes:

CAS - Chemical Abstract Service
NS - No standard
ug/l - microgram per liter
NA - Not analyzed
RL - Reporting limit
<RL - Not detected

Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operation Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water and published addenda (herein collectively referenced as "NYSDEC SGVs").

Qualifiers:

D - The concentration reported is a result of a diluted sample.
P - The relative percent difference (RPD) between the results for the two columns exceeds the method-specified criteria.
J - The analyte was positively identified and the associated numerical value is the approximate concentration of the analyte in the sample.
UJ - The analyte was not detected at a level greater than or equal to the RL; however, the reported RL is approximate and may be inaccurate or imprecise.
U - The analyte was analyzed for, but was not detected at a level greater than or equal to the level of the RL or the sample concentration for results impacted by blank contamination.

Exceedance Summary:

10 - Result exceeds NYSDEC SGVs

Table F-3
BCP Application
Soil Vapor Sample Analytical Results

Willets Point Northern Outparcels
Queens, New York
BCP Site No.: C241303
Langan Project No.: 170197644

Analyte	CAS Number	NYSDOH Decision Matrices Minimum Concentrations	Location	SV02	SV03	SSV04	SSV05	SSV06	SV07	SV08	SSV10
			Sample Name	SV02_111825	SV03_111825	SSV04_111425	SSV05_111425	SSV06_111425	SV07_111825	SV08_111425	SSV10_111425
			Sample Date	11/18/2025	11/18/2025	11/14/2025	11/14/2025	11/14/2025	11/18/2025	11/14/2025	11/14/2025
			Sample Type	SV	SV	SSV	SSV	SSV	SV	SV	SSV
			Unit	Result	Result	Result	Result	Result	Result	Result	Result
Volatile Organic Compounds											
1,1,1,2-Tetrachloroethane	630-20-6	NS	ug/m3	<1 U	<1 U	<2 U	<9.7 U	<1 U	<1 U	<9.2 U	<9.5 U
1,1,1-Trichloroethane	71-55-6	**100**	ug/m3	<0.83 U	<0.8 U	2.4 D	<7.7 U	10 D	<0.83 U	**120 D**	19 D
1,1,2,2-Tetrachloroethane	79-34-5	NS	ug/m3	<1 U	<1 U	<2 U	<9.7 U	<1 U	<1 U	<9.2 U	<9.5 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	NS	ug/m3	<1.2 U	<1.1 U	<2.3 U	<11 U	2.4 D	<1.2 U	<10 U	<11 U
1,1,2-Trichloroethane	79-00-5	NS	ug/m3	<0.83 U	<0.8 U	<1.6 U	<7.7 U	<0.81 U	<0.83 U	<7.3 U	<7.6 U
1,1-Dichloroethane	75-34-3	NS	ug/m3	<0.62 U	<0.6 U	<1.2 U	<5.7 U	<0.6 U	<0.62 U	<5.4 U	<5.6 U
1,1-Dichloroethene	75-35-4	6	ug/m3	<0.3 U	<0.29 U	<0.59 U	<2.8 U	<0.29 U	<0.3 U	<2.7 U	<2.7 U
1,2,4-Trichlorobenzene	120-82-1	NS	ug/m3	<57 U	<55 U	<110 U	<530 U	<55 U	<57 U	<500 U	<510 U
1,2,4-Trimethylbenzene	95-63-6	60	ug/m3	<0.75 U	6.9 D	2.2 D	<7 U	1.6 D	<0.75 U	<6.6 U	<6.8 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NS	ug/m3	<1.2 U	<1.1 U	<2.3 U	<11 U	<1.1 U	<1.2 U	<10 U	<11 U
1,2-Dichlorobenzene	95-50-1	NS	ug/m3	<0.92 U	<0.88 U	<1.8 U	<8.5 U	<0.89 U	<0.92 U	<8.1 U	<8.3 U
1,2-Dichloroethane	107-06-2	NS	ug/m3	<0.62 U	<0.6 U	<1.2 U	<5.7 U	<0.6 U	<0.62 U	<5.4 U	<5.6 U
1,2-Dichloropropane	78-87-5	NS	ug/m3	<0.71 U	<0.68 U	<1.4 U	<6.5 U	<0.68 U	1.6 D	<6.2 U	<6.4 U
1,2-Dichlorotetrafluoroethane	76-14-2	NS	ug/m3	<1.1 U	<1 U	<2.1 U	<9.9 U	<1 U	<1.1 U	<9.4 U	<9.7 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	60	ug/m3	<0.75 U	7.7 D	<1.5 U	<7 U	<0.73 U	<0.75 U	<6.6 U	<6.8 U
1,3-Butadiene	106-99-0	NS	ug/m3	0.81 JD	<0.98 U	<2 U	<9.4 U	<0.98 U	<1 U	<8.9 U	<9.2 U
1,3-Dichlorobenzene	541-73-1	NS	ug/m3	<0.92 U	<0.88 U	<1.8 U	<8.5 U	<0.89 U	<0.92 U	<8.1 U	<8.3 U
1,3-Dichloropropane	142-28-9	NS	ug/m3	<0.71 U	<0.68 U	<1.4 U	<6.5 U	<0.68 U	<0.7 U	<6.2 U	<6.4 U
1,4-Dichlorobenzene	106-46-7	NS	ug/m3	<0.92 U	<0.88 U	<1.8 U	<8.5 U	<0.89 U	<0.92 U	<8.1 U	<8.3 U
1,4-Dioxane (P-Dioxane)	123-91-1	NS	ug/m3	<2.8 U	<2.7 U	<5.3 U	<25 U	<2.7 U	<2.7 U	<24 U	<25 U
2,2,4-Trimethylpentane	540-84-1	**60**	ug/m3	35 D	**1,000 D**	<0.69 U	<3.3 U	<0.35 U	<0.36 U	<3.1 U	<3.2 U
2-Hexanone (MBK)	591-78-6	NS	ug/m3	<1.3 U	<1.2 U	<2.4 U	<12 U	<1.2 U	<1.2 U	<11 U	<11 U
4-Ethyltoluene	622-96-8	NS	ug/m3	1.2 D	30 D	2.3 D	<7 U	1.6 D	<0.75 U	<6.6 U	<6.8 U
Acetone	67-64-1	NS	ug/m3	24 D	<17 U	14 JD	19 JD	90 D	<18 U	<160 U	26 JD
Acrolein	107-02-8	NS	ug/m3	<0.35 U	38 D	<0.68 U	<3.2 U	<0.34 U	<0.35 U	<3.1 U	<3.2 U
Acrylonitrile	107-13-1	NS	ug/m3	<17 U	<16 U	<32 U	<150 U	<16 U	7.8 JD	<150 U	<150 U
Allyl Chloride (3-Chloropropene)	107-05-1	NS	ug/m3	<2.4 U	<2.3 U	<4.6 U	<22 U	<2.3 U	<2.4 U	<21 U	<22 U
Benzene	71-43-2	60	ug/m3	2.5 D	<0.47 U	<0.95 U	<4.5 U	0.57 D	3.6 D	<4.3 U	4.4 D
Benzyl Chloride	100-44-7	NS	ug/m3	<20 U	<19 U	<38 U	<180 U	<19 U	<20 U	<170 U	<180 U
Bromodichloromethane	75-27-4	NS	ug/m3	4.7 D	<0.99 U	23 D	<9.5 U	<0.99 U	<1 U	<9 U	<9.3 U
Bromoethene	593-60-2	NS	ug/m3	<0.67 U	<0.64 U	<1.3 U	<6.2 U	<0.65 U	<0.67 U	<5.9 U	<6.1 U
Bromoform	75-25-2	NS	ug/m3	<1.6 U	<1.5 U	<3.1 U	<15 U	<1.5 U	<1.6 U	<14 U	<14 U
Bromomethane	74-83-9	NS	ug/m3	<0.59 U	<0.57 U	<1.1 U	<5.5 U	<0.57 U	<0.59 U	<5.2 U	<5.4 U
Carbon Disulfide	75-15-0	NS	ug/m3	49 D	<0.46 U	1.2 D	<4.4 U	1.6 D	3 D	<4.2 U	7.8 D
Carbon Tetrachloride	56-23-5	**6**	ug/m3	<0.24 U	**18 D**	<0.47 U	<2.2 U	<0.23 U	<0.24 U	<2.1 U	<2.2 U
Chlorobenzene	108-90-7	NS	ug/m3	<0.7 U	<0.68 U	<1.4 U	<6.5 U	<0.68 U	<0.7 U	<6.2 U	<6.4 U
Chloroethane	75-00-3	NS	ug/m3	<0.4 U	<0.39 U	<0.78 U	<3.7 U	<0.39 U	<0.4 U	<3.5 U	<3.7 U
Chloroform	67-66-3	NS	ug/m3	110 D	11 D	260 D	150 D	16 D	<0.74 U	290 D	32 D
Chloromethane	74-87-3	NS	ug/m3	<0.32 U	<0.3 U	<0.61 U	<2.9 U	<0.31 U	<0.31 U	<2.8 U	<2.9 U
Cis-1,2-Dichloroethene	156-59-2	**6**	ug/m3	<0.3 U	<0.29 U	2.5 D	**480 D**	1.1 D	<0.3 U	<2.7 U	**36 D**
Cis-1,3-Dichloropropene	10061-01-5	NS	ug/m3	<0.69 U	<0.67 U	<1.3 U	<6.4 U	<0.67 U	<0.69 U	<6.1 U	<6.3 U
Cyclohexane	110-82-7	60	ug/m3	<0.53 U	<0.51 U	<1 U	<4.9 U	<0.51 U	<0.52 U	<4.6 U	<4.8 U
Cymene	99-87-6	NS	ug/m3	<0.84 U	<0.81 U	<1.6 U	<7.8 U	<0.81 U	<0.84 U	<7.4 U	<7.6 U
Dibromochloromethane	124-48-1	NS	ug/m3	<1.3 U	<1.3 U	<2.5 U	<12 U	<1.3 U	<1.3 U	<11 U	<12 U
Dichlorodifluoromethane	75-71-8	NS	ug/m3	8.2 D	<0.73 U	2.3 D	<7 U	3.1 D	<0.75 U	<6.6 U	<6.9 U
Ethyl Acetate	141-78-6	NS	ug/m3	5.6 JD	<27 U	<53 U	<250 U	<27 U	<27 U	<240 U	<250 U
Ethylbenzene	100-41-4	60	ug/m3	4.3 D	13 D	1.3 D	<6.1 U	2.1 D	0.66 D	5.8 D	<6 U
Hexachlorobutadiene	87-68-3	NS	ug/m3	<1.6 U	<1.6 U	<3.2 U	<15 U	<1.6 U	<1.6 U	<14 U	<15 U
Isopropanol	67-63-0	NS	ug/m3	0.86 JD	<2.2 U	<4.4 U	<21 U	2.1 JD	<2.2 U	<20 U	4.4 JD
Isopropylbenzene (Cumene)	98-82-8	NS	ug/m3	<0.75 U	3.7 D	<1.5 U	<7 U	<0.73 U	<0.75 U	<6.6 U	<6.8 U
M,P-Xylene	179601-23-1	200	ug/m3	13 D	73 D	3.1 D	<12 U	8.5 D	2.4 D	22 D	<12 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	NS	ug/m3	4.4 JD	2.2 JD	<44 U	<210 U	9.9 JD	<22 U	<200 U	<200 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/m3	2.4 D	3.1 D	<1.2 U	<5.8 U	<0.61 U	<0.62 U	<5.5 U	<5.7 U
Methyl Methacrylate	80-62-6	NS	ug/m3	<0.63 U	<0.6 U	<1.2 U	<5.8 U	<0.61 U	<0.62 U	<5.5 U	<5.7 U
Methylene Chloride	75-09-2	100	ug/m3	0.74 JD	<3.1 U	1 JD	<29 U	<3.1 U	<3.2 U	<28 U	<29 U
Naphthalene	91-20-3	60	ug/m3	<8 U	<7.7 U	<16 U	<74 U	<7.7 U	<8 U	<70 U	<73 U
n-Butylbenzene	104-51-8	NS	ug/m3	<0.84 U	<0.81 U	<1.6 U	<7.8 U	<0.81 U	<0.84 U	<7.4 U	<7.6 U
n-Heptane	142-82-5	**200**	ug/m3	4.8 D	73 D	<1.2 U	<5.8 U	<0.61 U	**280 D**	<5.5 U	<5.7 U
n-Hexane	110-54-3	**200**	ug/m3	6.8 D	140 D	1.5 D	<5 U	1.9 D	**340 D**	<4.7 U	5.9 D
n-Propylbenzene	103-65-1	NS	ug/m3	<0.75 U	5.3 D	<1.5 U	<7 U	<0.73 U	<0.75 U	<6.6 U	<6.8 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	60	ug/m3	3.8 D	51 D	2.3 D	<6.1 U	3.3 D	<0.66 U	7.6 D	<6 U
Propylene	115-07-1	NS	ug/m3	<0.26 U	<0.25 U	<0.51 U	<2.4 U	<0.25 U	<0.26 U	<2.3 U	<2.4 U
Sec-Butylbenzene	135-98-8	NS	ug/m3	<0.84 U	<0.81 U	<1.6 U	<7.8 U	<0.81 U	<0.84 U	<7.4 U	<7.6 U
Styrene	100-42-5	NS	ug/m3	1.3 D	4.1 D	<1.3 U	<6 U	1.4 D	<0.65 U	<5.7 U	<5.9 U
T-Butylbenzene	98-06-6	NS	ug/m3	<0.84 U	<0.81 U	<1.6 U	<7.8 U	<0.81 U	<0.84 U	<7.4 U	<7.6 U
Tert-Butyl Methyl Ether (MTBE)	1634-04-4	NS	ug/m3	5 D	<0.53 U	<1.1 U	<5.1 U	<0.53 U	<0.55 U	<4.8 U	<5 U
Tetrachloroethene (PCE)	127-18-4	**100**	ug/m3	2 D	**300 D**	**1,500 D**	**94,000 D**	**1,400 D**	**120 D**	**8,000 D**	**9,100 D**
Tetrahydrofuran	109-99-9	NS	ug/m3	<0.9 U	<0.87 U	<1.7 U	<8.3 U	<0.87 U	<0.9 U	<7.9 U	<8.2 U
Toluene	108-88-3	300	ug/m3	49 D	22 D	4.7 D	9.6 D	2.4 D	3.2 D	<5.1 U	8.9 D
Total Xylenes	1330-20-7	NS	ug/m3	17 D	120 D	5.4 D	<18 U	12 D	2.4 D	29 D	<18 U
Trans-1,2-Dichloroethene	156-60-5	NS	ug/m3	<0.61 U	<0.58 U	<1.2 U	20 D	<0.59 U	<0.6 U	<5.3 U	<5.5 U
Trans-1,3-Dichloropropene	10061-02-6	NS	ug/m3	1.2 D	<0.67 U	<1.3 U	<6.4 U	<0.67 U	<0.69 U	<6.1 U	<6.3 U
Trichloroethene (TCE)	79-01-6	**6**	ug/m3	0.66 D	<0.2 U	**140 D**	**4,000 D**	**120 D**	<0.2 U	**1,600 D**	**640 D**
Trichlorofluoromethane	75-69-4	NS	ug/m3	940 D	<0.83 U	<1.7 U	<8 U	1.7 D	2.4 D	<7.6 U	<7.8 U
Vinyl Acetate	108-05-4	NS	ug/m3	1.3 D	24 D	<1 U	<5 U	<0.52 U	<0.54 U	<4.7 U	<4.9 U
Vinyl Chloride	75-01-4	6	ug/m3	<0.2 U	<0.19 U	<0.38 U	<1.8 U	<0.19 U	<0.19 U	<1.7 U	<1.8 U

Table F-3
BCP Application
Soil Vapor Sample Analytical Results

Willets Point Northern Outparcels
Queens, New York
BCP Site No.: C241303
Langan Project No.: 170197644

Notes:
SV - Soil Vapor
SSV - Sub-slab Soil Vapor
CAS - Chemical Abstract Service
NS - No standard
ug/m3 - microgram per cubic meter
NA - Not analyzed
RL - Reporting limit
<RL - Not detected

Soil vapor and sub-slab vapor sample analytical results are compared to the minimum soil vapor concentrations at which mitigation is recommended as set forth in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (through to 2024).

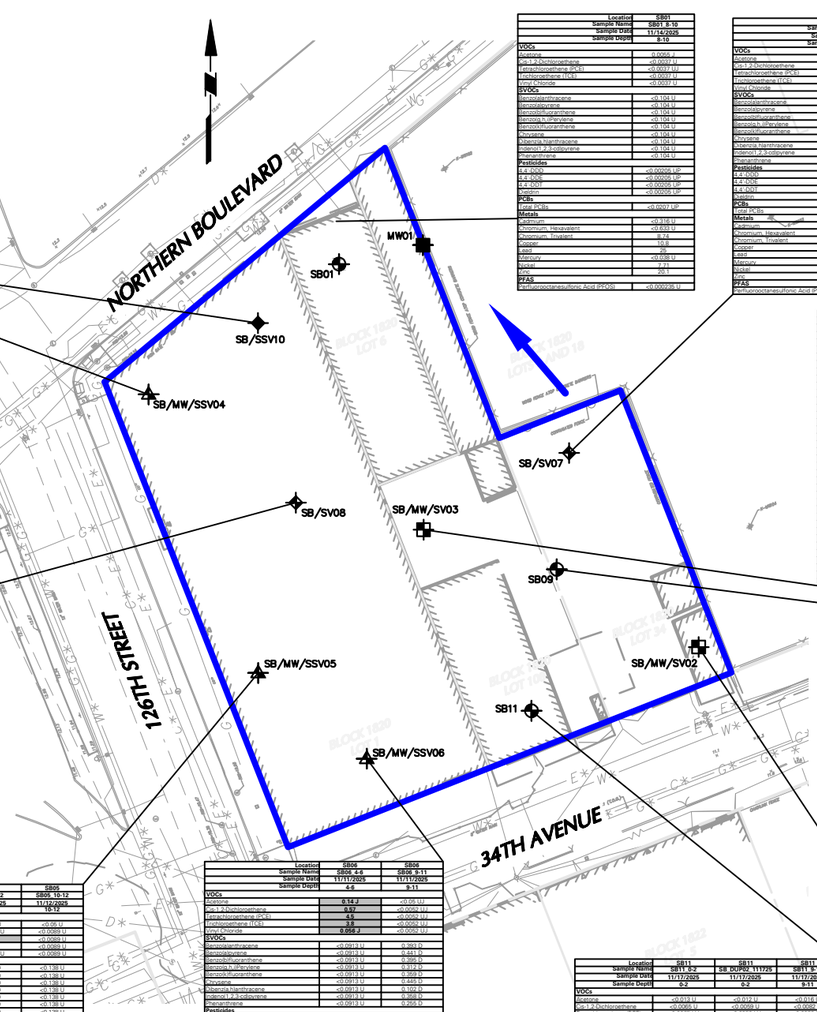
No indoor air samples were collected.

Qualifiers:
D - The concentration reported is a result of a diluted sample.

J - The analyte was detected above the method detection limit (MDL), but below the RL; therefore, the result is an estimated concentration.

U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

Exceedance Summary:
10 - Result exceeds minimum soil vapor concentrations recommending mitigation



Location	SB10	SB10	SB10
Sample Name	SB10 0-2	SB10 6-8	SB10 10-12
Sample Date	11/12/2025	11/12/2025	11/12/2025
Sample Depth	0-2	6-8	10-12
VOCs			
Acetone	<0.05 U	<0.05 U	<0.05 U
Cis-1,2-Dichloroethene	<0.0051 U	<0.0051 U	<0.0063 U
Tetrachloroethene (PCE)	**4.2**	0.35	0.016
Trichloroethene (TCE)	0.0094	<0.0057 U	<0.0063 U
Vinyl Chloride	<0.0051 U	<0.0057 U	<0.0063 U
SVOCs			
Benzo(a)anthracene	0.16 D	<0.0878 U	<0.0842 U
Benzo(a)pyrene	0.272 D	<0.0878 U	<0.0842 U
Benzo(b)fluoranthene	0.243 D	<0.0878 U	<0.0842 U
Benzo(g,h,i)Perylene	0.133 D	<0.0878 U	<0.0842 U
Benzo(k)fluoranthene	0.092 JD	<0.0878 U	<0.0842 U
Chrysene	0.204 D	<0.0878 U	<0.0842 U
Dibenz(a,h)anthracene	0.0475 JD	<0.0878 U	<0.0842 U
Indeno(1,2,3-cd)pyrene	0.169 D	<0.0878 U	<0.0842 U
Phenanthrene	0.0979 D	<0.0878 U	<0.0842 U
Pesticides			
4,4'-DDD	<0.00184 UP	<0.00171 UP	<0.00187 U
4,4'-DDE	<0.00184 UP	<0.00171 UP	<0.00187 U
4,4-DDT	<0.00184 UP	<0.00171 UP	<0.00187 U
Dieldrin	<0.00184 UP	<0.00171 UP	<0.00187 U
PCBs			
Total PCBs	<0.01867 UP	<0.0173 UP	<0.0187 UP
Metals			
Cadmium	<0.287 U	<0.285 U	<0.284 U
Chromium, Hexavalent	<0.58 U	<0.583 U	<0.569 U
Chromium, Trivalent	23.5	12.8	8.11
Copper	21.9	12.4	5.45
Lead	**82.5**	9.86	4.47
Mercury	**0.295**	0.0549	<0.0341 U
Nickel	15.6	10.2	16.3
Zinc	68.9	28.1	17.2
PFAS			
Perfluorooctanesulfonic Acid (PFOS)	NA	NA	<0.000211 U

Location	SB04	SB04
Sample Name	SB04 0-2	SB04 5-7
Sample Date	11/13/2025	11/13/2025
Sample Depth	0-2	5-7
VOCs		
Acetone	<0.05 U	<0.05 U
Cis-1,2-Dichloroethene	<0.0057 U	<0.0052 U
Tetrachloroethene (PCE)	0.55	0.048
Trichloroethene (TCE)	<0.0057 U	<0.0052 U
Vinyl Chloride	<0.0057 U	<0.0052 U
SVOCs		
Benzo(a)anthracene	**1.91 D**	<0.0915 U
Benzo(a)pyrene	**2.16 D**	<0.0915 U
Benzo(b)fluoranthene	**2.28 D**	<0.0915 U
Benzo(g,h,i)Perylene	**1.39 D**	<0.0915 U
Benzo(k)fluoranthene	**1.55 D**	<0.0915 U
Chrysene	**1.81 D**	<0.0915 U
Dibenz(a,h)anthracene	**0.375 D**	<0.0915 U
Indeno(1,2,3-cd)pyrene	**1.68 D**	<0.0915 U
Phenanthrene	0.429 D	<0.0915 U
Pesticides		
4,4'-DDD	<0.00181 UP	<0.00182 UP
4,4'-DDE	<0.00181 UP	<0.00182 UP
4,4'-DDT	<0.00181 UP	<0.00182 UP
Dieldrin	<0.00181 UP	<0.00182 UP
PCBs		
Total PCBs	<0.01807 UP	<0.0184 UP
Metals		
Cadmium	<0.275 U	0.324
Chromium, Hexavalent	<0.55 U	<0.556 U
Chromium, Trivalent	19.6	11.4
Copper	15.9	**67.4**
Lead	31.3	36.5
Mercury	0.0549	0.0506
Nickel	13.6	17.3
Zinc	36.3	106
PFAS		
Perfluorooctanesulfonic Acid (PFOS)	NA	<0.000206 U

Location	SB08	SB08	SB08
Sample Name	SB08 0-2	SB08 10-12	SB-DUP01 111325
Sample Date	11/12/2025	11/13/2025	11/12/2025
Sample Depth	0-2	10-12	10-12
VOCs			
Acetone	<0.05 U	<0.05 U	<0.05 U
Cis-1,2-Dichloroethene	<0.0065 U	<0.0065 U	<0.0063 U
Tetrachloroethene (PCE)	<0.0065 U	<0.0065 U	<0.0063 U
Trichloroethene (TCE)	<0.0065 U	<0.0065 U	<0.0063 U
Vinyl Chloride	<0.0065 U	<0.0065 U	<0.0063 U
SVOCs			
Benzo(a)anthracene	0.0847 JD	<0.0933 U	<0.104 U
Benzo(a)pyrene	0.1 D	<0.0933 U	<0.104 U
Benzo(b)fluoranthene	0.0847 JD	<0.0933 U	<0.104 U
Benzo(g,h,i)Perylene	0.0771 JD	<0.0933 U	<0.104 U
Benzo(k)fluoranthene	0.0771 JD	<0.0933 U	<0.104 U
Chrysene	0.0848 JD	<0.0933 U	<0.104 U
Dibenz(a,h)anthracene	<0.0955 U	<0.0933 U	<0.104 U
Indeno(1,2,3-cd)pyrene	0.0848 JD	<0.0933 U	<0.104 U
Phenanthrene	0.0481 JD	<0.0933 U	<0.104 U
Pesticides			
4,4'-DDD	<0.0019 UP	<0.00186 UP	<0.00207 UP
4,4'-DDE	<0.0019 UP	<0.00186 UP	<0.00207 UP
4,4'-DDT	<0.0019 UP	<0.00186 UP	<0.00207 UP
Dieldrin	<0.0019 UP	<0.00186 UP	<0.00207 UP
PCBs			
Total PCBs	<0.01892 UP	<0.0185 UP	<0.0209 UU
Metals			
Cadmium	<0.29 U	<0.293 U	<0.316 U
Chromium, Hexavalent	<0.58 U	<0.587 U	<0.632 U
Chromium, Trivalent	17.8	11	15.7
Copper	14.5	9.5	13.5
Lead	5.83	3.69	3.41
Mercury	<0.0438 U	<0.0534 U	<0.0588 U
Nickel	11.4	10.8	12.8
Zinc	29.1	33.9	40.3
PFAS			
Perfluorooctanesulfonic Acid (PFOS)	<0.000218 U	NA	NA

Location	SB01
Sample Name	SB01 8-10
Sample Date	11/14/2025
Sample Depth	8-10
VOCs	
Acetone	0.0582 J
Cis-1,2-Dichloroethene	<0.0037 U
Tetrachloroethene (PCE)	<0.0037 U
Trichloroethene (TCE)	<0.0037 U
Vinyl Chloride	<0.0037 U
SVOCs	
Benzo(a)anthracene	<0.104 U
Benzo(a)pyrene	<0.104 U
Benzo(b)fluoranthene	<0.104 U
Benzo(g,h,i)Perylene	<0.104 U
Benzo(k)fluoranthene	<0.104 U
Chrysene	<0.104 U
Dibenz(a,h)anthracene	<0.104 U
Indeno(1,2,3-cd)pyrene	<0.104 U
Phenanthrene	<0.104 U
Pesticides	
4,4'-DDD	<0.00208 UP
4,4'-DDE	<0.00208 UP
4,4'-DDT	<0.00208 UP
Dieldrin	<0.00208 UP
PCBs	
Total PCBs	<0.0207 UP
Metals	
Cadmium	<0.316 U
Chromium, Hexavalent	<0.632 U
Chromium, Trivalent	8.24
Copper	5.45
Lead	2.61
Mercury	<0.0379 U
Nickel	7.71
Zinc	20.1
PFAS	
Perfluorooctanesulfonic Acid (PFOS)	<0.000236 U

Location	SB07	SB07	SB07
Sample Name	SB07 0-2	SB07 6.5-8.5	SB07 10-12
Sample Date	11/17/2025	11/17/2025	11/17/2025
Sample Depth	0-2	6.5-8.5	10-12
VOCs			
Acetone	<0.011 U	<0.011 U	<0.012 U
Cis-1,2-Dichloroethene	<0.0056 U	<0.0063 U	<0.0061 U
Tetrachloroethene (PCE)	<0.0056 U	<0.0067 U	<0.0061 U
Trichloroethene (TCE)	<0.0056 U	<0.0067 U	<0.0061 U
Vinyl Chloride	<0.0056 U	<0.0067 U	<0.0061 U
SVOCs			
Benzo(a)anthracene	**3.19 D**	<0.0968 U	<0.104 U
Benzo(a)pyrene	**2.4 D**	<0.0968 U	<0.104 U
Benzo(b)fluoranthene	**2.57 D**	<0.0968 U	<0.104 U
Benzo(g,h,i)Perylene	**1.31 D**	<0.0968 U	<0.104 U
Benzo(k)fluoranthene	**1.51 D**	<0.0968 U	<0.104 U
Chrysene	**2.99 D**	<0.0968 U	<0.104 U
Dibenz(a,h)anthracene	**0.529 D**	<0.0968 U	<0.104 U
Indeno(1,2,3-cd)pyrene	**1.46 D**	<0.0968 U	<0.104 U
Phenanthrene	**0.34 D**	<0.0968 U	<0.104 U
Pesticides			
4,4'-DDD		<0.00208 UP	<0.00202 UP
4,4'-DDE	**0.0176 D**	<0.00188 UP	<0.00202 UP
4,4'-DDT	**0.0398 DP**	<0.00188 UP	<0.00202 UP
Dieldrin	**0.03 DP**	<0.00188 UP	<0.00202 UP
Endrin	**0.00803 DP**	<0.00188 UP	<0.00202 UP
PCBs			
Total PCBs	0.0372 P	<0.019 UP	<0.0204 UP
Metals			
Cadmium	0.668	<0.283 U	<0.315 U
Chromium, Hexavalent	<0.53 U	**1.02**	<0.631 U
Chromium, Trivalent	21.4	**31.9**	21.5
Copper	49.1	19.3	18.2
Lead	**117**	6.21	6.09
Mercury	**0.568**	<0.0533 U	<0.0718 U
Nickel	19.6	29.6	18.6
Zinc	169	61	43.9
PFAS			
Perfluorooctanesulfonic Acid (PFOS)	NA	NA	<0.000234 U

Location	SB03	SB03	SB03
Sample Name	SB03 0-2	SB03 6-8	SB03 10-12
Sample Date	11/17/2025	11/17/2025	11/17/2025
Sample Depth	0-2	6-8	10-12
VOCs			
Acetone	<0.013 U	<0.012 U	0.014
Cis-1,2-Dichloroethene	<0.0064 U	<0.0059 U	<0.0059 U
Tetrachloroethene (PCE)	<0.0064 U	<0.0068 U	<0.0066 U
Trichloroethene (TCE)	<0.0064 U	<0.0059 U	<0.0059 U
Vinyl Chloride	<0.0064 U	<0.0068 U	<0.0066 U
SVOCs			
Benzo(a)anthracene	0.0593 JD	<0.0859 U	<0.105 U
Benzo(a)pyrene	0.0801 JD	<0.0859 U	<0.105 U
Benzo(b)fluoranthene	0.0908 JD	<0.0859 U	<0.105 U
Benzo(g,h,i)Perylene	0.0518 JD	<0.0859 U	<0.105 U
Benzo(k)fluoranthene	0.048 JD	<0.0859 U	<0.105 U
Chrysene	0.0937 JD	<0.0859 U	<0.105 U
Dibenz(a,h)anthracene	<0.0884 U	<0.0859 U	<0.105 U
Indeno(1,2,3-cd)pyrene	<0.0884 U	<0.0859 U	<0.105 U
Phenanthrene	<0.0884 U	<0.0859 U	<0.105 U
Pesticides			
4,4'-DDD	<0.00173 UP	<0.00168 UP	<0.00206 UP
4,4'-DDE	<0.00173 UP	<0.00168 UP	<0.00206 UP
4,4'-DDT	<0.00173 UP	<0.00168 UP	<0.00206 UP
Dieldrin	<0.00173 UP	<0.00168 UP	<0.00206 UP
PCBs			
Total PCBs	<0.0174 UP	<0.0169 UP	<0.0207 UP
Metals			
Cadmium	1.03	<0.293 U	<0.316 U
Chromium, Hexavalent	<0.533 U	<0.518 U	<0.622 U
Chromium, Trivalent	18.2	8.42	18.6
Copper	**58.7**	6.47	14.1
Lead	**105**	2.13	3.45
Mercury	0.0694	<0.0511 U	<0.0579 U
Nickel	13.8	6.79	15.1
Zinc	93.8	9.35	19.6
PFAS			
Perfluorooctanesulfonic Acid (PFOS)	**0.00122**	NA	NA

Location	SB09	SB09	SB09
Sample Name	SB09 5-7	SB09 10-12	
Sample Date	11/17/2025	11/17/2025	
Sample Depth	5-7	10-12	
VOCs			
Acetone	**0.061**	**0.041**	
Cis-1,2-Dichloroethene	<0.0061 U	<0.0049 U	
Tetrachloroethene (PCE)	<0.0061 U	<0.0049 U	
Trichloroethene (TCE)	<0.0061 U	<0.0049 U	
Vinyl Chloride	<0.0061 U	<0.0049 U	
SVOCs			
Benzo(a)anthracene	0.641 D	<0.0868 U	
Benzo(a)pyrene	0.412 D	<0.0868 U	
Benzo(b)fluoranthene	0.377 D	<0.0868 U	
Benzo(g,h,i)Perylene	0.199 D	<0.0868 U	
Benzo(k)fluoranthene	0.387 D	<0.0868 U	
Chrysene	0.569 D	<0.0868 U	
Dibenz(a,h)anthracene	0.0849 JD	<0.0868 U	
Indeno(1,2,3-cd)pyrene	0.272 D	<0.0868 U	
Phenanthrene	**1.11 D**	0.0925 JD	
Pesticides			
4,4'-DDD	<0.00173 UP	<0.00195 UP	
4,4'-DDE	<0.00173 UP	<0.00195 UP	
4,4'-DDT	<0.00173 UP	<0.00195 UP	
Dieldrin	<0.00173 UP	<0.00195 UP	
PCBs			
Total PCBs	0.0205 P	<0.0197 UP	
Metals			
Cadmium	<0.264 U	0.748	
Chromium, Hexavalent	<0.527 U	<0.588 U	
Chromium, Trivalent	17.5	23.3	
Copper	20.7	31	
Lead	14.4	50.9	
Mercury	0.0965	<0.0359 U	
Nickel	12.5	17.6	
Zinc	40	73.6	
PFAS			
Perfluorooctanesulfonic Acid (PFOS)	<0.000196 U	NA	

Location	SB02	SB02	SB02
Sample Name	SB02 0-2	SB02 5-7	SB02 9-11
Sample Date	11/14/2025	11/14/2025	11/14/2025
Sample Depth	0-2	5-7	9-11
VOCs			
Acetone	0.016	**0.037**	**0.11**
Cis-1,2-Dichloroethene	<0.0051 U	<0.0052 U	<0.0069 U
Tetrachloroethene (PCE)	<0.0051 U	<0.0052 U	<0.0069 U
Trichloroethene (TCE)	<0.0051 U	<0.0052 U	<0.0069 U
Vinyl Chloride	<0.0051 U	<0.0052 U	<0.0069 U
SVOCs			
Benzo(a)anthracene	0.319 D	<0.0993 U	<0.122 U
Benzo(a)pyrene	0.377 D	<0.0993 U	<0.122 U
Benzo(b)fluoranthene	0.233 D	<0.0993 U	<0.122 U
Benzo(g,h,i)Perylene	0.188 D	<0.0993 U	<0.122 U
Benzo(k)fluoranthene	0.092 D	<0.0993 U	<0.122 U
Chrysene	0.346 D	<0.0993 U	<0.122 U
Dibenz(a,h)anthracene	0.0629 JD	<0.0993 U	<0.122 U
Indeno(1,2,3-cd)pyrene	0.179 D	<0.0993 U	<0.122 U
Phenanthrene	0.78 D	<0.0993 U	<0.122 U
Pesticides			
4,4'-DDD	**0.00445 J**	<0.00195 UP	<0.00239 UP
4,4'-DDE	<0.00197 UP	<0.00195 UP	<0.00239 UP
4,4'-DDT	**0.00981 J**	<0.00195 UP	<0.00239 UP
Dieldrin	**0.00912 DP**	<0.00195 UP	<0.00239 UP
PCBs			
Total PCBs	**0.128 P**	0.0293 P	<0.0241 UP
Metals			
Cadmium	**0.27**	<0.301 U	<0.368 U
Chromium, Hexavalent	<0.594 U	<0.601 U	<0.727 U
Chromium, Trivalent	**23.4**	17.3	**20.3**
Copper	**522**	7.5	13.5
Lead	**322**	6.92	11
Mercury	**0.215**	<0.0361 U	0.0505
Nickel	**85.1**	9.9	18.6
Zinc	**443**	33	56.6
PFAS			
Perfluorooctanesulfonic Acid (PFOS)	**0.00258**	NA	NA

Location	SB11	SB11	SB11
Sample Name	SB11 0-2	SB_DUP02_111725	SB11 9-11
Sample Date	11/17/2025	11/17/2025	11/17/2025
Sample Depth	0-2	0-2	9-11
VOCs			
Acetone	<0.013 U	<0.017 U	<0.016 U
Cis-1,2-Dichloroethene	<0.0065 U	<0.0058 U	<0.0082 U
Tetrachloroethene (PCE)	<0.0065 U	<0.0059 U	<0.0082 U
Trichloroethene (TCE)	<0.0065 U	<0.0059 U	<0.0082 U
Vinyl Chloride	<0.0065 U	<0.0058 U	<0.0082 U
SVOCs			
Benzo(a)anthracene	0.0629 JD	0.0472 JD	0.856 D
Benzo(a)pyrene	0.0904 JD	0.0577 JD	0.818 D
Benzo(b)fluoranthene	0.099 JD	0.0487 JD	0.882 D
Benzo(g,h,i)Perylene	0.0548 JD	0.062 JD	0.515 D
Benzo(k)fluoranthene	0.0548 JD	0.0258 JD	0.838 D
Chrysene	0.0879 JD	0.0387 JD	0.918 D
Dibenz(a,h)anthracene	0.0497 JD	0.0487 JD	**0.542 D**
Indeno(1,2,3-cd)pyrene	0.0997 JD	<0.087 U	**1.19 D**
Phenanthrene			
Pesticides			
4,4'-DDD	<0.00179 UP	<0.00172 UP	**0.00631 D**
4,4'-DDE	<0.00179 UP	<0.00172 UP	**0.00189 JD**
4,4'-DDT	<0.00179 UP	<0.00172 UP	**0.00539 J**
Dieldrin	<0.00179 UP	<0.00172 UP	**0.00527 DP**
PCBs			
Total PCBs	0.0259 P	<0.0173 UP	**0.289 P**
Metals			
Cadmium	1.21	1.27	1.06
Chromium, Hexavalent	<0.532 U	<0.534 U	<0.577 U
Chromium, Trivalent	20.6	20.2	27.4
Copper	48.8	**51.9**	**156**
Lead	**134 J**	**81.4 J**	**239**
Mercury	0.122 J	0.0488 J	0.123
Nickel	15.2	14.6	27.2
Zinc	**218 J**	**112 J**	**460**

Location	SB06	SB06
Sample Name	SB06 4-6	SB06 9-11
Sample Date	11/17/2025	11/17/2025
Sample Depth	4-6	9-11
VOCs		
Acetone	**0.14 J**	<0.05 UJ
Cis-1,2-Dichloroethene	**0.57**	<0.0052 UJ
Tetrachloroethene (PCE)	**4.5**	<0.0052 UJ
Trichloroethene (TCE)	**3.8**	<0.0052 UJ
Vinyl Chloride	**0.056 J**	<0.0052 UJ
SVOCs		
Benzo(a)anthracene	<0.0913 U	0.383 D
Benzo(a)pyrene	<0.0913 U	0.441 D
Benzo(b)fluoranthene	<0.0913 U	0.388 D
Benzo(g,h,i)Perylene	<0.0913 U	0.372 D
Benzo(k)fluoranthene	<0.0913 U	0.359 D
Chrysene	<0.0913 U	0.445 D
Dibenz(a,h)anthracene	<0.0913 U	0.102 D
Indeno(1,2,3-cd)pyrene	<0.0913 U	0.364 D
Phenanthrene	<0.0913 U	0.255 D
Pesticides		
4,4'-DDD	<0.00179 U	<0.00194 UP
4,4'-DDE	<0.00179 UP	<0.00194 UP
4,4'-DDT	**0.00905 J**	**0.0339 J**
Dieldrin	<0.00179 UP	<0.00194 UP
PCBs		
Total PCBs	**0.234 P**	**1.21 P**
Metals		
Cadmium	0.915	<0.297 U
Chromium, Hexavalent	<0.549 U	<0.594 U
Chromium, Trivalent	**42.9**	16.7
Copper	**58**	14.1
Lead	**328**	13.2
Mercury	0.0956	0.0464
Nickel	21.3	9.51
Zinc	**194**	29.1
PFAS		
Perfluorooctanesulfonic Acid (PFOS)	NA	<0.000221 U

Location	SB05	SB05
Sample Name	SB05 0-2	SB05 10-12
Sample Date	11/12/2025	11/12/2025
Sample Depth	0-2	10-12
VOCs		
Acetone	<0.05 U	<0.05 U
Cis-1,2-Dichloroethene	<0.0054 U	<0.0059 U
Tetrachloroethene (PCE)	**3.3**	<0.0059 U
Trichloroethene (TCE)	0.0048	<0.0059 U
Vinyl Chloride	<0.0054 U	<0.0059 U
SVOCs		
Benzo(a)anthracene	0.331 D	<0.138 U
Benzo(a)pyrene	0.368 D	<0.138 U
Benzo(b)fluoranthene	0.378 D	<0.138 U
Benzo(g,h,i)Perylene	0.545 D	<0.138 U
Benzo(k)fluoranthene	0.318 D	<0.138 U
Chrysene	0.295 D	<0.138 U
Dibenz(a,h)anthracene	0.129 D	<0.138 U
Indeno(1,2,3-cd)pyrene	0.475 D	<0.138 U
Phenanthrene	0.37 D	<0.138 U
Pesticides		
4,4'-DDD	<0.00184 UP	<0.00274 UP
4,4'-DDE	<0.00184 UP	<0.00274 UP
4,4'-DDT	**0.0064 DP**	<0.00274 UP
Dieldrin	<0.00184 UP	<0.00274 UP
PCBs		
Total PCBs	0.0638 P	<0.0277 UP
Metals		
Cadmium	0.529	0.458
Chromium, Hexavalent	<0.559 U	<0.833 U
Chromium, Trivalent	20.3	**45.3**
Copper	45.2	74
Lead	**1,030**	27.9
Mercury	0.0748	0.169
Nickel	17.9	**30.6**
Zinc	**347**	84.9
PFAS		
Perfluorooctanesulfonic Acid (PFOS)	<0.000208 U	NA

Analyte	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs
VOCs			
Acetone	0.03	0.05	100
Cis-1,2-Dichloroethene	0.19	0.19	41
Tetrachloroethene (PCE)	1.3	1.3	19
Trichloroethene (TCE)	0.47	0.47	6.6
Vinyl Chloride	0.02	0.02	0.48
SVOCs			
Benzo(a)anthracene	1	1	1.4
Benzo(a)pyrene	1	22	1
Benzo(b)fluoranthene	1	1.7	1.4
Benzo(g,h,i)Perylene	0.64	1000	4.9
Benzo(k)fluoranthene	0.8	1.7	4.9
Chrysene	1	1	1
Dibenz(a,h)anthracene	0.33	1000	0.33
Indeno(1,2,3-cd)pyrene	0.5	8.2	1.4
Phenanthrene	1.1	1000	4.9
Pesticides			
4,4'-DDD	0.0033	14	7
4,4'-DDE	0.0033	8.3	3.6
4,4'-DDT	0.0033	136	3.6
Dieldrin	0.005	0.1	0.076
PCBs			
Total PCBs	0	3.2	1
Metals			
Cadmium	2.5	7.5	2.5
Chromium, Hexavalent	1	19	1
Chromium, Trivalent	30	19	180
Copper	50	1720	270
Lead	63	450	400
Mercury	0.18	0.73	0.3
Nickel	30	130	310
Zinc	109	2480	6600
PFAS			
Perfluorooctanesulfonic Acid (PFOS)	0.00088	0.001	0.044

Exceedance Summary:

10 - Result exceeds Unrestricted Use SCOs
10 - Result exceeds Protection of Groundwater SCOs
10 - Result exceeds Restricted Use Restricted-Residential SCOs

NOTES:

1. BASE MAP IS TAKEN FROM "WILLETS POINT DEVELOPMENT BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY', DRAWING VB103, PREPARED BY LANGAN, DATED SEPTEMBER 22, 2023.
2. ALL LOCATIONS ARE APPROXIMATE
3. SOIL SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TITLE 6 OF THE OFFICIAL COMPILATION OF NEW YORK CODES, RULES, AND REGULATIONS (NYCRR) PART 375 UNRESTRICTED USE (UU), RESTRICTED USE RESTRICTED-RESIDENTIAL (RURR), AND PROTECTION OF GROUNDWATER (PGW) SOIL CLEANUP OBJECTIVES (SCOs), AND NYSDEC PART 375 REMEDIAL PROGRAMS GUIDELINES FOR SAMPLING AND ANALYSIS OF PER- AND POLYFLUOROALKYL SUBSTANCES (PFAS) UU, RURR, AND PGW GUIDANCE VALUES (APRIL 2023).
4. CONCENTRATIONS ABOVE UU SCOs ARE BOLD.
5. CONCENTRATIONS ABOVE RURR SCOs ARE UNDERLINED.
6. CONCENTRATIONS ABOVE PGW SCOs ARE SHADED.
7. ALL CONCENTRATIONS SHOWN ARE REPORTED IN MILLIGRAMS PER KILOGRAM (mg/kg).
8. BCP = BROWNFIELD CLEANUP PROGRAM
9. SCOs = SOIL CLEANUP OBJECTIVES
10. RL = REPORTING LIMIT
11. J = THE ANALYTE WAS DETECTED ABOVE THE METHOD DETECTION LIMIT (MDL), BUT BELOW THE RL; THEREFORE, THE RESULT IS AN ESTIMATED CONCENTRATION
12. D = THE CONCENTRATION REPORTED IS A RESULT OF A DILUTED SAMPLE
13. U = THE ANALYTE WAS ANALYZED FOR, BUT WAS NOT DETECTED AT A LEVEL GREATER THAN OR EQUAL TO THE RL; THE VALUE SHOWN IN THE TABLE IS THE RL
14. P = THE RELATIVE PERCENT DIFFERENCE (RPD) BETWEEN THE RESULTS FOR THE TWO COLUMNS EXCEEDS THE METHOD-SPECIFIED CRITERIA.
15. S = LABORATORY SOLVENT, CONTAMINATION IS POSSIBLE

LEGEND:

- APPROXIMATE SITE BOUNDARY
- SB/MW/SVXX — SOIL BORING/MONITORING WELL/SOIL VAPOR POINT LOCATION
- SB/MW/SSVXX — SOIL BORING/MONITORING WELL/SUB-SLAB VAPOR POINT LOCATION
- SB/SVXX — SOIL BORING/ SOIL VAPOR POINT LOCATION
- SBXX — SOIL BORING/SUB-SLAB VAPOR POINT LOCATION
- SBXX — SOIL BORING LOCATION
- SBXX — MONITORING WELL LOCATION
- INFERRED GROUNDWATER FLOW DIRECTION

60 0 20 40 60

SCALE: 1 INCH = 60 FEET

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

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Project: WILLETS POINT NORTHERN OUTPARCELS — QUEENS NEW YORK

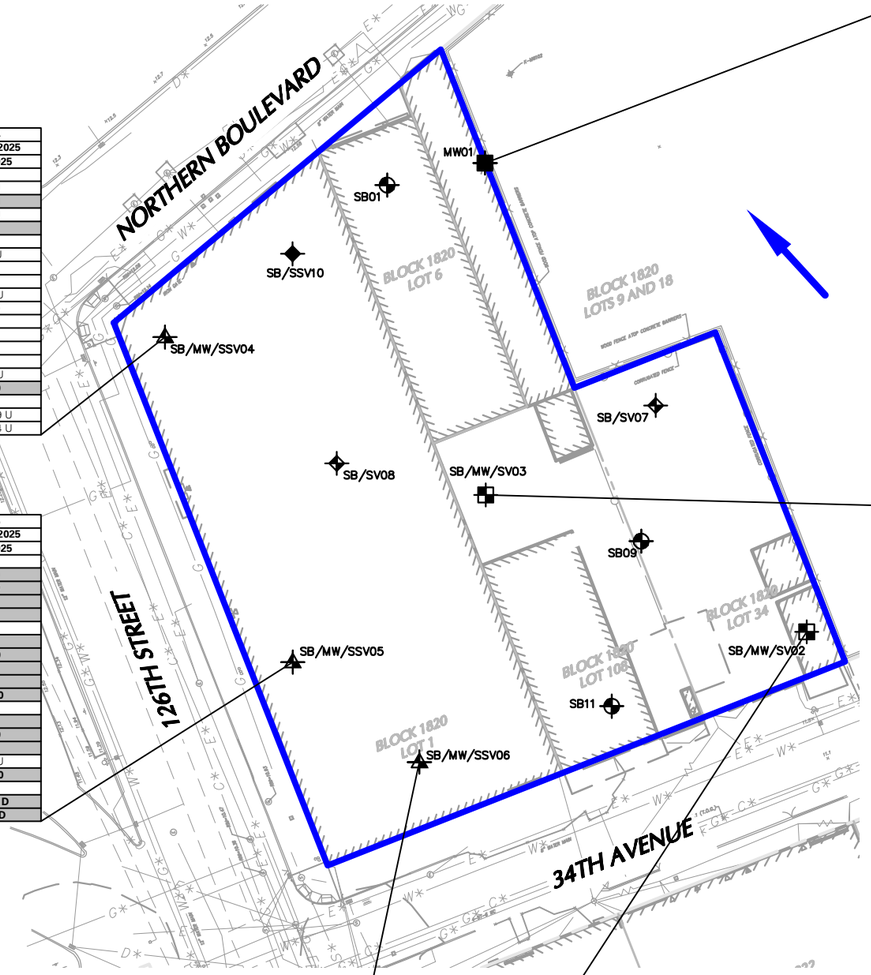
Figure Title: SOIL SAMPLE ANALYTICAL RESULTS MAP

Project No. 170197644
Date 03/26/2026
Drawn By VK
Checked By EB

Figure F-1

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Filename: \\Langan.com\data\NY\data6\170197670\Project Data\CAD\Sheet Files\Willets Point Northern Parcels - RIR\Figure 2 - Site Map.dwg Date: 5/15/2026 Time: 10:54 User: pkrishnaswamy Style Table: Langan.stb Layout: Fig 5



Location	MW04
Sample Name	MW04_112025
Sample Date	11/20/2025
VOCs	
Cis-1,2-Dichloroethene	<0.5 U
Tetrachloroethene (PCE)	**11.9 J**
Trans-1,2-Dichloroethene	<0.5 U
Trichloroethene (TCE)	**7.35**
Metals - Dissolved	
Iron	<278 U
Magnesium	7,330
Manganese	84.8
Selenium	<27.8 U
Sodium	19,000
Metals - Total	
Iron	128 J
Magnesium	7,510
Manganese	89.3
Selenium	<27.8 U
Sodium	**20,100**
PFAS	
Perfluorooctanesulfonic Acid (PFOS)	<0.00199 U
Perfluorooctanoic Acid (PFOA)	<0.00214 U

Location	MW01
Sample Name	MW01_121025
Sample Date	12/10/2025
VOCs	
Cis-1,2-Dichloroethene	<0.5 U
Tetrachloroethene (PCE)	<0.5 UJ
Trans-1,2-Dichloroethene	<0.5 U
Trichloroethene (TCE)	<0.5 U
Metals - Dissolved	
Iron	<278 U
Magnesium	3,110
Manganese	10.2
Selenium	<27.8 U
Sodium	**21,600**
Metals - Total	
Iron	99.6 J
Magnesium	3,490
Manganese	14.7
Selenium	<27.8 U
Sodium	**22,400 J**
PFAS	
Perfluorooctanesulfonic Acid (PFOS)	**0.0233**
Perfluorooctanoic Acid (PFOA)	**0.0142**

Location	MW05
Sample Name	MW05_112025
Sample Date	11/20/2025
VOCs	
Cis-1,2-Dichloroethene	**239 D**
Tetrachloroethene (PCE)	**44.1 D**
Trans-1,2-Dichloroethene	**7.95**
Trichloroethene (TCE)	**33.9**
Metals - Dissolved	
Iron	**645**
Magnesium	**96,400**
Manganese	**859**
Selenium	**12 J**
Sodium	**700,000**
Metals - Total	
Iron	**640**
Magnesium	**98,700**
Manganese	**990**
Selenium	<27.8 U
Sodium	**707,000**
PFAS	
Perfluorooctanesulfonic Acid (PFOS)	**0.00785 D**
Perfluorooctanoic Acid (PFOA)	**0.0562 D**

Location	MW03	MW03
Sample Name	MW03_021926	MW03_120225
Sample Date	02/19/2026	12/02/2025
VOCs		
Cis-1,2-Dichloroethene	NA	<0.5 U
Tetrachloroethene (PCE)	NA	0.55 J
Trans-1,2-Dichloroethene	NA	<0.5 U
Trichloroethene (TCE)	NA	0.58
Metals - Dissolved		
Iron	NA	<278 U
Magnesium	NA	5,870
Manganese	NA	**1,110**
Selenium	NA	<27.8 U
Sodium	NA	**39,000**
Metals - Total		
Iron	NA	**10,100**
Magnesium	NA	5,830
Manganese	NA	**1,200**
Selenium	NA	<27.8 U
Sodium	NA	**39,700**
PFAS		
Perfluorooctanesulfonic Acid (PFOS)	**0.0125**	NA
Perfluorooctanoic Acid (PFOA)	**0.0121**	NA

Location	MW06	MW06
Sample Name	MW06_112025	MW_DUP01_112025
Sample Date	11/20/2025	11/20/2025
VOCs		
Cis-1,2-Dichloroethene	0.63	0.78
Tetrachloroethene (PCE)	<0.5 UJ	<0.5 U
Trans-1,2-Dichloroethene	<0.5 U	<0.5 U
Trichloroethene (TCE)	0.49 J	0.46 J
Metals - Dissolved		
Iron	**24,200**	**25,700**
Magnesium	**63,200**	**65,500**
Manganese	**1,470**	**1,540**
Selenium	<27.8 U	<27.8 U
Sodium	**506,000**	**517,000**
Metals - Total		
Iron	**25,600**	**26,400**
Magnesium	**64,200**	**64,300**
Manganese	**1,460**	**1,490**
Selenium	<27.8 U	<27.8 U
Sodium	**509,000**	**505,000**
PFAS		
Perfluorooctanesulfonic Acid (PFOS)	<0.00194 U	NA
Perfluorooctanoic Acid (PFOA)	**0.0386**	NA

Location	MW02	MW02
Sample Name	MW02_021926	MW02_120225
Sample Date	02/19/2026	12/02/2025
VOCs		
Cis-1,2-Dichloroethene	NA	<0.5 U
Tetrachloroethene (PCE)	NA	<0.5 UJ
Trans-1,2-Dichloroethene	NA	<0.5 U
Trichloroethene (TCE)	NA	<0.5 U
Metals - Dissolved		
Iron	NA	**28,700**
Magnesium	NA	14,500
Manganese	NA	**999**
Selenium	NA	<27.8 U
Sodium	NA	**36,400**
Metals - Total		
Iron	NA	**29,300**
Magnesium	NA	14,500
Manganese	NA	**1,030**
Selenium	NA	<27.8 U
Sodium	NA	**34,300**
PFAS		
Perfluorooctanesulfonic Acid (PFOS)	**0.0717 D**	NA
Perfluorooctanoic Acid (PFOA)	**0.0178 D**	NA

LEGEND:

- APPROXIMATE SITE BOUNDARY
- SB/MW/SVXX — SOIL BORING/MONITORING WELL/SOIL VAPOR POINT LOCATION
- SB/MW/SSVXX — SOIL BORING/MONITORING WELL/SUB-SLAB VAPOR POINT LOCATION
- SB/SVXX — SOIL BORING/ SOIL VAPOR POINT LOCATION
- SBXX — SOIL BORING/SUB-SLAB VAPOR POINT LOCATION
- SBXX — SOIL BORING LOCATION
- SBXX — MONITORING WELL LOCATION
- INFERRED GROUNDWATER FLOW DIRECTION

Analyte	NYSDEC SGVs
VOCs	
Cis-1,2-Dichloroethene	5
Tetrachloroethene (PCE)	5
Trans-1,2-Dichloroethene	5
Trichloroethene (TCE)	5
Metals - Dissolved	
Iron	300
Magnesium	35000
Manganese	300
Selenium	10
Sodium	20000
Metals - Total	
Iron	300
Magnesium	35000
Manganese	300
Selenium	10
Sodium	20000
PFAS	
Perfluorooctanesulfonic Acid (PFOS)	0.0027
Perfluorooctanoic Acid (PFOA)	0.0067

Exceedance Summary:

10 - Result exceeds NYSDEC SGVs

NOTES:

1. BASE MAP IS TAKEN FROM "WILLETS POINT DEVELOPMENT BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY', DRAWING VB103, PREPARED BY LANGAN, DATED SEPTEMBER 22, 2023.
2. ALL LOCATIONS ARE APPROXIMATE.
3. GROUNDWATER SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TITLE 6 OF THE OFFICIAL COMPILATION OF NEW YORK CODES, RULES, AND REGULATIONS (NYCRR) PART 703.5 AND THE NYSDEC TECHNICAL AND OPERATIONAL GUIDANCE SERIES (TOGS) 1.1.1 AMBIENT WATER QUALITY STANDARDS AND GUIDANCE VALUES (SGVs) FOR CLASS GA GROUNDWATER AND PUBLISHED ADDENDA.
4. RESULTS ABOVE NYSDEC SGVs AND PER- AND POLYFLUOROALKYL SUBSTANCES (PFAS) SCREENING LEVELS ARE BOLDED AND SHADED.
5. ALL CONCENTRATIONS SHOWN ARE REPORTED IN MICROGRAMS PER LITER (ug/L).
6. BCP = BROWNFIELD CLEANUP PROGRAM
7. J = THE ANALYTE WAS DETECTED ABOVE THE METHOD DETECTION LIMIT (MDL), BUT BELOW THE RL; THEREFORE, THE RESULT IS AN ESTIMATED CONCENTRATION.
8. D = THE CONCENTRATION REPORTED IS A RESULT OF A DILUTED SAMPLE.
9. U = THE ANALYTE WAS ANALYZED FOR, BUT WAS NOT DETECTED AT A LEVEL GREATER THAN OR EQUAL TO THE RL; THE VALUE SHOWN IN THE TABLE IS THE RL.

60 0 20 40 60

SCALE: 1 INCH = 60 FEET

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

LANGAN
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Project: WILLETS POINT NORTHERN OUTPARCELS
QUEENS NEW YORK

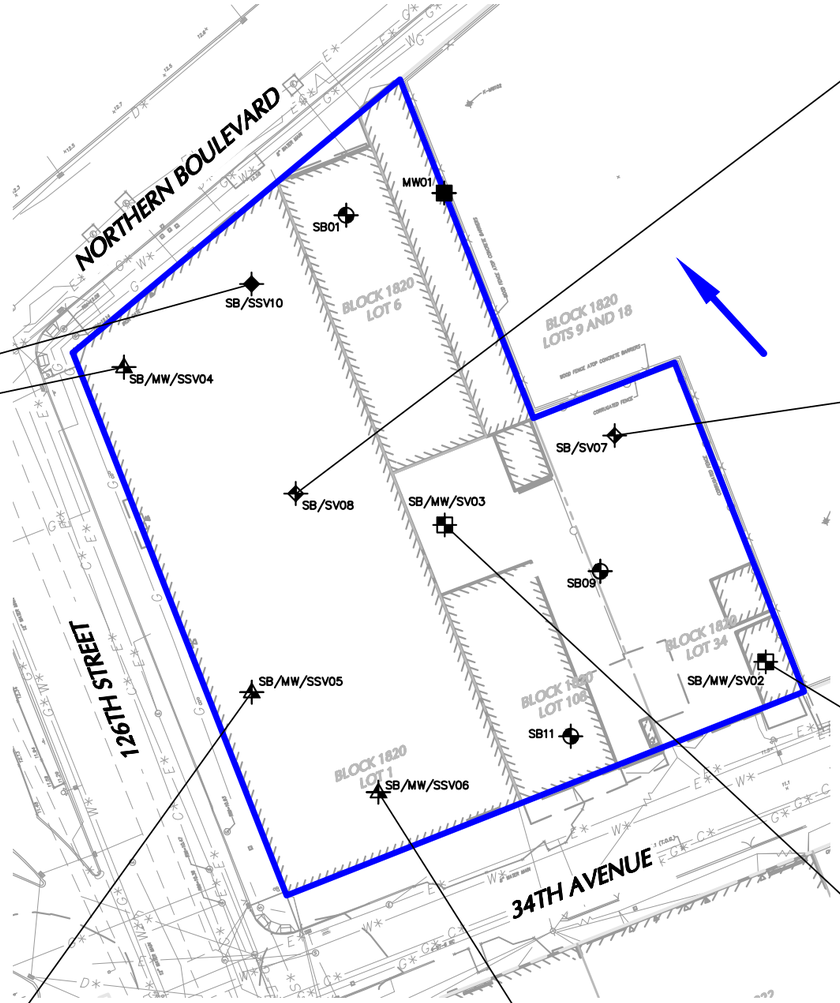
Figure Title: GROUNDWATER SAMPLE ANALYTICAL RESULTS MAP

Project No. 170197644
Date 03/26/2026
Drawn By VK
Checked By EB

Figure F-2
6

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Filename: \\Langan.com\data\NY\data6\170197670\Project Data\CAD\Sheet Files\Willets Point Northern Parcels - RIR\Figure 2 - Site Map.dwg Date: 5/19/2026 Time: 13:47 User: rtiu Style Table: Langan.stb Layout: Figure F-2 - BCP Application



Location	SSV10
Sample Name	SSV10_111425
Sample Date	11/14/2025
Sample Type	SSV
VOCs	
1,1,1-Trichloroethane	19 D
1,1,2-Trichloro-1,2,2-Trifluoroethane	<11 U
1,2,4-Trimethylbenzene	<6.8 U
1,2-Dichloropropane	<6.4 U
1,3,5-Trimethylbenzene (Mesitylene)	<6.8 U
1,3-Butadiene	<9.2 U
2,2,4-Trimethylpentane	<3.2 U
4-Ethyltoluene	<6.8 U
Acetone	26 JD
Acrolein	<1.2 U
Acrylonitrile	<150 U
Benzene	4.4 D
Bromodichloromethane	<8.3 U
Carbon Disulfide	7.8 D
Carbon Tetrachloride	<2.2 U
Chloroform	32 D
Cis-1,2-Dichloroethene	**36 D**
Dichlorodifluoromethane	<6.9 U
Ethyl Acetate	<250 U
Ethylbenzene	<6.1 U
Isopropanol	4.4 JD
Isopropylbenzene (Cumene)	<6.8 U
M,P-Xylene	<12 U
Methyl Ethyl Ketone (2-Butanone)	<200 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	<6.7 U
Methylene Chloride	<29 U
n-Heptane	<5.7 U
n-Hexane	5.9 D
n-Propylbenzene	<6.8 U
o-Xylene (1,2-Dimethylbenzene)	<6.1 U
Styrene	<5.9 U
Tert-Butyl Methyl Ether (MTBE)	<5.1 U
Tetrachloroethene (PCE)	**9,100 D**
Toluene	8.9 D
Total Xylenes	<18 U
Trans-1,2-Dichloroethene	<5.5 U
Trans-1,3-Dichloropropene	<6.3 U
Trichloroethene (TCE)	**640 D**
Trichlorofluoromethane	<7.8 U
Vinyl Acetate	<4.9 U

Location	SSV04
Sample Name	SSV04_111425
Sample Date	11/14/2025
Sample Type	SSV
VOCs	
1,1,1-Trichloroethane	2.4 D
1,1,2-Trichloro-1,2,2-Trifluoroethane	<2.3 U
1,2,4-Trimethylbenzene	2.2 D
1,2-Dichloropropane	<1.4 U
1,3,5-Trimethylbenzene (Mesitylene)	<1.5 U
1,3-Butadiene	<2.0 U
2,2,4-Trimethylpentane	<0.69 U
4-Ethyltoluene	2.3 D
Acetone	14 JD
Acrolein	<0.69 U
Acrylonitrile	<32 U
Benzene	<0.95 U
Bromodichloromethane	23 D
Carbon Disulfide	1.2 D
Carbon Tetrachloride	<0.47 U
Chloroform	260 D
Cis-1,2-Dichloroethene	2.5 D
Dichlorodifluoromethane	2.3 D
Ethyl Acetate	<53 U
Ethylbenzene	1.3 D
Isopropanol	<4.4 U
Isopropylbenzene (Cumene)	<1.5 U
M,P-Xylene	3.1 D
Methyl Ethyl Ketone (2-Butanone)	<44 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	<1.2 U
Methylene Chloride	1 JD
n-Heptane	<1.2 U
n-Hexane	1.5 D
n-Propylbenzene	<1.6 U
o-Xylene (1,2-Dimethylbenzene)	2.3 D
Styrene	<1.3 U
Tert-Butyl Methyl Ether (MTBE)	<1.1 U
Tetrachloroethene (PCE)	**1,100 D**
Toluene	4.7 D
Total Xylenes	5.4 D
Trans-1,2-Dichloroethene	<1.2 U
Trans-1,3-Dichloropropene	<1.3 U
Trichloroethene (TCE)	**140 D**
Trichlorofluoromethane	<1.7 U
Vinyl Acetate	<1 U

Location	SSV05
Sample Name	SSV05_111425
Sample Date	11/14/2025
Sample Type	SSV
VOCs	
1,1,1-Trichloroethane	<7.7 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	<11 U
1,2,4-Trimethylbenzene	<7 U
1,2-Dichloropropane	<8.5 U
1,3,5-Trimethylbenzene (Mesitylene)	<7 U
1,3-Butadiene	<9.4 U
2,2,4-Trimethylpentane	<3.3 U
4-Ethyltoluene	<7 U
Acetone	19 JD
Acrolein	<3.2 U
Acrylonitrile	<160 U
Benzene	<4.5 U
Bromodichloromethane	<8.5 U
Carbon Disulfide	<2.4 U
Carbon Tetrachloride	<2.2 U
Chloroform	150 D
Cis-1,2-Dichloroethene	**480 D**
Dichlorodifluoromethane	<7 U
Ethyl Acetate	<250 U
Ethylbenzene	<6.1 U
Isopropanol	<21 U
Isopropylbenzene (Cumene)	<7 U
M,P-Xylene	<12 U
Methyl Ethyl Ketone (2-Butanone)	<210 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	<6.8 U
Methylene Chloride	<29 U
n-Heptane	<5.8 U
n-Hexane	<5 U
n-Propylbenzene	<7 U
o-Xylene (1,2-Dimethylbenzene)	<6.1 U
Styrene	<6 U
Tert-Butyl Methyl Ether (MTBE)	<5.1 U
Tetrachloroethene (PCE)	**94,000 D**
Toluene	9.6 D
Total Xylenes	<18 U
Trans-1,2-Dichloroethene	20 D
Trans-1,3-Dichloropropene	<6.4 U
Trichloroethene (TCE)	**4,000 D**
Trichlorofluoromethane	<8 U
Vinyl Acetate	<5 U

Location	SV08
Sample Name	SV08_111425
Sample Date	11/14/2025
Sample Type	SV
VOCs	
1,1,1-Trichloroethane	120 J
1,2,4-Trimethylbenzene	<5.6 U
1,2-Dichloropropane	<6.2 U
1,3,5-Trimethylbenzene (Mesitylene)	<5.6 U
1,3-Butadiene	<8.9 U
2,2,4-Trimethylpentane	<3.1 U
4-Ethyltoluene	<5.6 U
Acetone	<160 U
Acrolein	<31 U
Acrylonitrile	<150 U
Benzene	<4.3 U
Bromodichloromethane	<8 U
Carbon Disulfide	<2.3 U
Carbon Tetrachloride	<2.1 U
Chloroform	290 J
Dichlorodifluoromethane	<6.6 U
Ethyl Acetate	<240 U
Ethylbenzene	6.8 J
Isopropanol	<20 U
Isopropylbenzene (Cumene)	<6.6 U
M,P-Xylene	22 J
Methyl Ethyl Ketone (2-Butanone)	<200 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	<5.6 U
Methylene Chloride	<28 U
n-Heptane	<5.6 U
n-Hexane	<4.7 U
n-Propylbenzene	<6 U
o-Xylene (1,2-Dimethylbenzene)	7.6 J
Styrene	<5.7 U
Tert-Butyl Methyl Ether (MTBE)	<4.8 U
Tetrachloroethene (PCE)	8,900 J
Toluene	<5.1 U
Total Xylenes	29 J
Trans-1,3-Dichloropropene	<6.1 U
Trichloroethene (TCE)	1,600 J
Trichlorofluoromethane	<7.6 U
Vinyl Acetate	<4.7 U

Location	SV07
Sample Name	SV07_111825
Sample Date	11/18/2025
Sample Type	SV
VOCs	
1,1,1-Trichloroethane	<0.83 U
1,2,4-Trimethylbenzene	<0.75 U
1,2-Dichloropropane	1.4 D
1,3,5-Trimethylbenzene (Mesitylene)	<0.75 U
1,3-Butadiene	<1 U
2,2,4-Trimethylpentane	<0.36 U
4-Ethyltoluene	<0.75 U
Acetone	<18 U
Acrolein	<3.5 U
Acrylonitrile	73 JD
Benzene	3.6 D
Bromodichloromethane	11 D
Carbon Disulfide	3 D
Carbon Tetrachloride	<0.24 U
Chloroform	<0.74 U
Dichlorodifluoromethane	<0.79 U
Ethyl Acetate	<27 U
Ethylbenzene	0.66 D
Isopropanol	<2.2 U
Isopropylbenzene (Cumene)	<0.75 U
M,P-Xylene	2.4 D
Methyl Ethyl Ketone (2-Butanone)	<22 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	<0.62 U
Methylene Chloride	<3.2 U
n-Heptane	280 D
n-Hexane	340 D
n-Propylbenzene	<0.75 U
o-Xylene (1,2-Dimethylbenzene)	<0.66 U
Styrene	<0.65 U
Tert-Butyl Methyl Ether (MTBE)	<0.55 U
Tetrachloroethene (PCE)	100 D
Toluene	3.2 D
Total Xylenes	2.4 D
Trans-1,3-Dichloropropene	<0.69 U
Trichloroethene (TCE)	<0.2 U
Trichlorofluoromethane	<0.83 U
Vinyl Acetate	<0.54 U

Location	SV02
Sample Name	SV02_111825
Sample Date	11/18/2025
Sample Type	SV
VOCs	
1,1,1-Trichloroethane	<0.83 U
1,2,4-Trimethylbenzene	<0.75 U
1,2-Dichloropropane	<0.71 U
1,3,5-Trimethylbenzene (Mesitylene)	<0.75 U
1,3-Butadiene	0.81 JD
2,2,4-Trimethylpentane	85 D
4-Ethyltoluene	1.2 D
Acetone	24 D
Acrolein	<0.35 U
Acrylonitrile	<17 U
Benzene	2.5 D
Bromodichloromethane	4.7 D
Carbon Disulfide	49 D
Carbon Tetrachloride	<0.24 U
Chloroform	110 D
Dichlorodifluoromethane	8.2 D
Ethyl Acetate	5.6 JD
Ethylbenzene	4.9 D
Isopropanol	0.96 JD
Isopropylbenzene (Cumene)	<0.75 U
M,P-Xylene	13 D
Methyl Ethyl Ketone (2-Butanone)	4.4 JD
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	2.4 D
Methylene Chloride	0.74 JD
n-Heptane	4.8 D
n-Hexane	8.8 D
n-Propylbenzene	<0.75 U
o-Xylene (1,2-Dimethylbenzene)	3.8 D
Styrene	1.3 D
Tert-Butyl Methyl Ether (MTBE)	6.0 D
Tetrachloroethene (PCE)	2.6 D
Toluene	49 D
Total Xylenes	17 D
Trans-1,3-Dichloropropene	1.2 J
Trichloroethene (TCE)	0.66 D
Trichlorofluoromethane	360 D
Vinyl Acetate	1.3 J

Location	SV03
Sample Name	SV03_111825
Sample Date	11/18/2025
Sample Type	SV
VOCs	
1,1,1-Trichloroethane	<0.8 U
1,2,4-Trimethylbenzene	8.9 D
1,2-Dichloropropane	<0.68 U
1,3,5-Trimethylbenzene (Mesitylene)	7.7 D
1,3-Butadiene	<0.96 U
2,2,4-Trimethylpentane	1,000 D
4-Ethyltoluene	30 D
Acetone	<17 U
Acrolein	38 D
Acrylonitrile	<16 U
Benzene	<0.47 U
Bromodichloromethane	<0.99 U
Carbon Disulfide	<0.46 U
Carbon Tetrachloride	18 D
Chloroform	11 D
Dichlorodifluoromethane	<0.79 U
Ethyl Acetate	<27 U
Ethylbenzene	13 D
Isopropanol	<2.2 U
Isopropylbenzene (Cumene)	3.7 D
M,P-Xylene	73 D
Methyl Ethyl Ketone (2-Butanone)	7.2 JD
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	3.1 D
Methylene Chloride	<3.1 U
n-Heptane	73 D
n-Hexane	140 D
n-Propylbenzene	3.3 D
o-Xylene (1,2-Dimethylbenzene)	61 D
Styrene	4.1 D
Tert-Butyl Methyl Ether (MTBE)	<0.93 U
Tetrachloroethene (PCE)	300 D
Toluene	22 D
Total Xylenes	120 D
Trans-1,3-Dichloropropene	<0.67 U
Trichloroethene (TCE)	<0.2 U
Trichlorofluoromethane	<0.83 U
Vinyl Acetate	24 J

Location	SSV08
Sample Name	SSV08_111425
Sample Date	11/14/2025
Sample Type	SSV
VOCs	
1,1,1-Trichloroethane	10 D
1,1,2-Trichloro-1,2,2-Trifluoroethane	2.4 D
1,2,4-Trimethylbenzene	1.6 D
1,2-Dichloropropane	<0.68 U
1,3,5-Trimethylbenzene (Mesitylene)	<0.33 U
1,3-Butadiene	<0.96 U
2,2,4-Trimethylpentane	<0.36 U
4-Ethyltoluene	1.6 D
Acetone	90 D
Acrolein	<0.34 U
Acrylonitrile	<16 U
Benzene	0.57 D
Bromodichloromethane	<0.99 U
Carbon Disulfide	1.8 D
Carbon Tetrachloride	<0.23 U
Chloroform	16 D
Cis-1,2-Dichloroethene	11 D
Dichlorodifluoromethane	3.1 D
Ethyl Acetate	<27 U
Ethylbenzene	2.1 D
Isopropanol	2.1 JD
Isopropylbenzene (Cumene)	<0.73 U
M,P-Xylene	8.5 D
Methyl Ethyl Ketone (2-Butanone)	9.9 JD
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	<0.61 U
Methylene Chloride	<3.1 U
n-Heptane	<0.61 U
n-Hexane	1.9 D
n-Propylbenzene	<0.73 U
o-Xylene (1,2-Dimethylbenzene)	3.3 D
Styrene	1.4 D
Tert-Butyl Methyl Ether (MTBE)	<0.53 U
Tetrachloroethene (PCE)	**1,400 D**
Toluene	2.4 D
Total Xylenes	12 D
Trans-1,2-Dichloroethene	<0.58 U
Trans-1,3-Dichloropropene	<0.67 U
Trichloroethene (TCE)	**120 D**
Trichlorofluoromethane	1.9 D
Vinyl Acetate	<0.52 U

LEGEND:

- APPROXIMATE SITE BOUNDARY
- SB/MW/SVXX — SOIL BORING/MONITORING WELL/SOIL VAPOR POINT LOCATION
- SB/MW/SSVXX — SOIL BORING/MONITORING WELL/SUB-SLAB VAPOR POINT LOCATION
- SB/SVXX — SOIL BORING/ SOIL VAPOR POINT LOCATION
- SBXX — SOIL BORING/SUB-SLAB VAPOR POINT LOCATION
- SBXX — SOIL BORING LOCATION
- SBXX — MONITORING WELL LOCATION
- INFERRED GROUNDWATER FLOW DIRECTION

Analyte	NYSDOH Decision Matrices Minimum Concentration
01_VOCs	
1,1,1-Trichloroethane	100
1,1,2-Trichloro-1,2,2-Trifluoroethane	NS
1,2,4-Trimethylbenzene	60
1,2-Dichloropropane	NS
1,3,5-Trimethylbenzene (Mesitylene)	60
1,3-Butadiene	NS
2,2,4-Trimethylpentane	60
4-Ethyltoluene	NS
Acetone	NS
Acrolein	NS
Acrylonitrile	NS
Benzene	60
Bromodichloromethane	NS
Carbon Disulfide	NS
Carbon Tetrachloride	6
Chloroform	NS
Cis-1,2-Dichloroethene	6
Dichlorodifluoromethane	NS
Ethyl Acetate	NS
Ethylbenzene	60
Isopropanol	NS
Isopropylbenzene (Cumene)	NS
M,P-Xylene	200
Methyl Ethyl Ketone (2-Butanone)	NS
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS
Methylene Chloride	100
n-Heptane	200
n-Hexane	200
n-Propylbenzene	NS
o-Xylene (1,2-Dimethylbenzene)	60
Styrene	NS
Tert-Butyl Methyl Ether (MTBE)	NS
Tetrachloroethene (PCE)	100
Toluene	300
Total Xylenes	NS
Trans-1,2-Dichloroethene	NS
Trans-1,3-Dichloropropene	NS
Trichloroethene (TCE)	6
Trichlorofluoromethane	NS
Vinyl Acetate	NS

Exceedance Summary:

10 - Result exceeds minimum soil vapor concentrations recommending mitigation

NOTES:

1. BASE MAP IS TAKEN FROM 'WILLETS POINT DEVELOPMENT BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY', DRAWING VB103, PREPARED BY LANGAN, DATED SEPTEMBER 22, 2023.
2. ALL LOCATIONS ARE APPROXIMATE.
4. ONLY DETECTED COMPOUNDS ARE SHOWN.
5. ONLY SUB-SLAB VAPOR SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF HEALTH (NYSDOH) MINIMUM SOIL VAPOR CONCENTRATIONS AT WHICH MITIGATION IS RECOMMENDED AS SET FORTH IN THE NYSDOH OCTOBER 2006 GUIDANCE FOR EVALUATING SOIL VAPOR IN THE STATE OF NEW YORK DECISION MATRICES FOR SUB-SLAB VAPOR AND INDOOR AIR SUBSEQUENT UPDATES (THROUGH TO 2024).
6. ALL CONCENTRATIONS SHOWN ARE REPORTED IN MICROGRAMS PER CUBIC METER ($\mu g/m^3$).
7. BCP = BROWNFIELD CLEANUP PROGRAM
8. RL = REPORTING LIMIT
9. NS = NO STANDARD
10. D = THE CONCENTRATION REPORTED IS A RESULT OF A DILUTED SAMPLE
11. U = THE ANALYTE WAS ANALYZED FOR, BUT WAS NOT DETECTED AT A LEVEL GREATER THAN OR EQUAL TO THE LEVEL OF THE RL OR THE SAMPLE CONCENTRATION FOR RESULTS IMPACTED BY BLANK CONTAMINATION
12. J = THE ANALYTE WAS ANALYZED FOR, BUT WAS NOT DETECTED AT A LEVEL GREATER THAN OR EQUAL TO THE RL; THE VALUE SHOWN IN THE TABLE IS THE RL

60 0 20 40 60

SCALE: 1 INCH = 60 FEET

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

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Project
WILLETS POINT NORTHERN OUTPARCELS
BLOCK No. 1820 LOT Nos. 1, 6, 34, 108
QUEENS NEW YORK

Figure Title
SOIL VAPOR AND SUB-SLAB VAPOR SAMPLE ANALYTICAL RESULTS MAP

Project No. 170197644
Date 03/26/2026
Drawn By VK
Checked By EB

Figure **F-3**

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ATTACHMENT G
SECTION VII: REQUESTOR INFORMATION

The Requestor, Queens Development Group II, LLC, is a limited liability company authorized to transact business in New York State and the developer of the proposed Brownfield Cleanup Program (BCP) site. A copy of the New York State Department of State Division of Corporations entity information for Queens Development Group II, LLC is included as Attachment G-1, and an organizational structure chart detailing members of Queens Development Group II, LLC is included as Attachment G-2.

Individuals at Langan that will be certifying BCP documents meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of the New York State Education Law.

An official website of New York State.
Here's how you know

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME: QUEENS DEVELOPMENT GROUP II, LLC
FOREIGN LEGAL NAME: QUEENS DEVELOPMENT GROUP II, LLC
ENTITY TYPE: FOREIGN LIMITED LIABILITY COMPANY
SECTIONOF LAW: LIMITED LIABILITY COMPANY - 802 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
DOS ID: 7005263
FICTITIOUS NAME:
DURATION DATE/LATEST DATE OF DISSOLUTION:
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 08/16/2023
EFFECTIVE DATE INITIAL FILING: 08/16/2023
FOREIGN FORMATION DATE: 08/15/2023
COUNTY: NEW YORK
JURISDICTION: DELAWARE, UNITED STATES
REASON FOR STATUS:
INACTIVE DATE:
STATEMENT STATUS: CURRENT
NEXT STATEMENT DUE DATE: 08/31/2027
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: CORPORATION SERVICE COMPANY

Address: 80 STATE STREET, ALBANY, NY, UNITED STATES, 12207

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

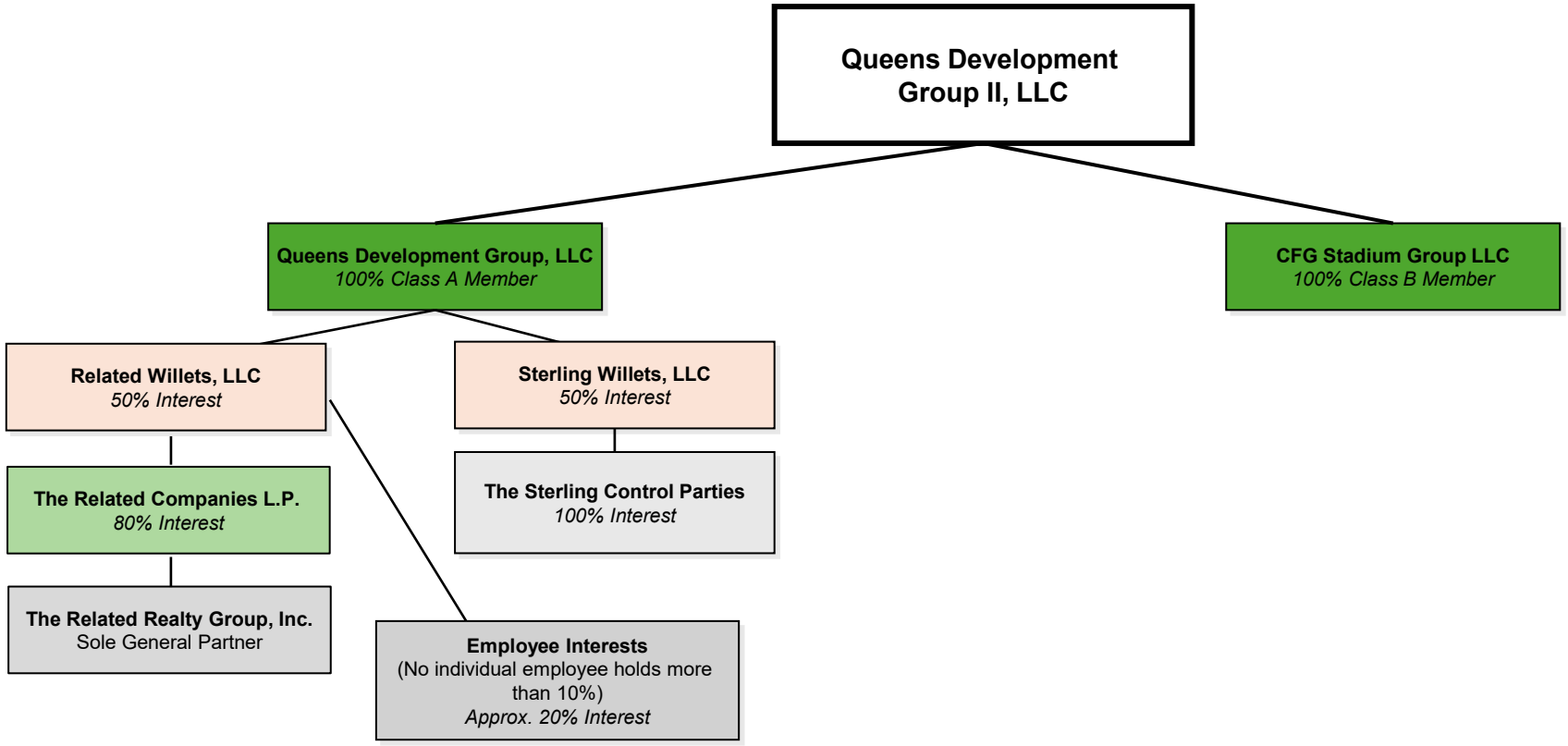
Is The Entity A Farm Corporation: NO

Stock Information

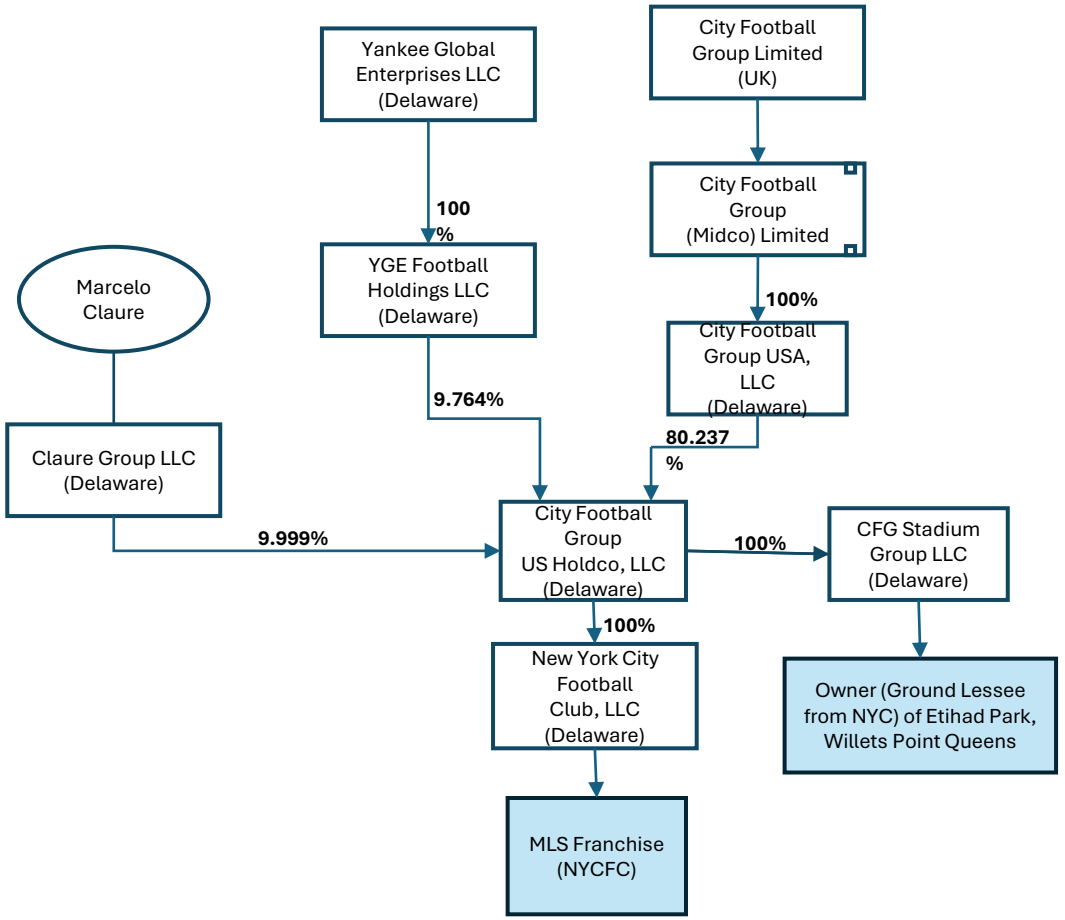
Share Value	Number Of Shares	Value Per Share

Queens Development Group II, LLC
Organizational Chart

In Queens Development Group II, LLC, (i) Queens Development Group, LLC holds a 51% Percentage Interest for Shared Costs, a 100% Class A Member Percentage Interest and a 0% Class B Member Percentage Interest, and (ii) CFG Stadium Group, LLC holds a 49% Percentage Interest for Shared Costs, a 0% Class A Member Percentage Interest and a 100% Class B Percentage Interest. The organizational chart for CFG Stadium Group LLC is broken out on the following page.



CFG Stadium Group LLC
Organizational Chart



ATTACHMENT H
SECTION IX: PROGRAM FEE

Section IX: Program Fee

The Requestor is an affordable housing developer based in New York City and is applying for a program fee waiver. Documentation for the fee waiver request is included as Attachment H-1.

APPLICANT'S AFFIDAVIT

STATE OF NEW YORK }
COUNTY OF New York } SS:

Frank Monterisi, Scott Wilpon, and Jennifer O'Sullivan, being duly sworn, depose and say:

1. I am an Authorized Signatory of Queens Development Group II, LLC (the "Company"), a New York domestic not-for-profit corporation, with authority to bind the Company as an Authorized Signatory of the Company.

2. The Company is the developer of certain real property located at 126-02 Northern Blvd Sq. S., 126-12 Northern Blvd., 126-16 Northern Blvd. Sq. S., and 126-17 34th Avenue, Queens, New York (Block 1820, Lots 1, 6, 34, and 108), on the New York City Tax Map for Queens County (the "Site").

3. The Company submitted a Brownfield Cleanup Program Application for the Site to the New York State Department of Environmental Conservation ("NYSDEC").

4. The Site is being developed and will be operated as an affordable housing project, as defined in Title 6, subpart 375-3 of the New York Codes, Rules and Regulations, with the dedication of 100 percent of the residential rental or home ownership units in an affordable housing project to tenants or homeowners at a defined maximum percentage of area median income based on the occupants' household annual income.

5. Accordingly, the Site is eligible for a Brownfield Cleanup Program fee waiver as an affordable housing project.

6. I have reviewed this statement, and it is true and correct to the best of my knowledge.

Frank Monterisi
Authorized Signatory
Queens Development Group II, LLC

Sworn to before me this
26th day of March, 2026

Daniella G. Lepre
Notary Public

DANIELLA G. LEPRE
Notary Public, State of New York
NO. 01LE0042170
Qualified in Westchester County
Commission Expires 09/29/2029

Scott Wilpon
Authorized Signatory
Queens Development Group II, LLC

Sworn to before me this
_____day of _____, 2026

_____
Notary Public

Jennifer O'Sullivan
Authorized Signatory
Queens Development Group II, LLC

Sworn to before me this
30 day of March, 2026

_____
Notary Public

DIANA ISLAMOVA
Notary Public, State of New York
NO. 01IS0042693
Qualified in Queens County
Commission Expires 10/14/2029

FARZAM KAMEL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02KA0018292
Qualified in New York County
Commission Expires December 9, 2027

Scott Wilpon
Authorized Signatory
Queens Development Group II, LLC

Sworn to before me this
30 day of March, 2026

Notary Public

Jennifer O'Sullivan
Authorized Signatory
Queens Development Group II, LLC

Sworn to before me this
_____day of _____, 2026

Notary Public

ATTACHMENT I
SECTION X: REQUESTOR ELIGIBILITY INFORMATION

Item 13 – Volunteer Status

Pursuant to ECL § 27-1405(1), Queens Development Group II, LLC is a Volunteer because its liability arises solely from its involvement with the site after discharge or disposal of contaminants at the site. The Requestor does not own the site; however, during the term of its involvement at the site, including the short period that an entity related to the Requestor owned a part of the site (Lots 6, 34, and 108) before turning over title to the City of New York, the Requestor has taken appropriate care with respect to current site conditions, including performing Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)-compliant due diligence prior to taking title to Lots 6, 34, and 108 and taking timely action to investigate the site under the New York City E-Designation program with regulatory oversight provided by the NYC Office of Environmental Remediation (OER). Based on the results of the investigation performed under the oversight of the NYCOER, the New York State Department of Environmental Protection (NYSDEC) verbally instructed the Applicant that the site was eligible for the Brownfield Cleanup Program (BCP) and to enroll to investigate and remediate the site under the BCP with NYSDEC oversight.

To the Requestor's knowledge, there are no continuing discharges or threatened future releases to prevent; and no need to prevent or limit human, environmental or natural resource exposures to any previously released contamination, as the majority of the site is currently capped and groundwater is not used as a drinking water source in the City of New York. There is no indication of any contribution to or exacerbation of site conditions during the time of Requestor's involvement with the site. As such, the Requestor qualifies as a Volunteer in the Brownfield Cleanup Program.

Item 14 – Requestor Relationship to Property Owner

The site is currently owned by the City of New York acting through its Department of Housing Preservation and Development (HPD). Queens Development Group II, LLC has an access agreement that allows the Requestor to have unfettered access to the site for investigation and remediation under the BCP, including placement of an environmental easement if deemed necessary. A copy of the access agreement is provided as part of this attachment.

Amended and Restated Revocable License Agreement

between

New York City Economic Development Corporation

and

Queens Development Group II, LLC

Dated as of September ___, 2025

THIS AMENDED AND RESTATED REVOCABLE LICENSE AGREEMENT (this "Agreement"), is made and entered into as of this 30 day of September, 2025, by and between NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION, a New York not-for-profit corporation, having an office at One Liberty Plaza, New York, New York 10006 ("Licensor" or "NYCEDC") and QUEENS DEVELOPMENT GROUP II, LLC, a Delaware limited liability company, having an office at c/o Related Companies, 30 Hudson Yards, 72nd Floor, New York, NY 10001 ("Licensee"). This Agreement shall supersede any and all prior license agreements with respect to this Work (as defined below) that were previously entered into by the parties herein.

WHEREAS, the Agreement replaces that certain Revocable License Agreement executed by Licensor and Licensee on the 15th day of November, 2024.

WHEREAS, the City of New York (the "City") is the fee owner of certain premises ("Premises") described in Exhibit A annexed hereto and made a part hereof;

WHEREAS, Licensor and Licensee have entered into a Pre-Development Agreement, dated as of October 13, 2023 (as may be amended from time to time, the "PDA") to set forth the conditions for (i) the execution and delivery of one or more leases for the parcels comprising the Phase 2 Development (the "Leases") and (ii) the Phase 2 Infrastructure Work and the Remediation of the Phase 2 Remediation Parcels. Capitalized terms used and not defined in this Agreement shall have the meanings ascribed to such terms in the PDA;

WHEREAS, the PDA contemplates the execution of a sub-license agreement between Licensor and Licensee permitting Licensee (and its approved designees) to enter onto the Premises and perform the Phase 2 Infrastructure Work (including the Investigations) and Remediation of the Phase 2 Remediation Parcels;

WHEREAS, subject to the terms and conditions of the PDA, Licensee and the City have agreed to fund the Phase 2 Infrastructure Work (including the Investigations) and the Remediation in the amounts and to the extent set forth in the PDA;

WHEREAS, pursuant to a Revocable License Agreement (the "Master License"), dated as of July 10, 2024, between the City, acting by and through its Department of Housing Preservation and Development, and Licensor (which Master License supersedes the prior master license, dated as of November 16, 2023), the City authorized Licensor, as licensee, to perform, or sublicense for the performance of (i) Investigations, as more fully described in Exhibit B annexed hereto and made a part hereof, and (ii) the Phase 2 Infrastructure Work and Remediation described in Exhibit B (the foregoing (i) through (ii), collectively, the "Work");

WHEREAS, the parties hereto desire to institute a program at the Premises whereby Licensee shall perform, or cause to be performed, the Work as provided herein and, to the extent applicable, subject to the terms and conditions of the PDA;

WHEREAS, Licensee represents that it has, or has contracted (or will hereafter contract) with parties who have, the resources and experience to conduct the Work;

NOW THEREFORE, in consideration of the sum of One Dollar ($1.00) paid by Licensee, receipt and sufficiency of which is hereby acknowledged by Licensor, and in consideration of

the mutual promises hereinafter made, the parties hereto hereby agree as follows:

1. Work. Subject to Section 2(a) below, Licensee may enter upon and use the Premises for the performance of the Work or as otherwise contemplated by the PDA and specifically authorized by this Agreement; provided, however, that prior to commencing any Remediation work (the scope of the Investigations and Phase 2 Infrastructure Work and a general outline of the Remediation work being already attached hereto as Exhibit B), Licensee shall provide Licensor with prior notice of the detailed scope of such Remediation work that Licensee will be undertaking and which shall be subject to Licensor's prior review and approval (not to be unreasonably withheld, delayed or conditioned) to the extent and in the manner such approval is expressly required pursuant to the PDA.

2. Use of the Premises.

   (a) Licensee and Licensee Representatives (as hereinafter defined) shall enter upon and use the Premises for the purpose of performing the Work, in the manner set forth in Section 1 above. In its performance of the Work hereunder, Licensee shall comply with the applicable provisions of the PDA, including but not limited to Section 6.1 and Exhibit T of the PDA, and this Agreement.

   (b) No ownership, leasehold, possessory, or other rights to the Premises shall vest in Licensee by virtue of this Agreement.

   (c) Licensee will not intentionally materially damage or lessen the value of the Premises.

3. Acceptance of the Premises in "as is" Condition. Licensee has inspected and is satisfied with the condition of the Premises and, for purposes of this Agreement, accepts same in "as is" condition. Neither Licensor nor the City makes nor has made any representation or warranty as to the condition of said Premises or as to any other matter affecting this Agreement. Notwithstanding the foregoing, Licensor shall be obligated to deliver and maintain the Premises free and clear of operations by any other users that would materially interfere with the Work hereunder.

4. License Period. This Agreement shall commence upon the date hereof and shall expire upon the earlier of (i) the termination of the PDA and (ii) September 29, 2027; provided, however, that with respect to any portion of the Premises that becomes earlier subject to a Lease, upon the execution of such Lease, subject to Section 9(c). For so long as the PDA shall remain in full force and effect, Licensor shall use good faith efforts to obtain annual extensions of the Master License at least sixty (60) days prior to the expiration of the license period then in effect. Upon each such extension this Agreement shall likewise be extended. Licensor shall provide Licensee with prompt written notice in the event Licensor is not able to obtain an extension of the Master License prior to the expiration of the then existing term.

THIS IS A SHORT TERM REVOCABLE LICENSE, TERMINABLE AT WILL AT LICENSOR'S OPTION. LICENSEE AGREES TO PROMPTLY VACATE THE PREMISES UPON TWENTY-SEVEN (27) DAYS' WRITTEN NOTICE FROM LICENSOR; PROVIDED, HOWEVER, IN THE EVENT OF AN EMERGENCY OR ANY CONDITION WHICH THREATENS LIFE, HEALTH OR SAFETY, LICENSEE AGREES TO PROMPTLY VACATE THE PREMISES UPON TWENTY-FOUR (24) HOURS' WRITTEN NOTICE OF TERMINATION FROM LICENSOR. NO OWNERSHIP, LEASEHOLD OR OTHER PROPERTY INTEREST SHALL VEST IN LICENSEE BY VIRTUE OF THIS AGREEMENT. EXCEPT AS EXPRESSLY PROVIDED IN THE PDA IN RESPECT OF LICENSOR, NEITHER LICENSOR NOR THE CITY SHALL HAVE ANY LIABILITY OF ANY NATURE WHATSOEVER BY REASON OF SUCH TERMINATION.

5. Intentionally Omitted.

6. Prohibited Uses.

(a) Licensee shall not perform any acts upon the Premises, including, but not limited to, the making of any improvements or alterations to the Premises, except for the Work or as otherwise contemplated by the PDA and specifically authorized herein.

(b) Licensee shall not affix any advertisement, notice or sign in, to, or on the Premises, other than those required by law or for safety purposes, without first obtaining the specific written consent and authorization of Licensor.

7. Additional Requirements upon Licensee.

(a) Licensee shall, at Licensee's sole cost and expense, obtain all permits, approvals and certificates required for the operation and/or performance of the Work by any governmental or quasi-governmental entity having jurisdiction over the Premises or the Work.

(b) Licensee shall whenever entering or leaving the Premises, see that any enclosure installed by Licensor is intact.

(c) Licensee shall use commercially reasonable efforts to keep the Premises free from deposits of refuse, debris, garbage, waste, and all other objectionable materials brought onto the Premises by Licensee.

(d) Licensee shall notify Licensor of any material damage or any material accident occurring on the Premises in connection with the performance of the Work or the activities of Licensee or any Licensee Representatives within twenty-four (24) hours of any such occurrence where reasonably practicable, but in no event more than forty-eight (48) hours of any such occurrence.

(e) Licensee is responsible for the security of the Premises in connection with the performance of the Work or the activities of Licensee or any Licensee Representatives, including without limitation taking adequate security

measures with regard to any materials and equipment brought onto the Premises. Under no circumstances shall Licensor or the City be obligated to maintain, repair or secure the Premises during the License Period.

8. Risk upon Licensee. Licensee agrees that (i) the Work to be performed pursuant to this Agreement is being performed pursuant to the PDA, and (ii) except as set forth in the PDA or under separate written agreement between the parties, neither Licensor nor the City assumes any obligation or responsibility, nor shall either Licensor or the City have any liability, for any expenditure made hereunder.

9. Insurance.

(a) Licensee warrants and represents that it has procured and shall maintain, and shall cause any contractor or agent retained by Licensee to procure and maintain, during the period when the Work is being performed and for such longer time as outlined in Exhibit D, insurance policies of the types of coverage, containing the terms, and in the minimum amounts specified in Exhibit D hereto, unless waived or modified in writing by Licensor.

(b) Prior to performing any of the Work on the Premises, Licensee shall submit to Licensor the applicable insurance certificate(s) evidencing that the required coverages in the amounts listed on Exhibit D are in effect during the period of this Agreement.

(c) For as long as Licensee is performing the work described in Exhibit B, whether under this Agreement, under a separate license with the tenant under a Lease, or otherwise, Licensee shall continue to maintain the insurance coverages specified in Exhibit D, notwithstanding that any Lease may contain different or additional insurance requirements.

10. Compliance with Laws.

(a) Licensee shall comply in all material respects with all Requirements and with such other rules, regulations, orders, terms and conditions as may be reasonably set or required by the City, to the extent that they relate to the Work under this Agreement. Notwithstanding anything contained herein to the contrary, except as set forth on Exhibit B, nothing in this Agreement shall obligate Licensee to perform any environmental remediation of the Premises.

(b) As used in this Agreement, "Requirements" means: (i) the Zoning Resolution of the City of New York (as the same may be amended and/or replaced) and any and all laws, rules, regulations, orders, ordinances, statutes, codes, executive orders, resolutions and requirements, including requirements and conditions under all permits, approvals and certificates required for the operation and/or performance of the Work, of all federal, state and local governmental authorities (currently in force and hereafter adopted) applicable to the Premises or any street, road, avenue, service area, sidewalk or other area comprising a part of, or lying in front of, the Premises, or any vault in or under the Premises (including, without limitation, the Building

Code of New York City, and any applicable equivalent, the Noise Control Code pursuant to 24.201 et. seq. of the Administrative Code of the City of New York and applicable regulations thereunder issued by the City Department of Environmental Protection, and the laws, rules, regulations, orders, ordinances, statutes, codes and requirements of any applicable Fire Rating Bureau or other body exercising similar functions) and (ii) any and all provisions and requirements of any property, casualty or other insurance policy required to be carried by Licensee under this Agreement.

(c) The Licensee shall use the Premises in compliance in all material respects with, and shall not cause (and shall use commercially reasonable efforts not to permit) the Premises to be used in violation of, any and all Environmental Laws, currently existing or as amended or adopted in the future which are or become applicable to the Licensee or the Premises.

(d) Except as may be agreed by Licensor as part of the scope of Work contemplated under this License, Licensee shall not cause or permit, or allow any Licensee Representatives to cause or permit, any Hazardous Materials to be brought upon, stored, used, generated, treated or disposed of on the Premises, other than generation of and temporary storage of investigation derived waste, as permitted under Environmental Laws, and shall remediate any spills of Hazardous Materials that may occur on the Premises in connection with Licensee's or Licensee Representatives' activities at the Premises.

11. Intentionally Omitted.

12. Licensee Responsibility and Indemnification.

(a) The Licensee shall be solely responsible for:

(i) the safety and protection of its employees, agents, representatives and servants and of its contractors and subcontractors and their respective employees, agents, representatives or servants (collectively, "Licensee Representatives") in connection with the performance of the Work and the activities of Licensee and Licensee Representatives on the Premises.

(ii) taking all commercially reasonable precautions to protect the persons and property of Licensor and the City or others from damage, loss or injury resulting from any and all operations by Licensee or on behalf of Licensee under this License.

(b) Licensee's indemnification obligations with respect to the Work performed hereunder shall be as set forth in the PDA. In addition, Licensee shall indemnify, defend and hold Licensor and the City and their respective officials, officers, directors, employees, agents and servants harmless against any and all liens and encumbrances which may be placed, filed or recorded against the Premises or any public improvement lien filed against any funds of Licensor or the City as a result of the Work or any actions taken by or on behalf of Licensee or Licensee Representatives.

(c) In the event that, pursuant to this Agreement, Licensee or any of its Affiliates remains in occupancy of, or enters onto, any BCA Site following Remediation Substantial Completion of such BCA Site, Licensee shall indemnify, hold harmless, and defend Licensor, the City, and NYCLDC and their respective officials, officers, directors, employees, agents and servants from and against all Loss-and-Expense which any of them may suffer, or which may be asserted against any of them, to the extent arising out of or relating to: (i) the violation of the Environmental Easement or Site Management Plan with respect to such BCA Site due to the acts or omissions of Licensee, its Affiliates, and/or their respective contractors, subcontractors, agents, and/or employees during, or arising from, or in connection with, such entry ("Licensee Violations"); and (ii) any New Conditions created or exacerbated by Licensee, its Affiliates, and/or their respective contractors, subcontractors, agents, and/or employees during, or arising from, or in connection with, such entry ("Licensee New Conditions"); but excluding any Loss-and Expense for any third party (i.e. non-NYSDEC claims) claims relating to (x) conditions arising or existing on, at, in or under any parcel comprising the BCA Site prior to December 21, 2017, or (y) the migration of Hazardous Materials from any parcel comprising the BCA Site for reasons other than Licensee Violations and/or Licensee New Conditions. Capitalized terms used in this Section 12(c) but not otherwise defined in this Agreement or the PDA shall have the meanings assigned to such terms in the Willets Phase 1 PDA.[1]

13. Right of Entry by Licensor and the City. Upon reasonable advance written notice to Licensee, Licensor and/or the City may enter upon the Premises at any time for any purpose whatsoever, including, but not limited to, erecting and maintaining signs on the Premises, any work in connection with street closures or examining the Premises to determine whether or not Licensee is complying with the terms of this Agreement and with all laws, rules, regulations or orders of federal, state or local authorities which may affect the Premises or the Work being performed thereon.

14. Restoration of Premises.

(a) Upon the expiration or termination of this Agreement pursuant to Section 4 (except with respect to any portion of the Premises that becomes part of a Lease), Licensee shall promptly remove all equipment, if any, from the Premises and shall secure and surrender the Premises to Licensor in a manner and condition as required pursuant to Section 6.3 of the PDA.

(b) Upon receipt from the Department of Buildings of a Notice of Violation, or upon similar exigent circumstances as determined by Licensor (in its reasonable discretion), Licensor may, upon written notice to Licensee of such circumstance, require Licensee to suspend the Work until such time said violation or circumstance has been remediated or may require Licensee to immediately quit the Premises without removing any materials or equipment. To the extent Licensee was required

to immediately quit the Premises, Licensor shall thereafter afford Licensee a reasonable opportunity to remove such material and equipment.

(c) In the event that Licensee shall fail to quit and vacate the Premises in accordance with Section 4 or shall fail to secure the Premises in accordance with Section 6.3 of the PDA, then Licensor shall have all rights and remedies under the PDA in connection therewith.

(d) In the event that Licensee shall fail to remove its equipment in accordance with this Section 14, then Licensor, in addition to any other rights and remedies it may have hereunder and at law, shall be entitled to receive from Licensee reimbursement for any costs and expenses, including legal fees and court costs, that it may have incurred for the purposes of removing Licensee's equipment.

15. Investigations.

(a) Licensee agrees to be bound by the provisions of Exhibit C annexed hereto and made part hereof.

(b) Licensee warrants and represents that (i) no officer, agent, employee, or representative of Licensor or the City has received or shall receive any payment or other consideration for the making of this Agreement, and (ii) no officer, agent, employee or representative of Licensor or the City has or shall have any interest, whether directly or indirectly, in this Agreement or any proceeds thereof.

16. No Assignment or Sublicense. The License granted by Licensor pursuant to this Agreement is granted solely to Licensee and shall not be assignable, in whole or in part, by Licensee without the prior written consent of Licensor, which consent shall be at Licensor's sole and absolute discretion; provided, however, that Licensee shall have the right to assign this Agreement if such assignment would be a permitted transfer under the PDA and Licensee has made a Transfer to such entity. Licensee shall not sublicense the Premises or any part thereof without first obtaining the specific written consent and authorization of Licensor; provided, however, that Licensee may cause its contractors and agents to enter the Premises for the purpose of performing the Work.

17. Amendment. This License may not be amended, altered, modified, or extended except by a written instrument signed by Licensee and Licensor.

18. Ownership of the Work. All work undertaken and materials incorporated in the Premises shall become the property of Licensor or the City upon the expiration or other termination of this Agreement.

19. Choice of Law and Venue. All disputes arising out of this Agreement shall be interpreted and decided in accordance with the laws of the State of New York. Licensee agrees that any and all claims asserted by or against the City arising under this Agreement shall be heard or determined either in the Federal or State Courts located in the City and County of New York.

20. Notices. All notices or other communications required or permitted to be given hereunder shall be in writing and shall be deemed to have been duly given if (i) personally delivered with proof of delivery thereof, (ii) sent by United States certified mail, return receipt requested, postage prepaid, or (iii) sent by reputable overnight courier service, in each case addressed to the respective Parties as follows:

If to NYCEDC:

New York City Economic Development Corporation One Liberty Plaza,
New York, New York 10006
Attn: Executive Vice President, Real Estate Transaction Services

With copies to:

New York City Economic Development Corporation
One Liberty Plaza,
New York, New York 10006
Attn: General Counsel

And

New York City Law Department
100 Church Street
New York, New York 10007
Attn: Chief, Economic Development Division

If to Developer:

Queens Development Group II, LLC
c/o The Related Companies,
L.P. 30 Hudson Yards, 72nd Floor
New York, New York 10001
Attn: Frank Monterisi

With copies to:

c/o Sterling Equities, Inc. 111 Great Neck Road
Suite 408
Great Neck, New York 11201
Attention: Gregory P. Nero, Esq.

and

CFG Stadium Group, LLC
c/o New York City Football Club, LLC
600 Third Avenue, 30th Floor
New York, New York 10016
Attn: Jon Stemp

and

Levitt & Boccio, LLP
c/o The Related Companies, L.P.
30 Hudson Yards, 72nd Floor
New York, New York 10001
Attention: Jared Schlosser

21. DEP Requirements. Licensee shall comply with all DEP requirements as specified in Exhibit E.

22. Counterparts. This Agreement may be signed in counterparts, which together shall constitute one agreement.

23. Miscellaneous. Notwithstanding anything to the contrary, it is understood and agreed that nothing in this Agreement shall alter or affect in any manner the terms and provisions of, and obligations under, the PDA. In case of any inconsistencies between any of the terms and conditions of this Agreement, and the terms and conditions of the PDA, the terms and conditions of the PDA shall prevail; provided, however, that notwithstanding the foregoing sentence, to the extent the terms and conditions of the PDA conflict with the Master License and the City, upon Licensor's request, is unwilling or unable to modify such terms and conditions so they are consistent with the PDA, then either party can terminate this Agreement upon written notice to the other and the provisions of Section 14 hereof shall apply.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

LICENSOR

NEW YORK CITY ECONOMIC
DEVELOPMENT CORPORATION

By: P J Berg
Name: Paul J. Berg
Title: EVP

[Signature Page to Revocable License Agreement]

LICENSEE

QUEENS DEVELOPMENT GROUP II, LLC

By: _____
Name: Frank Monterisi
Title: Authorized Signatory

By: _____
Name: Scott Wilpon
Title: Authorized Signatory

By: _____
Name: Jennifer O'Sullivan
Title: Authorized Signatory

LICENSEE

QUEENS DEVELOPMENT GROUP II, LLC

By: _____
Name: Frank Monterisi
Title: Authorized Signatory

By: _____
Name: Scott Wilpon
Title: Authorized Signatory

By: _____
Name: Jennifer O'Sullivan
Title: Authorized Signatory

Docusign Envelope ID: D266A1A4-CE11-4A4C-AF1D-C27744D72AD2

LICENSEE

QUEENS DEVELOPMENT GROUP II, LLC

By: _____
Name: Frank Monterisi
Title: Authorized Signatory

By: _____
Name: Scott Wilpon
Title: Authorized Signatory

By: DocuSigned by: Jennifer O'Sullivan
447C0BBF3AE94E7...
Name: Jennifer O'Sullivan
Title: Authorized Signatory

EXHIBIT A - THE PREMISES

Borough: Queens

Phase 2 Parcels Subject to License Agreement

Block	Lot
1820	1, 6, 9, 18, 34, 108
1822	17
1833	117, 118, 119

A – 1


Legend
Area Subject to License Agreement
34th St
35th St
36th St
37th St
38th St
39th St
34th Ave
35th Ave
36th Ave
37th Ave
38th Ave
Northern Blvd
Willets Point Blvd
Van Wyck Expy S
Van Wyck Expy N
Citi Field

EXHIBIT B

THE WORK

This Agreement is specifically entered into for the following work, improvements and alterations.

Surveying
Environmental and geotechnical investigation including, but not limited to:

- Ground penetrating radar and utility mark out
- Soil borings and sampling
- Groundwater well installation and sampling
- Soil vapor probe installation and sampling

Environmental remediation including, but not limited to:

- Site clearing and removals
- Remediation excavation, waste disposal off-site, and backfill
- Groundwater remediation (if needed)

Capping and termination of utility services
Demolition of existing structures
Site preparation including removal of materials and vegetation
Fencing
Site stabilization
Storage
Access
Installation of support of excavation elements and steel braces
Excavation and dewatering
Utility Geotechnical investigation
Utility test pits and supporting scope
Utility survey
Utility Construction
Landscaping and Hardscaping
Construction of roads, curbs and sidewalk (including retaining walls to support roads)
Construction of platform (including piles)
Installation of fill to raise site grade
Stormwater management practices
Temporary roadways for site access
Temporary facilities and structures to be installed or constructed which may be necessary and desirable for operation of the improvements described above, including, but not limited to the below:

- Construction office trailers
- Trade shanties for workers
- Storage containers for equipment and tool storage
- Portable bathroom facilities
- Dewatering plant

- Fenced in storage areas for material storage
- Security guard shack
- Site lighting
- Generators for temporary power
- Stabilized site access/egress for equipment wheel cleaning
- SWPPP measures including silt fence and hay bales

*All work done in accordance with all Federal, State and local rules, regulations, statutes, ordinances and law

EXHIBIT C

INVESTIGATIONS

1. Definitions.

   (a) The terms "license" and "permit," as used in this Exhibit C, shall be defined as a license, permit, franchise, or concession not granted as a matter of right.

   (b) The term "person," as used in this Exhibit C, shall be defined as any natural person doing business alone or associated with another person or entity as a partner, director, officer, principal, or employee.

   (c) The term "entity," as used in this Exhibit C, shall be defined as any firm, partnership, corporation, association, or person that receives money, benefits, licenses, leases, or permits from or through the City or otherwise transacts business with the City.

   (d) The term "member," as used in this Exhibit C, shall be defined as any person associated with another person or entity as a partner, director, officer, principal, or employee.

2. Cooperation. Licensee shall cooperate fully and faithfully with any investigation, audit, or inquiry conducted by a State of New York ("State") or City governmental agency or authority that is empowered directly or by designation to compel the attendance of witnesses and to examine witnesses under oath, or conducted by the Inspector General of a governmental agency that is a party interest to the transaction, submitted bid, submitted proposal, contract, lease, permit, or license that is the subject of the investigation, audit, or inquiry.

3. Refusal to Testify. If (i) any person who has been advised that his or her statement, and any information from such statement, will not be used against him or her in any subsequent criminal proceeding refuses to testify before a grand jury or other governmental agency or authority empowered directly or by designation to compel the attendance of witnesses and to examine witnesses under oath concerning the award of or performance under any transaction, agreement, lease, permit, contract, or license entered into with the City, the State, or any political subdivision or public authority thereof, or the Port Authority of New York and New Jersey, or any local development corporation within the City, or any public benefit corporation organized under the laws of the State of New York, or; (ii) any person refuses to testify for a reason other than the assertion of his or her privilege against self-incrimination in an investigation, audit or inquiry conducted by a City or State governmental agency or authority empowered directly or by designation to compel the attendance of witnesses and to take testimony under oath, or by the Inspector General of the governmental agency that is a party in interest in, and is seeking testimony concerning the award of, or performance under, any transaction, agreement, lease, permit, contract, or license entered into with the City, the State, or any political subdivision thereof or any local development corporation within the City, then Licensor or agency head whose agency is a party in interest to the transaction, submitted bid, submitted proposal, contract, lease,

permit, or license shall convene a hearing, upon not less than five (5) days written notice to the parties involved to determine if any penalties should attach for the failure of a person to testify.

4. Adjournments. If any non-governmental party to the hearing requests an adjournment, Licensor or agency head who convened the hearing may, upon granting the adjournment, suspend any contract, lease, permit, or license pending the final determination pursuant to Paragraph 5, without the City incurring any penalty or damages for delay or otherwise.

5. Penalties. The penalties which may attach after a final determination by Licensor or agency head may include, but shall not exceed:

   (a) The disqualification for a period not to exceed five (5) years from the date of an adverse determination for any person, or any entity of which such person was a member at the time the testimony was sought, from submitting bids for, or transacting business with, or entering into or obtaining any contract, lease, permit, or license with or from the City; and/or

   (b) The cancellation or termination of any and all such existing City contracts, leases, permits, or licenses that the refusal to testify concerns and that have not been assigned as permitted under this Agreement, nor the proceeds of which pledged, to an unaffiliated and unrelated institutional lender for fair value prior to the issuance of the notice scheduling the hearing, without the City incurring any penalty or damages on account of such cancellation or termination; money lawfully due for goods delivered, work done, rentals, or fees accrued prior to the cancellation or termination shall be paid by the City.

6. Factors. Licensor or agency head shall consider and address in reaching his or her determination and in assessing an appropriate penalty the factors in Paragraph 6(a) and Paragraph 6(b). Licensor or agency head may also consider, if relevant and appropriate, the criteria established in Paragraph 6(c) and Paragraph 6(d) in addition to any other information which may be relevant and appropriate.

   (a) Good Faith Efforts. The party's good faith endeavors or lack thereof to cooperate fully and faithfully with any governmental investigation or audit, including, but not limited to, the discipline, discharge, or disassociation of any person failing to testify, the production of accurate and complete books and records, and the forthcoming testimony of all other members, agents, assignees, or fiduciaries whose testimony is sought.

   (b) Relationship to the Entity. The relationship of the person who refused to testify to any entity that is a party to the hearing, including, but not limited to, whether the person whose testimony is sought has an ownership interest in the entity and/or the degree of authority and responsibility the person has within the entity.

   (c) Nexus. The nexus of the testimony sought to the subject and its contracts, leases, permits, or licenses with the City.

(d) Effect of a Penalty. The effect a penalty may have on an unaffiliated and unrelated party or entity that has a significant interest in an entity subject to penalties under Paragraph 5, provided that the party or entity has given actual notice to the Commissioner or agency head upon the acquisition of the interest, or at the hearing called for in Paragraph 3 gives notice and proves that such interest was previously acquired. Under either circumstance, the party or entity must present evidence at the hearing demonstrating the potential adverse impact a penalty will have on such person or entity.

7. Warranties and Enforcement.

(a) Licensee warrants and represents that, to the best of Licensee's knowledge, (1) no officer, agent, employee, or representative of the City has received any payment or other consideration for the making of this Agreement or in connection with the performance thereof, and (2) no officer, agent, employee, or representative of the City has any interest, directly or indirectly, in this Agreement or the proceeds thereof. Licensee shall not hereafter make or pay any consideration as aforesaid and will cooperate fully with the- Commissioner of Investigation of the City and will promptly report in writing any solicitation of money, goods, requests for future employment, or other benefit or thing of value, by or on behalf of any employee of the City or other person, firm, corporation, or entity for any purpose which may be related to the procurement or obtaining of this Agreement by Licensee or affecting the performance of this Agreement.

(b) In the event of a violation of Paragraph 7(a), Licensor or New York City Department of Housing Preservation and Development ("HPD") may convene a hearing pursuant to Paragraph 3 and, upon such hearing, make a determination, in accordance with the considerations set forth in Paragraph 6, as to whether or not a violation has occurred. The penalties imposed may include but shall not exceed the penalties set forth in Paragraph 5(a).

EXHIBIT D

INSURANCE

Licensee shall ensure that during the period when the Work is being performed and for longer periods of time, where cited in this Exhibit D, the types of insurance indicated below are obtained and remain in force, and that such insurance adheres to all requirements herein. The Licensee is authorized to undertake the Work only during the effective period of all required coverage. Licensee shall obtain and maintain and/or require any contractors hired by Licensee to obtain and maintain the following insurance:

(a) Commercial General Liability Insurance. In the amount, as applicable, of at least (x) **[Ten Million Dollars ($10,000,000)**per occurrence for Licensee and First Tier Service Providers (as defined in the Funding Agreement), at all times while the Work then being performed limited to the Due Diligence Work (as defined in the sub-sublicense to CFG Stadium Group, LLC of even date herewith) (y) Twenty-Five Million Dollars ($25,000,000) per occurrence for Licensee and First Tier Service Providers at any and all times when the Work then being performed includes Work that is not part of the Due Diligence Work, which limit may be satisfied, in part, with respect to any First Tier Service Provider by "Owner's Interest Liability" insurance then being maintained by Owner. For any contractors hired by Licensee, minimum per occurrence limits are specified by trade below. This insurance shall protect the insureds from claims for third party property damage and/or bodily injury, including death, that may arise from any of the operations under this License including coverage for completed operations for at least six (6) years or the statute of repose, whichever is longer, upon substantial completion of the Work. Coverage shall be at least as broad as that provided by the most recently issued Insurance Services Office ("ISO") Form CG 0001 with no modifications to the employer's liability and contractual liability provisions and with no exclusions for New York Labor Law, and shall contain no exclusions other than those in Form CG 0001, as required by law or as approved by Licensor and be "occurrence" based rather than "claims- made." Licensee's Commercial General Liability insurance shall include Licensor and the City, together with their officials and employees, as Additional Insureds, and providing ongoing and completed operations coverage to the Additional Insureds. Licensee's contractors' Commercial General Liability insurance shall include Licensor and the City, together with their officials and employees, as Additional Insureds and provide ongoing and completed operations coverage to the Additional Insureds without regard to privity of contract.

Licensee: $10,000,000 with respect to the Due Diligence Work and $25,000,000 with respect to any other Work

First Tier Service Providers: $10,000,000 with respect to the Due Diligence Work and $25,000,000 with respect to any other Work, in each case, on a Per Occurrence / Annual Aggregate on a per project basis

Excavation / Demolition: $10,000,000 Per Occurrence / Annual Aggregate on a per project basis

Remediation: $10,000,000 Per Occurrence / Annual Aggregate on a per project basis

Subcontractors (all other): $5,000,000 Per Occurrence / Annual Aggregate on a per project basis

(b) Workers' Compensation, Employer's Liability, and Disability Benefits Insurance.

If subject to applicable NYS statutes, the Licensee and any contractors performing Work on the Premises shall maintain Workers' Compensation insurance, Employers Liability insurance, and Disability Benefits insurance, for all employees involved in the Licensee's operations under this License, and such insurance shall comply with the laws of the State of New York. If employees are not subject to New York statute, then Employer's Liability shall be maintained for any non-NYS employee in the minimum amount of One Million Dollars ($1,000,000) each employee, each accident and per policy.

(c) Business Automobile Liability Insurance.

If any auto is used in connection with any of the Work contemplated under this Agreement, with regard to all operations under this Agreement, the Licensee shall maintain or cause to be maintained Business Automobile Liability insurance in the amount of at least Five Million Dollars ($5,000,000) combined single limit for liability arising out of the ownership, maintenance or use of any owned, non-owned or hired vehicles that are used in connection with this License. Coverage shall be at least as broad as the latest edition of ISO Form CA0001. If vehicles are used for transporting hazardous materials, such Business Automobile Liability insurance shall be endorsed to provide pollution liability broadened coverage for covered vehicles (endorsement CA 99 48) as well as proof of MCS-90.

(d) Umbrella Liability Insurance.

Licensee may utilize a combination of primary, umbrella and/or excess policies to achieve the limits required for the Commercial General Liability, Automobile Liability, and Employer's Liability requirements. The umbrella and/or excess policies must be on a follow-form basis and shall be endorsed to provide primary & non-contributory coverage so that limits are exhausted on a vertical rather than horizontal basis. The City and NYCEDC must be included separately on any and all umbrella and/or excess policies. If coverage is provided under a Controlled Insurance Program (CIP), aggregate limits may apply on a combined basis with a shared limit of Twenty-Five Million Dollars ($25,000,000) per occurrence

and in the aggregate (or $10,000,000 as to the Due Diligence Work only).

(e) Contractor's Pollution Liability Insurance.

(i) If Licensee performs work, or enters into any contract with another party (each a "Pollution Contractor") to perform work, that involves abatement, removal, repair, replacement, enclosure, encapsulation and/or delivery, receipt, or disposal of any petroleum products, asbestos, lead, PCBs or any other hazardous materials or substances or that provides for a contractor or consultant to conduct drilling or boring into soil in the investigation of any hazardous materials or substances, then Licensee shall maintain, or shall require that the Pollution Contractor maintain, Contractors Pollution Liability Insurance covering bodily injury, property damage, cleanup costs/remediation expenses and legal defense costs with coverage in effect as of the date of this Agreement. Such insurance shall provide coverage for sudden and non-sudden pollution conditions arising out of the contractor's operations at the Premises and include coverage for non-owned disposal sites, during transportation, and off-Premises.

(ii) If required as set forth in (i) above, the Contractors Pollution Liability Insurance maintained by Licensee and/or such Pollution Contractor shall each have a limit of at least One Million Dollars ($1,000,000) per incident and in the aggregate during the performance of any Investigations and Ten Million Dollars ($10,000,000) per incident and in the aggregate during the performance of any Remediation Work, and provide coverage for the Licensee as Additional Insured and Licensor and the City, together with their respective officials and employees, as Additional Insureds without regard to privity of contract. Coverage for Licensor and the City shall be at least as broad as the Licensee's. If this insurance is issued on a claims-made basis, such policy or policies shall have a retroactive date on or before the beginning of the contractor's work, and continuous coverage shall be maintained, or an extended discovery period exercised, for a period of not less than three years after the termination of such work.

(f) If the Licensee and/or its contractors or consultant's are performing professional services in its capacity as a professional, including as may be evidenced by a license to practice that profession and for which professional liability insurance or errors and omissions insurance is reasonably or commercially available, the Licensee and/or its contractors shall purchase and maintain additional insurance of the following type and in the following amount in connection with the performance of the work:

If contractor or consultant is providing a project specific Professional Liability ("PL") Insurance policy, at least Five Million Dollars ($5,000,000) per claim and aggregate, otherwise Two Million Dollars ($2,000,000) per claim and aggregate,

for a period expiring not less than three (3) years after the completion of Work. If the PL coverage lapses or is cancelled within three years of the completion of services, the Licensee and/or its contractors must obtain tail coverage, or an extended reporting period endorsement for a period of at least three years effective on cancellation or termination of such insurance unless a new policy is secured with a retroactive date prior to the Work start date. The policy shall have a professional services definition that encompasses all Work in this Agreement, must not have exclusions for faulty workmanship, contractual liability and warranty/guaranty, and should include protective indemnity and rectification/mitigation coverages with the same professional services definition throughout. If policy is claims-made, any retroactive date must be prior to the Work start date. If contractor's or consultant's PL Insurance is not being provided on a project-specific basis, Licensee shall procure an Owners Protective Professional Indemnity (OPPI) policy excess of all the contractor's or consultant's PL coverage with limits of no less than Three Million Dollars ($3,000,000) per claim and aggregate attaching at the limits available from underlying policies or the policy shall provide primary coverage if the underlying policy limits have been exhausted. The OPPI shall have the same terms and conditions as required in the aforementioned PL policy, but will also provide difference in conditions.

(g) General Requirements for Insurance Coverage and Policies.

(i) Policies of insurance required hereunder shall be provided by companies that may lawfully issue such policy and have an A M. Best rating of at least A- "VII" or a Standard and Poor's rating of at least A, unless prior written approval is obtained from Licensor.

(ii) Except for Workers' Compensation and Professional Liability, the policies of insurance required hereunder shall be primary and non-contributing to any insurance or self-insurance maintained by Licensor or the City.

(iii) There shall be no self-insurance program with regard to any insurance required under this Agreement unless approved in writing by Licensor. The Licensee shall ensure that any such self-insurance program provides Licensor and the City with all rights that would be provided by traditional insurance under this Agreement, including but not limited the defense and indemnification obligations that insurers are required to undertake in liability policies.

(iv) All required policies, except for Workers' Compensation insurance, Employers Liability insurance, and Disability Benefits insurance, shall contain an endorsement requiring that the issuing insurance company will provide Licensor with advance written notice in the event such policy is to expire or be cancelled or terminated for any reason, and to mail such notice to both Licensor, at the address for notices to Licensor herein and the New York City Comptroller, Attn: Office of Contract Administration, Municipal Building, One Centre Street, Room 1005, New York, New York 10007.

Such notice is to be sent at least (30) days before the expiration, cancellation or termination date, except in cases of non-payment, where at least ten (10) days written notice would be provided to the extent commercially reasonable; or alternatively, Licensee or Licensee's broker shall provide such notice of cancellation.

(v) All required policies, except Disability Benefits, Professional Liability, and any OPPI policies, shall include a waiver of the right of subrogation with respect to all insureds and loss payees named therein.

(vi) All policies maintained by Licensee's contractors and consultants must ensure that privity of contract requirement is not applicable to any coverage or protection required to be provided to any additional insureds.

(h) Proof of Insurance.

(i) Certificates of Insurance for all insurance required in this Agreement must be submitted to and accepted by Licensor prior to or upon execution of this Agreement.

(ii) For Workers' Compensation, Employers Liability Insurance and Disability Benefits, the Licensee shall submit one of the following:

(A) C-105.2 Certificate of Worker's Compensation Insurance;

(B) U-26.3 -- State Insurance Fund Certificate of Workers' Compensation Insurance;

(C) Request for WC/DB Exemption (Form CE-200);

(D) Equivalent or successor forms used by the New York State Workers' Compensation Board; or

(E) Other proof of insurance in a form acceptable to Licensor.

ACORD forms are not acceptable proof of workers' compensation coverage.

(iii) For all insurance required under this Agreement except Workers Compensation, Employers Liability and Disability Benefits insurance, the Licensee shall submit one or more Certificates of Insurance in a form acceptable to Licensor. All such Certificates of Insurance shall (a) certify the issuance and effectiveness of such policies of insurance, each with the specified minimum limits; and (b) be accompanied by the provision(s) or endorsement(s) in the Licensee's policies (including its general liability policy) by which Licensor and the City have been made an additional insured, as required herein. All such Certificates of Insurance shall be accompanied by either a duly executed "Certification by Insurance Agent

or Broker" or copies of all policies referenced in such Certificate of Insurance, which policies shall have any confidential and proprietary information redacted. If any policy is not available at the time of submission, certified binders may be submitted until such time as the policy is available, at which time a certified copy of the policy shall be submitted.

(iv) Certificates of Insurance confirming renewals of insurance shall be submitted to Licensor prior to the expiration date of coverage of all policies required under this Agreement. Such Certificates of Insurance shall comply with subsections (ii) and (iii) directly above.

(v) Acceptance or approval by Licensor of a Certificate of Insurance or any other matter does not waive Licensee's obligation to ensure that insurance fully consistent with the requirements of this Agreement is secured and maintained, nor does it waive Licensee's liability for its failure to do so.

(vi) The Licensee shall be obligated to provide Licensor with a copy of any policy of insurance required under this Agreement upon request by Licensor.

(i) Miscellaneous.

(i) The Licensee may satisfy its insurance obligations under this Agreement through primary policies or a combination of primary and excess/umbrella policies, so long as all policies provide the scope of coverage required herein.

(ii) The Licensee, or its insured contractors and consultants, shall be solely responsible for the payment of all premiums for all policies and all deductibles or self-insured retentions to which they are subject, whether or not Licensor and/or the City is an insured under the policy.

(iii) Where notice of loss, damage, occurrence, accident, claim or suit is required under a policy maintained in accordance with this Agreement, the Licensee shall notify in writing all insurance carriers that issued potentially responsive policies of any such event relating to any operations under this Agreement (including notice to Commercial General Liability insurance carriers for events relating to the Licensee's own employees) no later than 20 days after receiving notification of such event or as required by policy provisions, whichever is earlier. For any policy where Licensor and/or the City is an Additional Insured, such notice shall expressly specify that "this notice is being given on behalf of New York City Economic Development Corporation and the City of New York as Additional Insured as well as the Named Insured." Such notice shall also contain the following information: the number of the insurance policy, the name of the named insured, the date and location of the damage, occurrence, or accident, and the identity of the persons or things injured, damaged or lost. The Licensee shall

simultaneously send a copy of such notice to the City of New York c/o Insurance Claims Specialist, Affirmative Litigation Division, New York City Law Department, 100 Church Street, New York, New York 10007.

(iv) The Licensee's failure to secure and maintain insurance in complete conformity with this Agreement, or to give the insurance carrier timely notice on behalf of Licensor and the City, or to do anything else required by this Agreement shall constitute a material breach of this Agreement. Such breach shall not be waived or otherwise excused by any action or inaction by Licensor and/or the City at any time.

(v) Insurance coverage in the minimum amounts provided for in this Agreement shall not relieve the Licensee of any liability under this Agreement, nor shall it preclude Licensor and/or the City from exercising any rights or taking such other actions as are available to it under any other provisions of this Agreement or the law.

(vi) In the event of any loss, accident, claim, action, or other event that does or can give rise to a claim under any insurance policy required under this Agreement, the Licensee shall at all times fully cooperate with Licensor and/or the City with regard to such potential or actual claim.

(vii) The Licensee waives all rights against Licensor and the City, including their respective officials and employees, for any damages or losses that are covered under any insurance required under this Agreement (whether or not such insurance is actually procured or claims are paid thereunder) or any other insurance applicable to the operations of the Licensee and/or its employees, agents, or servants of its contractors or subcontractors.

(viii) In the event the Licensee requires any entity, by contract or otherwise, to procure insurance with regard to any operations under this Agreement and requires such entity to name the Licensee as an additional insured under such insurance, the Licensee shall ensure that such entity also name Licensor and the City, including their respective officials and employees, as additional insureds with ongoing and completed operations coverage.

(ix) In the event the Licensee receives notice, from an insurance company or other person, that any insurance policy required under this Agreement shall expire or be cancelled or terminated (or has expired or been cancelled or terminated) for any reason, the Licensee shall immediately forward a copy of such notice to both Licensor and the New York City Comptroller, attn: Office of Contract Administration, Municipal Building, One Centre Street, room 1005, New York, New York 10007. Notwithstanding the foregoing, the Licensee shall ensure that there is no interruption in any of the insurance coverage required under this Agreement.

(x) In the event Licensee's contractor or subcontractor is not able to comply with required insurance coverages despite good faith diligent efforts, Licensee may, by written notice to Licensor, request deviations from the coverage requirements set forth herein. Any such request shall include all pertinent details regarding the unavailability of the required coverage(s), including efforts undertaken to date to secure such coverages and any other information reasonably requested by Licensor. Any decision to grant, deny, or condition such request by Licensee shall be made by Licensor in its sole and absolute discretion.

Exhibit E

DEP Requirements

1. The Licensee shall ensure that its contractor undertakes all required maintenance guarantee work as set forth in the contract between the Licensee and such contractor for the performance of the Phase 2 Infrastructure Work. For avoidance of doubt, nothing contained herein shall relieve the Licensee from its obligations under the Funding Agreement, including without limitation Section 5.06 thereof.

2. The Licensee will be liable for the failure to properly complete the Phase 2 Infrastructure Work, including liquidated damages of Five Thousand Dollars ($5,000) per day for each day beyond the sixty (60) days allotted by DEP for any shutdown of existing infrastructure to facilitate completion of the Phase 2 Infrastructure Work.

3. Licensee shall perform all Work in accordance with DEP-approved plans and all other terms of this License, including but not limited to Section 10 (Compliance with Laws).

4. Licensee shall reimburse DEP for the costs of the DEP liaison, who will be present on a daily basis to inspect the Phase 2 Infrastructure Work.

5. Licensee shall comply with the provisions of the Memorandum of Understanding among DEP, NYCEDC and HPD relating to certain water and sewer facilities located on all or a portion of the Premises, to the extent applicable to the "Developer Tenant" thereunder and/or the Premises.

City of New York
DEPARTMENT OF
HOUSING PRESERVATION AND DEVELOPMENT
100 GOLD STREET, NEW YORK, N.Y. 10038
nyc.gov/hpd

DINA LEVY
Commissioner

March 24, 2026

New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-0001

Re: Site Access for Brownfield Cleanup Program
Willets Point Northern Outparcels
126-02, 126-12, 126-16 Northern Boulevard and
126-17 34th Avenue
Queens, New York 11368
Block 1820, Lots 1, 6, 34, and 108 (the "Site")

To whom it may concern:

I am writing regarding Queens Development Group II, LLC's ("QDG") application to the Brownfield Cleanup Program ("BCP"). QDG and its contractors have the right to enter the Site as described in this letter.

The Site is currently owned by the City of New York (the "City"). The City, acting by and through its Department of Housing Preservation and Development ("HPD") has entered into a license agreement ("License Agreement") with the New York City Economic Development Corporation ("EDC"), and EDC has entered into a license agreement ("Sublicense Agreement") with QDG for access to properties including the Site. The License Agreement expires on September 30, 2027, and the Sublicense Agreement expires on September 29, 2027, unless earlier terminated by HPD or EDC, respectively. Pursuant to the License and Sublicense, QDG and its contractors have the right to enter the Site to implement any investigation and remedial work required by the New York State Department of Environmental Conservation pursuant to the BCP.

Please accept this letter as proof of site access. If you have any further questions, please contact the HPD project manager, Annabelle Meunier at (212) 863-8459, or via email at meuniera@hpd.nyc.gov.

Sincerely,



Arielle Goldberg
Executive Director of Land Use and Resiliency Policy
Office of Neighborhood Strategies
New York City Department of Housing Preservation and Development

Printed on paper containing 30% post-consumer material.

ATTACHMENT J
SECTION XII: CONTACT LIST INFORMATION

Item 1 – Chief Executive Officer and Planning Board

Chief Executive Officer
Mayor Zohran Mamdani
City Hall
260 Broadway Avenue
New York, NY 10007

New York City Planning Commission
Mark D. Levine, Chairperson
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Queens Borough President
Donovan Richards, Jr.
120-55 Queens Boulevard
Kew Gardens, NY 11424

New York City Office of Environmental Remediation
Shaminder Chawla, Director
253 Broadway, 14th Floor
New York, NY 10038

DCP Queens Borough Director
Lin Zeng
120-55 Queens Boulevard
Kew Gardens, NY 11424

NYC Department of Health and Mental Hygiene
Maureen Little
42-09 28th Street
Queens, NY 11101

NYC Department of Sanitation
Javier Lojan
59 Meiden Lane, 5th Floor
New York, NY 10038

NYC Department of Environmental Protection, Division of Emergency Response and Technical Assessment
Harry Mayer
59-17 Junction Boulevard
Flushing, NY 11373

New York City Councilmember
Honorary Francisco Moya
106-01 Corona Avenue
Corona, NY 11368

New York State Senator
Honorary Jessica Ramos
74-09 37th Avenue, Suite 302
Jackson Heights, NY 11372

New York State Senator
Honorary Toby Stavisky
134-01 20th Avenue, 2nd Floor
College Point, NY 11356

New York State Assemblymember
Honorary Sam Berger
159-06 71st Avenue
Flushing, NY 11365

New York State Assemblymember
Honorary Larinda Hooks
98-09 Northern Boulevard
Corona, NY 11368

New York City Industrial Development Agency
Andrew Kimball, Chairperson
One Liberty Plaza, 14th Floor
New York, NY 10006

Item 2 – Residents, Owners, and Occupants of the Property and Adjacent Properties

The proposed BCP site is currently vacant and improved with several one- to two-story buildings, vacant open space, and parking lots. Lot 1 contains an approximately 39,400-square-foot, two-story industrial building. Lot 6 contains an approximately 4,360-square-

foot, one-story industrial building with full basement that extends to about 8 feet below grade surface (bgs) and a garage. Lots 34 and 108 contain five one-story buildings that occupy a total of approximately 4,880 square-feet, and one building on Lot 108 includes a full basement that extends to about 8 feet bgs. The remaining parts of Lots 6, 108 and 34 are improved with concrete walkways and a concrete-paved parking lot. All buildings are undergoing demolition that is anticipated to be complete by the time the site is enrolled in the BCP.

The contact information of the current site owner is:

Rona Reodica
NYC HPD
100 Gold Street
New York, NY 10038
212-863-7708

Adjacent properties include:

Transportation/Utility Space
Owner: NYC Department of Parks and Recreation
1234 5th Avenue
New York, NY 10029

Parks/Recreation
CitiField Parking
Owner: NYC Department of Transportation
55 Water Street
New York, NY 10041

Warehouse Building
Owner: SAK Realty Group, LLC
PO Box 29071
Glendale, CA 91206

Vacant Lot
Owner: NYC Housing Preservation and Development
100 Gold Street
New York, NY 10038

Auto Body Repair
Owner: Mucho Media, LLC
PO Box 770538
Woodside, NY 11377

Auto Body Repair
Owner: MO ENT INC.
153 Sneidiker Avenue
Brooklyn, NY 11207

Item 3 – Local News Media

Flushing Times
45-17 Marathon Parkway
Little Neck, NY 11362

Queens Examiner
45-23 47th street

Sunnyside, NY 11377

Item 4 – Public Water Supply

The responsibility for supplying water in NYC is shared between the NYC Department of Environmental Protection (NYCDEP), the Municipal Water Finance Authority, and the New York City Water Board:

New York City Department of Environmental Protection
Lisa Garcia, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority
255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board
Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Queens, NY 11373

Item 5 – Request for Contact

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

Item 6 – Schools and Day Care Facilities

There are no sensitive receptors located on the site. No schools or daycare facilities were identified within a half-mile of the site. Sensitive receptors, as defined in DER-10, within a half-mile of the site include the following:

Number	Name (Approximate distance from site)	Address
1	Flushing Bay Promenade (about 0.07 miles northwest of the site)	Queens, NY 11368
2	Willets Point Development Phase 1 Building 1 and 2 Mixed Residential & Commercial Buildings (about 0.25 miles southeast of the site)	126-01 Roosevelt Avenue Queens, NY 11368

Item 7 – Document Repository

The location and contacts for the document repositories for the project are provided below. Signed letters from each of the repositories acknowledging that they agree to act as document repositories for the project are included in this attachment.

Queens Public Library – Central Library
89-11 Merrick Boulevard
Jamaica, NY 11432
718- 990-0700

Queens Community Board 7
Marilyn McAndrews, District Manager
30-50 Whitestone Expressway, Suite 205
Flushing, NY 11354
718-359-2800

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

5 March 2026

RECEIVED
MAR - 9 2026
COMMUNITY BOARD 7

Marilyn McAndrews, District Manager
Queens Community Board 7
30-50 Whitestone Expressway, Suite 205
Flushing, NY 11354
718-359-2800

RE: Brownfield Cleanup Program Application
Willets Point Northern Outparcels
126-02, 126-12, 126-16 Northern Boulevard and
126-17 34th Avenue
Block 1820, Lots 1, 6, 34, 108
Queens, New York 11368

To Ms. McAndrews:

We represent Queens Development Group II, LLC for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced development project in Queens, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local community board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your community board will be willing and able to act as the temporary public repository for this BCP project.

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

Harrison Bluestone
Senior Staff Geologist

Yes, the Queens Community Board 7 is willing and able to act as a public repository on behalf of Queens Development Group II, LLC in the cleanup of the Willets Point Northern Outparcels project under the NYSDEC BCP.

Marilyn McAndrews
(Name)

March 9, 2026
(Date)

District Manager
(Title)

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

5 March 2026

Queens Public Library – Central Library
89-11 Merrick Boulevard
Jamaica, NY 11432
718- 990-0700

RE: Brownfield Cleanup Program Application
Willets Point Northern Outparcels
126-02, 126-12, 126-16 Northern Boulevard and
126-17 34th Avenue
Block 1820, Lots 1, 6, 34, 108
Queens, New York 11368

To Whom it May Concern:

We represent Queens Development Group II, LLC for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced development project in Queens, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your community board will be willing and able to act as the temporary public repository for this BCP project.

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

Harrison Bluestone
Senior Staff Geologist

Yes, the Queens Public Library – Central Library is willing and able to act as a public repository on behalf of Queens Development Group II, LLC in the cleanup of the Willets Point Northern Outparcels project under the NYSDEC BCP.

Jillian K Hayes
(Name)

3/6/26
(Date)

Assistant Director Central
(Title)