SESI CONSULTING ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL

Principals
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Fuad Dahan, PhD, PE, LSRP
Franz W. Laki, PE
John M. Nederfield, PE
Jose M. Rodriguez, PE
Justin M. Protasiewicz, PE
Michael St. Pierre, PE

August 10, 2026 ***via email:*** ryan.richard@dec.ny.gov
(Revised: October 7, October 16, October 20, 2026)

Mr. Ryan Richard
New York State Department of Environmental Conservation
Division of Environmental Remediation
21 South Putt Corners Road
New Paltz, New York 12561-1620

RE: Remedial Action Work Plan Addendum: ORC Application to Groundwater
Broad Street Irving Ave Cleaners Site (C360213)
131 Irving Avenue
Port Chester, New York
SESI Project No. 11246

Dear Mr. Richard:

On behalf of our Clients, 131 Irving Owner LLC, Broad PC Owner LLC and Broad Street Owner LLC (the "Volunteers"), SESI Consulting Engineers (SESI) has prepared this Remedial Action Work Plan (RAWP) – Addendum (Groundwater) for the above referenced Site to supplement the RAWP that was submitted on December 3, 2025 and approved by the New York State Department of Environmental Conservation (NYSDEC) on March 18, 2026. The RAWP was submitted to address soil and groundwater remediation. This Addendum, which presents the details of the application of ORC to groundwater, is being submitted for approval. This Addendum addresses questions raised by the NYSDEC in a letter dated October 15, 2026, and email response dated October 20, 2026.

Introduction

131 Irving Owner LLC, Broad PC Owner LLC and Broad Street Owner LLC (the "Volunteers") entered into a Brownfield Cleanup Agreement (BCA) with the NYSDEC to investigate and remediate the property known as Broad Street Irving Ave Cleaners (BCP Site No. C360213, the "Site"). A Site Location Map is presented as **Figure 1** and a Site Plan is presented as **Figure 2**. The RAWP summarized data collected during due diligence at the Site as well as the Remedial Investigation (RI) data for soil, groundwater, and soil vapor, and detailed the approach to remediate contamination on the Site. The RAWP included proposed strategies for the support of excavation (SOE) systems, and off-Site disposal of contaminated soils above the NYSDEC Unrestricted Use Soil Cleanup Objectives (UUSCOs) to achieve the Track 1 remedy for soil. The remedial soil excavation depths are presented in **Figure 3** and range from approximately 2- to 22- feet below ground surface (ft-bgs). This workplan provides additional details for the remediation of residual remaining groundwater contamination at the Site.

Summary of Groundwater Findings at the Site

The primary contaminants of concern in Site groundwater are petroleum hydrocarbon volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs). This Addendum to the RAWP is focused on the remediation of residual VOC and SVOC contamination in groundwater.

There are eleven (11) new bedrock groundwater monitoring wells installed at the site – see **Figure 4**. The wells have been sampled twice; the laboratory data are depicted on **Figure 4**.

Remedial Approach

The removal and off-site disposal of all the contaminated soil on the Site to achieve the Track 1 UUSCOs, and on-going construction dewatering programs are expected to eventually remediate the remaining residual contamination that is present in groundwater. Nevertheless, the application of Oxygen Release Compound - Advanced (ORC-A) will be implemented to expedite treating the remaining VOC and SVOC constituents in groundwater. ORC-A technology involves applying a slow release oxygen media to stimulate aerobic biodegradation of the VOCs and SVOCs in saturated soil and groundwater.

ORC-A is a product of the Regenesis company (see attached specifications and Technical Data). ORC-A media consists of a calcium peroxide-based, controlled-release oxygen amendment. It will be applied onto the ground surface (soil and/or bedrock and/or clean backfill gravel/crushed stone). Once applied and saturated, the ORC-A media will slowly release oxygen into the groundwater system. Regenesis estimates the longevity of the ORC-A oxygen release profile to be nine (9)- to 12-months; however, asymptotic levels for COC issuance can be likely reached prior to 6- to 12-months.

ORC-A Treatment Preliminary Design

The ORC-A treatment will address remaining dissolved VOC and SVOC constituents in groundwater.The ORC-A media will be placed at the bottom of the excavation as follows:

The ORC-A media will be placed as evenly as possible using hand-held tools (e.g., a rake) on the ground surface by the Site Contractor under the supervision of the SESI on-Site Field Engineer. The ground surface is mostly bedrock, in the western and north-western portion of the site as depicted on **Figure 4**. The combined total application area is 1,800 square feet (sf). The application rate will be one (1) pound of ORC-A/sf. Once the ORC-A media is placed on the ground surface it will be covered with a layer of ¾-inch clean crushed stone or clean soil to prevent it from becoming wind-blown. Regenesis has reviewed and approved this application method.

Area of Influence (AOI) of ORC-A: The ORC-A media will dissolve in the groundwater and then diffuse throughout the groundwater system on-site. Thus, the AOI will extend to the site boundaries. The proposed placement of ORC-A is greatest in the north and western portions of the site where the more extensive soil contamination was observed before the Track 1 remediation for soil was implemented.

The ORC-A placement locations may be adjusted based on the conditions encountered during the Site work and will be reported to DEC in the FER.

Groundwater Monitoring

Performance monitoring of the groundwater remediation program will be conducted to verify that the groundwater remedy has been effective. The goal is to achieve compliance with the NY Technical and Operational Guidance Series (TOGS) Ambient Water Quality Standards (AWQS), to prove a clear decreasing trend for petroleum hydrocarbon constituents in groundwater, and/or reach asymptotic concentrations of constituents. A total of eleven (11) monitoring wells were installed across the Site to facilitate groundwater monitoring. Groundwater sampling events will be conducted to assess the reductions of contaminant concentrations. Groundwater samples will be analyzed for the full target compound list (TCL) and target analyte list (TAL) analytes, which include VOCs, SVOCs, polychlorinated biphenyls (PCBs), pesticides, and metals, per- and polyfluoroalkyl substances (PFAS), and 1,4-dioxane.

When sampling the wells, it is standard practice to measure and document several field parameters including dissolved oxygen (DO), oxidation-reduction potential (ORP), temperature, pH, conductivity, and turbidity. Regenesis also recommends measuring these parameters. The parameters DO and ORP, in particular, can be utilized to gauge the effectiveness of the ORC-A program. Changes in the DO concentrations can help characterize shifts in aquifer geochemistry and the development of more aerobic conditions. The well locations are shown on **Figure 4**.

The field parameters DO and ORP will be important data regarding evaluating the effectiveness of the ORC addition. (The ORP when positive indicates there is dissolved oxygen in the groundwater; when negative, it indicates an oxygen deficient or reducing environment.) The DO and ORP data will be used as a baseline to compare the ORC effectiveness. During sampling of the wells, we collect this data in accordance with USEPA low-flow sampling procedures. Groundwater samples are collected once the values of DO and ORP (and the other geochemical parameters) have stabilized for three (3) consecutive readings during the well pre-sampling well purge process. This is to demonstrate that the water being sampled represents a quasi-steady state condition and is representative of the surrounding groundwater system. Based on the baseline condition, the ORC will increase the oxygen content in the groundwater and the DO and ORP should increase; therefore, we believe this is an effective groundwater treatment remedy.

During the September 1 to 3, 2026 low-flow sampling event, the measured DO was mostly zero milligrams/liter. During the September 21 to 23 event the DO ranged from zero to 3.65 mg/L. During the September 1 to 3 event the ORP ranged from minus 3 to plus 207 millivolts. During the September 21 to 23 event the ORP ranged from minus 268 to plus 194 millivolts. These data are baseline data to which the post-ORC well sampling events will be compared. Baseline groundwater sampling has been conducted. The wells have been sampled twice; both rounds of laboratory data are depicted on **Figure 4**. Post-ORC-A application groundwater monitoring will be performed six (6) weeks after the ORC-A media is submerged and saturated, and then quarterly for up to two (2) years, or until compliance with the NY TOGS AWQS is achieved to prove there is a clear decreasing trend of petroleum hydrocarbon constituents in groundwater, or to reach asymptotic concentrations of constituents. :

Other Considerations

Materials used for application will be stored in accordance with the manufacturer's recommendations (i.e., on pallets, in secure totes, etc.) and a material safety data sheet will be provided from the manufacturer prior to initiating work.

The NYSDEC will be notified if there are any significant changes to the plan. Acknowledgement of these changes will be communicated prior to the initiation of the application program. The NYSDEC Project Manager will be notified prior to the implementation of the application program.

Should you have any questions regarding this workplan, please call.

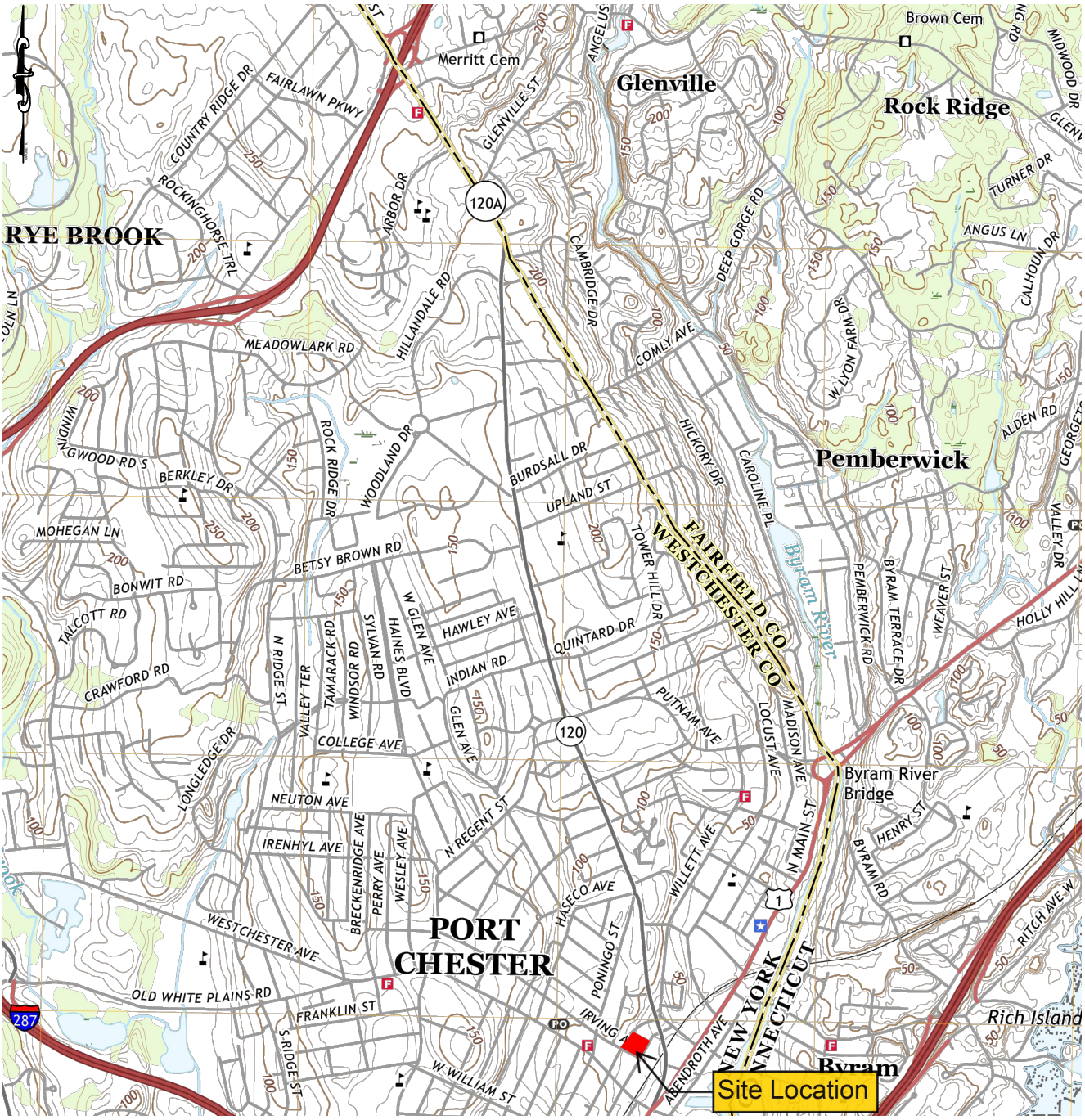
Sincerely,

SESI CONSULTING ENGINEERS

Christopher F. Zwingle, PE
Senior Engineer

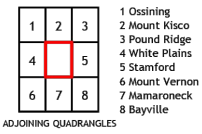
Attachments:
Figure 1 – Site Location Map (USGS)
Figure 2 – Site Plan (Metes and Bounds Survey)
Figure 3 – Cross Sections of Remedial Excavation (with End Point Sampling Elevations)
Figure 4 – Proposed ORC Application Plan
NYSDEC Comment Letter, dated October 15, 2026
ORC Advanced Technical Description
ORC Advanced Safety Data Sheet

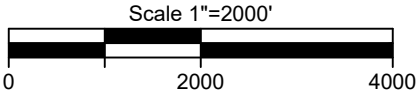
c: Brian Burwell (Artimus); brian@artimusnyc.com



REFERENCE:
SITE TOPOGRAPHY MAP TAKEN FROM USGS ONLINE DATABASE. GLENVILLE, CT QUADRANGLE.







BROAD STREET - IRVING AVENUE CLEANERS SITE
131 IRVING AVENUE
PORT CHESTER, NEW YORK

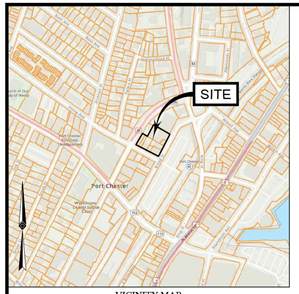
SITE LOCATION PLAN

SESI CONSULTING ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 ROUTE 46E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

FIG-1

DRAWN BY: aas
CHECKED BY: AA
SCALE: AS NOTED
DATE: 06/17/2020
JOB NO.: 11246

N:\ACAD\11246\CAD\PHASE II\11246 – FIG-1.1 – SITE LOCATION PLAN.DWG 07/01/25 11:40:40AM, alan.ward, LAYOUT:FIG-1.1



VICINITY MAP
© 2022 ESRI WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)

NOTES:

1. PROPERTY KNOWN AS LOT 81, BLOCK 2, SECTION 142.22, AS SHOWN ON THE TAX MAP OF THE VILLAGE OF PORT CHESTER, TOWN OF RYE, WESTECHESTER COUNTY, STATE OF NEW YORK.
2. AREA = 33,554± SQUARE FEET OR 0.7703± ACRES.
3. THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN, UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ANY OR ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. (THE SURVEYOR), INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON. CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A CERTIFICATE OF TITLE PREPARED BY ALL NEW YORK TITLE AGENCY, INC., AN AGENT FOR STEWART TITLE GUARANTY COMPANY; COMMITMENT NO. ANY2026-8284CP, WITH A COMMITMENT EFFECTIVE DATE OF 03-14-2026. SEE EXCEPTIONS LIST FOR SURVEY RELATED EXCEPTIONS THAT APPEAR IN SCHEDULE B.

   THIS SURVEY DOES NOT ADDRESS OWNERSHIP AND EXCEPT AS REFERENCED IN THE TITLE COMMITMENT POSSIBLE RIGHTS OF ADJOINING PROPERTIES.

   THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.
6. EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) PER MAP REF #2.

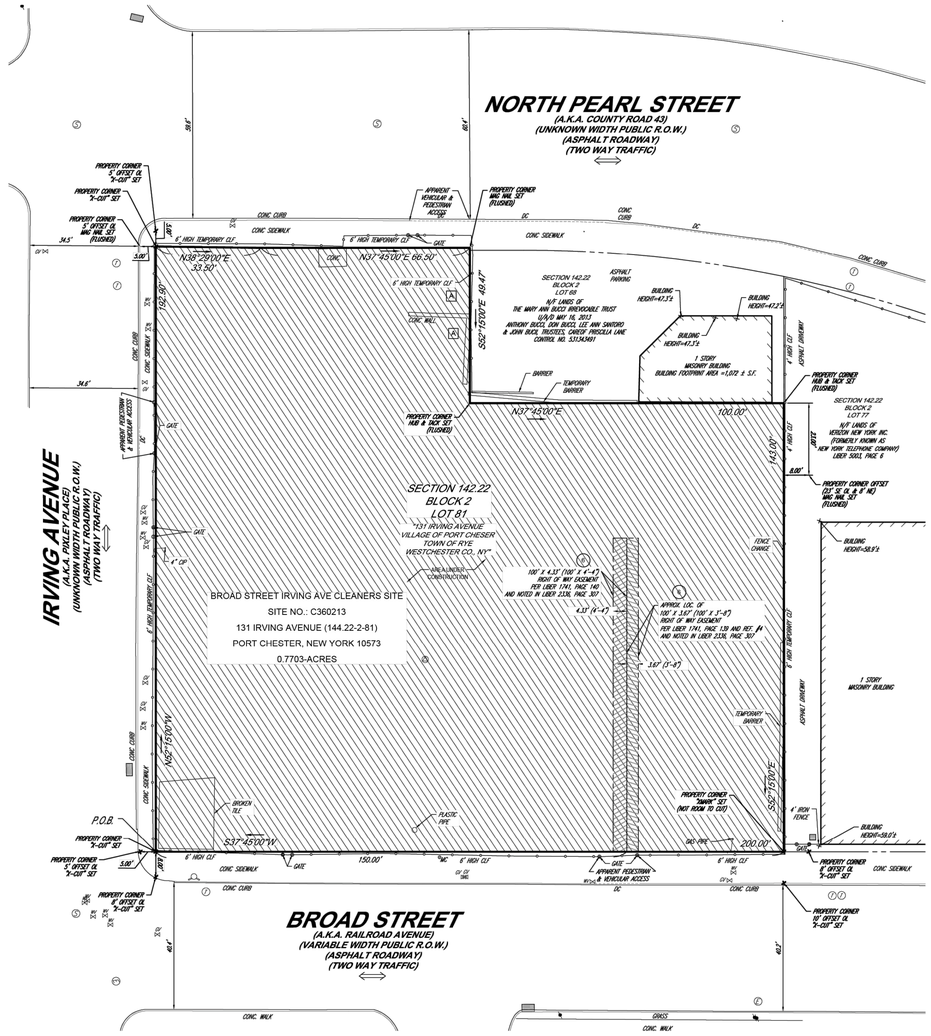
   PRELIMINARY FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) PER MAP REF #3.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
10. THIS SURVEY WAS PREPARED FOR THE CLIENT, (ARTIMUS) AND INTENDED ONLY FOR THE USE BY THE CLIENT AS CONTRACTED FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED. NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED HEREON SHALL RELY ON IT FOR ANY PURPOSE.
11. THERE WERE NO NATURAL STREAMS OR WATERCOURSES VISIBLE AT THE TIME OF THE FIELD SURVEY.
12. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
13. PROPERTY CORNERS FOUND ARE FLUSH WITH GROUND UNLESS NOTED.
14. THE PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO NEW PEARL STREET (A.K.A. COUNTY ROAD 43, UNKNOWN WIDTH PUBLIC RIGHT OF WAY), TO BROAD STREET (VARIABLE WIDTH PUBLIC RIGHT OF WAY), TO IRVING AVENUE (A.K.A. PIXLEY PLACE, UNKNOWN WIDTH PUBLIC RIGHT OF WAY).
15. NO DESIGNATED PARKING SPACES OBSERVED AT TIME OF FIELD SURVEY (SITE UNDER CONSTRUCTION).
16. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE VESTING DEED FOR PREMISES KNOWN AS LOT 81, BLOCK 2, SECTION 142.22, PORT CHESTER, TOWN OF RYE, WESTCHESTER COUNTY, STATE OF NEW YORK, RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON 12/27/2024 AS CONTROL NUMBER 643253475. THE NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD83) BEARINGS ARE ROTATED 10°05'32" COUNTERCLOCKWISE (WESTERLY) FROM THE DEED BEARINGS.
16. THE CURRENT ZONING CLASSIFICATION ITEM 6(a), 6(b) WAS NOT PROVIDED BY THE CLIENT AS REQUIRED BY THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS. ZONING INFORMATION IS NOT SHOWN.

REFERENCES:

1. THE DIGITAL TAX MAP OF THE VILLAGE OF PORT CHESTER, TOWN OF RYE, WESTECHESTER COUNTY, STATE OF NEW YORK. MAP NO. 142.22.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, WESTCHESTER COUNTY, NEW YORK, ALL JURISDICTIONS" PANEL 293 OF 426", MAP NUMBER 36119C0293F, MAP REVISED: SEPTEMBER 28, 2007.
3. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, WESTCHESTER COUNTY, NEW YORK, ALL JURISDICTIONS" PANEL 293 OF 426", MAP NUMBER 36119C0293G, REVISED PRELIMINARY: DECEMBER 8, 2014.
4. MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR BROAD STREET OWNER LLC IN THE VILLAGE OF PORT CHESTER TOWN OF RYE WESTCHESTER COUNTY, N.Y.", PREPARED BY WARD CARPENTER ENGINEERS INC, DATED JUNE 3, 2019, LAST REVISED JUNE 26, 2025.
5. TOWN OF RYE MERGER FORM FOR OWNER "BROAD STREET OWNER LLC", EXECUTED 08-27-2024, FOR THE FOLLOWING PARCELS:

SECTION	*BLOCK*	**LOT**	**STREET ADDRESS**
142.22	2	69	147 IRVING AVENUE
142.22	2	70	145 IRVING AVENUE
142.22	2	71	143 IRVING AVENUE
142.22	2	72	139 IRVING AVENUE
142.22	2	73	34-36 BROAD STREET
142.22	2	74	38 BROAD STREET
142.22	2	75	40 BROAD STREET
142.22	2	76	46 BROAD STREET

6. E-MAIL FROM THE TOWN OF RYE, WESTCHESTER COUNTY, STATE OF NEW YORK CONFIRMING THE TAX MERGER FOR NEW PARCEL ID #142.22-2-81, WITH A STREET ADDRESS OF 131 IRVING AVENUE, FINALIZED ON THE 2026 TENTATIVE ASSESSMENT ROLL.
7. MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY SECTION 142.22 / BLOCK 2 / LOT 81 131 IRVING AVENUE VILLAGE OF PORT CHESTER, TOWN OF RYE WESTCHESTER COUNTY,STATE OF NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES INC PC, DATED 04-24-2026.





THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

EXCEPTIONS:

(6) RIGHT OF WAYS RECITED IN THE DEEDS RECORDED IN LIBER 1741 PAGE 139, LIBER 1741 PAGE 140 AND LIBER 2336 PAGE 307.
LIBER 1741 PAGE 139: THE LOCATION OF THE 100' X 3'-8" RIGHT OF WAY EASEMENT GRANTED IN LIBER 1741, PAGE 139 TO HARVEY CLARK, HIS HEIRS AND ASSIGNS FOREVER, CAN'T BE PLOTTED BASED ON THE INFORMATION PROVIDED BY SAID DEED. THE APPROXIMATE LOCATION OF SAID EASEMENT IS SHOWN BASED ON ADDITIONAL INFORMATION PROVIDED BY FILED MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR BROAD STREET OWNER LLC IN THE VILLAGE OF PORT CHESTER TOWN OF RYE WESTCHESTER COUNTY, NY" (SEE REFERENCE #4).

LIBER 1741, PAGE 140: THE PREMISES GRANTED IN LIBER 1741, PAGE 140 INCLUDES A PORTION OF CURRENT TAX LOT 142.22-2-81. EDWARD W. SIMONS (GRANTOR) RESERVE ONTO ITSELF, HIS HEIRS AND ASSIGNS FOREVER, A 100' X 4'-4" RIGHT OF WAY EASEMENT OVER THE NORTHERLY PORTION OF SAID PREMISES - SHOWN.

LIBER 2336 PAGE 307: THE PREMISES GRANTED IN LIBER 2336, PAGE 307 INCLUDES A PORTION OF CURRENT TAX LOT 142.22-2-81. SAID PREMISES IS GRANTED "SUBJECT TO" THE 100' X 4'-4" RIGHT OF WAY EASEMENT DESCRIBED IN LIBER 1741, PAGE 140 AND "TOGETHER WITH" THE 100' X 3'-8" RIGHT OF WAY EASEMENT DESCRIBED IN LIBER 1741, PAGE 139 - BOTH EASEMENTS SHOWN.

GRAPHIC SCALE
6.1 0 6.1 12.2 24.4
(IN METERS
1 inch = 6.1 Meters

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in more detail in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 1223 or at derweb@dec.ny.gov.

PERIMETER / BCP SITE / ENVIRONMENTAL EASEMENT AREA DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND LOCATED IN THE VILLAGE OF PORT CHESTER, TOWN OF RYE, COUNTY OF WESTCHESTER, STATE OF NEW YORK AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE NORTHWESTERLY SIDE OF BROAD STREET (FORMERLY RAILROAD AVENUE) AND THE NORTHEASTERLY SIDE OF IRVING AVENUE (FORMERLY PIXLEY PLACE), SAID POINT BEING THE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHEASTERLY SIDE OF IRVING AVENUE, NORTH 52 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 192.90 FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF PEARL STREET;

THENCE ALONG SAID SOUTHEASTERLY SIDE OF PEARL STREET, NORTH 38 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 33.50 FEET;

THENCE NORTH 37 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 66.50 FEET TO A POINT;

THENCE ALONG THE DIVISION LINE BETWEEN PROPERTY NOW OR FORMERLY BUCCI AND THE HEREIN DESCRIBED PARCEL, SOUTH 52 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 49.47 FEET;

THENCE NORTH 37 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE SOUTHERLY SIDE OF PROPERTY NOW OR FORMERLY VERIZON N.Y. INCLUDING DUFF AND PHELPS;

THENCE SOUTH 52 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 143.00 FEET TO A POINT ON THE NORTHWESTERLY SIDE OF BROAD STREET;

THENCE ALONG SAID NORTHWESTERLY SIDE OF BROAD STREET, SOUTH 37 DEGREES 45 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET TO NORTHEASTERLY SIDE OF IRVING STREET, THE POINT AND PLACE OF BEGINNING.

ACREAGE: 0.7703

TABLE OF SIGNIFICANT OBSERVATIONS

(A) THE NORTHERLY EDGE OF THE CONCRETE WALL EXTENDS UP TO 0.3 FEET NORTH OF PROPERTY LINE ONTO ADJOINING LOT 142.22-2-68.

NOTE: THESE ARE THE SIGNIFICANT OBSERVATIONS NOTED DURING THE PROCESS OF CONDUCTING THE FIELD WORK. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10, 11(a), 13 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04-14-2026.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR SEALED WITH BLUE INK

STATE OF NEW YORK ANDREW JOSEPH FLANAGAN 050417 LICENSED LAND SURVEYOR

05-19-2026
DATE

ANDREW J. FLANAGAN
NEW YORK PROFESSIONAL LAND SURVEYOR #050417
E-MAIL: AFLANAGAN@CPASURVEY.COM

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

LEGEND

- DEPRESSED CURB
- HYDRANT
- FIRE DEPARTMENT CONNECTION (F.D.C.)
- POST INDICATOR VALVE
- WATER METER
- WATER VALVE
- GAS VALVE
- IRRIGATION VALVE
- UNKNOWN VALVE
- ELECTRIC METER
- GAS METER
- DRAINAGE/STORM MANHOLE
- UNKNOWN MANHOLE
- SANITARY/SEWER MANHOLE
- WATER MANHOLE
- CATCH BASINS
- CLEAN OUT
- DETECTABLE WARNING PAD
- METAL COVERS
- SIGN
- DOUBLE SIGN
- MAIL BOX
- BOLLARD
- METAL GUIDE RAIL
- GATE POST
- AIR CONDITIONING UNIT
- AREA LIGHT
- GROUND FLOOD LIGHT
- LAMP
- DECIDUOUS TREE & TRUNK SIZE
- CONIFEROUS TREE & TRUNK SIZE
- SHRUBS
- ROCK / BOULDER
- PARKING SPACE COUNT
- ABOVE GROUND
- BELGIUM BLOCK CURB
- STEEL FACED CONC. CURB
- DEPRESSED CURB
- BUILDING FOOTPRINT AREA
- BUILDING
- CHAIN LINK FENCE
- EDGE OF CONC.
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- LANDSCAPED AREA
- MASONRY BLOCK WALL
- METAL COVER
- TYPICAL
- BOTTOM OF STRUCTURE
- NO VISIBLE PIPE
- STOP BAR
- SOLID BLUE LINE
- SOLID WHITE LINE
- SOLID YELLOW LINE
- DASHED WHITE LINE
- DASHED YELLOW LINE
- DOUBLE YELLOW LINE
- ON LINE
- UNKNOWN TERMINUS
- P.O.B. POINT OF BEGINNING
- PROPERTY CORNER / OFFSET SET - "X-CUT"
- PROPERTY CORNER / OFFSET SET AS DESCRIBED
- (#) TITLE REPORT EXCEPTION (CHANGES SHAPE AND SIZE)
- OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- ON LINE STRUCTURE AT GROUND LEVEL
- FENCE CORNER
- FENCE LINE
- FENCE POST
- WALL CORNER
- BUILDING CORNER
- BCP BROWNFIELD CLEANUP PROGRAM
- BCP SITE / ENVIRONMENTAL EASEMENT AREA

KEY MAP

rev	date	description

SESI CONSULTING ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 ROUTE 46E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

project:
131 IRVING AVENUE
VILLAGE OF PORT CHESTER,
TOWN OF RYE,
WESTCHESTER COUNTY, NY

title:
SURVEY

dwg by: APG	job no. 11246
chk by: CZ	drawing no. FIG-2
scale: AS NOTED	1 of 1
date: 09/30/2026	

FIELD DATE: 10-24-2025, 04-14-2026	ENVIRONMENTAL EASEMENT EXHIBIT				
FIELD BOOK NO.: NYC 25-07, NYC 25-10	SECTION 142.22 / BLOCK 2 / LOT 81				
FIELD BOOK PG.: 82, 83	131 IRVING AVENUE VILLAGE OF PORT CHESTER, TOWN OF RYE WESTCHESTER COUNTY, STATE OF NEW YORK				
FIELD CREW: J.L./ W.R., E.H.	CONTROL POINT ASSOCIATES INC PC 9 TIMES SQUARE, 200 WEST 41ST STREET, NEW YORK, NY 10036, 14TH FLOOR 646.780.0411 WWW.CPASURVEY.COM				WARREN, NJ 908.668.0099 STAMFORD, CT 475.215.5000 ORLANDO, FL 689.223.3099 LONG ISLAND, NY 631.580.3940 SOUTHBOROUGH, MA 508.948.8300 BOSTON, MA 857.254.0202 ROCHESTER, NY 585.502.1784 PHILADELPHIA, PA 215.712.9800 WASHINGTON, DC 202.793.5888 FT. LAUDERDALE, FL 954.763.7822
DRAWN: J.H., M.A.P.					
REVIEWED: A.J.F.	APPROVED: A.J.F.	DATE: 05-19-2026	SCALE: 1" = 20'	FILE NO.: 04-250243-00	SHEET: 1 OF 1

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A:\ACAD\11246\CAD\11246 DWG SURVEY.DWG 09/30/26 08:21:00AM, dgn: LAYOUT(FIG-2

GRID	PRE-CONSTRUCTION GRADE ELEV (FT AMSL)	ORIGINAL TARGET ELEV (FT-AMSL)	END POINT SOIL SAMPLE ELEV (FT-AMSL)	TOP OF BEDROCK (FT-AMSL)	PLAN AREA OF GRID (SQ.FT)	CUT THICKNESS (FT)	VOLUME REMOVED (CY)
RA-1	33	16.5	-	22	784	11	319
RA-2	33	16.5	-	24	784	9	261
RA-3	35	16	-	26	784	9	261
RA-4	35	16	-	28	448	7	116
RA-5	33	16.5	16.5	-	896	16.5	548
RA-6	33	16.5	-	17	896	16	531
RA-7	35	16	-	20	896	15	498
RA-8	35	16	-	18	654	17	412
RA-9	31	21	17	-	784	14	407
RA-10	31	21	21	-	784	10	290
RA-11	32	20.5	20.5	-	784	11.5	334
RA-12	32	20.5	20.5	-	840	11.5	358
RA-13	27	19	15	-	1,142	12	508
RA-14	27	19	19	-	1,142	8	338
RA-15	27	16	-	16	991	11	404
RA-16	31	21	21	-	784	10	290
RA-17	31	21	19	-	784	12	348
RA-18	32	20.5	20.5	-	784	11.5	334
RA-19	32	20.5	-	20	840	12	373
RA-20	27	19	-	20	840	7	218
RA-21	27	19	15	-	840	12	373
RA-22	27	16	-	13	729	14	378
RA-23	35.5	20.5	16.5	-	784	19	552
RA-24	35.5	20.5	-	22	784	13.5	392
RA-25	30	21	-	23	784	7	203
RA-26	30	21	-	25	840	5	156
RA-27	29	21	-	21	840	8	249
RA-28	29	21	21	-	840	8	249
RA-29	20	7.5	-	11	726	9	242
RA-30	35.5	20.5	-	20.5	784	15	436
RA-31	35.5	20.5	20	-	784	15.5	450
RA-32	30	21	-	22	784	8	232
RA-33	30	21	-	25	840	5	156
RA-34	29	21	-	26.5	840	2.5	78
RA-35	29	21	-	22.5	840	6.5	202
RA-36	20	7.5	-	18	729	2	54
RA-37	32	20	-	24	583	8	173
RA-38	32	20	-	26	583	6	130
RA-39	30	20	-	23	583	7	151
RA-40	30	20	-	22	627	8	186
RA-41	29	25	-	25	627	4	93
RA-42	29	25	-	20	627	9	209
RA-43	29	19	-	20	544	9	181
							12672

KEY MAP

rev	date	description

SESI CONSULTING ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 ROUTE 46E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

LEGEND:

- PROPERTY BOUNDARY
- SAMPLE GRID
- RA-36 - BORING NUMBER & APPROX. LOCATION
- SMP-MW-8 - MONITORING WELL NUMBER & APPROX. LOCATION
- SAMPLE COLLECTED AND PENDING RESULTS
- SAMPLE RESULTS EXCEED UUSCOs
- SAMPLE RESULTS BELOW UUSCOs
- BEDROCK ENCOUNTERED (NO SAMPLING REQUIRED)
- 5565 ELEV.20.08 GRD RA-6 - ENDPOINT SOIL/BEDROCK SURVEY ELEVATION (BY CONTROL POINT)
- 5807 GRD 23.00 - MONITORING WELL SURVEY ELEVATION (BY CONTROL POINT)

NOTES:

1. PROPERTY KNOWN AS LOT 71, BLOCK 2, AS SHOWN ON THE NEW YORK DIGITAL TAX MAP OF THE VILLAGE OF PORT CHESTER, WESTCHESTER COUNTY, STATE OF NEW YORK.
2. PER CONTRACTUAL AGREEMENT WITH CLIENT, CONTROL POINT ASSOCIATES, INC. HAS NOT PERFORMED A BOUNDARY SURVEY OF THE SUBJECT PARCEL. BOUNDARY LINES SHOWN HEREON ARE PER SURVEY PREPARED BY WARD CARPENTER ENGINEERS, INC.
3. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) GEOID18. ELEVATIONS ARE BASED UPON SURVEY PREPARED BY WARD CARPENTER ENGINEERS, INC.

REFERENCE:

1. EXISTING CONDITIONS & BOUNDARY SURVEY ARE TAKEN FROM ENVIRONMENTAL EASEMENT EXHIBIT PREPARED BY CONTROL POINT ASSOCIATES INC. PC, DATED MAY 19, 2026. FILE NO. 04-250243-00
2. EXISTING SPOT SHOTS TAKEN FROM GRADE SKETCH PREPARED BY CONTROL POINT ASSOCIATES INC. PC.

Scale: 1"= 10'

0 5 10 20 30 40

project:

131 IRVING AVENUE
VILLAGE OF PORT CHESTER,
TOWN OF RYE,
WESTCHESTER COUNTY, NY

title:

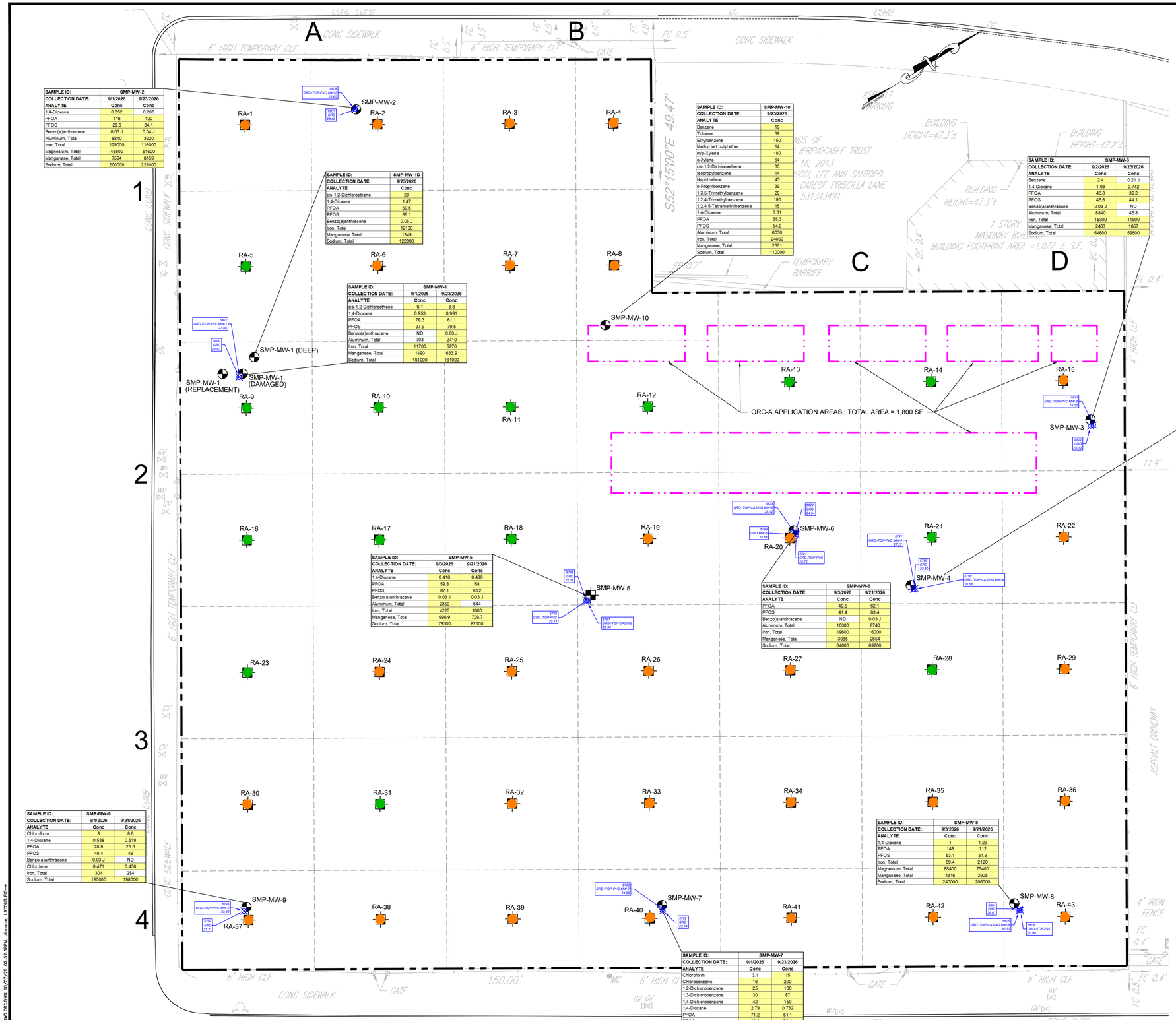
CROSS-SECTION OF REMEDIAL EXCAVATION
NYSDEC BCP SITE #C360213

dwg by: APG
chk by: CZ
scale: AS NOTED
date: 09/28/2026

job no. 11246
drawing no.
FIG-3
1 of 1

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N:\CAD\11246\CAD\11246.DWG ENDPOINT SAMPLING_9_28_2026.DWG 10/07/26 02:31:14PM, gdonoso, LAYOUT:FIG-3



SAMPLE ID:	SMP-MW-2	
COLLECTION DATE:	9/1/2026	9/23/2026
ANALYTE	Conc	Conc
1,4-Dioxane	0.352	0.285
PFOA	116	120
PFOS	28.6	34.1
Benzo(a)anthracene	0.03 J	0.04 J
Aluminum, Total	8840	3920
Iron, Total	129000	116000
Magnesium, Total	45500	51600
Manganese, Total	7594	8159
Sodium, Total	200000	221000

SAMPLE ID:	SMP-MW-1D
COLLECTION DATE:	9/23/2026
ANALYTE	Conc
cis-1,2-Dichloroethene	20
1,4-Dioxane	1.47
PFOA	69.5
PFOS	86.1
Benzo(a)anthracene	0.05 J
Iron, Total	12100
Manganese, Total	1349
Sodium, Total	122000

SAMPLE ID:	SMP-MW-1	
COLLECTION DATE:	9/1/2026	9/23/2026
ANALYTE	Conc	Conc
cis-1,2-Dichloroethene	8.1	8.8
1,4-Dioxane	0.953	0.991
PFOA	79.3	61.1
PFOS	97.9	79.5
Benzo(a)anthracene	ND	0.03 J
Aluminum, Total	703	2410
Iron, Total	11700	5970
Manganese, Total	1490	633.9
Sodium, Total	161000	161000

SAMPLE ID:	SMP-MW-10
COLLECTION DATE:	9/23/2026
ANALYTE	Conc
Benzene	19
Toluene	39
Ethylbenzene	150
Methyl tert butyl ether	14
m/p-Xylene	180
o-Xylene	64
cis-1,2-Dichloroethene	30
Isopropylbenzene	14
Naphthalene	43
n-Propylbenzene	39
1,3,5-Trimethylbenzene	29
1,2,4-Trimethylbenzene	190
1,2,4,5-Tetramethylbenzene	15
1,4-Dioxane	3.31
PFOA	55.3
PFOS	54.9
Aluminum, Total	6030
Iron, Total	24000
Manganese, Total	2351
Sodium, Total	110000

SAMPLE ID:	SMP-MW-3	
COLLECTION DATE:	9/2/2026	9/23/2026
ANALYTE	Conc	Conc
Benzene	2.4	0.21 J
1,4-Dioxane	1.03	0.742
PFOA	46.8	39.2
PFOS	46.6	44.1
Benzo(a)anthracene	0.03 J	ND
Aluminum, Total	8840	45.8
Iron, Total	15300	11900
Manganese, Total	2407	1857
Sodium, Total	64600	59600

SAMPLE ID:	SMP-MW-4	
COLLECTION DATE:	9/2/2026	9/23/2026
ANALYTE	Conc	Conc
Ethylbenzene	24	5.7
m/p-Xylene	150	34
o-Xylene	56	11
Isopropylbenzene	7.3	2
n-Propylbenzene	18	6.1
1,3,5-Trimethylbenzene	59	12
1,2,4-Trimethylbenzene	130	23
1,4-Dioxane	0.422	0.352
PFOA	52.6	57.7
PFOS	45.9	64.9
2,4-Dimethylphenol	6.2	ND
Benzo(a)anthracene	0.07 J	0.04 J
Benzo(a)pyrene	0.04 J	ND
Benzo(b)fluoranthene	0.06 J	0.03 J
Chrysene	0.04 J	ND
Indeno(1,2,3-cd)pyrene	0.04 J	ND
Aluminum, Total	37000	15300
Chromium, Total	132	45.66
Iron, Total	76300	27800
Lead, Total	89.62	17.58
Manganese, Total	1319	1340
Nickel, Total	167.4	72.75
Sodium, Total	58200	66400
Thallium, Total	0.94	0.32 J

SAMPLE ID:	SMP-MW-5	
COLLECTION DATE:	9/3/2026	9/21/2026
ANALYTE	Conc	Conc
1,4-Dioxane	0.416	0.489
PFOA	59.8	58
PFOS	87.1	93.2
Benzo(a)anthracene	0.03 J	0.03 J
Aluminum, Total	2350	644
Iron, Total	4220	1000
Manganese, Total	996.9	709.7
Sodium, Total	78300	82100

SAMPLE ID:	SMP-MW-6	
COLLECTION DATE:	9/3/2026	9/21/2026
ANALYTE	Conc	Conc
PFOA	49.5	62.1
PFOS	41.4	83.4
Benzo(a)anthracene	ND	0.03 J
Aluminum, Total	10300	8740
Iron, Total	19600	16000
Manganese, Total	3085	2654
Sodium, Total	64600	69200

SAMPLE ID:	SMP-MW-9	
COLLECTION DATE:	9/1/2026	9/21/2026
ANALYTE	Conc	Conc
Chloroform	8	8.6
1,4-Dioxane	0.538	0.519
PFOA	28.9	25.3
PFOS	48.4	49
Benzo(a)anthracene	0.03 J	ND
Chlordane	0.471	0.436
Iron, Total	304	254
Sodium, Total	190000	198000

SAMPLE ID:	SMP-MW-8	
COLLECTION DATE:	9/3/2026	9/21/2026
ANALYTE	Conc	Conc
1,4-Dioxane	1	1.29
PFOA	148	112
PFOS	53.1	51.9
Iron, Total	59.4	2120
Magnesium, Total	85400	75400
Manganese, Total	4318	3905
Sodium, Total	240000	208000

SAMPLE ID:	SMP-MW-7	
COLLECTION DATE:	9/1/2026	9/23/2026
ANALYTE	Conc	Conc
Chloroform	3.1	15
Chlorobenzene	16	200
1,2-Dichlorobenzene	25	100
1,3-Dichlorobenzene	30	87
1,4-Dichlorobenzene	42	150
1,4-Dioxane	2.79	0.732
PFOA	71.2	51.1
PFOS	96.3	70.4
Benzo(a)anthracene	ND	0.03 J
Chlordane	2.68	1.14
Iron, Total	593	425
Magnesium, Total	57500	12000
Manganese, Total	1654	543.2
Sodium, Total	144000	152000

Standard Key	NY-AWQS	NY-AWQS-GV
Chloroform	7	7
Tetrachloroethene	5	5
Chlorobenzene	5	5
1,2-Dichlorobenzene	3	3
1,3-Dichlorobenzene	3	3
1,4-Dichlorobenzene	3	3
Benzene	1	1
n-Butylbenzene	5	5
sec-Butylbenzene	5	5
tert-Butylbenzene	5	5
Ethylbenzene	5	5
cis-1,2-Dichloroethene	5	5
Isopropylbenzene	5	5
n-Propylbenzene	5	5
1,2,4-Trimethylbenzene	5	5
1,2,4,5-Tetramethylbenzene	5	5
1,3,5-Trimethylbenzene	5	5
Toluene	5	5
p/m-Xylene	5	5
o-Xylenes	5	5
Vinyl Chloride	2	2
1,4-Dioxane	0.35	0.35
Benzo(a)anthracene	0.002	0.002
Benzo(a)pyrene	0	0
Benzo(b)fluoranthene	0.002	0.002
Benzo(k)fluoranthene	0.002	0.002
4-Chloroaniline	5	5
Chrysene	0.002	0.002
2,4-Dichlorophenol	1	2
2,4-Dimethylphenol	50	2
Hexachloroethane	5	5
Indeno(1,2,3-cd)pyrene	0.002	0.002
Naphthalene	10	10
Nitrobenzene	0.4	0.4
Perfluorooctanoic Acid (PFOA)	6.7	6.7
Perfluorooctanesulfonic Acid (PFOS)	2.7	2.7
Chlordane	0.05	0.05
Aluminum, Total	-	2000
Arsenic, Total	25	50
Barium, Total	1000	2000
Cadmium, Total	5	10
Chromium, Total	50	100
Iron, Total	300	600
Lead, Total	25	50
Magnesium, Total	35000	35000
Manganese, Total	300	600
Nickel, Total	100	200
Selenium	10	20
Sodium, Total	20000	-
Thallium, Total	0.5	0.5

LEGEND:

- PROPERTY BOUNDARY
- SAMPLE GRID
- LOCATION OF ORC-A
- RA-36 - GRID NUMBER & APPROX. LOCATION
- SMP-MW-8 - MONITORING WELL NUMBER & APPROX. LOCATION
- SAMPLE RESULTS BELOW UUSCOs
- BEDROCK ENCOUNTERED (NO SAMPLING REQUIRED)
- 5807 GRD 23.00 - MONITORING WELL SURVEY ELEVATION (BY CONTROL POINT)

NOTES FOR PLACING ORC-A MEDIA ON EXCAVATION BOTTOM

1. IF EXCAVATION BOTTOM IS BEDROCK, APPLY TO SURFACE @ 1 LB/SF.
2. IF EXCAVATION BOTTOM IS SOIL, MIX WITH SOIL @ RATE OF 1 LB/SF.
3. TOTAL AREA OF ORC-A APPLICATION AREA IS 1,800 SF.
4. TOTAL WEIGHT OF ORC-A = 1800 LBS.
5. ORC-A APPLICATION RATE AND METHOD MAY BE ADJUSTED BASED ON SITE CONDITIONS ENCOUNTERED.

RADIUS OF INFLUENCE OF ORC-A

THE ORC MEDIA WILL DISSOLVE AND THEN DIFFUSE THROUGHOUT THE GROUNDWATER SYSTEM. THE ROI WILL THEORETICALLY EXTEND TO THE SITE BOUNDARIES. THE PLACEMENT OF ORC IS CONCENTRATED IN THE NORTH PORTION OF THE SITE AT THE LOCATION OF THE FORMER USTs; THEREFORE, THE CONCENTRATION OF DISSOLVED ORC IN GROUNDWATER SHOULD BE HIGHEST IN THIS AREA.

NOTES:

1. PROPERTY KNOWN AS LOT 71, BLOCK 2, AS SHOWN ON THE NEW YORK DIGITAL TAX MAP OF THE VILLAGE OF PORT CHESTER, WESTCHESTER COUNTY, STATE OF NEW YORK.
2. PER CONTRACTUAL AGREEMENT WITH CLIENT, CONTROL POINT ASSOCIATES, INC. HAS NOT PERFORMED A BOUNDARY SURVEY OF THE SUBJECT PARCEL. BOUNDARY LINES SHOWN HEREON ARE PER SURVEY PREPARED BY WARD CARPENTER ENGINEERS, INC.
3. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) GEOID18. ELEVATIONS ARE BASED UPON SURVEY PREPARED BY WARD CARPENTER ENGINEERS, INC.

REFERENCE:

1. EXISTING CONDITIONS & BOUNDARY SURVEY ARE TAKEN FROM ENVIRONMENTAL EASEMENT EXHIBIT PREPARED BY CONTROL POINT ASSOCIATES INC. PC, DATED MAY 19, 2026. FILE NO. 04-250243-00
2. EXISTING SPOT SHOTS TAKEN FROM GRADE SKETCH PREPARED BY CONTROL POINT ASSOCIATES INC. PC.
3. ORC-A LOCATION BASED ON "UNDERSLAB DRAINAGE - PLAN & DETAILS", BY LESSARD DESIGN, INC., DATED DECEMBER 5, 2025.

Scale: 1"= 10'

0 5 10 20 30 40

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IN: \ACAD\1246\CAD\1246.DWG 10/07/26 02:52:18PM, pmoore, LAYOUT:ES--4

KEY MAP

rev	date	description

SESI CONSULTING ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 ROUTE 46E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

project:

131 IRVING AVENUE
VILLAGE OF PORT CHESTER,
TOWN OF RYE,
WESTCHESTER COUNTY, NY

title:

ORC APPLICATION PLAN
NYSDEC BCP SITE #C360213

dwg by: APG
chk by: CZ
scale: AS NOTED
date: 10/07/2026

job no. 11246
drawing no.
FIG-4
1 of 1

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 3
21 South Putt Corners Road, New Paltz, NY 12561-1620
P: (845) 256-3000 | F: (845) 255-2987
www.dec.ny.gov

October 15, 2026

Broad Street Owner LLC
Attn: Stephen Matri, Jr.
168A Irving Avenue, Suite 200C
Port Chester, NY 10573
smatri@renatusgroup.com

131 Irving Owner LLC
Attn. Evan Kashanian
C/O Artimus, 316 West 118 Street
New York, NY 10026

Broad PC Owner LLC
Attn. Evan Kashanian
C/O Artimus, 316 West 118 Street
New York, NY 10026

Re: Remedial Action Work Plan Addendum: ORC Application to Groundwater, October 7, 2026
Broad Street Irving Ave Cleaners Site
Site No.C360213

Dear Stephen and Evan,

The New York State Department of Environmental Conservation (the DEC) has completed a review of the draft *Remedial Action Work Plan Addendum: ORC Application to Groundwater* (work plan) dated October 7, 2026, Site No.: C360213, under the Brownfield Cleanup Program (BCP). In accordance with 6 NYCRR Part 375 1.6(d)(3) the DEC requests the following modifications be made to the work plan:

Modification 1, ORC-A: Include the specific name/product line of the ORC-A technology to be implemented under this work plan.

Modification 2, ORC-A: Include any product information provided by the manufacture regarding specifications/recommendations of the application, groundwater sampling, and/or any other relevant detail as an attachment to the work plan.

Modification 3, Groundwater Monitoring: Include the suggested time interval provided by the manufacture to wait prior to groundwater sampling. Modify the

groundwater sampling schedule based on these recommendations.

Modification 4, Groundwater Conditions/Effectiveness Evaluation: Include the field parameters from the latest groundwater sampling events in the work plan. Include an evaluation regarding the effectiveness based on the groundwater field parameters.

In accordance with 6 NYCRR Part 375 1.6(d)(3), provide a revised work plan incorporating the DEC's comments within 30 days of receipt of this letter. In your response, please include a response to this modification letter along with a redline/strikeout version which identifies how modifications have been addressed in the revised report.

If you have any questions or need additional information, you may contact me by email at ryan.richard@dec.ny.gov or by phone at 845-256-3118.

Sincerely,



Ryan Richard
Assistant Geologist
Region 3
Division of Environmental Remediation

ec:

B. Burwell, (brian@artimusnyc.com
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S. Saucier, DEC (sarah.saucier@dec.ny.gov)

ORC Advanced Technical Description

ORC Advanced® is an engineered, oxygen release compound designed specifically for enhanced, *in situ* aerobic bioremediation of petroleum hydrocarbons in ground-water and saturated soils. Upon contact with groundwater, this calcium peroxide based material becomes hydrated producing a controlled release of molecular oxygen (17% by weight) for periods of up to 12 months on a single application.



Example of ORC Advanced

ORC Advanced decreases time to site closure and accelerates degradation rates up to 100 times faster than natural degradation rates. A single ORC Advanced application can support aerobic biodegradation for up to 12 months with minimal site disturbance, no permanent or emplaced above ground equipment, piping, tanks, power sources, etc are needed. There is no operation or maintenance required. ORC Advanced provides lower costs, greater efficiency and reliability compared to engineered mechanical systems, oxygen emitters and bubblers.

ORC Advanced provides remediation practitioners with a significantly faster and highly effective means of treating petroleum contaminated sites. Petroleum hydrocarbon contamination is often associated with retail petroleum service stations resulting from leaking underground storage tanks, piping and dispensers. As a result, ORC Advanced technology and applications have been tailored around the remediation needs of the retail petroleum industry and include: tank pit excavations, amending and mixing with backfill, direct-injection, bore-hole backfill, ORC Advanced Pellets for waterless and dustless application, combined ISCO and bioremediation applications, etc. For a list of treatable contaminants with the use of ORC Advanced, view the Range of Treatable Contaminants Guide

Chemical Composition

- Calcium peroxide
- Calcium hydroxide
- Dipotassium phosphate
- Monopotassium phosphate

Properties

Physical State	Solid
Form	Powder
Color	White to pale yellow
Odor	Odorless
pH	12.5 (3% suspension/water)

Storage and Handling Guidelines

Storage

- Store in a cool, dry place out of direct sunlight
- Store in original tightly closed container
- Store in a well-ventilated place
- Do not store near combustible materials
- Store away from incompatible materials
- Provide appropriate exhaust ventilation in places where dust is formed

Handling

- Minimize dust generation and accumulation
- Keep away from heat
- Routine housekeeping should be instituted to ensure that dust does not accumulate on surfaces
- Observe good industrial hygiene practices
- Take precaution to avoid mixing with combustibles
- Keep away from clothing and other combustible materials
- Avoid contact with water and moisture
- Avoid contact with eyes, skin, and clothing
- Avoid prolonged exposure
- Wear appropriate personal protective equipment

Applications

- Slurry mixture direct-push injection through hollow rods or direct-placement into boreholes
- *In Situ* or *ex situ* slurry mixture into contaminated backfill or contaminated soils in general
- Slurry mixture injections in conjunction with chemical oxidants like RegenOx® or PersulfOx®
- Filter sock applications in groundwater for highly localized treatment
- *Ex Situ* biopiles

Health and Safety

Wash thoroughly after handling. Wear protective gloves, eye protection, and face protection. Please review the ORC Advanced Safety Data Sheet for additional storage, usage, and handling requirements.

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SAFETY DATA SHEET

1. Identification

Product identifier	**Oxygen Release Compound Advanced (ORC Advanced®)**
Other means of identification	None.
Recommended use	Soil and Groundwater Remediation.
Recommended restrictions	None known.

Manufacturer/Importer/Supplier/Distributor information

Company name	Regenesis
Address	1011 Calle Sombra San Clemente, CA 92673 USA
General information	+1 949-366-8000
E-mail	Logistics@regenesis.com

Emergency telephone	For Dangerous Goods Incidents ONLY (spill, leak, fire, exposure or accident), call CHEMTREC 24/7 at:
USA, Canada	1-800-424-9300
International	+1 703-741-5970

2. Hazard(s) identification

Hazards for the product as sold

Physical hazards	Oxidizing solids	Category 2

Hazards for the product as sold

Health hazards	Skin corrosion/irritation	Category 1
	Serious eye damage/eye irritation	Category 1
	Specific target organ toxicity, single exposure	Category 3 respiratory tract irritation

Hazards for the product as sold

OSHA defined hazards Not classified.

Label elements



Signal word	Danger
Hazard statement	May intensify fire; oxidizer. Causes severe skin burns and eye damage. May cause respiratory irritation.

Precautionary statement

Prevention	Keep away from heat, hot surfaces, sparks, open flames and other ignition sources. No smoking. Keep away from clothing and other combustible materials. Do not breathe dust. Wash thoroughly after handling. Use only outdoors or in a well-ventilated area. Wear protective gloves/protective clothing/eye protection/face protection.
Response	If swallowed: Rinse mouth. Do NOT induce vomiting. If inhaled: Remove person to fresh air and keep comfortable for breathing. If on skin (or hair): Take off immediately all contaminated clothing. Rinse skin with water or shower. If in eyes: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Immediately call a poison center/doctor. Wash contaminated clothing before reuse. In case of fire: Use appropriate media to extinguish.
Storage	Store in a well-ventilated place. Keep container tightly closed. Store locked up.
Disposal	Dispose of contents/container in accordance with local/regional/national/international regulations.

Hazard(s) not otherwise classified (HNOC) No additional hazards are known to be associated with the expected conditions of use at the time of publication. This document does not address hazards that may arise from uses not reasonably anticipated by the manufacturer.

Supplemental information None.

3. Composition/information on ingredients

Mixtures

Chemical name	CAS number	%
Calcium peroxide	1305-79-9	≥ 75
Dipotassium Phosphate	7758-11-4	< 5
Monopotassium Phosphate	7778-77-0	< 5
Calcium hydroxide	1305-62-0	≤ 25

Composition comments All concentrations are in percent by weight unless otherwise indicated.

4. First-aid measures

Inhalation Remove victim to fresh air and keep at rest in a position comfortable for breathing. Call a poison center or doctor/physician if you feel unwell.

Skin contact If on clothing: Rinse immediately contaminated clothing and skin with plenty of water before removing clothes. Rinse skin with water/shower. Call a physician or poison control center immediately. Chemical burns must be treated by a physician.

Eye contact Do not rub eyes. Immediately flush eyes with plenty of water for at least 15 minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Call a physician or poison control center immediately.

Ingestion Call a physician or poison control center immediately. Rinse mouth. Do not induce vomiting. If vomiting occurs, keep head low so that stomach content doesn't get into the lungs.

Most important symptoms/effects, acute and delayed Burning pain and severe corrosive skin damage. Causes serious eye damage. Symptoms may include stinging, tearing, redness, swelling, and blurred vision. Permanent eye damage including blindness could result. May cause respiratory irritation.

Indication of immediate medical attention and special treatment needed Provide general supportive measures and treat symptomatically. Chemical burns: Flush with water immediately. While flushing, remove clothes which do not adhere to affected area. Call an ambulance. Continue flushing during transport to hospital. Keep victim under observation. Symptoms may be delayed.

General information Take off all contaminated clothing immediately. Contact with combustible material may cause fire. If you feel unwell, seek medical advice (show the label where possible). Ensure that medical personnel are aware of the material(s) involved, and take precautions to protect themselves. Wash contaminated clothing before reuse.

5. Fire-fighting measures

Suitable extinguishing media Water spray, fog (flooding amounts). Foam. Dry chemical powder. Carbon dioxide (CO2).

Unsuitable extinguishing media Do not use water jet as an extinguisher, as this will spread the fire.

Specific hazards arising from the chemical Greatly increases the burning rate of combustible materials. Containers may explode when heated. During fire, gases hazardous to health may be formed. Combustion products may include: metal oxides.

Special protective equipment and precautions for firefighters Self-contained breathing apparatus and full protective clothing must be worn in case of fire.

Fire fighting equipment/instructions In case of fire and/or explosion do not breathe fumes. Move containers from fire area if you can do so without risk. Use water spray to cool unopened containers.

Specific methods Use standard firefighting procedures and consider the hazards of other involved materials.

General fire hazards May intensify fire; oxidizer. Contact with combustible material may cause fire.

6. Accidental release measures

Personal precautions, protective equipment and emergency procedures Keep unnecessary personnel away. Keep people away from and upwind of spill/leak. Keep away from clothing and other combustible materials. Do not breathe dust. Use a NIOSH/MSHA approved respirator if there is a risk of exposure to dust/fume at levels exceeding the exposure limits. Do not touch damaged containers or spilled material unless wearing appropriate protective clothing. Ensure adequate ventilation. Local authorities should be advised if significant spillages cannot be contained. For personal protection, see section 8 of the SDS.

Methods and materials for containment and cleaning up

Eliminate all ignition sources (no smoking, flares, sparks, or flames in immediate area). Keep combustibles (wood, paper, oil, etc.) away from spilled material. Ventilate the contaminated area. Minimize dust generation and accumulation. Do not vacuum clean unless vacuum cleaners are equipped with HEPA filter. Wear appropriate protective equipment and clothing during clean-up.

Large Spills: Wet down with water and dike for later disposal. Shovel the material into waste container. Following product recovery, flush area with water.

Small Spills: Sweep up or vacuum up spillage and collect in suitable container for disposal. Clean surface thoroughly to remove residual contamination.

Never return spills to original containers for re-use. For waste disposal, see section 13 of the SDS.

Environmental precautions

Avoid discharge into drains, water courses or onto the ground.

7. Handling and storage

Precautions for safe handling

Minimize dust generation and accumulation. Routine housekeeping should be instituted to ensure that dusts do not accumulate on surfaces. Keep away from heat. Provide appropriate exhaust ventilation at places where dust is formed. Take any precaution to avoid mixing with combustibles. Keep away from clothing and other combustible materials. Do not breathe dust. Do not get in eyes, on skin, or on clothing. Avoid contact with water and moisture. Avoid prolonged exposure. Wear appropriate personal protective equipment. Observe good industrial hygiene practices.

Conditions for safe storage, including any incompatibilities

Store locked up. Keep away from heat. Store in a cool, dry place out of direct sunlight. Store in tightly closed container. Store in a well-ventilated place. Do not store near combustible materials. Store away from incompatible materials (see Section 10 of the SDS).

8. Exposure controls/personal protection

Occupational exposure limits

US. OSHA Table Z-1 Permissible Exposure Limits (PEL) for Air Contaminants (29 CFR 1910.1000)

Components	Type	Value	Form
Calcium hydroxide (CAS 1305-62-0)	PEL	5 mg/m3	Respirable fraction.
		15 mg/m3	Total dust.

US. OSHA Table Z-3 Permissible Exposure Limits (PEL) for Mineral Dusts (29 CFR 1910.1000)

Components	Type	Value	Form
Calcium hydroxide (CAS 1305-62-0)	TWA	5 mg/m3	Respirable fraction.
		15 mg/m3	Total dust.
		50 mppcf	Total dust.
		15 mppcf	Respirable fraction.

US. ACGIH Threshold Limit Values (TLV)

Components	Type	Value
Calcium hydroxide (CAS 1305-62-0)	TWA	5 mg/m3

US. NIOSH: Pocket Guide to Chemical Hazards

Components	Type	Value
Calcium hydroxide (CAS 1305-62-0)	TWA	5 mg/m3

Biological limit values

No biological exposure limits noted for the ingredient(s).

Appropriate engineering controls

Good general ventilation should be used. Ventilation rates should be matched to conditions. If applicable, use process enclosures, local exhaust ventilation, or other engineering controls to maintain airborne levels below recommended exposure limits. If exposure limits have not been established, maintain airborne levels to an acceptable level. Eye wash facilities and emergency shower must be available when handling this product.

Individual protection measures, such as personal protective equipment

Eye/face protection

Use dust-tight, unvented chemical safety goggles when there is potential for eye contact.

Skin protection

Hand protection Wear appropriate chemical resistant gloves. Frequent change is advisable. Recommended gloves include rubber, neoprene, nitrile or viton. Suitable gloves can be recommended by the glove supplier.

Skin protection

Other Wear appropriate chemical resistant clothing.

Respiratory protection If engineering controls do not maintain airborne concentrations below recommended exposure limits (where applicable) or to an acceptable level (in countries where exposure limits have not been established), an approved respirator must be worn. Use a NIOSH/MSHA approved respirator if there is a risk of exposure to dust/fume at levels exceeding the exposure limits. Recommended use: In the United States of America, if respirators are used, a program should be instituted to assure compliance with OSHA 29 CFR 1910.134.

Thermal hazards Wear appropriate thermal protective clothing, when necessary.

General hygiene considerations Keep from contact with clothing and other combustible materials. Remove and wash contaminated clothing promptly. Always observe good personal hygiene measures, such as washing after handling the material and before eating, drinking, and/or smoking. Routinely wash work clothing and protective equipment to remove contaminants.

9. Physical and chemical properties

Physical state Solid.

Form Powder.

Color White to pale yellow.

Odor Odorless.

Melting point/freezing point Property has not been measured.

Boiling point or initial boiling point and boiling range Property has not been measured.

Flammability Oxidiser. May intensify fire.

Upper/lower flammability or explosive limits

Explosive limit - lower (%) Property has not been measured.

Explosive limit - upper (%) Property has not been measured.

Flash point Property has not been measured.

Auto-ignition temperature Property has not been measured.

Decomposition temperature 527 °F (275 °C)

pH 12.5

pH concentration 3 %

Kinematic viscosity Not applicable, material is a solid.

Solubility

Solubility (water) 0.1 - < 1 % Slightly soluble.

Partition coefficient (n-octanol/water) Not applicable, product is a mixture.

Vapor pressure Not applicable, material is a solid.

Density and/or relative density

Density Property has not been measured.

Relative density Property has not been measured.

Vapor density Not applicable, material is a solid.

Particle characteristics Property has not been measured.

Other information

Bulk density 0.5 - 0.9 kg/L

Explosive limit Non-explosive.

Explosive properties Not explosive.

Oxidizing properties May intensify fire; oxidizer.

Viscosity	Not applicable, material is a solid.

10. Stability and reactivity

Reactivity	Greatly increases the burning rate of combustible materials. Reacts violently with strong acids. This product may react with oxidizing agents.
Chemical stability	Decomposes on heating. Product may be unstable at temperatures above: 275°C/527°F.
Possibility of hazardous reactions	Reacts slowly with water.
Conditions to avoid	Moisture. Heat. Avoid temperatures exceeding the decomposition temperature. Contact with incompatible materials. Do not mix with other chemicals.
Incompatible materials	Acids. Bases. Oxidizing agents. Combustible material. Reducing agents. Salts of heavy metals.
Hazardous decomposition products	Oxygen. Hydrogen peroxide (H_2O_2). Steam. Heat.

11. Toxicological information

Information on likely routes of exposure

Inhalation	May cause irritation to the respiratory system. Prolonged inhalation may be harmful.
Skin contact	Causes severe skin burns.
Eye contact	Causes serious eye damage.
Ingestion	Causes digestive tract burns.
Symptoms related to the physical, chemical and toxicological characteristics	Burning pain and severe corrosive skin damage. Causes serious eye damage. Symptoms may include stinging, tearing, redness, swelling, and blurred vision. Permanent eye damage including blindness could result. May cause respiratory irritation.

Information on toxicological effects

Acute toxicity	Not expected to be acutely toxic.

Components	**Species**	**Test Results**
Calcium hydroxide (CAS 1305-62-0)		
Acute		
Oral		
LD50	Rat	7340 mg/kg

Skin corrosion/irritation	Causes severe skin burns.
Serious eye damage/eye irritation	Causes serious eye damage.

Respiratory or skin sensitization

Respiratory sensitization	Not a respiratory sensitizer.
Skin sensitization	This product is not expected to cause skin sensitization.
Germ cell mutagenicity	No data available to indicate product or any components present at greater than 0.1% are mutagenic or genotoxic.
Carcinogenicity	Not classifiable as to carcinogenicity to humans.

IARC Monographs. Overall Evaluation of Carcinogenicity

Not listed.

NTP Report on Carcinogens

Not listed.

OSHA Specifically Regulated Substances (29 CFR 1910.1001-1053)

Not listed.

Reproductive toxicity	This product is not expected to cause reproductive or developmental effects.
Specific target organ toxicity - single exposure	May cause respiratory irritation.
Specific target organ toxicity - repeated exposure	Not classified.
Aspiration hazard	Not an aspiration hazard.

Chronic effects	Prolonged inhalation may be harmful.

12. Ecological information

Ecotoxicity	The product is not classified as environmentally hazardous. However, this does not exclude the possibility that large or frequent spills can have a harmful or damaging effect on the environment.
Persistence and degradability	Decomposes in the presence of water. The product contains inorganic compounds which are not biodegradable.
Bioaccumulative potential	The product does not contain any substances expected to be bioaccumulating.
Mobility in soil	This product has very low solubility in water and low mobility in the environment.
Other adverse effects	None known.

13. Disposal considerations

Disposal instructions	Collect and reclaim or dispose in sealed containers at licensed waste disposal site. Dispose of contents/container in accordance with local/regional/national/international regulations.
Local disposal regulations	Dispose in accordance with all applicable regulations.
Hazardous waste code	The waste code should be assigned in discussion between the user, the producer and the waste disposal company.
Waste from residues / unused products	Dispose of in accordance with local regulations. Empty containers or liners may retain some product residues. This material and its container must be disposed of in a safe manner.
Contaminated packaging	Since emptied containers may retain product residue, follow label warnings even after container is emptied. Empty containers should be taken to an approved waste handling site for recycling or disposal.

14. Transport information

DOT

UN number	UN1457
UN proper shipping name	Calcium peroxide
Transport hazard class(es)	
Class	5.1
Subsidiary hazard	-
Label(s)	5.1
Packing group	II
Environmental hazards	
Marine pollutant	No.
Special precautions for user	Read safety instructions, SDS and emergency procedures before handling.
Special provisions	62, IB8, IP2, IP4, T3, TP33
Packaging exceptions	152
Packaging non bulk	212
Packaging bulk	240

IATA

UN number	UN1457
UN proper shipping name	Calcium peroxide
Transport hazard class(es)	
Class	5.1
Subsidiary hazard	-
Packing group	II
Environmental hazards	No.
ERG Code	5L
Special precautions for user	Read safety instructions, SDS and emergency procedures before handling.

IMDG

UN number	UN1457
UN proper shipping name	Calcium peroxide
Transport hazard class(es)	
Class	5.1
Subsidiary hazard	-
Packing group	II
Environmental hazards	
Marine pollutant	No.

EmS	F-A, S-Q
Special precautions for user	Read safety instructions, SDS and emergency procedures before handling.
Transport in bulk according to IMO instruments	Not applicable.

15. Regulatory information

US federal regulations This product is a "Hazardous Chemical" as defined by the OSHA Hazard Communication Standard, 29 CFR 1910.1200.

Toxic Substances Control Act (TSCA) All components of the mixture on the TSCA 8(b) inventory are designated “active”.

TSCA Section 12(b) Export Notification (40 CFR 707, Subpt. D)

Not regulated.

CERCLA Hazardous Substance List (40 CFR 302.4)

Not listed.

SARA 304 Emergency release notification

Not regulated.

OSHA Specifically Regulated Substances (29 CFR 1910.1001-1053)

Not listed.

Superfund Amendments and Reauthorization Act of 1986 (SARA)

SARA 302 Extremely hazardous substance

Not listed.

SARA 311/312 Hazardous chemical	Yes
Classified hazard categories	Oxidizer (liquid, solid, or gas) Skin corrosion or irritation Serious eye damage or eye irritation Specific target organ toxicity (single or repeated exposure)

SARA 313 (TRI reporting)

Not regulated.

Other federal regulations

Clean Air Act (CAA) Section 112 Hazardous Air Pollutants (HAPs) List

Not regulated.

Clean Air Act (CAA) Section 112(r) Accidental Release Prevention (40 CFR 68.130)

Not regulated.

Safe Drinking Water Act (SDWA)	Not regulated.

US state regulations

US. Massachusetts RTK - Substance List

Calcium hydroxide (CAS 1305-62-0)

US. New Jersey Worker and Community Right-to-Know Act

Calcium hydroxide (CAS 1305-62-0)
Calcium peroxide (CAS 1305-79-9)

US. Pennsylvania Worker and Community Right-to-Know Law

Calcium hydroxide (CAS 1305-62-0)

US. Rhode Island RTK

Calcium hydroxide (CAS 1305-62-0)

California Proposition 65

California Safe Drinking Water and Toxic Enforcement Act of 1986 (Proposition 65): This material is not known to contain any chemicals currently listed as carcinogens or reproductive toxins. For more information go to www.P65Warnings.ca.gov.

International Inventories

Country(s) or region	Inventory name	On inventory (yes/no)*
Australia	Australian Inventory of Industrial Chemicals (AICIS)	Yes
Canada	Domestic Substances List (DSL)	Yes
Canada	Non-Domestic Substances List (NDSL)	No
China	Inventory of Existing Chemical Substances in China (IECSC)	Yes
Europe	European Inventory of Existing Commercial Chemical Substances (EINECS)	Yes
Europe	European List of Notified Chemical Substances (ELINCS)	No
Japan	Inventory of Existing and New Chemical Substances (ENCS)	Yes
Korea	Existing Chemicals List (ECL)	Yes
New Zealand	New Zealand Inventory	Yes
Philippines	Philippine Inventory of Chemicals and Chemical Substances (PICCS)	Yes
Taiwan	Taiwan Chemical Substance Inventory (TCSI)	Yes
United States & Puerto Rico	Toxic Substances Control Act (TSCA) Inventory	Yes

*A "Yes" indicates that all components of this product comply with the inventory requirements administered by the governing country(s)
A "No" indicates that one or more components of the product are not listed or exempt from listing on the inventory administered by the governing country(s).

16. Other information, including date of preparation or last revision

Issue date 14-February-2020

Revision date 23-February-2026

Version # 03

HMIS® ratings
Health: 3
Flammability: 0
Physical hazard: 2

NFPA ratings



Disclaimer

Regenesis cannot anticipate all conditions under which this information and its product, or the products of other manufacturers in combination with its product, may be used. It is the user's responsibility to ensure safe conditions for handling, storage and disposal of the product, and to assume liability for loss, injury, damage or expense due to improper use. The information in the sheet was written based on the best knowledge and experience currently available.